

**MINUTES
SOUTH DAYTONA
PLANNING ADVISORY BOARD
Regular Meeting**

March 5, 2025

5:30 P.M.

South Daytona City Council Chambers
1672 South Ridgewood Avenue
South Daytona, FL

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.

I. CALL TO ORDER AND ROLL CALL

Members Present

Abe Agront, Chairman
Phil Trimarchi, Vice-Chair
Eric Dickens
Petra Masci
Jim Tuholski

Staff Present

S. Laureen Kornel, CDD
Amber Kraft, Recording Secretary
Chloe Berryman, Vose Law Firm
Becky Witte, Deputy City Clerk

Excused

Amanda Dietz

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE MINUTES: February 5, 2025

Mr. Trimarchi made a motion to approve the February 5, 2025, meeting minutes. Mr. Dickens seconded the motion. Hearing no objections, the minutes were unanimously approved (5-0).

IV. DISCLOSURE OF EXPARTE COMMUNICATION

None disclosed.

V. PUBLIC HEARINGS

A. LUPA 2025-09: 1854 South Ridgewood Avenue Comprehensive Plan Amendment

Ms. Becky Witte, Deputy City Clerk, presented the case above clarified this is an applicant-initiated request for a Small-Scale Land Use Comprehensive Plan Amendment for a ±2.2-acre portion of a ±3.59-acre site located at 1854 South Ridgewood Avenue from “RESIDENTIAL DENSITY 3” to “Commercial”. Ms. Witte stated there is no Master Development Agreement (MDA) at this time. There was no discussion from the Board and no comments from the public.

Mr. Trimarchi motioned for a recommendation for approval, and Mr. Tuholski seconded the motion. Hearing no objections, the case was unanimously recommended for approval (5-0)

B. RZ 2025-10: 1854 South Ridgewood Avenue, Rezoning

Ms. Becky Witte, Deputy City Clerk, presented the case above stating this is an applicant request for a rezoning for a ±3.59-acre site located at 1854 South Ridgewood Avenue from R3 (Multiple Family Residential) and BGC (Business General Commercial) to PCD (Planned Commercial Development). There was no discussion from the Board and no comments from the public.

Mr. Trimarchi motioned for a recommendation for approval, and Mr. Tuholski seconded the motion. Hearing no objections, the case was unanimously recommended for approval (5-0)

C. RZ 2025-07: 2595 and 2601 South Ridgewood Avenue, Rezoning

Ms. Kornel, Community Development Director, presented the case above stating this is a request by Ashley Koontz and Cobb Cole Law Firm, authorized agent for a rezoning for a ±3.73-acre site located at 2595 and 2601 South Ridgewood Avenue from PCD (Planned Commercial Development) to R1-A (Single Family Residential). Ms. Kornel stated that the site is located within the Community Redevelopment area and is currently developed with two-single family homes and no new construction is proposed at this time. The properties were previously zoned to PCD as part of a failed and expired condo project in the mid 2000’s. The applicant has requested the rezoning with the intent to consider selling the properties with the reinstated R1 zoning standards, as the properties exist today developed with single family homes. This request is consistent with the R1 zoning directly to the north of the subject property and is consistent with the City’s Comprehensive plan and Land Development Code. The request represents no additional impacts to the City. Any new site development would be required to meet the standards of the City’s policies. There was no discussion from the Board and no comments from the public.

Mr. Tuholski motioned for a recommendation for approval, and Mr. Trimarchi seconded the motion. Hearing no objections, the case was unanimously recommended for approval (5-0).

VI. OTHER BUSINESS AND DISCUSSION ITEMS

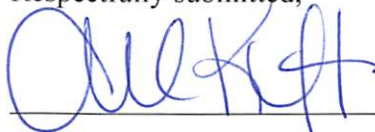
VII. MEMBER COMMENTS

Chairman Agront Thanked City staff and the public for attending the Planning Advisory Board meeting.

VIII. ADJOURNMENT

Chairman Agront asked for a motion to adjourn. A motion was made by Mr. Trimarchi, and Mr. Tuholski seconded the motion. The meeting was adjourned at 5:39 PM.

Respectfully submitted,



Amber Kraft, Recording Secretary and Certified
Planning and Permit Technician

ATTEST:



Abe Agront, Chairman

Minutes transcribed by Amber Kraft