



THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

P.O. Box 2451

Daytona Beach, FL 32115-2451

PHONE: 386-971-8180

AGENDA

Downtown Redevelopment Board Meeting

12:00 PM - Tuesday, April 2, 2024

City Commission Chambers

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1. CALL TO ORDER	
2. ROLL CALL	
3. PLEDGE OF ALLEGIANCE TO THE FLAG	
4. APPROVAL OF MINUTES	
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Downtown Redevelopment Board-03-05-2024	
5. POLICE REPORT	
6. STAFF REPORTS	
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2024-03-26 - Downtown Redevelopment Area	
6.B. Redevelopment Project Manager Report	19 - 22
Downtown Security Pilot Program	
ERAU Student Collaboration	
Increase in businesses moving to the Downtown area.	
<u>Upcoming Events and Programs:</u>	
-Downtown Events	
-Pitch Your Idea	
- Business Development Program	
DDA RiverfrontShopsBrochure FEB2023 WEB	
7. PUBLIC COMMENTS	
8. BOARD COMMENTS	
9. ADJOURNMENT	

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission 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.



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**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday March 5th, 2024**

The regular meeting of the Downtown Redevelopment Board was held on Tuesday March 5th, 2024, at 12:00 p.m. The meeting was held in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following People were present:

Board Members Present:

Mr. Kenneth Hunt, Chair
Mr. James Newman
Mr. John Kamchan
Ms. Sheryl Cook
Mr. Tibor Benke
Mr. Javier Benavente

Board Members Absent:

Mr. Jake Nicely
Mr. Pete Zahn, Vice Chair

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Anthony Jackson, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mrs. Chernelia Campbell, Board Secretary

1. Call to Order

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

2. Roll Call

Mrs. Campbell called roll and noted members present as stated above.

3. Pledge of Allegiance

The Pledge of Allegiance was stated by the board.

4. Approval of Minutes

A motion was made to approve the minutes from December 5th 2023 by Ms. Cook, but there was no second.

5. Police Report

None.

6. Historic Preservation Grant- Wendi Wien

Ms. Fuqua shares that Ms. Wien has received \$41,916.13 from the Historic Preservation Grant, with the possibility of getting up to \$75,000. Pending board approval, she could receive an extra \$33,083.87.

Ms. Wien and her husband purchased a building at 230 S Beach Street in downtown Daytona, where they've renovated a gallery called Galerie Elan. Their goal is to revitalize the cultural scene in downtown Daytona, and they recently held a grand opening. Currently, they're focused on modernizing the building for safety, starting with the elevator. They applied for a grant to address safety concerns and are seeking extra funds because they've already spent around \$100,000 from their budget. The additional money will be used for further elevator modernization.

Ms. Cook asks about the approved mural. Ms. Wien explains that while she owns the building, the responsibility for the mural lies with the gallery owner, Gregory Graham.

Mr. Thomas mentions the significant costs for the elevator and picture windows facing Beach Street, highlighting the substantial investment beyond what the grant covers.

Mr. Kamchan asks about any contractual obligations tied to the property after improvements. Ms. Wien assures that she has no plans to sell due to the substantial investment already made and foresees a promising future with increasing foot traffic. She mentions collaborating with a local breakfast spot to enhance the gallery's ambiance.

Mr. Hunt expresses gratitude to Ms. Wien for her transformative contributions to the downtown area.

A motion was made to approve the additional funds for Ms. Wien by Ms. Cook, seconded by Mr. Kamchan. The motion was carried 6-0.

7. Staff Reports

7.A. Public Works 2024-02-27- Downtown Redevelopment Area

Ms. Fuqua presented a rack card, designed for simple distribution, to inform both business owners and citizens about departmental activities. One side focuses on Neighborhood Services, while the other covers Redevelopment, with outlined redevelopment areas. A QR code offers direct access to the department website, and the card will be updated as the department grows.

7.B. Redevelopment Project Manager Report

Ms. Fuqua outlined the Beach Street security plan, noting an 80/20 funding split between the city and business owners. They aim to implement a security company for a 2-3 month trial, following the lead of Brown & Brown and The Esplanade by switching to First Coast Security. This trial will commence in March and run until May, during which feedback will be provided to the board. The company's app will allow for activity monitoring and the provision of reports on a daily, weekly, or monthly basis. They will deploy two officers in the CRA district, working in two shifts from 6am to 10pm, with the first shift ending at 2pm. Security officers will patrol on foot.

Mr. Benavente inquires about the patrol area for security, focusing on the CRA district. Ms. Fuqua explains the current areas of concern, spanning from Orange Avenue to International Speedway and from Beach Street to Palmetto. Regarding the departure of CVS, Mr. Thomas mentions the national company downsizing stores, including Daytona Beach. Mr. Benavente expresses concerns about safety along Ridgewood and ISB, emphasizing the need for a security presence. Ms. Fuqua acknowledges similar concerns from other downtown businesses but highlights funding challenges. They plan to start with immediate concerns and expand gradually as funding allows.

Ms. Cook queries about communication tools for security officers. Ms. Fuqua assures that they will replicate procedures followed by Brown & Brown and the Esplanade, including app access and reports. Ms. Cook requests weekly updates on the app's performance for the first two months, which Ms. Fuqua agrees to provide.

Mr. Newman seeks clarity on costs, with Mr. Thomas citing an hourly rate of \$25, yet costs are still being determined regarding the 80/20 funding split.

Ms. Cook asks about direct contact with security, to which Ms. Fuqua agrees to inquire and update the board accordingly.

Ms. Fuqua provided updates on the ongoing beautification project, highlighting road development as a continuous effort. She mentioned the review of a traffic light at Bay and Palmetto and pledged to keep the board informed. Another focus is the sidewalk café project, aimed at improving accessibility for restaurants and pedestrians. The ordinance is under review, with plans to present it to the board soon. Mr. Thomas mentioned considering input from local property owners to ensure a uniform look for sidewalk cafes. They plan to offer examples for property owners to choose from and provide financial support for implementation. Ms. Fuqua assured that the board's role would be minimal at this stage.

Mr. Benavente asks about the impact of outdoor seating on business operations and logistical concerns. Ms. Fuqua notes this hasn't been fully discussed but will be addressed in staff reviews. They're exploring options for using side alleys, considering costs and logistics. Ms. Fuqua agrees to address capacity and overflow issues during staff reviews.

Ms. Fuqua discussed the successful Accelerate business summit, featuring vendors, food, and sessions on starting businesses, marketing, and networking. Attendees received prizes donated by local businesses and had access to a computer lab. Additionally, a business development program is being launched as an extension of the summit.

Ms. Fuqua shared the public works report detailing projects in the downtown Ballough road area. She encouraged the board to review it and reach out with any questions.

Ms. Cook expressed concern about the Bayou Bridge, suggesting it needs repairs before the Esplanade enters phase 3. Mr. Yarbrough states that phase 3 is aiming to improve pedestrian connectivity between phases 1 and 2. Mr. Hyatt Brown offered to fund the bridge repair if reimbursed. Mr. Yarbrough urged the board to support the proposal, aiming for completion by summer.

A motion was made for the staff to review all options and prioritize the repair of the Bayou Bridge, seconded by Mr. Benavente. The motion was carried 6-0.

8. Public Comments

Ms. Fuqua discussed new developments in the downtown and Ballough road area, noting increased interest from investors and businesses. She also reminded everyone about Bike Week and encouraged safety.

Mr. Thomas mentioned that eight properties downtown, including those on Beach Street, ISB, and Ridgewood, are currently for sale due to rising property values. He believes property owners are capitalizing on this trend and it helps to avoid leaving buildings empty. Ms. Fuqua added that this creates opportunities for investors looking to improve the community. Regarding the 400 North apartment project, Mr. Thomas stated ongoing discussions with the owner and progress on the site plan. He mentioned the owners' commitment to maintaining the property to prevent code enforcement issues.

Ms. Cook brought up the graffiti downtown, calling it an eyesore, and asked who addresses it. Mr. Thomas explained that public works deals with graffiti. Ms. Fuqua mentioned a new system they're developing called "See It and Click It." This system will allow people to report graffiti by taking a picture and submitting it through an app on the city website.

Board Comments

None.

9. Adjournment

The meeting was adjourned at 1:00 p.m.

Mr. Kenneth Hunt, Chair

Mrs. Chernecia Campbell, Board Secretary

Downtown Redevelopment Area (Downtown and Ballough Road)

Public Works Projects

Beach Street Streetscape Improvements Phase II

- 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.
 - CO#1 for Reclaimed Water Main extension design approved by Commission June 1, 2022
 - Revised 30% drawings have been submitted to City
 - Coordination meeting held with Frameworks Developer and Engineer along with City Public Works and Utilities staff. It appears Frameworks development will start construction first and list of items they will need to construct was discussed. CADD files for Beach St Phase 2 have been sent to Frameworks Design Engineer for their use in preparing revised drawing
 - Presentation to Downtown Redevelopment Board on May 2, 2023
 - City received 60% plans and cost estimate.
 - FPL preliminary lighting design received on October 17, 2023
 - Utility coordination/confirmation on-going.
 - 60% Plans submitted to FDOT Nov 30, 2023
 - FDOT 60% plan Comments received and responded to by Jan 9th 2024
 - 60% City Comments provided to consultant.
- Upcoming Work (1-week look-ahead)
 - Finalize RFP for CEI Services..
 - Review FPL streetlight drawings/prepare FPL easement.
 - Design Consultant working on 90% design plans.

Issue Risks/Challenges

- Maintaining Traffic flow during Construction
- Coordination with work in Riverfront Park and proposed development
- Constructing Project within Budget and timeframe
- Schedule
 - Change Order for Reuse line extensions approved by City Commission on June 1, 2022
 - 60% FDOT review comments responded to on Jan 9 ,2024
 - 90% Plans and Specs submittal.
- 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 \$8,500,000

Halifax Harbor Dock Renovation

- Commission District/Description:
 - Zone 3 (May)
 - Downtown CRA
 - Project consist of removing deteriorated boat dock and replace with a 3 boat slip dock with boat lifts.
- Progress
 - City obtained Engineering Proposal from PMA (Parker Mynchenberg Associates) to develop plans.
 - Funding source provided by P & L.
 - City Commission approval of engineering proposal on 2/15.
 - PO issued to PMA for design phase
 - Geotechnical engineering work and pile design in process.
 - 60% plans were submitted to the City for review on 5/12/23.
 - Dock orientation options were approved and 90% drawings are pending.
 - Permit application submittals and responses for additional information.
 - Manatee Protection permitting complete, allocating 2 new slips from the available pool.
 - Bid package received from PMA and City is preparing bid documents to be advertised early in 2024.
 - Project advertised 1/10/24 and pulled due to FDEP permitting issues.
 - FDEP permit review and comments received. Submerged land lease items to be addressed.
 - ITB is being pulled due to FDEP Land Lease Survey issues. We will advertise again when resolved
 - PMA Change order of additional survey work received and being reviewed.
- Schedule
 - Obtain clearance from FDEP.
- Project Costs
 - Design estimate \$54,000
 - Construction Estimate - \$1,360,000
- Summary
 - The City has purchased several new boats and require a central location to store up to 3 boats. The old deteriorated floating dock at the Halifax Marina was selected as the most appropriate location for a new 3 boat dock and lift system.

Halifax Harbor Marina (South Basin) Repair

- Commission District/Description:
 - Zone 3

- Downtown CRA
- During Hurricane Nicole, multiple docks were damaged at the marina, south basin.. Damage included, side and end pile guides, one 14” concrete pile, 500 + Ft of waler and cover boards, and hundreds of through rods.
- Schedule
 - 100% Design– Sept 2023
 - Permitting – October 2023
 - Solicit Bids – October 2023
 - Award Construction Contract – Jan 2024
 - Project Completion - September 2024
- Project Cost
 - Engineering & Permitting – in House
 - Construction cost \$671,145.
 - Project is to apply for FEMA funding
- Summary
 - Received assistance request from the Marina.
 - Met with FEMA on July 14th and started preparing preliminary plans.
 - In August 2023 request Marina personnel to review plans, submit for FDEP and USACOE permits. FDEP advised the project is exempt on August 14th. USACOE permit received week of September 25, 2023.
 - Working with Purchasing, Project advertised on Oct 10, 2023 and pre-bid meeting held on October 19, 2023. Site visit with potential bidders took place Nov 9th.
 - Bids received on Nov 17th. A formal bid protest has been submitted and is currently being reviewed. The lowest bidder currently does not hold the necessary licensing outlined in the bid documents.
 - The construction contract was approved by City Commission during the Jan 3rd meeting. Preconstruction meeting held on January 23rd. Floating dock hardware is 6 to 8 weeks out, Notice to Proceed to be issued in late March 2024.
 - Material shop drawing submittal is anticipated the week of February 12th. Contractor requested an onsite meeting prior to shop drawing submittal. City and Marina Staff have provided availability but have not heard back from the Contractor. Hope to get shop drawing submittal in early March.
 - Met with Contractor on site on March 6th, discussed the project and staging area. Contractor to complete a site assessment of current conditions the week of March 11th and get back with the City. Dependent on what is found, City may need to follow back up with FEMA regarding any additional work.
 - Contractor order materials on March 2^{1st}, still waiting for them to mobilize.

Halifax Harbor Marina (North Basin) Repair

- Commission District/Description:
 - Zone 3
 - Marina staff hired a diver to conduct a survey of the existing wooden piles that support the fix docks within the north basin. There are 137 piles that need to be replaced, multiple finger docks are failing, multiple bents need to be replaced and some miscellaneous deck boards.
- Schedule
 - 100% Design– Sept 2023
 - Permitting – April 2024
 - Solicit Bids – May 2024
 - Award Construction Contract – June 2024
 - Project Completion - Sept 2024
- Project Cost
 - Engineering & Permitting – in House
 - Construction is currently estimated at \$750,000.
- Summary

- Provided review comments on Feb 7th for the future North Basin repair, Marina Staff and Purchasing putting together the solicitation.
- Project has been transferred to Public Works to assist with permitting and project management.
- Receive assistance request from the Marina.
- Reviewed the Diver's Survey.
- Met with Marina Staff to discuss the scope of work on March 6th. Start working on front end documents for bid. Start working on USACOE and FDEP permit applications, permit applications have been submitted to USACOE and FDEP. Responded to RAI from both on March 7th.
- Met FDEP on site on March 20th and Exemption Letter received and forwarded to the USACOE.
- Preparing Plans and Specifications for solicitation.
- Projecting to solicit bids in April 2024.
- Start working on front end documents for bid. Start working on USACOE and FDEP permit applications, submit early March.

Coast Guard Auxilliary Building

- Commission District/Description:
 - Remodel of existing Coast Guard Auxiliary Building
 - Zone 3 (Quantity May)
 - Redevelopment Area: Downtown
- Progress
 - Project has been awarded to Paul Culver Construction as the lowest qualified bidder
- Schedule
 - Contract with Paul Culver Construction is on the first City Commission meeting in April for approval.
 - Construction Schedule: TBD. Anticipated construction time is 90 days from start.
- Risks/Challenges:
 - None at this time
- Project Cost:
 - \$517,500
- Summary

Replacement of existing exterior finishes (siding, trim, soffits) windows, doors, 2nd floor interior finishes and kitchenette.

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
 - Project will be re-evaluated at completion of City Island Master Plan update, currently in progress.
- 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

- Commission District/Description:
 - Development of MLB mandated facility upgrades and Master Planning for Jackie Robinson Complex
 - Master plan field amenities being considered include new field lighting, foul poles and batters eye.
 - Zone 3 (Quanita May)
 - Redevelopment Area: Downtown
- Progress
 - Lighting contract bid, reviewed and approved by City Commission Aug 2, 2023.
 - Foul poles and Batters Eye rebid for foundation design and lack of bids.
 - Internal meeting to discuss remainder of Master Plan under a Design-Build contract.
- Schedule:
 - Musco Lights approved at August 2nd City Commission meeting. Executed Contract being forwarded to vendor.
 - Contract and PO was sent to Musco, awaiting install schedule
 - Site walk with Musco conducted on 9/14/23.
 - Lighting installation to start week of 12/11/23, Construction to last 4 to 6 weeks.
 - Batters Eye and Foul Poles components will be re-evaluated and determine a funding source February 2024.
 - Develop scoping and DB Contract for review and RFQ issuance.
- Pending Work:
 - Schedule construction of lighting improvements
 - Design of foundations for inclusion in bid documents.
 - Scoping and contract documents.
- Upcoming Work (1 week look-ahead):
 - Structural design revisions for foundations. Advertise ITB.
- Risks/Challenges:
 - Coordination of work with current game schedule if work done during season.
 - Obtaining bids for foul poles, batters eye and foundations
- Project Cost:
 - Estimated cost based on original proposals received is \$670,000.00.
 - Total Master Plan improvements estimated at \$24M
- Summary:
 - Major League Baseball issued a “FACILITY STANDARDS” requirement list that is presented as an obligation of the facility owner to comply with. This first set of improvements will be to the playing field (new field lights, new batters eye, new foul poles)

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

- 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.
 - Coordinating this work with vision for City Island and multiple projects.
- 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.
 - Coordinating this work with vision for City Island and multiple projects.
- 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

- 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.
 - Contract issues are being addressed with SemaConnect.
 - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on final contract revisions.
 - TEAMS call with CODB Legal, Purchasing and Blink staff held. Contract in final negotiations
 - Contract executed by CM. PO to Blink for 5 chargers is pending on the final contract revisions
- 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

- Commission District/Description:
 - Commission Zone 2
 - CRA – Ballough Road
 - Improve intersection and turning movements.
- Progress
 - Preliminary boundary and topographic survey has been received.
 - Develop conceptual improvements and determine if improvement can be done within existing ROW. Previous PD agreement discovered, portion of ROW vacated in favor of new road alignment, third option being considered for this intersection.
 - Preliminary layouts developed and geometrics being reviewed.
 - Initiate design of improvements of the third option listed above.
- Risk/Challenges:
 - Coordination with City of Holly Hill on improvements, as west side of road is in Holly Hill.
- Project Costs
 - Survey \$16,416
 - Design In-house and have ready for funding.
- 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

- 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.
- Additional concept developed to include sidewalk/trail widening for consideration.
- Developed concepts to be presented to Commission for review and approval.
- Project Costs
 - Conceptual/Design – In house
 - Cost developed for all options and being reviewed.
- 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.

Wooden Boardwalk Trail Repair – Bookland Bridge

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the wooden boardwalk under the ISB bridge that interconnects City Island with Riverfront Park. The trail sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – January 2023
 - Solicit Bids – June 2023
 - Pre-Bid meeting –July 12th
 - Bids currently due – July 28th
 - Award Contract Sept. 2023
 - Preconstruction meeting – Sept 26th
 - Construction commencement – Oct 2nd.
 - Construction completion – Feb 2024.
- Project Cost
 - Engineering was completed in-house.
 - Construction Contract at \$282,310.
 - Project is to apply for FEMA funding
- Summary
 - Received “No Permit Required” determination from the FDEP and the Coast Guard.
 - Technical Specifications and Plans package provided to Purchasing the week of Feb 1st, project advertised the week of Feb 27th.
 - Held pre-bid meeting on March 9th. No bids received prior to the deadline, so the City is going to extend the bid opening by two weeks to April 20th. No bids received, currently revising the plans and bid documents to re-advertise on June 30, 2023.
 - Prebid meeting held on July 12th. Answered a couple questions on July 24th prior to question cut off.
 - Completed the bid evaluation and recommended the Construction Contract be awarded to the lowest, responsive and responsible bidder, Saboungi Construction, Inc. Purchasing working with Legal to finalize Contract.
 - City Commission awarded the contract at September 6th Commission meeting.
 - Purchase Order has been issued and the preconstruction meeting is scheduled for Sept 26th. Notice to proceed issued October 2.
 - Contractor has completed all the construction with the exception of two streetlights. A substantial walk through occurred on Oct 31st and the associated punch list was completed November 1st. Contractor advised the specified replacement streetlight poles are on back order, anticipated the middle of April 2024.
 - The boardwalk has been opened to the public. It was agreed to pay the contractor for all work completed to date, including retainage and then get a change order for a time

extension just for the streetlight installation. The Change order is tentatively scheduled for December 6th Commission meeting.

- Currently, awaiting increase in the Purchase Order due to a quantity overrun. Cost was approved via Change Order No 1 at Dec 6th, 2023 City Commission Meeting.

Riverfront Park Day Dock Repair

- **Commission District/Description:**
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the day docks just north of the ISB bridge. The floating docks sustained damaged during Hurricane Ian.
- **Schedule**
 - 100% Design & Permitting – Feb 2023
 - Solicit Bids – May 2023
 - Bids Received June 2023
 - Construction Commencement – March 2024
 - Construction Completion – September 2024
- **Project Cost**
 - Engineering was completed in-house.
 - Construction estimated at \$526,324.
 - Project is to apply for FEMA funding.
- **Summary**
 - Received “No Permit Required” determination from the FDEP and received the USACOE permit the week of Feb 20th.
 - Technical Specifications and Plans package provided to Purchasing on Feb 22nd, the project advertised the week in March 6th, 2023.
 - Pre-bid meeting is currently scheduled for March 14th. Multiple questions came in just before the question deadline on March 22nd, these questions have been answered and the bid opening date has been pushed to April 5th. Bids came in way above project budget, based on the number of bidder questions it is felt there may have been some confusion resulting in highly elevated bid pricing. The City to re-advertise after revisions are made to the plans and specifications to reduce the potential for confusion/uncertainty.
 - Plan and bid document revisions have been made and the project was re-advertised on May 3rd. Prebid meeting held on May 11th and bids due May 31st. Bid analysis complete, Purchasing prepared the Contract for signature. Contract is currently in Legal review prior to Contractor signature.
 - Contract was approved by City Commission on July 19th, Purchase Order has been issued. Contractor to place order for replacement docks the week of August 14th. Dock manufacture has advised there is a 24 week lead time on the docks. Currently looking at March 2024 for replacement docks to arrive.
 - Preconstruction meeting will be scheduled based on procurement lead time, currently anticipated early 2024.
 - Received the shop drawing for the floating docks on Nov 3rd, review comments provided the week of November 6th. Received revised shop drawing submittal and they have been approved as noted.
 - Conducted site visit with Contractor on March 7th, discuss specifics of the project, Contractor is to mobilize the week of March 25th.

Manatee Island Floating Dock Repair

- **Commission District/Description:**
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the floating docks on the east side of Manatee Island. The floating docks sustained damaged during Hurricane Ian.

- Schedule
 - 100% Design & Permitting – April 2023
 - Solicit Bids – May 2023
 - Bids received – June 2023
 - Construction Commencement – Feb 2024
 - Construction Completion – August 2024
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$250,000.
 - Project is to apply for FEMA funding.
- Summary
 - Received “No Permit Required” determination from the FDEP; Submitted for the USACOE permit on April 14th. USACOE permit received the week of May 22nd.
 - Advertised with the Riverfront Park Day Dock repair, due to similarity in work.
 - Plan and bid document revisions have been made and the project was advertised on May 3rd with the Riverfront Day Docks. Prebid meeting held on May 11th and bids due May 31st. Bid analysis complete, requested Purchasing to prepare the Contract for signature. Contract is currently in Legal review prior to Contractor signature.
 - Contract was approved by City Commission on July 19th, Purchase Order has been issued. Contractor to place order for replacement docks the week of August 14th. Dock manufacture has advised there is a 24-week lead time on the docks. Currently looking at March 2024 for replacement docks to arrive.
 - Received the shop drawing for the floating docks on Nov 3rd, review comments provided the week of November 6th. Received revised shop drawing submittal and they have been approved as noted.
 - Conducted site visit with Contractor on March 7th, discuss specifics of the project, Contractor is to mobilize the week of March 25th.

City Island Seawall Design

- Commission District/Description:
 - Zone 3
 - Downtown CRA
 - The perimeter of City Island is made up of multiple aging seawalls, many of which have begun to fail. The replacement of these seawalls will ultimately need to occur. It is anticipated the seawall construction would be handled as a multiphase approach. Potential phases may include seawall work behind the Orange Avenue Recreational Center (between Orange Avenue Bridge and the boat ramp), west of Jackie Robinson Ball Field (between Orange Avenue Bridge and Magnolia Bridge), west of the library (between Magnolia Bridge and just north of the Pedestrian Bridge), south of the Chamber of Commerce building, and east side of City Island by the Pavilion.
- Schedule
 - Issue Purchase Order – December 2023
 - Complete surveying and geotechnical investigation – March 2024
 - 100% Design– August 2024
 - Permitting – September 2024
- Project Cost
 - Engineering & Permitting – \$195,999.72
- Summary
 - The Consultant will be responsible for needed civil, environmental, geotechnical engineering services, surveying, preliminary engineering/systems analysis, engineering design, permitting, site and alternatives analysis, and grant assistance as needed.

- The City received a Florida Inland Navigation District (FIND) grant to cover 50% of the design cost. The intent will be to pursue additional grant funding to offset construction costs.
- The design costs were approved by City Commission on December 6th.
- Purchase order provided to Consultant on January 17, 2024.
- Kick off meeting held on February 7th. Need to look into potential FIND grant funding for the initial phase of construction. May need purchase order for grant acquisition services.
- Consultant to start work on design and permitting.

City Wide Resurfacing Program

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

RIVERFRONT

— SHOPS OF —
DAYTONA BEACH



*Distinctively
Downtown*

A Distinctive Destination



Discover a unique collection of over 60 shops, restaurants, attractions, and more along our scenic riverfront. Experience our authentic local eateries, exceptional shopping, captivating history, and exciting events and activities. Make Downtown Daytona Beach your destination for fun. There's always something new awaiting at the Riverfront Shops of Daytona Beach.



Shopping As Unique As You Are

From dazzling jewelry, charming antiques, and inspiring décor, to one-of-a-kind specialty shops, Downtown shopping offers something for everyone. Treat yourself or find the perfect gift for any occasion, and spend a delightful day along Daytona Beach's beautiful riverfront.



The Riverfront Esplanade



The Riverfront Esplanade is a scenic botanical garden and gathering space in the heart of Daytona Beach.

The esplanade features frequent family events, more than a mile of waterfront running trail, comfortable benches and swings, a dog park with an agility course, and a state-of-the-art splash pad.



Savor Our Local Flavor



Whether you desire American fare, international delicacies, vegan and vegetarian cuisine, delectable desserts, handcrafted

coffee, or drinks on the town, our bistros, pubs, and cafés are always ready to serve.

Look no further to experience authentic local cuisine. For a memorable dinner date, quick lunch, or savory snack, our restaurants give a tantalizing taste of the City's very best.



Discover Our Distinctive Shops & Restaurants

Make the Riverfront Shops your destination to experience all that Downtown Daytona Beach has to offer. Savor local flavor at our restaurants, browse our remarkable shops, and delight in an array of attractions and services. Escape the everyday, and relax in our splendid waterfront setting!

RESTAURANTS

Arepita Beach Restaurant	<i>Authentic Venezuelan cuisine</i>
Bay Street Dawgs	<i>Relish the moment hot dogs</i>
Bay Street Seafood Market	<i>Fresh seafood, sandwiches, and salads</i>
Chef Papa's Cafe	<i>Sandwiches, seafood and pasta</i>
Dancing Avocado Kitchen	<i>Slice of California on Beach Street</i>
Don Vito's Italian Restaurant	<i>Authentic Italian restaurant</i>
Eat Greek	<i>Authentic Greek cuisine</i>
Farm to Fit Meal Prep	<i>Meal prep & café featuring local, organic produce</i>
Ichi Ni San Restaurant	<i>Asian grilled ramen and seafood</i>
Kale Café	<i>Vegan cuisine, juice bar, smoothies</i>
Legends Restaurant & Lounge	<i>Coastal American comfort foods & libations</i>
Little Italy Ristorante	<i>Pizza, beer, and wine cafe</i>
Madeline's Wine Bar	<i>Top-tier fare, wines, champagnes, seltzers & more</i>
McK's Tavern & Brewery	<i>Irish-American Tavern & Brewery</i>
Natural Concepts Revisited	<i>Organic produce, eclectic art</i>
Ronin Sushi & Sake Bar	<i>Sushi and imported sake</i>
Rosie's Italian Bakery & Café	<i>Italian pastries, sandwiches, coffee bar</i>
Senorita Mexican Kitchen	<i>Authentic Mexican dishes and tequilla bar</i>
Siam Spice	<i>Authentic Thai cuisine</i>
The Original Stavro's Pizza House	<i>Fresh pizza, entrees and sandwiches</i>
The Cellar Restaurant	<i>Italian fine dining in Pres. Warren Harding's home</i>
Tia's Tacos	<i>Authentic Mexican cuisine</i>
Zappi's Italian Garden Restaurant	<i>Authentic Italian dining</i>
Zen Bistro	<i>Thai cuisine</i>

COFFEE HOUSES & BAKERIES

Sweet Marlays' Coffee	<i>Coffee, paninis, pastries, and bagels</i>
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ATTRACTIONS, COMMUNITY AND CULTURE

Angell & Phelps Chocolate Factory	<i>Free chocolate factory tour</i>
Cinematique	<i>Unique café cinema experience</i>
Daytona Beach Regional Library	<i>Reference collections, public access computers, and a genealogy collection</i>
Daytona Tortugas at Jackie Robinson Ballpark	<i>Family-friendly minor league baseball</i>
Downtown Daytona Live	<i>Live entertainment, comedy, and boutique bar at WROD Radio studios.</i>
Halifax Historical Museum	<i>History & artifacts from Daytona Beach</i>
News-Journal Center at Daytona State College	<i>Live musical and theatrical performance theater</i>

ANTIQUES & ART

Aberrant Art Gallery	<i>Featuring the work of artist Barry Kite</i>
Arlequin Antiques & Art	<i>Authentic antiques and jewelry</i>
Etrusca Gallery	<i>An artists' co-operative community</i>
Galerie Elan	<i>Art, music, wine, coffee, and more</i>
Nicole's Beach Street Mall	<i>Antiques, jewelry, art, and giftware</i>
Tic Toc	<i>Clocks, antiques, and collectibles</i>
VJL Art Gallery	<i>Featuring local artist Tom Ackley</i>

BOOKS & MUSIC

Abraxas Books	<i>Quality used books on all subjects</i>
Atlantic Sounds	<i>New and used vinyl records, CDs & DVDs</i>
Christian Science Reading Room	<i>Bibles and music for a spiritual way of living</i>
Daytona Books & Metaphysics	<i>Metaphysical gifts and books, new & used</i>

CLOTHING

Zeke & Emma's Closet	<i>Special occasion outfits and play wear for children</i>
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SPECIALTY FOOD & WINE

Davidson Bros.	
Indian River Shippers	<i>Fresh seasonal Florida citrus, gifts, candies, jellies</i>
Madeline's Wine Bar	<i>Specialty wine shop</i>
Natural Concepts Revisited	<i>Organic produce, eclectic art</i>
Oriental Grocery	<i>Neighborhood food market</i>
YOLO Nutrition	<i>Nutrition shakes, teas, and protein & wellness products</i>

FITNESS & WELLNESS

Oceans Dance Studio	<i>Premier ballroom & Latin dance studio</i>
Quanita May	<i>Personal fitness training, dance instruction, family therapy & lifestyle coaching</i>
Renew Yoga Studio	<i>Mind, body & spirit</i>
Sharper Edge Fitness	<i>Physical, mental, & spiritual coaching</i>
South Beach Dance Academy	<i>Dance studio promoting discipline and creativity</i>

HOME DÉCOR

Laine's Home Décor	<i>Home décor and antiques</i>
Southern Home Furniture	<i>New, used, unique furniture</i>
The Knotty Crab Trading Co.	<i>Nautical and beach-themed decor</i>

JEWELERS

Bill Green Jewelers	<i>Full service jeweler, new and estate, clocks</i>
Evans & Son Fine Jewelers	<i>Estate and one-of-a-kind jewelry</i>
Tom Cook Jeweler	<i>Full service jeweler, giftware</i>

SHOE & LUGGAGE REPAIR

Gilley's Shoe Shop	<i>Shoe repair</i>
Masterson's Shoe Shop	<i>Shoe and luggage repair</i>

SPECIALTY SHOPS

American Givers E-Scooters	<i>Scooter rental service</i>
Daytona Cigar Club	<i>Cigars, beer, wine, accessories</i>
Daytona Magic Shop	<i>Magic, clown, theatrical supplies, and special effects</i>
Palmetto Bands	<i>Custom fit elastic smart watch bands</i>
Three Brothers Boards	<i>Stand-up boards, paddles sales, and tours</i>
Zahn's Flowers	<i>A full-service florist</i>

Our Location

The Riverfront Shops of Daytona Beach are located Downtown in the historic Beach Street retail area between Bay Street and Orange Avenue. From Interstate 95, simply take exit 261A, then follow W. International Speedway Blvd. about 5 miles to the Riverfront Shops.

Free Parking

Parking at the Riverfront Shops is easy and free. Convenient spaces ideal for short-term parking await in front of the businesses, and ample longer-term parking is available in public lots behind the buildings. Enjoy the plentiful parking as you explore historic Downtown Daytona Beach.



More Beautiful Than Ever

Experience the remarkable, multimillion-dollar enhancements to Beach Street in the heart of Downtown! Stroll on widened sidewalks past scenic trees and planters, take advantage of expanded parking and outdoor dining, and enjoy the fresh look of this historic street.



Updated 2/14/23

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