

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 31, 2025
Re: Consideration of Future Land Use Map Amendment for 1854 South Ridgewood Avenue from Residential Density 3 to Commercial. First Reading was held on March 11, 2025. **Second and final reading. Public Hearing.**

This item was heard on March 11, 2025 for First Reading.

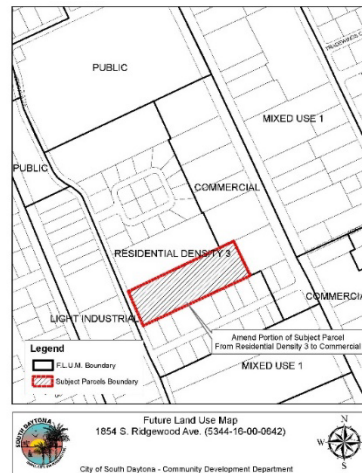
The above referenced parcel is the old Boca Bargoons fabric store. This Future Land Use Map Amendment consists of a portion of a +/- 3.59-acre parcel along South Ridgewood Avenue (US 1). The parcel's Future Land Use is a combination of Commercial and Residential Density 3. Split uses are not ideal on a single parcel of land; therefore, this amendment proposes to change the rear portion of the +/- 3.59 acre parcel on the Future Land Use Map from Residential Density 3 to Commercial. This will bring unity to the parcel.

Existing and Proposed Land Use Maps

The front portion of the property has a future land use of Commercial with the rear as Residential Density 3. The owner/applicant of the parcel has requested to rezone the property to Planned Commercial Development (PCD). Therefore, City staff feels a change of the Future Land Use is appropriate.

Current Future Land Use Map:

1854 S. Ridgewood Avenue
Parcel: 5344-16-00-0642



Impacts of Proposed Land Use

The proposed amendment will reduce the maximum residential density and maintain or reduce non-residential development intensity. The amendment lies within a traffic concurrency exception area. The City has adequate utility and infrastructure capacity for the proposed amendment area. The Planning Advisory Board recommended the City Council approve this Ordinance at their March 5, 2025 Meeting and staff recommends the City Council approve this Ordinance for a Future Land Use Map Amendment to change the rear portion of 1854 S. Ridgewood Avenue from Residential Density 3 to Commercial.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, MAKING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF 1854 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-16-00-0642, FROM RESIDENTIAL DENSITY 3 TO COMMERCIAL; AND PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, AND AN EFFECTIVE DATE.

WHEREAS, after careful review and a public hearing, the Planning Advisory Board sitting as the Local Planning Agency, has forwarded a recommendation to the City Council regarding this proposed amendment to the Comprehensive Plan for the City of South Daytona; and

WHEREAS, the proposed amendment to the Comprehensive Plan qualifies as a small scale comprehensive plan amendment pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, this small scale comprehensive plan amendment has complied with all due process as required by Florida Statutes and the City's regulations, including notification of neighboring property-owners, public advertisement, and public hearings; and

WHEREAS, the amendment to the Comprehensive Plans shall be submitted to the Volusia Growth Management Commission for a determination of consistency in accordance with Section 202.3 of the Charter of Volusia County, Florida; and

WHEREAS, the City Council hereby declares that the purpose for the proposed amendment to the Comprehensive Plan is to guide future growth and development; encourage the most appropriate use of land, water, and other resources; consistent with the public interest; promote and protect the public health, safety, comfort, good order, appearance, convenience, aesthetics, and general welfare; prevent overcrowding of land and avoid undue concentration of population; provide adequate and efficient transportation, water sewage, drainage, fire protection, parks, recreational facilities, housing, and other resources within the City, while protecting private property rights.

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

SECTION 1. The Future Land Use Map of the Comprehensive Plan is hereby amended from Residential Density 3 to Commercial as shown on the Map Depicted in Exhibit "A", attached hereto and by reference made a part hereof.

SECTION 2. Conflicts. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. 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 4. Effective Date. The small scale Comprehensive Plan amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), Florida Statutes, until 31 days after the adoption of this Ordinance. If challenged within 30 days after adoption, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Commission, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling State law.

APPROVED upon first reading on the 11th 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 8th day of April 2025 at the regular meeting of the City of South Daytona City Council.

CITY OF SOUTH DAYTONA:

ATTEST:

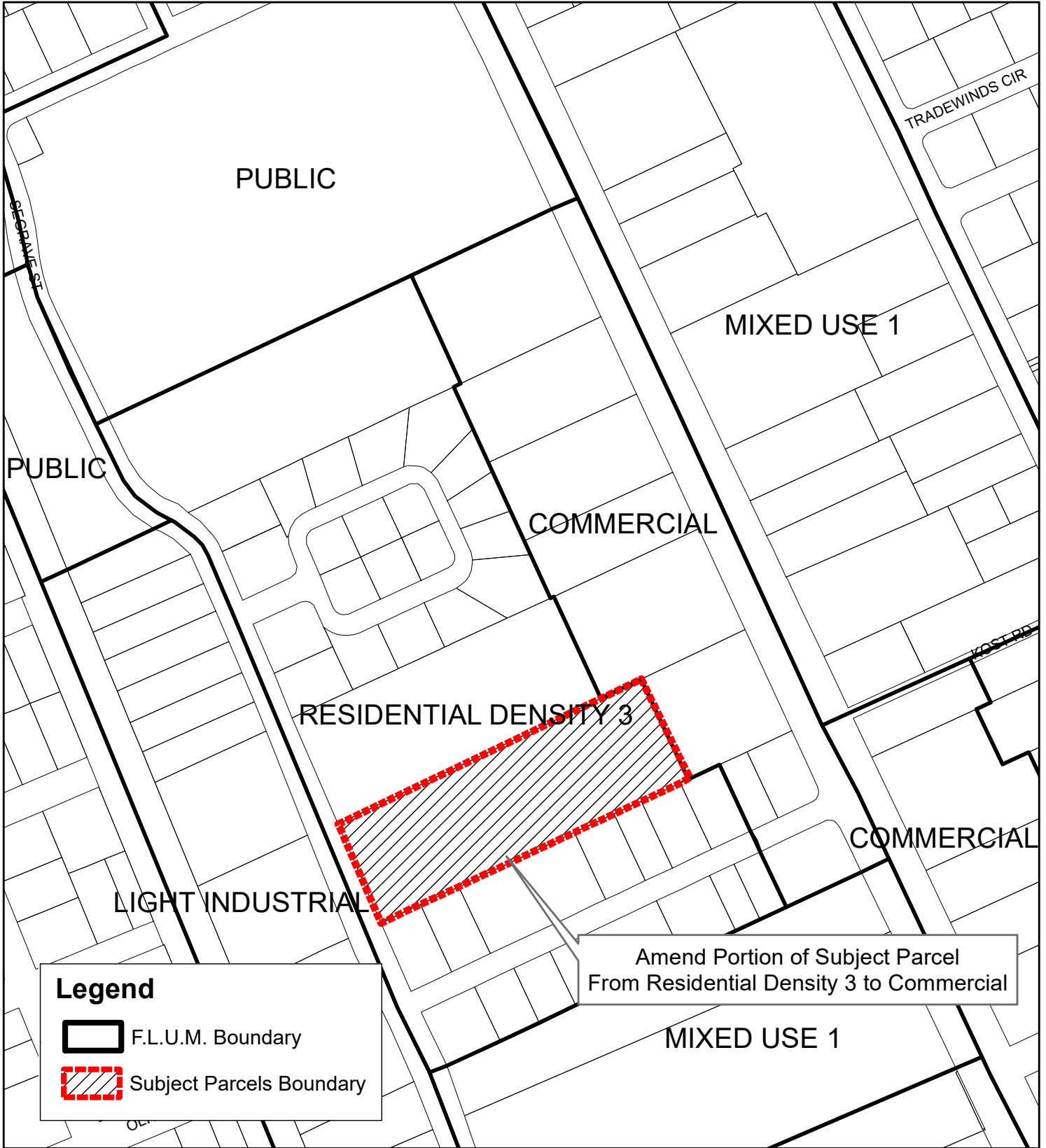
William C. Hall, Mayor

James L. Gillis, Jr., City Manager

CERTIFIED AS TO FORM:

Wade C. Vose, City Attorney

Exhibit "A"



Future Land Use Map
1854 S. Ridgewood Ave. (5344-16-00-0642)



City of South Daytona - Community Development Department