

City of South Daytona

Redevelopment Department

Post Office Box 214960 • South Daytona, FL 32121 • (386) 322-3016



Memorandum

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

From: Patty Rippey, Redevelopment Director

Date: July 29, 2022

Subject: FY 2022-23 Community Redevelopment Area (CRA)
2036 South Ridgewood Avenue – Request for Façade Improvement Grant

The City of South Daytona annually budgets redevelopment funds for the CRA Façade Improvement Grant to promote beautification of the City’s redevelopment district along South Ridgewood Avenue. Proposed work must be consistent with the City’s overall goals and design standards for the redevelopment district.

Analysis of Request for 2036 South Ridgewood Avenue:

The property owners and business owners (*Ralph and Andra Perez*) of Curb Appeal Hardscaping, LLC, located at 2036 South Ridgewood Avenue, applied for a CRA Façade Improvement Program grant to aid with the restoration and repaving of the original parking lot. This property is zoned Business General Commercial (BGC) and located in the CRA.

2036 South Ridgewood Avenue – Curb Appeal Hardscaping



As pictured on the preceding page, the owner previously improved the building with a new roof, stucco façade, new paint, installation of decorative exterior elements, such as, architectural shingles, decorative stone, and a new window. Other site improvements include decorative aluminum fencing with stone columns.

The owner is now planning to restore the original parking lot by removing decorative pavers, repaving, and restriping the parking lot. (See concept site plan pictured right) There will be nine parking spaces including one handicapped space. The owner will install new landscaping to freshen the appearance of the site.



As required by the grant program, two estimates were obtained, for paving, sealing, and striping of the parking lot.

Paving Estimates:

1. M&S Asphalt Paving, \$18,000
2. The Alternative Paving, \$28,050

Recommendation:

Staff recommends funding the grant request to assist this property owner in improving the property and the CRA commercial corridor. Should this request be funded, the total reimbursement of CRA funds will be \$5,000 representing approximately 28% of the total estimated project costs of the lowest bid of \$18,000. To date this owner has invested over \$40,000 toward improving both interior and exterior of the property and building. This grant program is a reimbursement program and funds will only be released upon project completion, approved final inspection, and proof of payment by the applicant to contractor. In addition, prior to reimbursement, the business owner will be required to complete the new planned landscaping as well as weeding and refreshing the existing landscaped areas along the front of the property.

2036 South Ridgewood Avenue
Curb Appeal Hardscaping, LLC
Concept Site Plan for Restoration, Repaving, Restriping of Parking Lot



SOUTH DAYTONA

CRA FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION FORM

22 JUL 6 11:45AM

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: Ralph Perez

Legal Business Name: Curb Appeal Hardscaping LLC

Property Address: 2036 S Ridgewood Ave City: South Daytona Zip Code: 32119

Phone Number: 386-562-3738 Cell Number: 386-562-3738 Email: _____

Type of Business (please list products/services provided): Outdoor living company, pavers, kitchens, grills

PROJECT DESCRIPTION:

Summarize project to include as much detail about visual and structural improvements as possible. Attach necessary sheets as necessary.
We have done new windows, door, stucco, roof, and paint We are asking for a grant for re asphaltting
Parking lot to its original, with spaces in front of the building. We will also be adding landscaping.

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: \$ \$18,000.00 Estimate 2: \$ \$28,050.00 Total Project Cost Estimate: \$ \$21,000.00

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

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: _____