

City of South Daytona
Community Development Department

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3022 • Fax 386/322-3018



MEMORANDUM

To: James L. Gillis Jr., City Manager

From: S. Laureen Kornel, AICP, Community Development Director

Date: July 28, 2022

Re: Consideration of approving the second and final reading of Ordinance No. 2022-07 – Amending Section 5.5, Schedule of Zoning District Regulations, of the Land Development Code to Revise Building Height Regulations within the Planned Unit Development District.

City Code limits the building height to 50 feet within the Planned Unit Development Zoning District. When the code was enacted, this standard would accommodate a 5-story building with 7 to 8 foot ceiling heights, equating to 10-feet per story.

Modern, luxury residential units provide 9 and 12-foot tall, finished ceiling heights which would equate to approximately 15 feet per story.

In order to maintain the intent of the code while encouraging higher-end, luxury development, staff recommends modifying the maximum building height to 75 feet to accommodate the demand for taller ceilings.

The City Council approved the First Reading on July 26, 2022.

INTRODUCTION: This is an administrative request to amend Article V Zoning Regulations, Section 5.5, Schedule of Zoning Districts of the Land Development Code (LDC) to revise building height regulations within the Planned Unit Development District. This ordinance was originally written to remove the height requirement altogether and allow for the City Council to decide building height based on the merits of each project. The original ordinance was presented to the City Council on May 10, 2022, at which time the councilmembers voted to table the item so that staff can research and propose a finite height limit.

BACKGROUND: Recently multifamily development interests have been focused on providing at or above market value luxury units that incorporate higher end development including taller ceilings that provide greater volume. The current 50-foot height requirement limits the ability of the City to provide greater flexibility to applicants wishing to provide a higher end project in accordance with the market demand because the new normal is taller finished ceiling heights.

Limiting building height under the Planned Unit Development standards takes away the ability

of the city to provide flexibility in exchange for innovative modern design. The current building height regulations under the planned unit development district need to be revised to accommodate the evolution of market expectations with respect to ceiling height.

ANALYSIS: Currently the City of South Daytona regulates maximum building height under the Planned Unit Development District of its LDC. More specifically, under the PUD supplemental standards, the LDC requires a maximum building height of 50 feet for multifamily projects, without Halifax River frontage, with a density of between ten and twenty-five units per gross acre.

The proposed language would allow a maximum building height of up to 75 feet to accommodate taller ceiling heights for Planned Unit Developments (PUDs). Our neighboring municipalities allow for taller structures than what is being proposed within the same districts off of South Ridgewood Avenue. Staff believes the proposed height change still maintains the integrity and basis of our code by prohibiting high rise development in all areas except those properties along the Halifax River. The original height limit of 185 feet along the Halifax River will remain unchanged if this ordinance is approved.

As a matter of housekeeping, the amendment also proposes to relocate exclusions listed under Items 3 and 4 by combining them all together under Item 1 for ease of interpretation. All of the amendments are shown in strikethrough and underline within the attached proposed ordinance.

CONCLUSION: By amending the maximum building height for multifamily developments not located on the Halifax River under the PUD requirements, the City will increase the potential for higher end developments that incorporate innovative concepts of site planning, coordinated architectural and functional design, higher level amenities, increased amounts of open space, recreation and landscaping, and a better living environment, while maintaining the original intent of our code by limiting development height to mid-rises only. Taller ceiling heights will help ensure that proposed projects remain at or above current market value in the future.

The Planning and Appeals Board unanimously recommended that the City Council approve the original ordinance language on April 28, 2022. The City Council approved the First Reading on July 26, 2022.

RECOMMENDATION: Staff recommends **APPROVAL** of the Second and Final Reading of Ordinance No. 2022-07, to revise building height regulations as shown in strike through and underline, within the supplemental standards of the Planned Unit Development District requirements.

Attachment: Ordinance 2022-07

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY OF SOUTH DAYTONA, FLORIDA, AMENDING THE CITY OF SOUTH DAYTONA LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 5.5, SCHEDULE OF ZONING DISTRICT REGULATIONS, TO REVISE BUILDING HEIGHT REGULATIONS WITHIN THE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR CONFLICTS, SEVERABILITY, APPLICABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 166 and 163, *Florida Statutes*, include authority to enact regulations to protect the health, safety, and welfare, and in the interest of the citizens of the City; and

WHEREAS, currently the City of South Daytona regulates maximum building height under the Planned Unit Development District of its *Land Development Code* (“LDC”), which requires clarification to facilitate administration of land use in the City; and

WHEREAS, the City Council recognizes the need to update and amend the LDC from time to time, to provide clarification of policies and to correct inconsistencies within the LDC of the City of South Daytona; and

WHEREAS, the City Council finds that the current building height regulations under the planned unit development district need to be revised to accommodate the evolution of market expectations, including with respect to ceiling height; and

WHEREAS, planned development districts in the City of South Daytona have historically been used to provide flexibility with regard to land use, density and dimensional standards such as height, and other requirements of the LDC, to encourage developments that incorporate innovative concepts of site planning, coordinated architectural and functional design, higher level of amenities, increased amounts of open space, recreation and landscaping, and a better living environment overall; 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, on a version of the proposed amendment to the *Land Development Code* and found such amendment to be consistent with the City of South Daytona *Comprehensive Plan*, and recommended to the City Council adoption of such amendment; and

WHEREAS, the City of South Daytona City Council finds the proposed amendment to the *Land Development Code* to be consistent with the provisions of the *Comprehensive Plan* of the City of South Daytona, and that it is in the best interest and welfare of the citizens of the City to enact this Ordinance; and

WHEREAS, the City of South Daytona has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance including but not limited to Section 166.041(3)(c)(2), *Florida Statutes*; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~strikethrough~~ shall constitute deletions to the original text.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA, VOLUSIA COUNTY, FLORIDA, THAT:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. Amending Section 5.5, O.(11). The specified portions of Section 5.5, O.(11) of the LDC are amended as follows:

f. Maximum building height:

- (1) Items excluded: The maximum building height shall not include roof-mounted mechanical equipment, antennae, elevator housing, exit stairways, roof parapets, or other non-habitable accessory, chimneys, roof parapets or cupulas, or other non-habitable accessory, decorative or service features not visible from the street frontage lot line.
- (2) Height measurement method: The maximum building height shall be measured vertically from the lowest residential floor or 25 feet above finished grade where lower-level under-residential-floors parking is provided, whichever is lower.
- (3) For Multi-family with a density of more than ten units per gross acre but less than 25 units per gross acre: The maximum height shall be up to 75 50 feet, ~~exclusive of chimneys, parapets, or cupulas.~~ The maximum height shall be measured from finished grade.
- (4) Multi-family with a density of 25 units or more per gross acre: The maximum height shall be 120 feet, exclusive of lower-level, under-residential-portion-of-building parking; except that additional building height may be approved by the city council on a case-by-case basis according to the following formula: an additional ten feet of height may be granted for each additional ten feet of setback beyond the minimum required; if the project abuts an R1A residential zone, the additional setback must at least be provided up against that residential zone; the additional height may be provided anywhere on the building or buildings. However, in no case may the maximum building height exceed 185 feet through any combination of parking or residential stories as measured from the finished grade ~~exclusive of roof-mounted mechanical equipment, antennae, elevator housing, exit stairways, roof parapets, or other non-habitable accessory, decorative, or service features.~~
- (5) Multi-family with a height greater than 75 50 feet must be located on parcels with Halifax River frontage.

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i. *Public street access requirements:*

- (1) Projects of less than 25 units per gross acre: Such projects must have a direct connection access to a collector roadway; direct connection access to a local street is prohibited.
- (2) Projects of 25 units per gross acre or more: Such projects must have a direct connection access to an arterial roadway; direct connection access to a local street is prohibited.
- (3) Multi-family with a height greater than 75 ~~50~~ feet: Such projects must have a ratio of South Ridgewood Avenue frontage to Halifax River frontage no greater than 100 divided by 70 (i.e. 1.42857) (the reciprocal of the ratio does not apply), which equates to a maximum difference between the two frontages of 30 percent. For example, a site with 100 lineal feet of roadway frontage must have a minimum of 70 feet of Halifax River frontage.

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SECTION 3. Administrative Actions. The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to include, but not be limited to, the adoption of administrative forms, policies, procedures, processes and rules.

SECTION 4. Codification. The provisions of this Ordinance, including its recitals, shall become and be made a part of the City of South Daytona Code of Ordinances and the Sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections 1, 3, 4, 5, 6, and 7 shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

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 26th day of July 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 9th day of August 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