

A G E N D A

SOUTH DAYTONA PLANNING ADVISORY BOARD Regular Meeting

(A M E N D E D)

March 5, 2025

5:30 P.M.

**South Daytona City Hall, Council Chambers
1672 South Ridgewood Avenue
South Daytona, FL**

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings. In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES**
 - A. February 5, 2025
- V. **DISCLOSURE OF EXPARTE COMMUNICATION**
- VI. **PUBLIC HEARINGS**
 - A. **LUPA 2025-09: 1854 South Ridgewood Avenue Comprehensive Plan Amendment**

A request by the property owner for the Planning Advisory Board to recommend approval to the City Council for a request for a Small Scale Land Use Comprehensive Plan Amendment for a ±2.2-acre portion of a ±3.59-acre site located at 1854 South Ridgewood Avenue from "RESIDENTIAL DENSITY 3" to "COMMERCIAL".
 - B. **RZ 2025-10: 1854 South Ridgewood Avenue Rezoning**

A request by the property owner for the Planning Advisory Board to recommend approval to the City Council for a request for a rezoning for a ±3.59-acre site located at 1854 South Ridgewood Avenue from R3 (Multiple Family Residential) and BGC (Business General Commercial) to PCD (Planned Commercial Development).

C. RZ 2025-07: 2595 and 2601 South Ridgewood Avenue Rezoning

This is a request by Ashley Koontz and Cobb Cole Law Firm, authorized agent, requesting the Planning Advisory Board recommend approval to the City Council for rezoning for a ±3.73-acre site located at 2595 and 2601 South Ridgewood Avenue from PCD (Planned Commercial Development) to R1-A (Single Family Residential). The Site is currently developed with two single-family homes and no new construction is proposed at this time.

VII. OTHER BUSINESS AND DISCUSSION ITEMS

VIII. MEMBER COMMENTS

IX. ADJOURNMENT