



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING APRIL 14, 2025

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

1. OPENING REMARKS

2. MINUTES

A. Planning & Zoning Minutes January 13, 2025

3. ACTION ITEMS

A. Ordinance 2025-05: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 3836 S. Atlantic Avenue

4. QUASI-JUDICIAL HEARING

A. Ordinance 2025-04: Rezoning application for recently annexed property located at 3836 S. Atlantic Avenue

5. NOMINATIONS AND ELECTION

A. Nominations and Election of Board Chair and Vice-Chair

6. OTHER

A. Sunshine Law, Public Records, Voting Conflicts, and Quasi-Judicial Hearings -
Training

7. BOARD COMMENTS

8. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
January 13, 2025
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, and Member Guy Desai

Staff: City Attorney Paul Waters, Community Services Director Stewart Cruz and City Planner Gwyn Herstein.

2. MINUTES

A. Planning & Zoning Minutes December 9, 2024

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of December 9, 2024.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

3. QUASI-JUDICIAL HEARING

A. Conditional Use Permit CUP12024028: To Allow Outdoor Dining at Established Miniature Golf Course Mulligan's Lagoon

Attorney Waters swore in all witnesses for the hearing. City Planner Gwyn Herstein reviewed the staff report and the submitted documents for the conditional use permit. The business is a miniature golf course that offers food and beverages. They would like to provide outdoor dining that would consist of 6 tables and 38 chairs. All applicable criteria were met. If the board recommends approval, this will go to the City Commission for final approval. Staff recommended approval of the permit.

There were questions regarding the hours of operation and when the music would be played. Ms. Herstein stated that the business closes at 11:00 pm, and outdoor dining would end at 10:00 pm. Live music is not allowed, and the speakers are used for announcement to the golfers. Chairman DeLange inquired about the approved site plan. He felt it included outdoor dining. It was explained that the site plan did have the elements for outdoor dining, but did not show any specifics.

MEMBER CHUCK HORION moved, seconded by MEMBER GUY DESAI to Approve the Conditional Use Permit CUP12024028.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

4. ACTION ITEMS

A. Ordinance 2025-01: Evaluation and Appraisal Report Comprehensive Plan Amendments

Community Services Director Stewart Cruz explained that at least once every seven years, the city is required to evaluate and appraise their land use comprehensive plan to determine if any amendments are necessary. The city notified the state last year that it intends to transmit

amendments. Once recommendation is approved, it will go before the City Commission. The proposed changes would extend the current plan until 2045. Most of the proposed changes were minor housekeeping issues. Some of the major changes included: Chapter 5, promote the introduction of an engineered beach, update the sanitary sewer, solid waste, and potable water level service standards consistent with the City of Port Orange; Chapter 9, update 5-year capital improvement plan, update the Volusia County School district 5-year work program, update the sanitary sewer, solid waste and potable water to be consistent with the City of Port Orange. Staff recommended approval.

MEMBER CHUCK HORION moved, seconded by MEMBER ROSE ANN TORNATORE to recommend approval of Ordinance 2025-01 to the City Commission.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

5. OTHER

6. BOARD COMMENTS

Rose Ann Tornatore asked about lighting color standards as orange lights have been installed next to the Palma Bella. Ms. Herstein responded that colors of lighting are not regulated, it has to do with the glare. You cannot cause glare to other residential properties. Rick Delange inquired what happened to the water tower. Director Cruz responded that it was a Daytona Beach property, and they removed it. It had not been functional for quite a few years.

The next scheduled meeting is February 10th with tentative annual training on March 10th.

7. ADJOURNMENT

The meeting ended at 9:19 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman



PLANNING & ZONING BOARD AGENDA MEMORANDUM APRIL 14, 2025 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-05: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 3836 S. Atlantic Avenue

SYNOPSIS:

Ordinance 2025-05, if adopted, would amend the City's Adopted Comprehensive Plan Update (2030) Future Land Use Map by assigning the residential low intensity future land classification to the recently annexed single-family residential property located at 3836 S. Atlantic Avenue (Exhibit "A"). The application (Exhibit "B") was submitted by Samuel and Janel Coffing, owners of the subject property. Applying a City future land use designation is a requirement of Florida Law when a property is annexed. The property is +/-0.181 acres and is occupied by a 5,018 sq ft residential structure. The proposed amendment is compatible with the current Volusia County future land use category and, as such, the use will remain as single-family residential.

FISCAL IMPACT STATEMENT:

BACKGROUND:

A. BACKGROUND

The subject property, located at 3836 S. Atlantic Avenue, was recently annexed into the corporate limits of the City of Daytona Beach Shores pursuant to the voluntary annexation process outlined in Section 171.044, Florida Statutes. Section 171.062, Florida Statutes, limits regulatory and development control over an annexed property if the area annexed was subject to a county land use plan and county zoning such that said regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment and zoning change that includes the annexed area. The purpose of this application is to realize the former, amending the future land use of the property to Residential Low Intensity, which is consistent with the existing and surrounding land uses and the current Volusia County Urban Low Intensity future land use classification. Additionally, the property owner has also submitted an application to rezone the property to the City's RSF-2 Urban Single-Family Residential Detached District, consistent with the existing and surrounding land uses and current Volusia County R-9 District zoning classification. The rezoning will occur subsequent to the future land use amendment associated with the subject property.

B. PLANNING ANALYSIS

See Exhibit "C" for Planning Analysis.

C. DUE PUBLIC NOTICE

Evidence of Due Public Notice (Exhibit "D") has been submitted to the City Clerk's office.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of Ordinance 2025-04 as presented.

SUGGESTED MOTION:

A Planning and Zoning Board member may motion as follows:

1. "I move to recommend to the City Commission approval of Ordinance 2025-05 as presented."

OR

2. "I move to recommend to the City Commission denial of Ordinance 2025-05, on the basis of the following..."

- ATTACHMENT:**
1. Ord 2025-05 - FLUMA, 3836 S. Atlantic Avenue
 2. Exhibit A
 3. Exhibit "A" - FLUMA Location Map, 3836 S. Atlantic Avenue
 4. Exhibit B
 5. Exhibit "B" - FLUMA Application, 3836 S. Atlantic Avenue
 6. Exhibit C
 7. Exhibit "C" - FLUMA Planning Analysis, 3836 S. Atlantic Avenue
 8. Exhibit D
 9. Exhibit "D" - FLUMA Notice Requirements Met, 3836 S. Atlantic Ave

ORDINANCE NO: 2025-05

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING *THE CITY OF DAYTONA BEACH SHORES COMPREHENSIVE PLAN*, AMENDING CHAPTER 1, “FUTURE LAND USE ELEMENT”, BY AMENDING MAP L-4 ENTITLED, “GENERALIZED FUTURE LAND USE MAP (2030)” ASSIGNING THE RESIDENTIAL LOW INTENSITY FUTURE LAND USE DESIGNATION TO ANNEXED SINGLE-FAMILY RESIDENTIAL PROPERTY GENERALLY LOCATED AT 3836 SOUTH ATLANTIC AVENUE, TAX PARCEL ID 6302 05 07 0190; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Daytona Beach Shores is committed to planning and managing the future growth of the City; and

WHEREAS, the City of Daytona Beach Shores has the authority to amend its Comprehensive Plan pursuant to Part II, Chapter 163, *Florida Statutes*; and

WHEREAS, the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan* directly relates to small scale development activities as provided in Section 163.3187(1)(c), *Florida Statutes*; and

WHEREAS, the Volusia County Growth Management Commission has issued a determination of consistency in accordance with Section 202.3 of the *Charter of Volusia County, Florida*, for the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Board, which is the local planning agency of the City, and City Commission of the City of Daytona Beach Shores have conducted public hearings and issued notices required by Florida law in the preparation and enactment of this Ordinance; and

WHEREAS, Samuel and Janel Coffing, owners of the real property bearing Volusia County Tax Parcel ID 6302 05 07 0190 and generally located at 3836 S. Atlantic Avenue, submitted an owner-initiated Comprehensive Plan/Future Land Use Map Amendment Application to the City of Daytona Beach Shores on April 30, 2024; and

Ordinance 2025-05

Page 1 of 4

WHEREAS, Samuel and Janel Coffing, owners of the subject property, are requesting the City of Daytona Beach Shores amends the future land use classification of the subject real property to Residential Low Intensity; and

WHEREAS, the City Commission of the City of Daytona Beach Shores declares that the purpose and intent of the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan* is to guide future growth and development; encourage the most appropriate use of the land, water and other resources, consistent with the public interest, promote and protect the public health, safety, comfort, good order, appearance, convenience, aesthetics, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; provide adequate facilities and services; conserve and protect natural resources within the City, while protecting private property rights; and

WHEREAS, the City Commission of the City of Daytona Beach Shores finds that this Ordinance serves the best interest of the City of Daytona Beach Shores; and

WHEREAS, underlined words shall constitute additions to the original text of the Comprehensive Plan, *** shall constitute ellipses, and ~~strike through~~ shall constitute deletions to the Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, AS FOLLOWS:

SECTION ONE: CHANGE IN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP. Chapter 1, “Future Land Use Element,” containing the Official Future Land Use Map (Map L-4) of the *City of Daytona Beach Shores Comprehensive Plan* is hereby amended to change the Future Land Use Designation of a +/-0.181 acre property from Volusia County Urban Low Intensity to Daytona Beach Shores Residential Low Intensity as to property as described in Exhibit “A” as follows:

Location Address	Tax Parcel ID	Daytona Beach Shores Future Land Use Designation
3836 S. Atlantic Avenue	6302 05 07 0190	Residential Low Intensity

SECTION TWO: IMPLEMENTING ADMINISTRATIVE ACTIONS. The Community Services Director is hereby authorized to transmit copies of the adopted amendment to the *City of Daytona Beach Shores Comprehensive Plan* to the appropriate agencies and to any other unit of local government who has filed a written request for a copy in accordance with the provisions of Section 163.3187(1)(c)2.b, *Florida Statutes* and *Volusia Growth Management Rules*.

SECTION THREE: CONFLICTS. All ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION FOUR: SEVERABILITY. If any section or portion of a section of this Ordinance, or application of any provision of this Ordinance, proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Ordinance.

SECTION FIVE: NON-CODIFICATION. This Ordinance shall be not be codified in the *City Code of the City of Daytona Beach Shores* or, the *Land Development Code of the City of Daytona Beach Shores*, or the *City of Daytona Beach Shores Comprehensive Plan* provided, however, that the actions taken herein shall be depicted in the *City of Daytona Beach Shores Comprehensive Plan* and on the Future Land Use Map of the City of Daytona Beach Shores by the City Manager, or designee.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall become effective, in accordance with the provisions of Section 163.3187, *Florida Statutes*, thirty-one (31) days after enactment; provided, however, if this Ordinance is challenged within thirty (30) days after enactment, this Ordinance shall not become effective until the Florida Department of Community Affairs, acting as the State Land Planning Agency, or the Administration Commission, respectively, issues a final order determining that the small scale development amendment to the *City of Daytona Beach Shores Comprehensive Plan* set forth in this Ordinance is in compliance.

CITY OF DAYTONA BEACH SHORES, FLORIDA

By: _____
NANCY MILLER, MAYOR

ATTEST:

By: _____
KURT SWARTZLANDER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

APPROVED AS TO FORM:

By: _____
GRETCHEN R.H. "BECKY" VOSE, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2025.

Adopted on second reading this _____ day of _____, 2025.

EXHIBIT “A”

THE EASTERLY 105 FEET OF LOT 19 AND THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20, BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 100, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH THE WESTERLY 1/2 OF S. ATLANTIC AVENUE LYING SOUTHERLY OF THE NORTH LINE OF LOT 19 AND LYING NORTHERLY OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 20, SAID BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19, BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, SAID PUBLIC RECORDS AND THE CENTERLINE OF S. ATLANTIC AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW LAID OUT; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 20; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 20 TO THE WESTERLY LINE OF THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20, THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20 AND WESTERLY LINE OF THE EASTERLY 105 FEET OF LOT 19 TO THE NORTH LINE OF LOT 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 19 TO THE POINT OF BEGINNING.

Exhibit A
3836 S. Atlantic Ave.

FLUMA Location Map

Ord. 2025-04

(1 page)



Location Map: 3836 S. Atlantic Avenue

Exhibit B
3836 S. Atlantic Ave.

FLUMA Application

Ord. 2025-05

(1 page)

071541



City of Daytona Beach Shores
COMMUNITY SERVICES DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370

RECEIVED

APR 30 2024

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

12024016

APPLICATION FOR COMPREHENSIVE PLAN/FUTURE LAND USE MAP AMENDMENT

The Undersigned Applicant requests the Planning and Zoning Board AND City Council to hear and decide upon this application in accordance with Sec. 2-2 of the Land Development Code and Florida Law.

Date Submitted: 4/30/2024

Applicable Section of the Comprehensive Plan: _____

Fees must be paid at the time the application is submitted.

Applicant's Name: Sam & Janel Coffing

Address: 3836 S. Atlantic Ave Phone #: 386-679-9128

Property Address: 3836 S. Atlantic Ave DB 32118

Existing Property Use: same as above

Representing Attorney (if any): _____

Address: _____ Phone #: _____

NOTES: 1) Notarized letter of authorization from owner MUST be submitted if application is filed by anyone other than the owner. 2) A completed application MUST be submitted at least 45 days prior to the anticipated Planning and Zoning hearing date.

Legal description of the property:

Description of your request:

Annex in Daytona Beach Shores

Janel Coffing
Applicant's Signature

04/30/2024
Date

Exhibit C

3836 S. Atlantic Ave.

FLUMA Planning Analysis

Ord. 2025-05

(9 pages)

PLANNING ANALYSIS
Ordinance 2025-05
Comprehensive Plan Future Land Use Map Amendment - 3836 S. Atlantic Avenue

A. INTRODUCTION

The subject application was submitted to the City on April 30, 2024, by the property owners, Samuel and Janel Coffing. The proposed amendment, if approved, would change the future land use designation of an annexed single-family residential property, located at 3836 S. Atlantic Avenue and having an acreage of 0.181+/-, from Volusia County *Urban Low Intensity (0.2-4.0 units/acre)* to Daytona Beach Shores *Residential Low Intensity (0-4.0 units/acre)*. The subject property has a single-family residential home on the site, and bears Volusia County Tax Parcel ID 6302 05 07 0190. Approval of the subject application would result in a small-scale comprehensive plan amendment for the City of Daytona Beach Shores in accordance with Section 163.3187, *Florida Statutes*.

B. PROPOSED AMENDMENT ITEM

Item 1: Map Amendment – Chapter 1, Future Land Use Element: amending L-4 entitled, “Generalized Future Land Use Map (2030),” to change future land use classification of the recently annexed property located at 3836 S. Atlantic Avenue from Volusia County *Urban Low Intensity* to Daytona Beach Shores *Residential Low Intensity*.

Overview:

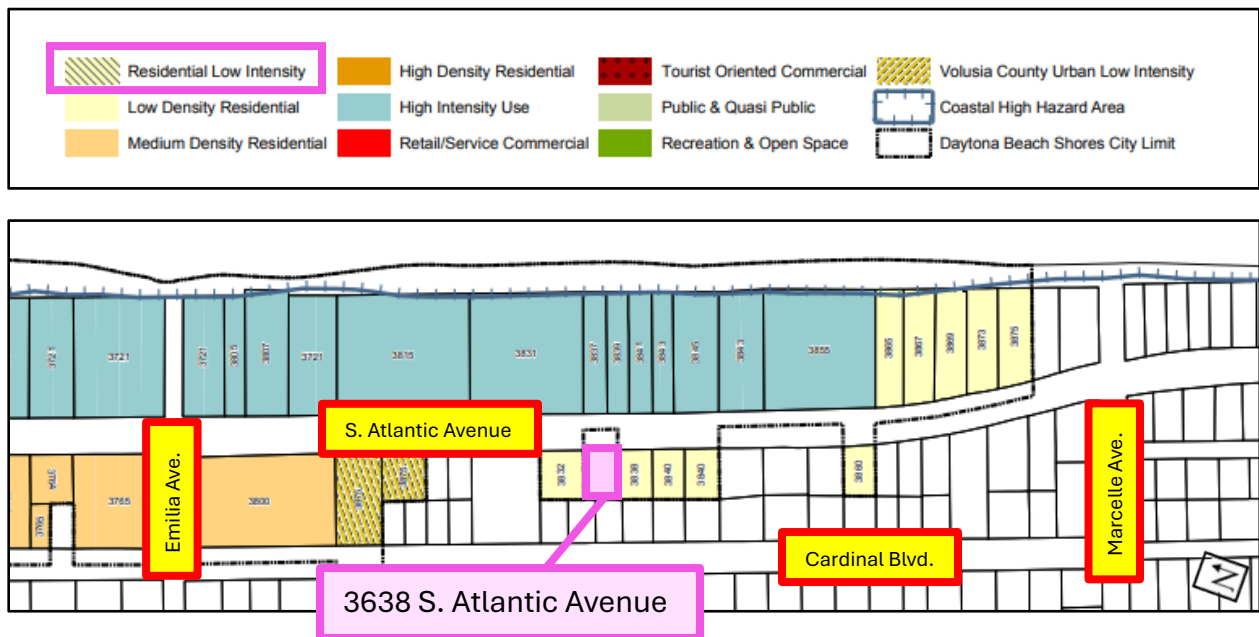
The property is currently occupied by a single-family residential structure (5, 018 sq ft). The current Volusia County Future Land Use (FLU) and Zoning designations on the property are Urban Low Intensity (0.2-4 unit/acre) and *R-9 Urban Single-Family Residential District*, respectively. The surrounding future land use designations and zoning classifications are depicted in Table 1 below, while the future land use is illustrated in Figure 1. The subject request is to change the FLU designation to Daytona Beach Shores *Residential Low Intensity* (0-4 units/acre).

Table 1: Abutting Zoning and Future Land Use Classification

Location	Zoning		Future Land Use	
	Existing	Proposed	Existing	Proposed
Subject Property	R-9	RSF-2	<i>Volusia County Urban Low Intensity</i>	<i>Residential Low Intensity</i>
North	RSF-2		Residential Low Intensity	
South	RSF-2		Residential Low Intensity	
East	T/RMF-1		High Intensity	
West	R-9		<i>Volusia County Urban Low Intensity</i>	

Notes: R-9 = Volusia County Urban Single-Family Residential District
 RSF-2 = DBS Urban Single-Family Residential Detached District
 T/RMF-1 = DBS Hotel/Motel District or Multi-Family Residential District (High Density)

Figure 1: 3836 S. Atlantic Avenue – Surrounding Future Land Use



Description, Data and Analysis:

The analysis conducted below demonstrates the amendment's compliance with the City's Comprehensive Plan and the Florida Administrative Code for future land use map amendments. Therefore, the analysis shows that there will be no significant impacts on the environment, roadways, public schools, and utilities as the allowable densities and use will remain the same.

C. IMPACTS OF PROPOSED AMENDMENT

The current Volusia County *Urban Low Intensity* Future Land Use (FLU) classification allows a maximum density of four (4) units per acre. Under the proposed Daytona Beach Shores FLU designation, *Residential Low Intensity*, the maximum density allowed is also four (4) units per acre. Therefore, the proposed land use amendment would not result in any change in residential density permitted. Given the +/-0.181-acre size of the property, the proposed amendment would allow only one (1) residential unit on site, which is the same as currently allowed under the Volusia County FLU classification.

The property is currently occupied by a single-family residential structure. Additionally, the proposed Daytona Beach Shores zoning for this property, RSF-2 *Urban Single-Family Residential Detached District*, would permit only one residential dwelling unit on site. So, from a practical and planning perspective the proposed future land use change will result in no net change in density and impacts.

In accordance with the Daytona Beach Shores Comprehensive Plan Update (2030) and standard practice from the Florida Department of Commerce and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the current future land use designation versus the proposed designation (**Table 2** below). The following seven public facilities and services were examined and discussed briefly below: (1) Transportation, (2) Sanitary Sewer, (3) Potable Water, (4) Solid Waste, (5) Stormwater Drainage, (6) Recreation, and (7) Public Schools.

Table 2: Impact Analysis (Theoretical Maximums)

Development Variable	Current Future Land Use (0.2-4 units/acre)	Proposed Future Land Use (0.2-4 units/acre)	Change
Residential Units Allowed	1	1	None
Population ¹	1.6	1.6	None
AM / PM Peak Hour Trips ²	0.75/1.01	0.75/1.01	None
Sanitary Sewer (gallons/day) ³	250	250	None
Potable Water (gallons/day) ⁴	176	176	None
Solid Waste (lbs./person) ⁵	16	16	None
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space	See summary below	See summary below	None
Public School Student(s)	0.396	0.396	None

Notes:

1. Population: 1.6 persons per dwelling unit in DBS
2. Transportation: Rates are for peak hour of adjacent street traffic
Single-family residential unit = 0.75 AM trips, 1.01 PM trips
3. Sanitary Sewer: 250 gallons per dwelling unit per day
4. Potable Water: 110 gallons per capita per day
5. Solid Waste: 10 pounds per capita per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event. If property is redeveloped, drainage system will be designed to meet the requirements of the *Land Development Code*.
7. Public School: Generation rates = 0.396 per single-family unit.

Sources:

- A. 2020 US Census
- B. ITE Trip Generation Manual, 8th Edition
- C. Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030)

Transportation:

The subject property is a single-family property with vehicular transportation access to the abutting S. Atlantic Avenue, which connects to Dunlawton Boulevard (SR 421), a principal arterial road leading to the interstate system. These two roads are currently operating at acceptable levels of service. There will be no net change in vehicular trips as demonstrated in **Table 2** above and the allowed LOS standard will continue to be maintained.

Sanitary Sewer:

The City's adopted LOS standard for sanitary sewer is 250 gallons per dwelling unit per day. Using this standard, the proposed land use would theoretically generate a demand of 250 gallons per day consistent with the current future land use. However, since no increase in the number of entitled dwelling units would occur, there is no net change in theoretical demand. Regardless, it should be noted that the City of Port Orange sewer treatment facility is currently operating at an acceptable level of service.

Potable Water:

The City's adopted LOS standard for potable water is 110 gallons per capita per day. Using this standard, the proposed land use would theoretically create a demand of 176 gallons of water per day. No increase in number of theoretical dwelling units or demand will occur. In addition, the current potable water usage is already accounted for in Port Orange's current consumptive use permit (CUP).

Solid Waste Collection:

The proposed land use allows for one (1) residential unit that would be expected to support a population of 1.6 persons, which together would theoretically generate 16 pounds of solid waste per day. Solid waste generated within the City of Daytona Beach Shores is collected by Waste Pro, which delivers it to the Volusia County landfill. The 3,000-acre landfill is a Class I facility with a projected life span to the year 2050.

Stormwater Drainage:

The City's adopted LOS standard for stormwater is the 25-year, 24-hour storm event. More specifically, the stormwater facilities must be capable of treating and conveying the runoff from such a storm without causing flooding of adjacent properties or polluting any receiving water bodies. In addition, the Comprehensive Plan requires that there be no net loss of stormwater retention function as a result of development. Therefore, if the property is developed, the parcel must have the same ability to store and discharge water after development as it does before development occurs. The applicants would be required to address stormwater retention on the property in accordance with these City standards.

Recreation and Open Space:

The proposed amendment would theoretically add 1.6 residents to the City of Daytona Beach Shores. The City’s most recent population count was 5,179 (2020 US Census). Policy 7-1.2.1 and Policy 9-1.3.1 in the City’s Comprehensive plan establish the LOS standards for recreation facilities within the City. Considering the City’s population and the City’s recreational LOS standards, it may be concluded that Daytona Beach Shores currently has adequate capacity for all recreational facilities as required by the City’s Adopted Comprehensive Plan and seen in **Table 3** below.

Table 3: Recreation Facilities Analysis

Type of Park/ Recreational Facility	Unit of Measure/LOS Standard	Current LOS (Facilities)	Deficit
Playgrounds	one per 10,000 people	1	None
Neighborhood Park	one per 10,000 people	5	None
Community Park	one per 25,000 people	1	None
Children’s Play Areas	one per 10,000 people	1	None
Baseball/Softball Field	one per 15,000 people	1	None
Tennis Courts	one per 2,000 people	11	None
Community Center	one per 20,000 people	1	None
Playgrounds	one per 10,000 people	1	None
Neighborhood Park	one per 10,000 people	5	None

Public Schools:

Based on the Volusia County School District's student generation rate for a single-family dwelling unit, the proposed land use could generate at least one (1) full-time student. Due to the residential density neutrality of the proposed change, the same result could be generated by the existing Volusia County future land use due. Therefore, no increased impact on existing public school facilities is expected. Further, due to the aforementioned, the FLU amendment is exempt from the School District review.

D. LAND USE COMPATIBILITY

The land use of nearby properties on the west side of S. Atlantic Avenue is primarily single-family residential in character (**Figures 1 and 2**).

Figure 2: Aerial View of 3836 S. Atlantic Avenue and Surrounding Neighborhood



Source: Volusia County Property Appraiser, 2024

Considering above **Figures 1 and 2**, along with **Table 1** on Page 2 of this Planning Analysis, the proposed land use, which is a density-neutral land request, is consistent with the existing and future land use of the prevailing pattern of the neighborhood.

E. APPLICABLE PLANS, CODES AND REGULATIONS

Future Land Use Element (Daytona Beach Shores Comprehensive Plan):

Policy 1-1.1.5: (a) The City shall maintain at least a Level of Service standard "D" at all times on its roadway network throughout the City. This shall include Dunlawton Boulevard, including the bridge. The maintenance of this Level of Service standard is important to ensure that an efficient flow of traffic can be maintained on these primary roads in the event of a hurricane threat. (b) Maintain the clearance time of the population in the Hurricane Vulnerability Zone at sixteen (16) hours based on a level of service standard "D" during the time of a category 5-storm event as measured on the Saffir-Simpson scale. This policy is consistent with the stated objectives contained in the Coastal Management Element of the Volusia County Comprehensive Plan regarding hurricane evacuation and Section 163.3178 (9) (b), F.S. and based on the most current East Central Florida Regional Planning Council hurricane study.

Policy 1-1.2.2: The City's existing policy of requiring written assurance from any entity providing sewage treatment, potable water, or solid waste disposal shall be maintained throughout the planning period.

Objective 1-1.4: Land uses that are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged. This shall take the form of not allowing any objectionable uses (industrial, warehousing, etc.) in the new *Land Development Code* which will be adopted subsequent to this Comprehensive Plan.

Capital Improvement Element:

Policy 9-1.3: The City shall use the following Level of Service (LOS) standards in reviewing the impacts of new development and redevelopment on public facility provisions:

- (a) **Sanitary Sewers:** 250 gallons per dwelling unit per day
- (b) **Solid Waste:** 10 pounds per capita per day
- (c) **Drainage:** 25-year, 24-hour design storm
- (d) **Potable Water:** 110 gallons/capita/day (gcd) for Port Orange Service Area
150 gcd for Daytona Beach Service Area
- (e) **Roadways:** Arterials: LOS "D" at peak hour
Collectors: LOS "C" at peak hour
- (f) **Recreation:** See Table 3 above

F. REVIEW CRITERIA AND STAFF FINDINGS

1. The amendment shall not decrease the LOS Standard for hurricane evacuation routes below LOS Standard D and (b) the amendment shall not increase the clearance time for evacuation of the population in the Hurricane Vulnerability Zone above 16 hours.

Staff finding: The proposed land use amendment is density neutral. Consequently, no increase in traffic is anticipated as a result of the proposed change, therefore: (a) there will be no decrease in the adopted LOS Standard for S. Atlantic Avenue or Dunlawton Boulevard; and (b) considering the aforementioned, the hurricane evacuation clearance time shall remain the same for the subject roads in question.

2. Written assurances from service providers for sewage treatment, potable water, and solid waste shall be provided when there is a future land use map amendment result in an increase in density or intensity.

Staff finding: The proposed land use amendment is density-neutral and the site is already developed. Therefore, no increase in demand is anticipated and no written assurances are needed from service providers since services are already being provided for at the accepted LOS standard.

3. The amendment shall not result in objectionable land use designations inconsistent with the character of the overall future land use plan.

Staff finding: The proposed amendment will not result in an incompatible land use designation with adjacent parcels, the neighborhood, or overall character of the future land use plan. The proposed *Residential Low Intensity* (0-4 units/acre) designation will provide for a single-family residence and is therefore compatible with the surrounding residential low-density (single-family) space land uses.

4. The amendment shall not decrease the LOS Standards for public facilities adopted in Policy 9-1.3 of the City's Comprehensive Plan.

Staff finding: The proposed land use amendment is density neutral, therefore, no increase demand on public facilities is anticipated.

G. CONCLUSION:

The proposed land use amendment is consistent with overall goals, objectives, and Policies of the Daytona Beach Shores Comprehensive Plan (2030).

Exhibit D

3836 S. Atlantic Ave.

FLUMA Notice Requirements Met

Ord. 2025-05

(17 pages)



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763 -5376
Fax (386) 763 -5370

March 14, 2025

RE: 3836 S. Atlantic Avenue, Short Tax Parcel ID: 6302 05 07 0192
Future Land Use Map Amendment and Rezoning Hearings

Dear Property Owner:

This letter is to notify you that the City of Daytona Beach Shores has received a voluntary annexation application, future land use map amendment, and rezoning application from the owner of the above-subject address, which abuts your property. The City will hold Public Hearings on the future land use map amendment and rezoning applications as follows:

- **Planning and Zoning Board: April 14, 2025, at 8:30 a.m.**
- **City Commission (1st Reading): May 6, 2025, at 6:00 p.m.**
- **City Commission (Adoption): June 3, 2025, at 6:00 p.m.**

The public hearings will be held in the City Commission Chambers in the Daytona Beach Shores Community Center located at 3000 Bellemead Drive, Daytona Beach Shores. All interested parties may appear at the public hearings and will be given an opportunity to be heard. If it will be necessary to reschedule the public meetings to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

In accordance with the American with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's office no later than five days prior to the hearing. If you have any questions, please contact me at (386) 763-5376.

Sincerely,

Gwyn Herstein,
City Planner

CC: Cheri Schwab, City Clerk
Stewart Cruz, AICP/Community Services Director

Letters sent to:

North

Louise Spence Life Estate
3832 S. Atlantic Ave.
Daytona Beach Shores, FL 32118

East

Manager
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

President
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

3837 South Atlantic Ave, LLC
13662 Forest Road
Forest, VA 24551-2228

Donald W. Banker, as Trustee of the Banker Family Trusts: #2A & #2B
400 Washington Street
Lynchburg, VA 24504-2618

South

Charles Van Derven
3838 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

Karmen Coon Van Derven
3838 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

West

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127

Robert A. Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

Cassandra Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

7020 0090 0000 0207 5569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

POSTAGE PAID PERMIT NO. 32118 DAYTONA BEACH, FL

POST OFFICE 3836
MAR 15 2025
 03/15/2025

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$5.58

To
 \$9.68
 Se
 Si
 Cit

Louise Spence Life Estate
 3832 S. Atlantic Ave.
 Daytona Beach Shores, FL 32118

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Gary T. Spence <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Louise Spence Life Estate 3832 S. Atlantic Ave. Daytona Beach Shores, FL 32118</p>		<p>B. Received by (Printed Name) Gary T. Spence</p>	<p>C. Date of Delivery 3/31/25</p>
<p>2. 7020 0090 0000 0207 5569</p>		<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5376
Fax (386) 763-5370

VIA CERTIFIED MAIL

March 14, 2025

Manager
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

SUBJECT: NOTICE TO ABUTTING PROPERTY OWNERS

Dear Sir or Madam:

Pursuant to Sec. 2-2 of the City's *Land Development Code*, please be advised of the attached notice and post a copy of the same in a place where it will likely be seen by the occupants of the condominium. If you have questions, please feel free to contact me at (386) 763-5376.

Sincerely,

Gwyn Herstein,
City Planner



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5376
Fax (386) 763-5370

VIA CERTIFIED MAIL

March 14, 2025

President
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3831 S. Atlantic Avenue
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Sincerely,

Gwyn Herstein,
City Planner

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i>	
		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Manager Blue Surf Condominium Association 3831 S. Atlantic Avenue Daytona Beach Shores, FL 32118		B. Received by (Printed Name) <i>Angela Page</i>	
		C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0090 0000 0207 5590		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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CONFIDENTIAL USE L+CL

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To **Manager**
 Blue Surf Condominium Association
 3831 S. Atlantic Avenue
 Daytona Beach Shores, FL 32118

Postmark Here: MAR 15 2025 03/15/2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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CONFIDENTIAL USE L+CL

Certified Mail Fee \$4.85

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To **President**
 Blue Surf Condominium Association
 3831 S. Atlantic Avenue
 Daytona Beach Shores, FL 32118

Postmark Here: MAR 15 2025 03/15/2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i>	
		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: President Blue Surf Condominium Association 3831 S. Atlantic Avenue Daytona Beach Shores, FL 32118		B. Received by (Printed Name) <i>Angela Page</i>	
		C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0090 0000 0207 5606		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$9.68

Sent 7

Street

City, S



3837 South Atlantic Ave, LLC
 13662 Forest Road
 Forest, VA 24551-2228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 0207 5583

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3837 South Atlantic Ave, LLC
 13662 Forest Road
 Forest, VA 24551-2228



9590 9402 7813 2152 5099 77

2. 7020 0090 0000 0207 5583

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X Carol Banka Agent Addressee
- B. Received by (Printed Name) Carol Banka C. Date of Delivery 3/31/25
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

70200090000002075576

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Delivery Attempt

Reminder to Schedule Redelivery of your item

April 1, 2025

Available for Pickup

COURTHOUSE LYNCHBURG
1100 CLAY ST
LYNCHBURG VA 24504-9998
M-F 0900-1700
March 27, 2025, 9:56 am

No Access to Delivery Location

LYNCHBURG, VA 24504
March 22, 2025, 3:05 pm

Departed USPS Regional Facility

ROANOKE VA DISTRIBUTION CENTER
March 22, 2025, 12:18 am

Arrived at USPS Regional Destination Facility

ROANOKE VA DISTRIBUTION CENTER
March 21, 2025, 1:21 pm

In Transit to Next Facility

Feedback

9255 2020 0000 0600 0201

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For delivery information, visit our website at www.usps.com ®	
Lynchburg, VA 24504	
RZ PLUM A	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$1.10
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68
Postmark Here	
MAR 15 2025 3030	
ROANOKE VA MAIN OFFICE	
Donald W. Banker, as Trustee of the Banker Family Trusts: #2A & #2B	
400 Washington Street	
Lynchburg, VA 24504-2618	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

March 19, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 15, 2025, 9:53 pm

Arrived at USPS Regional Origin Facility

ORLANDO FL DISTRIBUTION CENTER
March 15, 2025, 8:25 pm

USPS in possession of item

PORT ORANGE, FL 32127
March 15, 2025, 9:39 am

Hide Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$9.68

Sent to
 Street
 City

Charles Van Derven
 3838 S. Atlantic Avenue
 Daytona Beach Shores, FL 32118

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>																	
<p>1. Article Addressed to:</p> <p>Charles Van Derven 3838 S. Atlantic Avenue Daytona Beach Shores, FL 32118</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Barcode: 7020 0090 0000 0207 5651</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
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<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt																

Tracking Number:

Remove X

70200090000002075644

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Moving Through Network

In Transit to Next Facility, Arriving Late

March 21, 2025

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

March 16, 2025, 10:08 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

March 15, 2025, 9:53 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

March 15, 2025, 7:56 pm

USPS in possession of item

PORT ORANGE, FL 32127

March 15, 2025, 9:37 am

Hide Tracking History

Feedback

7020 0090 0000 0207 5644

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
R2 010101 0000 0207 5644	
CITY OF DAYTONA BEACH, FL 32118	
POST OFFICE 3836	
03/15/2025	
MAIN OFFICE	
Postmark Here	
USPS 32127	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68
Sender	Karmen Coon Van Derven
Street	3838 S. Atlantic Avenue
City	Daytona Beach Shores, FL 32118

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Retail



32127

RDC 99

U.S. POST
FCM LETT
PORT OR
MAR 15, 2

\$9.6

S2324D50

NIXIE 339 DE 1 0003/20/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 32118600290 *0274-05579-15-40

32118600290
32118600290

CERTIFIED MAIL



7020 0090 0000 0207 5613

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127

City of Daytona Beach Shores
Community Services
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118



RECEIVED
MAR 24 2025

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

RETURN RECEIPT
REQUESTED

0207561300009020

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

PROFESSIONAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

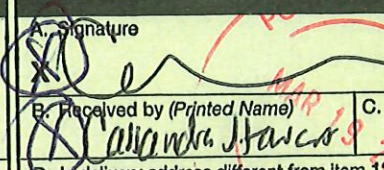

Postage \$0.73


\$9.68

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127

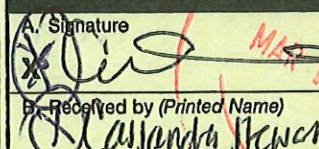



7020 0090 0000 0207 5613

SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	COMPLETE THIS SECTION ON DELIVERY A. Signature <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee B. Received by (Printed Name) <input type="checkbox"/> Agent C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
Robert A. Stewart 3839 Cardinal Blvd. Port Orange, FL 32127	
 9590 9402 7813 2152 5099 22	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
2. 7020 0090 0000 0207 5637	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$4.85 Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$0.00 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$0.00 Postage \$0.73 \$9.68	 PORT ORANGE, FL 32127 USPS 32127
Robert A. Stewart 3839 Cardinal Blvd. Port Orange, FL 32127	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Cassandra Stewart 3839 Cardinal Blvd. Port Orange, FL 32127	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	COMPLETE THIS SECTION ON DELIVERY A. Signature <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee B. Received by (Printed Name) <input type="checkbox"/> Agent C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
Cassandra Stewart 3839 Cardinal Blvd. Port Orange, FL 32127	
 9590 9402 7813 2152 5099 15	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
2. 7020 0090 0000 0207 5620	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7020 0090 0000 0207 5637

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**CITY OF DAYTONA BEACH SHORES
NOTICE OF LAND USE CHANGE**

Pursuant to Section 163.3187, Florida Statutes, the City of Daytona Beach Shores, Florida, will hold Public Hearings to consider the following ordinance:

ORDINANCE NO: 2025-05

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING *THE CITY OF DAYTONA BEACH SHORES COMPREHENSIVE PLAN*, AMENDING CHAPTER 1, "FUTURE LAND USE ELEMENT", BY AMENDING MAP L-4 ENTITLED, "GENERALIZED FUTURE LAND USE MAP (2030)" ASSIGNING THE RESIDENTIAL LOW INTENSITY FUTURE LAND USE DESIGNATION TO ANNEXED SINGLE-FAMILY RESIDENTIAL PROPERTY GENERALLY LOCATED AT 3836 S. ATLANTIC AVENUE, TAX PARCEL ID 6302 05 07 0190; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The public hearings will be held as follows:

- **Planning and Zoning Board: April 14, 2025, at 8:30am**
- **City Commission (1st Reading): May 6, 2025, at 6:00pm**
- **City Commission (Adoption): June 3, 2025, at 6:00pm**

This is a property owner-initiated amendment by Samule and Janel Coffing. Please see the included location map.

The public hearings will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores, Florida. All interested parties are invited to appear at these public hearings and submit oral or written objections or comments with respect to the proposed amendment. The amendment package is available for public inspection at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 South Atlantic Avenue, Daytona Beach Shores, Florida.

Anyone who wishes to appeal any decision by the Planning and Zoning Board or City Commission with respect to any matter considered at said Public Hearings will need a record of Public Hearing proceedings, including all testimony and evidence, and should arrange in advance for the making of a verbatim transcript of the Public Hearing. The Public Hearing may be continued to one or more dates. The dates, times, and places of any continuation of the Public

Hearing will be announced at the Public Hearing and no further notice regarding said continuation is required to be published.

Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for any of these public meetings should contact the office of the City Clerk at the telephone number and address noted at least seven working days prior to the meeting. Telephone (386)763-5364, City Hall, 2990 S. Atlantic Ave., Daytona Beach Shores, FL 32118



NOTES:

- 1. This ad should be placed in the Daytona News-Journal once at least 10 days prior to the Planning and Zoning Board hearing and again at least 10 days prior to the adoption hearing.**
- 2. Map above to be included.**



NOTICE OF PUBLIC HEARINGS

THE CITY OF DAYTONA BEACH SHORES WILL HOLD THE FOLLOWING PUBLIC HEARINGS AT THE DAYTONA BEACH SHORES COMMUNITY CENTER LOCATED AT 3000 BELLEMEAD DRIVE:

Planning & Zoning Board: APRIL 14, 2025 AT 8:30 AM

CITY COMMISSION (1st Reading): MAY 6, 2025 AT 6:00 PM

CITY COMMISSION (Adoption): JUNE 3, 2025 AT 6:00 PM

THE OWNER OF THIS PROPERTY HAS SUBMITTED THE FOLLOWING APPLICATIONS:

ZONING MAP AMENDMENT to RSF-2 - URBAN SINGLE-FAMILY RESIDENTIAL DETACHED DISTRICT

AND COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

to RESIDENTIAL LOW INTENSITY

3036 S. ATLANTIC AVE., VOLUSIA COUNTY PARCEL ID #: 6302-0507-0190

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF DAYTONA BEACH SHORES PLANNING DEPARTMENT AT (386) 763-5376

Anyone who wishes to appeal any decision by the Planning and Zoning Board or City Commission with respect to any matter considered at said Public Hearings will need a record of Public Hearing proceedings, including all testimony and evidence, and should arrange in advance for the making of a verbatim transcript of the Public Hearing. The Public Hearing may be continued to one or more dates. If it will be necessary to reschedule this public meeting to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven days prior to the hearing.

04/08/2025



PLANNING & ZONING BOARD AGENDA MEMORANDUM APRIL 14, 2025 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-04: Rezoning application for recently annexed property located at 3836 S. Atlantic Avenue

SYNOPSIS:

Ordinance 2025-04, if adopted, would amend the City's Official Zoning Map by assigning the "*RSF-2 Urban Single-Family Residential Detached District*" to the recently annexed single-family residential property located at 3836 S. Atlantic Avenue (Exhibit "A"). The application (Exhibit "B") was submitted by Samuel and Janel Coffing, owners of the subject property. Rezoning is a requirement of Florida Law when a property is annexed. The property is +/-0.181 acres and is occupied by a 5,018 sq ft residential structure. The proposed amendment is consistent with the current Volusia County zoning district "*R-9 Urban Single-Family Residential District*."

FISCAL IMPACT STATEMENT:

BACKGROUND:

A. BACKGROUND

The subject property, located at 3836 S. Atlantic Avenue, was recently annexed into the corporate limits of the City of Daytona Beach Shores, pursuant to the voluntary annexation process outlined in Section 171.044, Florida Statutes. Section 171.062, Florida Statutes, limits regulatory and development control over annexed property if the area annexed was subject to a county land use plan and county zoning such that said regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment and zoning change that includes the annexed area. The purpose of this application is to realize the latter, re-zoning the property to the City's RSF-2 Urban Single-Family Residential Detached District, consistent with the existing and surrounding land uses and current Volusia County R-9 District zoning classification. The property owners have also submitted an application to amend the future land use classification of the property in question to Residential Low Intensity, which is consistent with the existing and surrounding land uses and the current Volusia County Urban Low Intensity future land use classification. The zoning change will be adopted subsequent to the formal future land use amendment of the subject property.

B. PLANNING ANALYSIS

See Exhibit "C" for Planning Analysis.

C. PUBLIC NOTICE

Evidence of due public notice (Exhibit "D") has been submitted to the office of the City Clerk.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of Ordinance 2025-04 as presented.

SUGGESTED MOTION:

A Planning and Zoning Board member may motion as follows:

1. "I move to recommend to the City Commission approval of Ordinance 2025-04 as presented."

OR

2. "I move to recommend to the City Commission denial of Ordinance 2025-04, on the basis of the following..."

- ATTACHMENT:**
1. Ordinance 2025-04 - Rezone, 3836 S. Atlantic Avenue
 2. Exhibit A
 3. Exhibit "A" - Rezone Location Map, 3836 S. Atlantic Avenue
 4. Exhibit B
 5. Exhibit "B" - Rezone Application, 3836 S. Atlantic Avenue
 6. Exhibit C
 7. Exhibit C - Rezone Planning Analysis, 3836 S. Atlantic Avenue
 8. Exhibit D
 9. Exhibit "D" - Rezone Notice Requirements Met, 3836 S. Atlantic Ave

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, ASSIGNING THE RSF-2 URBAN SINGLE-FAMILY RESIDENTIAL DETACHED DISTRICT ZONING CLASSIFICATION TO ANNEXED SINGLE-FAMILY RESIDENTIAL PROPERTY GENERALLY LOCATED AT 3836 SOUTH ATLANTIC AVENUE, TAX PARCEL ID 6302 05 07 0190; PROVIDING MODIFICATION OF THE OFFICIAL ZONING MAP; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Daytona Beach Shores is committed to planning and managing the future growth of the City; and

WHEREAS, the property described in Section One herein was annexed into the City of Daytona Beach Shores on April 1, 2025, and an appropriate City zoning classification must be assigned to the real property in accordance with the requirements of controlling law; and

WHEREAS, the City Commission of the City of Daytona Beach Shores has received a recommendation from staff and the Planning and Zoning Board for the assignment of zoning classification to said annexed property and has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, the City Commission of the City of Daytona Beach Shores finds such rezoning consistent with the *City of Daytona Beach Shores Comprehensive Plan* and deems it in the best interest of the inhabitants of said City to amend the Official Zoning Map as hereinafter set forth,

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, as follows:

SECTION ONE: REZONING OF REAL PROPERTY. The property described hereinafter which was annexed into the City of Daytona Beach Shores pursuant to Ordinance 2025-03 is hereby rezoned and assigned the Daytona Beach Shores zoning classification as follows:

This property, bearing Volusia County Tax Parcel ID 6302 05 07 0190, as described in attached Exhibit "A," is assigned the RSF-2, Urban Single-Family Residential Detached District Zoning Classification.

SECTION TWO: AMENDMENT OF OFFICIAL ZONING MAP. The Official City Zoning Map is hereby amended to conform with the rezoning assigned herein.

SECTION THREE. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager, or designee, is authorized to take any and all required administrative actions to implement the provisions of this Ordinance including, but not limited to, providing notice of this rezoning to the Volusia County Council in accordance with applicable law.

SECTION FOUR. NON-CODIFICATION. This Ordinance shall not be codified in the *City Code of the City of Daytona Beach Shores* or the *Land Development Code of the City of Daytona Beach Shores*; provided, however, that the actions taken herein shall be depicted on the Official Zoning Map of the City of Daytona Beach Shores by the City Manager, or designee.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment.

CITY OF DAYTONA BEACH SHORES, FLORIDA

By: _____
NANCY MILLER, MAYOR

ATTEST:

By: _____
KURT SWARTZLANDER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

APPROVED AS TO FORM:

By: _____
GRETCHEN R.H. "BECKY" VOSE, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2025.

Adopted on second reading this _____ day of _____, 2025.

EXHIBIT "A"

THE EASTERLY 105 FEET OF LOT 19 AND THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20, BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 100, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH THE WESTERLY 1/2 OF S. ATLANTIC AVENUE LYING SOUTHERLY OF THE NORTH LINE OF LOT 19 AND LYING NORTHERLY OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 20, SAID BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19, BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, SAID PUBLIC RECORDS AND THE CENTERLINE OF S. ATLANTIC AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW LAID OUT; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 20; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 20 TO THE WESTERLY LINE OF THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20, THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF THE EASTERLY 105 FEET OF THE NORTH 1/2 OF LOT 20 AND WESTERLY LINE OF THE EASTERLY 105 FEET OF LOT 19 TO THE NORTH LINE OF LOT 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 19 TO THE POINT OF BEGINNING.

Exhibit A
3836 S. Atlantic Ave.

Rezone Location Map

Ord. 2025-04

(1 page)



Location Map: 3836 S. Atlantic Avenue

Exhibit B
3836 S. Atlantic Ave.

Rezone Application

Ord. 2025-04

(6 pages)



City of Daytona Beach Shores
 Community Services Department
 2990 South Atlantic Avenue
 Daytona Beach Shores, FL 32118
 Telephone (386) 763-5377

277431
RECEIVED
 MAY 30 2024
 BUILDING AND CODES DIVISION
 CITY OF DAYTONA BEACH SHORES

12024019

APPLICATION TO AMEND ZONING MAP

The Undersigned Applicant requests the Planning and Zoning Board and City Council to decide upon this application in accordance with Section 14-66 and 14-67 of the Land Development Code.

FEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Date Submitted: 5/30/2024 Current Zoning: _____

Requested Zoning: _____

Applicant's Name: Samuel + Janel Coffing

Address: 3836 S Atlantic Ave Phone #: 386.679.9128

Representative: _____

Address: _____ Phone #: _____

Property Address & Parcel ID: 3836 S. Atlantic Ave 6302-05-07-0190

Property Owner: applicant Daytona Beach FL 32118

NOTE: If applicant is not property owner, attach a notarized statement of authorization

Legal Description of Property: see attached warrants, deed

[Signature]
 Applicant's Signature

5/30/2024
 Date

THE PLANNING & ZONING BOARD WILL APPLY THE CRITERIA IN SECTION 14-66(4) OF THE LAND DEVELOPMENT CODE WHEN CONSIDERING ZONING MAP AMENDMENTS. PLEASE EXPLAIN HOW YOUR REQUEST MEETS THE FOLLOWING CRITERIA: (YOU MAY ATTACH ADDITIONAL SHEETS)

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

Staff to respond

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

Staff to respond

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

Staff to respond

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

Staff to respond

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

Staff to respond

6. The proposed zoning is basically consistent with the comprehensive land use plan.

Staff to respond

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

Staff to respond

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

Staff to respond

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

Staff to respond

10. Would the proposed changes constitute "spot zoning"?

Staff to respond

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

Staff to respond

12. Is the change solely for the benefit of the owner and to the detriment of the community?

Staff to respond

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

Staff to respond

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

Staff to respond

4

Prepared by and Return To:
Stacey Tutunjian
Professional Title Agency, a division of LandCastle
Title Group, LLC
747 S. Ridgewood Ave, #204
Daytona Beach, FL 32114

Order No.: DB [REDACTED]

APN/Parcel ID(s): 630205070190

WARRANTY DEED

THIS WARRANTY DEED dated September 21, 2020, by Pinar Tabakci Recel, a single person, hereinafter called the grantor, to Samuel C. Coffing and Janel I. Coffing, husband and wife, whose post office address is 6118 Half Moon Drive, Port Orange, FL 32127, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

The Easterly 105 feet of Lot 19, and the Easterly 105 feet of the North 1/2 of Lot 20, Block 7, all in Ocean View Section of Halifax Estates, according to the plat thereof, recorded in Map Book 11, Page 100, of the Public Records of Volusia County, Florida, TOGETHER WITH a permanent non-exclusive easement for the benefit of the above described parcel for passageway to and from the Atlantic Ocean over the Southerly 5 feet of Lot 21, Block 6, all in the Ocean View Section of Halifax Estates as recorded in Map Book 11, Page 100, Public Records of Volusia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Michael Smolletsky
Witness Signature
Michael Smolletsky

Print Name

Stacey Tutunjian
Witness Signature
STACEY TUTUNJIAN

Print Name

[Signature]

Pinar Tabakci Recel

Address: 4688 S Atlantic Ave
Ponce Inlet, FL 32127

State of FLORIDA
County of Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of September, 2020 by Pinar Tabakci Recel, to me known to be the person(s) described in or who has/have produced driver's license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Stacey Tutunjian
NOTARY PUBLIC
My Commission Expires: 9-16-2024

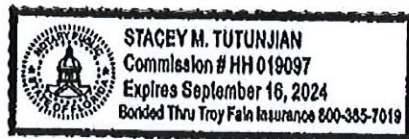


Exhibit C

3836 S. Atlantic Ave.

Rezone Planning Analysis

Ord. 2025-04

(10 pages)

PLANNING ANALYSIS
Ordinance 2025-04
Rezone 3836 S. Atlantic Avenue

A. INTRODUCTION

The subject application was submitted to the City on May 30, 2024, by the property owners, Samuel and Janel Coffing. The application/proposed ordinance, if approved, would change the zoning district classification of the annexed single-family residential property, located at 3836 S. Atlantic Avenue from Volusia County *R-9 Urban Single-Family Residential District* to Daytona Beach Shores *RSF-2 Urban Single-Family Residential Detached District*. The subject property contains an acreage of 0.181+/-, has a single-family residential home on the site, and bears Volusia County Tax Parcel ID 6302 05 07 0190.

B. EXISTING ZONING AND CURRENT LAND USE

Subject Property:

RSF-2 (Urban Single-Family Residential Detached District): Single-Family Residence, 0.181 acre

Table 1: Surrounding Properties:

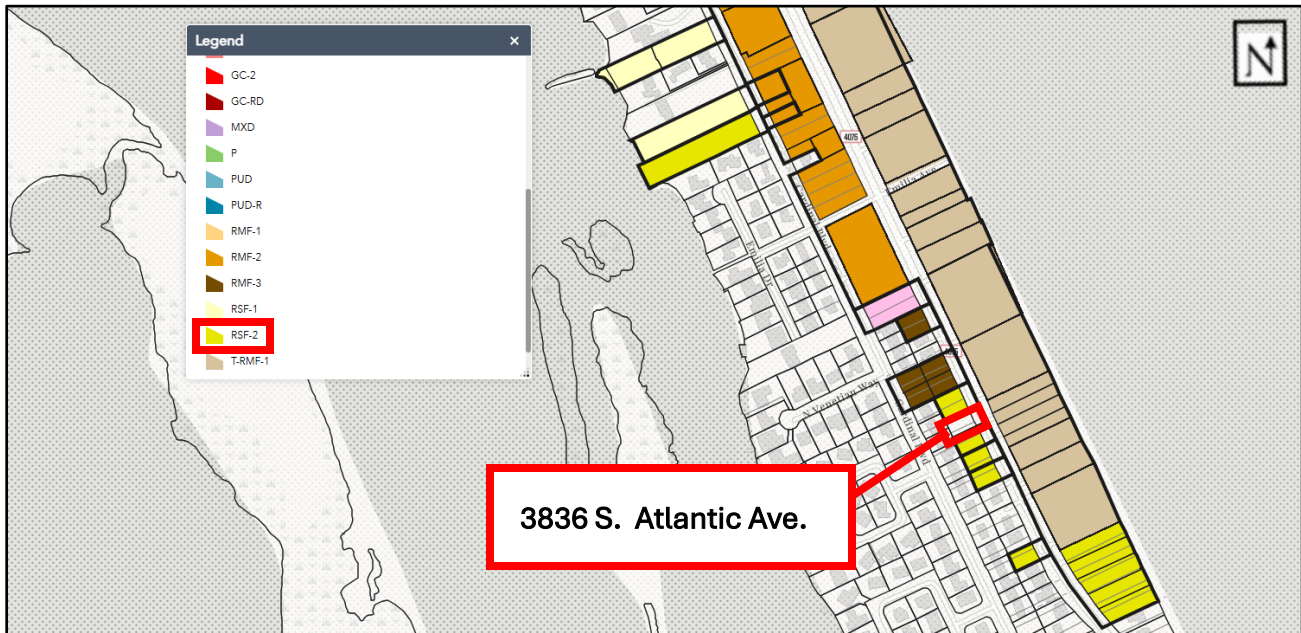
Location	Zoning	Current Land Use
Subject Property	V. County Residential Zoning R-9	Single-Family Residence
North	RSF-2 (Urban Single-Family Residential District)	Single-Family Residence
South	RSF-2 (Urban Single-Family Residential District)	Single-Family Residence
East (Northerly)	T/RMF-1 (Hotel/Motel District) / (Multi-Family Residential (High Density)	52-Unit Blue Surf Residential Condominium
East	T/RMF-1 (Hotel/Motel District) / (Multi-Family Residential (High Density)	Legal Non-Conforming Single-Family Residence
East (Southerly)	T/RMF-1 (Hotel/Motel District) / (Multi-Family Residential (High Density)	Legal Non-Conforming Single-Family Residence
West (Northerly)	V. County Residential Zoning R-9	Single-Family Residence
West (Southerly)	V. County Residential Zoning R-9	Single-Family Residence

Figure 1: Aerial View of 3836 S. Atlantic Avenue and Surrounding Neighborhood



Source: Volusia County Property Appraiser, 2024

Figure 2: 3836 S. Atlantic Avenue and Surrounding Area Zoning Map



Source: Esri Community Maps, ArcGIS, 2025

Figure 3: 3836 S. Atlantic Avenue Street View



As noted in **Table 1** above, the subject property is currently zoned Volusia County *R-9 Urban Single-Family Residential District*. According to the Volusia County Land Development Code, the purpose, intent and permitted uses of the existing zoning district is as follows:

“R-9 Urban Single-Family Residential District”:

Purpose and intent: The purpose and intent of the R-9 Urban Single-Family Residential classification, is to provide for continued medium-density single-family dwelling residential development on existing platted lots.

Permitted principal uses and structure: In the R-9 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) or those which comply with division 8 of the Land Development Code of Volusia County [article III] or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(16)).

Fire stations.

Home-based business (refer to section 72-283).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or modular dwelling.

C. PROPOSED ZONING

The proposed Daytona Beach Shores zoning for the subject property is RSF-2 Urban Single-Family Residential Detached District. According to the Daytona Beach Shores *Land Development Code*, the purpose, intent and permitted uses of the proposed zoning district is as follows:

“RSF-2 Urban Single-Family Residential Detached District”:

Purpose and Intent: The purpose and intent of the RSF-2 Urban Single-Family Residential Detached District is to provide medium residential density for the purpose of preserving the character of existing residential neighborhoods and generally implementing the city's land use plan within, but not necessarily limited to, those areas shown for single-family use.

14-17.2. Permitted Principal Uses and Structures:

Single-family dwelling.

Telecommunication towers and antennas, subject to compliance with section 14-60.1 et seq.

14-17.3. Permitted Accessory Uses and Structures.

Home occupations regulated by section 14-45 and other accessory uses or structures customarily incidental to the permitted principal use or structure.

D. COMPREHENSIVE PLAN

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Residential Low Intensity* future land use (FLU) classification to the subject property. This FLU classification allows up to four (4) residential units per acre, which is same as the current Volusia County *Urban Low Intensity* FLU for the property in question. Therefore, the existing acreage and proposed zoning will restrict the use to one (1) single-family residential unit.

Objective 1-1.4 of the Comprehensive Plan states that land uses which are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged through the prohibition of objectionable uses such as industries and warehousing. The proposed future land use and proposed zoning are not objectionable or inconsistent with the future land use map and surrounding neighborhood. Therefore, the proposed zoning classification is consistent with the City's Adopted Comprehensive Plan (2030) and proposed FLU classification.

E. REVIEW AND COMMENTS

The subject application was initiated by the property owners, Samuel and Janel Coffing. The subject property is located at 3836 S. Atlantic Avenue and has an acreage of 0.181 +/- . The site has vehicular and pedestrian access to the abutting South Atlantic Avenue.

The proposed zoning change will be consistent with previous Volusia County zoning and adjacent zoning district classifications. The property is currently occupied with a single-family residential structure, and the proposed change is density neutral.

Since the application in question regards a single-family residential property, it is exempt from the City's Concurrency Review Process as it does not substantially impact any of the City's public facilities or infrastructure. Further, adequate potable water, sewer, solid waste, recreation, public school and transportation facility capacities are currently available and serve the subject property.

F. FINDINGS OF FACT

When considering a request to change zoning, the Planning and Zoning Board shall consider the following criteria pursuant to Section 14-66 of the Land Development Code. Below are staff's findings considering each criterion outlined in the aforementioned section of the Code.

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

The proposed zoning change will not have an unfavorable impact on the environment or natural resources of the area. The property in question is currently developed with a single-family residential structure. If redeveloped, consistency with the City’s Land Development Code will be required. Further, the proposed zoning change would not permit hazardous uses such as industrial uses which could have an unfavorable impact on the environment and natural resources of the area.

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

The proposed zoning will generally have a neutral impact on the economy of the area as the property is currently developed and no redevelopment or change in entitlement is sought. The zoning is also consistent with the Volusia County Zoning District classification and the proposed zoning change is density and use neutral.

3. The proposed zoning will efficiently use or will unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

The subject property is currently developed as a single-family residence. This existing use will not unduly burden public facilities. The subject property is currently being served with or has access to transportation, public schools, water, sewer, and solid waste disposal services. All existing public facilities have adequate capacity and the proposed rezoning will not provide any more impact on said facilities than the Volusia County Zoning currently permits (see **Table 2** below) as the change sought is density neutral.

Table 2: Impact Analysis (Theoretical Maximums)

Development Variable	Current Future Land Use (0.2-4 units/acre)	Proposed Future Land Use (0.2-4 units/acre)	Change
Residential Units Allowed	1	1	None
Population ¹	1.6	1.6	None
AM / PM Peak Hour Trips ²	0.75/1.01	0.75/1.01	None
Sanitary Sewer (gallons/day) ³	250	250	None
Potable Water (gallons/day) ⁴	176	176	None
Solid Waste (lbs./person) ⁵	16	16	None
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space	See summary below	See summary below	None
Public School Student(s)	0.396	0.396	None

Notes:

1. Population: 1.6 persons per dwelling unit in DBS
2. Transportation: Rates are for peak hour of adjacent street traffic
Single-family residential unit = 0.75 AM trips, 1.01 PM trips
3. Sanitary Sewer: 250 gallons per dwelling unit per day
4. Potable Water: 110 gallons per capita per day
5. Solid Waste: 10 pounds per capita per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event. If property is redeveloped, drainage system will be designed to meet the requirements of the *Land Development Code*.
7. Public School: Generation rates = 0.396 per single-family unit.

Sources:

- A. 2020 US Census
- B. ITE Trip Generation Manual, 8th Edition
- C. Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030)

4. The proposed zoning will efficiently use or not unduly burden transportation facilities.

The proposed zoning will not unduly burden transportation facilities. There is already adequate vehicular access from the abutting S. Atlantic Avenue and the existing system of local, collector, and arterial road network. The adjacent transportation network currently operates above the adopted level of services.

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

The proposed zoning change involves a single-family residential property being rezoned to a Daytona Beach Shores compatible single-family residential zoning district classification. Hence, the rezoning will not impact the ability of people to find adequate housing since the change will neither create new housing nor eliminate existing housing stock.

6. The proposed zoning is basically consistent with the comprehensive land use plan.

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Residential Low Intensity* future land use (FLU) classification to the subject property. This FLU classification allows up to four (4) residential units per acre, which is same as the current Volusia County *Urban Low Intensity* FLU for the property in question.

Objective 1-1.4 of the Comprehensive Plan states that land uses which are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged through the prohibition of objectionable uses such as industries and warehousing. The existing single-family residence proposed future land use and proposed zoning are not objectionable or inconsistent with the future land use map and surrounding neighborhood. Therefore, the proposed zoning classification is consistent with the City's Adopted Comprehensive Plan (2030) and proposed FLU classification.

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

The physical, economic or environmental conditions relative to the property in question and the surrounding area have not changed so as to require a zoning change. However, the subject property was annexed into the City through the voluntary annexation process pursuant to Section 171.044, *Florida Statutes*. However, Section 171.062, *Florida Statutes* limits regulatory and development control over an annexing property if the area annexed was subject to a county land use plan and county zoning and said regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area, hence, the purpose of this application to amend the zoning classification of the subject property.

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

There was no mistake made in the original zoning of the property. The property was annexed into the City from unincorporated Volusia County; therefore the appropriate City zoning classification must be assigned so that the City may provide developmental and regulatory control.

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

The proposed zoning change is consistent with the existing Volusia County zoning district classification and is density and use neutral. Therefore, the proposed change will maintain a stabilizing effect on the surrounding areas.

10. Would the proposed changes constitute "spot zoning"?

Spot zoning generally occurs when an individual parcel is assigned a zoning classification that is inconsistent with the surrounding area. However, the proposed zoning change is consistent with the existing Volusia County zoning district classification in the area and the amendment is density and use neutral. Further, the proposed zoning classification will provide an existing use that is identical to the City's and County's zoning classification in the neighborhood. Therefore, the proposed change does not constitute spot zoning.

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

The proposed change involves rezoning one individual property which was annexed into the City's corporate limits. The proposed zoning classification is consistent with the existing neighborhoods use, future land use and zoning classifications. Therefore, the proposed change is not the singling out of a small parcel of land allowing a use that is totally different from that of the surrounding area.

12. Is the change solely for the benefit of the owner and to the detriment of the community?

The proposed change involves rezoning one individual property which was annexed into the City's corporate limits. The proposed zoning classification is consistent with the existing neighborhood uses, future land use and zoning classifications. Therefore, the proposed change would not be solely for the benefit of the owner and to the detriment of the community but instead the change would benefit the entire community by maintaining the existing land use of the property and the integrity of the neighborhood.

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

The proposed change is consistent with the neighborhood's existing and future land uses, especially on the west side of S. Atlantic Avenue, and therefore serves the entire community by maintaining the neighborhood's overall characteristics.

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

The rezoning will not materially diminish the value of the surrounding properties or substantially alter the characteristics of the neighborhood since the proposed rezoning will ensure the single-family nature of the community is maintained.

Exhibit D

3836 S. Atlantic Ave.

Rezone Notice Requirements Met

Ord. 2025-04

(15 pages)



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5376
Fax (386) 763-5370

March 14, 2025

**RE: 3836 S. Atlantic Avenue, Short Tax Parcel ID: 6302 05 07 0192
Future Land Use Map Amendment and Rezoning Hearings**

Dear Property Owner:

This letter is to notify you that the City of Daytona Beach Shores has received a voluntary annexation application, future land use map amendment, and rezoning application from the owner of the above-subject address, which abuts your property. The City will hold Public Hearings on the future land use map amendment and rezoning applications as follows:

- **Planning and Zoning Board: April 14, 2025, at 8:30 a.m.**
- **City Commission (1st Reading): May 6, 2025, at 6:00 p.m.**
- **City Commission (Adoption): June 3, 2025, at 6:00 p.m.**

The public hearings will be held in the City Commission Chambers in the Daytona Beach Shores Community Center located at 3000 Bellemead Drive, Daytona Beach Shores. All interested parties may appear at the public hearings and will be given an opportunity to be heard. If it will be necessary to reschedule the public meetings to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

In accordance with the American with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's office no later than five days prior to the hearing. If you have any questions, please contact me at (386) 763-5376.

Sincerely,

Gwyn Herstein,
City Planner

CC: Cheri Schwab, City Clerk
Stewart Cruz, AICP/Community Services Director

Letters sent to:

North

Louise Spence Life Estate
3832 S. Atlantic Ave.
Daytona Beach Shores, FL 32118

East

Manager
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

President
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

3837 South Atlantic Ave, LLC
13662 Forest Road
Forest, VA 24551-2228

Donald W. Banker, as Trustee of the Banker Family Trusts: #2A & #2B
400 Washington Street
Lynchburg, VA 24504-2618

South

Charles Van Derven
3838 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

Karmen Coon Van Derven
3838 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

West

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127

Robert A. Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

Cassandra Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

7020 0090 0000 0207 5569

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POST OFFICE USE ONLY

32118
 3836
 MAR 15 2025
 03/15/2025
 MAIN OFFICE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

To \$9.68

Louise Spence Life Estate
 3832 S. Atlantic Ave.
 Daytona Beach Shores, FL 32118

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Gary T. Spence <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Gary T. Spence 3/31/25</p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p>Louise Spence Life Estate 3832 S. Atlantic Ave. Daytona Beach Shores, FL 32118</p>																	
<p>2. 7020 0090 0000 0207 5569</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>																



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763 -5376
Fax (386) 763 -5370

VIA CERTIFIED MAIL

March 14, 2025

Manager
Blue Surf Condominium Association
3831 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

SUBJECT: NOTICE TO ABUTTING PROPERTY OWNERS

Dear Sir or Madam:

Pursuant to Sec. 2-2 of the City's *Land Development Code*, please be advised of the attached notice and post a copy of the same in a place where it will likely be seen by the occupants of the condominium. If you have questions, please feel free to contact me at (386) 763-5376.

Sincerely,

Gwyn Herstein,
City Planner



City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763 -5376
Fax (386) 763 -5370

VIA CERTIFIED MAIL

March 14, 2025

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City Planner

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>																	
	B. Received by (Printed Name) <i>Angela Page</i>	C. Date of Delivery																
1. Article Addressed to: Manager Blue Surf Condominium Association 3831 S. Atlantic Avenue Daytona Beach Shores, FL 32118	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
 9590 9402 7813 2152 5099 84	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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2. Article Number (Transfer from service label) 7020 0090 0000 0207 5590																		
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt																		

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$4.85	Postmark Here
<p>Extra Services & Fees (check box, add fee as appropriate)</p> <input type="checkbox"/> Return Receipt (hardcopy) \$0.00 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	<p>3836 MAR 15 2025 POST OFFICE MAIN OFFICE 32127</p>
Postage \$0.73	
Total Postage and Fees \$9.68	
Sent To Manager Blue Surf Condominium Association 3831 S. Atlantic Avenue Daytona Beach Shores, FL 32118	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt																		

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 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$0.73

Total \$9.68

Sent

Street

City, S

3837 South Atlantic Ave, LLC
 13662 Forest Road
 Forest, VA 24551-2228



7020 0090 0000 0207 5583

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1. Article Addressed to:

3837 South Atlantic Ave, LLC
 13662 Forest Road
 Forest, VA 24551-2228



9590 9402 7813 2152 5099 77

2. 7020 0090 0000 0207 5583

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X Carol Banker Agent Addressee
- B. Received by (Printed Name) Carol Banker C. Date of Delivery 3/31/25
- D. Is delivery address different from Item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

70200090000002075576

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Delivery Attempt

Reminder to Schedule Redelivery of your item

April 1, 2025

Available for Pickup

COURTHOUSE LYNCHBURG
1100 CLAY ST
LYNCHBURG VA 24504-9998
M-F 0900-1700
March 27, 2025, 9:56 am

No Access to Delivery Location

LYNCHBURG, VA 24504
March 22, 2025, 3:05 pm

Departed USPS Regional Facility

ROANOKE VA DISTRIBUTION CENTER
March 22, 2025, 12:18 am

Arrived at USPS Regional Destination Facility

ROANOKE VA DISTRIBUTION CENTER
March 21, 2025, 1:21 pm

In Transit to Next Facility

Feedback

7020 0090 0000 0207 5576

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Lynchburg VA 24504	
RZFBPLUMA OFFICIAL USE L	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68
Postmark Here	
MAR 15 2025	
3834	
ORANGE MAIN OFFICE	
Lynchburg, VA 24504-2618	
Donald W. Banker, as Trustee of the Banker Family Trusts: #2A & #2B 400 Washington Street Lynchburg, VA 24504-2618	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

March 19, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 15, 2025, 9:53 pm

Arrived at USPS Regional Origin Facility

ORLANDO FL DISTRIBUTION CENTER
March 15, 2025, 8:25 pm

USPS in possession of item

PORT ORANGE, FL 32127
March 15, 2025, 9:39 am

Hide Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total \$9.68

Sent to: Charles Van Derven
 3838 S. Atlantic Avenue
 Daytona Beach Shores, FL 32118



7020 0090 0000 0207 5651

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Charles Van Derven
 3838 S. Atlantic Avenue
 Daytona Beach Shores, FL 32118



9590 9402 7813 2152 5099 46

2 7020 0090 0000 0207 5651

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* MAR 15 2025 PM Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
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 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Remove X

Tracking Number:

70200090000002075644

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Moving Through Network

In Transit to Next Facility, Arriving Late

March 21, 2025

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

March 16, 2025, 10:08 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

March 15, 2025, 9:53 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

March 15, 2025, 7:56 pm

USPS in possession of item

PORT ORANGE, FL 32127

March 15, 2025, 9:37 am

Hide Tracking History

Feedback

7020 0090 0000 0207 5644

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

PROHIBITED FOR COMMERCIAL USE

Certified Mail Fee	\$4.95
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68

Postmark Here: 15 2025

3836 03

USPS 32127

03/15/2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sel Karmen Coon Van Derven
 Str 3838 S. Atlantic Avenue
 Cit Daytona Beach Shores, FL 32118

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Retail



32127

RDC 99

U.S. POST
FCM LETT
PORT OR
MAR 15, 2

\$9.6

S2324D50

NIXIE 339 DE 1 0003/20/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 32118600290 *0274-05579-15-40

CERTIFIED MAIL



7020 0090 0000 0207 5613

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127

REF
32118600290

City of Daytona Beach Shores
Community Services
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118



RECEIVED
MAR 24 2025

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

RETURN RECEIPT
REQUESTED

7020 0090 0000 0207 5613

U.S. Postal Service™
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OFFICIAL USE

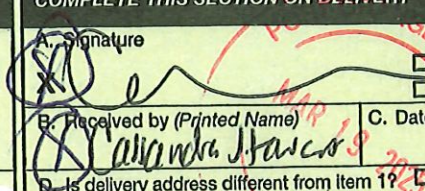
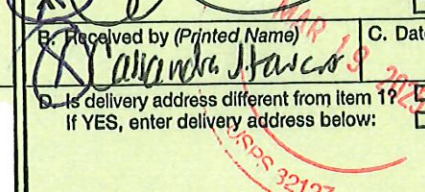

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$9.68

Ann T. Malon
3841 Cardinal Blvd.
Port Orange, FL 32127



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee 	
Robert A. Stewart 3839 Cardinal Blvd. Port Orange, FL 32127		B. Received by (Printed Name) <input type="checkbox"/> Agent <input type="checkbox"/> Addressee  C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 7813 2152 5099 22		3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. 7020 0090 0000 0207 5637		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7020 0090 0000 0207 5637

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

RESTRICTED OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$9.68

Postmark Here: **MAR 15 2025**

USPS 32127

Robert A. Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 0207 5620

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

RESTRICTED OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

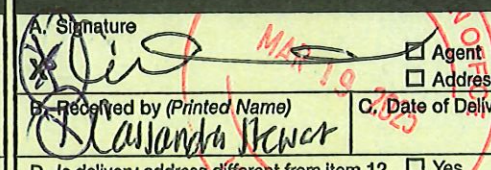
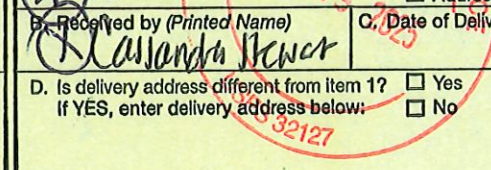

Total \$9.68

Postmark Here: **MAR 15 2025**

USPS 32127

Cassandra Stewart
3839 Cardinal Blvd.
Port Orange, FL 32127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee 	
Cassandra Stewart 3839 Cardinal Blvd. Port Orange, FL 32127		B. Received by (Printed Name) <input type="checkbox"/> Agent <input type="checkbox"/> Addressee  C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 7813 2152 5099 15		3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. 7020 0090 0000 0207 5620		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



04/03/2025



04/04/2025

NOTICE OF PUBLIC HEARINGS

THE CITY OF DAYTONA BEACH SHORES WILL HOLD THE FOLLOWING PUBLIC HEARINGS AT THE DAYTONA BEACH SHORES COMMUNITY CENTER LOCATED AT 3000 BELLEMEAD DRIVE:

Planning & Zoning Board: APRIL 14, 2025 AT 8:30 AM

CITY COMMISSION (1st Reading): MAY 6, 2025 AT 6:00 PM

CITY COMMISSION (Adoption): JUNE 3, 2025 AT 6:00 PM

THE OWNER OF THIS PROPERTY HAS SUBMITTED THE FOLLOWING APPLICATIONS:

ZONING MAP AMENDMENT to RSF-2 - URBAN SINGLE-FAMILY RESIDENTIAL DETACHED DISTRICT

AND COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

to RESIDENTIAL LOW INTENSITY

3036 S. ATLANTIC AVE., VOLUSIA COUNTY PARCEL ID #: 6302-0507-0190

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF DAYTONA BEACH SHORES PLANNING DEPARTMENT AT (386) 763-5376

Anyone who wishes to appeal any decision by the Planning and Zoning Board or City Commission with respect to any matter considered at said Public Hearings will need a record of Public Hearing proceedings, including all testimony and evidence, and should arrange in advance for the making of a verbatim transcript of the Public Hearing. The Public Hearing may be continued to one or more dates. If it will be necessary to reschedule this public meeting to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven days prior to the hearing.

04/08/2025



**PLANNING & ZONING BOARD AGENDA MEMORANDUM
APRIL 14, 2025 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM:

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Sunshine Law, Public Records, Voting Conflicts, and Quasi-Judicial Hearings - Training

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT: None