

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 was held on March 11, 2025. **Second and final reading. Public Hearing.**

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

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 5th 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 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:

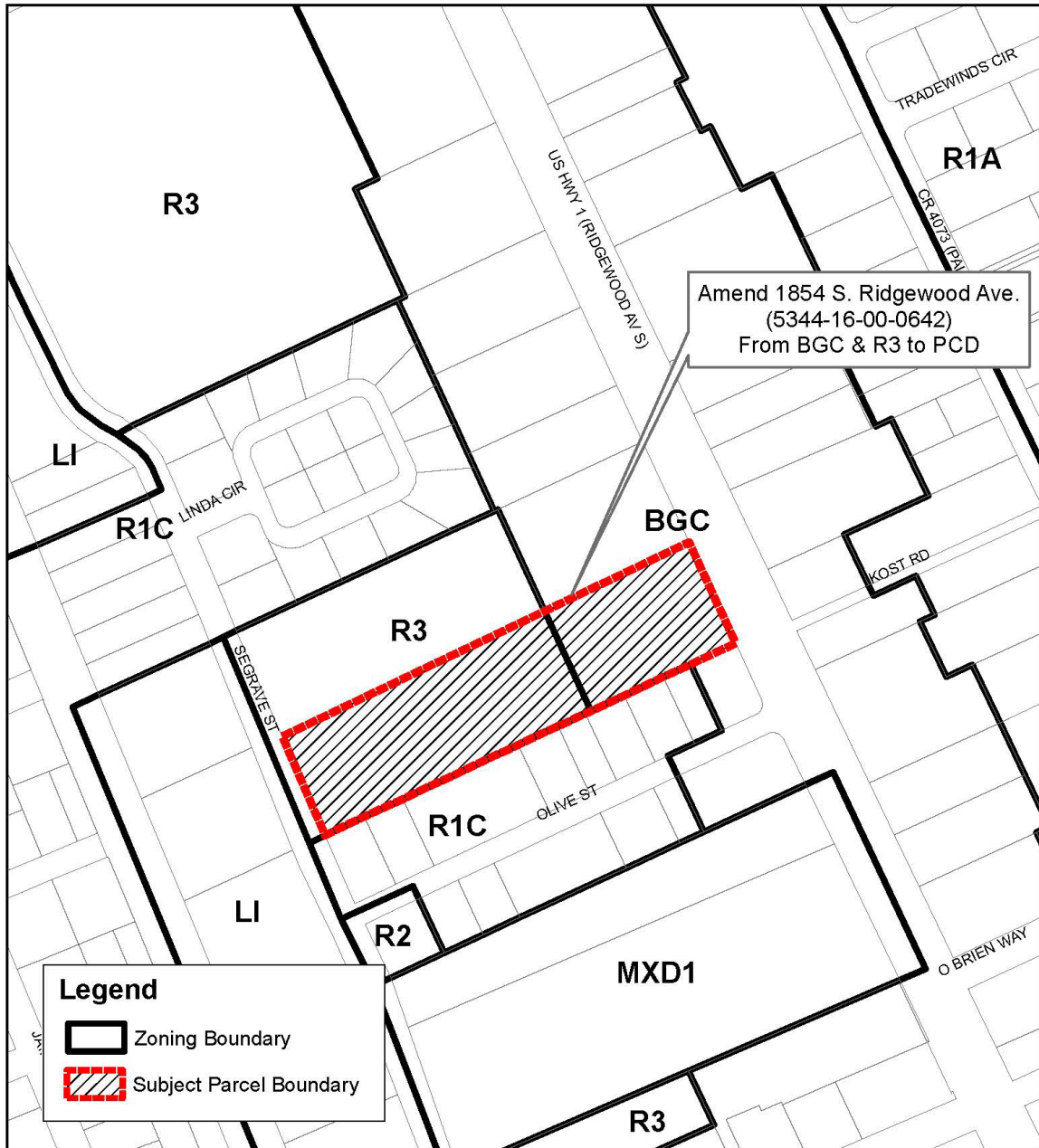
Wade C. Vose, City Attorney


“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