

City of South Daytona

Office of the City Manager

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



Memorandum

To: James L. Gillis Jr., City Manager

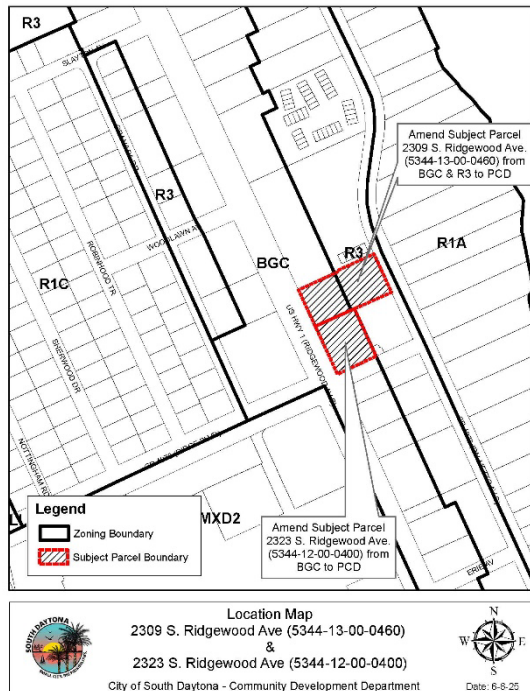
From: Becky Witte, Deputy City Clerk
Josh McEnany, Economic Development Director

Date: July 29, 2025

Re: Consideration of approving Ordinance No. 2025-14, rezoning 2323 South 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). First reading July 22, 2025. **Second and final reading.**

To uphold the City of South Daytona's commitment to maintaining exceptional development standards, the property owners at 2323 South Ridgewood Avenue and 2309 South Ridgewood Avenue have 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).

The Planning Advisory Board recommended that the City Council approve No. Ordinance 2025-14 on July 9, 2025. First reading was held on July 22, 2025. This is the second and final reading.

ORDINANCE NO. 2025-14

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 South Ridgewood Avenue and 2309 South 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 9th 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 South Ridgewood Avenue (Volusia-County tax parcel #5344-12-00-0400)

2309 South 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 22nd 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 12th 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

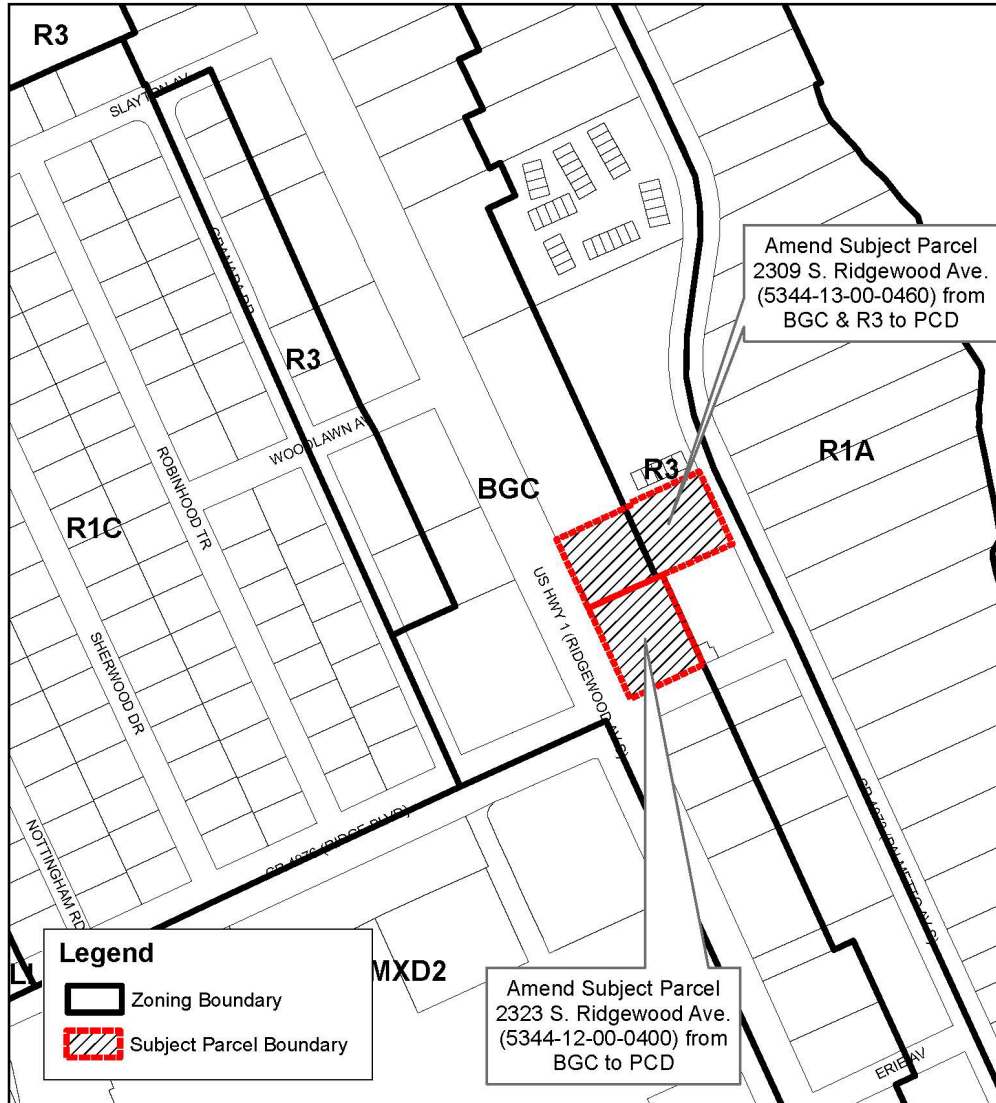
2323 S. Ridgewood Avenue

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

City of South Daytona
Office of the City Manager

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Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

Ordinance 2025-14

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;

- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
- ☒ Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

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)

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

No additional costs will be incurred.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

None.

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be**

imposed on businesses to cover such costs:

None.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

None.

4. Additional information the governing body determines may be useful (if any):

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)

Note: *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*