



Community Redevelopment Agency

210 Sams Avenue • New Smyrna Beach, Florida 32168 • (386) 424-2266 • Fax: (386) 409-4759

January 26, 2011

MEMORANDUM

Charles Belote, Chair
Steve Dennis, Vice Chair
James Kosmas
Doug Hodson
Thomas Williams
Chad Schilsky
James Peterson

May this serve as your official notification of the **REGULAR MEETING** of the Community Redevelopment Agency to be held on **Wednesday, February 2, 2011 at 2:00 p.m.** **The meeting will be held at the City Hall Commission Chamber, 210 Sams Ave, New Smyrna Beach, FL 32168** to discuss the attached Agenda pursuant to Florida Statute 163 and Local Ordinance 23-85.

Respectfully submitted,



Anthony G. Otte, CRA Director

cc: Mayor and City Commission
City Manager /City Attorney
SE Volusia Chamber of Commerce
CRA Funding Partners
Members of the Press
Flagler Merchants Assoc.
Canal Street Historic District
Public Notice

Attachment

**REGULAR MEETING AGENDA
COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY, FEBRUARY 2, 2011 AT 2:00 P.M.,
CITY COMMISSION CHAMBERS,
210 SAMS AVE. NEW SMYRNA BEACH, FL**

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

- A. Approval of Minutes – Regular CRA Meeting January 12, 2011
- B. Commercial Property Improvement Grant Applications for buildings owned by Richard Rosedale at: 501 Canal Street and 509/511 Canal Street
- C. South Orange Street Streetscape - Contract Time Extension

4. PUBLIC PARTICIPATION

In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise granted by the CRA Commissioners.

5. PRESENTATION:

None

6. OLD BUSINESS

- 1. Wayfinding System – Final Report
- 2. Flagler Boardwalk Project: Phase 2
- 3. CRA Master Plan – Discussion on Business Incentive Programs

7. NEW BUSINESS

- 1. 407 Lytle – Clarification for future Grant Request
- 2. Commercial Matching Revitalization Grant Revisions

8. REPORTS AND COMMUNICATIONS

- | | |
|--|------------------------|
| A. Director's Report | D. Commissioner Report |
| B. CRA Attorney's Report | E. Tracking report |
| C. Capital Projects Report (included in 8. A.) | F. Correspondence |

9. ADJOURNMENT

Pursuant to Chapter 80-15 of the Florida Sessions Laws, if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need to ensure that a verbatim record of the proceedings is made.
In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Board Secretary listed below prior to the meeting:
Claudia Soulie, CRA Administrative Assistant, City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, FL 32168, (386) 424-2265.

CONSENT AGENDA

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**MINUTES OF THE
CITY OF NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY
MEETING OF JANUARY 12, 2011
CITY COMMISSION CHAMBER, CITY HALL, 210 SAMS AVE.
NEW SMYRNA BEACH, FLORIDA**

Chair Charles Belote called the CRA meeting to order at 1:00 p.m.

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Answering to roll call:

**Charles Belote
Steve Dennis
Doug Hodson
Chad Schilsky
Thomas Williams**

Also present were CRA Director Tony Otte; CRA Project Manager Michelle Martin; CRA Administrative Assistant Claudia Soulie and CRA Attorney Mark Hall. Commissioner James Kosmas and newly appointed Commissioner James Peterson were excused absent. (The City Commission appointed Mr. Peterson at their 1/11/2011 meeting to take over the unexpired term of Cynthia Lybrand).

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CONSENT AGENDA

- A. Approval of Minutes – Regular Meeting December 8, 2010
B. Property Improvement Grant Change order for 113 S. Orange Street – Panheads Pizza

Mr. Dennis made the motion to approve the consent agenda with all items as presented, seconded by Mr. Hodson. Motion carried on roll-call vote 5 –0.

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PUBLIC PARTICIPATION

In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise granted by the CRA Commissioners.

None

OLD BUSINESS

A. Flagler Boardwalk Project: Planning for the Completion of Phase 1

Mr. Otte stated that the City Commission had chosen the “modify” option for the Flagler Boardwalk structure at their December 14, 2010 meeting. Mr. Otte continued that in order to complete the first phase of this project, the CRA now needed to review two items and then make a recommendation to be presented to the City Commission at their January 25, 2011 meeting:

1. Roof design: the modified structure plan calls for:
 - the demolition of the two sections of the structure that have rafters standing on edge,
 - the demolition of the “cupola” structure in the center, above the roof line; and

52 • the replacement of the roof. (At the December 15, 2010 meeting the CRA voted to
53 recommend a tile roof).
54

55 2. The final plans for the seawall repairs (including work on the railing, steps, and
56 handicapped ramp).
57

58 Mr. Otte stated that this project is now projected to be at or exceed the available budget
59 and that CRA staff met with the architect to see what features could be reduced or
60 eliminated. Mr. Otte continued that City staff was also working on the next phase of the
61 project, which included an agreement with the County for the replacement of the
62 restrooms (with consideration for the façade to be compatible with the boardwalk
63 structure), and the delineation of parking spaces. Mr. Otte recommended that the CRA
64 approve the roof material and the final plans for the seawall repairs and to have staff take
65 this recommendation to the City Commission for ratification.
66

67 Mr. David Dacar, the architect for the project, stated that his company had completed the
68 documents for the seawall and that they were ready to go out for bid. Mr. Dacar
69 continued that CRA staff had estimated that the bidding process would put the seawall
70 construction start-date during turtle season, which would prohibit any work on the
71 seawall until November 2011. Mr. Dacar stated that staff had recommended his company
72 look at the Pavilion structure to create bid-ready documents, making the Pavilion Phase I
73 (since this wouldn't affect the turtles) and the Seawall Phase II and to bid-out both phases
74 at the same time and to the same contractor as one total project, since this would save
75 time and money.
76

77 Mr. Dacar stated that he estimated the cost for Phase I (Pavilion) to be around \$150,000
78 and Phase II (Seawall) around \$300,000 and that both phases could be completed by the
79 end of 2011.
80

81 A brief discussion ensued about the pros and cons of bidding these Phases out at the same
82 time and to the same contractor; clarification of what was going to be demolished on the
83 Pavilion structure; tile color samples; the durability of tile versus metal roofs and the
84 timeline for ordering these tiles.
85

86 Mr. Dacar stated that, if the CRA chose to bid-out Phase I and II together, he anticipated
87 being able to present the complete bid documents to the CRA for approval at their May
88 2011 meeting.
89

90 **Mr. Dennis made the motion to combine Phase I (Pavilion) and Phase II (Seawall)**
91 **and to bid-out both Phases at the same time; seconded by Mr. Schilsky. Motion**
92 **carried on roll-call vote 5 -0.**
93

94 **Mr. Dennis made the motion to recommend the colors Bay Blue and Avocado as two**
95 **possible options for the roof tiles to the City Commission for approval; seconded by**
96 **Mr. Schilsky. Motion carried on roll-call vote 5 -0.**
97

98 Mr. Dennis inquired about the restrooms on the Flagler Ave. Boardwalk property. City
99 Manager Pam Brangaccio commented that City staff was going to meet with Volusia
100 County representatives at the end of January 2011 to talk about options for the Lifeguard
101 station and the bathroom redesign/construction, so that these items would tie in with the
102 Boardwalk project.

103 A brief discussion ensued about a proposed plan from the County suggesting a redesign
104 of the restrooms.

105

106 Mr. Otte stated that he had asked the City's GIS person to do a draft overlay of parking
107 spaces on the Flagler Ave. parking lot, which created roughly 140 spaces. A brief
108 discussion ensued about different ways to lay out the parking lot including an angle
109 design for the parking spaces; parking lanes running parallel with Flagler Ave. as well as
110 revising the location of the Life Guard office and adding that property to the parking lot.
111 Mr. Otte said that he would bring back more detailed options.

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114 B. Orange Street Streetscape: Change order Numbers 1, 2 and 3

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116

C. Mary Ave Streetscape: Change order Numbers 1 and 2

117 Mr. Otte stated that staff had prepared those two agenda items (B and C) based on field
118 inspections with the Utilities Commission (UC) and the project contractor after
119 identifying pipe conflicts. Since the creation of these agenda items possible solutions
120 have come to light, which may help to avoid costly change orders or at least reduce the
121 amount and staff was asking to defer these items until final figures can be derived.

122

123 Mr. Dennis inquired if the CRA was going to be reimbursed by the City's stormwater
124 fund for any stormwater charges. Mr. Otte and Mr. Resheidat did not believe this to be
125 the case.

126

127 A brief discussion ensued about the condition of the waterlines and that the UC felt that
128 they were adequate. It was noted that a waterline study had been performed by the CRA
129 in 2000 that the UC had a copy of.

130

131 The CRA, by consensus agreed to have staff bring these items back at the next CRA
132 meeting.

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135 REPORTS AND COMMUNICATIONS

136 A. Director's Report

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138 Mr. Otte stated that he had selected five (5) finalists for the CRA Marketing Coordinator
139 position and was putting together an interview panel consisting of a representative from
140 the Flagler Ave and Canal Street Merchant Associations as well as members of City staff.
141 Mr. Otte informed the CRA of upcoming events, including a bus tour on January 29,
142 2011 through several cities with the focus on redevelopment and infill development,
143 particularly along US 1.

144

145 Mr. Otte continued that the firm designing the Washington Street Streetscape will be
146 making a presentation on design options at the Historic Westside Community meeting on
147 January 24, 2011 at 6:15 pm at the Babe James Center.

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149 CRA Attorney's Report

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151 Mr. Hall stated that he had nothing to report at this time, but was available for any
152 questions the Commissioners may have.

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Tracking report

Mr. Belote inquired about the equipment being staged at the former Dunn Lumber Site. Mr. Otte stated that staff had been in touch with City's Chief Building Official and was told that the contractor was hired by the City to demolish several structures in the area. The contractor had rearranged their equipment in a more orderly fashion and would remove it once all the jobs were completed. The Commissioners suggested that the contractor stage their equipment at the old Police Station as this was a more industrial area.

Ms. Martin stated that she had been in touch with a contractor in regards to the beautification of the sidewalk in front of former Dunn Lumber site and informed the CRA of possible repair options she was given. Ms. Martin continued that she would continue to follow up on this project and keep the CRA informed.

Capital Projects Report

Mr. Otte stated that the main construction projects at this time are the Mary Ave and Orange Street Streetscapes and that the Washington Street Streetscape is under design.

Mr. Otte commented on a proposed project for Riverside Park and the gateway landscaping/wayfinding project that was underway.

Commissioner Report

Mr. Williams inquired about the lease/landscaping efforts that Canal Street Historic District negotiated with the FEC for the south side of the Canals Street sidewalk at US 1 some time back. Mr. Otte stated that he would check into this and mentioned that this area was tied in with the decontamination of the former Dunn Lumber site through the DEP and that Bellomo-Herbert had been hired for gateway designs and that this intersection was included.

Mr. Williams asked about the name for the proposed business loop. Mr. Otte stated that the City Commission had only approved the concept of the Fitness loop and further details, including the name, were still being discussed.

Mr. Dennis inquired about the status on the Dolphin View assistance request. Mr. Otte said that the owner would be at the joint CRA/City Commission workshop that was following the regular CRA meeting.

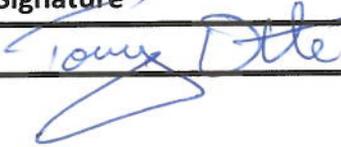
Mr. Otte stated that the newly appointed Commissioner, James Peterson was not able to attend the regular meeting, but would be at the joint CRA/City Commission workshop.

Hearing no further comments, Mr. Belote entertained a motion to adjourn.

ADJOURNMENT

A motion was made to adjourn; all agreed. Meeting adjourned at 2:05 pm.

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Claudia Soulie		
Meeting Date: February 2, 2011		
Action Item Title: Commercial Property Improvement Grant: 501 Canal Street		
Agenda Section: Consent <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Special Items <input type="checkbox"/>		
<p>Summary Explanation and Background</p> <p>The applicant, Richard Rosedale, has submitted a proposal to install a black awning on the south side of the building at 501 Canal Street that would wrap around the east side (sketch enclosed).</p> <p>The estimated total cost for the project is \$5,022 and the amount of CRA grant assistance requested is \$2,511.00</p> <p>The sketch plan has been reviewed by the Planning Department and approved with the condition that the awning is a minimum of 2 feet from the edge of curb and has an 8-foot minimum clearance above the sidewalk. Furthermore, should the owner want to add signage on the awning in the future, this would require a separate building permit. The owner and contractor have been notified of these conditions.</p>		
<p>Recommended Action/Motion:</p> <p>This application has received the necessary points to qualify for consideration and staff recommends approval contingent that the awning conform to the Planning Department's conditions and meet all applicable permit requirements.</p>		
<p>Funding Analysis: Budgeted <input checked="" type="checkbox"/> If not budgeted, recommend funding account:</p> <p>If approved, the funds for this application would come out of the FY 2011 budget, account number 12051502-583001, which has a balance of \$50,000.</p>		
<p>Exhibits Attached:</p> <ol style="list-style-type: none"> 1. Packet submitted by the applicant 2. Score sheets 		
Reviewed By:	Name	Signature
CRA Director	Tony Otte	
Commission Action		

CITY OF NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

APPLICATION FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

NAME: RICHARD S. ROSEDALE

PROPERTY ADDRESS: 501 CANAL STREET

TELEPHONE: (386) 956-0668 (DAY) (386) 427-8198 (EVENING)

TYPE OF IMPROVEMENT PLANNED:

Exterior _____ Painting _____ Landscape _____ Electrical _____
Signage _____ Awning Parking Area _____ Other _____

PROJECT PROPOSAL ON IMPROVEMENTS

All Property Improvement Grant Applications must be approved by the CRA Board prior to work commencing. The following information must be included with the application.

1. **Summary** of the scope of work to be performed.
2. **Color photographs** clearly showing existing condition of the facade, neighboring buildings, and rear entrances. If applicable, historic photographs and photos of existing parking areas should also be included.
3. **Sketch plans and specifications** detailing the scope of work.
4. **Samples** of all paint colors and awning materials to be used on the building and signage.

ESTIMATED TOTAL COST OF PROPOSED IMPROVEMENTS: \$ 5022

ESTIMATED AMOUNT OF GRANT ASSISTANCE REQUESTED: \$ 2511

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

1. **To follow the design** recommendations as approved by the Community Redevelopment Agency.
2. **To adhere** to the Application Procedures and Guidelines and the Grant Agreement as specified.
3. **That I shall incur** all initial project costs and receive **reimbursement** only after:
 - A. All improvements have been **completed**.
 - B. **Final Inspection** of the improvements is approved.
 - C. **Proof of Payment** for project costs has been received.
4. Additional improvements or changes not approved will not be funded.

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE COMMUNITY REDEVELOPMENT COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.



APPLICANT SIGNATURE

1 / 18 / 10

DATE



PROPOSAL PRESENTED TO:
DICK ROSEDALE
 REF: 501 CANAL STREET.
 NEW SMYRNA BEACH, FL

TEL: 828-743-1865

OPTION 1 ¼ BARREL AWNING ACROSS FRONT OF BLDG. & AROUND CORNER

1 @ 70'-0" WIDE X 3'-0" DROP X ? PROJECTION

TOTAL PRICE w/ 3'-0" PROJECTION..... \$ 4,628.00
 TOTAL PRICE w/ 4'-0" PROJECTION..... \$ 5,482.00

N/A

OPTION 2 STANDARD AWNING ACROSS FRONT OF BLDG. & AROUND CORNER

1 @ 70'-0" WIDE X 3'-0" DROP X ? PROJECTION

TOTAL PRICE w/ 3'-0" PROJECTION..... \$ 4,564.00
 TOTAL PRICE w/ 4'-0" PROJECTION..... \$ 5,022.00

INCLUDES:
 12 MONTH WORKMANSHIP WARRANTY
 5 YEAR FABRIC WARRANTY FROM THE MANUFACTURER
 WELDED ALUMINUM FRAME CONSTRUCTION (MILL FINISH)
 FABRIC TO BE: **TBD**
 VALANCE TO BE: **LOOSE @ 8"**
 GRAPHICS: N/A
 PAINTED FRAMES: **NO (MILL FINISH)**
 INSTALLATION
 ALL APPLICABLE TAXES, ENGINEER SEAL & PERMIT

THANK YOU FOR THE OPPORTUNITY!

PROPRSAL BY: ALAN HANLEY

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 1/18/2011



501 Canal Street

Date: 1/19/2011

Design No: 1001
 Sheet: 1 OF 1

Client: **DICK ROSEDALE**
 Address: **501 CANAL, NSB**
 Sales: **ALAN HAMLEY**
 By: **AASH** Scale: **N/A**

© This drawing was created to assist you in visualizing our proposal. The original does not exist on the property or elsewhere. For this drawing to be used for any other purpose, you must obtain written permission from the designer. See also sales representative or call the nearest office of SUNSTATE AWNING.

Prod. Approval		Date	By
Client			
Sales			
Revision		Date	By
Client			
Sales			

SUNSTATE AWNING
 50 Keyes Ct., Sunford, FL 32773
 (407) 330-1044 (800) 600-8048

Property Improvement Grants Funding Evaluation

Property Address: 501 Canal Street

Did Applicant attend pre-application conference: YES X NO _____

Does the proposed project substantially comply with the guidelines: YES X NO _____

Review for Funding (26 Points Possible) (15 Points Minimum Required)

Circle a Score
for each category

Compliance with Guidelines:

Project substantially meets guidelines
No character defining features are inappropriately altered: 3 Points

Location:

A corner building on Flagler, or Canal Street must do all façade visible to receive credit: --- 5 Points
Located on Canal St, Flagler Ave, N Causeway or Third Ave: 4 Points
Other Locations in Grant Area: 3 Points

Overall Impact / Improvements:

Condition improves from poor to excellent: 5 Points
Condition improves from poor to good: 4 Points
Condition improves from good to excellent: 3 Points
Condition improves from average to excellent: 3 Points
Condition improves from average to good: 2 Points

Quality of Work Proposed:

Special treatment (removing "slipcover façade", rebuilding original character-defining features, substantial structural renovation, significant landscape improvement, etc): 7 Points
Overall high quality: 3 Points

Present Use:

Commercial / Office: 3 Points
Current Vacant / reuse: 3 Points
New INFILL construction on Flagler Ave or Canal St: 4 Points

Bonus Points:

Special significance – historically or architecturally important, now or in the past, to the community: 2 Points

Total 17

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Claudia Soulie

Meeting Date: February 2, 2011

Action Item Title: Commercial Property Improvement Grant: 509/511 Canal Street

Agenda Section: Consent Public Hearing Special Items

Summary Explanation and Background

The applicant, Richard Rosedale, has submitted a proposal to install awnings at 509 and 511 Canal Street. (Sketch enclosed). Per the Property Appraiser's website 509 Canal Street is the primary building and shares its Parcel Identification Number with 511 Canal Street.

The scope of work includes removal of an old wooden awning and elongated iron wall hanger; repair, stucco and repaint the area affected by the removal of the wooden awning and the installation of 2 new awnings per enclosed sketch. The estimated total cost for the project is \$9,451 and the amount of CRA grant assistance requested is \$4,725.50.

The sketch plan has been reviewed by the Planning Department and approved with the condition that the awnings are a minimum of 2 feet from the edge of curb and have an 8-foot minimum clearance above the sidewalk. Furthermore, should the owner want to add signage on the awnings in the future, this would require a separate building permit. The owner and contractor have been notified of these conditions.

CRA staff has notified the applicant that, as a condition of approval of the Grant, the Business owner at 511 Canal Street needed to get in touch with the Building and Finance Departments in regards to their Business License.

NOTE: In July 2005 Mr. Rosedale had submitted a grant application for 509/511 Canal Street for the same scope of work, which the CRA approved; however, the work was never performed and staff withdrew the grant in 2006 (no monies were ever reimbursed).

Recommended Action/Motion:

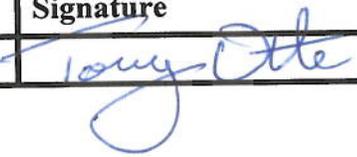
This application has received the necessary points to qualify for consideration and staff recommends approval contingent that the awnings conform to the Planning Department's and CRA Staff's conditions and meet all applicable permit requirements.

Funding Analysis: Budgeted If not budgeted, recommend funding account:

If approved, the funds for this application would come out of the FY 2011 budget, account number 12051502-583001, which has a balance of \$50,000.

Exhibits Attached:

1. Packet submitted by the applicant
2. Score sheets

Reviewed By:	Name	Signature
CRA Director	Tony Otte	
Commission Action		

CITY OF NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

APPLICATION FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

NAME: RICHARD S. ROSEDALE

PROPERTY ADDRESS: 509 CANAL STREET (509/511 Canal Str.)

TELEPHONE: (386) 456-0668 (DAY) (386) 427-8198 (EVENING)

TYPE OF IMPROVEMENT PLANNED:

Exterior Painting Landscape _____ Electrical _____
Signage _____ Awning Parking Area _____ Other _____

PROJECT PROPOSAL ON IMPROVEMENTS

All Property Improvement Grant Applications must be approved by the CRA Board prior to work commencing. The following information must be included with the application.

1. **Summary** of the scope of work to be performed.
2. **Color photographs** clearly showing existing condition of the facade, neighboring buildings, and rear entrances. If applicable, historic photographs and photos of existing parking areas should also be included.
3. **Sketch plans and specifications** detailing the scope of work.
4. **Samples** of all paint colors and awning materials to be used on the building and signage.

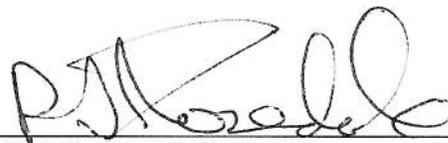
ESTIMATED TOTAL COST OF PROPOSED IMPROVEMENTS: \$ 94500 *DA*

ESTIMATED AMOUNT OF GRANT ASSISTANCE REQUESTED: \$ 47250

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

1. **To follow the design** recommendations as approved by the Community Redevelopment Agency.
2. **To adhere** to the Application Procedures and Guidelines and the Grant Agreement as specified.
3. **That I shall incur** all initial project costs and receive **reimbursement** only after:
 - A. All improvements have been **completed**.
 - B. **Final Inspection** of the improvements is approved.
 - C. **Proof of Payment** for project costs has been received.
4. Additional improvements or changes not approved will not be funded.

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE COMMUNITY REDEVELOPMENT COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.



APPLICANT SIGNATURE

1 / 18 / 11

DATE

one P.I.N.# 509/511 CANAL



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 11-30-2010 Today's Date: 1-18-2011		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	41-17-34-37-02-0041	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7441-37-02-0041				
Alternate Key	3878876	Millage Rate	22.61470		
Parcel Status	Active Parcel	PC Code	12		
Date Created	06 JAN 1982				
Owner Name	ROSEDALE RICHARD S TR	GO TO ADD'L OWNERS			
Owner Name/Address 1	ESTIMATE TAXES				
Owner Address 2	PO BOX 3044				
Owner Address 3	CASHIERS NC				
Owner Zip Code	28717				
Location Address	509 CANAL ST NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION

E 57 FT OF W 117 FT OF LOT 4 BLK 2 V LOWDS NEW SMYRNA MB 1
PG 144 PER OR 3076 PG 0443

SALES HISTORY

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	3076	0443	12/1987	Warranty Deed	Multi parcel sale	Yes	289,800
2	2211	0267	10/1980	Warranty Deed	Qualified Sale	Yes	35,000

HISTORY OF VALUES

[GO TO ADD'L HISTORY](#)

YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2010	125,685	56,662	0	182,347	182,347	182,347	182,347	0	182,347	182,347	0	182,347
2009	150,822	68,489	0	219,311	219,311	219,311	219,311	0	219,311	219,311	0	219,311

LAND DATA

TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL
MIXED, STORE and OFFIC	57.0	98.0	5586.00	SQUARE FEET	25.00	100	100	90	100	125,685
NEIGHBORHOOD CODE	C7827	CANAL STREET								

Tuesday, 1/18/11

Director

TO: Tony Otte, CRA COORDINATOR
FROM: DICK ROSEDALE

PROPERTY LOCATION: 509/511 CANAL ST.

SCOPE OF WORK:

1. REMOVE OLD WOODEN AWNING AND ELONGATED IRON WALL HANGERS. HAUL AWAY DEBRIS.

M.R. Davis, Corp

2. STUCCO AND REPAIR AREA WHERE AWNING MEETS WALL AND REPAINT. INSTALL TWO NEW AWNINGS WITH SUNBRELLA CANVAS MATERIAL. EACH NEW AWNING TO BE DIFFERENT IN COLOR. AWNING FRAMEWORK TO COMPLEMENT SURROUNDING EXISTING AWNINGS.

Chris MacDonnell, Inc

3. APPEARANCE OF ELEVATION TO BE ENHANCED ARCHITECTUALLY WITH THE APPLICATION OF STUCCO COATED STYROFOAM. EXACT DETAIL TO BE DETERMINED BY ~~CRA AND~~ OWNER.

4. FRONT ELEVATION OF 509/511 CANAL ST. TO BE REPAINTED. SOUTHERN PAINT'S 20 MILL ELASTOMERIC PAINT TO BE APPLIED. COLOR TO COMPLEMENT AWNING COLORS.

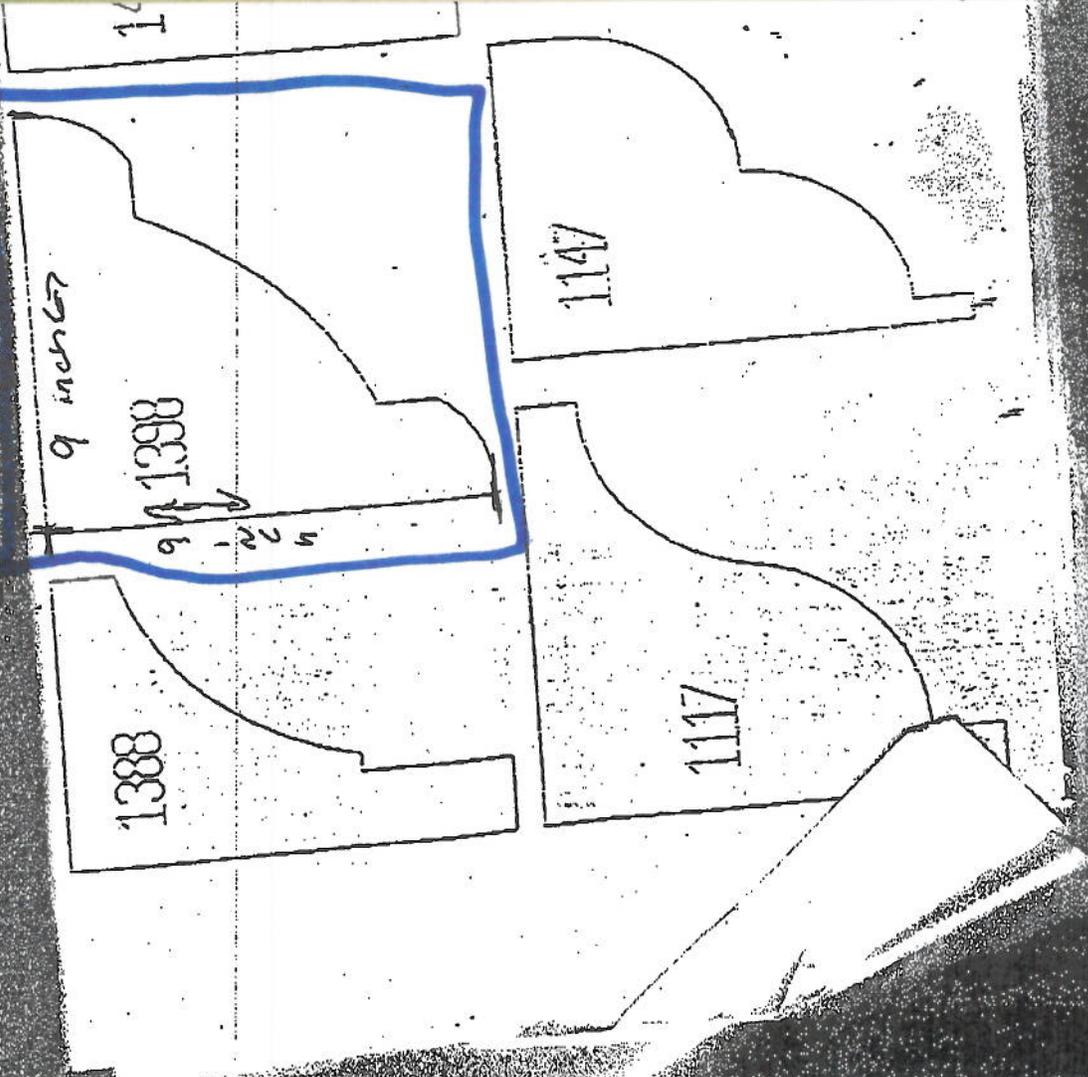
Best Painting, Inc.

RESPECTFULLY SUBMITTED,



RICHARD S. ROSEDALE, OWNER

828-743-1865 4127-8199 H
386-56-0668 CELL



Proposed
 Construction
 Details

Best Painting Inc. Best Painting Inc.

“WE SELL QUALITY”

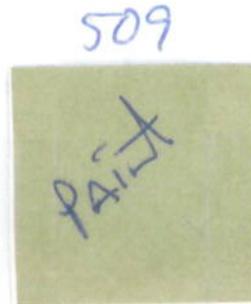
Office: Tel/Fax 386 4231650/
Cell: 386 2951945

To:

509/511

Location: Front Building ~~505/509~~/ Canal Street New Smyrna Beach FL

Reference: Exterior Painting/ Waterproofing



511

I Scope of Work:

A) Preparation:

Areas to be repainted needs to be hydro clean, mildew to be removed as well other common contaminations. Stucco to be inspected for hair cracks and fill up with elastomeric patch compound. Windows, doors needs to be recaulking utilizing a type II elastomeric caulk. New stucco after the cover removal to be primer prior the finish coat.

B) Paint

After properly preparation a coat of clear waterproof film (bond prep from devoe) to be applied in all stucco areas. Two coats of satin finish (washable) to be applied (wet/wet applications). Colors to be selected by owner.



PROPOSAL PRESENTED TO:

DICK ROSEDALE

* REF: 511 & 509 CANAL STREET. *
NEW SMYRNA BEACH, FL

TEL: 828-743-1865

2 STANDARD AWNINGS ACROSS FRONT OF BLDG.

2 @ 23'-6" WIDE X 3'-0" DROP X 3'-0" PROJECTION

TOTAL PRICE..... \$ 3,456.00

INCLUDES:

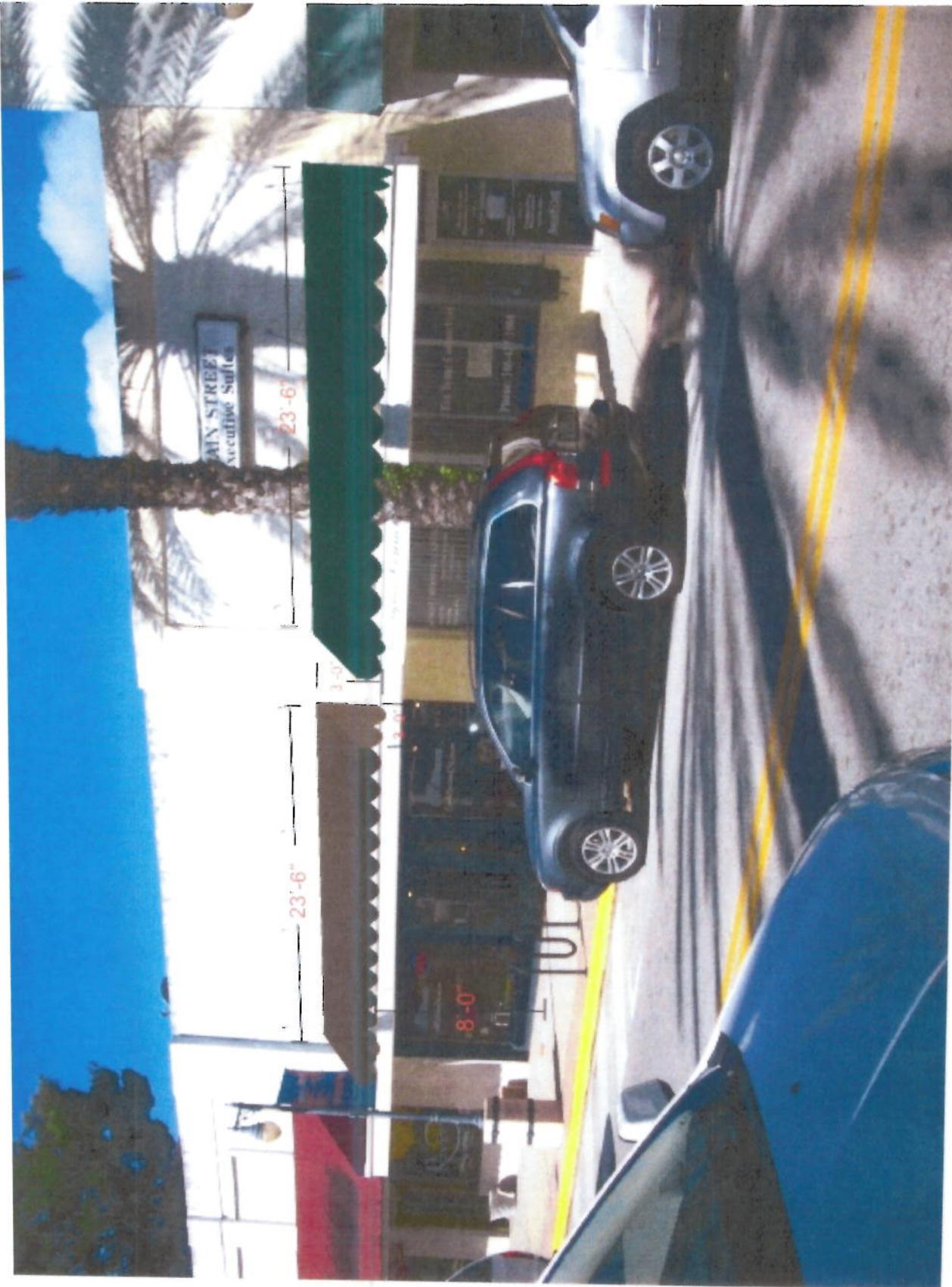
- 12 MONTH WORKMANSHIP WARRANTY
- 5 YEAR FABRIC WARRANTY FROM THE MANUFACTURER
- WELDED ALUMINUM FRAME CONSTRUCTION (MILL FINISH)
- FABRIC TO BE: **SUNBRELLA FIRESIST**
- VALANCE TO BE: **LOOSE @ 8"**
- GRAPHICS: N/A
- PAINTED FRAMES: NO
- INSTALLATION
- ALL APPLICABLE TAXES, ENGINEER SEAL & PERMIT

TAKING WOOD DOWN



THANK YOU FOR THE OPPORTUNITY!

PROPRSAL BY: ALAN HANLEY



509/511 Canal Street

Date: 1/19/2011

 <p>SUNSTATE AWNING 50 Keyes Ct., Sanford, FL, 32773 (407) 330-1044 (800) 500-8048</p>		<p>Prod. Approval</p> <table border="1"> <tr> <td>Client</td> <td>Date</td> <td>By</td> </tr> <tr> <td>Sales</td> <td></td> <td></td> </tr> <tr> <td>Revision</td> <td>Date</td> <td>By</td> </tr> <tr> <td>Client</td> <td></td> <td></td> </tr> <tr> <td>Sales</td> <td></td> <td></td> </tr> </table>		Client	Date	By	Sales			Revision	Date	By	Client			Sales			<p>Client: DICK ROSEDALE</p> <p>Address: 509-511 CANAL, NSB</p> <p>Sales: ALAN HAMLEY</p> <p>By: <i>AMH</i> Scale: N/A</p>		<p>Design No. 1001</p> <p>Sheet 1 OF 1</p>
Client	Date	By																			
Sales																					
Revision	Date	By																			
Client																					
Sales																					
<p><input checked="" type="checkbox"/> This drawing was checked to assist you in visualizing our proposal. The original about herein and the property or building drawings. Permission to copy or reuse this drawing can only be obtained through agreement with SUNSTATE AWNING. See your sales representative or call the regional office at SUNSTATE AWNING.</p>																					

M.R. Davis, Corp.
Building and Consulting



~~12/28/10~~ 12/28/10

509/511 Canal Street

Mr. Rosedale:

RE: Canopy Demo

Per your request, I've estimated the cost to remove the canopy on the Canal St. side of Tax Tyme and the Candle Shop. I would plan to do this early on a Sunday morning where I could get a dumpster in and out with the least amount of traffic hindrance. The cost to remove the described canopy is \$2,395 and includes the demo permit.

If you decide to have me do this I would need your help so that the tenants would turn off any alarms early Sunday morning of which they should be able to turn them back on by noon. Also I would need to remove 1 panel in the soffit to do some discovery and would need to have my electrician disconnect the power to the canopy on a Friday afternoon.

Please let me know if you want me to move forward.

Sincerely,

Mark Davis
M. R. Davis Corp.
CGC1515430

Stucco + Foamboards

Chris MacDonnell Exteriors Inc

1402 SABAL Palm Dr
Edge water FL 32132

283977

428-8432 / 566-7449

CUSTOMER'S ORDER NO.	DEPT.	DATE: 1-21-11
NAME: Dick Ross Date		
ADDRESS:		
CITY, STATE, ZIP		

SOLD BY:	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE RTD.	PAID OUT
----------	------	--------	--------	----------	-----------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Proposal for Stucco		
2	Repair + Resurfacing Foam		
3	Bands at 309-511		
4	Canal St New Smyrna Beach		
5			
6	Price:		
7	wire mesh & stucco	\$800	\$800
8	FOAM BANDS	\$1000	\$1,000
9			
10	TOTAL	\$1800.00	
11			
12			
13			
14			
15			

RECEIVED BY:

ORIGINAL
©2001 REDIFORM® 51320

Best Painting Inc.

Best Painting Inc.

“WE SELL QUALITY”

Office: Tel/Fax 386 4231650/
Cell: 386 2951945

Labor Charges:

Consist of all Labor and materials to complete the mentioned work as following:

Power washer.....	385.00
WP Sealer.....	305.00
Painting /Stucco ...	825.00
Windows/metal	285.00

Total 1.800.00

Note: 3 colors allowance for this job included
Price valid for 30 days January/15/2011

Warranty:

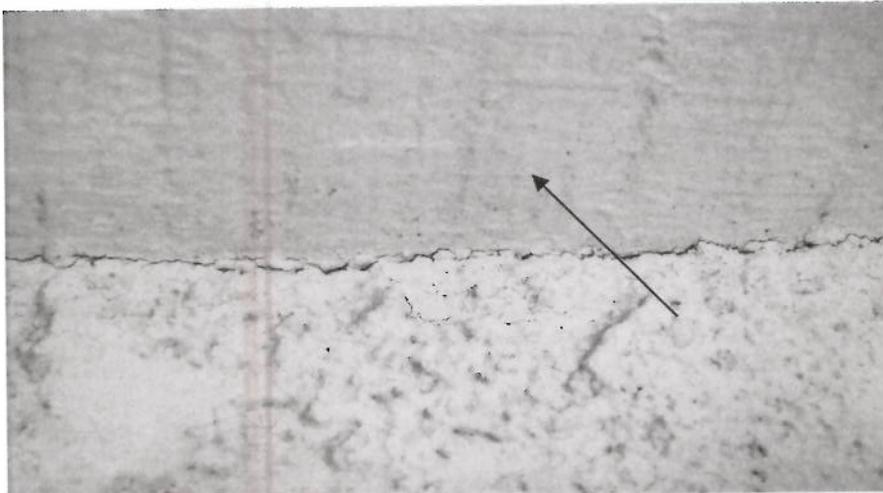
The mentioned work has **TWO YEARS WARRANTY** against peeling and discoloration at normal conditions. We are very confident about our applications, procedures and finishes. However we do our **BEST** warranty does not included any stain and/or discoloration caused by water leaks and/or conditions beyond our control including act of God.

Best Painting Inc.

Best Painting Inc.

"WE SELL QUALITY"

Office: Tel/Fax 386 4231650/
Cell: 386 2951945



Elastomeric caulk to be applied



Areas to be repaint after properly preparation

Property Improvement Grants Funding Evaluation

Property Address: 509/511 Canal Street

Did Applicant attend pre-application conference: YES X NO _____

Does the proposed project substantially comply with the guidelines: YES X NO _____

Review for Funding (26 Points Possible) (15 Points Minimum Required)

Circle a Score
for each category

Compliance with Guidelines:

Project substantially meets guidelines
No character defining features are inappropriately altered: ----- 3 Points

Location:

A corner building on Flagler, or Canal Street must do all façade visible to receive credit: --- 5 Points
Located on Canal St, Flagler Ave, N Causeway or Third Ave: ----- 4 Points
Other Locations in Grant Area: ----- 3 Points

Overall Impact / Improvements:

Condition improves from poor to excellent: ----- 5 Points
Condition improves from poor to good: ----- 4 Points
Condition improves from good to excellent: ----- 3 Points
Condition improves from average to excellent: ----- 3 Points
Condition improves from average to good: ----- 2 Points

Quality of Work Proposed:

Special treatment (removing "slipcover façade", rebuilding original character-defining features, substantial structural renovation, significant landscape improvement, etc): ----- 7 Points
Overall high quality: ----- 3 Points

Present Use:

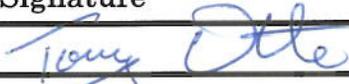
Commercial / Office: ----- 3 Points
Current Vacant / reuse: ----- 3 Points
New INFILL construction on Flagler Ave or Canal St: ----- 4 Points

Bonus Points:

Special significance – historically or architecturally important, now or in the past, to the community: ----- 2 Points

Total 15

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Michelle Martin		
Meeting Date: February 2, 2011		
Action Item Title: Orange St Streetscape and Parking Lot Improvements Project – Time Extension		
Agenda Section: Consent <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Special Items <input type="checkbox"/>		
Summary Explanation and Background: Contract time has been delayed due to the conflicts with utility pipes, the Christmas Holiday, and 1 weather day (1/17/11), staff requests that 46 additional days (12/3/10 through 1/17/11) be added to the contract, and for no additional costs to the project.		
Recommendation: Approval for 46 additional days to be added to Contract Time, at \$0.00.		
Funding Analysis: Budgeted <input type="checkbox"/> If not budgeted, recommend funding account:		
Exhibits Attached: <ul style="list-style-type: none">• Letter from Masci Corporation dated December 10, 2010.		
Reviewed By:	Name	Signature
CRA Director	Tony Otte	
Commission Action 		

MASCI CORPORATION

GENERAL CONTRACTORS

5752 S. Ridgewood Ave

Port Orange, FL 32127

Tel. (386) 322-4500 : General Fax (386) 322-4600

Estimators Fax: (386) 322-4543

December 10, 2010

City of New Smyrna Beach
Community Redevelopment Agency
Attn: Ms. Michelle Martin, Project Manager
210 Sams Avenue
New Smyrna Beach, FL 32168

RE: City of New Smyrna Beach - S. Orange St. Streetscape & Downing St. Parking Lot
Improvements 2009

Dear Ms. Martin,

As it was made apparent to both the City of New Smyrna Beach and Masci Corporation on December 3, 2010 - there are obvious utility conflicts concerning the S. Orange St. Streetscape and Downing St. Parking Lot Project. While the critical path for this project is drainage improvement, we will be unable to commence work on the improvements to the drainage system until these issues are resolved.

If you have any questions at all, please do not hesitate to contact me.

Sincerely,
MASCI CORPORATION



Leonel Masci, P.E.
President

cc: File

OLD BUSINESS

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Tony Otte

Meeting Date February 2, 2011

Action Item Title: Wayfinding Project: Final Report

Agenda Section: Consent _____ Public Hearing _____ Special Items x

Summary Explanation and Background

Glenn Herbert and Shaughnessy Hart are completing the revisions to the Wayfinding System based on comments received at the special meeting on January 12th, and will be present to discuss the recommended changes in an effort to develop consensus for the final typography and symbolism to be used. Please find attached the signage being recommended. (These recommendations have been revised per comments received at the special meeting on January 12.) It is the consultant's desire to have the Board arrive at a consensus approving the basic components of the design so that we can start negotiations with FDOT and begin developing construction documents for the project.

Overview:

1. The report provides a "hierarchy" of sign types to be displayed at various locations in the CRA. The general layout (style) and color of the signs was acceptable as presented at the January 12 meeting. This will be reviewed for concurrence.
2. The masthead (wave symbol and heading) was acceptable as presented.
3. The typography used on the roadway directional signs is determined by FDOT.
4. There was direction for using a different letter style for the rest of the signage other than the roadway signs. The consultants are presenting three different letter styles from which the Board can make a selection of one or all for the signage designating the three areas:
 - a. The entire CRA represented by the pelican icon on the words "New Smyrna Beach". The font for the words has been changed following the discussion at the special meeting;
 - b. "Canal Street Historic District" with the majool palm tree icon; and
 - c. "Flagler Avenue" with the surfer icon. The "Historic District" has been dropped because of the perceived disconnect between the surfer icon and the words "Historic District" as discussed at the special meeting). This item is still up for discussion since there have also been recommendations to use "Beachside", "Business District" and "Shopping District".
5. Glenn will also report on the FDOT signage, the tie-in with wayfinding and the gateway project.
6. Staff also will review the "Branding of the Loop", a recommendation from the CRA Master Plan Update.

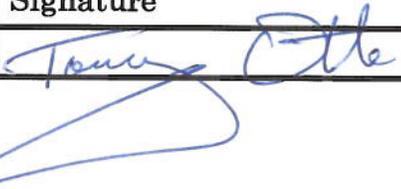
Recommended Action/Motion: Approval of the final report.

Funding Analysis: Budgeted x If not budgeted, recommend funding account:

Line item 120.51.515.51502.5679.09 Wayfinding and Signage, available balance, \$230,350

Exhibits Attached:

- Final Report on Wayfinding, Bellomo Herbert
- Suggestion for "Branding the Loop"

Reviewed By:	Name	Signature
CRA Director	Tony Otte	

Wayfinding Program

Wednesday, February 2, 2011 | 2:00 PM



Final Concept Plan



Sign Goals



Provide a Unified Approach to sign requirements to ensure strategic placement, visual consistency and reduce visual clutter.

Reinforce Brand Coherence by incorporating identity elements and maintaining color palette, typography and site icons.

WAYFINDING PROGRAM MEETING

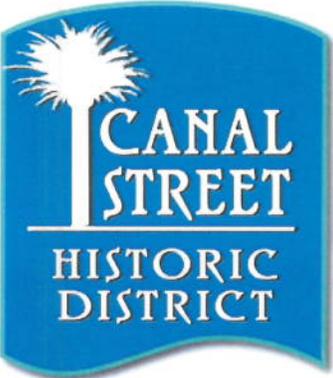
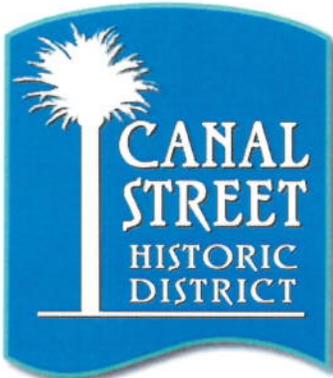


NSB Masthead | Icon Options 

	Lapinary NSB - HEADER A
	COPPERPLATE GOTHIC BOLD NSB - HEADER B
	Futura Medium NSB - HEADER C

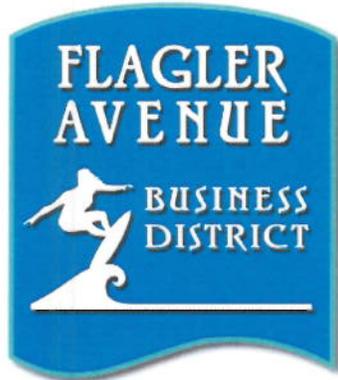
WAYFINDING PROGRAM MEETING **BH | HART**

District Identifier | Icon Options 

	
CANAL STREET - HEADER A	CANAL STREET - HEADER B

WAYFINDING PROGRAM MEETING **BH | HART**

District Identifier | Icon Options



FLAGLER AVE - HEADER A

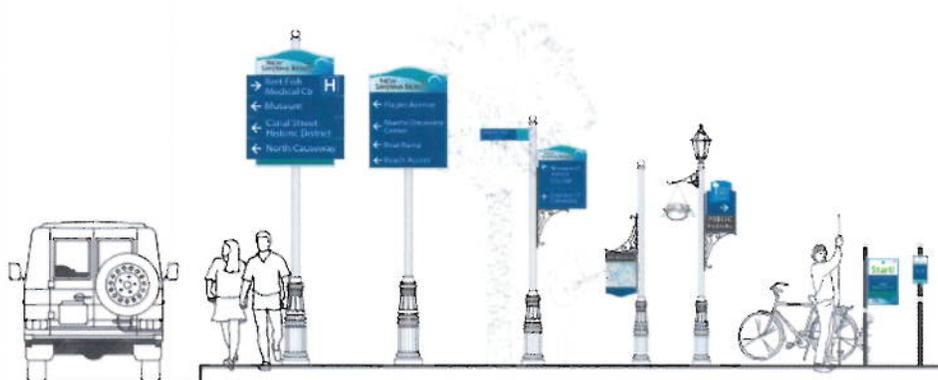


FLAGLER AVE - HEADER B

WAYFINDING PROGRAM MEETING



Sign System Family | Sign Types



WAYFINDING PROGRAM MEETING



Vehicular Directional | FDOT



Vehicular Directional Sign - FDOT
Routes 30 mph or above

WAYFINDING PROGRAM MEETING



Vehicular Directional | Interior Roads



Vehicular Directional Sign
Routes 25 mph or below
All City Streets

WAYFINDING PROGRAM MEETING



Parking Directional | Formats



Parking Directional
Routes 25 mph or below
All City Streets

WAYFINDING PROGRAM MEETING

BH | HART

Directional | Interior Roadway Circulation



Pedestrian Directional &
Information Signs
All City Streets



WAYFINDING PROGRAM MEETING

BH | HART

Trail & Path Signs | Sample TBA



Start!

The American Heart Association designates the City of New Smyrna Beach Waterfront Loop as an official

Start! Walking Path

WATERFRONT LOOP

NSB FLORIDA

NSB FLORIDA →

Icons: Pedestrian, Wheelchair, Jogger, Question mark, Fork and knife, Spoon and fork

NSB

MILE

3.5

WATERFRONT LOOP

NSB

Waterfront Loop

Waterfront Loop



NSB FLORIDA

WATERFRONT LOOP

RIVER · INTERCOASTAL WATERWAY · ATLANTIC OCEAN

WAYFINDING PROGRAM MEETING

BH | HART

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Tony Otte

Meeting Date: February 2, 2011

Action Item Title: Flagler Boardwalk Project: Phase 2, Construction Plans for the Modification of the Boardwalk Structure

Agenda Section: Consent _____ Public Hearing _____ Special Items x

Summary Explanation and Background

The City Commission chose the “modify” option for the Flagler Boardwalk structure at the December 14, 2010 City Commission meeting. At the January 12, 2011 joint special meeting with the CRA, the City Commission voted to accept the blue tile roof to be used on the modified Boardwalk Structure.

The plans for the rehabilitation of the seawall are now complete and the first phase of the project is being closed out. The second phase of the project, the preparation of the construction plans and related duties for the Boardwalk Structure, is now ready to commence. The project engineer has submitted a proposal for this phase, which is attached. Also attached is a copy of the original proposal and the adopted proposal for Phase 1, as well as the updated cost estimates and detail sheets.

The rehabilitation of the seawall and the modification and repair of the Boardwalk Structure will be combined into one project to be bid later this year, so that work can begin after “turtle season” ends on November 1, 2011. Combining the two projects will also condense the amount of time that the area is closed to visitors.

The City staff has discussed future phases of this project with County staff, including the demolition of the restroom facilities and the design and construction of new restroom facilities. The design of the new facilities building will be coordinated with the modification of the Boardwalk Structure.

Recommended Action/Motion:

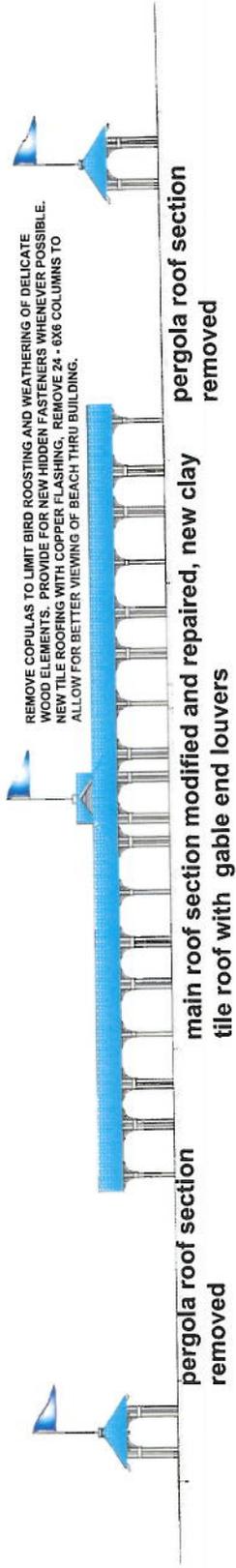
Approval of the Phase 2 scope of work for the Flagler Boardwalk project submitted by Quentin L. Hampton Engineers. Funds are available as noted in the Funding Analysis below; however, due to the projected overage for the entire project, staff will review the remainder of the items in the scope and may recommend revisions in the remaining items to reduce costs when those items are brought back for approval.

Funding Analysis: Budgeted x If not budgeted, recommend funding account:
This item is budgeted in line item 120.51.515.51502.5677.78, Flagler Avenue Boardwalk, with \$482,669 available. The design cost for this phase is \$33,820, so there is funding available for the next phase of the project. However, the architect estimates the cost for the seawall repair at \$292,200, and the cost of the structure repair and modification has increased to \$177,996, for a total construction cost of \$470,196. The design fee for the remainder of this project plus construction inspection and additional tasks is \$48,420, which brings the project total to \$518,616, an overage of \$35,947. It is anticipated that if the construction bids are at this level, CRA staff at that time will present options and make a recommendation for the budgeting of the completion of this project.

Exhibits Attached:

Information supplied by the architect including cover sheet with a cost summary; cost breakdowns for the structure and seawall; detail sheets for the structure and railing; and the original scope and adopted scope from the engineering firm.

Reviewed By:	Name	Signature
CRA Director	Tony Otte	
Commission Action		



MODIFIED REPAIR - PLAN



**WILLIAMSON
DACAR
ASSOCIATES**

ARCHITECTURE / ENGINEERING / PLANNING
203 SOUTH PINE STREET, MSB, FL 32169
PH. 386-428-3148 FAX. 386-428-1334



QLH

Quentin L. Hampton Associates

WORK COST SUMMARY

SCHEDULE OF WORK FOR FLAGLER AVE. SEA WALL / RETAINING WALL 09-29-10



ARCHITECTURE • ENGINEERING • PLANNING
203 SOUTH PINE STREET, SUITE 200
PALM BEACH, FLORIDA 33480
PH: 561-832-3148 FAX: 561-832-1334

ITEM NUMBER	DESCRIPTION OF WORK	UNIT TYPES	LABOR / MATERIAL	GRAND TOTAL
1	WALL CAP REPLACEMENT - DEMOLITION AND NEW INSTALLATION	LS		\$55,000
2	REPAIR BRICK PAVERS AND INFILL BELOW SLAB CAVITIES	LS		\$18,000
3	HC RAMP INSTALLATION	LS		\$26,000
4	STAIR REPAIRS	LS		\$4,000
5	ELECTRICAL LIGHTING ALONG CAP / GUARDRAIL	LS		\$4,500
6	NEW WALL CAP CABLE RAIL GUARD	LS		\$75,000
7	REFACING AND REBAR REPAIR OF WALL PANELS TO A 6' DEPTH	LS		\$30,000
9	NEW STAIR AND HC CABLE AND PICKET RAILING SYSTEM	LS		\$25,000
10	PAINTING / SEALING WALL / CAP MISC. AREAS	LS		\$6,000

BASE SUM TOTAL ESTIMATED COST OF WORK **\$243,500**

OVERHEAD AND PROFIT 20% **\$48,700**

GRAND TOTAL PROJECT AMOUNT **\$292,200**

WORK COST SUMMARY

SCHEDULE OF WORK FOR FLAGLER AVE. PAVILION REPAIRS-MODIFIED BLDG. REPAIRS -1/27/2011 -



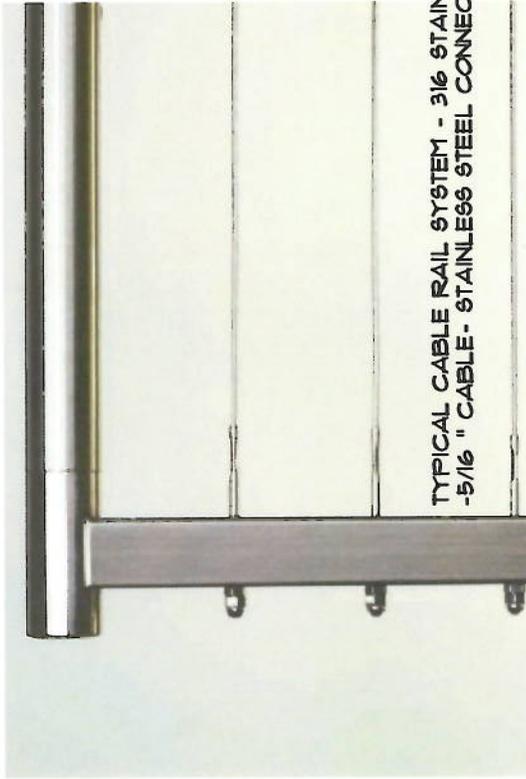
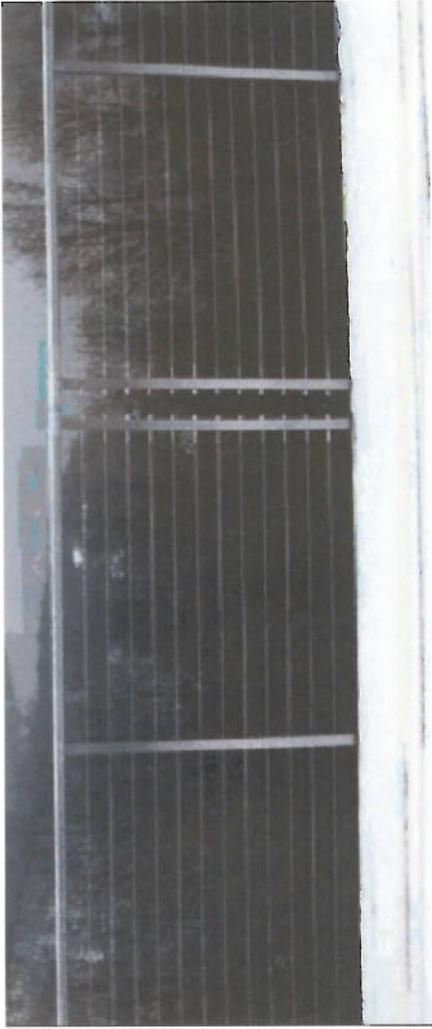
Quantin L. Hampton Associates



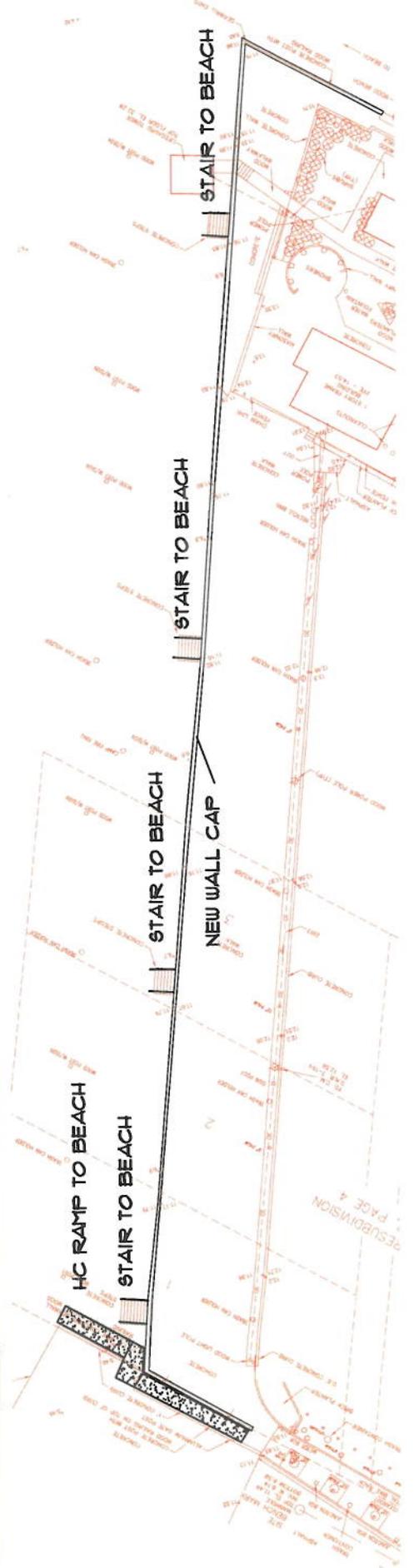
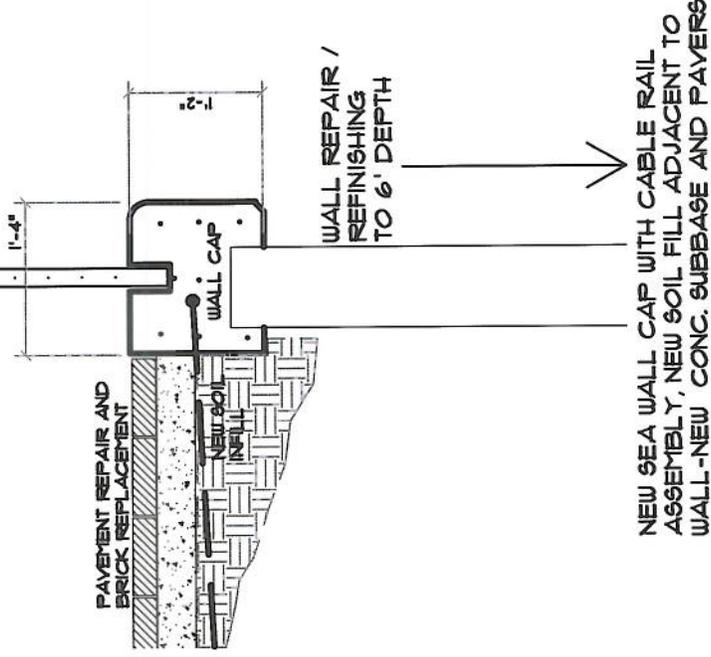
WILLIAMSON
DACAR
ASSOCIATES
ARCHITECTS & ENGINEERS - PLANNERS
100 SOUTH PINE STREET, SUITE 1100
MIAMI, FL 33130
PH: 305-428-3148 FAX: 305-428-3334

ITEM NUMBER	DESCRIPTION OF WORK	UNIT TYPES-HOUR	NUMBER OF UNITS OF LABOR	COST PER MAN HR OF LABOR \$	LABOR COST TOTAL	UNIT TYPES	NUMBER OF UNITS OF MATERIAL	COST PER QUANTITY OF MATERIAL	MATERIAL COST TOTAL	LABOR / MATERIAL GRAND TOTAL
1	DEMOLITION -METAL ROOF / FLASHING - REMOVALS	HR	180	\$25	\$4,500	SF	3900	\$ 0.50	\$1,950	\$6,450
2	REMOVAL	HR	130	\$25	\$3,250	EA	0	\$ -	\$0	\$3,250
3	SAND BLASTING ROOF DECK TOP / BOTTOM / EDGING	HR	0	\$0	\$0	SF	3900	\$ 2.00	\$7,800	\$7,800
4	SAND BLASTING 800 BOLTS	HR	0	\$0	\$0	EA	800	\$ 2.00	\$1,600	\$1,600
5	SAND BLASTING 100 STEEL PLATES	HR	0	\$0	\$0	EA	100	\$ 5.00	\$500	\$500
6	SAND BLASTING 6X6 COLUMNS	HR	0	\$0	\$0	EA	92	\$ 35.00	\$3,220	\$3,220
7	SAND BLASTING HORIZONTAL WOOD BEAMS	HR	0	\$0	\$0	LF	420	\$ 2.00	\$840	\$840
8	MISC. WOOD TRIM SAND BLASTING	HR	0	\$0	\$0	LF	300	\$ 3.00	\$900	\$900
9	ROOF WOOD DECKING REPAIR AND REPLACEMENT	HR	70	\$25	\$1,750	SF	400	\$ 7.00	\$2,800	\$4,550
10	WOOD COLUMN REMOVAL / BRICK PAVER REPAIRS	HR	48	\$25	\$1,200	EA	24	\$ 100.00	\$2,400	\$3,600
11	REFRAME ROOF STRUCTURE FOR ROOF AREAS REMOVED	HR	80	\$25	\$2,000	SF	600	\$ 6.00	\$3,600	\$5,600
12	SIMPSON SS CLIP REPLACEMENTS W/ RECESSED LAG BOLTS	HR	60	\$25	\$1,500	EA	190	\$ 8.00	\$1,520	\$3,020
13	ROOF COPULAS REMOVED - ROOF PATCHED BELOW SUCH AREAS	HR	30	\$25	\$750	EA	5	\$ 50.00	\$250	\$1,000
14	NEW TILE ROOF	HR	80	\$35	\$2,800	SF	3300	\$ 8.00	\$26,400	\$29,200
15	NEW METAL ROOF DRIP EDGE TRIM ALL ABOUT	HR	32	\$35	\$1,120	LF	450	\$ 4.00	\$1,800	\$2,920
16	NEW GABLE END ROOF LOUVERS	HR	24	\$35	\$840	EA	5	\$ 800.00	\$4,000	\$4,840
17	NEW 2X P. T. TRIM TO COVER HORIZ. BOLTS	HR	40	\$25	\$1,000	LF	500	\$ 5.00	\$2,500	\$3,500
18	PREP. / EPOXY BOLT & HEADS	HR	48	\$25	\$1,200	EA	1000	\$ 2.00	\$2,000	\$3,200
19	PREP. / EPOXY STEEL PLATES	HR	40	\$25	\$1,000	EA	120	\$ 4.00	\$480	\$1,480
20	NEW PRIME AND PAINT ALL EXPOSED TO VIEW SURFACES	HR	60	\$30	\$1,800	SF	7500	\$ 1.00	\$7,500	\$9,300
21	NEW GABLE END BIRD SCREENING	HR	16	\$25	\$400	EA	2	\$ 100.00	\$200	\$600
22	HORIZONTAL BIRD SCREENING	HR	32	\$25	\$800	SF	1500	\$ 3.00	\$4,500	\$5,300
23	ELECTRICAL UPGRADE	HR	0	\$0	\$4,500	LS	1	\$8,000.00	\$8,000	\$12,500
24	MISC. BOLT REPLACEMENTS	HR	20	\$25	\$500	EA	50	\$ 20.00	\$1,000	\$1,500
25	MISC. WOOD STRUCTURE REPAIRS & REPLACEMENTS- BRACKETS /	HR	60	\$25	\$1,500	LF	300	\$ 20.00	\$6,000	\$7,500
26	BRICK PAVER REPAIRS BELOW CANOPY AREA	HR	50	\$25	\$1,250	SF	4000	\$ 1.50	\$6,000	\$7,250
27	SCAFFOLDING / BARRICADES / EQUIPMENT- RENTAL - MONTH	HR	0	\$0	\$0	EA	3	\$ 1,500.00	\$4,500	\$4,500
28	TOOL RENTAL AND TOOL REPLACEMENTS	HR	0	\$0	\$0	LS	1	\$ 1,000.00	\$1,000	\$1,000
	BASE SUM TOTAL ESTIMATED COST OF WORK		1100		\$33,660				\$103,260	\$136,920

OVERHEAD AND PROFIT 30% **\$41,076**
GRAND TOTAL PROJECT AMOUNT \$177,996



TYPICAL CABLE RAIL SYSTEM - 316 STAINLESS STEEL CABLE
-5/16" CABLE- STAINLESS STEEL CONNECTIONS



MARK A. HAMPTON, P.E.
BRAD T. BLAIS, P.E.
DAVID A. KING, P.E.
ANDREW M. GIANNINI, P.E.
KEVIN A. LEE, P.E.

Quentin L. Hampton Associates, Inc.
Consulting Engineers
P.O. DRAWER 290247
PORT ORANGE, FLORIDA 32129-0247

TELEPHONE: (386) 761-6810
FAX: (386) 761-3977
EMAIL: qlha@qlha.com

January 25, 2011

Khalid Reshiedat, P.E.
Public Works Director
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

CITY OF NEW SMYRNA BEACH
FLAGLER AVENUE, BOARDWALK AND PAVILION REPAIRS/MODIFICATIONS
SCOPE OF SERVICES AND FEE ESTIMATE
(Revised 1-25-11)

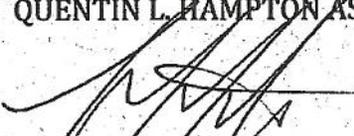
Dear Khalid,

In accordance with your request, we are pleased to offer the enclosed Scope of Services and Engineering Fee Estimate for the above referenced project. As discussed, the scope of services covers professional services associated with preparing surveys, field investigations, plans, specifications, bidding assistance for improvements to the Flagler Avenue, boardwalk, and pavilion.

The City desires to contract for professional services necessary to upgrade the boardwalk and pavilion. Our scope includes surveys, planning, meetings, bid documents, bidding assistance, and contract administration for the above referenced improvements. We have engaged David Dacar, AIA to serve as the architect. This project will be developed and bid in conjunction with the seawall rehabilitation project currently being designed by our team. Sufficient survey and printing allowances remain within the previous seawall purchase order to perform requisite surveys.

Please review the attached and if acceptable, forward to the appropriate parties for approval. Thank you for this opportunity to be of service to the City of New Smyrna Beach. If you have additional questions, do not hesitate to call.

Respectfully,
QUENTIN L. HAMPTON ASSOCIATES, INC.


Brad T. Blais, P.E.
President

BTB/AMG:el
Enclosure


for Andrew M. Giannini, P.E.
Project Engineer

**SCOPE OF SERVICES AND FEE ESTIMATE
FLAGLER AVENUE, BOARDWALK AND PAVILION REPAIRS/MODIFICATIONS
CITY OF NEW SMYRNA BEACH
(Revised 1/25/11)**

General – This scope of services and Fee Proposal is in conformance with the Continuing Services Agreement between the City of New Smyrna Beach (City) and Quentin L. Hampton Associates, Inc. (QLH).

A meeting was held with City staff and the CRA Director to determine the scope of required improvements at the Flagler Avenue Boardwalk and Parking Area. It was determined that the City desires to: rehabilitate the seawall, restore the breezeway, replace the restrooms and upgrade all of the parking areas. Based upon a preliminary review of the required project components, the estimated total construction cost is approximately \$1.7 M.

Scope of Work – QLH will address the following project components:

1. **Boardwalk and Pavilion Structure** – QLH and WDA shall provide plans and specifications for modifications and repair work to the boardwalk and pavilion structure. The plans shall include basic architectural and structural engineering design including electrical, lighting and video security layouts. The basic scope of the project consists of a new roof design to simplify the structure and removal of bird roosting areas, new fasteners, and removal of rusting components, columns and pergola roof areas on the north and south areas of the building, and removal and replacement of rotten/deteriorated materials, new flashing and building coatings.
2. **Establish Annual Maintenance Budget** - Prepare an itemized annual maintenance cost estimate for the City to use as a budgeting tool to facilitate future maintenance of the boardwalk and related facilities.
3. **Site Plan Approval and Permitting** – Obtain all requisite site plan approvals from the CRA and planning department. Assist the City and/or Contractor in obtaining all requisite ACOE and/or FDEP permits.
4. **Bidding Services** – Provide bidding services to include plan distribution, pre-bid meeting, answer contractor questions during the bid period, issue addenda, attend bid opening, evaluate bidder's qualifications and prepare award recommendation.
5. **Meetings and Presentations** – Attend up to (3) design meetings with City staff, (2) CRA meetings and (2) City Commission meetings. Prepare presentations and cost estimates as necessary at each of the referenced meetings. Prepare agendas and meeting minutes of all meetings.
6. **Contract Administration Services** – QLH and WDA shall provide construction administration services, including review of contractor pay requests and periodic site visits to review the contractor's conformance to the requirements of the construction drawings and specifications. An allowance is included for part time project representative services which will be billed hourly at the established contract rate.

Exclusions – The following work activities are not included in this scope of work:

- Environmental Assessments
- Property acquisition, easements and/or legal services
- Permit Application Fees

Proposed Fees – QLH and WDA will complete the work for estimated fees as follows:

Item	Task Description	Est. Fee
1	Boardwalk & Pavilion Structure	\$33,820
2	Establish Annual Maintenance Budget	\$2,500
3	Site Plan Approval and Permitting	\$2,500
4	Bidding Services	\$1,500
5	Meetings and Presentations	\$1,200
6	Contract Administration Services	\$6,900
	Total Estimated Fees	\$48,420

QLH fees are to be billed on a lump sum basis. Billing of allowances items are to be billed on an actual out-of-pocket cost basis or actual hours expended based on applicable hourly rates in effect at the time of work.

The terms outlined above are hereby agreed to:

City of New Smyrna Beach

Pamela Brangaccio, City Manager

Date

Original Proposal - Not Approved

RICHARD W. FERNANDEZ, P.E.
MARK A. HAMPTON, P.E.
BRAD T. BLAIS, P.E.
DAVID A. KING, P.E.
ANDREW M. GIANNINI, P.E.

Quentin L. Hampton Associates, Inc.
Consulting Engineers
P.O. DRAWER 290247
PORT ORANGE, FLORIDA 32129-0247

TELEPHONE: (386) 761-8810
FAX: (386) 761-3977
EMAIL: qlha@qlha.com

May 3, 2010

Khalid Reshiedat, P.E.
Public Works Director
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

**CITY OF NEW SMYRNA BEACH
FLAGLER AVENUE SEAWALL, BOARDWALK AND PARKING AREA
SCOPE OF SERVICES AND FEE ESTIMATE**

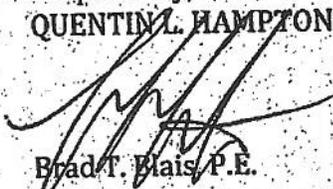
Dear Khalid,

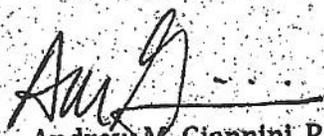
In accordance with your request, we are pleased to offer the enclosed Scope of Services and Engineering Fee Estimate for the above referenced project. As discussed, the scope of services covers professional services associated with preparing surveys, field investigations, plans, specifications and bidding assistance for improvements to the Flagler Ave. seawall, boardwalk, restrooms and parking areas.

The City desires to contract for professional services necessary to rehabilitate the seawall, upgrade the boardwalk, repair/replace the breezeway, replace the restrooms and improve the parking lot. Our scope includes surveys, planning, meetings, bid documents and bidding assistance for the above referenced improvements. We have engaged David Dacar, AIA to serve as the architect. A copy of the proposal from Williamson Dacar Associates accompanies this submittal. Other sub-consultant allowances are also included for survey and geotechnical investigations.

Please review the attached and if acceptable, forward to the appropriate parties for approval. Thank you for this opportunity to be of service to the City of New Smyrna Beach. If you have additional questions; do not hesitate to call.

Respectfully,
QUENTIN L. HAMPTON ASSOCIATES, INC.


Brad T. Blais, P.E.
Vice President


Andrew M. Giannini, P.E.
Project Engineer

BTB/AMG:ah/el
Enclosure

**SCOPE OF SERVICES AND FEE ESTIMATE
FLAGLER AVENUE SEAWALL, BOARDWALK AND PARKING AREA
CITY OF NEW SMYRNA BEACH**

General - This scope of services and Fee Proposal is in conformance with the Continuing Services Agreement between the City of New Smyrna Beach (City) and Quentin L. Hampton Associates, Inc. (QLH).

A meeting was held with City staff and the CRA Director to determine the scope of required improvements at the Flagler Avenue Boardwalk and Parking Area. It was determined that the City desires to: rehabilitate the seawall, restore the breezeway, replace the restrooms and upgrade all of the parking areas. Based upon a preliminary review of the required project components, the estimated total construction cost is approximately \$1.7 M.

Scope of Work - QLH will address the following project components:

1. Seawall Assessment and Design - Evaluate the depth and general condition of existing seawall and make recommendations for repair. Prepare plans and specifications for seawall repairs and upgrades. Address handicap access, aesthetic upgrades and lighting.
2. Boardwalk and Breezeway Assessment and Restoration:

Phase 1 - Evaluate structural and architectural elements of existing breezeway. This includes determining the remaining 'useful life' of wood structure and identifying necessary structural and electrical components necessary to restore the breezeway. Prepare a cost benefit analysis as a basis for determining whether to rehabilitate the existing structure or demolish and replace. The breezeway evaluation should address roofing, coatings, fasteners, lighting, electrical and related code compliance issues.

Phase 2 - Provide plans and specifications for the required work to the boardwalk and pavilion structure as determined from the Phase 1 survey. The plans shall include basic architectural and structural engineering design as may be required, including electrical, lighting, and video security layout. New walkways to interface between this area and the parking lot shall be included in the design.

3. Establish Annual Maintenance Budget - Prepare an itemized annual maintenance cost estimate for the City to use as a budgeting tool to facilitate future maintenance of the boardwalk and related facilities.
4. Replace Restroom and Storage Facilities - Prepare demolition and construction plans for new restroom facilities to replace the existing restrooms. Plans should include all disciplines including structural, architectural, mechanical, electrical and utility plans.
5. Parking Area Upgrades and Utility Design - Prepare conceptual and final construction plans for improvements to the parking areas. Improvements will include landscape islands, drive aisles and delineation of parking spots. Address drainage issues and evaluate the potential for creating a skateboarding area using pre-manufactured equipment.

6. Site Plan Approval and Permitting – Obtain all requisite site plan approvals from the CRA and planning department. Assist the City in obtaining all requisite ACOE and/or FDEP permits.
7. Bidding Services – Provide bidding services to include plan distribution, pre-bid meeting, answer contractor questions during the bid period, issue addenda, attend bid opening, evaluate bidder's qualifications and prepare award recommendation.
8. Meetings and Presentations – Attend up to (3) design meetings with City staff, (2) CRA meetings and (2) City Commission meetings. Prepare presentations and cost estimates as necessary at each of the referenced meetings. Prepare agendas and meeting minutes of all meetings.

Exclusions – The following work activities are not included in this scope of work:

- Phase 1 and Phase 2 Environmental Assessments
- Property acquisition, easements and/or legal services
- Construction phase services
- Permit Application Fees

Proposed Fees – QLH and WDA will complete the work for estimated fees as follows:

Item	Task Description	Est. Fee
1	Seawall Assessment and Design	\$48,560
2	Boardwalk & Breezeway Assessment & Restoration	\$33,820
3	Establish Annual Maintenance Budget	\$2,500
4	Replace Restroom and Storage Facilities	\$35,240
5	Parking Area Upgrades and Utility Design	\$40,380
6	Site Plan Approval and Permitting	\$14,500
7	Bidding Services	\$3,500
8	Meetings and Presentations	\$12,600
9	Allowances (Geotechnical -\$7,500, Survey-\$5,000, Printing-\$1,000)	\$13,500
Total Estimated Fees		\$204,600

QLH fees are to be billed on a lump sum basis. Billing of allowances items are to be billed on an actual out-of-pocket cost basis or actual hours expended based on applicable hourly rates in effect at the time of work.

The terms outlined above are hereby agreed to

City of New Smyrna Beach

Pamela Brangaccio, City Manager

Date



May 1, 2010

Mr. Brad T. Blais, P.E.
Quentin L. Hampton & Associates Consulting Engineers, Inc.
P. O. Drawer 290247
Port Orange, Florida 32129-0247

Re: Flagler Avenue Seawall, Boardwalk and Parking Area Improvements, New Smyrna Beach, Florida

Dear Brad:

Williamson Dacar Associates, Inc. (WDA) in association with Quentin L. Hampton & Associates Consulting Engineers, Inc. (QLH) would be pleased to provide the required architectural, structural engineering and MEP services for the above referenced project as further described below.

As per our recent meeting, it is my understanding that the scope of services for this project is to be in conformance with the continuing services agreement between your firm (QLH) and the City of New Smyrna Beach, and the scope of work of this project is to include repairs and renovations to the Flagler Avenue boardwalk area, its public rest rooms, parking area, and seawall. Sheet S-1 is attached showing the general area of the project's scope of work.

Williamson Dacar Associates' scope of service for this project shall consist of the required architectural and structural and MEP engineering design and summary reports and presentation materials, preparation of plans and specifications for permitting, bidding assistance, and standard construction administration for the various components of the project as described below.

The project shall be divided into two major parts. Phase I shall provide an investigative and quantitative survey to determine the existing conditions of the components of the project and to better define the scope of work required for Phase II of the project, such as whether to repair or replace any specific structure or associated component parts. Phase II shall utilize the information obtained from Phase I to be incorporated into final construction documents.

PHASE I: A/E/MEP INVESTIGATIVE ANALYSIS OF BUILDING/STRUCTURAL ELEMENTS
(QLH shall provide all data pertaining to any testing or subsoil investigations, as may be required)

1. Seawall:
 - Determine the depth of the existing seawall.
 - Evaluate the general conditions as to repair or encasement of the wall with a new structure.
2. Pavilion Boardwalk and Pavilion Structure:
 - Determine the remaining life of the wood structure with proper repairs versus its complete replacement. This evaluation shall address all structural components and claddings, electrical components, etc. and determine the relative cost ratio of repairs versus replacement.
3. Adjacent Rest Room Facilities (south of the boardwalk):
 - Determine the condition and quantities of the physical facility (# of toilets, showers, size, etc.)
 - Provide an estimate of the remaining life of the existing components with ADA, EPA, etc. considerations.
 - Determine the relative cost ratio of required repairs versus replacement with new.

Continued . . .



Quentin L. Hampton & Associates Consulting Engineers, Inc.
Re: Flagler Avenue Seawall, Boardwalk and Parking Area Improvements
May 1, 2010
Page 2 of 2

4. Storage Building (adjacent to existing rest rooms):
 - Determine the condition of the existing facility, including the building structure and integral systems (electrical, mechanical, etc.)
 - Provide an estimate of the remaining life of the existing components and any code compliance issues that may exist.
 - Determine the relative cost of repairs versus replacement with new.

PHASE II: CONSTRUCTION DOCUMENTATION – Architectural, Structural and MEP Engineering only

1. **SEAWALL:** WDA shall provide plans and specifications for the work required on the seawall. The basic design shall provide for a new handicap access ramp to the beach, including handrails and “sea turtle approved” lighting. Ramp design shall take into consideration storm surge effects from the ocean and shall be designed to resist such hydraulic forces.
2. **BOARDWALK AND PAVILION STRUCTURE:** WDA shall provide plans and specifications for the required work to the boardwalk and pavilion structure as determined from the Phase I survey. The plans shall include basic architectural and structural engineering design as may be required, including electrical, lighting, and video security layout. New walkways to interface between this area and the parking lot shall be included in the design.
3. **ADJACENT REST ROOMS AND STORAGE FACILITIES:** WDA shall provide plans and specifications for work in these areas as required and as derived from the results of the Phase I survey.

Upon completion of the approved construction documents, WDA shall develop a maintenance plan with a current estimated budget in order to provide the City of New Smyrna Beach with a guide for required scheduled maintenance for the newly finished structures and facilities.

WDA shall provide support services and assistance in conjunction with QLH during plan review and permitting and bidding processes with respect to their architectural, structural and MEP design work, including meetings and presentations applicable to their scope of work.

Williamson Dacar Associates, Inc. would appreciate the opportunity to work with Quinton L. Hampton and Associates on this project for the City of New Smyrna Beach.

Cordially,

David W. Dacar, RA, EI
WILLIAMSON DACAR ASSOCIATES, INC.

Attachment

203 South Pine Street, New Smyrna Beach, FL 32169
Ph. #386-428-3148 / FAX 386-428-1334 / williamsondacar.biz

Phase 1 Proposal - Approved

June 25, 2010

Khalid Reshiedat, P.E.
Public Works Director
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

CITY OF NEW SMYRNA BEACH
FLAGLER AVENUE SEAWALL, BOARDWALK AND PARKING AREA
SCOPE OF SERVICES AND FEE ESTIMATE
(Revised 6/24/10)

Dear Khalid,

In accordance with your request, we are pleased to offer the enclosed Scope of Services and Engineering Fee Estimate for the above referenced project. As discussed, the scope of services covers professional services associated with preparing surveys, field investigations, plans and specifications for improvements to the Flagler Avenue seawall.

The City desires to contract for professional services necessary to rehabilitate the seawall. Our scope includes surveys, planning, designs and bid documents for the above referenced improvements. We have engaged David Dacar, AIA to serve as the seawall engineer and designer. A copy of the proposal from Williamson Dacar Associates accompanies this submittal. The seawall portion is the only relevant work authorized. Other sub-consultant allowances are also included for survey and geotechnical investigations.

Please review the attached and if acceptable, forward to the appropriate parties for approval. Thank you for this opportunity to be of service to the City of New Smyrna Beach. If you have additional questions, do not hesitate to call.

Respectfully,
QUENTIN L. HAMPTON ASSOCIATES, INC.

Brad T. Blais, P.E.
President

Andrew M. Giannini, P.E.
Project Engineer

BTB/AMG:el
Enclosure

**SCOPE OF SERVICES AND FEE ESTIMATE
FLAGLER AVENUE SEAWALL, BOARDWALK AND PARKING AREA
CITY OF NEW SMYRNA BEACH**

General – This scope of services and Fee Proposal is in conformance with the Continuing Services Agreement between the City of New Smyrna Beach (City) and Quentin L. Hampton Associates, Inc. (QLH).

A meeting was held with City staff and the CRA Director to determine the scope of required upgrades and improvements for the Flagler Avenue Boardwalk Seawall.

Scope of Work – QLH will address the following project components:

1. Seawall Assessment and Design – Evaluate the depth and general condition of existing seawall and make recommendations for repair. Prepare plans and specifications for seawall repairs and upgrades. Address handicap access, aesthetic upgrades and lighting.

Exclusions – The following work activities are not included in this scope of work:

- Phase 1 and Phase 2 Environmental Assessments
- Property acquisition, easements and/or legal services
- Bidding Services
- Construction phase services
- Permit Application Fees
- All items not specifically detailed herein

Proposed Fees – QLH and WDA will complete the work for estimated fees as follows:

Item	Task Description	Est. Fee
1	Seawall Assessment and Design	\$48,560
2	Allowances (Geotechnical -\$7,500, Survey-\$5,000, Printing-\$1,000)	\$13,500
Total Estimated Fees		\$62,060

QLH fees are to be billed on a lump sum basis. Billing of allowances items are to be billed on an actual out-of-pocket cost basis or actual hours expended based on applicable hourly rates in effect at the time of work.

The terms outlined above are hereby agreed to

City of New Smyrna Beach

Pamela Brangaccio, City Manager

Date

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Tony Otte

Meeting Date: February 2, 2011

Action Item Title: CRA Master Plan Business Incentive Programs: the "Opportunity RFP Program" (presented below); and a program to be presented separately by Steve Dennis

Agenda Section: Consent _____ Public Hearing _____ Special Items x

Summary Explanation and Background

On January 12, 2011 the CRA and City Commission held a special joint meeting and discussed the formulation of a business development incentives program. Elements of the program discussed included the following:

1. The present CRA grant programs are available throughout the CRA. It was suggested by the consultant from the Institute of Government that special incentives should be offered in the areas that the CRA wants to re-develop. Therefore, there needs to be location criteria. The areas discussed at the meeting were:
 - The Administrative Office Building (AOB) site (160 N. Causeway)
 - Julia and Sams Ave (mixed-use)
 - Canal St, and the riverside
 - Flagler Ave
 - The Florida East Coast Railway (FEC) property (note: This 180 ± acre property is located in the SW corner of US 1 and Canal St. Only a relatively small portion of the property (from Canal St to Lytle Ave/SR 44) is located within the CRA district.)
 - The Badcock building
 - The Historic Westside

Note: Since The AOB site and the Julia and Sams site are owned by the City and will be the subject of a Request for Proposals, it is anticipated that incentives will be negotiated specifically for the development of those sites, similar to the process used for the sale of the lots on Florida Ave and the Hampton Inn agreement.

2. Secondly, what types of businesses do we want to incentivize? The development of the CRA Master Plan Update included two market analyses and produced a list of recommendations listed on p. 36 and 37 of the plan. The specific business types listed include:

East Canal

- Attract new neighborhood retailers such as banks, bakeries, carry-out foods, florists (there is a new florist shop), personal service, groceries, mail centers, and restaurants along the western end of East Canal Street (US 1 to Rush);
- Establish a general merchandise core of apparel, books, home furnishings, jewelry (we have a jewelry store) sporting goods and shoes along Canal Street's central areas.
- Promote restaurants and hotels along the waterfront (eastern) edge of Canal St. relocate existing governmental offices at the northwest corner of riverside and Canal.
- Develop an incentive to relocate first level office uses from prime retail corners.

Summary Explanation and Background continued

Flagler Avenue

- Promote additional unique apparel stores, art galleries, restaurants, specialty gift shops and unique shops.

West Canal (Historic Westside)

- Attract businesses that reinforce the needs of the local residents such as carryout food, groceries, personal care, restaurants, and neighborhoods and services
- Seek day care, medical, real estate, and local service businesses.

3. Staff recommends a new program with these elements as follows:

- a. The CRA Master Plan Business Incentives Program would be activated by the CRA and City Commission voting to take a block of funds (say \$200,000) from the Business Development Assistance line item in the CRA budget and allocate the amount to a grant program. CRA staff would then publish a Request for Proposals (RFP) advertisement and market the availability of the funds. The RFP would contain the goal of the program; program guidelines; the evaluation of proposals through a scoring system with points given by reviewers for the ability of each proposal to reach program goals and a calendar including the deadline for submission.
 - b. The program is termed an "Opportunity RFP" program since the CRA and City Commission reserve the right to reject any and all proposals (RFP: Request for Proposals). It is anticipated that the award of incentives through this program will be done through a negotiated contract, and therefore there can be no expectation on the part of an applicant that since they meet the program eligibility guidelines that they will received funding. Awards will be based on a number of factors and this program provides applicants with the "opportunity" to apply for and negotiate a contract with the CRA/City for funding.
 - c. The program availability would be well publicized to encourage a number of high quality applications.
 - d. If the CRA Master Plan Business Incentive Program is judged to be a success, it could be repeated, or changed as needed.
4. Goal: The goal of the program is to encourage the development and expansion of business types as cited in the CRA Master Plan Update, in the locations cited in the CRA Master Plan Update.
5. Program Requirements
- a. Proposals must be for locations as cited in the CRA Master Plan Update (stated above).
 - b. Proposals must provide a minimum of one-fourth of the total project cost to match the CRA funds being requested, with higher points being given in the scoring evaluation for projects with a 50/50 match.
 - c. The business owner must submit a business plan to the Small Business Development Center at Daytona State College and be interviewed by the Director of the Center. The Director will provide an opinion on the viability of the project.

Summary Explanation and Background continued

6. Proposals would be evaluated with the following point system:
- a. A business type in the location cited in the Plan 40 points
 - b. A restaurant 20 points
 - c. An independent retail establishment 10 points
 - d. An existing business proposing to expand 15 points
 - e. Matching amount of funds provided:
 - i. The total project is 50% CRA, 50% match 25 points
 - ii. The total project is 66.5% CRA, 33.5 match 20 points
 - iii. The total project 75% CRA. 25% match 15 points

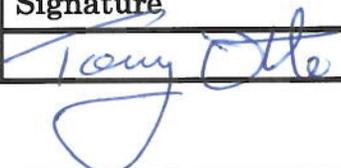
7. Use of Funds

- a. Funds shall only be used for fixed improvements to an existing the building where the business is located (or going to be located) for the purpose of expansion, or to change the use of a building or building space for the business purpose. Funds cannot be used for business equipment, operating expenses, or to make building repairs that would be normally expected of the building owner (such as roof or air conditioning repairs.) An exception would be made for the renovation of buildings that have been vacant for more than three years.
- b. Funds may be used for both interior and exterior building improvements, including interior renovation to expand restaurant seating or to create additional retail space.
- c. Funds may be used for parking and driveway improvements, and signage.
- d. Funds may be used in conjunction with the Independent Business Move-In Program.
- e. It is anticipated that the projects reflecting the locations and types of businesses recommended in the CRA Master Plan Update would receive the highest amount of funding. The amount of funding for any particular proposal would be at the discretion of the CRA and the City Commission.
- f. General Conditions similar to the existing CRA programs, including no work commencing before grant award, awards being contingent on ownership of the building or an executed lease, that improvements shall be designed and constructed to complement the overall character of the building, that grants will not be provided to non-profit organizations, that renovations require two estimates from licensed contractors, that property taxes must be current, permits obtained as appropriate, etc. These requirements will be specified in the final program description. Progress payments may be allowed as negotiated in the agreement.

Recommended Action/Motion: Direct staff to bring the final program description to the March 3, 2011 meeting reflecting the CRA discussion.

Funding Analysis: Budgeted x If not budgeted, recommend funding account: Line item 120.51.515.51502.5830.03, Development Assistance and Incentives, with a balance of \$1,379,533.

Exhibits Attached:
CRA Master Plan Update, pp. 36,37

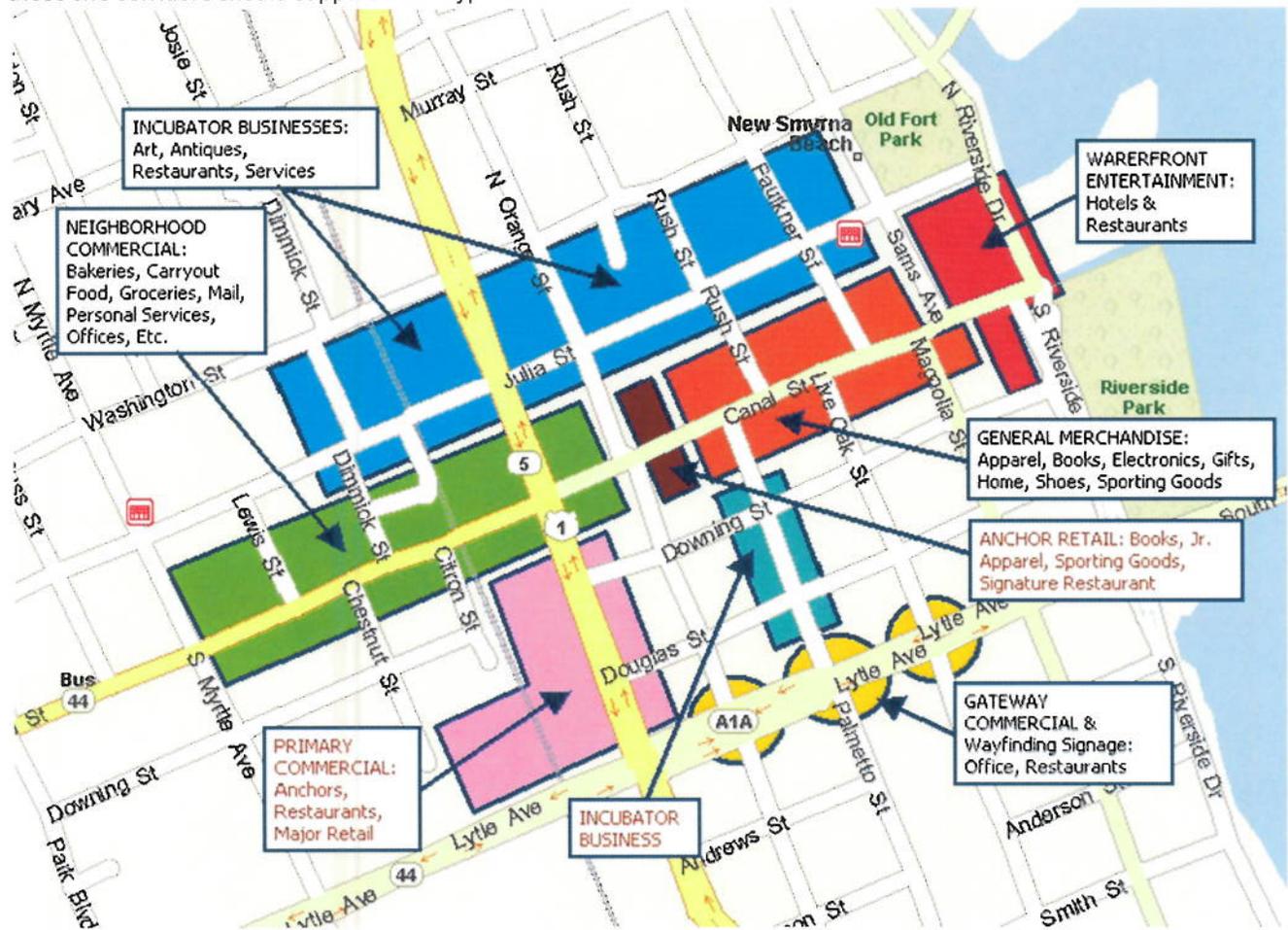
Reviewed By:	Name	Signature
CRA Director	Tony Otte	

Commission Action

General Recommendations

- New Smyrna Beach's three historic commercial districts should attempt to establish individual niches that complement each other, and attempt to better serve the needs and desires of the residents, visitors and employees.
- As much as possible, the three commercial areas should attempt to retain their existing unique retail mix, while attracting new businesses that service local residents and tourists.
- The City should seek brands and price points that appeal to New Smyrna Beach's residents, workers and tourists.
- The City should develop an incentive to relocate first level office uses from prime retail corners.

The original Gibbs Planning Group analysis indicated the potential for incubator businesses on Washington Street and neighborhood commercial on East Canal Street to Myrtle Avenue. Subsequent community discussion has confirmed that these two corridors should support these type of uses.



Canal Street General Merchandising Plan,
Gibbs Planning Group, June 2009

East Canal Street Recommendations

- Expand Canal Street's neighborhood services, and return it to its historic role as New Smyrna Beach's primary shopping destination.
- Continue to promote office and governmental uses along Canal Street (upper building levels preferred).
- Attract hotels along Canal Street's waterfront
Note, these new hotels should be located within an easy walking distance of New Smyrna Beach's historic shopping districts.
- Encourage new appropriately sized and scaled hotels.
- Attract new neighborhood retailers such as banks, bakeries, carry-out food, florists, personal service, groceries, mail centers and restaurants along the western end of East Canal Street (U.S. 1 – Rush).
- Establish a general merchandise core of apparel, books, home furnishings, jewelry, sporting goods and shoes along the Canal's central area. Seek junior anchor stores along Canal Street's central area (Rush to Live Oaks).
- Promote restaurants and hotels along the waterfront (eastern) edge of Canal Street. Relocate existing governmental offices at the northwest corner of Riverside and Canal.

Flagler Avenue Recommendations

- Continue to reinforce Flagler Avenue's niche as a resort and tourist destination.
- Promote additional unique apparel stores, art galleries, restaurants, specialty gift shops and unique shops.
- Encourage new appropriately sized and scaled hotels.

West Canal Street Recommendations

- Attract businesses that reinforce the needs of the local residents such as carryout food, groceries, personal care, restaurants and neighborhood goods and services along Canal (Myrtle Ave. to U.S. 1), and along Washington and Julia Streets west of U.S. 1.
- Encourage and assist new start up businesses from local residents.
- Seek day care, medical, real estate and local service businesses.

Other Recommendations

GPG has provided other recommendations related to the following subjects. Detailed descriptions of these recommendations can be found in the appendices of this report.

- Small Business Operations
- Business Improvement & Recruitment
- Parking
- Building Facades
- Performance Measurements
- Tourism Expenditures
- Business Improvement District
- Marketing
- Wayfinding Signage
- Store Business Practices
- Store Maintenance

Commercial Demand

GPG estimates that presently New Smyrna Beach has the potential to support up to an additional 895,000 square feet of restaurant and retail growth. This opportunity reflects New Smyrna Beach's substantial residential, employment and tourism demographics, combined with its quality historic character. Note that this figure is higher than RCLCO's estimate that only included demand generated from the City itself.

This additional commercial development could have generated up to \$420 million in annual retail and restaurant sales in 2009, representing captured consumer spending that is presently leaking outside of New Smyrna Beach. Expanding New Smyrna Beach's market share will require numerous management and physical improvements to be implemented by both the private and public sectors.

NEW BUSINESS

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Claudia Soulie

Meeting Date: February 2, 2011

Action Item Title: Clarification Request for 407 Lytle Ave Proposed Grant Application

Agenda Section: Consent Public Hearing Special Items

Summary Explanation and Background

CRA staff has been contacted by one of the owners of the Lytle Townhomes Association, Inc. at 407 Lytle Avenue in regards to submitting a CRA grant application for their townhomes. The caller stated that all of the owners agreed that they needed to improve the appearance of their front yards, facing Lytle Ave., with landscaping and irrigation, which are eligible expenses. They are proposing the installation of a hedge to buffer the view of Lytle Ave as well as an irrigation system.

The question they asked was whether this request falls under a commercial or a residential grant. The Planning Department informed CRA staff that this area is zoned Mixed Use (MU), but the actual use of the property is residential. Therefore, CRA staff is recommending the applicant fill out a Residential Property Improvement Grant Application under the Lytle Townhomes Association's name; since the area to be improved is common area and belongs to the Association (and not the Townhome owners).

Furthermore, the caller inquired if they could expand the landscaping/irrigation improvements to the yard areas on the east and west side of their building. Based on Planning staff's comments, a corner lot has two (2) front yards, which in this case would be the area south and west of the building. So the applicant would be allowed to improve these areas. However, they would like to include the installation of a swale on the east side of their property as part of the landscaping, since their parking lot keeps flooding even during light rains.

This area is not considered part of their front yard, thus not an eligible item. CRA staff has been to the site and feels that allowing the applicant to also improve the east side yard will be beneficial to the overall appearance of the property, while improving the quality of life for the residents. Staff is planning on revising the Residential Improvement Grant guidelines to expand eligible expenses and as such is recommending the CRA allow the applicant to submit a separate cost estimate for installation of the swale with their application, with the condition that work on that item can only start after the CRA and the City Commission have reviewed and approved the proposed Guidelines revisions (estimated approval date by CRA is the March 3, 2011 meeting and the CC is April 12, 2011).

The applicant is planning to submit a completed application to staff for presentation on the March 3, 2011 CRA meeting and prior discussion of the listed questions will facilitate the proper development of the application.

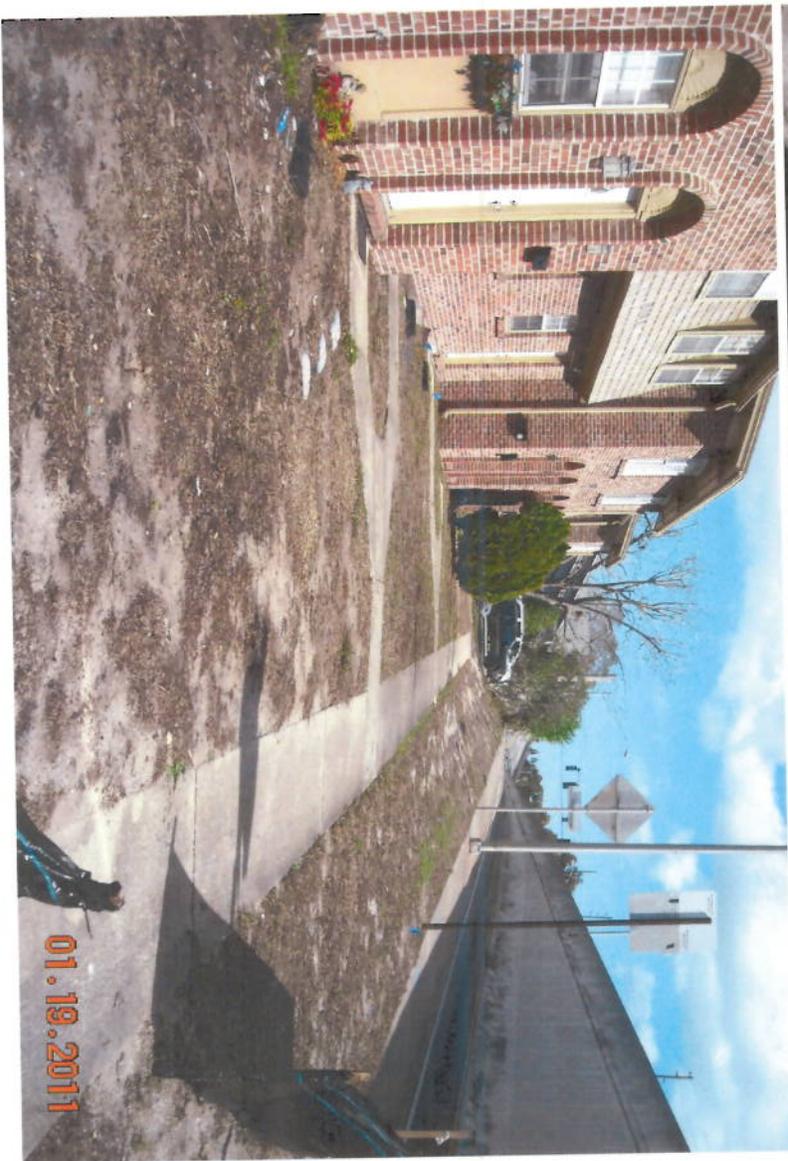
Recommended Action/Motion:

- Staff is requesting discussion on these items with a possible consensus for the following:
1. Residential or Commercial Grant Application (difference in maximum reimbursement amount)
 2. Revising the grant guidelines to expand eligible items
 3. Allowing the submittal of a separate cost estimate for the installation of a swale on the east side of the property in the applicant's March 3, 2011 grant applications (contingent that no works starts on the swale until the proposed revisions to the guidelines have been approved by CRA and CC)

Funding Analysis: Budgeted If not budgeted, recommend funding account: N/A

Exhibits Attached: Pictures

Reviewed By:	Name	Signature
CRA Director	Tony Otte	
Commission Action		



front yard (south facing)



front yard (west facing)

CRA AGENDA ITEM SUMMARY

Staff Member Making Request: Claudia Soulie

Meeting Date: February 2, 2011

Action Item Title: Proposed Changes to the Commercial Matching Revitalization Grant Guidelines and Application

Agenda Section: Consent Public Hearing _____ Special Items _____

Summary Explanation and Background

The CRA Commercial Matching Revitalization Grant Program was established in September 2009 to provide funds to perform general construction improvements of the interior of the building in order to comply with current city, county and state codes.

Staff has streamlined the guidelines and included a list of code-related items that may be eligible for reimbursement under this grant. Also, staff has determined the need for a mandatory visit of the interior of the building for which a grant is sought with the applicant, the City's Chief Building Official and Planning staff. This will enable CRA staff to correctly assess which submitted items are eligible for reimbursement.

Further discussion points include:

- Changing the wording from ... only one grant per ~~structure~~ to ...only one grant per business
- Getting the property owner to sign the grant application (if applicant is tenant)
- Getting two (2) estimates from licensed contractors and/or architects
- Having the applicant provide an executed lease for the property for which the grant is sought prior to any work commencing.
- Stipulations on existing businesses relocating within the CRA district

These changes will assist applicants in understanding the grant requirements and avoid confusion.

Recommended Action/Motion:

Approve proposed changes.

Funding Analysis: Budgeted If not budgeted, recommend funding account:

The FY 2011 account line item for this grant is 12051502.583004 and currently has a fund balance of \$80,000.

Exhibits Attached:

1. Commercial Matching Revitalization Grant Guidelines w/changes
2. Commercial Matching Revitalization Grant Application w/changes

Reviewed By:

Name

Signature

CRA Director

Tony Otte

Commission Action



COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEW SMYRNA BEACH
210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA 32168



CRA COMMERCIAL MATCHING REVITALIZATION GRANT PROGRAM
(Interior Only)

Introduction

~~The New Smyrna Beach Community Redevelopment Area contains a significant number of historic buildings. These structures reflect the history and heritage that help contribute to the distinctive character of the CRA area. It is important for the City to “revitalize” the existence of historic buildings with more traditional commercial buildings to create diverse and unique business districts within the CRA area.~~

~~The CRA defines “revitalization” as the process of returning a property to a state of utility, through repair, rehabilitation or alteration, which enables the efficient, contemporary use while preserving those portions which are significant the City’s historic, architectural and cultural values.~~

Program Objectives

The primary objective of the CRA Commercial Matching Revitalization Grant program is to encourage interior revitalization and preservation of commercial buildings by offering limited financial and technical assistance to business owners to comply with current Florida Building and National Electric Codes. The program is intended to stimulate reinvestment in the CRA area, to preserve and renew the traditional retail business district and establish the CRA area as a location for convenient pedestrian oriented commercial activities.

Project Goals

Specific goals of the CRA Commercial Matching Revitalization Grant program include:

1. ~~The conservation and utilization of the existing building stock within the CRA area district~~
2. ~~The elimination of blighting influences and the prevention of further deterioration of commercial properties within the CRA area~~
3. The elimination of conditions within the CRA district, that are detrimental to the public health, safety and welfare ~~of the CRA area~~

4. To encourage the establishment of specialty retail and/or restaurants within the CRA area district that include hours of operation which extend beyond 6:00 5:00 PM
- ~~5. The revitalization and/or preservation of properties deemed significant for their historical, architectural or design value~~
- ~~6. To maintain a quality image that is consistent with the historic character of the CRA area~~

Program Guidelines

1. **No work for which a grant is sought shall commence until authorized by the CRA**
2. Funds to perform general construction improvements to comply with current city, county and state codes to occupy the building shall be allocated on a first come first served basis and only one (1) grant shall be awarded per structure business.
3. Tenants ~~may qualify upon~~ must provide receipt of written consent from the building owner.
4. **Applications must be submitted to CRA staff at least three (3) weeks prior to the CRA meeting date (CRA meets every first Wednesday of the month)**
5. The applicant is required to attend an on-site meeting with CRA staff, the Chief Building official and Planning Staff at the property for which the grant is sought. Applicant is responsible for providing access to the interior of the building.
6. A Grant may be approved without a lease agreement for the property for which the grant is sought, with the condition that the applicant provide an executed lease **before any work on the project commences.**
7. Project must commence within ninety (90) days and be completed within 365 days of CRA approval. **PLEASE NOTE: No work shall begin until a copy of an executed lease agreement has been provided to CRA staff.**
8. This is a 50/50 reimbursement grant program. All grant funds awarded require a matching dollar for dollar expenditure by the owner/tenant (example: Total project cost paid by applicant \$20,000 – CRA grant match maximum \$10,000)
9. ~~Each structure within the CRA area is eligible to receive up to \$10,000 to perform general repairs and/or construction to comply with current city, county and state codes to occupy the building (moved in part to No 2)~~
10. ~~Facades of buildings not deemed historic shall be constructed to maintain a quality image consistent with the character of the surrounding CRA area~~
11. Buildings Improvements shall be designed, constructed and maintained to compliment the architectural features of the building ~~and all accessories, signs,~~

~~awnings and special features~~ and shall also be in harmony with ~~the~~ its overall character of ~~the building~~

12. No grants shall be awarded to government owned properties, to tenants within government owned properties, non-profit organizations, or residential conversions
13. Construction and repairs for which a grant is sought requires ~~an~~ two (2) estimates from ~~an~~ architects or licensed contractors.
14. Applicant is responsible for obtaining any permits required to design and construct the project. ~~and the costs of permitting fees shall not be included in the CRA grant funding~~
15. Any unapproved changes may void the Grant (at the discretion of the CRA)
16. Upon CRA grant approval, applicant will be required to place signage recognizing the CRA participation (furnished by the CRA) and viewable to the general public, for the duration of the project
17. Applicant and Property Owner agree to maintain the completed project in its approved design for a period of ~~five (5)~~ three (3) years from the date of completion.

Eligibility Requirements

The program shall be available to anyone meeting the program eligibility requirements, and no one shall be denied the benefits of the program because of race, color, national origin, or sex. Applicants must comply with the following criteria and submit a complete application containing all required submittals ~~prior to review~~. Approval of applications by the CRA will be based on the consistency of the proposed project with the goals of the adopted CRA Redevelopment Plan. Non-Discrimination

1. Property for which the grant is sought must be located within the CRA district
2. It is not the intent of the CRA to engage in any revitalization activities that require vacating property within the CRA district. However, special conditions, such as relocation due to business expansion may be considered at the discretion of the CRA.
3. The applicant must be the owner of the building, although a tenant may qualify upon written consent by the owner of the building
4. Governmental entities, tenants of government owned buildings, non-profit organizations, and residential conversions are not eligible
5. ~~The building must comply with or have approved plans for revitalization that would enable the building to comply with building and life safety codes~~

6. Property taxes, both City and County, must be current
7. Proposed business must commit to hours of operation that extend beyond 5:00PM and preference will be afforded to businesses who propose a commitment to extend hours of operation beyond 7:00PM
8. Business must be a permitted use as outlined in the City of New Smyrna Beach Land Development Code and meet the intent of the zoning code

Florida Building and National Electric Code related items include, but are not limited to:

- Floor repairs and upgrades
- Installation of Heating unit (A/C not eligible)
- Hot water heater
- Bathroom repairs and upgrades
- Exhaust hood
- Commercial Sinks
- Grease trap
- Electrical upgrades
- Wall/Ceiling repairs and upgrades
- Fire sprinkler system

This list of items is a reference only and final eligibility will be determined during the on-site meeting with the Chief Building Official.

Relocation Moved to No 2. of Eligibility Requirements

~~It is not the intent of the CRA to engage in any revitalization activity that requires vacating property within the CRA area.~~

Non-Discrimination moved to Eligibility Requirements

~~The program shall be available to anyone meeting the program eligibility requirements, and no one shall be denied the benefits of the program because of race, color, national origin, or sex.~~

Program Procedures

~~The CRA Commercial Matching Revitalization Grant program is intended to encourage new or expanded retail sales/ and or restaurant establishments as outlined in the City of New Smyrna Beach Land Development Regulations Code with evening hours of operation.~~

1. Only completed applications including all supporting documentation will be accepted, including, but not limited to detailed information on the proposed business, proposed hours of operation, two (2) estimates from an architect or licensed contractor related to the proposed building improvements
2. CRA staff reviews program applications for compliance with submittal requirements

3. CRA staff schedules an on-site meeting with the Chief Building Official, Planning staff and the applicant.
4. CRA staff schedules compliant program applications on for the next available regular CRA meeting agenda, which occur on the first Wednesday of each month, unless otherwise indicated.
5. Upon approval by the CRA Commissioners, a letter of commitment is provided to the applicant, however no work shall start until written notice is received from the CRA staff
6. Applicant is responsible for obtaining any permits required to construct the project. and funds received as part of the CRA program shall not be used for permit and/or design fees
7. Applicant must submit paid invoice(s) to CRA staff for reimbursement from the CRA together with an affidavit with indication from the contractor certifying the building improvements, as submitted, are complete that they have been paid in full for the work as submitted
8. Upon completion and inspection of the completed project by the CRA staff, and verification that all project construction tasks have received final inspection and approval by Building Department staff, the applicant will be reimbursed 50% of the total approved project costs based on submitted paid receipts. The CRA maximum reimbursement amount is \$10,000 for projects with approved expenses totaling \$20,000 plus. in matching funds
9. CRA reserves the right to grant additional funds to targeted projects that they believe will have a significant positive impact on the CRA area
10. CRA staff will be available to offer any assistance needed and may seek outside guidance on any project being considered for funding from the CRA grant program

Matching Revitalization Grant Check list – (CRA Approval and executed lease agreement required prior to any improvement work commencing)

- 1. Located within the CRA District
- 2. First Matching Revitalization Grant for this business (Only one Grant shall be awarded per business)
- 3. Not a Government owned property, non-profit organization or residential conversion
- 4. It is not the intent of the CRA to engage in any revitalization activities that require vacating property within the CRA district. However, special conditions, such as relocation due to business expansion may be considered at the discretion of the CRA.
- 5. Completed application form
- 6. Written Consent from the property owner (if applicable)
- 7. Two (2) Project estimates from licensed contractors or architects
- 8. Hours of operation extend beyond 5:00 p.m. with preference given to businesses who propose a commitment to extend hours of operation beyond 7:00 p.m.
- 9. Permitted use as outlined in the City of New Smyrna Beach Land Development Regulations (to be determined by Planning and Zoning Department)
- 10. Property taxes, both City and County, must be current
- 11. Upon CRA grant approval, applicant will be required to place signage recognizing the CRA participation (furnished by the CRA) and viewable to the general public, for the duration of the project
- 12. On-site meeting set for _____ at _____

Reviewed By: _____ Date: _____



**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEW SMYRNA BEACH
210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA 32168**



**CRA COMMERCIAL MATCHING REVITALIZATION GRANT APPLICATION
(interior only)**

Date: _____

Applicant Name: _____

Mailing Address: _____

Applicant Daytime Telephone Number: _____

Applicant E-Mail Address: _____

Business Name: _____

Property Address: _____

Property Owner Name (if not applicant): _____

Total Cost of Project (lowest estimate): _____

Estimated Start Date: _____ **Estimated Completion Date:** _____

Please attach the following:

- Addendum A – Description of Proposed Business including hours of operation
- Addendum B – Design Plans or Project Rendering of Proposed Improvements
- Addendum C – Two (2) Cost Estimates from Architects or Licensed Contractors
- Written Consent from the property owner (if tenant is applicant)

Application will not be reviewed without all supporting data.

I hereby submit the attached plans and specifications for the proposed project and understand that ~~the CRA must approve this application~~ **No work shall begin until I have received written approval from the CRA and provided a copy of an executed lease agreement.** I further understand that no funding is awarded on a first come - first served basis guaranteed until a completed application is approved by the CRA. Upon approval of my grant application, I agree to visibly place a CRA grant sign for the duration of the project and return the sign to the CRA upon completion of project. The project must commence within ninety (90) days of grant approval and be completed within one (1) year of grant approval. Grant monies will not be paid until the project is completed and a paid invoice(s) is provided. I, the applicant and I, the property owner, agree to maintain the completed project in its approved design for a period of ~~five (5)~~ three (3) years from the date of completion. I further understand that a W-9 Form must be provided to the City as part of the grant reimbursement process.

Print Name

Signature of Applicant

Print Name

Signature of Property Owner

REPORTS AND COMMUNICATIONS

CRA DIRECTOR'S REPORT

February 2, 2011

Announcements

- On Thursday, January 27, 2011, the Florida Department of Transportation is holding a public meeting at City Hall Commission Chamber pertaining to the US1/SR 5 at Canal Street intersection improvement project. Open House from 5 pm – 7 pm and Presentation from 7 pm – 8 pm.
- On Saturday, January 29, 2011, members of the CRA, Planning and Zoning Board, and staff will meet at 8 am at City Hall for a bus tour of redevelopment sites in Ormond Beach, Daytona Beach, and South Daytona. The tour will get us back to City Hall around 1 pm. We will hear from staff members, a developer, and a consultant on how changes to the land development codes in those cities encouraged re-development. This is an important topic as we move into the Form-Based Code project. If you have not received the itinerary for this tour please let staff know and we will send you one.
- Form-Based Codes: The consultant for this project will conduct a public meeting at the Brannon Center on Monday, January 31, from 6 to 8 pm.
- Mayor's Tournament and Grand opening of the Flagler Ave Shuffleboard Courts has been scheduled for February 7, 2011 at 9:00 am at 223 Flagler Ave. Refreshments will be served.

Work Priorities

- S. Orange St and Mary Ave Streetscape Projects:
 - Khalid Resheidat has chaired a number of meetings with the engineer, the contractor, UC staff, and CRA staff to resolve utility pipe conflicts in both projects in the most cost effective manner.
 - The contractor is now underway on S. Orange Street
 - City crews will begin conducting additional utility pipe locates on Mary Ave. The gas company is also planning to move their 4 inch high pressure gas line to a different location within the Mary Ave right of way as it conflicts with the location of the new stormwater pipe. UC staff is also doing further checking on the use of two existing 4 inch water lines and a 2 inch water line in the easternmost section of the project on the south side of the right of way.
 - CRA staff met with representatives of the Volusia Transportation Planning Organization to determine when funding will be available for improvements to the railroad crossing at Mary Ave. The City's application for funds was highly ranked, and TPO staff is searching for funding.
- The design engineers from Anderson Dixon, the firm designing the Washington Street Streetscape project, made a presentation on design options at the Historic Westside Community Meeting on Monday, January 24, 2011 at the Babe James Center. The engineers suggested two options due to the narrow right of way on Washington Street from US 1 to Myrtle Ave (30 feet): 1) the standard two-way street with a sidewalk only on the north side of the street, and limited landscaping; or 2) a one-way street from Dimmick to Myrtle, with sidewalks on both sides of the street, appropriate landscaping, and bikelanes. Following the presentation and a discussion, a vote was

taken and the overwhelming majority voted for the two-way street design. Concerns were expressed for changing the flow of traffic for a relatively short distance of the street. The design engineers are proceeding with this direction.

- Brownfields: Marissa Moore of the Planning staff is now assigned to the program and is following up on projects.
- Planning position: Interviews are being scheduled with the finalists for the planning position vacated by Jake Baker. The position carries out some CRA duties and I am involved in the hiring process.
- Esther Street project:
 - City staff has been in contact with the property owners to the south to discuss the use of their property for the entryway to the park and parking lot.
 - The seawall plans were delivered this week by the design engineer, TetraTech, and are now under review.
- Construction projects in design: Washington Street streetscape phase 1 (Anderson Dixon); Myrtle Avenue (Parker Mynchenberg), Riverside Park lighting (Quentin L. Hampton), Riverside Park seawall (Quentin L. Hampton), Esther Street seawall (Tetra Tech), and Flagler Boardwalk seawall project (Quentin L. Hampton).
- Chamber of Commerce building exterior rehabilitation: Work is now underway. During construction the popular Saturday morning Farmers' Market has moved one block north, in front of City Hall.
- Arts District Overlay – this item will be reviewed later this fiscal year.
- Flagler Dunes parking lot – the lot is substantially complete but has not yet officially opened. Staff is working with the owner to check on several final items (such as compliance with regulations that the lighting be “turtle friendly”, and the number of trees required).

Updates:

- Waffle Planet - At their December 8, 2010 meeting, the CRA approved several grant applications for the Waffle Planet for various addresses with the primary location being 224 Flagler Ave. Staff has just been informed by Waffle Planet that the property owner of 224 Flagler Ave has leased this building to another business (a Real Estate office) and that they would now focus on the property at 112 Sams Ave. 114 Sams Ave. has been leased out several weeks ago to a business called “Office Buddy”.
- Reduced Parking Requirements - At the January 11, 2011 meeting the City Commission approved the first reading of an ordinance to expand the “Special Parking District” to include properties on the riverfront from Washington St to SR 44, and an area in the Historic Westside. The Special Parking District reduces parking requirements by 50% contingent on the applicant meeting certain conditions, including compatible architectural features, the availability of on-street within 500 feet, and the formal designation (striping) of parking spaces in the area. Second reading of the ordinance is scheduled for the February 8, 2011 City Commission meeting.