

# City of South Daytona

## Office of the City Manager

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3014



### Memorandum

To: James L. Gillis, Jr., City Manager

From: Becky Witte, Deputy City Clerk  
Josh McEnany, Economic Development Director

Date: March 6, 2025

Re: Consideration of Rezoning 1854 South Ridgewood Avenue from Business General Commercial (BGC) and Multiple-Family Residential (R3), to Planned Commercial Development (PCD). First Reading. Public Hearing.

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To uphold the City of South Daytona's commitment to maintaining exceptional development standards, the property owner at 1854 South Ridgewood has submitted a request to rezone the property. The parcel's zoning is split between Business General Commercial (BGC) and Multiple-Family Residential (R3) which is not ideal. The rezoning application proposes to change the entire +/- 3.59 acre parcel to Planned Commercial Development (PCD).

After rezoning, staff will work with a developer to create a separate Development Agreement which will be presented to the Planning Advisory Board and the City Council at a later date. The Development Agreement will set forth specific site plan characteristics for the PCD geared towards quality development.

The City of South Daytona is dedicated to furthering top-tier development within our US1 Overlay district, prioritizing higher standards. As part of our strategic approach, staff engage in rezoning of specific properties, a key tool in aligning with this objective. The Economic Development staff is committed to encouraging high-quality business migration to our overlay district. This helps the city control future development and ensure quality businesses become part of our commercial corridor. Such use and development agreements would be approved by the City Council at a later date.

The Planning Advisory Board recommended the City Council approve this Ordinance at their March 5, 2025 Meeting.

Staff recommends the City Council approve this Ordinance to rezone 1854 South Ridgewood from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD).

**ORDINANCE NO. 2025-05**

**AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING OF 1854 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-16-00-0642 FROM BUSINESS GENERAL COMMERCIAL (BGC) AND MULTIPLE-FAMILY RESIDENTIAL (R3) TO PLANNED COMMERCIAL DEVELOPMENT (PCD); AND PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the property owner of 1854 S. Ridgewood Avenue has requested that the subject property, specifically parcel 5344-16-00-0642 be rezoned from Business General Commercial (BGC) and Multiple-Family Residential (R3), to Planned Commercial Development (PCD); and

**WHEREAS**, the subject property covers an area (+/- 3.59 acres) which would be suitable for a Planned Commercial Development which is not classified as a “permitted use” under the current zoning; and

**WHEREAS**, this property is located within the City of South Daytona Community Redevelopment Area (CRA), that was established to address blighted properties and to redevelop the U.S.1 corridor; and

**WHEREAS**, the City of South Daytona Community Redevelopment Master Plan does not support industrial uses located within the CRA; and

**WHEREAS**, the proposed PCD zoning would allow the property to be assigned one consistent zoning classification for further development for an office/warehouse use thus facilitating the utilization and productivity of the property, which is in the best interest of both the property-owner and the City; and

**WHEREAS**, the City of South Daytona Planning and Appeals Board, serving as the local planning agency, held a public hearing on the 5<sup>th</sup> day of March 2025, and recommended approval of the proposed rezoning; and

**WHEREAS**, the City of South Daytona City Council finds the rezoning of the property in the best interest and welfare of the citizens of the City.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA THAT:**

**SECTION 1. Identification of Property Rezoned to Planned Commercial Development (PCD).** The following property is hereby rezoned to Planned Commercial Development (PCD):  
1854 S. Ridgewood Avenue(Volusia-County tax parcels #344-16-00-0642)

**SECTION 2. Legal Description of Property Rezoned to Planned Commercial Development.** The legal description of the subject property is attached hereto as “Attachment "A".

**SECTION 3. Location and Zoning Map of Properties Rezoned to Planned Commercial Development (PCD).** "Attachment B", attached hereto and considered an integral part of this Ordinance, shows the location and zoning of the properties to be rezoned to Planned Commercial Development.

**SECTION 4. Master Development Agreement.** A Master Development Agreement ("MDA") shall be adopted by the City Council by subsequent ordinance, which MDA shall set forth specific site-plan characteristics for the Planned Development, any other requirement to the contrary notwithstanding.

**SECTION 5. Conflicts.** All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 6. 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 7. Effective Date.** This Ordinance shall take effect immediately upon enactment.

**APPROVED** upon first reading on the 11<sup>th</sup> day of March 2025 at a regular meeting of the City Council of the City of South Daytona.

**APPROVED AND ADOPTED** upon second and final reading on the 8<sup>th</sup> day of April 2025 at the regular meeting of the City of South Daytona City Council.

CITY OF SOUTH DAYTONA:

ATTEST:

\_\_\_\_\_  
William C. Hall, Mayor

\_\_\_\_\_  
James L. Gillis, Jr., City Manager

CERTIFIED AS TO FORM:

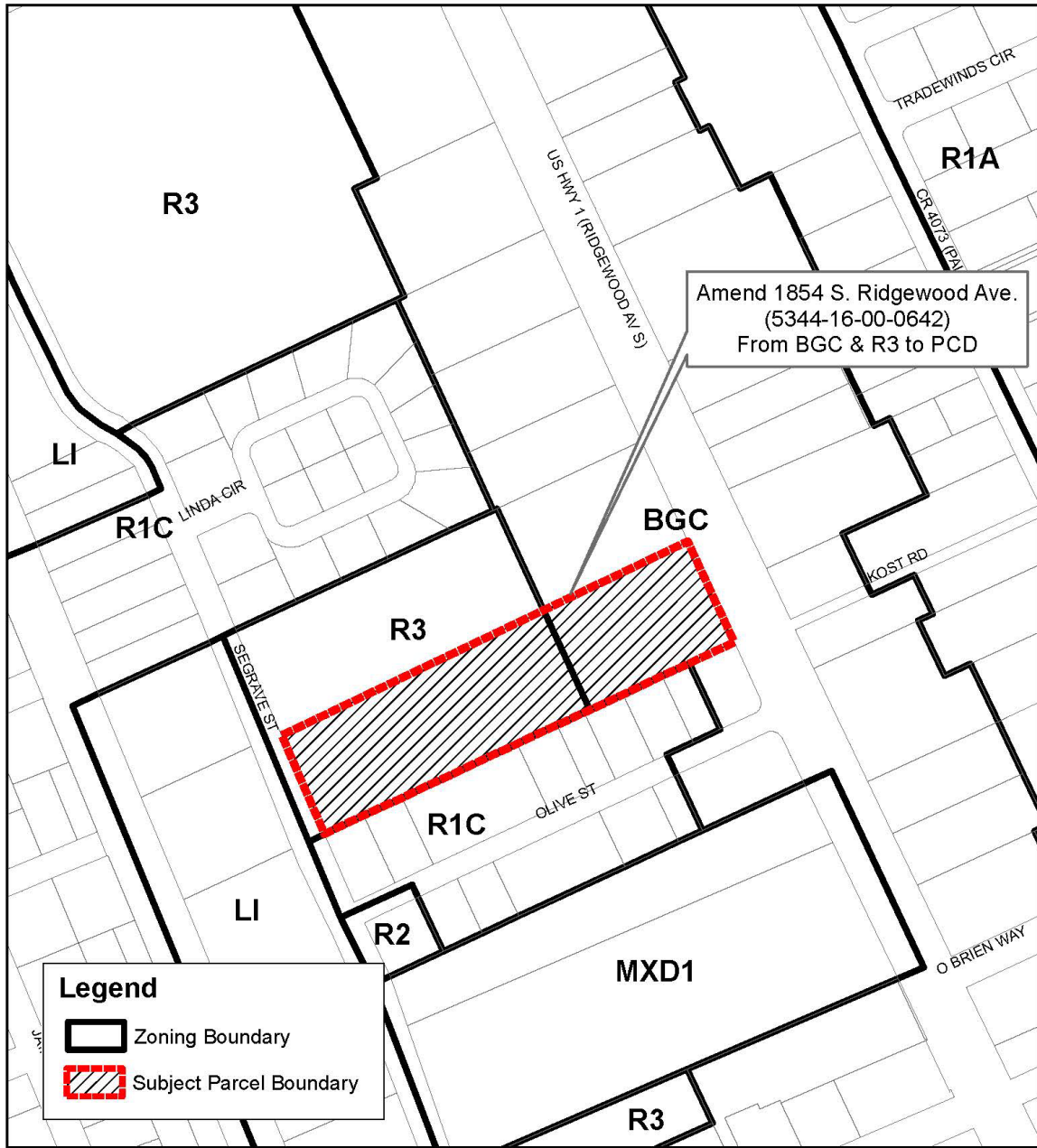
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Wade C. Vose, City Attorney


“Attachment A”  
Legal Description

That portion of Lot 64, TOWN OF BLAKE, HALIFAX RIVER, EAST FLORIDA, according to the Plat thereof, recorded in Map Book 15, on Page 119 of the Public Records of Volusia County, Florida, and portions of Lots 1 through 11, Block 3 and Lots 4 through 7, Block 4 and that portion of FIRST STREET, lying between said Blocks 3 and 4, KING'S PLAZA, according to the Plat thereof, recorded in MAP BOOK 10, on Page 216 of the Public Records of Volusia County, Florida; lying between and abutting the Westerly right of way line of RIDGEWOOD AVENUE, (U. S. HIGHWAY NO. 1, STATE ROAD NO. 5, having a total right of way of 100 feet, as per F.D.O.T. Right of Way Map) and the Easterly right of way line of SEAGRAVE STREET (having a 50 foot wide maintained right of way, as occupied), described as follows:


Commence at the intersection of the WESTERLY right of way line of said RIDGEWOOD AVENUE and the Northerly right of way line of OLIVE STREET, as shown on the Plat of CITRUS PARK, recorded in MAP BOOK 20, on Pages 95 and 96 of the Public Records of Volusia County, Florida, thence run N.25°57'05"W., along the Westerly right of way line of said RIDGEWOOD AVENUE, for 129.03 feet to the POINT OF BEGINNING; thence continue N.25°57'05"W., along said right of way line for 202.54 feet to the North line of said Lot 64; thence S.64°22'34"W., along the North line of said Lot 64, for 786.93 feet, to the Easterly right of way line of said SEAGRAVE STREET; thence run S.22°46'06"E., along the Easterly right of way line of said SEAGRAVE STREET, for 192.48 feet, to the Northerly line of said CITRUS PARK; thence run N.65°07'00"E., for 797.20 feet, to the POINT OF BEGINNING, containing 3.5884 acres, more or less, lying and being in the City of South Daytona, Volusia County, Florida.

“Attachment B”  
Location and Zoning Map



 **Zoning Map**  
1854 S. Ridgewood Ave (5344-16-00-0642 )

City of South Daytona - Community Development Department

 Date: 2-7-25



## Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

### Proposed ordinance’s title/reference:

Ordinance 2025-05. An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642, from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD); and providing for conflicts, severability, applicability, and an effective date.

### Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida

Local Government Development Agreement Act under ss. 163.3220-163.3243;

- Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

**The City hereby publishes the following information:**

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Owner requested amendment to the Official Zoning Map by changing the zoning of 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642, from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD)

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

None

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

None

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

None

- 3. A good faith estimate of the number of businesses likely to be impacted by**

**the ordinance:**

None

**4. Additional information the governing body determines may be useful (if any):**

Owner requested amendment to the Official Zoning Map by changing the zoning of 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642, from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD)

**Note:** *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*