

# City of South Daytona

## *Redevelopment Department*

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### MEMORANDUM

## AGENDA ITEM

### Item # 20

Date: December 14, 2021

To: James L. Gillis, Jr. City Manager

From: Patty Rippey, AICP, Redevelopment Director

Date: December 1, 2021

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

**INTRODUCTION:** This is a 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**

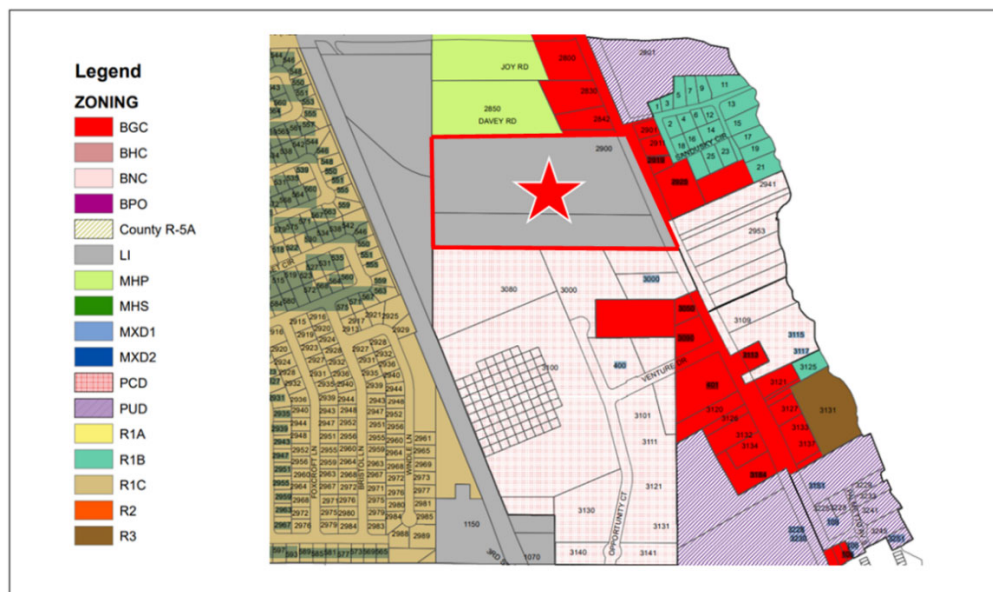


A summary of the existing uses, Future Land Use designations and zoning categories of the surrounding properties is provided in Table 1: Land Use, Future Land Use, and Zoning of Surrounding Properties and Figure 2: City of South Daytona Zoning Map of Proposed Rezoning Site and Surrounding Properties.

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

	<b>Business/Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Iron Axe Bar and Grill Waters Edge Mobile Home Park	Mixed Use 2	Business General Commercial (BGC) Mobile Home Park (MHP)
<b>South</b>	South Daytona Business Park SD Tractor & Mower John Deere	Mixed Use 2	Planned Commercial Development (PCD)
<b>East</b>	ERGA Storage Halifax Landing Condominium	Mixed Use 1	Business General Commercial (BGC) Planned Unit Development (PUD)
<b>West</b>	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 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. The second public hearing will be scheduled for the January 11, 2022, City Council meeting. The Planning & Appeals Board approved the amendment unanimously item at their November 17, 2021, meeting.