

City of South Daytona

Economic Development

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386-322-3025



MEMORANDUM

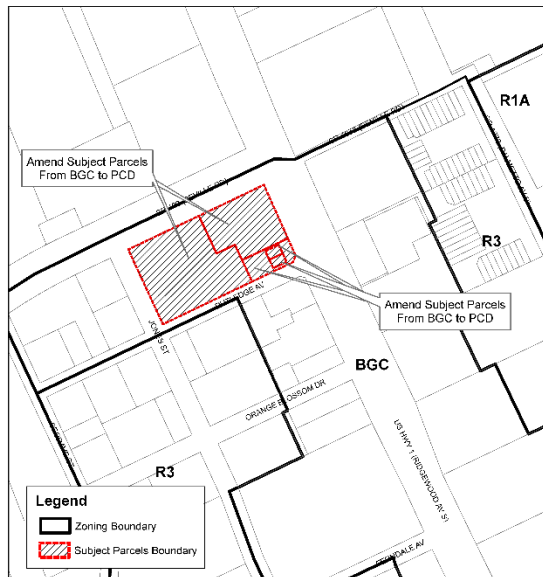
To: James L. Gillis, Jr., City Manager

From: Josh McEnany, Economic Development Director

Date: September 21, 2023

Re: Recommendation for Rezoning of 1600 South Ridgewood, 333 Beville Road, 1614 South Ridgewood Unit 100, and 1614 South Ridgewood Unit 200 from Business General Commercial (BGC) to Planned Commercial Development (PCD)

To uphold the City of South Daytona's commitment to maintaining exceptional development standards, property owners within our US1 Overlay District have submitted requests for the following locations to undergo a rezoning process. This transition would involve changing the current zoning classification from Business General Commercial (BGC) to Planned Commercial Development (PCD) whose uses will be approved by the City Council at a later date.



Address	Parcel ID
333 Beville Road	534402000150
1600 South Ridgewood	534402000080
1614 South Ridgewood, Unit 100	534443001000
1614 South Ridgewood, Unit 200	534443002000

After rezoning, staff will work with a developer to create a Master Development Agreement (MDA) which will be presented to the Planning and Appeals Board and the City Council at a later date. The Development Agreement will set forth specific site plan characteristics for the PCD land including the current use of Professional Offices as well as other specific uses and criteria 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 & Appeals Board recommended the City Council approve an Ordinance to rezone 1600 South Ridgewood, 333 Beville Road, 1614 South Ridgewood Unit 100, and 1614 South Ridgewood Unit 200 from Business General Commercial (BGC) to Planned Commercial Development (PCD) at their regular meeting on September 20, 2023.

Staff recommends the City Council approve Ordinance 2023-17 to rezone 1600 South Ridgewood, 333 Beville Road, 1614 South Ridgewood Unit 100, and 1614 South Ridgewood Unit 200 from Business General Commercial (BGC) to Planned Commercial Development (PCD) with the Master Development Agreement to be brought forth at a subsequent meeting.

ORDINANCE NO. 2023-17

AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING OF 1600 S. RIDGEWOOD AVENUE (PARCEL NO. 5344-02-00-0080), 333 BEVILLE ROAD (PARCEL NO. 5344-02-00-0150), AND 1614 S. RIDGEWOOD AVENUE (PARCEL NO. 5344-43-00-0001, 5344-43-00-1000, 5344-43-00-2000) FROM BUSINESS GENERAL COMMERCIAL (BGC) TO PLANNED COMMERCIAL DEVELOPMENT (PCD); PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property owners of 1600 S. Ridgewood Avenue, 333 Beville Road, 1614 S Ridgewood Avenue has requested that the subject property, specifically parcels 5344-02-00-0080, 5344-02-00-0150, and 5344-43-00-0001 be rezoned from Business General Commercial (BGC), to Planned Commercial Development (PCD); and

WHEREAS, the subject property covers an area (+/- 2 acres) which would be suitable for redevelopment under a Planned Commercial Development; 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 proposed PCD zoning would further the development potential of the parcels thus facilitating the utilization and productivity of the property, which is in the best interest of both the property-owners 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 20th day of September 2023, and recommended approval of the proposed rezoning; and

WHEREAS, the City of South Daytona City Council finds that in this instance, and notwithstanding its parcel size, the intent and purpose of the City's PCD regulations and expressed municipal development policy can be served by this rezoning to PCD; 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):

1600 S. Ridgewood Avenue (5344-02-00-0080), 333 Beville Road (5344-02-00-0150), 1614 S. Ridgewood Avenue (5344-43-00-0001 , 5344-43-00-1000, 5344-43-00-2000)

SECTION 2. Legal Description of Property Rezoned to Planned Commercial

Development. The legal description of the subject properties 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 Commercial 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 26th day of September 2023 at a regular meeting of the City Council of the City of South Daytona.

APPROVED AND ADOPTED upon second and final reading on the 10th day of October 2023 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 Descriptions

333 Beville Road

Lots 14, 15, 30, 31, 32, 33 and 34 and the East 15 feet of the right of way of Jones Street, formerly being a part of Lots 16 and 29, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

Lot 13, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

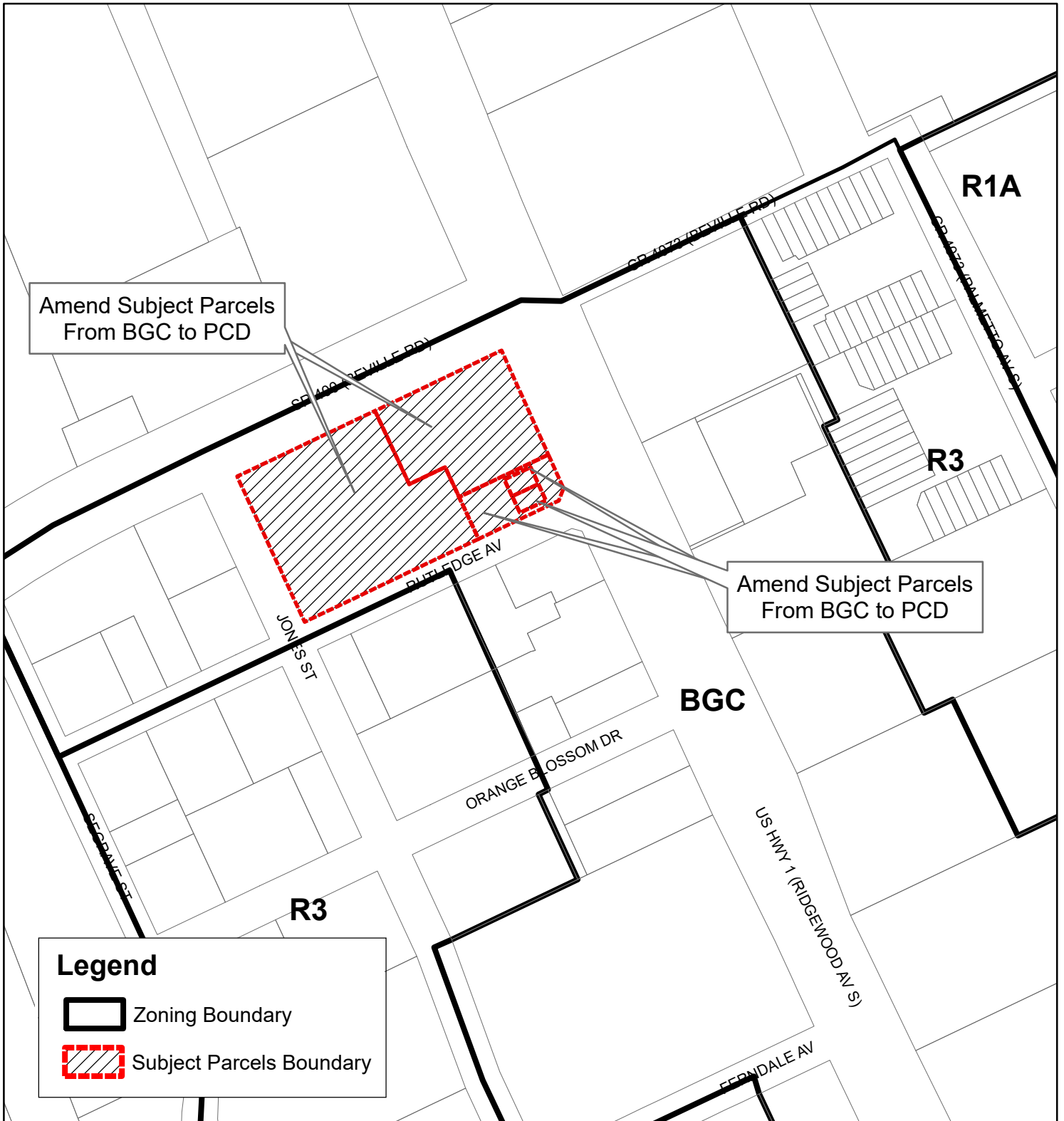
Lot 12, Orange Blossom Park, a subdivision according to the plat thereof recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida.

1600 S. Ridgewood Avenue

Lots 8, 9, 10 and 11, Orange Blossom Park, according to the map or plat thereof, as recorded in Plat Book 6, Page 99, of the Public Records of Volusia County, Florida, less and except any part in Ridgewood Avenue (also known as U.S. #1) as now established.

1614 S. Ridgewood Avenue

Lot 7, except the Easterly 8 feet thereof, Orange Blossom Park, according to the map or plat thereof as recorded in Map Book 6, page 99, of the Public Records of Volusia County, Florida, and except that part lying in State Road 5 (U.S. Highway #1) right of way as established and in use.



Zoning Map
 333 Beville Rd (5344-02-00-0150),
 1600 S. Ridgewood Ave (5344-02-00-0080)
 1644 S. Ridgewood Ave (5344-43-00-0001),
 (5344-43-00-1000), (5344-43-00-2000)



City of South Daytona - Community Development Department