

City of South Daytona

Redevelopment Department

Post Office Box 214960 • South Daytona, FL 32121 • 386/322-3016



MEMORANDUM

To: James L. Gillis, Jr. City Manager

From: Patty Rippey, AICP, Redevelopment Director

Date: May 2, 2022

Re: Second and Final Reading of Ordinance No. 2022-04: Rezoning 2900 South Ridgewood Avenue (CEMEX), Stormwater Retention Pond, Parcel 5333-00-00-0100

INTRODUCTION: This is an amendment changing the existing zoning of 2900 S. Ridgewood Avenue, (CEMEX), stormwater retention pond, parcel 5333-00-00-0100, consisting of 7.8 acres from Light Industrial to Planned Use Development (PUD). The first reading of Ordinance 2022-04 was approved by the City Council on May 10, 2022.

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 truck maintenance and storage for CEMEX.

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



ANALYSIS AND CONCLUSION: Ordinance 2022-04 supports future redevelopment that will be consistent with the guiding policies of the CRA Redevelopment Master Plan, *Section 3.2 K* of the Land Development Code, and the City's Comprehensive Plan. The proposed PUD zoning will allow for the property to be utilized as the stormwater retention facility for the redevelopment of a residential use on adjacent parcels that will be combined into one parcel upon completion of rezoning. This change will facilitate the utilization and productivity of the property.

The Planning and Appeals Board unanimously recommended approval of this item at the regularly scheduled April 28, 2022, meeting. The City Council approved the first reading on May 10, 2022.

RECOMMENDATION: Staff recommends that the City Council **APPROVE** the Second and Final Reading of Ordinance 2022-04 enacting an amendment to the official zoning map for 2900 S. Ridgewood Avenue, (CEMEX), Stormwater Retention Pond, parcel 5333-00-00-0100 changing the zoning from Light Industrial to Planned Use Development.

ATTACHMENT:

Exhibit A	City of South Daytona Zoning Map
Exhibit B	Proposed Zoning Map Amendment

ORDINANCE NO. 2022-04

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

WHEREAS, the City of South Daytona is amending the official zoning map for the subject property located at 2900 South Ridgewood Avenue, parcel 5333-00-00-0100, to be rezoned from Light Industrial to Planned Unit Development (PUD); 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 subject property currently serves as a stormwater retention pond and will remain a stormwater pond retention facility for the proposed redevelopment of the site to a Multi-Family Residential Planned Unit Development (PUD) which is not classified as a “permitted use” under the current Light Industrial zoning; and

WHEREAS, the proposed PUD zoning would allow the property to be utilized as the stormwater retention facility for the redevelopment of a residential use on adjacent parcels that will be combined into one parcel upon completion of rezoning, 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 28th day of April 2022, 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 to be Rezoned to Planned Unit Development (PUD). The following property is hereby rezoned to PUD: 2900 South Ridgewood Avenue (Volusia County Tax Parcel #5333-00-00-0100)

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

SECTION 3. 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 4. Conflicts. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. 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 6. Effective Date. This Ordinance shall take effect immediately upon enactment.

APPROVED upon first reading on the 10th day of May 2022 at a regular meeting of the City Council of the City of South Daytona.

APPROVED AND ADOPTED upon second and final reading on the 26th day of July 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

EXHIBIT A

City of South Daytona Zoning Map

City of South Daytona Zoning Map



EXHIBIT B

Proposed Zoning Map Amendment

Proposed Zoning Map Amendment

