



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA CITY COUNCIL MEETING JULY 9, 2019

**7:00 PM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Upon being recognized, a member of the public shall proceed to the podium and give his or her name and address and may, thereafter, speak for a maximum of three minutes on any matter relevant to a specific agenda item. During "Audience Comments," a member of the public may speak on any matter relevant to City business which is not on the agenda, for a maximum of three minutes in accordance with Section 2-1.1(d) and 2-2 of the City Code. In accordance with Section 2-2, during periods set aside for public discussion any person desiring to speak shall secure a form located at the agenda table, complete the form and present it to the City Clerk so the speaker can be recognized by the presiding officer. The use of profanity, obscene language, threats or any violent or abusive conduct by any person shall constitute a violation of this section. It shall be the duty of the Director of Public Safety, upon the order of the presiding officer at any such meeting, to forcibly, if necessary, evict any person violating the provisions of this section from the Council Meeting Hall. Any such violation shall subject the offender, upon conviction thereof, to a fine and/or imprisonment as prescribed by Section 1-8.

CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

ORDER OF BUSINESS

1. APPROVAL OF MINUTES

- A. Minutes from June 11, 2019 City Council Meeting
- B. Minutes from June 25, 2019 City Council Meeting

2. CONSENT AGENDA:

- A. Approval of \$2,000. for training

3. REPORTS OF THE CITY ATTORNEY:

4. REPORTS OF THE CITY MANAGER:

OLD BUSINESS:

- A. Ordinance 2019-06 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO A COMPREHENSIVE ECONOMIC DEVELOPMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ECONOMIC DEVELOPMENT ACTIVITIES SUCH AS GRANT AGREEMENTS, DEVELOPMENT AGREEMENTS AND A BUSINESS LOYALTY PROGRAM; PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND; PROVIDING FOR AN ARRAY OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

NEW BUSINESS:

- A. A RESOLUTION OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, SETTING THE PROPOSED MILLAGE RATES FOR THE CITY FOR FISCAL YEAR 2019-2020; PROVIDING AN EFFECTIVE DATE.
- B. Nonconforming Sign Removal Incentive Grant Application: 3226 S. Atlantic Avenue, Water's Edge Apartments
- C. Discussion on Request For Proposals (RFP) for City owned land located at 2900 South Atlantic Avenue.

COUNCIL COMMENTS:

AUDIENCE REMARKS/PUBLIC COMMENTS:

ITEMS RECOMMENDED FOR THE NEXT AGENDA:

ADJOURNMENT:

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the City Council, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Please be advised that all City Council Meetings are recorded. Note: Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at 2990 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, or telephone 386-763-5364 at least seven working days prior to the meeting.

MINUTES CITY COUNCIL MEETING

3000 Bellemead Drive, Daytona Beach Shores, FL 32118

CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

Present: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

Staff: City Manager Michael T. Booker, City Clerk Cheri Schwab, City Attorney Lonnie Groot, City Planner Stewart Cruz.

NEW BUSINESS:

A. Discussion on economic incentives the city could provide

CMBR Frizalone explained that he had been meeting for a few weeks with staff to put together an incentive program. There are four different components to the proposed program. The first involves property that the city currently owns. The city would provide the purchaser up to a 10% rebate of the purchase price to assist in the development of the property. Once the property begins development, the city would provide 50% of the rebate. The remaining 50% of the incentive would be paid once the project's certificate of occupancy was issued. The purchase price of the city owned land (located at 2900 S. Atlantic Avenue) would be deposited into a newly created trust fund so there would be no impact on the general fund. The second component is a similar strategy except the property is not owned by the city. The city would provide up to a 10% grant to assist the new land owner with the property build out. The third component is a lease subsidy program. It would assist small business owners by subsidizing their leases over a three year period of time. The lease may be subsidized up to 50% for the first year, 30% in the second year and 15% in the third year. Any existing business could utilize the program for expansion or relocation. The fourth and final component is the business loyalty program. It would only apply to small and medium sized businesses, excluding hotels, motels and condominiums. If the business has been in good standing for the past three consecutive years by: timely paying the certificate of use fee, timely paying any local business tax, and not having any code violations, the fees would be waived for the next three years. It was explained that the entire program would all be considered on a case by case basis. The average cost is \$300 combined for the business loyalty program component. CMBR Lindauer felt parameters should be set and Attorney Groot mentioned the eight criteria in the corresponding ordinance. CMBR Bryan felt the program was acceptable but wants to discuss dis-incentives as well. CMBR Frizalone explained that city staff was working on a new approach to code enforcement that would get rid of boards, plywood and paper covering up windows. Audience member and business owner Kevin Puruker spoke. He felt the program would be a useful one to attract new business to the city. It would be an incentive to help sell and develop the west side of South Atlantic Avenue. After a brief discussion on the lease subsidy component, it was decided to change the amounts to 35%, 15% and 5%. The council requested this be placed on the next agenda for consideration.

ADJOURNMENT:

The meeting ended at 6:56 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL T. BOOKER**

ATTEST:

CITY CLERK, CHERI SCHEAB

MINUTES
CITY COUNCIL MEETING
June 11, 2019
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

ROLL CALL BY CITY CLERK

Present: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

Staff: City Manager Michael T. Booker, City Clerk Cheri Schwab, City Attorney Lonnie Groot, and City Planner Stewart Cruz.

CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

The graduates of the recent citizens academy were recognized.
Mayor Miller mentioned that the new flags were installed in the Veteran's Memorial Park.
The grand opening will be held on Veteran's Day in November.

It was announced that the city had new agenda software being used and to be patient while everyone learns the new system.

She proposed giving the city staff an additional holiday this year, July 5th due to the hard work of staff with the many recent projects. The rest of the city council agreed.

The Mayor stated that she had been approached by a few residents who commented that the city councilmembers were speaking too long. She asked that the council try and keep their comments short and precise.

1. APPROVAL OF MINUTES

A. City Council Meeting May 28, 2019

COUNCILMEMBER MEL LINDAUER moved, seconded by COUNCILMEMBER MICHAEL POLITIS to approve the minutes of City Council Meeting May 28, 2019.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

2. CONSENT AGENDA:

3. REPORTS OF THE CITY ATTORNEY:

The City Attorney stated that a draft city charter markup had been provided to the council following the workshop. He will not move forward until he is given direction from the council.

The same for the markup of the city code amendments. A workshop could be scheduled so the document can move forward.

He has recently spoken with Attorney Michael Kahn regarding the pending opioid litigation. The judge has denied all continuance for trials and would like to move forward with a global settlement. There will be two categories, claimants who have filed and those who have not. He authorized the firm to file a claim for the city before the deadline of June 14th.

4. REPORTS OF THE CITY MANAGER:

The City Manager explained that city staff would be meeting with Rafael Montalvo to discuss the summary on the council visioning sessions. He will bring it to the City Council afterwards.

The new gateway sign at City Hall is almost finished and has utilized city staff for most of the labor.

OLD BUSINESS:

NEW BUSINESS:

- A. Ordinance 2019-05 AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO PROCESSES, MEETING NOTICES, AGENDAS, OPEN GOVERNMENT AND MINUTES PERTAINING TO CITY BOARDS, COMMISSIONS OR COMMITTEES; PROVIDING FOR THE AMENDMENT OF SECTION 2-8, SECTION 14-62 THROUGH SECTION 14-64 AND SECTION 14-68 AND THE REPEAL OF SECTIONS 5-15, SECTION 8½-31 THROUGH SECTION 8½-34, SECTION 2-51 THROUGH SECTION 2-53 AND SECTION 14-70 OF THE CITY CODE OF THE CITY OF DAYTONA BEACH SHORES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PROCESSES AND PROCEDURES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS AND RESPONSIBILITY FOR IMPLEMENTATION; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

COUNCILMEMBER MEL LINDAUER moved, seconded by COUNCILMEMBER RICHARD FRIZALONE to Approve Ordinance 2019-05 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

The City Attorney explained that the proposed Ordinance would reform the current city boards and establish uniform terms of office. All terms would expire on September 30th. This ordinance would repeal both the Beautification Board and the Culture & Entertainment Board. All board provisions would be found in one section of the City's Code for ease. It also states board members must be both a resident and a registered voter. There was some discussion by residents and the council regarding the need to be a registered voter and in the end it was left in the ordinance.

B. Select Voting Delegate for Florida League of Cities Conference, August 15-17, 2019

The Mayor explained that a voting delegate was needed for the upcoming conference. CMBR Bryan nominated CMBR Lindauer. CMBR Lindauer nominated Mayor Miller. it was determined that CMBR Lindauer would be the voting delegate.

C. Discussion on dog protection against tethering

CMBR Lindauer explained that he had received a copy of an ordinance from the City of Ormond Beach regarding this issue. After doing some research, it has not been a problem in our city and does not require any discussion.

D. Discussion on creating an Economic Development Group

City Attorney Groot stated that he had drafted a resolution to create the city's Economic Development Agency. CMBR Lindauer would assist with the business community, CMBR Frizalone would assist as economic development liaison and the City Manager would be the City's Economic Development Director. These three positions would make up the agency. Each position could go work independently in the community. If they met together as group, it would require public notice and adhere by the sunshine law.

The council requested the resolution be placed on the next agenda.

E. Discussion of City Attorney Memo dated May 28, 2019 regarding music licensing, 50/50 raffles and city contracts.

The City Attorney advised that similar to ADA claims, trolls are looking for cities to violate copyright laws. He advised the council to purchase a music license that would protect the city. The two well known licenses are with ASCAP and BMI. He will investigate if there are anymore. The council agreed to pay the annual license fees.

Attorney Groot informed the council that the city is not eligible to conduct 50/50 raffles during events because they are not a 501-C3 corporation. it is considered a form of gambling. The only event this would impact is the End of Summer Bash. The proceeds were being donated to Longstreet Elementary. Attorney Groot stated that the school has a boosters organization who could run the raffle. It was decided to contact the school with this information.

F. Discussion regarding electronic written communications between City Councilmembers

CMBR Bryan began by asking the council if they had read his memo regarding electronic communications between councilmembers. They all responded yes. Mayor Miller felt it would be useful at times, but it goes against the Sunshine Law.

CMBRS Politis and Lindauer were not in favor of the idea. They believe all discussions should be held at public meetings. CMBR Frizalone agreed with them but stated that if the sunshine law would allow it, yes it would be helpful. CMBR Frizalone added that since it was against the law currently, he didn't want to spend anymore meeting time discussing it. CMBR Bryan advised that he would spend his own time on this. Attorney Groot cautioned him that he could not go out and

lobby for this due to his status on the council. Audience member Van Alder felt it would be useful as a citizen to read a communication blog from the councilmembers. Don Large spoke and said a past councilmember went off on his own and it was disastrous. It implies that the entire council is behind you. At this point CMBR Bryan offered to provide Mr. Alder with advice on amending the sunshine law. Attorney Groot informed him that was not allowed either. He could not use a private citizen as a conduit.

COUNCILMEMBER MICHAEL POLITIS moved, seconded by COUNCILMEMBER MEL LINDAUER to prohibit any councilmember from any activity that would affect the City Council and the City of Daytona Beach Shores.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 1).

Yes: Mayor Nancy Miller, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

No: Richard Bryan

COUNCIL COMMENTS:

CMBR Bryan for DBS to consider obtaining email addresses for condo managers (CAMs). In this way, an email could be sent to the condominium, that the manager could forward to all the residents. This would protect against spam emails and could reach more citizens. (The above would require approval of the Board for any given condo.) This would be particularly useful for emergency messages from Public Safety. Mayor Miller announced that the recent grand opening for the Van Alder dog park was a success. She thanked AB Taylor for all her hard work. She reminded the audience that tomorrow, June 12th is the next coffee with the Mayor. The Vice Mayor will be there in her place this month as she has another engagement. CMBR Lindauer spoke of a recent News Journal article asking for nominations for a hero from EMS personnel. He wanted to nominate the Public Safety Department and Stephan as Director. Director Dembinsky was honored to be considered but he explained that internally they were selecting an employee for the nomination. CMBR Politis acknowledged the work that CMBR Frizalone had done with the economic development incentives. CMBR Frizalone thanked city staff, Sandy Cook and Bryce Fremont for their assistance with the economic incentive package proposal.

AUDIENCE REMARKS/PUBLIC COMMENTS:

There were no audience comments

ITEMS RECOMMENDED FOR THE NEXT AGENDA:

discussion on museum relocation and condominium email lists

ADJOURNMENT:

The meeting ended at 8:23 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL T. BOOKER**

ATTEST:

CITY CLERK, CHERI SCHWAB

MINUTES
CITY COUNCIL MEETING
June 25, 2019
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

Staff: City Manager Michael T. Booker, City Clerk Cheri Schwab, City Attorney Lonnie Groot, Community Services Director Fred Hiatt, Finance Director Kurt Swartzlander, and Public Safety LT Karen Howard.

ROLL CALL BY CITY CLERK

1. PRAYER AND PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

2. APPROVAL OF MINUTES

- A. Minutes from June 11, 2019 City Council Meeting

Mayor Miller asked that the minutes be continued until the meeting on July 9, 2019.

3. CONSENT AGENDA:

- A. Monthly Departmental Reports

COUNCILMEMBER LINDAUER moved, seconded by VICE MAYOR BRYAN to approve the consent agenda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

1. Public Safety Monthly Report
2. Community Services Report
3. Building Division Report

- B. Monthly Financial Report

1. Monthly Financial Report - May 2019

4. REPORTS OF THE CITY ATTORNEY:

Attorney Groot explained that the lawsuit for the opioid case was very long in length if anyone cared to read it. He passed out two draft ordinances for the council to review. One regarding code enforcement and the other one regarding the transfer of development rights. He also requested another charter/code of ordinances workshop.

5. REPORTS OF THE CITY MANAGER:

City Manager Booker congratulated Stewart Cruz for allowing the city to obtain a class 5 rating for flood insurance. Having a good rating enables the residents to save money on their homeowners insurance. CMBR Lindauer asked that the city code for insurance be made available to the residents. The City Manager requested that the second meetings scheduled for July 23rd and August 27th be canceled due to summer vacations and lack of pressing agenda items. The council were in agreement.

OLD BUSINESS:

- A. Ordinance 2019-05 AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO PROCESSES, MEETING NOTICES, AGENDAS, OPEN GOVERNMENT AND MINUTES PERTAINING TO CITY BOARDS, COMMISSIONS OR COMMITTEES; PROVIDING FOR THE AMENDMENT OF SECTION 2-8, SECTION 14-62 THROUGH SECTION 14-64 AND SECTION 14-68 AND THE REPEAL OF SECTIONS 5-15, SECTION 8½-31 THROUGH SECTION 8½-34, SECTION 2-51 THROUGH SECTION 2-53 AND SECTION 14-70 OF THE CITY CODE OF THE CITY OF DAYTONA BEACH SHORES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PROCESSES AND PROCEDURES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS AND RESPONSIBILITY FOR IMPLEMENTATION; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Groot explained that the amendment he proposed for second reading would help to eliminate unnecessary processes. The proposed amendment would combine the duties of the Board of Adjustments into the Planning & Zoning Board. It would save staff time and be less costly for developers. Audience Member Rose Ann Tornatore stated that she was a member of the Planning & Zoning Board. She would like to keep the membership to only five members as she felt seven was too large. CMBR Lindauer would like to have seven members so that if anyone from the Board of Adjustments wanted to join they could.

COUNCILMEMBER LINDAUER moved, seconded by COUNCILMEMBER FRIZALONE to Approve Ordinance 2019-05 on second and final reading with an amendment to merge the duties of the Board of Adjustments into the Planning and Zoning Board with the Planning and Zoning Board having up to seven members, but no less than five members, appointed to serve by the City Council.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

NEW BUSINESS:

- A. Ordinance 2019-06 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO A COMPREHENSIVE ECONOMIC DEVELOPMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ECONOMIC DEVELOPMENT ACTIVITIES SUCH AS GRANT AGREEMENTS, DEVELOPMENT AGREEMENTS AND A BUSINESS LOYALTY PROGRAM; PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND; PROVIDING FOR AN ARRAY OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

The Mayor allowed the following audience members to speak before the council held any discussion.

Rosana Scaccia congratulated CMBR Frizalone and Realtor Sandy Cook for their work on the economic development group. She encouraged the council to make developers and all new construction adhere to their start and termination dates. Penalties should be enforced. Realtor Sandy Cook thanked the council for their quick action following the February visioning session. She hoped to see more shops and cafes open in the city due to the incentives. Ellen Frizalone spoke for the Schmitzs who could not attend the meeting. They praised the council for their plan to attract business to the Shores. The recent article in the News Journal and on Channel 9 News will help get the word out. They liked the incentives for existing businesses and asked the council to look at the codes regarding signage, colors and display items. Jim Cameron from the Daytona Beach Chamber stated that he is available to help. Both audience members Van Alder and Julien Mousalli were in favor of helping businesses.

The council began their discussion on the ordinance. CMBR Lindauer would like to see the rent subsidy provision flipped to begin with a lower percentage and gradually increasing. This would encourage businesses to stay in the city. he also felt that home based businesses should be excluded from the program. CMBR Frizalone agreed with the proposed changes. Vice Mayor Bryan felt a business would be considered more favorably for incentives in their first year more so than later years. He reminded everyone that the city council would review these on a case by case basis. He also felt that an RFP (Request for Proposals) should be done for the city owned property at 2900 S. Atlantic Avenue. CMBR Politis stated the ordinance would give the council the tools needed to assist businesses. The council discussed the percentages to be used for the lease subsidy incentive and decided on 10%/20%/30%. Community Services Director Fred Hiatt pointed out that the certificate of use fee that is paid in a business' first year, is only paid one time. it is not something that can be waived in year two or three. He noted that the fee amount was typically very low.

COUNCILMEMBER LINDAUER moved, seconded by COUNCILMEMBER POLITIS to approve Ordinance 2019-06 on first reading with the following amendments: 1) with rent being subsidized up to 10% for the first year of the lease, up to 20% for the second year of the lease, and up to 30% for the third year of the lease. 2) with the staff recommended amendment to the loyalty program with the additional exclusion of

home occupations and with the reduction being for an "up to" 3 year period. Thus, the totality of the amendments results in a year-by-year determination of eligibility for the 30% reduction starting in 2022 and hotels, motels, condominiums and home occupations would not be eligible for the reduction.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

- B. Resolution 2019-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT CITY COUNCIL LIAISON, THE CITY COUNCIL LOCAL BUSINESS RELATIONS LIAISON, THE CITY MANAGER AS THE CITY'S ECONOMIC DEVELOPMENT DIRECTOR AND THE CITY'S ECONOMIC DEVELOPMENT AGENCY; DESIGNATING THE AGENCY TO RECEIVE AND DISTRIBUTE CONFIDENTIAL INFORMATION PURSUANT TO THE PROVISIONS OF SECTION 288.075, FLORIDA STATUTES, RELATING TO PLANS, INTENTIONS OR INTERESTS OF A PRIVATE CORPORATION, PARTNERSHIP OR PERSON TO LOCATE, RELOCATE OR EXPAND ANY OF ITS BUSINESS ACTIVITIES IN THE STATE OF FLORIDA; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Lonnie Groot explained that the resolution would create an economic development agency comprised of three members; Economic Development Director, Economic Development Liaison and Local Business Relations Liaison. It was explained that Florida Statutes allows this agency to work under certain circumstances in confidentiality. The members could work independently of one another.

COUNCILMEMBER POLITIS moved, seconded by VICE MAYOR BRYAN to Approve Resolution 2019-11 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

COUNCILMEMBER POLITIS moved, seconded by COUNCILMEMBER LINDAUER to appoint Councilmember Frizalone as the City Council Economic Development Liaison.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

VICE MAYOR BRYAN moved, seconded by COUNCILMEMBER FRIZALONE to appoint Councilmember LINDAUER as the City Council Local Business Relations Liaison.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

- C. Resolution 2019-12 A RESOLUTION OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO PUBLIC WORKS OF ART AND BEAUTIFICATION WITHIN THE CITY; CREATING A PUBLIC ART AND BEAUTIFICATION COMMITTEE AND PROVIDING FOR AN ARRAY OF MATTERS RELATING TO THE COMMITTEE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Groot explained that the committee would still fall under the Florida Sunshine Law. The existing members would still sit on the committee. They will no longer review site plans and consider Land Development Code issues.

COUNCILMEMBER LINDAUER moved, seconded by COUNCILMEMBER FRIZALONE to Approve Resolution 2019-12 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Richard Bryan, Councilmember Richard Frizalone, Councilmember Mel Lindauer, Councilmember Michael Politis

D. Discussion on museum contents and relocation

Audience member Terry Smith noted that next year would be the city's 60th anniversary. He supports maintaining a museum and would like to see it relocated to the new community center. Don Large provided a few snippets of city history to the audience from when he held office. He also felt the museum and its contents should be relocated.

The council held a brief discussion on funding needs to relocate the items currently in the museum and it was decided to include this in the next budget year. The proposed location will be in the front nook near the office.

COUNCIL COMMENTS:

CMBR Lindauer stated he was excited to begin work with the business community. Mayor Miller announced the upcoming free lecture by resident Bea Schemer on July 11th titled *Surviving the Holocaust*. The Mayor explained that the Oceans West condominium has to temporarily park their cars elsewhere while repairs are done to their parking deck and underground garage. She also noted that the military inserts for the benches in Veteran's Park had been installed. CMBR Politis looked forward to working with new businesses through the economic development program. CMBR Frizalone commended Don Large for his passion with maintaining the history of the city.

AUDIENCE REMARKS/PUBLIC COMMENTS:

Panos Stroumpis inquired about the Treasure Island property and when any progress would begin. He also advocated to keep beach driving because it is a tradition.

Kim Hovanecz requested more shade and seating in McElroy Park. She stated the park is becoming more popular and with the summer heat, the items were needed.

ITEMS RECOMMENDED FOR THE NEXT AGENDA:

ADJOURNMENT:

The meeting ended at TIME.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL T. BOOKER**

ATTEST:

CITY CLERK, CHERI SCHWAB



DAYTONA BEACH SHORES DEPARTMENT OF PUBLIC SAFETY

MEMORANDUM CONTRABAND FORFEITURE EXPENDITURE REQUEST

To: Michael Booker, City Manager
From: Karen Howard, Acting Public Safety Director 
Date: June 21, 2019
Re: Contraband Forfeiture Funds
File: PS19-06-04

FUNDING REQUEST

The Daytona Beach Shores Public Safety Department seeks Council approval for the expenditure of state contraband forfeiture monies FSS 932.7055. The Department has determined that the following training is an immediate need and will be utilized to enhance leadership in the agency.

TRAINING

The Department of Public Safety would like to utilize \$2,000 from the state contraband forfeiture account for Lt. Howard to attend the National Association of Women Law Enforcement Executives.

Certification of Compliance:

The undersigned, as Acting Public Safety Director of the City of Daytona Beach Shores, Florida, hereby requests, pursuant to Section 932.704, Florida Statutes, that the City Commission authorize the appropriation to, and expenditure by, the Daytona Beach Shores Public Safety Department of funds held in the City's Special Law Enforcement Trust Fund. The request is made, and the expenditure of appropriated funds shall be in conformity with Section 932.7055.



CITY COUNCIL AGENDA MEMORANDUM JULY 9, 2019 AGENDA

TO: Honorable Mayor and Members of the City Council

FROM:

PREPARED BY: Cheri Schwab, City Clerk

SUBJECT: Ordinance 2019-06 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO A COMPREHENSIVE ECONOMIC DEVELOPMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ECONOMIC DEVELOPMENT ACTIVITIES SUCH AS GRANT AGREEMENTS, DEVELOPMENT AGREEMENTS AND A BUSINESS LOYALTY PROGRAM; PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND; PROVIDING FOR AN ARRAY OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

SYNOPSIS:

This proposed ordinance is a direct result of the City Council Workshop held on June 11, 2019. The council decided to implement an economic development program.

FISCAL IMPACT STATEMENT:

Dependent upon council action.

BACKGROUND:

LEGAL REVIEW:

A summary of the changes to the Ordinance at first reading follows:

- (1). The lease subsidy amounts were inverted to provide for ascending incentives instead of descending incentives with up to 10% for the first year of the lease, up to 20% for the second year of the lease and up to 30% for the third year of the lease.
- (2). The business loyalty waiver program relating to the certificate of use fee and the local

business tax was modified to be in the amount of 50% for an up to 3 year period. Home occupations were added to the list of excluded businesses. The gross receipts test for eligibility was eliminated. And, waivers were authorized commencing in 2022.

At first reading, Fred Hiatt correctly noted that the certificate of use fee is a one-time fee and that that incentive needed to be modified in the Ordinance. Also, the issue of whether an ascending lease subsidy will be effective has been raised. Additionally, City staff recommends incorporating 2 additional matters into the ordinance as follows:

(1). To specifically refer to façade and beautification grants as examples of the other types of agreements authorized to enhance the high quality economic development of the City.

(2). Capping the total benefits under a lease subsidy, façade or beautification or similar agreement to \$20,000.00.

Generally, as to economic development applications under the Ordinance, the City Council may accept or reject each application as it deems in the best interests of the City. There will be no entitlement to assistance by any tenant, property owner, business, development, etc. Each application will be vetted by City staff, the public and be subject to a hearing by the City Council.

As to the City owned property, it is currently vested for development entitlements as a matter of law. The City Council would, however, have significant ability to control the type and nature of development under the entitlement as is set forth in the draft request for proposals (RFP) that has been circulated among the City Council. That RFP clearly announces the City's desired type of development to be high quality/high end town houses/town homes or condominiums.

The development of high end/high quality residential use on City property would add to the critical mass of development activity that entices other desired types of development to come to the City. The real property which is owned by the City is an asset. An economic development program requires funding or it will not work. Using the funds from the sale of the City owned real property, in whole or part), would implement my goal of having the program "tax neutral". That is, no tax revenues would be used from the funds now deriving from the City's ad valorem tax base. The purpose of the economic development program is to increase the City's tax base and put properties into economic use while enhancing the quality of life of the citizens of the City. The proposed Ordinance clearly provides a set of tools for the City's economic development "tool box". Other tools may be added in the future, but the enactment of the Ordinance would clearly be a major kick start to an aggressive and forward thinking economic development program.

RECOMMENDATION:

City staff recommends that the City Council enact Ordinance 2019-06 on second reading. The draft ordinance reflect amendments that were made by the City Council on first reading. The attached comparison document prepared by the City Attorney indicates the revisions that were made to the draft ordinance after the work session of June 11. and is the ordinance version considered at first reading. A summary of the changes is set forth in the legal review.

SUGGESTED MOTION:

"I move to enact Ordinance 2019-06 on second reading."

- ATTACHMENT:**
1. ord 2019-06 Comprehensive Economic Development Ordinance LNG-6-27-19-Post 1st Reading
 2. ECON DEV ORD COMPARISON FROM WORK SESSION TO FIRST READING

ORDINANCE 2019-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO A COMPREHENSIVE ECONOMIC DEVELOPMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ECONOMIC DEVELOPMENT ACTIVITIES SUCH AS GRANT AGREEMENTS, DEVELOPMENT AGREEMENTS AND A BUSINESS LOYALTY PROGRAM; PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND; PROVIDING FOR AN ARRAY OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida has the desire to ensure that the City of Daytona Beach Shores and its environs are desirable for economic development of a positive nature for the benefit of the citizens of the City of Daytona Beach Shores; and

WHEREAS, Section 166.021(8), *Florida Statutes*, provides as follows:

“(8) (a) The Legislature finds and declares that this state faces increasing competition from other states and other countries for the location and retention of private enterprises within its borders. Furthermore, the Legislature finds that there is a need to enhance and expand economic activity in the municipalities of this state by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the state, to enhance and preserve purchasing power and employment opportunities for the residents of this state, and to improve the welfare and competitive position of the state. The Legislature declares that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in the municipalities of the state.

(b) The governing body of a municipality may expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose. The provisions of this chapter which confer powers and duties on the governing body of a municipality, including any powers not specifically prohibited by law

which can be exercised by the governing body of a municipality, shall be liberally construed in order to effectively carry out the purposes of this subsection.

(c) For the purposes of this subsection, it constitutes a public purpose to expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community.

(d) A contract between the governing body of a municipality or other entity engaged in economic development activities on behalf of the municipality and an economic development agency must require the agency or entity receiving municipal funds to submit a report to the governing body of the municipality detailing how the municipal funds are spent and detailing the results of the economic development agency's or entity's efforts on behalf of the municipality. By January 15, 2011, and annually thereafter, the municipality shall file a copy of the report with the Office of Economic and Demographic Research and post a copy of the report on the municipality's website.

(e)1. By January 15, 2011, and annually thereafter, each municipality having annual revenues or expenditures greater than \$250,000 shall report to the Office of Economic and Demographic Research the economic development incentives in excess of \$25,000 given to any business during the municipality's previous fiscal year. The Office of Economic and Demographic Research shall compile the information from the municipalities into a report and provide the report to the President of the Senate, the Speaker of the House of Representatives, and the Department of Economic Opportunity. Economic development incentives include:

a. Direct financial incentives of monetary assistance provided to a business from the municipality or through an organization authorized by the municipality. Such incentives include, but are not limited to, grants, loans, equity investments, loan insurance and guarantees, and training subsidies.

b. Indirect incentives in the form of grants and loans provided to businesses and community organizations that provide support to businesses or promote business investment or development.

c. Fee-based or tax-based incentives, including, but not limited to, credits, refunds, exemptions, and property tax abatement or assessment reductions.

d. Below-market rate leases or deeds for real property.

2. A municipality shall report its economic development incentives in the format specified by the Office of Economic and Demographic Research.

3. The Office of Economic and Demographic Research shall compile the economic development incentives provided by each municipality in a manner that shows the total of each class of economic development incentives provided by each municipality and all municipalities.

(f) This subsection does not limit the home rule powers granted by the State Constitution to municipalities."

; and

WHEREAS, Section 187.201(21), *Florida Statutes*, (part of the *State Comprehensive Plan*) provides as follows:

“(21) THE ECONOMY.--

(a) Goal. --Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) *Policies*.--

1. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.
2. Promote entrepreneurship and small and minority-owned business startup by providing technical and information resources, facilitating capital formation, and removing regulatory restraints which are unnecessary for the protection of consumers and society.
3. Maintain, as one of the state's primary economic assets, the environment, including clean air and water, beaches, forests, historic landmarks, and agricultural and natural resources.
4. Strengthen Florida's position in the world economy through attracting foreign investment and promoting international banking and trade.
5. Build on the state's attractiveness to make it a leader in the visual and performing arts and in all phases of film, television, and recording production.
6. Promote economic development for Florida residents through partnerships among education, business, industry, agriculture, and the arts.
7. Provide increased opportunities for training Florida's workforce to provide skilled employees for new and expanding business.
8. Promote economic self-sufficiency through training and educational programs which result in productive employment.
9. Promote cooperative employment arrangements between private employers and public sector employment efforts to provide productive, permanent employment opportunities for public assistance recipients through provisions of education opportunities, tax incentives, and employment training.
10. Provide for nondiscriminatory employment opportunities.
11. Provide quality child day care for public assistance families and others who need it in order to work.
12. Encourage the development of a business climate that provides opportunities for the growth and expansion of existing state industries, particularly those industries which are compatible with Florida's environment.
13. Promote coordination among Florida's ports to increase their utilization.
14. Encourage the full utilization by businesses of the economic development enhancement programs implemented by the Legislature for the purpose of extensively involving private businesses in the development and expansion of

permanent job opportunities, especially for the economically disadvantaged, through the utilization of enterprise zones, community development corporations, and other programs designed to enhance economic and employment opportunities.”

; and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida desires that the economy of the City of Daytona Beach Shores be one that is vibrant, creative, flexible, dynamic, and modern as well as an economy that attracts and retains high quality businesses and economic generators to the City of Daytona Beach Shores; and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida has long recognized the economic challenges relating to the west (non-oceanfront) side of State Road A1A (South Atlantic Avenue) which is a north-south Florida State Road that runs along the Atlantic Ocean, from Key West at the southern tip of Florida, to Fernandina Beach, just south of Georgia on Amelia Island and which is the main road through most oceanfront towns such as the City of Daytona Beach Shores; and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida, desires, to a significant, but not exclusive, extent to focus on the economic challenges relating to the west side of State Road A1A (South Atlantic Avenue); and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida desires to protect the public health, safety and welfare of the citizens of the City and maintain a high quality of life for the citizens of the City; and

WHEREAS, the City Council of the City of Daytona Beach Shores hereby finds and determines that the provisions of this Ordinance provide for public benefits and serve public purposes; and

WHEREAS, this Ordinance is enacted pursuant to the home rule powers of the City of Daytona Beach Shores as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 163, *Florida Statutes*; Chapter 166, *Florida Statutes*; and other applicable controlling law; and

WHEREAS, the City of Daytona Beach Shores has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, this Ordinance, although neither creating or amending land development regulations, is consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Daytona Beach Shores*.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA THAT:

SECTION ONE: LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Daytona Beach Shores hereby adopts and incorporates into this Ordinance, as the legislative findings and intent of this Ordinance, the recitals (whereas clauses) to this Ordinance, the City staff report and City Council agenda memorandum relating this Ordinance.

(b). The City Council finds that attracting, retaining, and providing favorable conditions for the growth of businesses within targeted areas provides high quality employment opportunities for the citizens of the City of Daytona Beach Shores and enhances the economic tax base of the City. It is the policy of the City Council of the City of Daytona Beach Shores to encourage the growth of businesses that provide high-value-added employment and economic opportunities.

(c). There is a public need to enhance economic activity in specific targeted areas of the City of Daytona Beach Shores, as identified by the City Council. The economic well-being of the citizens of the City of Daytona Beach Shores and the economic resources of the City of Daytona Beach Shores would be enhanced by the provision and implementation of selected economic development activities.

(d). To improve the prosperity and welfare of the City of Daytona Beach Shores and its inhabitants, it is necessary and is in the public interest for the City Council to establish and implement selected economic development activities and programs.

(e). Nothing in this Ordinance shall require the City Council to fund any activity or programs established in this Ordinance or otherwise established by the City Council relative to the economic development activities of the City.

SECTION TWO: CREATION OF ECONOMIC DEVELOPMENT PROGRAM.

(a). The City Council of the City of Daytona Beach Shores hereby creates and establishes the City of Daytona Beach Shores Economic Development Program.

(b). The purpose of the Program is to encourage the renovation, development, redevelopment and productive use of lands and buildings within the City Limits of the City of Daytona Beach Shores.

(c). In order to implement the Program set forth in this Section, the City Council may enter development agreements, under the provisions of the *Florida Local Government Development Agreement Act* as set forth at Sections 163.3220 through Section 163.3243, *Florida Statutes*, or enter such other agreements as the City Council determines are intended to enhance the high quality economic development of the City of Daytona Beach Shores.

(d). The development agreements referenced in Subsection (c) of this Section, may relate to either City-owned or non-City-owned real property and may, among other things, provide for, by way of example and not limitation, provisions such as the City providing to the purchaser of City-owned real property an up to a 10% rebate of the purchase price to allow the purchaser to use the funds to assist in the development of the real property or, if the development agreement relates to non-City-owned real property, once the purchaser of the land applies to the City relative to the purchase price of the land and closes on the real estate transaction, the City would provide up to a 10% grant to assist the new owner of the land in order to assist in the build out the real property in a high quality plan of development. The City shall impose conditions in each development to prevent a buyer purchasing City-owned real property from holding the real property for investment purposes or implementing a flip of the real property. The City's goal is that the real property shall be expeditiously developed in a high quality manner for the benefit of the citizens of the City.

SECTION THREE: CREATION OF CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND.

(a). A City of Daytona Beach Shores Economic Development Program Trust Fund is hereby established, into which such revenues from such funding sources, as determined by the City Council, shall be deposited and from which all expenditures related to the City's Economic Development Program shall be paid.

(b). Accounting and reporting procedures shall be consistent with controlling State law and reported to the City Council by the City Manager, or designee, at least annually.

(c). Expenditures for activities that are not related to the City's Economic Development Program shall not be permitted from the Trust Fund.

SECTION FOUR: CREATION OF ECONOMIC DEVELOPMENT COMMERCIAL LEASE SUBSIDY PROGRAM; RESPONSIBILITIES; POLICIES; PROCEDURES; ALTERNATIVE GRANT PROGRAM.

(a). The City Council of the City of Daytona Beach Shores hereby creates and establishes the “City of Daytona Beach Shores Economic Development Commercial Lease Subsidy Program” as well as programs that are of a similar nature..

(b). The purpose of the Program is to encourage the renovation and development and productive use of properties and buildings in the City of Daytona Beach Shores including, but not limited to, the expansion of existing tenancies, as solely and exclusively determined by the City Council based upon the economic development needs of the City as determined by the City Council. The Program will assist business owners to develop or redevelop properties. The Program will provide a subsidy, under appropriate circumstances, to subsidize leases relating to new businesses within the City over a 3 year period of time in order to assist selected businesses to commence economic activity and remain a going concern. Leases may be subsidized up to 10% for the first year of the lease, up to 20% for the second year of the lease, and up to 30% for the third year of the lease: Existing businesses which desire to relocate to a larger space in the City which relocation will result in enhanced business operations or employment and businesses which extend a lease for a longer term of at least 3 years when the extension will result in enhanced business operations or employment shall also be eligible for the same benefits. Applications may be submitted and shall be evaluated in accordance with the application process set forth in this Ordinance.

(c). Only real property that is assigned a commercial, or similar, zoning classification consistent with the City's *Comprehensive Plan* and that will be used for a nonresidential or

mixed use purpose (as set forth in a binding development agreement or development order) are eligible under the Program for lease subsidy assistance.

(d). Lease subsidies may be made only to, or for the benefit of, a tenant and may only be used for development and renovations to real property or lease payments as determined by the City Council.

(e). Normative lease underwriting criteria and documentation must be satisfied as part of the transaction to protect the City's interests, as determined under the authority and guidance of the Finance Director in conjunction with the City Attorney.

(f). Should the grantee cease conducting business on the real property during the term of the lease subsidy; the City's subsidy payments shall cease.

(g). The City shall not in any way guarantee any underlying loan or the lease relating to real property and the City does not pledge its full faith and credit to any extent by enacting or implementing this Ordinance and shall not be deemed to have done so to any degree or extent or to be a partner or co-venturer in any way.

(h). The lease subsidy applicant must submit documentation to the City detailing the proposed development or renovation to be performed on the real property as well as details concerning the proposed lease and business activities. If approved by the City Council, the City will then issue a letter approving the subsidy subject to normal underwriting criteria as determined under the authority and guidance of the Finance Director in conjunction with the City Attorney.

(i). Once the lease subsidy is approved, the applicant must submit full details of the proposed transaction to the City. The amount of the subsidy will then be fixed and the funds will be encumbered and appropriately released from time-to-time. Escrow accounts may be

established in conjunction within City accounting systems or under the Finance Director with the City Attorney as needed.

(j). The lease subsidy documents shall include, but not be limited to, documents to be filed of record which protect the interests of the City and shall provide that the City Manager must be notified should the real property which is the subject of the lease be sold, transferred, assigned or encumbered in any way or if the lease is terminated or sought to be terminated.

(k). In the event that an owner of real property which would be otherwise eligible for lease subsidy funding has engaged in or entered a business relationship in a manner which the City determines is not conducive to a lease subsidy being granted by the City, the City may enter grant agreements with such applicants provided that the City is attaining substantially or more of the same economic and other benefits that are substantially the same or greater than that the City would enjoy under a lease subsidy award. Such grants may be awarded under conditions that address the unique nature of the business arrangement within which context the real property is held or the business operated while substantially addressing legal requirements, benefits to the City and the purposes expressed, and protections afforded, the City as set forth in this Ordinance.

(l). The City Council shall evaluate applications on the basis of such criteria as it deems appropriate and in the best interests of the City to include, but not be limited to, the following:

(1). Businesses that due to their success will attract other businesses to the City shall be encouraged to apply and participate.

(2). Renovation and development projects that will spur additional development and private investment shall be encouraged to apply and participate.

(3). Renovation and development projects that will attract desirable new businesses and create an effective merchandise mix shall be encouraged to apply and participate.

(4). Renovation and development projects that will have a substantial positive visual and aesthetic impact to the City shall be encouraged to apply and participate.

(5). Renovation and development projects that will result in filling vacant retail space shall be encouraged to apply and participate.

(6). Renovation and development projects that will increase real property value(s) shall be encouraged to apply and participate.

(7). Renovation and development projects that will increase employment opportunities within the City shall be encouraged to apply and participate.

(8). Renovation and development projects that work in favorable concert with other development within the City by providing enhanced activities for the City shall be encouraged to apply and participate.

SECTION FIVE: CREATION OF BUSINESS LOYALTY PROGRAM.

The owner of a business that has been in good standing with the City for at least 3 consecutive years by (1). timely paying its certificate of use fee, (2). timely paying any local business tax due, and (3). not having been found to have violated a City code or ordinance; shall be entitled, upon application filed with the City, to a waiver of 50% its certificate of use fee and local business tax for an up to 3 year period after the period of good standing. This Section shall not apply to businesses that relate to hotel, motels, condominiums, home occupations or like

businesses. In order to be eligible for the award under this Section, a business owner must annually file an application with the City which, upon approval, shall entitle the business to the waiver; provided, however, that waivers shall be authorized commencing in 2022.

SECTION SIX: IMPLEMENTING ADMINISTRATIVE ACTIONS.

(a). The City Manager, City Clerk and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to bring into effect the purposes and provisions of this Ordinance as such Charter officials may deem appropriate in their respective roles and functions under the *City*.

(b). Without limiting the generality of the foregoing provision, the City Manager is hereby directed to develop such other economic development initiatives as may be advisable and desirable and present those proposals to the City Council for review and action which initiatives may include, but shall not be limited to, the revision of City land development regulations and the City's *Comprehensive Plan* that will encourage and incentivize high quality development and redevelopment within the City that addresses the needs of the City.

(c). The City Manager shall also work with the City Council to develop a Citywide strategic plan to sustain the future of the City's economy which plan will outline the City's vision and mission and identify goals, strategies and tactics critical to improving business expansion, recruitment, retention and job creation in the City:

(d). The City Council and the City Manager shall engage in relations and communications with other agencies and entities of government and from the private sector in an effort to receive grants, funding and other benefits that will assist the economic development and redevelopment of the City.

SECTION SEVEN: SAVINGS; EFFECT OF ORDINANCE.

The prior actions of the City of Daytona Beach Shores in terms of the matters relating to the economic development of the City of Daytona Beach Shores and any and all actions of the City of Daytona Beach Shores pertaining thereto, as well as any and all related matters and processes and procedures of the City of an associated nature, are hereby ratified and affirmed.

SECTION EIGHT: CODIFICATION; SCRIVENER'S ERRORS.

(a). The provisions of Sections One through Six of this Ordinance shall be codified while the remaining Sections shall not be codified; provided, however, that the Code codifier shall take all actions necessary to implement the codification of the provisions of this Ordinance.

(b). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION NINE: CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION TEN: SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION ELEVEN: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY J. MILLER, MAYOR

MICHAEL T. BOOKER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

LONNIE GROOT, CITY ATTORNEY

Passed on first reading the 25th day of June, 2019.

Passed on second reading the ___ day of July, 2019.

COMPARISON FROM WORK SESSION

ORDINANCE 2019-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO A COMPREHENSIVE ECONOMIC DEVELOPMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ECONOMIC DEVELOPMENT ACTIVITIES SUCH AS GRANT AGREEMENTS, DEVELOPMENT AGREEMENTS AND A BUSINESS LOYALTY PROGRAM; PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND; PROVIDING FOR AN ARRAY OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida has the desire to ensure that the City of Daytona Beach Shores and its environs are desirable for economic development of a positive nature for the benefit of the citizens of the City of Daytona Beach Shores; and

WHEREAS, Section 166.021(8), *Florida Statutes*, provides as follows:

“(8) (a) The Legislature finds and declares that this state faces increasing competition from other states and other countries for the location and retention of private enterprises within its borders. Furthermore, the Legislature finds that there is a need to enhance and expand economic activity in the municipalities of this state by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the state, to enhance and preserve purchasing power and employment opportunities for the residents of this state, and to improve the welfare and competitive position of the state. The Legislature declares that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in the municipalities of the state.

(b) The governing body of a municipality may expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose. The provisions of this chapter which confer powers and duties on the governing body of a municipality, including any powers not specifically prohibited by law which can be

exercised by the governing body of a municipality, shall be liberally construed in order to effectively carry out the purposes of this subsection.

(c) For the purposes of this subsection, it constitutes a public purpose to expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community.

(d) A contract between the governing body of a municipality or other entity engaged in economic development activities on behalf of the municipality and an economic development agency must require the agency or entity receiving municipal funds to submit a report to the governing body of the municipality detailing how the municipal funds are spent and detailing the results of the economic development agency's or entity's efforts on behalf of the municipality. By January 15, 2011, and annually thereafter, the municipality shall file a copy of the report with the Office of Economic and Demographic Research and post a copy of the report on the municipality's website.

(e)1. By January 15, 2011, and annually thereafter, each municipality having annual revenues or expenditures greater than \$250,000 shall report to the Office of Economic and Demographic Research the economic development incentives in excess of \$25,000 given to any business during the municipality's previous fiscal year. The Office of Economic and Demographic Research shall compile the information from the municipalities into a report and provide the report to the President of the Senate, the Speaker of the House of Representatives, and the Department of Economic Opportunity. Economic development incentives include:

a. Direct financial incentives of monetary assistance provided to a business from the municipality or through an organization authorized by the municipality. Such incentives include, but are not limited to, grants, loans, equity investments, loan insurance and guarantees, and training subsidies.

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2. A municipality shall report its economic development incentives in the format specified by the Office of Economic and Demographic Research.

3. The Office of Economic and Demographic Research shall compile the economic development incentives provided by each municipality in a manner that shows the total of each class of economic development incentives provided by each municipality and all municipalities.

(f) This subsection does not limit the home rule powers granted by the State Constitution to municipalities."

; and

WHEREAS, Section 187.201(21), *Florida Statutes*, (part of the *State Comprehensive Plan*) provides as follows:

“(21) THE ECONOMY.--

(a) Goal. --Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) *Policies*.--

1. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.
2. Promote entrepreneurship and small and minority-owned business startup by providing technical and information resources, facilitating capital formation, and removing regulatory restraints which are unnecessary for the protection of consumers and society.
3. Maintain, as one of the state's primary economic assets, the environment, including clean air and water, beaches, forests, historic landmarks, and agricultural and natural resources.
4. Strengthen Florida's position in the world economy through attracting foreign investment and promoting international banking and trade.
5. Build on the state's attractiveness to make it a leader in the visual and performing arts and in all phases of film, television, and recording production.
6. Promote economic development for Florida residents through partnerships among education, business, industry, agriculture, and the arts.
7. Provide increased opportunities for training Florida's workforce to provide skilled employees for new and expanding business.
8. Promote economic self-sufficiency through training and educational programs which result in productive employment.
9. Promote cooperative employment arrangements between private employers and public sector employment efforts to provide productive, permanent employment opportunities for public assistance recipients through provisions of education opportunities, tax incentives, and employment training.
10. Provide for nondiscriminatory employment opportunities.
11. Provide quality child day care for public assistance families and others who need it in order to work.
12. Encourage the development of a business climate that provides opportunities for the growth and expansion of existing state industries, particularly those industries which are compatible with Florida's environment.
13. Promote coordination among Florida's ports to increase their utilization.
14. Encourage the full utilization by businesses of the economic development enhancement programs implemented by the Legislature for the purpose of extensively involving private businesses in the development and expansion of

permanent job opportunities, especially for the economically disadvantaged, through the utilization of enterprise zones, community development corporations, and other programs designed to enhance economic and employment opportunities.”

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WHEREAS, the City Council of the City of Daytona Beach Shores, Florida desires that the economy of the City of Daytona Beach Shores be one that is vibrant, creative, flexible, dynamic, and modern as well as an economy that attracts and retains high quality businesses and economic generators to the City of Daytona Beach Shores; and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida has long recognized the economic challenges relating to the west (non-oceanfront) side of State Road A1A (South Atlantic Avenue) which is a north-south Florida State Road that runs along the Atlantic Ocean, from Key West at the southern tip of Florida, to Fernandina Beach, just south of Georgia on Amelia Island and which is the main road through most oceanfront towns such as the City of Daytona Beach Shores; and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida, desires, to a significant, but not exclusive, extent to focus on the economic challenges relating to the west side of State Road A1A (South Atlantic Avenue); and

WHEREAS, the City Council of the City of Daytona Beach Shores, Florida desires to protect the public health, safety and welfare of the citizens of the City and maintain a high quality of life for the citizens of the City; and

WHEREAS, the City Council of the City of Daytona Beach Shores hereby finds and determines that the provisions of this Ordinance provide for public benefits and serve public purposes; and

WHEREAS, this Ordinance is enacted pursuant to the home rule powers of the City of Daytona Beach Shores as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 163, *Florida Statutes*; Chapter 166, *Florida Statutes*; and other applicable controlling law; and

WHEREAS, the City of Daytona Beach Shores has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, this Ordinance, although neither creating or amending land development regulations, is consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Daytona Beach Shores*.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA THAT:

SECTION ONE: LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Daytona Beach Shores hereby adopts and incorporates into this Ordinance, as the legislative findings and intent of this Ordinance, the recitals (whereas clauses) to this Ordinance, the City staff report and City Council agenda memorandum relating this Ordinance.

(b). The City Council finds that attracting, retaining, and providing favorable conditions for the growth of businesses within targeted areas provides high quality employment opportunities for the citizens of the City of Daytona Beach Shores and enhances the economic tax base of the City. It is the policy of the City Council of the City of Daytona Beach Shores to encourage the growth of businesses that provide high-value-added employment and economic opportunities.

(c). There is a public need to enhance economic activity in specific targeted areas of the City of Daytona Beach Shores, as identified by the City Council. The economic well-being of the

citizens of the City of Daytona Beach Shores and the economic resources of the City of Daytona Beach Shores would be enhanced by the provision and implementation of selected economic development activities.

(d). To improve the prosperity and welfare of the City of Daytona Beach Shores and its inhabitants, it is necessary and is in the public interest for the City Council to establish and implement selected economic development activities and programs.

(e). Nothing in this Ordinance shall require the City Council to fund any activity or programs established in this Ordinance or otherwise established by the City Council relative to the economic development activities of the City.

SECTION TWO: CREATION OF ECONOMIC DEVELOPMENT PROGRAM.

(a). The City Council of the City of Daytona Beach Shores hereby creates and establishes the City of Daytona Beach Shores Economic Development Program.

(b). The purpose of the Program is to encourage the renovation, development, redevelopment and productive use of lands and buildings within the City Limits of the City of Daytona Beach Shores.

(c). In order to implement the Program set forth in this Section, the City Council may enter development agreements, under the provisions of the *Florida Local Government Development Agreement Act* as set forth at Sections 163.3220 through Section 163.3243, *Florida Statutes*, or enter such other agreements as the City Council determines are intended to enhance the high quality economic development of the City of Daytona Beach Shores.

(d). The development agreements referenced in Subsection (c) of this Section, may relate to either City-owned or non-City-owned real property and may, among other things, provide for, by way of example and not limitation, provisions such as the City providing to the purchaser

of City-owned real property an up to a 10% rebate of the purchase price to allow the purchaser to use the funds to assist in the development of the real property or, if the development agreement relates to non-City-owned real property, once the purchaser of the land applies to the City relative to the purchase price of the land and closes on the real estate transaction, the City would provide up to a 10% grant to assist the new owner of the land in order to assist in the build out the real property in a high quality plan of development. The City shall impose conditions in each development to prevent a buyer purchasing City-owned real property from holding the real property for investment purposes or implementing a flip of the real property. The City's goal is that the real property shall be expeditiously developed in a high quality manner for the benefit of the citizens of the City.

SECTION THREE: CREATION OF CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT PROGRAM TRUST FUND.

(a). A City of Daytona Beach Shores Economic Development Program Trust Fund is hereby established, into which such revenues from such funding sources, as determined by the City Council, shall be deposited and from which all expenditures related to the City's Economic Development Program shall be paid.

(b). Accounting and reporting procedures shall be consistent with controlling State law and reported to the City Council by the City Manager, or designee, at least annually.

(c). Expenditures for activities that are not related to the City's Economic Development Program shall not be permitted from the Trust Fund.

SECTION FOUR: CREATION OF ECONOMIC DEVELOPMENT COMMERCIAL LEASE SUBSIDY PROGRAM; RESPONSIBILITIES; POLICIES; PROCEDURES; ALTERNATIVE GRANT PROGRAM.

(a). The City Council of the City of Daytona Beach Shores hereby creates and establishes the “City of Daytona Beach Shores Economic Development Commercial Lease Subsidy Program” as well as programs that are of a similar nature..

(b). The purpose of the Program is to encourage the renovation and development and productive use of properties and buildings in the City of Daytona Beach Shores including, but not limited to, the expansion of existing tenancies, as solely and exclusively determined by the City Council based upon the economic development needs of the City as determined by the City Council. The Program will assist business owners to develop or redevelop properties. The Program will provide a subsidy, under appropriate circumstances, to subsidize leases relating to new businesses within the City over a 3 year period of time in order to assist selected businesses to commence economic activity and remain a going concern. Leases may be subsidized up to ~~50~~35% for the first year of the lease, up to ~~30~~15% for the second year of the lease, and up to ~~15~~10% for the third year of the lease: Existing businesses which desire to relocate to a larger space in the City which relocation will result in enhanced business operations or employment and businesses which extend a lease for a longer term of at least 3 years when the extension will result in enhanced business operations or employment shall also be eligible for the same benefits. Applications may be submitted and shall be evaluated in accordance with the application process set forth in this Ordinance.

(c). Only real property that is assigned a commercial, or similar, zoning classification consistent with the City's *Comprehensive Plan* and that will be used for a nonresidential or mixed use purpose (as set forth in a binding development agreement or development order) are eligible under the Program for lease subsidy assistance.

(d). Lease subsidies may be made only to, or for the benefit of, a tenant and may only be used for development and renovations to real property or lease payments as determined by the City Council.

(e). Normative lease underwriting criteria and documentation must be satisfied as part of the transaction to protect the City's interests, as determined under the authority and guidance of the Finance Director in conjunction with the City Attorney.

(f). Should the grantee cease conducting business on the real property during the term of the lease subsidy; the City's subsidy payments shall cease.

(g). The City shall not in any way guarantee any underlying loan or the lease relating to real property and the City does not pledge its full faith and credit to any extent by enacting or implementing this Ordinance and shall not be deemed to have done so to any degree or extent or to be a partner or co-venturer in any way.

(h). The lease subsidy applicant must submit documentation to the City detailing the proposed development or renovation to be performed on the real property as well as details concerning the proposed lease and business activities. If approved by the City Council, the City will then issue a letter approving the subsidy subject to normal underwriting criteria as determined under the authority and guidance of the Finance Director in conjunction with the City Attorney.

(i). Once the lease subsidy is approved, the applicant must submit full details of the proposed transaction to the City. The amount of the subsidy will then be fixed and the funds will be encumbered and appropriately released from time-to-time. Escrow accounts may be established in conjunction within City accounting systems or under the Finance Director with the City Attorney as needed.

(j). The lease subsidy documents shall include, but not be limited to, documents to be filed of record which protect the interests of the City and shall provide that the City Manager must be notified should the real property which is the subject of the lease be sold, transferred, assigned or encumbered in any way or if the lease is terminated or sought to be terminated.

(k). In the event that an owner of real property which would be otherwise eligible for lease subsidy funding has engaged in or entered a business relationship in a manner which the City determines is not conducive to a lease subsidy being granted by the City, the City may enter grant agreements with such applicants provided that the City is attaining substantially or more of the same economic and other benefits that are substantially the same or greater than that the City would enjoy under a lease subsidy award. Such grants may be awarded under conditions that address the unique nature of the business arrangement within which context the real property is held or the business operated while substantially addressing legal requirements, benefits to the City and the purposes expressed, and protections afforded, the City as set forth in this Ordinance.

(l). The City Council shall evaluate applications on the basis of such criteria as it deems appropriate and in the best interests of the City to include, but not be limited to, the following:

(1). Businesses that due to their success will attract other businesses to the City shall be encouraged to apply and participate.

(2). Renovation and development projects that will spur additional development and private investment shall be encouraged to apply and participate.

(3). Renovation and development projects that will attract desirable new businesses and create an effective merchandise mix shall be encouraged to apply and participate.

(4). Renovation and development projects that will have a substantial positive visual and aesthetic impact to the City shall be encouraged to apply and participate.

(5). Renovation and development projects that will result in filling vacant retail space shall be encouraged to apply and participate.

(6). Renovation and development projects that will increase real property value(s) shall be encouraged to apply and participate.

(7). Renovation and development projects that will increase employment opportunities within the City shall be encouraged to apply and participate.

(8). Renovation and development projects that work in favorable concert with other development within the City by providing enhanced activities for the City shall be encouraged to apply and participate.

SECTION FIVE: CREATION OF BUSINESS LOYALTY PROGRAM.

The owner of a business that has been in good standing with the City for at least 3 consecutive years by (1). timely paying its certificate of use fee, (2). timely paying any local business tax due, and (3). not having been found to have violated a City code or ordinance; shall be entitled, upon application filed with the City, to a waiver of its certificate of use fee and local business tax for a 3 year period after the period of good standing. This Section shall not apply to businesses that relate to hotel, motels, condominiums or like businesses. In order to be eligible for the award under this Section, a business owner must annually file an application with the City which must be accompanied with an affidavit stating that the gross receipts of the business for the prior year did not exceed the sum of \$XXXXXX.

SECTION SIX: IMPLEMENTING ADMINISTRATIVE ACTIONS.

(a). The City Manager, City Clerk and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to bring into effect the purposes and provisions of this Ordinance as such Charter officials may deem appropriate in their respective roles and functions under the *City*.

(b). Without limiting the generality of the foregoing provision, the City Manager is hereby directed to develop such other economic development initiatives as may be advisable and desirable and present those proposals to the City Council for review and action which initiatives may include, but shall not be limited to, the revision of City land development regulations and the City's *Comprehensive Plan* that will encourage and incentivize high quality development and redevelopment within the City that addresses the needs of the City.

(c). The City Manager shall also work with the City Council to develop a Citywide strategic plan to sustain the future of the City's economy which plan will outline the City's vision and mission and identify goals, strategies and tactics critical to improving business expansion, recruitment, retention and job creation in the City:

(d). The City Council and the City Manager shall engage in relations and communications with other agencies and entities of government and from the private sector in an effort to receive grants, funding and other benefits that will assist the economic development and redevelopment of the City.

SECTION SEVEN: SAVINGS; EFFECT OF ORDINANCE.

The prior actions of the City of Daytona Beach Shores in terms of the matters relating to the economic development of the City of Daytona Beach Shores and any and all actions of the City of Daytona Beach Shores pertaining thereto, as well as any and all related matters and processes and procedures of the City of an associated nature, are hereby ratified and affirmed.

SECTION EIGHT: CODIFICATION; SCRIVENER'S ERRORS.

(a). The provisions of Sections One through Six of this Ordinance shall be codified while the remaining Sections shall not be codified; provided, however, that the Code codifier shall take all actions necessary to implement the codification of the provisions of this Ordinance.

(b). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION NINE: CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION TEN: SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION ELEVEN: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY J. MILLER, MAYOR

MICHAEL T. BOOKER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

LONNIE GROOT, CITY ATTORNEY

Passed on first reading this __ day of _____, 2019.



CITY COUNCIL AGENDA MEMORANDUM JULY 9, 2019 AGENDA

TO: Honorable Mayor and Members of the City Council
FROM:
PREPARED BY: Kurt Swartzlander, Finance Director
SUBJECT:

A RESOLUTION OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA,
SETTING THE PROPOSED MILLAGE RATES FOR THE CITY FOR FISCAL YEAR 2019-2020;
PROVIDING AN EFFECTIVE DATE.

SYNOPSIS:

As part of the annual Truth in Millage procedures the City must adopt each year a proposed property tax rate which will be published in the Notice of Proposed Property Taxes usually mailed to all property owners in mid August. This notice communicates to each property owner the millage rate the city is proposing to levy for each new tax year.

FISCAL IMPACT STATEMENT:

This rate sets the maximum amount of taxes to be levied by the City for the fiscal year 2019-2020.

BACKGROUND:

N/A

LEGAL REVIEW:

The Truth in Millage (TRIM) process informs taxpayers and the public about the legislative process by which local taxing authorities (such as the City Council) determine ad valorem (property) taxes. Florida law provides for public input and for governing bodies of taxing authorities to state specific reasons for proposed changes in taxes and the budget.

When levying a millage, taxing authorities must follow Chapter 200, *Florida Statutes*, which governs TRIM. According to Florida law, failure to meet TRIM requirements will result in the loss of revenue sharing for the taxing authority.

The Volusia Property Appraiser will soon be mailing the Notice of Proposed Property Taxes (TRIM notices) to all property owners in Volusia County. The TRIM notice will calculate property taxes using the proposed FY 2019/2020 tax rates for all taxing entities, including the City of Daytona Beach Shores, as well as the time, date and place for the first public hearing for property tax rate and budget adoption.

During the 2 public hearings conducted for adoption of a property tax rate and budget, the City Council may levy a tax rate lower than the rate proposed in the TRIM notices, but it cannot exceed the rate used in the TRIM notices.

The City Council will later provide final budget direction and consider and adopt a tax rate and budget for FY 2019/2020.

The City Attorney approves the legality of the proposed resolution.

RECOMMENDATION:

Approve Resolution 2019-38

SUGGESTED MOTION:

Motion to approve Resolution 2019-38

ATTACHMENT: 1. Resolution - FY19-20 Proposed Millage Rate.

RESOLUTION 2019-XX

A RESOLUTION OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, SETTING THE PROPOSED MILLAGE RATES FOR THE CITY FOR FISCAL YEAR 2019-2020; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Statutes, including Chapter 200.065(2)(e) 1., provide that the City Council shall adopt a proposed millage rate, and;

WHEREAS, the Volusia County Property Appraiser has certified a rolled-back rate of \$5.0046 per \$1,000 of taxable value for the City of Daytona Beach Shores.

NOW, THEREFORE, BE IT ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA:

SECTION ONE: There is hereby adopted a proposed millage rate of \$5.0046 per \$1,000 of taxable value for the general operating budget for the fiscal year 2019-2020. This final millage rate is the rolled-back rate.

SECTION TWO: There is hereby adopted a proposed millage rate of \$1.7977 per \$1,000 of taxable value for voted general obligation debt service for the fiscal year 2019-2020. Voters approved a general obligation debt issuance on November 7, 2006 to underground utilities and conduct related streetscape projects.

SECTION THREE: This Resolution shall be effective immediately upon its adoption.

CITY OF DAYTONA BEACH SHORES, FL

NANCY MILLER, MAYOR

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

LONNIE GROOT, CITY ATTORNEY

Passed and Adopted on this _____ day of _____, 2019



CITY COUNCIL AGENDA MEMORANDUM

JULY 9, 2019 AGENDA

TO: Honorable Mayor and Members of the City Council

FROM: Stewart Cruz, City Planner

PREPARED BY: Stewart Cruz, City Planner

SUBJECT: Nonconforming Sign Removal Incentive Grant Application: 3226 S. Atlantic Avenue, Water's Edge Apartments

SYNOPSIS:

David Campbell, owner of Water's Edge Apartments located at 3226 S. Atlantic Avenue, is applying for a Nonconforming Sign Removal Incentive Grant. The sign grant would be used to assist the business with the costs associated in replacing and relocating the existing nonconforming sign with a new conforming monument sign. The current fiscal year sign grant is a 50-50 match capped at \$3,900. The applicant previously received a now expired sign grant from the City in 2018. The 2018 grant was in the amount of \$5,200, which the applicant is again seeking.

FISCAL IMPACT STATEMENT:

The Fiscal Year 2018/2019 Budget has adequate funding to finance the proposed grant. \$60,000 was budgeted. As seen below, the available amount in this fiscal year's budget for sign grants is \$30,100.

Initial Budget \$60,000

1. Beach Quarters \$6,500-2016/2017 Complete-Awaiting Reimbursement-Bal. \$53,500
2. Fantasy Island II \$5,200-2017/2018 Complete/Reimbursed-Bal. \$48,300
3. Waters Edge \$5,200-2017/2018 Expired-Bal. \$48,300
4. Biggins \$5,200-2017/2018 Complete/Reimbursed-Bal. \$43,100
5. Sand & Surf \$5,200-2017/2018 Complete/Reimbursed- Bal. \$37,900
6. Flamingo Inn \$3,900-2018/2019 Complete/Reimbursed-Bal. \$34,000
7. Island Beachware \$3,900-2018/2019 Under Construction-Bal. \$30,100

BACKGROUND:

The City received the subject Nonconforming Sign Removal Incentive Grant Application on June 14, 2019 from David Campbell, owner of Water's Edge Apartments located at 3226 S. Atlantic Avenue. The sign grant would be used to assist the business with the costs associated in replacing and

relocating the existing nonconforming sign with a new conforming monument sign. The nonconforming sign is only nonconforming in setback from the right-of-way. The City's Land Development Code requires a minimum setback of two (2) feet. However, the sign is currently approximately eight (8) inches from the right-of-way to the east. The new sign would be moved back five (5) feet from the property line. On May 8, 2018, the applicant received a nonconforming sign grant from the City to address the aforementioned nonconformity. However, the previously approved grant has since expired without construction of the sign occurring within the prescribed time limit. Hence, the current submission.

After conducting an analysis of the program eligibility requirements and other program parameters, staff has determined that the application qualifies and meets all grant requirements. Three sign quotes were provided as required. The applicant's preferred sign vendor, Central Signs, is the lowest bid provided at \$11,290. The proposal appears to meet the applicable City sign standards. If approved, the applicant would qualify for a grant of \$3,900.

NOTE: Sign grant application including quotes and rendering will be provided to the City Council under a separate cover prior to the July 9, 2019 hearing.

LEGAL REVIEW:

The City Attorney has no legal objection to the award of the grant and the efforts of the City to incentivize property owners to bring signs into conformity prior to the non-funding of the program have been successful.

RECOMMENDATION:

Staff recommends **approval** of the sign grant on the condition that the new sign meets all the requirements of the applicable City sign standards and that no code enforcement violation exist prior to the disbursement of City grant funds.

SUGGESTED MOTION:

A City Council member may move as follows:

"I move to approve the Waters Edge Apartments Nonconforming Sign Removal Incentive Grant application in the amount of \$3,900 on the condition that the new sign meets all the requirements of the applicable City sign standards and that no code enforcement violation exist prior to the disbursement of City grant funds."

ATTACHMENT: None



**City Council Agenda Memorandum
July 3, 2019 Agenda**

To: Honorable Mayor and Members of the City Council
Copies To: Mike Booker, City Manager
Cheri Schwab, City Clerk
From: Lonnie N. Groot, City Attorney
Subject: Sale Of City Property; Component Of City's Economic Development Program

Procedure:

- (1). Mayor calls up item.
- (2). Council Member Frizalone/City Attorney provide background.
- (3). Mayor opens matter for public participation.
- (4). Mayor calls for City Council action (motion).
- (5). City Council discussion.
- (6). City Council vote.

Synopsis:

This is a request for City Council to review and approve the Request For Proposals (RFP) relating to the sale and development of the City owned real property which has been drafted by the ad hoc economic development group which is being spearheaded by Council Member Rick Frizalone. The City owned property is 2.12 acres+- in size and is addressed at 2900 South Atlantic Avenue.

Fiscal Impact Statement:

The sale and development of the City owned property would result in an enhanced tax base which will take pressure off of existing City taxpayers and allow City government to continue to offer the citizens of the City a high quality of life with excellent provision of municipal services. As stated in the agenda materials relative to the proposed City Economic Development Ordinance, the development of high end/high quality residential use on City property would add to the critical mass of development activity that entices other desired types of development to come to the City. The real property owned by the City is an asset. An economic development program requires funding or it will not work.

Using the funds from the sale of the City owned real property, in whole or part), would implement my goal of having the program "tax neutral". That is, no tax revenues would be used from the funds now deriving from the City's ad valorem tax base. The purpose of the economic development program is to increase the City's tax base and put properties into economic use while enhancing the quality of life of the citizens of the City. The proposed Ordinance clearly provides a set of tools for the City's economic development "tool box". Other tools may be added in the future, but the enactment of the Ordinance, and funding of the programs provided for in the Ordinance, would clearly be a major kick start to an aggressive and forward thinking economic development program.

The City owned property was recently appraised. The appraisal, dated as of May 6, 2019, accomplished by Cooksey and Associates, Inc. established a value of \$1,110,000.00.

Background:

The attached draft RFP is proposed to be issued in order to solicit responses from experienced developers and development teams.

The prime points to be considered are as follows:

- (1). The RFP makes it clear that the City believes that the City owned property is most appropriate for the development of high quality/high end town houses/town homes or condominiums. That is, the City is not stating that the property would be best developed as apartments or commercial uses. The idea is to encourage a high quality residential development which is compatible with proximate properties while creating part of the critical mass that is needed to enhance the economic vibrancy of the City and encourage redevelopment of the west side of South Atlantic Avenue. The synergy between the development of the City owned property and the economic development programs of the City during this time of economic upturn has the potential to greatly benefit the citizens of the City.
- (2). Respondents to the RFP must generally propose the precise use of the City owned property and must, ultimately, agree to develop the City owned property, after purchase from the City, in accordance with the requirements of a statutory development agreement.
- (3). Respondents must provide the City with the following information in the response to the RFP:
 - (a). A written commitment that the proposed use of the City owned property is not dependent, in any respect, upon the receipt of any funding or waiver of fees from the City except as may be set forth in an economic development agreement with the City under the provisions of the *City Code*.
 - (b). A written description of the proposed use of the City owned property to include, but not be limited to, schematic renderings of the proposed development. Architectural renderings of proposed

structures will be most helpful to the City in evaluating the quality of the development being proposed.

(c). A written description of development timelines and phasing. The City has no interest in selling the property to a buyer for investment purposes or to flip the property.

(d). A written description of the corporate (or other entity) leaders or investors relative to the project pertaining to the City owned property.

(e). Written proof of corporate, or other legal entity, status.

(f). A written description of past development projects with photographs and renderings as desired to be submitted relative to those projects.

(g). A written description of the roles of the leadership team in terms of project financing, design, construction, marketing, operation and management.

(h). A written description of the financial capacity and capabilities of the respondent including, but not limited to, currently available financial resources, capability to attain additional financial capability as well as any and all other matters that affect the financial feasibility of the proposed project.

(i). A proposed purchase price for the City-owned property with any contingencies specifically detailed.

(4). Responses/proposals from developer/respondents would be due on August 12, 2019 at 4:00 p.m.

(5). Upon receipt, the ad hoc City economic development group/team lead by Council Member Frizalone would review and evaluate the responses.

(6). Council Member Frizalone and his group would report their findings to the City Council and, perhaps, recommend presentations by a respondent or several respondents.

(7). Negotiations would commence with the successful selected respondent relative to the development agreement which would include the purchase of the City owned land and an array of development conditions to protect the public interest and ensure timely and high quality development.

(8). The agreement(s) resulting from the negotiations would be presented to the City Council for approval.

(9). It is important to note that the City has reserved the right to reject all submissions, and to take any other action deemed to be in the best interests of the City with regard to

the RFP. Thus, if the City Council is dissatisfied with all proposals, it is not bound to accept any.

Recommendation:

It is recommended that City Council review the attached RFP and approve the provisions of the RFP in order that the solicitation process set forth in the RFP may commence and the City may expeditiously receive responses and implement the matter during this time of economic upturn.

Suggested Motion:

"I move to approve the RFP and to move forward with the RFP solicitation process."

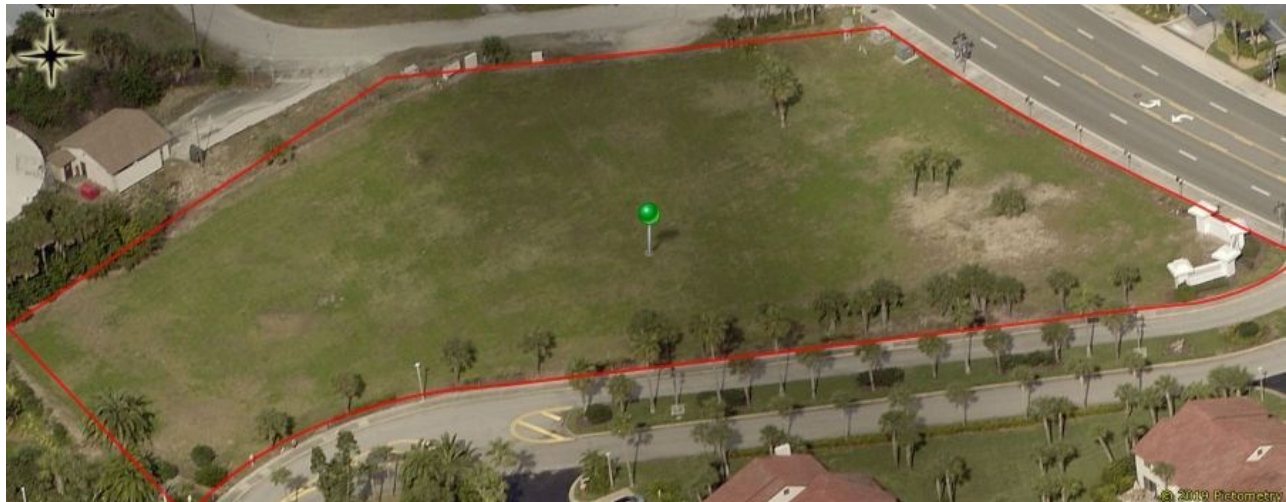
Attachment: Draft RFP.

FIRST CITY COUNCIL DRAFT (MODIFIED 7-3-19 BY LNG)



“Life is better here.”

**REQUEST FOR PROPOSALS RELATIVE TO
PURCHASE AND QUALITY DEVELOPMENT OF
CITY-OWNED PROPERTY LOCATED AT 2900
SOUTH ATLANTIC AVENUE**



Proposals Due On: August 12, 2019. 4:00 p.m.

**Submit To: Cheri Schwab
City Clerk
City Hall
2990 South Atlantic Avenue
Daytona Beach Shores, Florida 32118**

SUMMARY OF THE RFP AND PROCESS:

INTRODUCTION:

The City of Daytona Beach Shores (City) hereby opens this **REQUEST FOR PROPOSALS** (RFP) and requests the **PROFESSIONAL QUALIFICATIONS, SPECIFIC PROJECT EXPERIENCE** and **DEVELOPMENT PROPOSALS** from developers or development teams (respondents) who may be interested in the development of a City-owned parcel (2.12 acres+- in size) within the City Limits of the City. The responses to the RFP from respondents will be reviewed for applicability and relevancy to the development objectives of the City. After review of the responses to the RFP, the City may request formal presentations before the City's City Council. Ultimately, it is planned that the City Council will select a preferred respondent for further negotiations and possible entering of a purchase and sale agreement/economic development agreement/statutory development agreement regarding the future development of the City owned property.

Information relative to the City may be reviewed at <https://dbshores.org/> and other sources. The City is located within a vibrant and active area. The City is oceanfront community of 4,300 residents located on the barrier island directly south of Daytona Beach. The City features the Atlantic Ocean on the east and the Intracoastal Waterway/Halifax River on the west. Residents and visitors alike take advantage of the abundant and pristine beach - whether for sunrise walks or bicycling, frolicking in the sand and surf, or enjoying the quiet solitude of the setting sun. Boats sail and cruise along the waterway, making the views from either the east or the west particularly scenic. The City's motto of "Life is better here" is true in every respect.

OBJECTIVES:

The City is seeking proposals from respondents who possess the qualifications, experience and financial standing necessary to deliver a shared vision for the development of a high quality project on the City owned property. Aside from being located near beach access and the River, the site is near City and other recreational facilities such as clay tennis courts, a pickle ball complex, a par 3 golf course, a new dog park and many other City recreational amenities. Beachside parks, driving on the beach and a unique fishing pier (along with dining on the pier over the surf) offer other amenities to life in the City. The Daytona Speedway looks touchable from the patios of some condominiums and hotels and professional baseball, colleges and universities are even closer. Not far to the south of the City is the Ponce de Leon Inlet Light which is a lighthouse and museum located at Ponce de León Inlet. At 175 feet in height, it is the tallest lighthouse in Florida and one of the tallest in the United States. In either direction one can find charter boat fishing and employment hubs.

In sum, the City is a short drive south away from all the excitement of Daytona Beach and its environs while offering a more relaxed pace and a community ambience. Although quiet and resort oriented, the segment of South Atlantic Avenue running through the City is part of U.S. Route 1 or U.S. Highway 1 (US 1) which runs from Key West north to Fort Kent, Maine, at the Canada–US border, making it the longest north–south road in the United

States. Traveling north on US 1 allows travel on the coastline virtually all the way to Jacksonville by means of a beautiful rider through the Nation's oldest city of St. Augustine. The City is just a short jaunt from the modern wonders of Disney World and the futuristic adventures of the Kennedy Space Center.

The City believes that the City well deserves its reputation as a charming oceanfront community where oceanfront hotels and condominiums offer breathtaking views of the Atlantic Ocean while condominiums and homes along the Intracoastal Waterway offer gorgeous sunsets each evening. There is just not a bad place to be in the City. The Shores Resort and Spa and many cozy local restaurants provide a range of quality dining experiences.

The City is committed to enhancing economic development within the City and the City owned parcel is a key component of that goal.

Details relative to the City owned property are set forth at the end of this RFP. City staff stands willing to discuss the parcel with interested parties.

Respondents are invited to provide information to demonstrate the requested professional experience, qualifications and financial status as wells as their experience and ability with regard to similar projects.

Respondents must generally propose the precise use of the City owned property and must, ultimately, agree to develop the City owned property, after purchase from the City, in accordance with the requirements of a statutory development agreement. To that end, all respondents are encouraged to discuss their intended uses and development with City staff and evaluate the codes and ordinances of the City which the City believes are very amenable to a high quality development.

Specifically, the following must be set forth in the response to this RFP:

- (1). A written commitment that the proposed use of the City owned property is not dependent, in any respect, upon the receipt of any funding or waiver of fees from the City except as may be set forth in an economic development agreement with the City under the provisions of the *City Code*.
- (2). A written description of the proposed use of the City owned property to include, but not be limited to, schematic renderings of the proposed development. Architectural renderings of proposed structures will be most helpful to the City in evaluating the quality of the development being proposed.
- (3). A written description of development timelines and phasing. The City has no interest in selling the property to a buyer for investment purposes or to flip the property.

- (4). A written description of the corporate (or other entity) leaders or investors relative to the project pertaining to the City owned property.
- (5). Written proof of corporate, or other legal entity, status.
- (6). A written description of past development projects with photographs and renderings as desired to be submitted relative to those projects.
- (7). A written description of the roles of the leadership team in terms of project financing, design, construction, marketing, operation and management.
- (8). A written description of the financial capacity and capabilities of the respondent including, but not limited to, currently available financial resources, capability to attain additional financial capability as well as any and all other matters that affect the financial feasibility of the proposed project.
- (9). A proposed purchase price for the City-owned property with any contingencies specifically detailed.

The City owned property was recently appraised. The appraisal, dated as of May 6, 2019, accomplished by Cooksey and Associates, Inc. established a value of \$1,110,000.00.

The City reserves the right to reject all submissions, and to take any other action deemed to be in the best interests of the City with regard to the RFP. Respondents may not withdraw their response to this RFP for a period of 60 days after the date of the opening of the responses. This time period is reserved for the purpose of the City reviewing the responses and investigating the qualifications of the respondents.

EVALUATION OF RESPONSES TO RFP:

The City shall evaluate the responses to the RFP using an evaluation committee which will evaluate all responses received by the City and present its findings to the City Council which will make a decision as to the responses. The City Council's decisions shall be final.

The City reserves the right to evaluate, prior to making a decision, all matters that it determines to be appropriate, in selecting a developer or development team for further negotiations and possible drafting of an agreement or agreements regarding the future development of the City owned property. The City will enter into negotiations with the preferred developer or development team. It is noted that once negotiations are broken off with a respondent, they may not be reopened with that respondent absent the most unusual of circumstances.

Note: The City reserves the right to evaluate any and all matters before making its decision as to the responses to the RFP and to reject any and all responses.

CITY VISION AND DESIRED GOALS FOR DEVELOPMENT OF THE CITY OWNED PROPERTY:

The City owned property is most appropriate for the development of high quality/high end town houses/town homes or condominiums. Each respondent must make its own evaluation of the City owned property, but the following is provided for information and evaluation:

The City owned property is assigned the GC-2, Retail/Service Commercial District, zoning classification which allows an array of permitted principal uses. However, the City owned property is also developable under the MXD, Mixed Use, zoning classification which also provides for a wide array of uses permitted uses to include multifamily residential development. The maximum building height within the MXD zoning classification is 65 feet. The City would encourage the development of high quality/high end town houses/town homes or condominiums. The statutory development agreement would provide for developer entitlements and obligations. The City is most interested in enhancing its tax base and providing for development that will attract other high quality development into the City and the high quality redevelopment of areas located along the west side of South Atlantic Avenue. It is very important to the City that the ultimate development approved on the City owned property be harmonious and compatible with neighboring developments. City staff's initial analysis resulted in the preliminary view that the maximum potential residential density for the development would be up to 81 condominium units or up to 55 3 story town houses.

In addition to evaluating the City-owned property and its potential development entitlements, the following may be able to become part of any transaction that is consummated between the City and the selected developer or development team:

- (1). Parking spaces at City Hall may be able to be used on evenings and weekends.
- (2). It may be possible to develop joint use retention/detention ponds using City property near the City Hall facility.

Also, it should be noted that the City utility facilities located on the City owned property will be relocated by the City, if such relocation is needed, prior to the development of the City owned property.

RESPONSES TO THE RFP SHALL BE ADDRESSED TO: Cheri Schwab; City Clerk; City Hall; 2990 South Atlantic Avenue; Daytona Beach Shores, Florida 32118, and shall have the following plainly marked on the outside of the envelope:

“PROPOSAL FOR: 2900 SOUTH ATLANTIC AVENUE”

RESPONSES TO THE RFP MUST BE RECEIVED BY AUGUST 12, 2019 AT 4:00 P.M.

THIS IS NOT A BID. This is an RFP which is issued in accordance with the terms set forth herein.

SITE INFORMATION

MUST ENSURE THAT ALL PHOTOS ARE USABLE – SEE PDF

Home Search ▾ Downloads Exemptions Agriculture Maps Tangible Links Contact

Summary

Land & Agriculture

Bldg(s) - Residential

Bldg(s) - Commercial

Misc Improvements

Bldg(s) - Sketch

Values

Permits

Map

Pictometry

Altkey: 5085317

CITY OF DAYTONA BEACH SHORES

Parcel ID: 532706040020

2900 S ATLANTIC AVE , DAYTONA BEACH SHORES

Parcel

Short Parcel Id 532706040020
Property Location 2900 S ATLANTIC AVE, DAYTONA BEACH SHORES, 32118
PC Code 8000 - VACANT GOVERNMENTAL
Total Bldgs 0
Neighborhood 7362 - W/S ATL AVE DAYTONA BCH SHORE
Business Name
Homestead Property No

Primary Owner

Owner CITY OF DAYTONA BEACH SHORES

In Care Of
Mailing Address 2990 S ATLANTIC AVE

DAYTONA BEACH SHORES FL 32118

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	CITY OF DAYTONA BEACH SHORES		100	M - Municipal

Legal

Millage Group 403-DAYTONA BEACH SHORES
Legal Description PART OF LOTS 1 THRU 5 BLK D W OF A1A & MEAS 246 FT ON W/L A1A & INC IRREG PART OF BLK E MEAS 162.05 FT ON W/L & 294.31 FT ON N/L OCEAN WEST BLVD ALL IN MC ELROYS BELLVIEW SUB MB 11 PG 98 PER OR 5597 PGS 0821-0822 PER OR 6728 PG 1902 PER OR 6746 PG 3625
Map TWP-RNG-SEC 15 - 33 - 27
Subdivision-Block-Lot 06 - 04 - 0020
Date Created 21-MAR-89
Year Annexed

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
6746 / 3625	WD-WARRANTY DEED	2012145310	08/01/2012	V	\$600,000
6728 / 1902	WD-WARRANTY DEED	2012113983	06/11/2012	V	\$100
5597 / 0821	WD-WARRANTY DEED	2005184255	06/10/2005	V	\$2,000,000

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

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Bing Maps [CLICK HERE](#)

1 of 1

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[Printable Version](#)

Reports

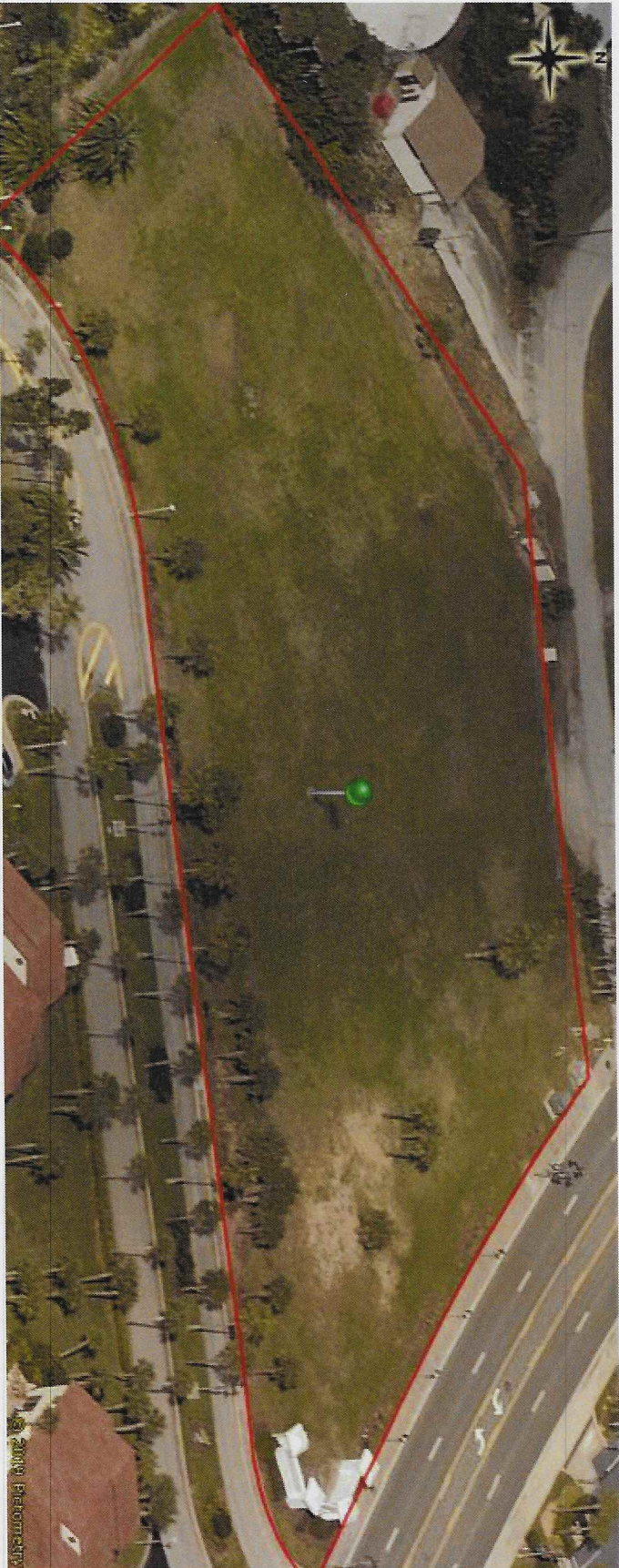
[Export to Excel - Real Pr](#)
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Go

Links

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2900 Aerial 1 VCPA



[illegible]

Volusia County Property Appraiser

2900 SOUTH ATLANTIC AVE

Daytona Beach Shores, FL 32118 · Land For Sale



ADDITIONAL PHOTOS

