Redevelopment and Planning Programs:

- Daytona Beach Shores has an ongoing program that we’ve used over the past several years wherein we attempt to purchase blighted properties on the west side of South Atlantic Avenue. Once purchased the old buildings are demolished and the site is turned into green area and enhanced for future development, off-beach parking, etc.
- More recently the city has filed a large scale comprehensive plan amendment to remove the 12-story height limitation, which affects most of properties on the east side of S. Atlantic Avenue. The City has a very small number of vacant parcels and only limited areas where redevelopment (demolishing and rebuilding Hotels and/or Condominiums) makes practical sense.

Current Public Projects:

- Daytona Beach Shores is currently building a new Community Center in the footprint of the old Oceans tennis/racquet club. The new Community Center will be two stories and roughly 16,000 sq. ft. It will include a new City Council Chamber and a beautiful second story activity and banquet room.
- Volusia County has purchased two ocean front parcels for future off beach parking lots. These sites are located at 3167 and 3621 S. Atlantic Avenue. The southerly parcel was formerly the Jasmine Motel and was demolished to make way for the new parking lots. The County is currently pursuing rezoning and appealing denied site plans simultaneously.
- The City continues to look at pedestrian safety and has recently enhanced two existing crosswalks along S. Atlantic Avenue in the 3000 block near Publix and in the 3300 block by the Grand Coquina and ABC Liquor. A new raised crosswalk was added near Florida Shores Blvd, in the 2600 Block. These improvements were recommendations made in the City’s A1A Pedestrian Safety Study that was conducted by TEDS and financed by the City of DBS and through a grant from the River by the Sea TPO.
Past Public Projects:

- In 2013, the City of Daytona Beach Shores completed a 30-million-dollar street/sidewalk beautification project. This included the “undergrounding” of all the power and telecommunication lines along South Atlantic Avenue. Additionally, the sidewalks were widened and enhanced. Numerous unused curb cuts were eliminated and all the FPL street lighting was replaced with decorative city-owned poles and fixtures. The final addition of attractive benches and waste receptacles completed the streetscape beautification.

Recently Completed Private Projects:

- Heritage Waterside is a riverfront assisted living facility located in the 3700 block of Cardinal. This is a 3-story, 38-unit (135 bed) ALF.

Current Private Projects:

- Waffle House - Permits were recently issued for a new Waffle House in the 3200 block of S. Atlantic Avenue. The old IHOP will be demolished to make way for this new project.
- Towers 14 - Is currently under construction in the 3700 block of S. Atlantic Avenue. This will be a 6 story, 26-unit Dimucci residential condominium project.
- Aruba Condominium - Has recently received site plan approval and is currently under building plan review. The proposed condominium will be a 12-story, 84-unit, Greenpointe Communities project. This is also located in the 3700 block of South Atlantic Avenue.
- Max Daytona - Is a proposed condominium by 1901/1903 S. Atlantic LP, a group that’s affiliated with Bayshore Capital. This project is currently under site plan review and will be in the 1900 block of South Atlantic Avenue. It’s currently slated to be a 12-story, 76-unit luxury condominium project.

Anticipated Projects:

- The current owners of the old Treasure Island Hotel building, Rait Financial, are actively working on the concrete restoration of the shell building. They currently have a contract to sell the building and will hopefully be closing in the very near future. The City is anxious to meet with the new purchasers and discuss their proposed redevelopment plans.