

**City of South Daytona**  
**Economic Development**

1672 S. Ridgewood Avenue • South Daytona, FL 32121 • 386-322-3025



**MEMORANDUM**

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

**From: Josh McEnany, Economic Development Director**

**Date: August 12, 2024**

**Re: 1980 South Ridgewood Avenue- Request of Demolition Grant**

Each fiscal year, the City of South Daytona designates funds in its budget for the CRA Demolition Grant. This grant is specifically intended for the demolition of blighted commercial properties located within the US1 Overlay District, with the goal of promoting modern, long-lasting, high-quality development. All proposed projects must adhere to the City's primary objectives and design guidelines for the redevelopment district.

The property at 1980 South Ridgewood, owned by Kyfinn Properties LLC, is set to become the home of Scooters Coffee, one of the nation's fastest-growing brands. The new 664-square-foot building is scheduled to begin serving our community in January 2025. This location is expected to employ 25-30 personnel throughout multiple shifts. The property owners have pursued a demolition grant to partner with the City in removing a blighted building in the US 1 Overlay District.

The program reimburses potential property owners up to 50% of demolition costs based on the lowest price of three separate estimates.

As required by the grant program, three (3) contractors submitted estimates:

Samsula Demolition	\$ 12,783.00
All Seasons Demolition (Verbal)	\$ 13,400.00
Drewery Construction	\$ 13,637.50

**Recommendation:**

Staff recommends funding the grant request with a maximum allocation of \$6,391.50 for the demolition project. Reimbursement will be made to the applicant upon completion of all the work and upon proof of payment for grant-related expenses for demolition. The site must also pass a final inspection by the Chief Building Official.


**CITY OF SOUTH DAYTONA**

Community Redevelopment Area (CRA) Demolition Grant Program

**Demolition Grant Program Application**

- I. Applicant Name: Joseph Young  
Phone: 402-613-2580 Email: joseph@poncillacoffee.com
- II. Owner of Property: Kyfinn Properties, LLC
- III. Project Proposal/Building to be Demolished (Address, Parcel # and Description):  
1980 S. Ridgewood Ave, South Daytona, FL 32119  
Parcel 534416000566 - Pool + Pool Terrace Shop
  - a. Principal Structure (Description): 1,856 SF, one story building built in 1969.
  - b. Secondary Structure (Description): ~~None~~
  - c. Site Preparation Work (Description): Building is empty, clean and site is clear.
- IV. Estimated Cost of Work from Bids Received (3 bids required):
  - a. Bid 1: Contractor Samsla Amount: \$ 1,278,00
  - b. Bid 2: Contractor Drawry Amount: \$ 13,637.50
  - c. Bid 3: Contractor \_\_\_\_\_ Amount: \_\_\_\_\_
- V. Attachments
  - a. Three bids/estimates
  - b. Photographs of site
  - c. Proposed project schedule

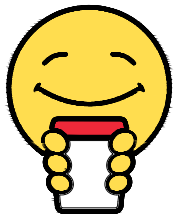
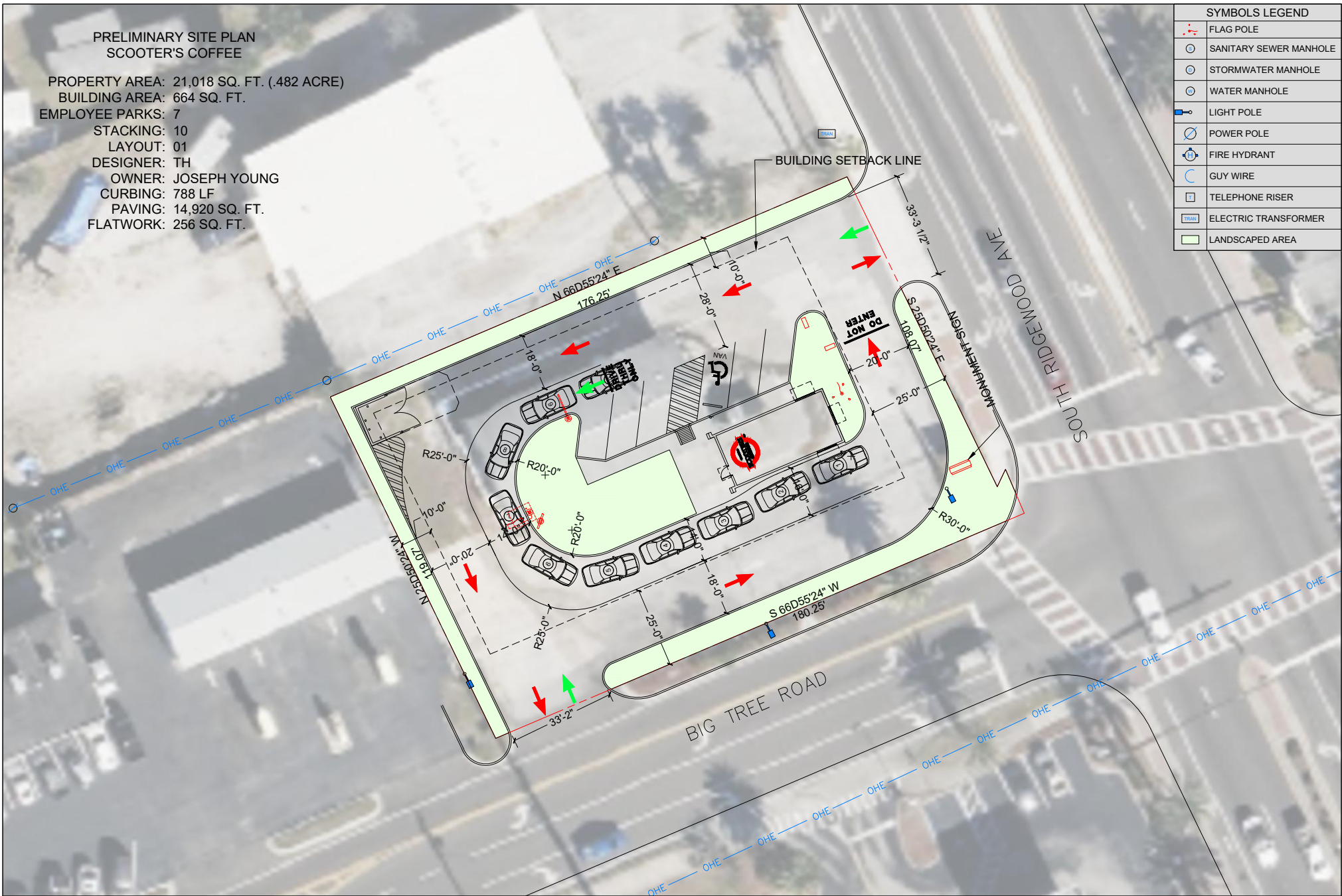
Note: Failure to complete work within six (6) months of approval of the project by the CRAG Board shall result in property owner losing grant reimbursement opportunity. The CRAG Board may consider a time extension in extraordinary circumstances only.

Applicant Signature:  Date: Aug. 9, 2024

PRELIMINARY SITE PLAN  
SCOOTER'S COFFEE

PROPERTY AREA: 21,018 SQ. FT. (.482 ACRE)  
 BUILDING AREA: 664 SQ. FT.  
 EMPLOYEE PARKS: 7  
 STACKING: 10  
 LAYOUT: 01  
 DESIGNER: TH  
 OWNER: JOSEPH YOUNG  
 CURBING: 788 LF  
 PAVING: 14,920 SQ. FT.  
 FLATWORK: 256 SQ. FT.

SYMBOLS LEGEND	
	FLAG POLE
	SANITARY SEWER MANHOLE
	STORMWATER MANHOLE
	WATER MANHOLE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT
	GUY WIRE
	TELEPHONE RISER
	ELECTRIC TRANSFORMER
	LANDSCAPED AREA



SCOOTER'S COFFEE  
 11808 Miracle Hills Dr.  
 Omaha, NE 68154



REVISION:  
 1

DATE:  
 5/3/2024



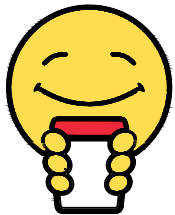
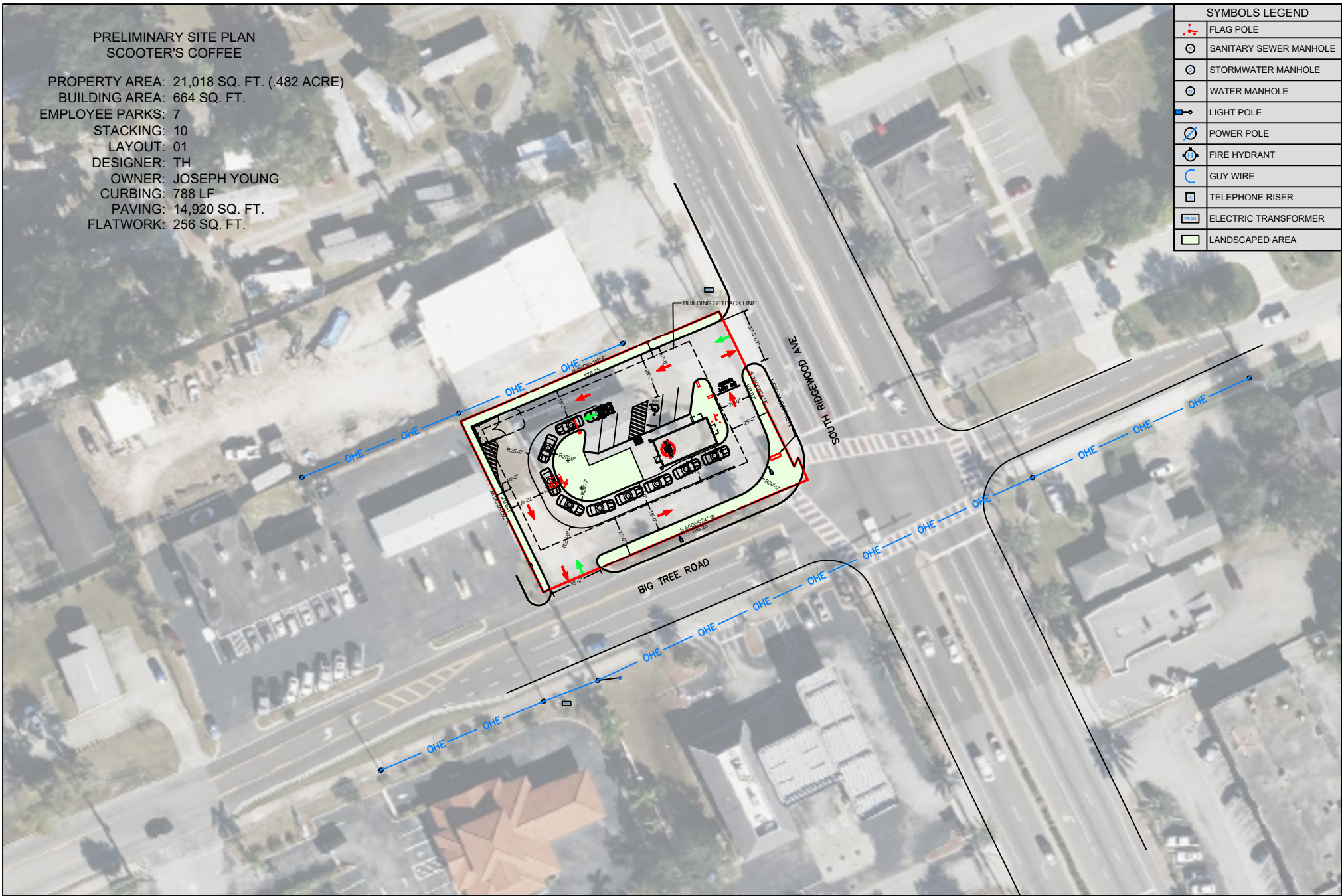
New Scooter's Location  
 1980 S RIDGEWOOD AVE  
 SOUTH DAYTONA, FL



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**SCOOTER'S COFFEE**  
 11808 Miracle Hills Dr.  
 Omaha, NE 68154



**REVISION:**  
 1A

**DATE:**  
 5/3/2024



**New Scooter's Location**  
 1980 S RIDGEWOOD AVE  
 SOUTH DAYTONA, FL



Drewry Site Development LLC  
400 Venture Drive, Suite F  
South Daytona, FL 32119  
(386) 313-3220

# PROPOSAL

5/29/2024

Project: 1980 S. Ridgewood Ave.

**TO: Scooters Coffee**  
1980 S. Ridgewood ave  
South Daytona, FL  
32119, US

Joseph Young  
(402) 613-2580  
joseph@ponceinletcoffee.com

## Scope of Work

Demo building and leave slab

### SITework

	Quantity	Unit Cost	Total Cost
Mobilization *	1 ea	\$1,200.00	\$1,200.00
Demo Building - Block 1 Story	1,950 sq ft	\$5.65	\$11,017.50
Demo Concrete Walkway	355 sq ft	\$4.00	\$1,420.00
	--	--	\$13,637.50

\* Tax not applied to part or subcomponent

**\$13,637.50**

**TOTAL PROPOSAL AMOUNT:**

## Job Specific Notes

If you need us to pull permit, an additional cost of \$450.00 as well as the cost of the permit.

### Excluded (-)

1. Repairs to existing parking lot if damaged.
2. removal of parking lot
3. Asbestos or other hazardous material removal

Please see following 2 pages for general notes, standard inclusions & exclusions, and provisions. A signature is required.



Drewry Site Development LLC  
400 Venture Drive, Suite F  
South Daytona, FL 32119  
(386) 313-3220

## PROPOSAL APPENDIX

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### General Notes & Exclusions:

- Provided costs are based on (1) one mobilization, unless otherwise noted in Proposal.
- No tree barricades, landscaping, sod, seed, or mulch provided unless otherwise noted in Proposal.
- Removal and replacement of any rock or unsuitable material is not included, unless otherwise noted in Proposal.
- Not responsible for removal of any hazardous materials unless otherwise noted in Proposal.
- Price does not include septic tank abandonment of any or tank pumping unless otherwise noted in Proposal.
- SWPPP By Others unless otherwise noted in Proposal.
- All permits, impact fees, bonds, and inspection fees are to be handled by others unless otherwise noted in Proposal.
- Control staked by others.
- Not responsible for drainage in areas with less the 1/4" per foot of fall.
- Not responsible for damage caused by others to our work or items we install; repairs will be at extra cost.
- Not responsible for damage to any unmarked utilities.
- Decrease in quantities often results in an increase in per-unit pricing.

### Demolition Notes:

- Drewry Site Development retains all salvage rights, if Demolition occurs.
- Price does not include Rodent Abatement unless otherwise noted in Proposal.
- Price does not include removal or haul-off of any hazardous materials or fuel oils, unless otherwise noted in Proposal.

### Asphalt Notes:

- If the original base was designed and previously installed by others, Drewry Site Development cannot guarantee this asphalt surfacing against possible future cracking, settlement, drainage problems, minor birdbaths or root heave by adjacent plant material. We do, however, guarantee our own work against all defects in materials and workmanship for a period of one year.
- New (fresh) asphalt pavement is subject to scuffing, marking and tire tracks. Drewry Site Development is not responsible for these issues.
- Drewry Site Development assumes when contacted by contractor that base/subbase are within specification tolerance, design elevation & cross slope. Drewry Site Development will be compensated per unit rate for any overruns due to elevation/cross slope corrections through no fault of Drewry Site Development.
- Any additional Asphalt tonnage will be billed at \$200 per Ton.

### Concrete Notes:

- All concrete is 3,000 psi unless otherwise stated.
- Grade to plus or minus -.1' (one-tenth of one foot).
- Normal access for concrete trucks is assumed. No pumping is included unless otherwise listed above.
- Costs for concrete work is based on unit pricing.

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### Provisions:

- Proposal becomes a legal binding contract upon acceptance. Authorization to begin work described in this Proposal shall be deemed acceptance of the Proposal. In the event a subsequent or supplemental contract or agreement is executed hereafter with additional terms, the terms of this Proposal shall control in the event of a conflict unless otherwise agreed to in writing. In the event Owner/Prime Contractor terminates this Proposal or directs work to be started, Owner/Prime Contractor shall be liable to pay Drewry Site Development for any actual work authorized and performed up to the time of such termination billable at market rates which shall be due Net 30.
- Drewry Site Development's Proposal including all notes, terms and conditions mentioned herein must be signed where stated. Should the Owner or Contractor require a form other than Drewry Site Development's Contract Agreement, Drewry Site Development's full Proposal must be referenced as an attachment in the contract and must be signed by an authorized representative of both companies.
- Unless otherwise noted, Proposal is based on the Civil Plans. If Civil Plans conflict with any others, Civil Plans take precedence.
- Owner/Prime Contractor agrees to pay all attorney's fees & costs associated with collection of amounts due or other dispute or enforcement actions arising from this Proposal.
- Disputes arising from this Proposal shall be subject to venue and forum in the courts in and for Volusia County, Florida.
- Proposal based upon all quoted items being awarded as a package.
- Liquidated Damages are excluded unless otherwise noted in Proposal.
- Flow Down clauses are excluded unless otherwise noted in Proposal.
- Certified Payroll is not included unless otherwise noted in Proposal.
- If this project requires special or prevailing wages, unit price may be affected, and this Proposal shall be subject to revision.
- If quantities provided by Client vary by more than 10% from plan, Drewry Site Development reserves the right to adjust its unit prices.
- Drewry Site Development shall be provided with suitable access to the work area. If Drewry Site Development's work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be performed and completed so as to permit Drewry Site Development to perform its work in an uninterrupted single shift operation.
- The project schedule must permit sufficient time for Drewry Site Development to complete our work. Drewry Site Development recognizes that time is of the essence and will begin performance and diligently perform the work in such a manner so as not to delay the project.



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## PROPOSAL APPENDIX

- Drewry Site Development payment is not subject to a "condition precedent" of payment(s) from, to, or by Owner, Prime Contractor, or Financial Institution. In Privity Contracts, Payment in full will be made upon completion. In the event that the amount herein shown is not paid when due, interest at the highest legal rate per annum shall accumulate on total due. All costs of collection shall be paid by the customer including reasonable attorney fees. Florida Statutes 218 & 713 will be followed and applied in strict accordance, in their entirety. Notice To Owner/ Notice of Commencement information due with executed Proposal or prior to Drewry Site Development mobilization to the project.
- If the Proposal is for Unit/Qty vs Contract Sum (AIA), final billing and payment will be based on final measurements.
- All retainages withheld must be paid within (30) thirty days from the last day of work done by Drewry Site Development.
- In the event that the amount herein shown is not paid when due, interest at the prime rate plus 10% per annum shall accumulate on the total due.

Unless otherwise indicated in writing, this quotation expires (30) thirty days from date of Proposal and market increases may apply thereafter. This Proposal may be extended for additional periods of time, at the sole discretion of Drewry Site Development.

Should the project fail to be completed by the scheduled end date, Drewry Site Development reserves the right to renegotiate an adjustment to the prices quoted.

### Acceptance of Proposal:

The prices, specifications, and conditions above are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

### Proposal Prepared By:

Scott Drewry | **Drewry Site Development LLC** | (386) 313-3220 | [Estimating@DrewrySite.com](mailto:Estimating@DrewrySite.com)





## **SAMSULA DEMOLITION**

Phone: 386-423-6769

Cell: 386-314-2254

Fax: 386-423-1436

Email: [mike.samsulademolition@yahoo.com](mailto:mike.samsulademolition@yahoo.com)

363 State Road 415

New Smyrna Beach FL, 32168

## **PROPOSAL CONTRACT AGREEMENT**

To: Kysynn Properties

Attn: Scott

Date: 4/19/24

Phone: 402-613-2580

Email: [joseph@ponceinletcoffee.com](mailto:joseph@ponceinletcoffee.com)

We hereby submit specifications and estimates to:

**PROJECT: 1980 South Ridgewood Ave South Daytona, Fla.**

**DESCRIPTION OF WORK: Mobilization of Equipment, Supervision, Trucking of Debris to a Licensed Disposal Facility including Tipping Fees, Recycling of any Concrete, Salvage Rights.**

### **Demolition:**

- **Demo of a Single Story Commercial Structure (App. 2,238 s.f.) Slab and Foundation to Remain.**
- **FDEP 10-Day Mandatory Notification of Demolition.**
- **Environmental Survey (To Determine if any Asbestos Containing Materials are Present)**
- **Demo Permit (City of South Daytona)**
- **Any Capping/ Plugging/ Rerouting/ Grouting/ Sealing of any Utilities is by Others.**

**Total: \$12,783.00**

**Note: Samsula is not Responsible for any Damage to Utilities that Remain in the Slab to be Saved During the Demolition Process.**



**PRICE DOES NOT INCLUDE: bond, impact fees, erosion control, silt fencing, tree protection, turbidity barrier, removal of any unsuitable/hazardous/contaminated materials, removal of any asbestos containing materials, utility relocates, abandonment of any storage or electrical vaults/wells/transformers/grease traps/gas-fuel-oil-propane-tanks/septic tanks, open cuts in roadways, parking lot repairs of any kind, right of way work, sidewalk repair or replacement, electrical work, abandonment and or replacement of curb cuts/driveway aprons, any type of fencing, rodent affidavit, surveyors site plan showing proposed structure.**

**SAMSULA WASTE INC. DBA SAMSULA DEMOLITION WILL BE RESPONSIBLE ONLY FOR WORK STATED ABOVE.** All material is guaranteed to be as specified. Upon execution of this proposal, Samsula Waste Inc. dba Samsula Demolition reserves all salvage rights regarding demolition. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation. NOTE: This proposal may be withdrawn by us if not accepted within Thirty (30) Days.

**SAMSULA REPRESENTATIVE:** \_\_\_\_\_

PLEASE SIGN BELOW AND RETURN ORIGINAL UPON ACCEPTANCE

UPON EXECUTION OF THIS PROPOSAL, THIS DOCUMENT BECOMES A CONTRACT.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized Samsula Demolition to do the work as specified. Payment will be made regardless of damage claim. If the Contract is canceled after it has been executed, by the customer. The customer shall pay a fee of \$350.00 plus any costs incurred by Samsula Demolition. Contract balance will be due in full upon completion of the scope of work. In the event that amount herein shown is not paid when due, interest at the highest legal rate per annum shall accumulate on total due. All costs of collection shall be paid by the customer including but not limited to reasonable attorney fees.

**CUSTOMER'S SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PROPOSAL GOOD FOR 30 DAYS**



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SALE  
OR  
LEASE

848-596-1210