



## South Daytona Planning Advisory Board Meeting Agenda

July 9, 2025 at 5:30 pm

City Hall Council Chambers

(1672 S. Ridgewood Avenue, South Daytona, Florida)

**Members:** Abe Agront, Amanda Dietz, Petra Masci, Phil Trimarchi, Jim Tuholski

**Alternate Members:** Tim Devine, Eric Dickens

- Item 1: Call to Order
- Item 2: Roll Call
- Item 3: Pledge of Allegiance
- Item 4: Minutes from June 4, 2025
- Item 5: Future Land Use Map Amendment for 2309 S. Ridgewood Avenue
- Item 6: Rezoning to a Planned Commercial Development (PCD) for 2323 and 2309 S. Ridgewood Avenue
- Item 7: Public Participation
- Item 8: Member Comments
- Item 9: Adjournment

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or council with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with a disability needing a special accommodation to participate in the meeting should contact the Deputy City Clerk's Office no later than 72 hours prior to the proceedings. The Deputy City Clerk can be reached by mail at 1672 S. Ridgewood Avenue, South Daytona, Florida 32119, or by telephone at (386) 322-3014, or by email at [bwitte@southdaytona.org](mailto:bwitte@southdaytona.org).



**South Daytona  
Planning Advisory Board  
Meeting Minutes**

**June 4, 2025 at 5:30pm**

**South Daytona City Hall, City Council Chambers  
(1672 S. Ridgewood Avenue, South Daytona, Florida)**

**Members Present:** Amanda Dietz, Petra Masci, Phil Trimarchi

**Not Present:** Jim Tuholski, Abe Agront

**Staff Members:** Economic Development Director Josh McEnany, Deputy City Clerk Becky Witte and Chloe Berryman (as Attorney for the City of South Daytona)

Item 1: Call to Order at 5:30 pm by Vice-Chair Phil Trimarchi

Item 2: Roll Call

**Present:** Amanda Dietz, Petra Masci, Phil Trimarchi

**Not Present:** Jim Tuholski, Abe Agront as well as Alternates Eric Dickens and Tim Devine

**Staff Members Present:** Economic Development Director Josh McEnany, Deputy City Clerk Becky Witte and Chloe Berryman (as Attorney for the City of South Daytona)

Item 3: Pledge of Allegiance was led by Vice-Chair Phil Trimarchi .

Item 4: Minutes from May 7, 2025

Motion by Amanda Dietz to approve the minutes of May 7, 2025. Second by Petra Masci. Motion carried unanimously.

Item 5: Consideration of recommending an Ordinance amending the City of South Daytona Land Development Regulations and Code of Ordinances to reduce the timeframe for abandonment and initiation of certain land use entitlements from six (6) months to ninety (90) days.

Josh McEnany, Economic Development Director said that staff is presenting Ordinance No. 2025-11. The goal of this Ordinance is to bring more consistency to the City's land use rules and support timely redevelopment.

He explained that currently, our code allows up to six months of inactivity or abandonment for things like zoning permits, non-conforming uses, special exceptions, and special uses. That long gap can lead to vacant or underused properties, which hurts neighborhood vitality and economic growth. This ordinance proposes to shorten that window from six months to 90 days.

The following sections would be updated:

- Section 3.8: Zoning Permits
- Section 3.13: Non-Conforming Provisions
- Section 5.7: Special Exceptions
- Section 5.8: Special Uses

- Section 5-218: Retrofit of Existing Properties

By reducing the time limit, we're encouraging quicker redevelopment and more productive land use. He concluded with a staff recommendation that the Board forward a recommendation to City Council to adopt Ordinance No. 2025-11.

Motion by Amanda Dietz to recommend the City Council approve the proposed Ordinance as written. Second by Petra Masci. Motion carried unanimously.

Item 6: Public Participation: None

Item 7: Member Comments:

Economic Development Director Josh McEnany requested the Board's approval to move the July Planning Advisory Board meeting to Wednesday, July 9, 2025, due to a conflict with the 4th of July holiday. The Board agreed to the change.

Item 8: Adjournment at 5:35 pm.

Motion by Amanda Dietz to adjourn. Second by Petra Masci. Motion carried unanimously.

Respectfully submitted,

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Becky Witte, Deputy City Clerk

ATTEST:

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Abe Agront, Chairman

# City of South Daytona

## Office of the City Manager

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



### Staff Report

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

Date: June 26, 2025

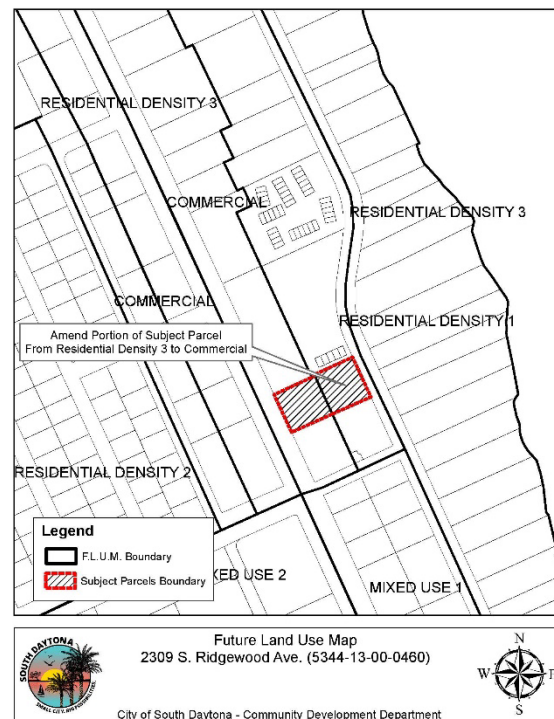
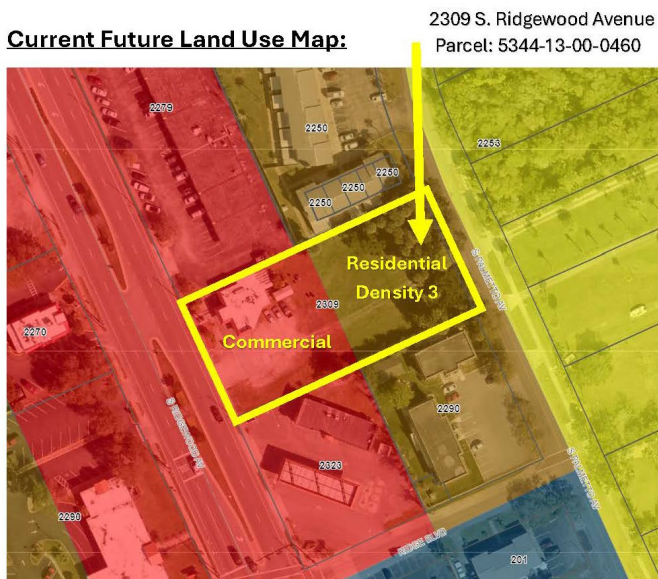
Re: Consideration of Future Land Use Map Amendment for a portion of 2309 S. Ridgewood Avenue from Residential Density 3 to Commercial.

This Future Land Use Map Amendment consists of a portion of a +/-0.92-acre parcel along South Ridgewood Avenue (US 1). The Future Land Use of the parcel is bifurcated between Commercial and Residential Density 3. The amendment proposes to change the rear portion of the +/- 0.92 acre parcel on the Future Land Use Map from Residential Density 3 to Commercial.

### Existing and Proposed Land Use Maps

The front portion of the property has a future land use classification of Commercial, while the rear is designated 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:



### 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. There is no impact on natural resources.

## **ORDINANCE NO. 2025-xx**

**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 2309 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-13-00-0460 , 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 22<sup>nd</sup> day of July 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 12<sup>th</sup> day of August 2025 at the regular meeting of the City of South Daytona City Council.

CITY OF SOUTH DAYTONA:

ATTEST:

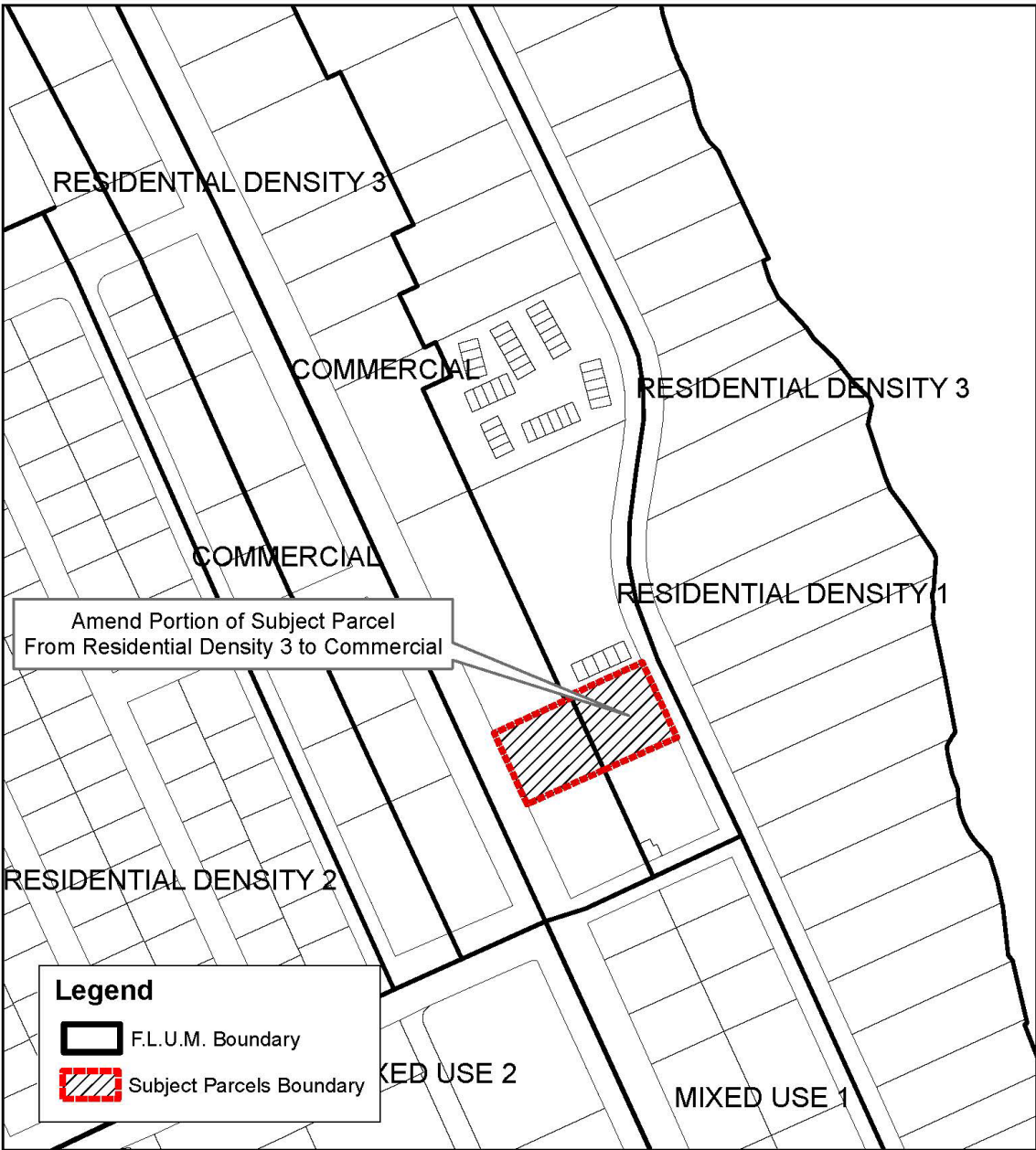
\_\_\_\_\_  
William C. Hall, Mayor

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James L. Gillis, Jr., City Manager

CERTIFIED AS TO FORM:

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

Exhibit "A"





**SOUTH DAYTONA**  
SMALL CITY. BIG POSSIBILITIES.

**Future Land Use Map**  
2309 S. Ridgewood Ave. (5344-13-00-0460)

City of South Daytona - Community Development Department



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# City of South Daytona

## Office of the City Manager

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



### Memorandum

To: Planning Advisory Board

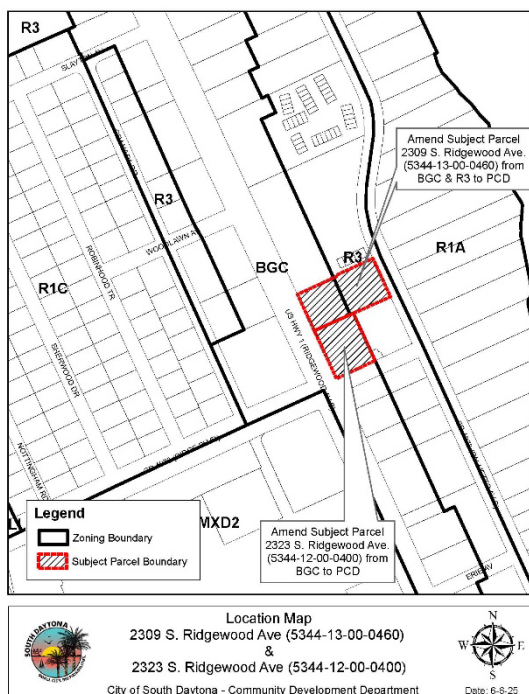
From: Becky Witte, Deputy City Clerk  
Josh McEnany, Economic Development Director

Date: June 27, 2025

Re: Consideration of Rezoning 2323 S. Ridgewood Avenue from Business General Commercial (BGC) to Planned Commercial Development (PCD) and 2309 S. Ridgewood Avenue from Business General Commercial (BGC) and Multiple-Family Residential (R3), to Planned Commercial Development (PCD).

To uphold the City of South Daytona's commitment to maintaining exceptional development standards, the property owners at 2323 South Ridgewood Avenue and 2309 S. Ridgewood Avenue has submitted a request to rezone the property. The rezoning application proposes to change the +/- 1.5 acre parcels 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.

Staff recommends the Planning Advisory Board recommend the City Council approve an Ordinance to rezone 2323 and 2309 South Ridgewood from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD).



**ORDINANCE NO. 2025-xx**

**AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA,  
AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE  
ZONING OF 2323 SOUTH RIDGEWOOD AVENUE, PARCEL 5344-  
12-00-0400 FROM BUSINESS GENERAL COMMERCIAL (BGC) TO  
PLANNED COMMERCIAL DEVELOPMENT (PCD) AND 2309  
SOUTH RIDGEWOOD AVENUE, PARCEL 5344-13-00-0460 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 owners of 2323 S. Ridgewood Avenue and 2309 S. Ridgewood Avenue has requested that the subject properties, specifically parcels 5344-12-00-0400 and 5344-13-00-0460 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 (+/- 1.5 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 9<sup>th</sup> day of July 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):

2323 S. Ridgewood Avenue (Volusia-County tax parcel #5344-12-00-0400)

2309 S. Ridgewood Avenue (Volusia-County tax parcel #5344-13-00-0460)

**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 22<sup>nd</sup> day of July 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 12<sup>th</sup> day of August 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

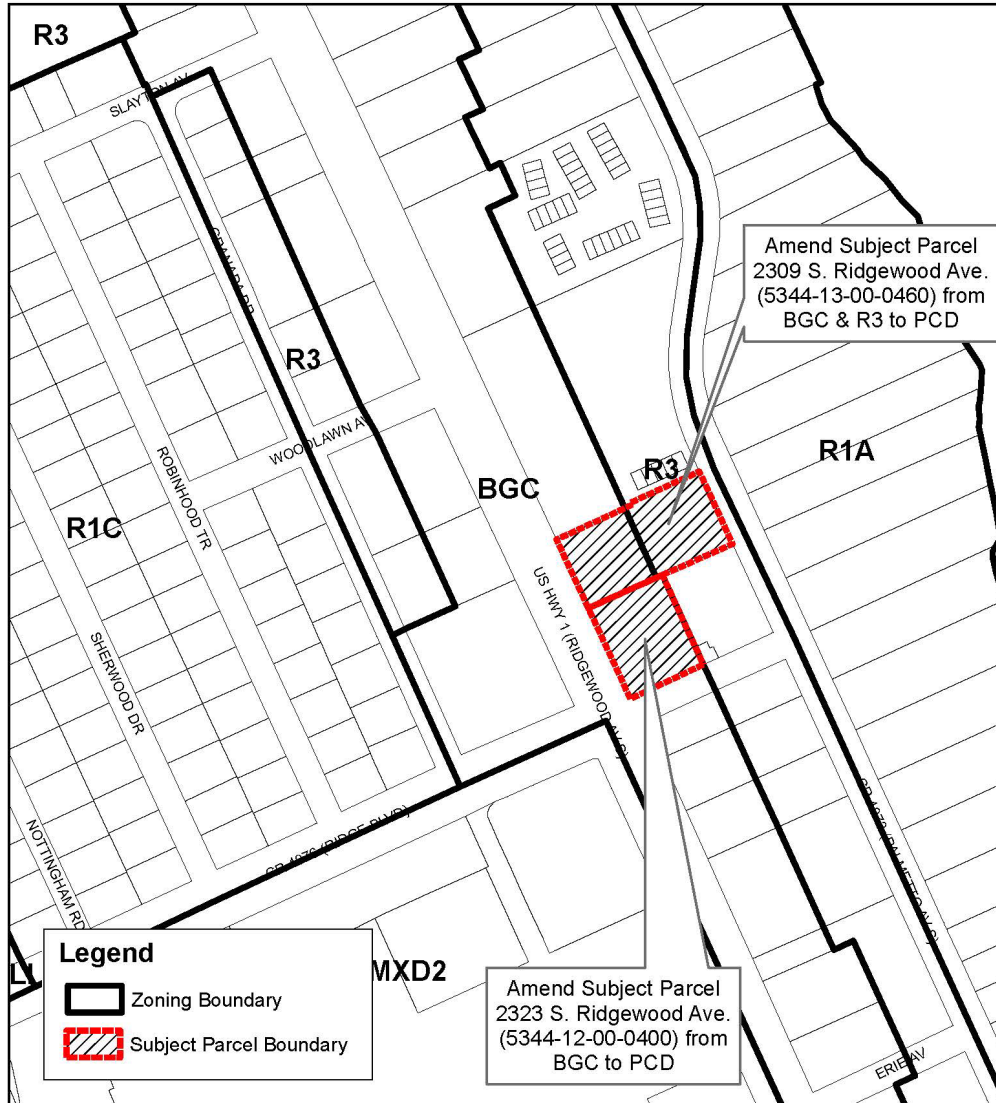
**2323 S. Ridgewood Avenue**


Lots 46 and 47, WEST SHORE PARK SECTION 4, according to plat thereof, recorded in Map Book 9, Page 289 of Public Records of Volusia County, Florida, except that part deeded for widening of Ridgewood Avenue (US 1) and except the Southerly 5.0 feet of Lot 40 deeded for widening Ridge Blvd.

**2309 S. Ridgewood Avenue**


Lots 46 and 47, WEST SHORE PARK SECTION 4, according to plat thereof, recorded in Map Book 9, Page 289 of Public Records of Volusia County, Florida, except that part deeded for widening of Ridgewood Avenue (US 1).

“Attachment B”  
Location and Zoning Map





**Location Map**  
 2309 S. Ridgewood Ave (5344-13-00-0460)  
 &  
 2323 S. Ridgewood Ave (5344-12-00-0400)  
 City of South Daytona - Community Development Department

  
 Date: 6-6-25