

An aerial photograph of a coastal city, likely South Daytona, Florida. The image shows a mix of residential and commercial buildings, many with swimming pools, surrounded by lush greenery and palm trees. A large body of water is visible on the left side of the frame. The sky is blue with scattered white clouds. The text is overlaid on the image in a clean, white, sans-serif font.

COMMUNITY  
REDEVELOPMENT  
AREA (CRA)

2022 ANNUAL  
REPORT

# CITY OF SOUTH DAYTONA

MARCH 31, 2023



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## **ABOUT THE CRA**



## **2022 ACCOMPLISHMENTS**



## **2023 PLANNED ACTIVITIES AND PROJECTS**

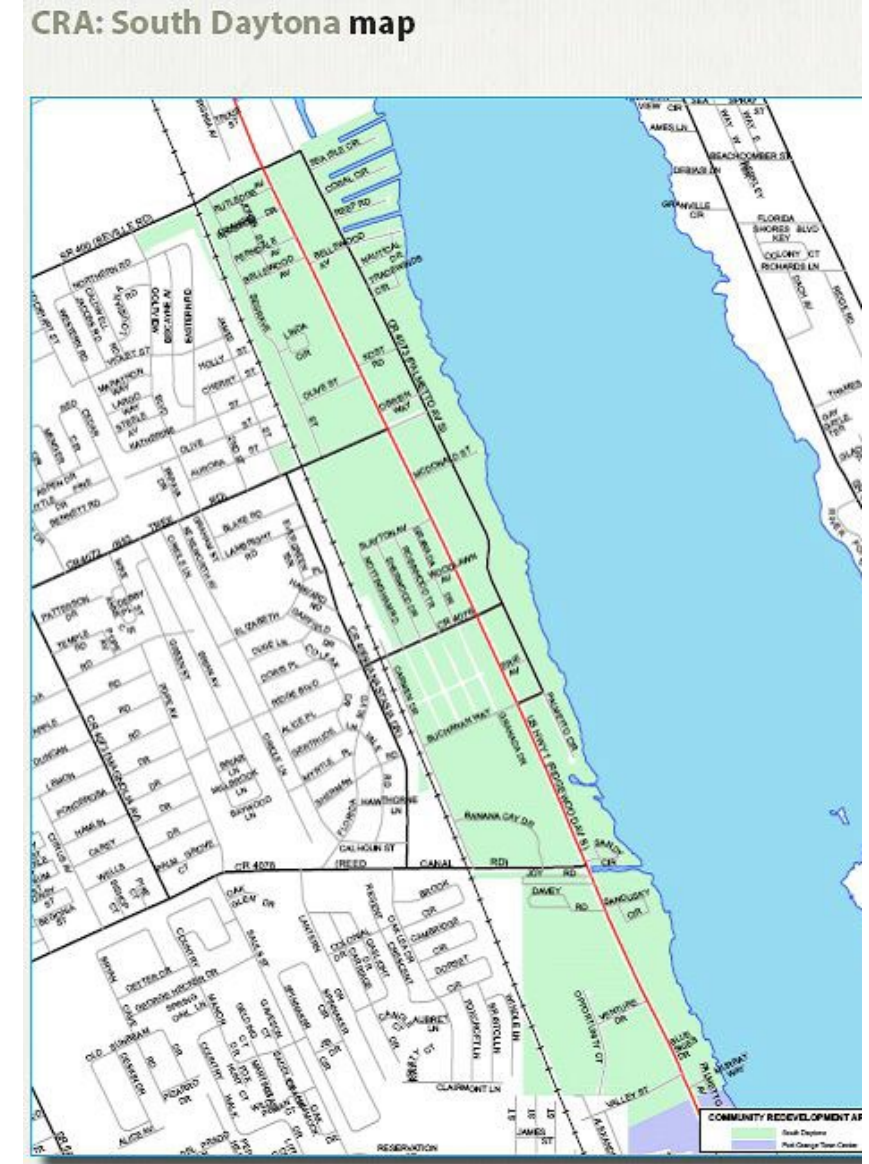


## **DELEGATION OF AUTHORITY, FUNDING PARTNERS, CONTACTS**

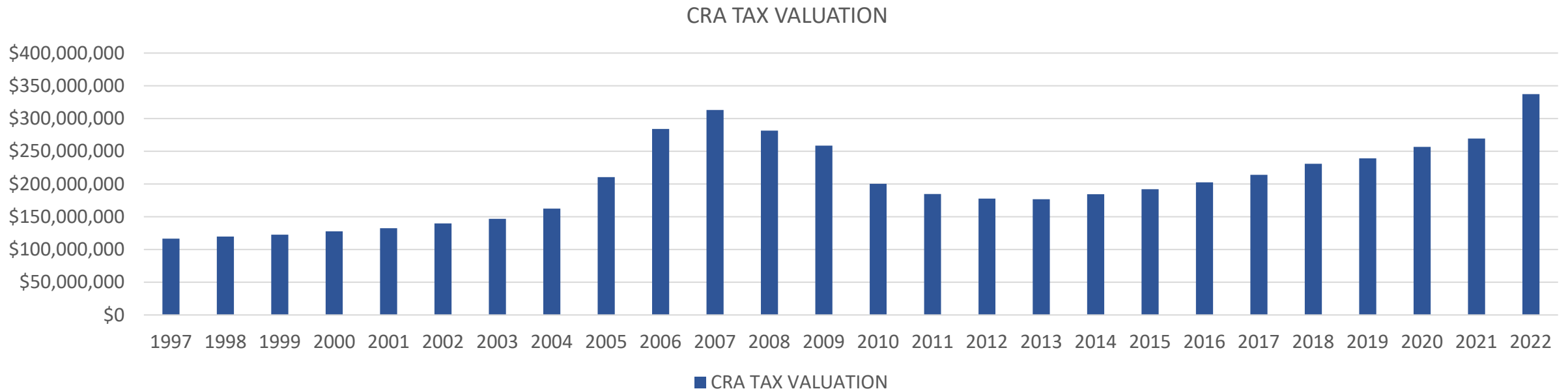
# ABOUT THE CRA

The CRA was established in 1997 to eliminate slum and blight. The CRA boundaries are highlighted in green on the map. The CRA represents about one-third of the total City area. The CRA sunsets in 2026.

- **Assets:** Halifax River, central location, vacant lots for development, well-maintained traffic network, and available infrastructure that accommodates local development.
- **Issues:** Visual quality, financing/funding, development quality, public safety, land use/regulatory codes.
- **Goals & Objectives:** Attract investment and create value through private/public initiatives; Create a unique identity to make South Daytona a memorable place; Promote a safe and attractive environment for residents, businesses and visitors; Develop a transportation system that supports community image and needs.
- **CRA Redevelopment Master Plan:** Focuses on the Future Land Use Plan, Amenity Program, Private Catalyst and Public Improvement Programs.



# CRA TAXABLE VALUES FROM BASE YEAR TO DATE





# YEAR ENDING 9.30.2022 CRA FINANCIAL STATEMENT

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND				
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE				
LAST TWO FISCAL YEARS AND CURRENT BUDGET				
		FY 21 AUDITED	FY 22 AUDITED	FY 23 BUDGETED
<b>REVENUES:</b>				
	Property Taxes (TIF)			
	City of South Daytona	\$ 1,029,637	\$ 1,126,630	\$ 1,624,694
	Halifax Hospital District	131,249	138,525	138,525
	Volusia County	722,023	782,819	915,051
	Ponce Inlet Port Authority	11,659	12,293	12,300
	East Volusia Mosquito Control	23,595	25,908	25,909
	Echo / Volusia Forever	13,937	58,159	43,660
	CDBG Grant	-	94,086	-
	Total Revenues:	1,932,100	2,238,420	2,760,139
<b>EXPENDITURES</b>				
	Contingent	-	-	171,957
	Personal Services	480,367	559,739	537,706
	Operating Expenses	233,553	193,338	123,283
	Capital Outlays	17,451	193,785	822,473
	Debt Service	993,586	1,031,865	1,490,517
	Grants to private organizations	9,872	12,338	52,000
	Total Expenditures	1,734,829	1,991,065	3,197,936
<b>OTHER FINANCING SOURCES AND USES</b>				
	Transfer From Reserves			317,824
	Prior Year Appropriations			119,973
	Transfer Out	-	-	-
	Total other Financing sources/ uses	-	-	437,797
<b>NET CHANGES IN FUND BALANCE</b>				
		197,271	247,355	-
<b>FUND BALANCE BEGINNING</b>				
		214,829	412,100	659,455
<b>FUND BALANCE ENDING</b>				
		412,100	659,455	659,455

# YEAR ENDING 9.30.2022 CRA FINANCIAL STATEMENT

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<b>FUND BALANCE BEGINNING</b>	-		-	-
<b>FUND BALANCE ENDING</b>	-		-	437,797



# FY 2022 -2023 CRA BUDGET SUMMARY

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## SOUTH DAYTONA REDEVELOPMENT TRUST FUND FY 2022 – 2023 BUDGET SUMMARY

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<b>FUND BALANCE BROUGHT FORWARD:</b>	<b>\$659,445</b>
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### REVENUES:

Current Year Budgeted Tax Increment Receipts	2,760,139
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<b>AVAILABLE REDEVELOPMENT FUNDS:</b>	<b>\$3,419,594</b>
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<b>CURRENT YEAR BUDGETED EXPENDITURES:</b>	<b>\$3,197,936</b>
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<b>FUND BALANCE ENDING:</b>	<b>\$22,658</b>
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# 2022 Accomplishments Future Land Use & Amenity Program

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# 2022 ACCOMPLISHMENTS FUTURE LAND USE & AMENITY PROGRAM

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## **FUTURE LAND USE**

- Future Land Use Amendment from Light Industrial to Mixed Use 2 for Redevelopment of 2900 S. Ridgewood Avenue from abandoned Cement Plant to luxury Multifamily Apartments and Carriage Houses.

## **AMENITY PROGRAM**

- Design of new entryway markers completed by Zev Cohen & Associates.







# 2022 Accomplishments Public Improvements

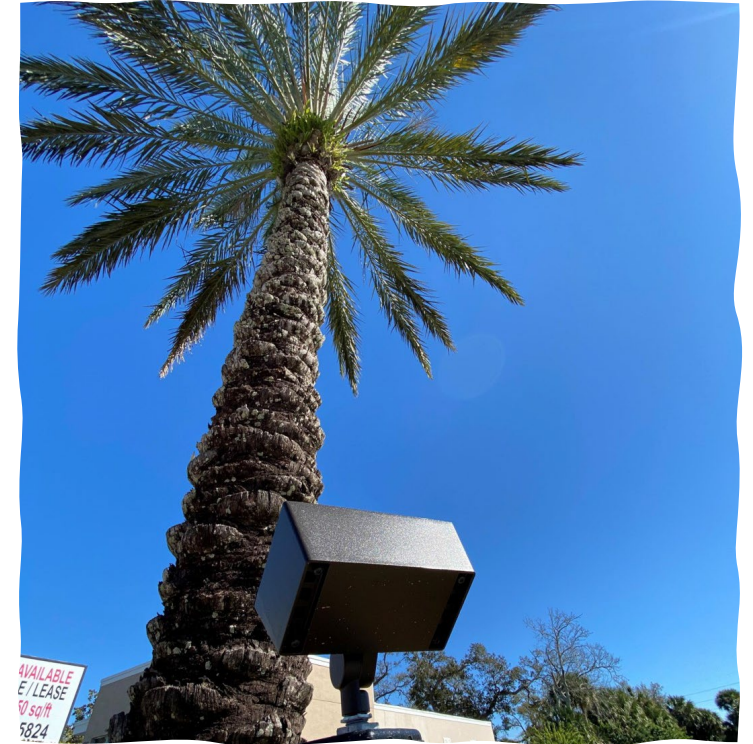
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# 2022 ACCOMPLISHMENTS PUBLIC IMPROVEMENT PROJECTS IN THE CRA

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- Median and Streetscape Improvements along US 1.
- Replaced and repaired irrigation within the median of U S 1.
- Design of Lift Station # 1
- Sewer Lining Design
- Riverfront Veterans Memorial Park Pavilion Improvements





# Riverfront Veterans Memorial Park Renovations



1933 S. Palmetto Avenue, South Daytona





# 2022 Accomplishments Private Catalyst Projects

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# 2900 S. RIDGEWOOD AVENUE APARTMENTS & CARRIAGE HOMES

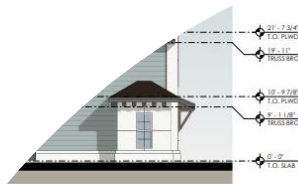
- Developer: Middle Street Partners, LLC  
Construction Company: Clancy & Theys
- Project: 389-units of luxury apartments, carriage houses, and garage parking.

## Status:

- The Master Development Agreement (MDA) was approved by the City Council on July 27, 2022.
- Construction plans have been approved and permits are ready to be issued.
- Next Steps: Demolition in early 2023, followed by construction.



AILY - COLORED SITE PLAN RENDERING



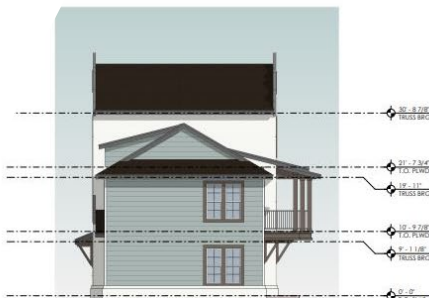
4 G TYPE 4 LEFT ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 4 REAR ELEVATION

SCALE: 1/8" = 1'-0"







# 2022 Accomplishments Incentive Programs for Private Improvement Projects

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# INCENTIVES

## 2022 Incentive Programs

The Community Redevelopment Agency and City Council offer three (3) incentive grant programs. These programs were created to improve existing structures and properties within the CRA, remove blighted structures that are hampering redevelopment, to incentivize targeted businesses to the US 1 Overlay District and CRA.

- **CRA Demolition Grant Program**
- **CRA Targeted Business Program**
- **The Façade Improvement Grant**



Façade Improvement Grant

2055 S. Ridgewood Avenue

Parking Lot Improvements





Before Owner Improvements to Date



After Owner Improvements to Date



Façade Improvement Grant  
2055 S. Ridgewood Avenue  
Parking Lot Improvements





# Façade Improvement Grant

## 345 Beville Road

## Roofing Improvements





# 2022 Accomplishments Community Policing

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# 2022 ACCOMPLISHMENTS

## COMMUNITY POLICING



Four officers are dedicated to the CRA, for 24-hour, 7 day a week coverage. Additionally, our Community Crime Prevention Officer serves as an Investigator and spends 25% of his time performing CRA-specific Community Policing activities.

The City is divided into 3 zones identified as SD01, SD02 and SD03. Zone SD03 is the CRA zone. The South Daytona Police Department reported number of **service calls** by zones for the period 01/01/2022 – 12/31/2022: Zone 1 – 3,671 Zone 2 – 3,075 **Zone 3 – 7,100 (CRA)**, City wide total =13,846.

The CRA makes up 1/3 of the city area and is responsible for almost 50% of all service calls to the Police Department.

Community Policing, Crime Prevention Officer, and Police Outreach Activities include, but are not limited to:

*Annual Kids Fishing Tournament, Annual Night Out Against Crime, Bicycle & Golf Cart Patrol, Citizens Courtesy Checks, Citizen Patrol, Coffee with Police Chief Cheatham and Mayor Hall, Crime-Free Business Program, National Walk to School Program, Patrols of Business Communities and Residential Neighborhoods, Reading to Kids at Events, and the School Resource Officer (SRO) at South Daytona Elementary School.*







# 2022 Accomplishments New Business in the CRA

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# 2022

## Accomplishments 25 New Businesses in CRA



**Allied Veterinary  
Specialists**

Leading **Advanced** Medical Care

**5 Stars Preschool Academy LLC**, 2355 S. Ridgewood Avenue, Unit A, Preschool

**Aha's Sweets, LLC**, 2335 South Ridgewood Avenue, Unit C, Art Studio

**Allied Veterinary Specialists**, 2410 South Ridgewood Avenue, Veterinary Clinic during morning hours

**Aloha Barber Spa** (transferred locations), 1635 S. Ridgewood Avenue, Barber/Spa

**Alpha Phone Repair**, 2049 South Ridgewood Avenue, Retail/Electronic Repair

**American Leak Detection**, 621 Beville Road, Water Leak Detection

**Ashley Kelly LLC DBA Dance Depot** (transferred locations), 2644 S. Ridgewood Avenue, Retail/Dance boutique

**Aspen Contracting, Inc.**, 2100 S. Ridgewood Avenue, Suite #2, Roofing Contractor

**Clear Waters, Inc.**, 3111 Opportunity Court, Unit A, Lake Management

**Elixir Hair Studio**, 3133 S. Ridgewood Avenue, Unit 3, Hair Salon

**ESP Case Management Pro, Inc** (transferred locations), 687 Beville Road, Unit A. Behavior Health

**Hobbies, Slot Cars and RC Emporium**, 2400 S. Ridgewood Avenue, Unit 18, Retail Sales Hobby Store

**Let's Go Vacations & Event Planning**, 2400 S. Ridgewood Avenue, Unit 51, Travel Agency & Event Planning

**Everybody's Food Supply**, 2271 S. Ridgewood Avenue, Wholesale Meats and Seafood

**Mental Health America of East Central FL**, 661 Beville Road, Units 114 & 115, Mental Health Services

**Moxie Beauty Collective, LLC**, 2010 South Ridgewood Avenue, Salon

**NC Encanto Latino Salon, Inc.**, 2759 South Ridgewood Avenue, Salon

**Pokemon Attic** (transferred locations), 565 Beville Road, Merchant/Retail Sales

**Riverwalk Nutrition**, 3133 S. Ridgewood Avenue, Suite 5, Weight Loss Consultant

**Roses Southern Brew, LLC**, 2400 South Ridgewood Avenue, Coffee Kiosk

**Shumaker's Pest Control, Inc.**, 2435 South Ridgewood Avenue, Pest Control Services

**Skyn & Lash**, 2239 South Ridgewood Avenue, Esthetic's Salon

**Sunland Guitar & Music** (transferred locations), 585 Beville Road, Guitar Company

**Tall Gates Property Management and Sales, LLC** (transferred locations), 2435 S. Ridgewood Ave, Real Estate Broker

**Thompson Pump & Manufacturing, Inc.**, 3100 South Ridgewood Avenue, Unit 180, Warehouse and Storage Facility

**Volusia Medical Supply, Inc.**, 333 Beville Road, Durable Medical Supply

**Wilcox Home Care LLC DBA Assisting Hands Home Care Serving S. Volusia**, 1635 South Ridgewood Avenue, Unit 102, Home Health Agency

**Yolo Barber, LLC**, 2131 S. Ridgewood Avenue, Barber Shop





# 2023 Planned Activities and Projects



# 2023 Planned Projects

## US 1 Streetscape

- U.S.1 Entry Markers
- Development Project Plan with FPL for Undergrounding Utility Lines
- U.S.1 Streetscape Maintenance
- Lift Station #1



# Continuing US 1 Streetscape

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*Burial of Utility Lines along the US 1 Corridor:*

- *FY 2022-23: \$ 700,000*
- *FY 2023-24: \$ 700,000*
- *FY 2024-25: \$1,200,000*
- *FY 2025-26: \$1,200,000*

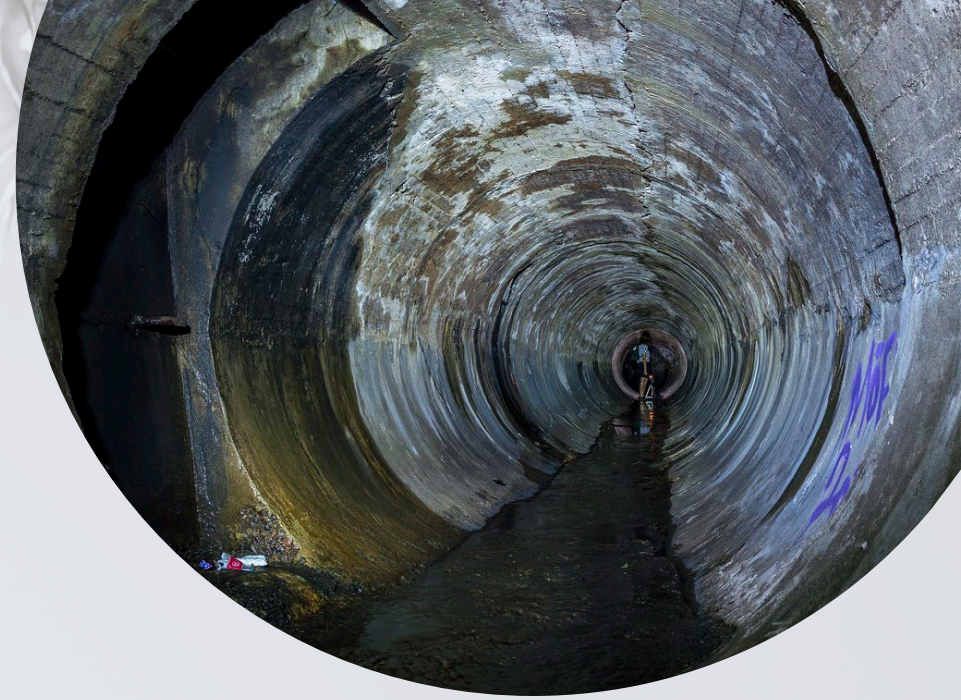




# PUBLIC IMPROVEMENTS

*Infrastructure improvements funded by  
American Rescue Plan Act (ARPA) Funds*

- Replace Lift Station #1 \$2,000,000
- Sewer Pipe Lining & Replacement \$2,500,000
- Water Meter Replacement Program \$2,000,000





# PRIVATE CATALYST PROJECTS

**3151 S. Ridgewood Avenue:** Final site plans were approved in July 2021 for the construction of seventeen (17) Riverfront Townhomes, two (2) seven-story Condominiums (84 units). Construction permitting is the next step. Groundbreaking is expected to occur in late 2023.

**2941 S. Ridgewood Avenue:** The amended Master Development Agreement for a 330-unit Halifax Riverfront apartment complex, restaurant, and 145 boat slip marina was approved by the City Council in May 2021. Groundbreaking is expected to occur in late 2023 after site plan approval and construction permitting phases are completed.

**2900 S. Ridgewood Avenue:** A 330-unit apartment & carriage house project is currently under construction.

**2739 S. Ridgewood Avenue:** A 440-unit Halifax Riverfront apartment complex, restaurant, and marina has requested a modification to the Master Development Agreement which was approved by the City Council in 2004. Groundbreaking is expected to occur in late 2023 after site plan approval and construction permitting phases are completed.

**1701 – 1707 S. Ridgewood Avenue:** This site is in the concept phase. A small-scale Comprehensive Plan land use map amendment, rezoning, and Master Development Agreement will be required prior to site plan and permitting for redevelopment of these parcels as a condominium project.







SOUTH DAYTONA

*Small City  
Big Possibilities*

*2022-2023*

Upcoming  
New Construction  
and Private Catalyst  
Projects



[illegible]

- 
- An architectural rendering of a proposed new building, viewed through a semi-circular frame. The building is a single-story structure with a dark, gabled roof and light-colored horizontal siding. The central entrance features a large glass door and windows, flanked by decorative columns. The building is surrounded by landscaping, including several tall palm trees and various shrubs. The foreground shows a paved area with a brick pattern and some greenery.

Groundbreaking in April 2023.





# HALIFAX RIVERFRONT APARTMENTS 2941 S. RIDGEWOOD AVENUE

- Developer: The Klotz Companies, Jeff Klotz
- Adjacent to ERGA Mini-Storage
- Project: Eight Story, 330-unit luxury apartments, restaurant on ground floor, additional commercial space on first floor, and 145 slip marina.
- Status: The Master Development Agreement was approved by the City Council in May 2021. Status: **NOTE: Final development site plans due May 11, 2023, November 11, 2023 approval of final site plans due, November 11, 2024 construction must commence.**
- Next steps: The Developer's Engineer will submit site plans for City staff review

- 
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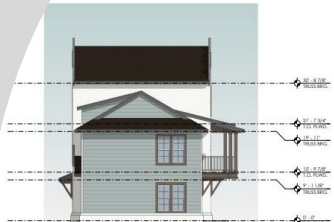
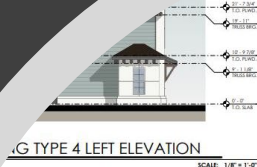


PARTIALLY - COLORED SITE PLAN RENDERING

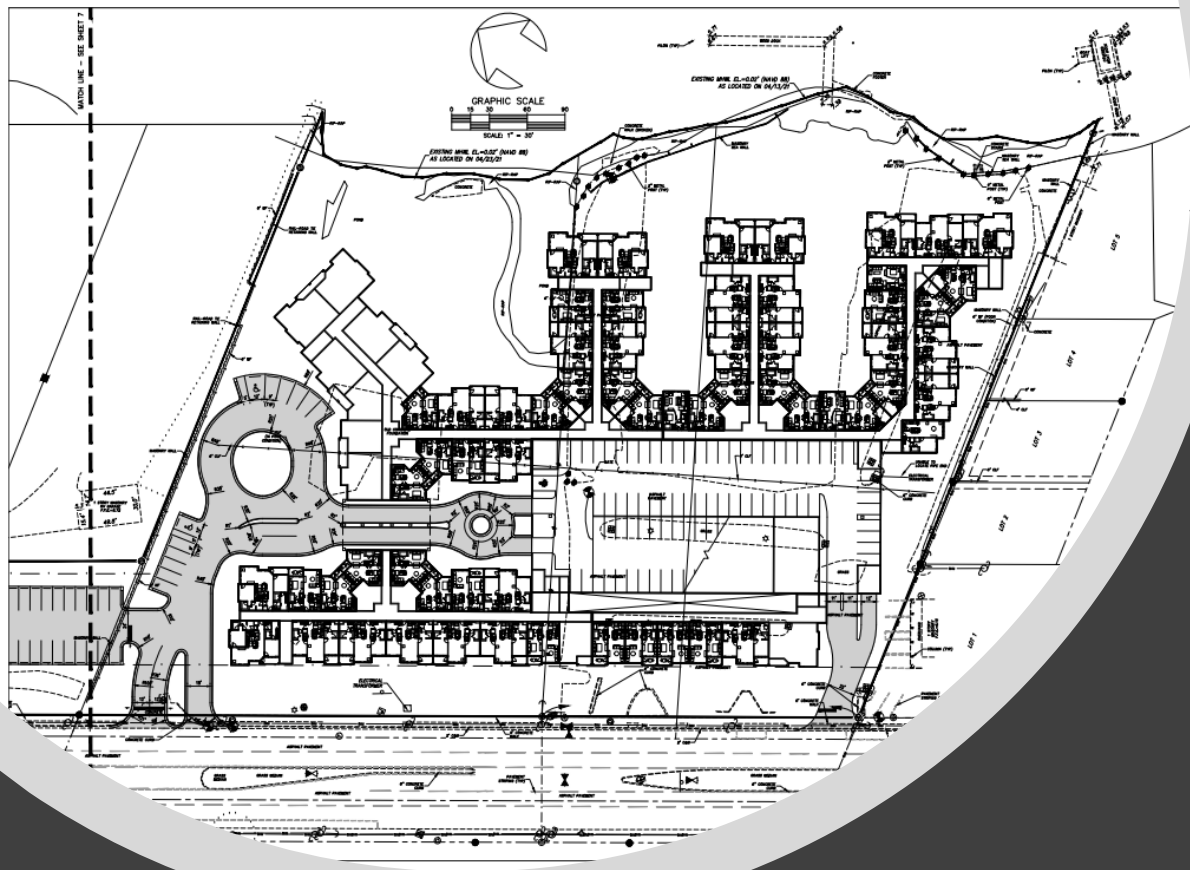
# APARTMENTS & CARRIAGE HOMES

## 2900 S. RIDGEWOOD AVENUE

- Developer: Matt Sand, Director of Development, Middle Street Partners, LLC; Construction Company: Clancy & Theys (Jeff Mock, VP & Jenna Constino, Marketing Coordinator)
- Project: 389-units of luxury apartments, carriage houses, and garage parking.
- Status: The MDA was approved on July 27, 2022.
- Construction plans have been approved and project ready to be permitted.
- Next Steps: Demolition of site on-going, followed by construction.





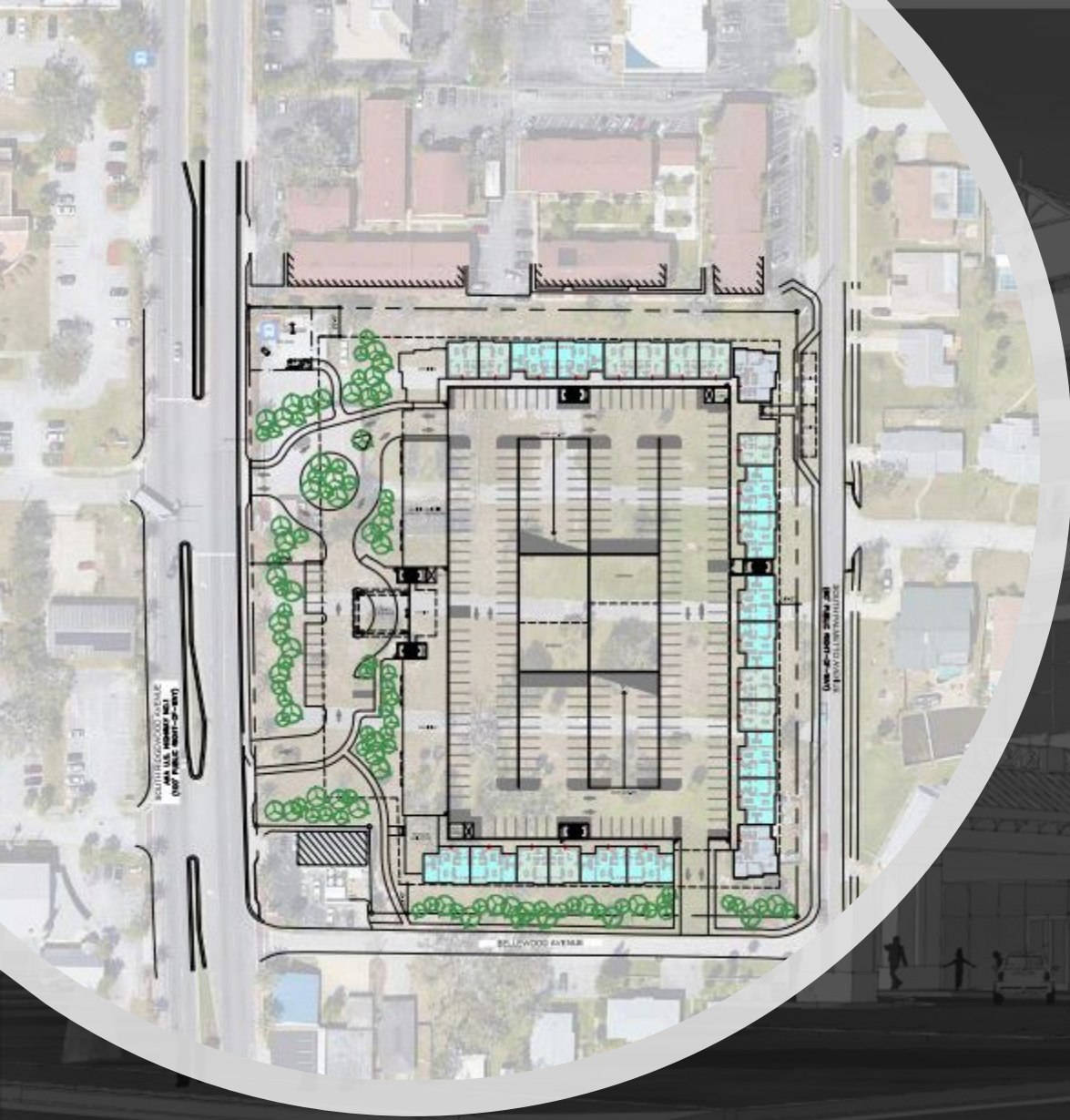


# CONCEPTUAL APARTMENTS 2739 S. RIDGEWOOD AVENUE

- Developer: Dave Stockman, Director of Real Estate (Viking Companies) Brickstreet Capital (Investment Company)
  - This is the site of the old Bowling Alley.
  - Project: Approximately 440 units of Luxury Apartments with parking at each level. The developer is planning a marina and a restaurant for this site as well.
  - Status: Property purchased for 5.2 Million dollars. Clearance of Brazilian Pepper trees, asphalt, and concrete began on May 2. Test holes were also dug for soil evaluation by Universal Engineering.
- Next Steps: An updated Master Development Agreement (MDA) will be reviewed by the Planning and Appeals Board and Council in February 2023. Upon approval of the MDA, site plans will be submitted for review prior to the construction permitting phase.







## CONCEPTUAL APARTMENTS 1701 - 1707 S. RIDGEWOOD AVENUE

- Developer: Atwell, LLC
  - This project is located across from City Hall.
  - Project: Condominium up to 75 feet in height, up to 330 units.
  - Status: A draft concept plan has been submitted to City staff for review and comment.
- 
- Status: A concept plan has been reviewed by the DRC and a follow-up meeting with the developer is set for December
  - Next Steps: The developer will submit an application for rezoning and a land use amendment followed by a Master Development Agreement (MDA) for review by the Planning and Appeals Board and Council in March. Upon approval of the MDA, the developer will submit site plans for review by City staff, followed by construction permitting.









# CRA DELEGATION OF AUTHORITY, FUNDING PARTNERS, AND PROGRAM CONTACT INFORMATION

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## Redevelopment Trust Fund Partners

Redevelopment plans, projects and programs are made possible through tax increment financing from:

**City of South Daytona**

**Volusia County and its Taxing Districts**

**Halifax Health**

## Community Redevelopment Agency Board

Chairman Bill Hall

Board member Lisa O'Neal

Board member Brandon Young

Board member Doug Quartier

Board member Eric Sander

## District Name, Registered Agent

Community Redevelopment Agency of the City of South Daytona

Mr. James L. Gillis, Jr., City Manager

City of South Daytona, P.O. Box 214960, South Daytona, FL 32121

Delegation of Authority: Volusia County Resolution 96-219

Local Governing Authority: City of South Daytona

Date Established: October 1996 by Volusia County

Establishing Documents: City of Ordinance 97-06

Statutory Authority: Chapter 163, Part III, Florida Statutes

**City Staff Contact:** Josh McEnany, (386) 322-3025, [jmcenany@southdaytona.org](mailto:jmcenany@southdaytona.org),  
[www.southdaytona.org](http://www.southdaytona.org)

*Note: This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387(8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency's assets, liabilities, income and expenses, as required under Chapter 163.356(3)(3) is included with the City's Annual Comprehensive Financial Report (ACFR) for each fiscal year.*

