

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: October 6, 2020

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

AGENDA ITEM
B4 DATE 10/13/20

The City of South Daytona budgeted funds for the FY 2020-2021 CRA Façade Improvement Grant in the amount of \$10,000. A second application was received during the application period however, additional documentation was required before a review could be completed. The application received is for improvements to the former Beach Street Gym building located at 333 Beville Road.

Analysis of Request for 333 Beville Road:

Property owner, Laikha Aziz, Volusia Medical Supplies, applied for CRA grant funds to assist with improvements to the commercial property located at 333 Beville Road. This property is zoned Business General Commercial (BGC) and is in the CRA. An application for a business tax receipt for a gym was submitted to the City on October 2, 2020.



Pictured left: Aerial image of 333 Beville Road and adjacent properties. The parcel is located on the south side of Beville Road just west of U.S.1. This is a prime location in the CRA where improvements to older commercial buildings is greatly needed.

The proposed improvements include painting and installation of decorative lamp posts along the property perimeter. The following estimates were included with the application.

Pressure washing and paint estimates:

Platinum Painting and Coatings Inc., for pressure washing, painting, estimated at \$4,500. Labor only, paint to be supplied by property owner.

Lamp posts:

K&D Electric of Daytona: Installation of 13 customer supplied lamp posts. Estimate based on wiring being good. 1 pole base is to be repoured and price does not include straightening any bases. Estimate: \$4,600.

Property Owner costs not requested as part of the grant:

1. Thirteen (13) Bellagio 96” High bronze outdoor 3-light lantern lamp posts estimated at \$400 each for a total of \$5,200.
2. Paint and materials estimated at \$2,500.

333 Beville Road - Existing Building and Lighting



Proposed Improvements

Pressure washing & painting: the applicant has chosen a Mediterranean design theme with colors from the approved Mediterranean paint palette below.

Decorative lighting: Bellagio 96” High Bronze Outdoor 3-Light Lantern Mediterranean Design

Walls: SW 6106 Kilim Beige



Soffits: SW 6055 Fiery Brown



Recommendation:

Staff recommends funding the grant request for pressure washing/painting and installation of decorative lamp posts. The City will require the existing electrical concrete pole supports to be straightened prior to installation of new decorative lamp posts. The structural integrity must be confirmed, and the electrical lines must be in working order prior to new lamp post installation.



In addition, while not included in the grant, all weed removal, plant/bush/tree trimming and mulching of beds by the applicant shall be completed and/or maintained prior to reimbursement. These improvements have been underway during the past month or so and the City requires these items to be maintained on an ongoing basis. See images below of improvements currently underway.



Should this request be funded, the total reimbursement of CRA funds will be \$5,000, representing less than 50% of the total estimated project costs of approximately \$17,200. Reimbursement will be made to the applicant upon completion of all improvements and upon proof of payment for grant-related expenses for painting and electrical work.

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 this commercial building.

ATTACHMENT "A"

FAÇADE IMPROVEMENT GRANT APPLICATION EVALUATION TABLE

<i>Façade Improvement Grant Applicant Evaluation Table</i>			
Criteria	Total Points	333 Beville Road	Comments
The proposed project is consistent with the S. Ridgewood Avenue Design Guidelines Manual	20	15	The proposed improvements are consistent with the CRA paint color palette and the design style for the Mediterranean them both for the paint color and decorative lighting style
The proposed project will maintain, enhance, or restore a building's significant architectural features to the greatest extent feasible	20	10	This building is neither Florida Vernacular or Mediterranean and no architectural features are being added to the building. However, the owner is removing the old, dilapidated Victorian style lamp posts and replacing them with decorative Mediterranean style lamp posts as well as utilizing paint colors for the building from the CRA Design Standards Mediterranean paint palette.
The proposed project will significantly improve the visual aesthetic of the existing building/landscaping	20	10	The building will be pressure-washed and painted and will utilize a cohesive design style for paint and decorative lamp posts.
The proposed project will positively impact the city's effort to revitalize the Community Redevelopment Area	20	10	Yes.
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	65	
Bonus: Projects that leverage more private investment will receive bonus points	10	10	<p>The installation of lamp posts, pressure washing, and painting of the building represents a total contractor labor cost of approximately \$9,500.</p> <p>The applicant is paying for the lampposts at an approximate cost of \$5,200 and for paint and materials for a cost of approximately \$2,500 for a total owner investment of \$7,700. The value of all the improvements, including labor and materials is estimated at \$17,200.</p> <p>The new owner is also making improvements based on direction from and coordination with the City's Code Compliance Manager. The owner is bearing additional costs for parking lot and landscaping enhancements.</p>
Total:	110	75	

ATTACHMENT "B"
FAÇADE IMPROVEMENT GRANT APPLICATION PACKET

SOUTH DAYTONA
 CRA FACADE 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: Laikha Aziz
 Legal Business Name: LAMMS Investments, LLC
 Property Address: 333 Beville Road City: S. Daytona Zip Code: 32119
 Phone Number: 386.214.7084 Cell Number: 386.214.7084 Email: Laikha@volusia-medical-supply.com
 Type of Business (please list products/services provided): Currently Vacant

PROJECT DESCRIPTION:

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

Trimming palm trees. Trim existing bushes & plant new hedges & plants. Paint the entire exterior of the building and fix the lighting outside.

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: \$ _____ Estimate 2: \$ _____ Total Project Cost Estimate: \$ Labor paint - 4500.00
Material - 2000.00

CHECKLIST FOR REQUIRED DOCUMENTATION:

Please include the following documents at the time of application submittal.

- Copy of South Daytona and Volusia County Business Tax Receipt (BTR) (please provide number or copy)
- Copy of permit application for proposed work
- Copy of insurance coverage for building
- Copy of written estimates for proposed improvements

X palm trees - 900.00
X Landscaping - 4145.00
decorative lamp posts
11,545.00

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.

-----DO NOT WRITE BELOW THIS LINE-----

DATE APPLICATION RECEIVED: _____ APPLICATION COMPLETE: YES NO
 ADDITIONAL INFORMATION NEEDED: _____ DATE ADDITIONAL INFORMATION RECEIVED: _____



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: 3555121
LAMMS INVESTMENTS LLC

Parcel ID: 534402000150
333 BEVILLE RD , SOUTH DAYTONA

Parcel

Short Parcel Id 534402000150
Property Location 333 BEVILLE RD, SOUTH DAYTONA, 32119
PC Code 7700 - CLB/LDG/UN HALL
Total Bldgs 1
Neighborhood 7369 - SOUTH DAYTONA- S/S BEVILLE RD
Business Name BEACH STREET GYM
Homestead Property No

Primary Owner

Owner LAMMS INVESTMENTS LLC

In Care Of

Mailing Address PO BOX 9067
DAYTONA BEACH FL 32120
[Change Mailing Address Online](#)

All Owners

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

Legal

Millage Group 401-SOUTH DAYTONA
Legal Description LOTS 12 TO 15 INC & LOTS 30 TO 34 INC & E 15 FT OF RIGHT OF WAY OF JONES ST FORMERLY BEING PART OF LOTS 16 & 29 ORANGE BLOSSOM PARK BLAKE MB 6 PG 99 MB 22 PG 158 PER OR 4663 PG 1585 PER OR 7818 PG 4027
Map TWP-RNG-SEC 15 - 33 - 44
Subdivision-Block-Lot 02 - 00 - 0150
Date Created 30-DEC-81
Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7818 / 4027	WD-WARRANTY DEED	2020038436	02/20/2020	I	\$750,000
4663 / 1585	WD-WARRANTY DEED	2001060086	03/15/2001	I	\$535,000
3918 / 0943	WD-WARRANTY DEED	1994066536	04/15/1994	I	\$340,000
3653 / 1153	CT-CERTIFICATE OF TITLE	1991080568	05/15/1991	I	\$2,100,700

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](#)
- [Proposed Tax Notice](#)



Links

[Search Help](#)

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Ronda Alley
Southern Title Holding Company, LLC
555 W. Granada Blvd., Suite 11-12
Ormond Beach, FL 32174

File Number: CM191134

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of February, 2020, between **Steven A. Baker**, a married man, whose post office address is 2280 Granada Drive, South Daytona, FL 32119, grantor, to **LAMMS Investments, LLC**, a Florida Limited Liability Company whose post office address is 275 Gala Circle, Daytona Beach, FL 32124, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Volusia County, Florida, to-wit:

The Land is described as follows:

Lots 14, 15, 30, 31, 32, 33 and 34 and the East 15 feet of the right of way of Jones Street, formerly being a part of Lots 16 and 29, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

Lot 13, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

Lot 12, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

The property IS NOT the homestead of the Grantor(s).

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Witness Name: DAVID G. HOLT

Witness Signature

Witness Name: RONDA E. ALLEY

Steven A. Baker
Steven A. Baker



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/15/20

PRODUCER PAT PATTERSON INSURANCE AGENCY 1000 SOUTH RIDGEWOOD AVE. DAYTONA BEACH FL 32129		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED LAMMS INVESTMENTS LLC 500 BILL FRANCE BLVD #9067 SOUTH DAYTONA FL 32119		INSURERS AFFORDING COVERAGE INSURER A: WESTCHESTER INSURER B: INSURER C: INSURER D: INSURER E:	NAIC #

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L TR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR (GEN'L AGGREGATE LIMIT APPLIES PER POLICY)		02/20/2020	02/20/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMMOD AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EA ACC \$ AGG \$
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If any, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> YES <input type="checkbox"/> NO E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 383 BEVILLE RD, SOUTH DAYTONA BEACH FL 32119

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE:
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ACORD 26 (2009/01)

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ESTIMATE

Beach Street Gym
333 Beville Rd.
South Daytona, FL. 32114
(386) 214-7084

Platinum Painting and Coatings Inc.

1500 Manor Dr.
Daytona Beach 32114
Phone: (386) 697-1567
Email: chris@platinumpaintingfl.com
Web: www.platinumpaintingfl.com

Estimate # 7262020
Date 07/26/2020
Business / Tax # 83-1578854

Description	Total
Exterior Re-paint	\$4,500.00
To pressurewash exterior of building.	
To spray 2 coats of paint to blue awnings.	
To spray 1 coat of paint to the body of building.	
This proposal is for labor only.	
Property owner will be responsible for supplying the paint.	
Quality of paint used should be at least Sherwin Williams Super Paint Grade or better.	
This building will require an estimated 70-80 gallons of paint.	
Each gallon of paint should cost at least \$30. There for your average cost of paint should be around \$2500	

Subtotal	\$4,500.00
Total	\$4,500.00
Deposit Due	\$1,000.00

Beach Street Gym

333 BEVILLE ROAD – PAINT COLORS

WALLS: SW 6106 KILIM BEIGE



SOFFITS: SW 6055 FIERY BROWN



Proposal

K&D Electric Of Daytona

2351 Old Samsula Rd

Port Orange, Fl. 32128

Tele(386) 788-2978 Fax(386) 788-3236

DATE: SEPTEMBER 2, 2020

PROPOSAL SUBMITTED TO:	PROPOSED JOB SITE:
NAME:	NAME:
STREET:333 BEVILLE RD	STREET:
CITY: DAYTONA BEACH	CITY:
STATE: FL	STATE:

We hereby submit specifications and estimates for: **INSTALLING 13 CUSTOMER SUPPLIED POST LIGHTS. PRICE IS BASED ON MOUNTING POLES ON EXISTING POLE BASES AND REUSING EXISTING WIRING. PRICE IS BASED ON WIRING BEING GOOD. 1 POLE BASE IS TO BE REPOURED. Price does not include STRAIGHTING ANY BASES.**

PRICE INCLUDES ALL LABOR, MATERIALS, AND TAX.

We hereby propose to furnish labor and materials-complete in accordance with the specs for the sum of:

FOUR THOUSAND SIX HUNDRED DOLLARS.00 (\$4,600.00)

With payments to be made as follows: **DUE UPON COMPLETION**

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations from the above specifications involving extra costs, will be executed only upon written order, and will become an extra charge. All agreements contingent upon strikes, accidents, and delays beyond our control. This proposal subject to acceptance within 30 days.

AUTHORIZED SIGNATURE _____

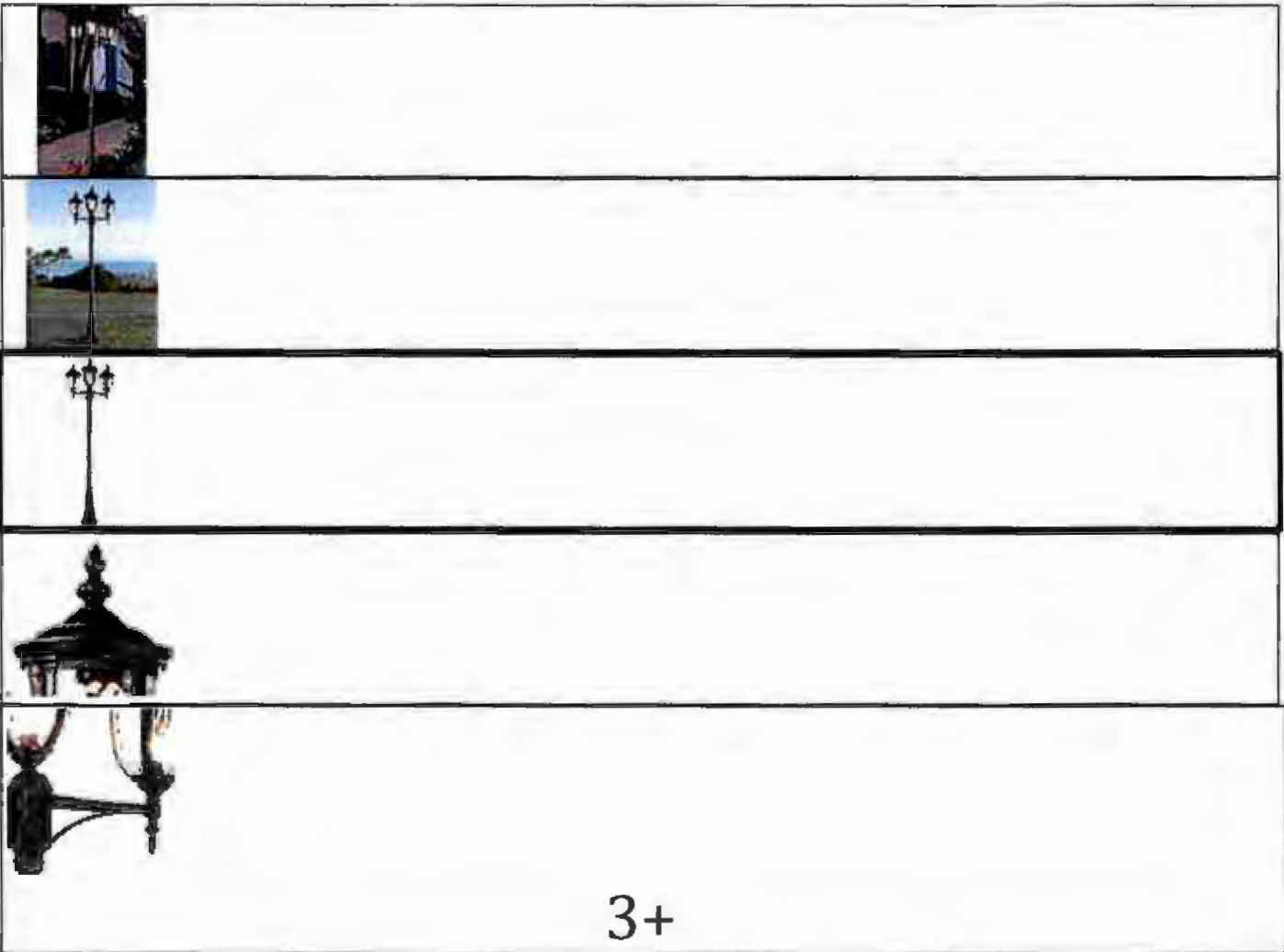
ACCEPTANCE OF PROPOSAL

DATE: _____ **SIGNATURE:** _____

Patty Rippey

From: info <info@volusiamedicalsupply.com>
Sent: Thursday, August 20, 2020 1:57 PM
To: Patty Rippey
Subject: Re: Painting.

Yes, I want lamp posts included in the grant..



VIEW IN YOUR ROOM

MDST POPULAR

Bellagio 96" High Bronze Outdoor 3-Light Street Lantern

31 Reviews | 33 Questions, 46 Answers

\$399.99

I am looking for a post with 24 " base.

Are we allowed to buy on line ?

Thank You

On 8/20/2020 1:33 PM, Patty Rippey wrote:

Great,

I think that will look great!

Do you want the lampposts as part of the grant?

Thank you,

Patty

Patty Rippey, AICP

Redevelopment Director

City of South Daytona

1672 S. Ridgewood Avenue

South Daytona, FL 32119

Office: 386.322.3016

Small City. Big Opportunities.

