

# 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: May 8, 2025

Re: Consideration of approving Ordinance No. 2025-09, rezoning 1773 S. Ridgewood Ave (5344-16-00-0511), 1771 S. Ridgewood Ave (5344-16-00-0520), and 1745 S. Ridgewood Ave (5344-16-00-0540) from Business General Commercial (BGC) and to Planned Commercial Development (PCD) and Unaddressed Parcel (5344-16-00-0543) from Multiple-Family Residential (R3) to Planned Commercial Development (PCD). Second and Final Reading.

The City Council approved the first reading on May 13, 2025.

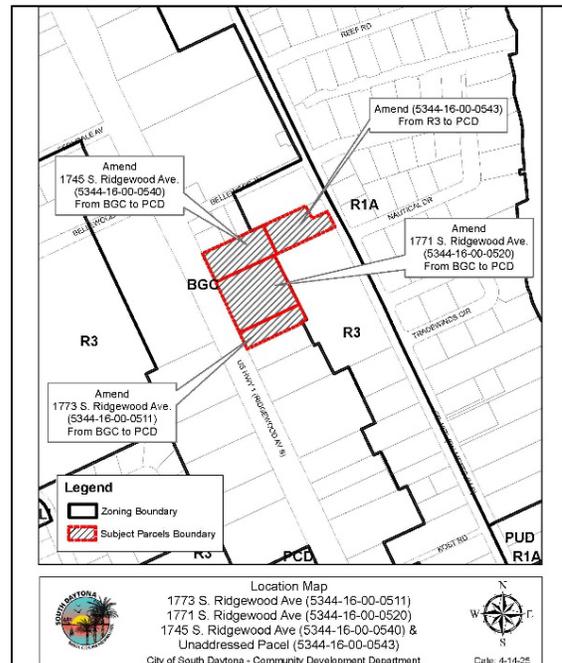
To uphold the City of South Daytona's commitment to maintaining exceptional development standards, the property owners of 1773, 1771, and 1745 South Ridgewood (along with an unaddressed parcel abutting S. Palmetto Avenue) have submitted a request to rezone the property. The rezoning application proposes to combine the lots and change the entire +/- 1.98 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.

**Background:** 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 May 7, 2025 Meeting.

Staff recommends the City Council approve Ordinance No. 2025-09 to rezone 1773 S. Ridgewood Ave (5344-16-00-0511), 1771 S. Ridgewood Ave (5344-16-00-0520), and 1745 S. Ridgewood Ave (5344-16-00-0540) from Business General Commercial (BGC) and Unaddressed Parcel (5344-16-00-0543) from Multiple-Family Residential (R3) to Planned Commercial Development (PCD).



**ORDINANCE NO. 2025-09**

**AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING OF 1745 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-16-00-0540, 1771 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-16-00-0520, 1773 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-16-00-0511 AND UNADDRESSED PARCEL 5344-16-00-0543 FROM BUSINESS GENERAL COMMERCIAL (BGC) AND MULTI-FAMILY RESIDENTIAL (R-3) TO PLANNED COMMERCIAL DEVELOPMENT (PCD); AND PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the property owner of 1745, 1771 and 1773 S. Ridgewood Avenue has requested that the subject property, specifically parcels 5344-16-00-0540, 5344-16-00-0520, 5344-16-00-0511 and 5344-16-00-0543 be rezoned from Business General Commercial (BGC) and Multi-Family Residential (R-3) to Planned Commercial Development (PCD); and

**WHEREAS**, the subject properties cover an area (+/- 1.98 acres) which would be suitable for a Planned Commercial Development which is not classified as a “permitted use” under the current zoning; and

**WHEREAS**, these properties are 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 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 7<sup>th</sup> day of May 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 properties are hereby rezoned to Planned Commercial Development (PCD):

1745 S. Ridgewood Avenue, Parcel 5344-16-00-0540,  
1771 S. Ridgewood Avenue, Parcel 5344-16-00-0520,

1773 S. Ridgewood Avenue, Parcel 5344-16-00-0511  
and Unaddressed Parcel 5344-16-00-0543.

**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 13<sup>th</sup> day of May 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 10<sup>th</sup> day of June 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

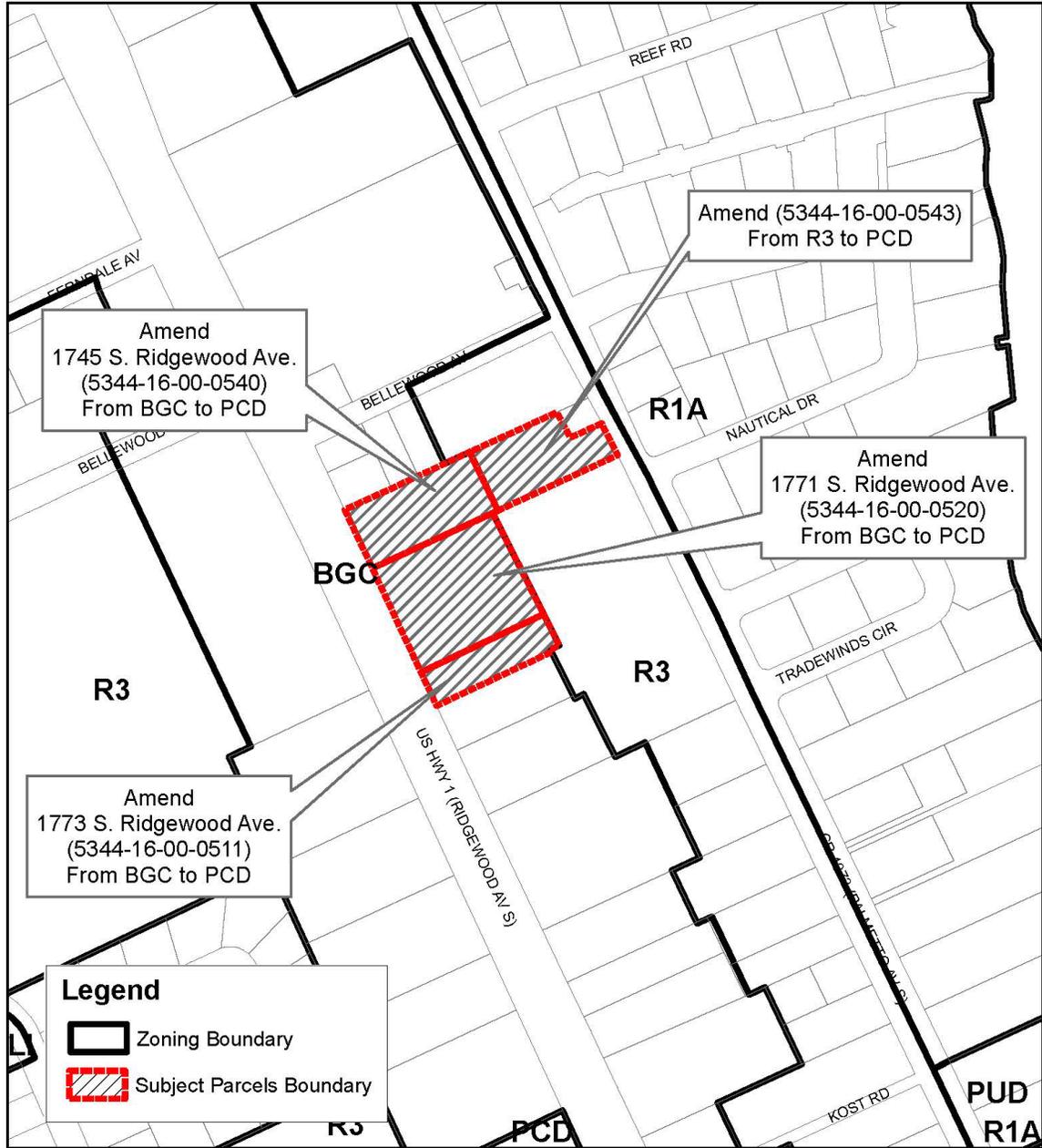
CERTIFIED AS TO FORM:

\_\_\_\_\_  
Wade C. Vose, City Attorney

“Attachment A”  
Legal Description

DESCRIPTION: (provided by client) PARCEL 1: Lot BA, except the Southerly 35 feet thereof and except the Easterly 230 feet thereof, and Lots CA and D, except for the Easterly 230 feet thereof, Town of Blake, according to the plat thereof, as recorded in Map Book 1, Page 38, (Deed Book E, Page 150), Public Records of Volusia County, Florida, excepting therefrom that portion in Ridgewood Avenue, a 100 foot right-of-way as now laid out (U.S. Highway #1). PARCEL 2: Lot "E", Town of Blake, according to the plat thereof, as recorded in Map Book 1, Page 38, (Deed Book E, Page 150), Public Records of Volusia County, Florida, excepting therefrom the East 229.7 feet and that portion in US Highway 1 (Ridgewood Ave) a 100 foot right-of-way as now laid out. PARCEL 3: The East 229.7 feet of Lot "E", Town of Blake, according to the plat thereof, as recorded in Map Book 1, Page 38, (Deed Book E, Page 150), Public Records of Volusia County, Florida, Less and except that portion conveyed in Warranty Deed recorded in Official Records Book 5669, Page 2648, and also less and except any portion lying in the road right of way of South Palmetto Avenue as now laid out

“Attachment B”  
Location and Zoning Map



	<p>Location Map</p> <p>1773 S. Ridgewood Ave (5344-16-00-0511)          1771 S. Ridgewood Ave (5344-16-00-0520)          1745 S. Ridgewood Ave (5344-16-00-0540) &amp;          Unaddressed Parcel (5344-16-00-0543)</p> <p>City of South Daytona - Community Development Department</p>	
	<p>Date: 4-14-25</p>	



## 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 No. 2025-09. An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1745 South Ridgewood Avenue, Parcel 5344-16-00-0540, 1771 South Ridgewood Avenue, Parcel 5344-16-00-0520, 1773 South Ridgewood Avenue, Parcel 5344-16-00-0511, and unaddressed Parcel 5344-16-00-0543 from Business General Commercial (BGC) and Multi-Family Residential (R-3) 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):**

Amending the Official Zoning Map by changing the zoning of 1745 South Ridgewood Avenue, Parcel 5344-16-00-0540, 1771 South Ridgewood Avenue, Parcel 5344-16-00-0520, 1773 South Ridgewood Avenue, Parcel 5344-16-00-0511, and unaddressed Parcel 5344-16-00-0543 from Business General Commercial (BGC) and Multi-Family Residential (R-3) 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:**

No additional costs will be incurred.

- (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):**

None.

**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.*