

City of South Daytona

Redevelopment Department

Post Office Box 214960 • South Daytona, FL 32121 • 386/322-3016 • Fax 386/322-3018



Memorandum

To: James L. Gillis, Jr., City Manager

From: Patty Rippey, Redevelopment Director *PR*

Date: August 25, 2020

Subject: FY 2020-2021 Community Redevelopment Area (CRA)
Façade Improvement Grant Program Request for Approval

AGENDA ITEM
B5 DATE 9/14/2020

The City of South Daytona budgeted funds for the FY 2020-2021 CRA Façade Improvement Grant in the amount of \$10,000. As of the submittal deadline which was July 31, 2020, the City only received one completed application. The lone application received was for proposed facade improvements at 2644 S. Ridgewood Avenue. This location is the former Waters Edge Dental office building that is currently vacant. The improvements are being completed to attract new tenants.

Analysis of Request for 2644 S. Ridgewood Avenue:

Property owner, Dennis Kuack, DDS; Sabee, LLC applied for CRA grant funds to assist with improvements to the vacant commercial property located at 2644 S. Ridgewood Avenue. This property is zoned Business General Commercial (BGC) and is in the CRA.



Pictured left: Aerial image of 2644 S. Ridgewood Avenue and adjacent properties. The 2644 S. Ridgewood Avenue parcel is located on the west side of U.S.1 south of Ridge Boulevard and north of Reed Canal Road. This is a prime location in the CRA where development is underway at the south end and moving northward.

The proposed improvements include painting and sign renovations. The following estimates were included with the application.

Pressure washing and paint estimates:

1. Phil Locke for pressure washing, painting, a total of \$3,200 (*chosen for customer satisfaction*)
2. Lee's flooring for pressure washing and painting, a total of \$4,700
3. Sugar House Designs for pressure washing and painting, a total of \$2,764.88

Sign Update estimates:

1. PermaCraft Signs, a total of \$5,200 (*chosen for ability to accommodate scheduling and rendering*)
2. Central Signs, a total of \$5,070

The existing building is pictured below along with the proposed renovations included in the applicant's packet.

2644 S. Ridgewood Avenue - Existing Building and Sign

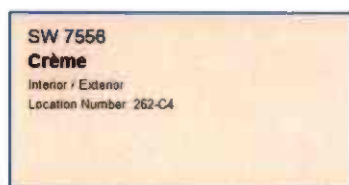


2644 S. Ridgewood - Proposed Improvements

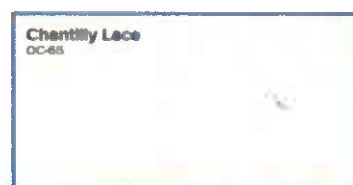


Paint Colors:

Base of Building SW 7556 Crème



Trim Color: BM OC-65 Chantilly Lace



The applicant confirmed that they will remove weeds from front beds and refresh with new mulch as shown in the rendering.

Recommendation:

Staff recommends funding the grant request paint and sign improvements with conditions. Those conditions include the completion of weed removal, plant/bush/tree trimming and mulching of beds by the applicant (see images of necessary items to be improved). Reimbursement will be made to the applicant upon completion of all improvements and upon proof of payment for grant-related expenses for paint and sign enhancement.

Items to be addressed outside of grant request to be eligible for grant reimbursement:



I have included the scoring table and the grant application packet on the following pages. The improvements are cosmetic but will provide a much-needed update to attract new tenants to this vacant commercial building.

Should this request be funded, the total reimbursement of CRA funds will be \$4,200, representing 50% of the total estimated project costs of \$8,400. This grant program is a reimbursement program and funds will only be released upon project completion and proof of payment by the applicant to contractors.

ATTACHMENT "A"

FAÇADE IMPROVEMENT GRANT APPLICATION EVALUATION TABLE

<i>Façade Improvement Grant Applicant Evaluation Table</i>			
Criteria	Points	2644 S. Ridgewood Ave.	Comments
The proposed project is consistent with the S. Ridgewood Avenue Design Guidelines Manual	20	20	Yes. The proposed improvements are eligible.
The proposed project will maintain, enhance, or restore a building's significant architectural features to the greatest extent feasible	20	18	Yes. It will improve the building exterior and create a neat and clean appearance.
The proposed project will significantly improve the visual aesthetic of the existing building/landscaping	20	15	Yes. The project will increase the attractiveness of a vacant building to draw new tenants.
The proposed project will positively impact the city's effort to revitalize the S. Ridgewood Ave	20	18	Yes. Filling vacant properties is a priority in revitalizing the CRA.
The proposed project budget is reasonable for the work to be performed	10	10	Yes.
The application is complete and provides all necessary documentation	10	10	Yes.
Subtotal:	100	91	
Bonus: Projects that leverage more private investment will receive bonus points	10	0	N/A
Total:	110	91	

ATTACHMENT "B"
FAÇADE IMPROVEMENT GRANT APPLICATION PACKET

SOUTH DAYTONA

CRA FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION FORM

Grant Application Cycle - July 1 - 31, 2020

This grant targets commercial properties in the CRA District of South Daytona. Proposed work must be consistent with the City's overall goals and design standards for an improved redevelopment district. Applicant must be the property owner.

APPLICANT INFORMATION:

Contact Person Name: Allana Creech

Legal Business Name: SABEE LLC, INC.

Property Address: 2644 So. Ridgewood Ave City: So. Daytona Zip Code: 32119

Phone Number: 386-232-8132 Cell Number: 386-871-3847 Email: allana@sabeeinc.com

Type of Business (please list products/services provided): Atlantic Business Center

PROJECT DESCRIPTION:

Summarize project to include as much detail about visual and structural improvements as possible. Attach necessary sheets as necessary.

*Pressure Wash Parking Lot, Curb, Sidewalk, Building, Fence, Deck, Patio * Paint Building - Sherwin Williams Main Body SW 7556, Accent Paint SW 9143, Trim Paint BM 2121-70 * Road Sign Paint SW 7556 and Pressure Wash * Road Sign Update Vinyl Graphic & LED Lighting

LIST OF ESTIMATED COSTS:

Two (2) written estimates are required for each phase of work to be undertaken. Include copies of written estimates.

Estimate 1: \$ Road Sign Estimate 2: \$ Painting Total Project Cost Estimate: \$ Pressure Washing

CHECKLIST FOR REQUIRED DOCUMENTATION:

Please include the following documents at the time of application submittal. Application Under Review

☒ Copy of South Daytona and Volusia County Business Tax Receipt (BTR) (please provide number or copy)

☐ Copy of permit application for proposed work (Once vendor & work is approved will have permit submitted)

☒ Copy of insurance coverage for building

☒ Copy of written estimates for proposed improvements See attachments

APPLICATION SUBMITTAL:

Please mail or drop off completed application to Patty Rippey, AICP, Redevelopment Director at City Hall, 1672 S. Ridgewood Avenue, South Daytona, Florida, 32119 or email a scanned copy to prippey@southdaytona.org.

DATE APPLICATION RECEIVED: _____ DO NOT WRITE BELOW THIS LINE

APPLICATION COMPLETE: ☐ YES ☐ NO

ADDITIONAL INFORMATION NEEDED: _____

DATE ADDITIONAL INFORMATION RECEIVED: _____

SOUTH DAYTONA

COMMUNITY REDEVELOPMENT AREA (CRA) FAÇADE IMPROVEMENT PROGRAM MATCHING GRANT

Grant Application Cycle July 1 - 31, 2020

APPLICATION PERIOD:

The application period opens on July 1 and closes on July 31. The next grant cycle is planned for early 2021.

PROGRAM OVERVIEW:

This program was established for the Community Redevelopment Area (CRA) to encourage reinvestment, improvements and beautification of exterior facades for existing commercial development located on US1 and Beville Road within the CRA. The City will reimburse up to 50% of projects costs, with a total award not to exceed \$5,000. Funds will be disbursed on a reimbursement basis with proof of payment. All projects must receive City Council approval, a building permit and a signed contract before construction may begin.

DESIGN STANDARDS:

Design standards are based on regional influences and can be characterized as either "Florida Vernacular" or "Mediterranean" architectural styles. Elements of façade improvements shall reflect and utilize design features and principles that are typical to these architectural styles to enhance the appearance of the CRA. A full copy of the South Ridgewood Avenue Design Guidelines is available upon request.

ELIGIBLE IMPROVEMENTS:

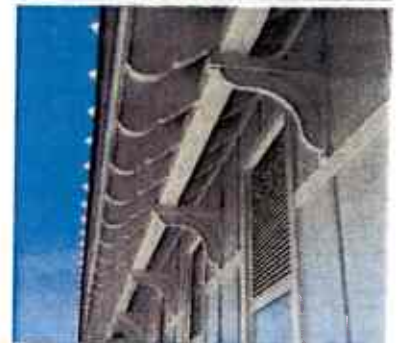
Eligible improvements include: new or repair of stucco, new windows/doors, masonry work, painting, landscaping (requires a landscape plan by a licensed Landscape Architect and an irrigation system), new or repair of signs, removal of false material or addition of material to enhance façade appearance, pressure cleaning, decorative fencing, awnings and decorative lighting of exterior.

EVALUTION CRITERIA:

Applications will be evaluated by City staff and considered for approval at the August 11, 2020 CRA and City Council meeting. Evaluation criteria includes: observance of CRA design standards, quality and scope of improvements, need for improvements, impact on project site and commercial corridors and any special factors for consideration. Businesses that have received funding in the past are not eligible during this funding cycle.

APPLICATION:

To obtain an application form, contact Patty Rippey, AICP, Redevelopment Director at (386) 322-3016 or prippey@southdaytona.org.



②

Home	Search ▾	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Summary**Land & Agriculture****Bldg(s) - Residential****Bldg(s) - Commercial****Misc Improvements****Bldg(s) - Sketch****Values****Permits****Map****Pictometry**

Altkey: 3455673
SABEE LLC

Parcel ID: 533307000080
2644 S RIDGEWOOD AVE, SOUTH DAYTONA

Parcel

Short Parcel Id 533307000080
Property Location 2644 S RIDGEWOOD AVE, SOUTH DAYTONA, 32119
PC Code 1900 - OFFICE MEDICAL
Total Bldgs 1
Neighborhood 7354 - SOUTH DAYTONA- US HWY.1
Business Name DENNIS KUACK COSMETIC & FAMILY DENTISTRY
Homestead Property No

Primary Owner

Owner SABEE LLC
In Care Of
Mailing Address 2007 S PALMETTO AVE
SOUTH DAYTONA FL 32119
Change Mailing Address Online

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	SABEE LLC		100	FS - Fee Simple

Legal

Millage Group 401-SOUTH DAYTONA
Legal Description LOT 8 EXC RAW DOTY ESTATE MB 23 PG 29 PER OR 2269 PG 627 PER OR 6827 PG 0241
Map TWP-RNG-SEC 15 - 33 - 33
Subdivision-Block-Lot 07 - 00 - 0080
Date Created 29-DEC-81
Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
6827 / 0241	WD-WARRANTY DEED	2013044007	12/19/2012	I	\$100
2269 / 0627	WD-WARRANTY DEED		05/15/1981	V	\$35,000
1932 / 1526	WD-WARRANTY DEED		10/15/1977	V	\$16,000

Community Redevelopment Areas

Project #	Description	Year Beg	Year End
91	SOUTH DAYTONA CRA	1997	2026

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

1 of 1

[Return to Search Results](#)**Actions**

[Neighborhood Sales](#)
[Printable Summary](#)
[Printable Version](#)

Reports

[Export to Excel - Real Proper Mailing List](#)

**Links**[Search Help](#)

**State of Florida
Policy Cover Page**

Named Insured: Kuack, Dennis DDS; Sabee LLC

Policy Number: GPK0011561

Policy Period: Effective From: 5/7/2020 To: 5/7/2021

Surplus Lines Agent's Name: Edward P. Jackson
Surplus Lines Agent's Address: 6951 W. Sunrise Blvd
Plantation, FL 33313

Surplus Lines Agent's License: A128903

Producing Agent's Name: Paula Bower
Producing Agent's Address: 2305 S. Ridgewood Ave., S Daytona, FL 32119

"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT INSURER."

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Total Premium:		\$2,143.00
Fees:		
	Insp Fee	\$0.00
	Policy Fee	\$100.00
Surplus Lines Tax:		\$112.15
Service Office		\$1.35
Fee: FEMA		\$4.00
Surcharge: FHCF		
CPIE:		

Total: \$2,360.50

Surplus Lines Agent's Countersignature:



1644 South
Ridgewood Ave
South Daytona
Beach Fla. 32119
permacraftsign@yahoo.com

386.767.8011 office
386.767.8246 fax

ER13014880

<u>SUBMITTED TO</u>	<u>CONTACT</u>	<u>PHONE NUMBER</u>	<u>DATE OF ORIGIN</u>
Atlantic Business Center	Allana	386-871-3847	07/21/2020

<u>STREET ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP CODE</u>
S Ridgewood Ave	South Daytona	Florida	32119

~~WE HEREBY SUBMIT SPECIFICATIONS FOR EXECUTING THE FOLLOWING~~

(1) Manufacture and Install 2 @ 48" x 116" Internally

Illuminated Sign Cabinets to mount on existing Structure. Signs are to be Illuminated with LED Lighting technology. Cabinets will be Manufactured of all Aluminum materials. Faces will be flat white acrylic with first surface vinyl applied per customer approved Artwork.

(2) Manufacture and Install 2 @ 18" Circles. Manufactured of All Aluminum Materials and Illuminated with LED

Lighting technology. Faces will be flat white acrylic with first surface vinyl per customer approved artwork.

NOTE: Installation and Removal of Existing signs for new cabinets to be mounted Included in price.

NOTE: Permits not included in price.

WE HERBY VOW TO FURNISH MATERIAL AND LABOR TO COMPLETE THE ABOVE LISTED PROJECT IN ACCORDANCE WITH THE ABOVE LISTED SPECIFICATIONS FOR THE CONTRACTED AMOUNT OF \$5,200.00 + SALES TAX IF APPLICABLE
PAYMENT MADE AS FOLLOWS: 50% DEPOSIT @ SIGNING, REMAINING BALANCE @ TIME OF INSTALL

ELECTRIC WIRING TO THE SIGN OF ADEQUATE CAPABILITY AND THE PHYSICAL HOOKUP OF ELECTRIC POWER TO THE SIGN ARE TO BE RESPONSIBILITIES OF THE CUSTOMER. THIS PROPOSAL DOES NOT include sales tax. It does not include any cost not shown as part of this proposal (when applicable). All payments due hereunder shall be sent to PermaCraft Sign Co., 1644 S. Ridgewood Ave., South Daytona, FL 32119. This proposal is for prompt acceptance. PermaCraft Sign Co. will not & cannot be held responsible for delays caused by strikes, fires, floods, wars, allocations of materials or other circumstances beyond our control. Upon mutual acceptance of this proposal by purchaser and seller, said order is not subject to cancellation. Sign shall remain the property of PermaCraft Sign Co. / DBA Parrillo Inc. and shall at all times be severable from the premises upon which it is installed until account is paid in full. In the event it becomes necessary to institute any action for the enforcement of obligations, purchaser agrees to pay, in addition to amount due to seller, all attorney fees and other cost incurred in connection therewith acceptance of agreement. This agreement shall not be considered as executed until signed by or on behalf of purchaser and approved by an executive officer and seller and is signed by him/her on seller's behalf and is hereby further declared agreed and understood that there are prior writings, verbal negotiations, understandings, representations of agreements between the parties not herein expressed in the event of default hereunder. Purchaser agrees to pay in addition to all sums due hereunder a reasonable attorney's fee and all costs of collections in the event any action or suit shall be brought to enforce this agreement. The venue of said suit or action WILL BE at the option of PermaCraft Sign Co. / DBA Parrillo Inc. to be laid in Volusia County, Florida and the right to object to venue is expressly waived by purchaser. Any amount not paid within 30 days shall be subject to a 1.5% per month service charge. Any below-ground utilities, old footers or any objects unseen that will not allow for an as-planned installation and require additional time, labor, and materials will be the liability of the purchaser.

Purchaser_

Date of Acceptance_

Seller Roger Cothron.

Authorized Signature_

Thank You For Allowing Us The Opportunity To Serve
You.....



PHIL LOCKE

386-589-3054

YOUR PAINTER AND HANDYMAN

LICENSED AND INSURED

QUOTATION

DATE: 7/9/2020

TO: SABEE INC.

RE: 267450 RIDGEWOOD AVE

ATTN:

SOUTH DAVENPORT FL

32119

MY QUOTATION FOR MATERIAL AND LABOR ON THE ABOVE REFERENCED JOB IS AS FOLLOWS:

SCOPE: PRESSURE WASH BUILDING - FRONT STEPS AND WALKWAY TO FRONT
DOOR - VINYL FENCE NORTH SIDE - BACKWOODS DECK + SIDE STEPS TO
DOOR
CAULK AND PUTTY ALL HOLES + CRACKS IN BUILDING \$150.00
REPLACE ROTTED BOARD ON BACK PATIO DECK - CAULK + PUTTY \$45.00
WHERE NEEDED - APPLY 2 COATS OF DECK STAIN
PAINT BUILDING WITH 3 COATS GLIDDEN PREMIUM \$1,625.00
EXTERIOR PAINT + FINISH
PAINT + MATERIAL \$650.00

TOTAL QUOTE: \$3,200.00

Thank you
Phil



SUGAR HOUSE
DESIGNS

Making Life Sweet Again

SUGAR HOUSE DESIGNS

Port Orange FL, 32128

ESTIMATE

Invoice No : 1001

Date : 7/20/2020

Customer ID : SABEE LLC, INC

SABEE LLC, INC

2644 So. Ridgewood Ave.

So. Daytona, FL 32119

386-232-8132

Estimate	Job	Payment Terms	Due Date
7/20/2020	Exterior	Due upon receipt	

Quantity	Description	Unit Price	Line Total
1	Pressure Wash Parkway, Landing, and Walk-Way	\$1,000.00	\$1,000.00
1	Pressure Wash Fence, Patio, and Curb	\$500.00	\$500.00
1	Pressure Wash Sidewalk, Curb, Landscape Area	\$500.00	\$500.00
1	Road Sign - 2 coats of paint with exterior primer and paint	\$525.00	\$525.00

Subtotal \$ 2,525.00

Sales Tax @ 9.50% 239.88

TOTAL

Make all checks payable to Sugar House Designs

THANK YOU FOR YOUR BUSINESS!

Sabee Inc
Attention: Allana
2644 S Ridgewood Ave South Daytona FL 32119

Estimate

Labor

Paint outside wall and door: 3,200.00

Pressure wash parking way, landing and
walk way: 1,000.00

Pressure wash fence, patio and wall: 500.00

Total : 4,700.00

Lee's Flooring
Sanford FL

407-408-8371

----- Forwarded message -----

From: **Karen Hutcherson** <bohomarket@yahoo.com>

Date: Tue, Jul 21, 2020 at 12:55 PM

Subject: Re: Permitting and Sign illumination quote

To: <allana@sabeeinc.com>

Good afternoon Allana,

I want to give you some clarification concerning the sign quote.

1. Central Signs will deliver engineering, complete documents/applications and post the permit to the job site. Additionally, we process the sign inspection paperwork for you..

(we do have a cost for processing)

I can not give you an exact price for permitting. This is per city evaluation. I can tell you I do not believe

the signage and electrical permits would probably not exceed \$550.

2. I will have Mr. Borde send you another rendering showing your LOGO design.

3. The cost for LED conversion and installation is \$1,234.00

We use Principle brand LEDS- they are the highest rated product available with a 5 and 10 year warranty on power supplies and lamps.

4. The T-Bar and sign retainer will be fabricated out of metal. We do not currently use wood for internal bracing- especially if the sign contains

electrical elements. There is a chance of fire.

5. I will send you a photo of the acrylic faces and the metal elements that we would use in sign manufacturing.

6. Timeline for the sign completion:

4 weeks to obtain approval on permit

(we commence with work once we have secured the permit)

4 weeks for fabrication and installation of sign.

You can count on a minimum of 8 weeks

to have the sign installed. That is if all

goes smoothly with permitting..

Should you choose to install LED lights the revised contract total is:

\$5,070.00 (tax included) Five thousand, seventy dollars and zero cents.

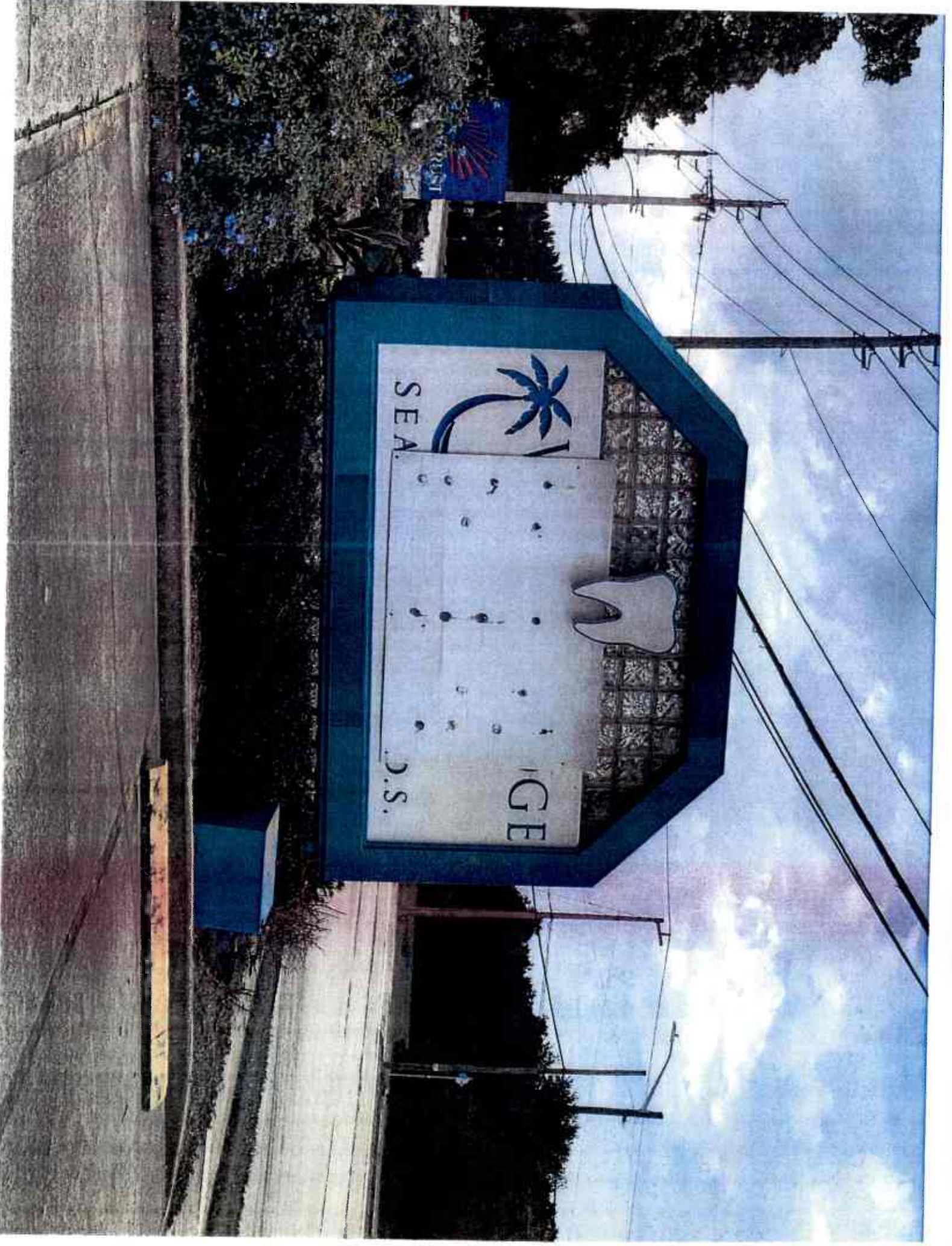
*Plus permits fees

Thank you,

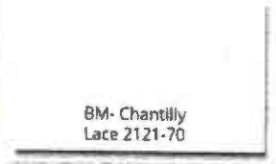
Karen Hutcherson

Central Signs LLC





PAINT Color
Update:
MAN → SW 7556 - Creme
TRM → BM - Chantilly Lace - 2121-70
~~ACCT# → SW 9143 - Coolat~~



SW 7556
Creme
few Details

Building Inspiration Paint Colors



Patty Rippey

From: Allana Creech <allana@sabeeinc.com>
Sent: Thursday, July 30, 2020 4:10 PM
To: Patty Rippey
Cc: Cheryl Kuack
Subject: Re: 2644 S Ridgewood Avenue
Attachments: Office Building New Color Redor.png; RoadSignRedoWithLetteringAndColor.png

Hi Patty,

Reviewed this request with the team and we are going to remove the accent color.
The paint job will not have the 9143 - Cadet Color.

Updated Color

At this time we are going with the following paint colors:

Body of building - Over Terracotta

Body Color - SW 7556 - Creme

Trim Color - BM 2121-0 - Chantilly Lace

Door Color - BM 2121-0 - Chantilly Lace

Updated Building Color Example



Sign Color will also be the matching Creme Color.

Road Sign Color - SW 7556 - Creme.

Road Sign Updated Color Example

OFFICE
SPACE
AVAILABLE

ATLANTIC BUSINESS CENTER
NOW LEASING | 386-232-8132

