

City of South Daytona

Redevelopment Department

Post Office Box 214960 • South Daytona, FL 32121 • 986/322-3016



MEMORANDUM

To: James L. Gillis, Jr. City Manager

From: Patty Rippey, AICP, Redevelopment Director

Date: December 28, 2021

Re: Second and Final Reading of Ordinance 2021-12: Rezoning 2900 South Ridgewood Avenue **(CEMEX)** from Light Industrial to Planned Unit Development

This is the Second and Final Reading of Ordinance 2021-12. The Ordinance was recommended to the City Council by the Planning and Appeals Board on 11/17/2021. The City Council approved the first reading on December 14, 2021.

This is an owner-initiated request to rezone 2900 S. Ridgewood Avenue (CEMEX), parcels 5333-11-00-0070 and 5333-11-00-0100, from Light Industrial to Planned Unit Development (PUD). The Future Land Use designation for these two parcels is Mixed Use 2.

BACKGROUND: In the 1950's, this site was developed as a concrete manufacturing facility. During that time, there were few other commercial uses along U.S.1 in South Daytona. With an increase in commercial and residential growth, the Rinker (now CEMEX) concrete plant thrived, providing concrete to local construction projects. By the early 2000's the concrete facility was no longer in active operation and became a blighted property. Most recently, the facility has been used by CEMEX as truck storage only.

Since the inception of the State of Florida Growth Management Act of 1990 and the City's first Comprehensive Plan adopted soon after, this commercial corridor has been designated for higher density residential development with commercial components functioning as general commercial where office and a wide range of general commercial and specialty commercial was deemed appropriate and desirable. Future growth of industrial sites is directed to areas such as the South Nova Road commercial district where zoning includes Business Heavy Commercial and Light Industrial use zoning.

In 1996, the City was successful in obtaining a Community Redevelopment Area (CRA) designation for the U.S.1 corridor, spanning from the F.E.C. railroad tracks to the Halifax

River, from the north city limits to south city limits. In 1997, the CRA Master Redevelopment plan was established to address blighted properties and redevelop the U.S.1 corridor. The CRA Master Development Plan also supports the Future Land Use Element of the City's Comprehensive Plan that prohibits heavy industrial, and other intensive uses in the CRA.

ANALYSIS: The plan for this property does not support industrial uses. The vision for the CRA includes demolition of properties that are no longer sustainable and replacing them with professional offices, sit-down restaurants, corporate headquarters, marine or sport related businesses, and high-end, quality residential development to highlight our riverfront location. The concept plan discussed with the applicant, i.e., luxury multi-family residential project, meets the overarching goal for redevelopment of this site.

The CEMEX site consists of three (3) parcels, however, only the front two (2) parcels are being rezoned at this time. Staff believes rezoning the parcels fronting U.S.1 is paramount to achieving the goal of eliminating industrial uses from the CRA.

The applicant is assembling a larger "parent parcel" to include a third parcel. Once the parent parcel is assembled, the underlying land use designation of the additional parcel will be amended from Light Industrial to Mixed Use 2 to ensure consistency between land use and zoning. At the time the land use is amended, the larger parent parcel will be rezoned to PUD in its entirety to include a Master Development Agreement that will include uses, dimensional standards, architectural elevations, and any matters associated with concurrency. The project attributes will be reviewed and approved by the City Council at such time the parent parcel is assembled into a larger tract of land and rezoned to PUD.

The site of the proposed rezoning consists of two parcels as shown within the red outlined property in Figure 1. The third parcel is shown as the property outlined in grey.

Figure 1. Location: 2900 S. Ridgewood Avenue (CEMEX), Parcels 5333-11-00-0070 and 5333-11-00-0100

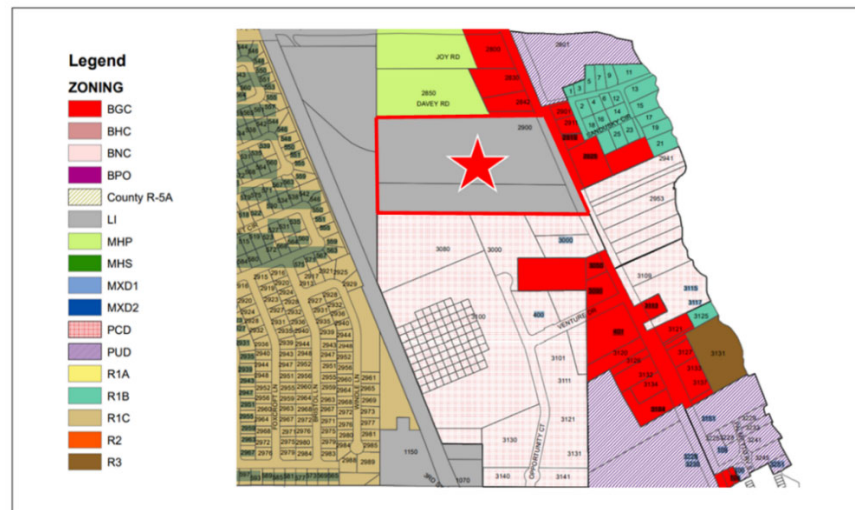


A summary of the existing uses, Future Land Use designations and zoning categories of the surrounding properties is provided in Table 1: Land Use, Future Land Use, and Zoning of Surrounding Properties and Figure 2: City of South Daytona Zoning Map of Proposed Rezoning Site and Surrounding Properties.

Table 1: Land Use, Future Land Use, and Zoning of Surrounding Properties

	Business/Use	Future Land Use	Zoning
North	Iron Axe Bar and Grill Waters Edge Mobile Home Park	Mixed Use 2	Business General Commercial (BGC) Mobile Home Park (MHP)
South	South Daytona Business Park SD Tractor & Mower John Deere	Mixed Use 2	Planned Commercial Development (PCD)
East	ERGA Storage Halifax Landing Condominium	Mixed Use 1	Business General Commercial (BGC) Planned Unit Development (PUD)
West	FEC Railroad; City owned Reed Canal Stormwater Site	Public	Light Industrial (LI)

Figure 2. City of South Daytona Zoning Map of Proposed Rezoning Site and Surrounding Properties



The purpose of this proposed amendment is to **rezone 2900 S. Ridgewood Avenue (CEMEX), parcels 5333-11-00-0070 and 5333-11-00-0100 from Light Industrial to Planned Unit Development (PUD)**. The rezoning of these parcels supports future development consistent with the CRA Redevelopment Master Plan and the City's Comprehensive Plan. The PUD zoning classification will promote a safe and attractive environment for residents and visitors that will be compatible with existing and planned development in the CRA.

RECOMMENDATION: Staff recommends **APPROVAL** of the Second and Final Reading of Ordinance 2021-12, Rezoning of 2900 S. Ridgewood Avenue (CEMEX), parcels 5333-11-00-0070 and 5333-11-00-0100. This is the first of two public hearings by the City Council.

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING OF 2900 SOUTH RIDGEWOOD AVENUE, PARCELS 5333-11-00-0070 AND 5333-11-00-0100 FROM LIGHT INDUSTRIAL TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property owners of 2900 S. Ridgewood Avenue have requested that the subject property, specifically parcels 5333-11-00-0070 and 5333-11-00-0100 be rezoned from Light Industrial (LI) to Planned Unit Development (PUD); and

WHEREAS, the subject property covers a large area (+/- 23 acres) which would be suitable for a Residential Planned Unit 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 PUD zoning would allow the property to be developed for a residential 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 17th day of November 2021, 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 Unit Development (PUD).

The following property is hereby rezoned to Planned Unit Development (PUD):

2900 S. Ridgewood Avenue
(Volusia-County tax parcels #5333-11-00-0070, #5333-11-00-0100)

SECTION 2. Legal Description of Property Rezoned to Planned Unit Development The legal description of the subject property is attached hereto as Attachment "A".

SECTION 3. Location Map of Properties Rezoned to Planned Unit Development (PUD). "Attachment B", attached hereto and considered an integral part of this Ordinance, shows the location of the properties to be rezoned to Planned Unit 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 Unit 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 14th day of December 2021 at a regular meeting of the City Council of the City of South Daytona.

APPROVED AND ADOPTED upon second and final reading on the 11th day of January 2022 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

Parcel 1: Alternate Key: 3456769 Parcel ID: 533311000070

Legal Description: 33 15 33 LOTS 7 8 9 & 19 SUB LOT 7 PER OR 751 321

Millage Group: 401 Township-Range-Section: 15 - 33 - 33

Subdivision-Block-Lot: 11 - 00 - 0070

Parcel 2: Alternate Key: 3456777 Parcel ID: 533311000100

Legal Description: 33 15 33 LOT 10 EXC R/W SUB LOT 7

Millage Group: 401 Township-Range-Section: 15 - 33 - 33

Subdivision-Block-Lot: 11 - 00 - 0100

ATTACHMENT “B”

MAP OF PROPERTY REZONING REQUEST FROM LIGHT INDUSTRIAL TO PLANNED UNIT DEVELOPMENT (PUD)

