



**South Daytona
Planning Advisory Board
Meeting Minutes**

**February 5, 2025 at 6:00pm
Piggotte Community Center
(504 Big Tree Road, South Daytona, Florida)**

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

Alternate Members: Tim Devine, Eric Dickens

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 6:01pm by Chair Abe Agront

Item 2: Roll Call

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

Not Present: Eric Dickens and Tim Devine (alternates)

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: Minutes from September 18, 2024

Motion by Jim Tuholski to approve the minutes of September 18, 2024. Second by Phil Trimarchi. Motion carried unanimously.

Pledge of Allegiance was led by Chairman Agront.

Item 4: Consideration of recommending a Master Development Agreement for the property at 1600 S. Ridgewood Avenue

Economic Development Director Josh McEnany presented the item. In 2023, through Ordinance 2023-17, the property owners of 1600 South Ridgewood, 333 Beville Road, and 1614 South Ridgewood Units 100 and 200 requested rezoning from Business General Commercial (BGC) to Planned Commercial Development (PCD) to align with South Daytona's high-quality development standards. As required, A Master Development Agreement (MDA) for their proposed use shall be submitted to the City. The property at 1600 South Ridgewood is under contract with Zaxby's, a prominent national brand. The franchisee, who operates three other Volusia County locations, has submitted a Master Development Agreement to construct a new restaurant at the City's gateway.

The City of South Daytona is committed to fostering top-tier development within the US1 Overlay District to enhance the quality of life for residents and visitors. Rezoning efforts are a key part of our strategy to align future growth with the City's vision for a vibrant, sustainable community.

City staff work to attract high-quality businesses, ensuring a thriving and appealing commercial corridor. He highlighted some features within the Master Development Agreement.

He concluded with a staff recommendation that the Planning & Appeals Board recommend the City Council approve an Ordinance to approve the Master Development Agreement (MDA) for 1600 South Ridgewood at their meeting on February 5, 2025.

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

Item 5: Public Participation: None

Item 6: Member Comments:

Chairman Agront thanked the other members for their attendance and continued commitment to the board.

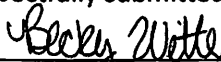
Economic Development Director Josh McEnany asked for input from the Board on holding meetings on the first Wednesday of the month as the City Council Meeting would occur the next week. He also asked for input on changing the time to 5:30 p.m.

There was a consensus to move the meeting to the first Wednesday of the month at 5:30 p.m. at City Hall.

Item 7: Adjournment at 6:11pm.

Motion by Phil Trimarchi to adjourn. Second by Amanda Dietz. Motion carried unanimously.

Respectfully submitted,



Becky Witte, Deputy City Clerk

ATTEST:


Abe Agront, Chairman