

STAFF REPORT

City of South Daytona Community Development Department

DATE: February 4, 2022

SUBJECT: 2900 South Ridgewood Avenue (**CEMEX**), Parcel 5333-00-00-0100, Small-Scale Land Use Map Amendment from Light Industrial to Mixed Use Development (MXD) District 2

APPLICANT: MSP RE Development, LLC (**CEMEX**)

NUMBER: FLU 2022-03

PROJECT PLANNER: Patty Rippey, AICP, Redevelopment Director

INTRODUCTION: This is a City initiated request to change the existing Future Land Use designation of 2900 S. Ridgewood Avenue, (CEMEX), stormwater retention pond, parcel 5333-00-00-0100, consisting of 7.8 acres from Light Industrial to Mixed Use 2.

BACKGROUND: The subject site is owned by CEMEX Construction Materials Florida, LLC, and is under contract for purchase and development by Middle Street Partners. This site served for many years as part of a concrete manufacturing facility. It was developed in the 1950's with its peak concrete manufacturing in the 1970s – 1990s. By the early 2000's, the facility was no longer in active operation and became a blighted property. Most recently, the facility has been used as a truck maintenance and storage for CEMEX.

Figure 1. Subject Site: 2900 S. Ridgewood Avenue (CEMEX), Parcel 5333-00-00-0100



The subject parcel is already developed as a stormwater pond and no further development on this parcel is planned. As the City moves away from light industrial uses in the Community Redevelopment Area, this map amendment will ensure consistency with adjacent parcels, 5333-11-00-0100 and 5333-11-00-0070, lying to the east of the subject retention pond. The pond will continue to function as retention for all three parcels that will later be combined under one tax parcel identification number and rezoned as a unified project for future redevelopment under a Master Development Agreement.

ANALYSIS AND CONCLUSION: The purpose of this proposed amendment is to amend the Land Use Designation for 2900 South Ridgewood Avenue, (CEMEX), Stormwater Retention Pond, Parcel 5333-00-00-0100, from Light Industrial to Mixed Use 2. Staff has reviewed the proposed Future Land Use Map amendment in accordance with *Section 3.2 K* of the Land Development Code.

1. That the use(s) of property is (are) consistent with the land development regulations and comprehensive plan.

Mixed Use Development (MXD) District 2. The purpose and intent of the Mixed-Use Development District – 2 is to provide greater site-design and land use flexibility by removing some conventional zoning restrictions so that land under unified control can be planned and developed for a compatible mix of office, commercial, light industrial, and multi-family residential uses, along with limited single-family uses as an adjunct to business use. The proposed map amendment supports the redevelopment plan goals and objectives and is consistent with the Comprehensive Plan policies referenced below.

Comprehensive Plan - Future Land Use Element

Goal: Provide for a land use pattern which will create a quality, well-rounded community and reinforce the City's commitment to development and redevelopment.

Objective 1: Provide for a land use pattern which will create a quality, well-rounded community and reinforce the City's commitment to development and redevelopment.

Policy 1-4: High Density Range 4 through PCD/PUD in Ridgewood corridor.

Policy 1-9: Mixed Use land use classifications provide for integration of residential, commercial, office, lodging, civic and public uses.

Mixed Use 2: Areas between Ridgewood Avenue and the FEC railroad tracks which are more than 3 acres are permitted a minimum of 10 units/acre and maximum of 20 units/acre but are allowed a density bonus of up to 10 units/acre for a total of 30 units/acre.

Goal: Provide for the maintenance of existing properties and neighborhoods and for the redevelopment of those area of the City in need of significant public and private reinvestment.

Objective 8: The City shall implement its community design standards for streetscaping, exterior architecture, and appearance, commercial signage, etc. particularly as they apply to the Ridgewood Corridor Redevelopment District.

Policy 8-2: Continue to enforce the community design standards that have been adopted in the Consolidated Land Development Regulations.

Objective 10: Ensure that public facilities are adequate to meet existing and anticipated needs.

Policy 10-1: Require public facilities meeting the adopted levels of service to be available concurrent

Goal: Establish and designate the entire City as a Transportation Concurrency Exception Area to facilitate urban infill and redevelopment, reduce the possible adverse impact of transportation concurrency on urban infill, provide strategies for mobility, urban design, mixed uses, and network connectivity, and create a vibrant community that improves the quality of life for existing and future residents by achieving a balanced mix of sustainable and functional land uses.

Objective 13: Transportation Concurrency Exception Area (TCEA) is hereby established for the City of South Daytona city limits. The City shall affect the objectives and policies contained in this Plan by implementing and funding strategies that will promote infill development within the TCEA consistent with sound urban design principles and mixed-use development with the Ridgewood Corridor Redevelopment Area.

Policy 13-2: Within the Ridgewood Corridor Redevelopment Area the City shall encourage developments with slightly higher densities and intensities in order to achieve the type of compact development that can justify increased transit service.

Policy 13-11: Through amendments to its land development regulations, the City shall adopt slightly higher density and intensity standards for development located in the Ridgewood Corridor Redevelopment Area along major transportation and transit corridors to more fully utilize the available infrastructure.

Policy 13-12: The City shall encourage opportunities for economic development by promoting commercial and recreational projects that will generate an increased flow of people and spending within the Ridgewood Corridor Redevelopment Area.

2. That the use(s) is (are) compatible with the adjacent existing or planned uses.

The uses permitted under the Future Land Use MXD2 designation are compatible with adjacent existing and planned uses that include both residential and commercial uses. The proposed amendment will allow a broader base of redevelopment options including residential to maximize redevelopment opportunities from the existing blighted condition of the property.

Map 1. City of South Daytona Existing Zoning Classification Map



Table 1. Adjacent Properties Zoning and Future Land Uses

	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)

See Exhibit A, B, and C for additional detail on the Future Land Use current use and proposed land use map amendment.

3. That the use provides adequate ingress/egress, parking, open space, and other amenities for the benefit of the users.

The MXD2 land use will require adequate ingress/egress, parking, open space, and other amenities for the benefit of the uses. These amenities will be identified in a master development agreement that will be adopted at such time the property is rezoned to include Parcels 5333-11-00-0100 and 5333-11-00-0070.

4. That the use does not impair rights of other properties to light, air, sunlight, or other natural phenomena.

The Future Land Use MXD2 designation will not impair rights of other properties to light, air, sunlight, or other natural phenomena. The land use map amendment will provide for a less intense use that will be sustainable for the environment and compatible with surrounding residential and commercial uses.

5. That the project meets or exceeds tests for concurrency management.

The Future Land Use of MXD2, will ensure that the any forthcoming project will meet or exceed the tests for concurrency management. Any master development agreement will be brought to the Planning and Appeals Board and the City Council with all required information to document concurrency management. It is expected that the proposed map amendment will be reviewed by the City Council on March 8, 2022 (first reading) and April 12, 2022 (second and final reading).

Concurrency Review

Traffic/Roadways: The site is already developed with a retention pond and will not generate an increase in traffic. The City of South Daytona is a designated Transportation Concurrency Exception Area and meets its adopted level of service.

Potable Water/Sewer: The site is already developed with a retention pond and will not generate an increase in demand.

Solid Waste: The site is already developed with a retention pond and will not generate an increase in demand.

Recreation and Public Facilities: The site is already developed as a retention pond and there will be no impacts to recreation and public facilities.

Drainage: The site is already developed as a retention pond and serves as the stormwater pond for Parcels 5333-11-00-0100 and 5333-11-00-0070. Any future development will require review by the St. Johns River Water Management District.

Environmental: The site is already developed as a retention pond and has no negative impacts to environmentally sensitive lands or natural resources.

School Concurrency: The site is already developed as a retention pond and will not generate any impact to schools. The Volusia County Schools Facilities Services provided City staff with a Finding of Adequate Capacity letter in response to this proposed land use amendment. Future development orders, such as site plans, are subject to school concurrency review.

Public Protection: The site is already developed as a retention pond and will not generate any impact to public protection agencies.

RECOMMENDATION: It is recommended that the Planning and Appeals Board recommend **APPROVAL** of a Small-Scale Comprehensive Land Use Map Amendment for 2900 S. Ridgewood Avenue (CEMEX), Stormwater Retention Pond, parcel 5333-00-00-0100 changing the Future Land Use from Light Industrial to Mixed Use 2 (MXD2).

This action supports future redevelopment that will be consistent with the guiding policies of the CRA Redevelopment Master Plan and the City's Comprehensive Plan. The Land Use designation of Mixed Use 2 will promote a safe and attractive environment for residents and visitors that will be compatible with existing and planned development in the CRA.

The changes will ensure the Future Land Use designation of this parcel will be consistent with adjacent parcels lying to the east, 5333-11-00-0100 and 5333-11-00-0070. All three parcels will be developed under one unified tax parcel identification number in accordance with a Master Development Agreement, to later be approved by the City Council.

ATTACHMENTS:

Exhibit A	City of South Daytona Future Land Use Map
Exhibit B	City of South Daytona Current and Proposed Future Land Use Map Detail of Subject Site
Appendix 1	Applicant Provided Documents, <i>Owner Authorization Letter</i> Legal Description of Parcel Volusia County Schools, Finding of Adequate Capacity Letter

EXHIBIT A & B

Exhibit A

City of South Daytona

Future Land Use Map



SUBJECT SITE: 2900 South Ridgewood Avenue, Parcel 5333-00-00-0100

Existing Future Land Use: Light Industrial

Proposed Amended Future Land Us: Mixed Use 2

Exhibit B

Proposed Future Land Use Map Amendment From Light Industrial to Mixed Use 2

Current Future Land Use: Light Industrial



Proposed Future Land Use: Mixed Use 2



APPENDIX I

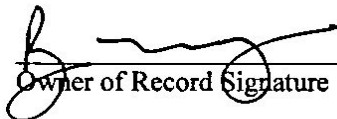
**CITY OF SOUTH DAYTONA
OWNER AUTHORIZATION FORM**

Parcel ID #s: 5333-00-00-0100

5333-11-00-0070

5333-11-00-0100

CEMEX Construction Materials Florida, LLC is the Owner of Record of the real property designated by the above-referenced Parcel ID Numbers (the "Property"). The Owner of Record hereby designates and authorizes MSP RE Development, LLC to act as Owner of Record's authorized agent to make application to the City of South Daytona, consent to administrative applications and changes in entitlements, and make binding statements, commitments, and representations, with respect to the Property, concerning applications and other actions relating to rezonings, changes in future land use designation, planned unit developments and master development agreements, and any other ordinance or change in entitlements concerning the Property.



Owner of Record Signature

Ryan Mahoney

Name of Individual Signing (Print)

10/22/21

Date

If Owner of Record is a corporate entity, complete the following:

CEMEX Construction Materials Florida, LLC

Corporate Name of Owner of Record (Print)

Vice President

Corporate Title of Individual Signing (Print)

(SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH


SWORN TO AND SUBSCRIBED before me by Ryan Mahoney

(Owner of Record or officer thereof) by means of ☐ physical presence or ☐ online notarization, this 22 day of OCTOBER, 20 21, who is personally known to me, or who produced _____ as identification.

(Notary Seal)



MICHAEL S. ELSTEIN
Commission # GG 270552
Expires November 21, 2022
Bonded Thru Budget Notary Services



Notary Public

Michael S. Elstein

Name typed, printed or stamped
My Commission Expires: _____

LEGAL DESCRIPTION
2900 SOUTH RIDGWOOD AVENUE
PARCEL ID: 5333-00-00-0100

Legal 1: 33 15 33 LOT 6 E OF F E C RR EXC IRREG PARCEL IN N 679.21 FT

Legal 2: MEAS ON E/L & N 369.17 FT MEAS ON R/R



Scott Fritz, Ed.D.
Superintendent of Schools

School Board of Volusia County
Mr. Ruben Colón, Chairman
Ms. Jamie M. Haynes, Vice Chairman
Mrs. Anita Burnette
Mrs. Linda Cuthbert
Mr. Carl Persis

School Adequate Capacity Determination Finding of Adequate Capacity Letter

January 28, 2022

Ms. Patty Rippey
Redevelopment Director
City of South Daytona
1672 S Ridgewood Ave
South Daytona, FL 32119

RE : 2900 South Ridgewood Avenue (Cemex) – City of South Daytona
School Capacity Review #22-01-25-001-A

Dear Ms. Rippey:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff has reviewed the updated information for the proposed 2900 South Ridgewood Avenue (Cemex) project associated with 7.8 +/- acres of property located at the intersection of Reed Canal Rd and US Hwy 1 within South Daytona city limits. Proposed project would provide for an estimated three hundred and thirty (330) multi-family apartment units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate thirty-nine (39) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	0	0
Multifamily Dwelling Unit	0.127	330	39
Manufactured Home Dwelling Unit	0.047	0	0
	Total	330	39

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2 (next page). The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

FACILITIES SERVICES
3750 OLSON DRIVE ♦ DAYTONA BEACH, FL 32124
PHONE: (386) 947-8786 ♦ FAX (386) 506-5056

Table 2

Schools	SY 2021/22 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
South Daytona Elementary	770	82.31%	No	17
Campbell Middle	870	84.28%	No	10
Atlantic High (Halifax Planning Area)	1,247	95.07%	No	11
Other				1

The student projections generated by this project **will not** increase the existing percentage above 100% permanent capacity at all school levels. Based on this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50709.
Sincerely,



Stephanie B. Doster,
Coordinator, Planning

CC: Scott Fritz, Ed.D., Superintendent of Schools
Steven Grube, Director, Planning and Construction
Laureen Kornel, AICP, Community Development Director, City of South Daytona
Lisa V. Divina, Volusia County School Board Project File



Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	2900 South Ridgewood Avenue (Cemex)
VCSB Project #	#22-01-25-001-A
Jurisdiction Project #	
Parcel ID Numbers	5333-00-00-0100
Project Location	Reed Canal Rd and US Hwy 1
Potential Residential Units	330 Multi-Family Apartments
Property Owner/Applicant	Ms. Patty Rippey, Redevelopment Director City of South Daytona
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

A blue ink signature of Stephanie B. Doster, written in a cursive style.

Stephanie B. Doster
Coordinator, Planning

January 28, 2022
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - 2900 S Ridgewood Ave (Cemex)



Created by Facilities Services
January 2022

