



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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## AGENDA

### DOWNTOWN REDEVELOPMENT BOARD

Tuesday, September 6, 2022 - 12:00 P.M.

### City Commission Chambers - City Hall

**NOTICE** – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Approval of Minutes: August 2, 2022 Meeting
4. Staff Reports:
  - a. Safety report
  - b. Budget
  - c. City owned vacant lots
  - d. Parking signs

5. Public Comments:
6. Board Comments:
7. Adjournment:

Redevelopment Board Approvals		
Approval	Initials	Date
Redevelopment & Neighborhood Services Director	[Signature]	8/31/22
City Attorney	[Signature]	8/31
City Manager	[Signature]	9-1-22

49/1

**DOWNTOWN REDEVELOPMENT BOARD**  
**MINUTES**  
**Tuesday, July 5, 2022**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, July 5, 2022, at 12:00 p.m. The meeting was held in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present:**

Mr. Pete Zahn, Chair  
Ms. Freddie Smith-Friend  
Mr. Kenneth Hunt  
Mr. Jake Nicely  
Mr. James Newman

**Board Members Absent**

Ms. Sheryl Cook  
Mr. John Kamchan  
Mr. Tibor Benke

**Staff Members Present**

Mr. Ken Thomas, Redevelopment Director  
Ms. Kira Honse, Assistant City Attorney  
Ms. Michele Toliver, Redevelopment Project Manager  
Mr. Doug Gutierrez, Principal Planner  
Lieutenant Tracy Miller, Daytona Beach Police Department  
Ms. Gina Fountain, Board Secretary

**1. Call to Order**

Mr. Zahn called the meeting to order at 12:00 p.m.

**2. Roll Call**

Ms. Fountain called the roll and noted members present as stated above

**3. Approval of Minutes**

**Board Action:**

A motion was made by Mr. Hunt, seconded by Mr. Nicely, to approve the minutes of the May 3, 2022 meeting as presented. The motion carried (4-0).

4. **Historic Overlay (HO) Zoning Map Amendment- DEV2022-073 (Quasi-Judicial):**

A request from the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the City Island Recreation Center Annex, located at 110 East Orange Avenue Daytona Beach, Florida, 32114.

**Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated the structure addressed is located at 110 E. Orange Avenue and a one-story Masonry Vernacular constructed in 1943, designed by Architect Alan J. McDonnell and constructed by M.P.S. Builders of Daytona Beach. He stated the structure was originally designed as a recreation hall for the Women's Army Corps (WAAC or WAC) stationed at the nearby Bethune Point, then reverted to City Island National Register Historic District, and is in the Downtown Redevelopment District. He stated Section 3.4.D.3, Site-Specific Zoning District Map Amendment requires that the historic site meet **at least Three of Nine** criteria and this application meets **Nine of Nine** criteria, which brief of overview and history was provided. He stated Staff recommends approval of the request for a historic Overlay (HO) Zoning District Map Amendment for 110 E. Orange Avenue Known as the City Island Recreation Center Annex Building. He stated on May 17, 2022, the Historic Preservation Board voted 6-to-1 to recommend approval to the City Commission.

**Board Comments:**

Mr. Newman asked is this structure already on the National Historic Register?

Mr. Gutierrez responded yes; it was added onto the Jackie Robinson Stadium.

Mr. Newman asked so what is the benefit of adding the historic overlay to it?

Ms. Honse stated the National Registry does not offer the same protection of the building as a historic overlay.

Mr. Newman asked what type of protection?

Ms. Honse stated it has to go through a more complete process in order to receive a demolition permit. She stated that without the overlay it could be just demolished without any kind of hearing or process for it. She stated it would need a permit, but not a hearing process and this provides a hearing process for the demolition.

Mr. Nicely asked what is going on with City Island?

Mr. Gutierrez stated he was not sure about City Island but does know there is a committee that was established to look into funding and proposed uses for this building.

Mr. Hunt stated that the committee members are in the process of determining the use for the building and the possible income producing opportunities. He stated that the information will be presented to the City Manager towards the end of the month or the beginning of August and then it will go to the Commissioners and everyone else to determine if what was presented by the committee is acceptable.

Mr. Nicely asked if the building owned by the City or Redevelopment Department and who is going to spend the \$600,000?

Mr. Hunt stated that the building is still owned by the City and the Committee will recommend the future the use. He stated that if the City Manager and City Commissioners agree, then grants and personal investments would be taken into consideration.

Ms. Smith-Friend asked will there be a lot of restrictions put on the City for the usage with the overlay in place and would it also effect demolition?

Mr. Gutierrez stated that it only effects the exterior of the building not the use. He stated even though the Historic Preservation Board would have to review the demolition, it would not prevent it from occurring. He stated the Historic Preservation Board would have up to six months to either come up with a solution to relocate it, find funding to rehab it, or obtain any materials that have historic value. However, the review does not prevent the demolition of the building even with a local historic designation.

Mr. Newman stated that if the City Commission decides to demolish the building because of no use or does not meet the criteria will it be postponed by this extra process?

Mr. Gutierrez stated the demolition would be postponed up to six months.

Mr. Zahn stated that this building would need the overlay designation that would require the Historic Preservation Board to review if a demolition permit is received. He asked for a motion to approve this historic overlay district zoning map amendment.

Mr. Hunt stated that he would have to recuse himself from voting because he is on the Orange Avenue Recreation Center Committee.

Ms. Honse informed Mr. Hunt that he does not have to recuse himself from voting because there is no conflict.

Mr. Nicely asked Mr. Hunt to explain the trajectory and what is going to happen to the building if the overlay is put in place and they have access to the \$75,000 grant. In addition, what other costs will be required to do the renovation?

Mr. Hunt stated that the committee would be presenting ideas for usage and to come up with an ability for it to be sustainable so that the city does not necessarily have to come out of pocket for maintaining the building. He stated that a final decision will be made by the City Manager and City Commission for the use.

Mr. Nicely asked what is the main motivation and sense of urgency for this building?

Mr. Hunt stated that at one point the City was looking at demolition of the building and then the community became involved and wanted the building saved. He stated that the City decided to create a committee to determine the options or usage with a 90-day timeframe before a final decision is made.

Mr. Nicely asked if the building could be moved because his concern that if the board paint themselves into a corner with something that is right in the middle of a desirable area. He stated that City Island have had multiple proposals for redevelopment and there is no Master Plan in place for what is going on with City Island. He stated the current focused is only to fix one thing and not thinking about the whole thing.

Mr. Zahn asked is the restriction that this is going to place on the building is primarily related to demolition?

Mr. Gutierrez stated that the building currently has limited protection without the overlay.

Ms. Honse stated that the Land Development Code (LDC) outlines the Certificate of Appropriateness process that is called Delayed Demolition and there are various points that happen. She stated that the final point is if within the period of delay, no alternative to demolition has been arrived at which is acceptable to the owner and after architectural and historic documentation has been prepared by the applicant and submitted to the City, the City shall then issue the demolition permit upon demand if all other requirements had been met. She stated that it is not an absolute prohibition against demolition, just gives time to figure out if it can be moved to document the historic nature, take photographs, remove the historic wood, and various historic items to preserve those. She stated there is not an absolute prohibition against it but it causes certain steps to have to be done by the owner which is the City and the City has applied for this overlay district.

Mr. Hunt stated the committee is taking in consideration of maintaining much of the architectural integrity of the property with a few modern amenities within it and to blend in with the community, with the sweetheart trail. In addition, tying the building in with Brown & Brown, the Esplanade and all the storefronts along Beach Street should be taken into consideration.

Mr. Nicely asked the timeframe of the start of renovation?

Mr. Hunt stated once the committee submit their recommendations to the City, then the City will determine based on resources and grants that may be available and potential renters before a final decision is made.

Mr. Newman asked has there been an assessment on the building for potentially hazardous building materials and asbestos?

Mr. Hunt stated the committee toured the building and that was not one of their concerns.

Mr. Newman stated that Brown & Brown redesigned the original Master Plan for Riverfront Park, so the Master Plan is not necessarily set in stone.

Mr. Hunt asked are we at the stage were we make the motion to approve the request?

Mr. Newman stated there are a lot of buildings in our city that do not get the attention of this particular one that have a distinct local historic value. He stated this building has a bland architecture and does not have the flair of the other local buildings. He stated that the building does not seem significant but he is a non-voting member because he is on the Planning Board.

Mr. Hunt stated the reason for the urgency in this particular case is because it was slated for demolition.

Mr. Zahn call for a roll call vote.

### **Board Action**

It was moved by Mr. Hunt to approve the Historic Overlay (HO) Rezoning of City Island Recreation Center. Mr. Zahn seconded the motion in accordance with the staff report as presented. The motion failed 2-to-2 (1 non-voting member).

## **5. Historic Preservation Grant – 128 Orange Avenue**

Staff recommends approval of the Historic Preservation Program Grant for Thomas Leigh Acquisition Corporation in the amount not to exceed seventy-five thousand dollars (\$75,000).

### **Staff Presentation**

Ken Thomas, Redevelopment Director, presented the staff report which was included as part of the packet. He stated this particular building is for renovation and restoration of a commercial building/office space near Orange Avenue. He stated that the total project acquisition and renovation exceeded \$1.6 million according to the owner. He

stated the project would be an improvement to Orange Avenue and the downtown community. He stated that the renovation cost with the \$75,000 grant, staff can support this project. He stated with the boards approval today then it will move on to the CRA board for their approval. He stated that Stephen Furnari is here today to answer any questions by the board.

### **Applicant Presentation**

Stephen Furnari, Co-founder, Thomas Leigh Acquisition Corporation and Ripple Coworking, stated that the historic building was formerly the Daytona News-Journal and all its predecessors that has been closed for four years. He stated that he hopes this will be a Marquee building in the downtown area that helps support all of the local businesses who have been very supportive of the project.

### **Board Comments**

Mr. Hunt asked can you tell us what your intentions are for the building?

Mr. Furnari stated the there are plans to operate shared workspaces/c-working space. He stated there will be 72 offices for entrepreneurs, remote workers, and some professionals. He stated it will be a place for locals and those visiting for conventions or other work-related business to use as a drop in space to work.

Mr. Zahn asked what is the available maximum and minimum square footage?

Mr. Furnari stated that would be an eight-by-eight kind of offices all the way up to a team room that can accommodate ten and everything in between.

Mr. Newman asked do you have other businesses like this in other areas?

Mr. Furnari stated the company have been operating shared workspaces for 20 years and in major metropolitan areas with a location currently in Flagler Beach. He stated that the companies first project was a shared workspace for attorneys only and gradually over time started them for multiple professional businesses.

### **Board Action**

It was moved by Ms. Smith-Friend to approve the Historic Preservation Grant-128 Orange Avenue. Mr. Nicely seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 (1 non-voting member).

## **6. Historic Preservation Grant – 230 S. Beach Street**

Staff recommends approval of the Historic Preservation Program Grant for Van Gogh Enterprises in the amount of \$50,826.37.

### **Staff Presentation**

Ken Thomas, Redevelopment Director, presented the staff report which was included as part of the packet. He stated that he had an opportunity to visit the site located at 230 S. Beach Street to inspect the elevator. He stated that Van Gogh Enterprises has requested an Historic Preservation Grant to support a new elevator in the building. He stated that \$75,000 is the maximum amount that staff could support with this building and because of previous grant awards for the owner, this request would only equal \$50, 826.37 for this project to complete the repairs of their elevator. He stated their representative is here to answer any questions.

### **Applicant**

Kim Thomas, representing Wendy Wen, 220 N. Atlantic Avenue, stated that she hopes everyone has a copy of Elevator Modernization Agreement. She provided an overview of the agencies that Ms. Wen is currently working with to keep the building under code, which is the reason for the grant request. She stated that Ms. Wen opened her gallery on September 1, 2021 with 70 artists and once the second floor of the building is completed, she will house 100 artist. She stated that an upgraded elevator would allow complete accessibility for the building, not only for artists who might choose to house themselves there but the second floor would be primarily the space for classrooms and individual studios.

### **Board Comments**

Mr. Zahn asked when are you going to start on the mural that was previously approved?

Ms. Thomas stated that Ms. Wen would have to provide the answer to that question.

Ms. Newman asked is there an existing elevator, if so, would it be replaced or repair?

Ms. Thomas stated that there would be a some repairing and replacing of the parts for the elevator that would be an estimated cost of \$85,595.

Mr. Zahn stated the Elevator Modernization Agreement states it is to meet Americans with Disabilities Act (ADA) requirements.

Ms. Thomas stated that if Ms. Wen take the elevator out or if it becomes totally dysfunctional then her building would be out of compliance for ADA because the rest of the building would not be accessible.

Ms. Smith-Friend asked does this building have a freight elevator in the back or is this the only elevator.

Ms. Thomas replied this is the only elevator for the business.

## **Board Action**

It was moved by Mr. Hunt to approve the Historic Preservation Grant-230 S. Beach Street. Ms. Smith-Friend seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 (1 non-voting member).

## **7. Staff Report**

- a. Lieutenant Tracy Miller, Daytona Beach Police Department, briefly introduced herself and provided a summary of the CompStat Report.

Mr. Zahn asked what the difference between the level of a theft, larceny, and burglary?

Lieutenant Miller provided a brief explanation of the three.

Mr. Hunt asked was there a particular year or make and model for the auto thefts?

Lieutenant Miller stated she can not speak for the particular year, but Kia and Hyundai are the make and models. She stated that the thieves are breaking the steering wheels and using a USB chip to start the cars.

Ms. Smith-Friend asked were there any homelessness and solicitation reports?

Lieutenant Miller stated the biggest solicitation that is going on and unfortunately is not being reported, are people going into convenience stores and hanging outside and verbally asking for money. She stated that the people holding the signs, are immediately address by officers and if they receive reports from individuals, the matter is taken care of.

Ms. Smith-Friend stated that there were two homeless individuals that had to be escorted out of the yacht club in the past few weeks. She stated their use to be an issue down by the Marina where the homeless were sleeping and sitting in the bushes down.

Lieutenant Miller stated that Captain Nikolow sent out an email regarding the southside of the Marina. She stated that officers have gone down there and observed an old camp, but after regular checks no one observed and no recent complaint calls.

Mr. Newman stated that he and others have been panhandled a number of times walking by the bank building next to the post office. He stated that the homeless hang out there and sit on the planter box and the wall in front of the post office. He stated that has been a recent problem area for us.

Mr. Hunt stated there is also a problem on Magnolia Avenue between Palmetto Avenue and Ridgewood Avenue just east of 7-11.

Lieutenant Miller stated she will have officers look into that.

b. Ken Tomas, Redevelopment Director, stated that he was here to hopefully encourage all board members to complete their Statement of Financial Interest that they should have received by email. He stated that with the new legislation there are talks about fining individuals that do not fill out their Statement of Financial Interest. He stated that he has copies of the form for anyone that needs them.

Mr. Zahn asked if we do one, is that enough for all boards?

Mr. Thomas stated yes, one form could be used for all the boards that an individual serves on.

Board members asked if there was a way to check the status of their forms that was sent in by mail to the County Clerk office.

Mr. Thomas stated per Ms. Toliver the City Clerk has a list of individuals who have completed their forms by contacting Latisha.

Mr. Thomas stated that there are a few board members whom term has expired and identified those individuals as Ms. Smith-Friend, Jake Nicely, and John Kamchan. He stated that these individuals can serve two terms and another application has to be completed to renew their term.

Mr. Hunt asked if Mr. Thomas could provide the term expiration dates for all board members.

Mr. Thomas provided the term expiration date for all board members.

Ms. Toliver stated that to remain a board member is not automatic and if you choose to serve a second term an application must be completed online.

Ms. Smith-Friend stated that she will complete her application online to serve a second term on the board.

Mr. Nicely stated he is on his second term now.

Ms. Honse stated that the code allows for members to serve until their position is filled.

Mr. Newman asked as an appointee of the Planning Board, does my term expire?

Ms. Honse stated that your term is based on the Planning Board position, so when you are no longer eligible for the Planning Board, then you would not be eligible for this board.

8. **Public Comments**

There were no comments

9. **Board Comments**

Mr. Newman thanked the other board members for welcoming him.

10. **Adjournment**

It was moved by Mr. Hunt to adjourn the meeting. Mr. Nicely seconded the motion to adjourn the meeting. The motion passed 5-to-0.

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Pete Zahn, Chair

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Gina Fountain, Board Secretary

City of Daytona Beach  
Community Redevelopment  
Agency  
Tentative Budget (First Public Hearing)  
FY 2022/23



September 7, 2022

**City of Daytona Beach**  
**Tentative Budget (First Public Hearing)**  
**FY 2022/23**

Fund	Revenue	Operating	Transfers	Projects	Reserve / Contingency	Expenditures
130 - Redevelopment - Downtown	2,029,496	1,447,579	172,277	409,640	-	1,447,579
131 - Redevelopment - Main St	5,172,323	721,625	2,507,570	1,943,128	-	721,625
132 - Redevelopment - Ballough Road	232,248	139,859	-	92,389	-	139,859
133 - Redevelopment-Midtown	865,056	339,757	213,805	311,494	-	339,757
134 - Redevelopment-South Atl	338,436	31,500	-	306,936	-	31,500
	<b>\$ 8,637,559</b>	<b>\$ 2,680,320</b>	<b>\$ 2,893,652</b>	<b>\$ 3,063,587</b>	<b>\$ -</b>	<b>\$ 8,637,559</b>

**City of Daytona Beach**  
**Community Redevelopment Agency**  
**Revenue Summary by Fund and Source (First Public Hearing)**  
**FY 2022/23**

	Permits, Fees, Assessments	Inter-governmental	General Government	Miscellaneous	Other Sources	Total
130 - Redevelopment - Downtown	1,884	1,021,992	117,643	1	887,976	2,029,496
131 - Redevelopment - Main St	11,440	2,758,344		5,899	2,396,640	5,172,323
132 - Redevelopment - Ballough Road		124,272			107,976	232,248
133 - Redevelopment-Midtown		462,876			402,180	865,056
134 - Redevelopment-South Atl		181,092			157,344	338,436
	<b>13,324</b>	<b>4,548,576</b>	<b>117,643</b>	<b>5,900</b>	<b>3,952,116</b>	<b>8,637,559</b>

**City of Daytona Beach**  
**Community Redevelopment Agency**  
**Detailed Revenue by Fund**  
**FY 2022/23**

Cost Center	Account		Title	FY 2020/21	FY 2021/22		FY 2022/23
	Object	Project		Actual	Amended Budget	YTD	Tentative Budget
<b>130 - Redevelopment - Downtown</b>							
000000	361101	000000	Interest On Investments	3,929	-	-	-
000000	369914	000000	Miscellaneous Revenue	1	6	-	1
000000	399001	000000	Appropriation Of Fund Balance	-	838,075	-	-
150210	329011	000000	Permits - Sidewalk Cafe	2,152	-	-	-
150210	329506	000000	Permits - Sidewalk Cafe	-	423	88	1,884
150210	338003	000000	Increment - Downtown Redev	663,690	977,134	976,303	1,021,992
150210	345900	000000	Payment From Component Unit	61,056	101,295	101,295	117,643
150210	381005	000000	Transfer - General Fund	539,007	772,300	772,344	887,976
				<b>1,269,834</b>	<b>2,689,233</b>	<b>1,850,029</b>	<b>2,029,496</b>
<b>131 - Redevelopment - Main St</b>							
000000	344505	000000	Parking - On Street-Corbin Lot	-	-	16,601	-
000000	361101	000000	Interest On Investments	10,242	-	-	-
000000	362017	000000	Rent - 146 & 148 S. Grandview	6,000	11,831	5,912	5,887
000000	369914	000000	Miscellaneous Revenue	14	12	-	12
000000	399001	000000	Appropriation Of Fund Balance	-	6,375,469	-	-
150220	329011	000000	Permits - Sidewalk Cafe	11,482	-	-	-
150220	329506	000000	Permits - Sidewalk Cafe	-	10,686	5,374	11,440
150220	338004	000000	Increment - Main St Redev	2,443,696	2,436,086	2,436,797	2,758,344
150220	381005	000000	Transfer - General Fund	1,985,062	1,925,393	1,925,978	2,396,640
				<b>4,456,496</b>	<b>10,759,477</b>	<b>4,390,662</b>	<b>5,172,323</b>
<b>132 - Redevelopment - Ballough Road</b>							
000000	361101	000000	Interest On Investments	2,506	-	-	-
000000	399001	000000	Appropriation Of Fund Balance	-	1,481,491	-	-
150230	338005	000000	Increment - Ballough Rd Redev	113,404	116,685	116,686	124,272
150230	381005	000000	Transfer - General Fund	92,100	92,225	92,225	107,976
				<b>208,010</b>	<b>1,690,401</b>	<b>208,911</b>	<b>232,248</b>
<b>133 - Redevelopment-Midtown</b>							
000000	361101	000000	Interest On Investments	1,944	-	-	-
000000	364001	000000	Sale Of Land	-	-	24,000	-
000000	399001	000000	Appropriation Of Fund Balance	-	1,183,133	-	-
150240	338006	000000	Increment - Midtown	364,748	398,283	410,181	462,876
150240	381005	000000	Transfer - General Fund	296,370	314,792	324,277	402,180
				<b>663,061</b>	<b>1,896,208</b>	<b>758,459</b>	<b>865,056</b>
<b>134 - Redevelopment-South Atl</b>							
000000	361101	000000	Interest On Investments	967	-	-	-
000000	399001	000000	Appropriation Of Fund Balance	-	635,803	-	-
150250	338007	000000	Increment - So Atlantic	136,187	131,788	127,125	181,092
150250	381005	000000	Transfer - General Fund	110,194	104,161	104,161	157,344
				<b>247,348</b>	<b>871,752</b>	<b>231,286</b>	<b>338,436</b>
				<b>6,844,750</b>	<b>17,907,071</b>	<b>7,439,347</b>	<b>8,637,559</b>

**City of Daytona Beach**  
**Community Redevelopment Agency**  
**Expenditures by Fund**  
**FY 2022/23**

	FY 2020/21	FY 2021/22	FY 2022/23
	Actual	Amended Budget	Tentative Budget
		YTD	
<b>130 - Redevelopment - Downtown</b>			
512001 Regular Salaries & Wages	86,305	75,185	80,661
512004 Personal Leave Payoff	-	-	25,366
513001 Other Personal Services	-	-	1,845
521001 Fica Taxes	5,115	5,476	7,249
522005 State Retirement	17,173	17,914	22,707
523001 Ad & D	16	18	16
523008 Group Health Insurance	8,183	5,727	8,840
523009 Group Life Insurance	87	99	79
524001 Workers' Compensation	420	460	422
532001 Accounting & Auditing	1,073	1,759	841
534019 Projects	47,896	29,314	-
534900 Other Contractual Services	-	800,000	800,000
540001 Car Allowance	3,171	3,171	2,706
540003 Care And Subsistence	141	1,200	140
541001 Cell Phone Stipend	379	379	379
542001 Postage & Freight	-	300	-
543001 Utilities - Electricity	63,481	67,000	43,153
543003 Utilities - Water & Sewer	214	-	231
544006 Lease/Rent - Public Parking	18,000	18,000	9,000
544007 Lease/Rent - Other	57,698	60,000	59,428
546001 Maintenance And Repair	-	-	-
546005 M&R - Paver Cleaning Program	-	20,000	-
546008 M&R - Property Maintenance	4,639	5,000	3,347
546015 M&R - Land	-	10,000	-
546020 M&R - Streetscape	51,111	40,000	23,482
546999 Non Capital From Capital	670	-	-
547001 Printing & Binding	45	2,000	-
548005 Promo - Marketing	5,000	10,000	-
549002 Advertising Legal/Recruiting	419	2,000	113
549401 Facade Grant	27,278	150,000	67,375
549501 Safety Administration	47	56	50
549502 Employee Benfits Admin	42	289	45
549503 Employment Services	136	216	140
549702 Fixed Cost - Info Sys	3,466	3,106	2,847
551001 Office Supplies	-	1,000	717
554001 Memberships	673	1,000	545
554002 Subscriptions & Publications	-	200	-
555001 Education And Training	1,519	1,500	-
565000 Construction In Progress	26,095	1,083,531	141,028
565999 Capital Outlay Reclassify	(670)	-	-
582000 Aids To Private Organizations	2,155,311	-	-
591001 Payment To Component Unit	61,056	101,295	101,295

	FY 2020/21	FY 2021/22	FY 2022/23
	Actual	Amended Budget	Tentative Budget
591116 Trans - Loan Prog - Downtown	172,639	172,038	172,277
	2,818,829	2,689,233	2,029,496
<b>131 - Redevelopment - Main St</b>			
512001 Regular Salaries & Wages	89,926	145,121	222,592
512003 Moving Allowance	-	5,000	-
512004 Personal Leave Payoff	-	-	38,048
513001 Other Personal Services	-	-	923
521001 Fica Taxes	9,375	10,690	13,541
522005 State Retirement	28,031	30,369	38,124
523001 Ad & D	28	35	32
523008 Group Health Insurance	16,041	14,033	18,150
523009 Group Life Insurance	147	191	8
524001 Workers' Compensation	919	887	813
531900 Prof Serv - Other	181	20,977	2,363
532001 Accounting & Auditing	4,005	4,023	1,918
534019 Projects	42,490	75,000	30,000
534037 Maint Contr-Pinewood Cemetary	-	3,600	-
534041 Jrpb Parking Expense	-	-	5,152
534900 Other Contractual Services	-	-	-
540001 Car Allowance	5,994	6,707	5,822
541001 Cell Phone Stipend	569	569	652
542001 Postage & Freight	-	200	-
543001 Utilities - Electricity	3,025	4,280	2,946
543003 Utilities - Water & Sewer	409	720	450
546001 Maintenance And Repair	-	-	-
546005 M&R - Paver Cleaning Program	46,051	50,000	42,715
546008 M&R - Property Maintenance	10,448	15,000	5,705
546015 M&R - Land	-	10,000	-
546020 M&R - Streetscape	55,453	60,000	25,358
546999 Non Capital From Capital	6,095	-	-
547001 Printing & Binding	38	5,000	-
549002 Advertising Legal/Recruiting	95	2,500	77
549016 Credit Card/Bank Fees	-	-	82
549401 Facade Grant	21,618	100,000	5,529
549501 Safety Administration	162	217	232
549502 Employee Benfits Admin	146	559	209
549503 Employment Services	458	835	790
549702 Fixed Cost - Info Sys	21,402	18,195	16,679
551001 Office Supplies	49	1,000	187
552014 Fuel & Oil	-	1,690	-
554001 Memberships	498	1,500	1,500
554002 Subscriptions & Publications	-	200	-
555001 Education And Training	-	1,000	25
561000 Land Acquisition	6,095	6,018,759	3,129,436
565000 Construction In Progress	-	1,642,785	52,911
565999 Capital Outlay Reclassify	(6,095)	-	-
591130 Trans - 2011 A & B	252,361	-	-
591135 Trans - Cap Impr Note 2020	2,154,681	2,507,835	2,507,835
	2,770,695	10,759,477	6,048,566
			5,172,323

	FY 2020/21	FY 2021/22	FY 2022/23
	Actual	Amended Budget	Tentative Budget
		YTD	
<b>132 - Redevelopment - Ballough Road</b>			
512001 Regular Salaries & Wages	9,179	15,306	58,463
521001 Fica Taxes	796	1,171	4,472
522005 State Retirement	1,052	1,656	6,963
523001 Ad & D	1	4	14
523008 Group Health Insurance	1,716	2,552	9,391
523009 Group Life Insurance	7	20	77
524001 Workers' Compensation	140	94	346
532001 Accounting & Auditing	301	252	252
540001 Car Allowance	619	975	2,925
541001 Cell Phone Stipend	-	-	135
543001 Utilities - Electricity	233	540	300
547001 Printing & Binding	-	548	548
549401 Facade Grant	-	15,000	15,000
549402 Dev Gt-Tif Agreement Payment	35,294	38,000	38,000
549501 Safety Administration	42	63	240
549502 Employee Benfits Admin	38	59	225
549503 Employment Services	118	242	1,258
549702 Fixed Cost - Info Sys	823	936	1,050
551001 Office Supplies	-	200	200
561000 Land Acquisition	-	1,052,096	92,389
565000 Construction In Progress	250,863	560,688	-
	<b>301,222</b>	<b>1,690,401</b>	<b>232,248</b>
<b>133 - Redevelopment-Midtown</b>			
512001 Regular Salaries & Wages	40,956	15,802	58,992
513001 Other Personal Services	-	-	-
521001 Fica Taxes	828	1,209	4,513
522005 State Retirement	1,100	1,710	7,026
523001 Ad & D	1	4	14
523008 Group Health Insurance	1,811	2,649	9,488
523009 Group Life Insurance	7	21	78
524001 Workers' Compensation	143	97	349
531900 Prof Serv - Other	4,800	24,609	24,906
532001 Accounting & Auditing	1,016	391	-
534019 Projects	-	25,000	25,000
540001 Car Allowance	619	975	2,925
541001 Cell Phone Stipend	-	-	135
543001 Utilities - Electricity	1,519	4,000	4,000
546001 Maintenance And Repair	-	-	13,000
546008 M&R - Property Maintenance	635	3,000	-
546020 M&R - Streetscape	30,000	10,000	-
546999 Non Capital From Capital	967	-	-
547001 Printing & Binding	45	500	500
549002 Advertising Legal/Recruiting	2,050	5,000	5,000
549401 Facade Grant	62,420	180,000	180,000
549501 Safety Administration	45	65	242
549502 Employee Benfits Admin	40	61	227
549503 Employment Services	123	250	1,270
549702 Fixed Cost - Info Sys	856	974	1,093

	FY 2020/21	FY 2021/22	FY 2022/23
	Actual	Amended Budget	Tentative Budget
555001 Education And Training	495	1,000	1,000
565000 Construction In Progress	967	1,405,992	311,494
565999 Capital Outlay Reclassify	(967)	-	-
591101 Trans - 2010 Bond Debt Serv	212,024	212,899	213,805
	<u>362,501</u>	<u>1,896,208</u>	<u>865,056</u>
<b>134 - Redevelopment-South Atl</b>			
512001 Regular Salaries & Wages	1,799	-	-
532001 Accounting & Auditing	105	75	75
546001 Maintenance And Repair	-	-	5,000
546008 M&R - Property Maintenance	1,545	5,000	-
547001 Printing & Binding	-	925	925
549000 Non Capital From Capital Budg	-	100,000	47,460
549002 Advertising Legal/Recruiting	-	500	500
549401 Facade Grant	-	25,000	25,000
565000 Construction In Progress	-	740,252	306,936
	<u>3,450</u>	<u>871,752</u>	<u>338,436</u>
	<u>6,256,697</u>	<u>17,907,071</u>	<u>8,637,559</u>

## Downtown Redevelopment Area (Downtown and Ballough Road)

### Public Works Projects

#### **Beach Street Streetscape Improvements Phase II**

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- Description/Commission District:
    - Project is for the design and construction of the Beach Street Streetscape between Bay St and Fairview Ave. The project involves increasing the width of the pedestrian walkways west of Beach St., reduction of driving lanes from four to two, parking modifications on both sides of Beach Street and ancillary traffic calming measures. Additional improvements in the project corridor include landscape, lighting upgrades, irrigation, backflow prevention, water services and other utility upgrades.
    - Zone 3
    - Downtown Redevelopment Area
  - Progress
    - Design Engineer has been selected (PMA).
    - Agenda Packet for design contract approved June 16, 2021.
    - Design Kickoff Meeting held July 01, 2021
    - Meeting on Design Concept Presentation held August 25, 2021.
    - Topographic Survey on Project has been completed.
    - Workshop Presentations to City Commission for concept plans held October 20, 2021
    - Public Meeting conducted November 15, 2021
    - City Commission approval of Design March 16, 2022
    - Utilities Dept. request for Reuse Main Extensions MMB to Fairview and Bay St from Beach To Ridgewood, Change Order approved by City Commission June 1, 2022.
    - Preliminary design plans have been received from PMA and reviewed
    - Consultant Surveyor picked up additional topographic survey on Riverfront Park to reflect final construction (as-built) of park components along the eastern edge of project.
  - Upcoming Work (1-week look-ahead)
    - Design consultant work on 30% Design drawings.
    - Consultant Surveyor to complete topo survey on Bay St between Beach and Ridgewood
- Issue Risks/Challenges
- Maintaining Traffic flow during Construction
  - Coordination with work in Riverfront Park
  - Constructing Project within Budget and timeframe
- Schedule
    - Change Order for Reuse line extensions approved by City Commission on June 1, 2022
  - Project Costs
    - Design Cost: \$698,479 includes CO#1 (Reclaimed main extension) and Additional topo along Riverfront Park for As-Built conditions including new fencing.
    - Construction Estimate \$8,000,000

#### **Halifax Harbor Dock Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of rebuilding deteriorated boat dock.

- Progress
  - Site review with local marina dock/lift contractors
  - Three proposals were presented, and Antinori Construction was the lowest, responsive, and responsible bidder,
  - Memo submitted to CM for approval and funding.
  - Request made to Tech Services to refresh bids
  - Project will require Engineering design and documents that will be published for ITB
  - **Project on hold until funding source is provided.**
- Schedule
  - Complete dock rebuild – TBD
- Project Costs
  - \$35,000to \$50,000
- Summary
  - The single boat dock is weathered and falling into the water. Complete renovation is required. Project is pending a funding source.

**Police / Coast Guard Auxillary Boathouse (extension of boatlift project below)**

- Commission District/Description:
  - Installation of new covered dock and building improvements for the Coast Guard Aux. Building.
  - Zone 3 (Quanita May)
  - Redevelopment Area: Downtown
- Progress
  - Base set of autocad drawings (schematic) completed.
  - Bid set of drawings under production
  - **Project on hold until funding source is provided.**
- Schedule:
  - Bid set of drawings to be completed April, 2022
- Pending Work:
  - Bid Set for publication for solicitation of bids
- Risks/Challenges:
  - None at this time
- Project Cost:
  - \$500-\$600K
- Summary:
  - New dock, boat lift, boat lift roof, and various interior and exterior improvements to the existing Coast Guard Auxiliary Building.
  - .

**City Island Pavilion and Footbridge Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of replacing all decking and handrails on the three pavilions over the Halifax River.
- Progress
  - Site review
  - SOW was created and submitted to Department Head for required funding
- Schedule
  - Fund request – September 2021
  - ITB – TBD
  - Renovation – TBD
- Project Costs
  - \$400,000.00 estimated
- Summary

- The deck boards and handrails on the City Island pavilions and footbridges have deteriorated to the extent that full replacement is required. Existing pilings, beams and joists are to remain and are not part of the scope of work.

### **Jackie Robinson Master Plan**

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- Commission District/Description:
  - Development of MLB mandated facility upgrades and Master Planning for Jackie Robinson Complex
  - Zone 3 (Quanita May)
  - Redevelopment Area: Downtown
- Progress
  - Project on hold until further notice as City Hall / Tortugas develops a scope and cost for project
- Schedule:
  - TBD
- Pending Work:
  - Site visits, programming, existing facility assessments vs. required improvements
  - Develop RFP scope and put project "on the street" for design proposals from design firms with documented stadium / sports arena experience
  - RFP effort temporarily paused as some effort may be duplicated by Tortuga's. Joint meeting to be set up to determine path of RFP and scoping.
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Not known at this time.
- Summary:
  - Major League Baseball issued a "FACILITY STANDARDS" requirement list that is presented as an obligation of the facility owner to comply with. The upgrades to the facility are focused on the "players side" of the facility and do not directly impact the public / fan portions of the facility.

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### **Orange Ave Trail (PH I) (Beach St to the Chamber of Commerce) (Updated)**

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- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - FDOT LAP Project to apply a road diet across the Orange Ave bridge to provide for a 12' wide concrete trail between Beach St and the Chamber of Commerce.
- Progress:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021.
- Risks/Challenges:
  - Completion of Veteran's Memorial Bridge/trail cross section at SW intersection of City Island Parkway.
- Schedule:
  - 100% Plans: - TBD
  - Final Plans and specs- TBD
- Project Costs:
  - FDOT LAP Funding: TBD

- Costs for Design: \$99,501.82
- Costs (E) for construction: \$410,000
- Cost for CEI: \$82,000
- Summary:
  - Project back on track when County issues with bridge, memorial plaza and access have been resolved.

**Orange Ave Trail (PH II) (On City Island between Chamber of Commerce & ISB Underpass)**

- Description & Commission and CRA Districts:
  - Commission Zone 3
  - CRA – Downtown Redevelopment Area
  - FDOT LAP Project to widen, relocate and construct 12' wide trail section along east riverfront from Phase 1 at Orange Ave connection at ISB underpass.
- Progress:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021
- Risks/Challenges:
  - Revised connection to Beach Street sidewalk as connections to Esplanade segment can be gated at times per lease agreement.
- Schedule:
  - 100% Plans: - TBD
  - Final Plans and specs - TBD
- Project Costs:
  - FDOT LAP Funding: TBD
  - Costs for Design: \$52,325.85
  - Costs (E) for construction: \$315,000
  - Cost for CEI: \$68,000
- Summary:
  - Project back on track when County issues with bridge, memorial plaza and access have been resolved.

**Electric Vehicle Chargers Installation (New)die**

- Commission District/Description:
  - Various City Locations
  - Purchase and install a new EV Chargers at 5 city facilities.
- Progress
  - Reviews completed with several suppliers and utility programs.
  - Locations identified at Breakers Park, **Beach St. (Magnolia), City Hall**, Mid-Town, and Florida Tennis Center.
  - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
  - City's Property maintenance will provide power and install chargers.
- Project Costs
  - \$90,000.00 estimated
- Summary
  - Public Works evaluated the request from City Manager to install EV Chargers at 5 City facilities. Several vender options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return-on-investment opportunity.

### **North Beach/Sickler Intersection Improvements (New)**

- Commission District/Description:
  - Commission Zone 2
  - CRA – Ballough Road
  - Improve intersection and turning movements.
- Progress
  - Preliminary boundary and topographic survey being obtained.
  - Develop conceptual improvements and consider and determine if improvement can be done within existing ROW.
- Project Costs
  - Survey \$16,416
  - Design TBD
- Summary

Public Works was asked to look at the intersection and look for ways to improve the travel movements and aesthetics of this northern gateway to the City.

### **Ballough Road Bike/Ped Trail Modifications (New)**

- Commission District/Description:
  - Commission Zone 2
  - CRA – Ballough Road
  - Provide Improved pavement markings/delineators along Ballough Road Trail from Anita to just north of the Ballough Bridge where the roadside trail merges back onto a shared use path.
- Progress
  - Two concepts have been drafted to provide separation from the travel lanes and the trail. Preliminary boundary and topographic survey being obtained.
  - Developed concepts to be presented to Commission for review and approval.
- Project Costs
  - Conceptual/Design – In house
  - Cost to be developed
- Summary

Public Works was asked to look at providing a clear separation from the travel lanes and the trail. Currently only delineated by pavement markings and plastic delineators. Indication is that cars are crossing over into the trail markings/delineators creating a potentially unsafe condition, some are even parking on the trail. .

### **City Wide Resurfacing Program**

Nothing planned in this area this month. As the project progresses, the roads will be listed here.