



**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.

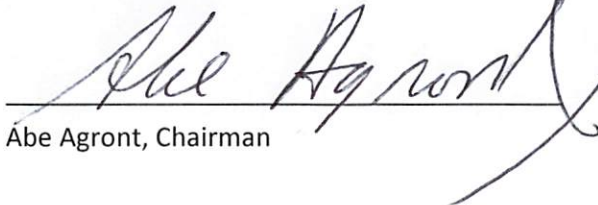
Motion by Amanda Dietz to adjourn. Second by Petra Masci. Motion carried unanimously.

Respectfully submitted,



Becky Witte, Deputy City Clerk

ATTEST:



Abe Agront, Chairman