

**City of South Daytona
Community Redevelopment Agency (C.R.A.G.)
Meeting Minutes**

Tuesday, February 14, 2023, at 6:00pm

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida
and Facebook Live (www.facebook.com/CityOfSouthDaytona)

Call to Order: Chair William C. Hall called the City of South Daytona Community Redevelopment Agency Meeting to order at 6:00 pm.

Roll Call:

Present:

Chair William C. Hall
Member Eric Sander
Member Lisa O'Neal
Member Doug Quartier

Member Brandon Young
City Manager James L. Gillis, Jr.
City Attorney Wade Vose

Item 3. Approval of Minutes for South Daytona Community Redevelopment Agency – January 10, 2023.
Motion to approve by Member Doug Quartier. Second by Member Lisa O'Neal. Motion carried unanimously.

Item 4. Consideration of approving the 2022 Community Redevelopment Annual Report which highlights the accomplishments, activities and projects that occurred this past year in our Community Redevelopment Area (CRA).

City Manager Gillis presented the 2022 Community Redevelopment Annual Report which highlights the accomplishments, activities and projects that occurred this past year in our Community Redevelopment Area (CRA). He said the Community Redevelopment Area is the Economic Development Overlay which extends from the north and south city limits and from east at the river to the west at the railroad tracks.

Mr. Gillis discussed accomplishments within the CRA in 2022 which included median and streetscape improvements, replacement of several irrigation lines within the US 1 medians, design of lift station #1 located at the intersection of Bellewood and South Palmetto Avenue, sewer lining, as well as improvements to Riverfront Veterans Memorial Park Pavilions. Mr. Gillis recognized Parks and Recreation Director Amy Zengotita for her dedication to the improvements at Riverfront Veterans Memorial Park. He discussed damage sustained during Hurricane Nicole at Riverfront Veterans Memorial Park.

Mr. Gillis described the planned projects for 2023 including updated US 1 Entry Markers, undergrounding of utility lines from McDonald Street to Ridge Blvd, US 1 Streetscape Maintenance, as well as beginning construction on lift station #1. He discussed the American Rescue Plan (ARPA) funds which will be used in 2023 towards lift station #1, sewer pipe lining and the water meter replacement program.

City Manager Gillis continued to describe the development projects which are planned for 2023 and beyond. He elaborated on a townhome and condominium project at 3151 S. Ridgewood Avenue which proposes seventeen, riverfront 2-story townhomes, 37 boat slips, as well as a clubhouse with a pool. Phase II of the project includes two, 7-story condominium buildings with a total of 84 units. He discussed the Halifax Apartments at 2941 S. Ridgewood Avenue is adjacent to the ERGA Mini-Storage. This project will be an eight-story, 330-unit luxury apartment complex with a restaurant on the ground floor as well as additional commercial space. A 145 boat slip marina is also planned. The Apartments and Carriage Homes at 2900 S. Ridgewood Avenue had a groundbreaking in November, he recalled. This project is comprised 389 of luxury apartment units, carriage houses, and garage parking. He said the former bowling alley site at 2739 S. Ridgewood Avenue is proposed to be Luxury Apartments with 440 units. The developer is planning a marina and a restaurant for this site as well.

He concluded with introducing the proposed project at 1701 S. Ridgewood Avenue which is at the concept plan phase. The developer is proposing 330 units for this project across from City Hall.

City Manager Gillis thanked the Council for reviewing the CRA report at length today. He discussed the process of Council review with the City Manager before each Council Meeting.

Chair Hall discussed the improvements planned for Lift Station #1.

Member Sander said he thinks the upcoming projects are exciting for South Daytona.

Motion to approve by Member Eric Sander. Second by Member Brandon Young. Motion carried unanimously.

Adjournment: Chair William C. Hall adjourned the City of South Daytona Community Redevelopment Agency Meeting at 6:24 pm.

Regular City Council Meeting followed.


Becky Witte, Deputy City Clerk


Chair William C. Hall