



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING AUGUST 11, 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 April 14, 2025

3. ACTION ITEMS

A. Ordinance 2025-10: Comprehensive Plan Future Land Use Map Amendment for recently annexed single-family residential property located at 2920 S. Peninsula Drive

4. QUASI-JUDICIAL HEARING

A. Ordinance 2025-11: Rezoning application for recently annexed property located at 2920 S. Peninsula Drive

5. OTHER

6. BOARD COMMENTS

7. 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 AUGUST 11, 2025 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-10: Comprehensive Plan Future Land Use Map Amendment for recently annexed single-family residential property located at 2920 S. Peninsula Drive

SYNOPSIS:

Ordinance 2025-10, if adopted, would amend the City's Adopted Comprehensive Plan Update (2030) Future Land Use Map by assigning the residential low intensity future land use classification to the recently annexed single-family residential property located at 2920 S. Peninsula Drive (Exhibit A). The application (Exhibit B) was submitted by Andrew E. Melville and Bonnie J. Melville, 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 +/- 0.283 acres and is occupied by a single-family residential structure of 2,566 sq ft and a total building area of 3,800 sq ft. The proposed amendment is compatible with the current Volusia County future land use category and, as such, the use will remain single-family residential.

FISCAL IMPACT STATEMENT:

BACKGROUND:

The subject property, located at 2920 S. Peninsula Drive, 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 2025-10 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 2025-10 as presented."

OR

2. "I move to recommend to the City Commission denial of Ordinance 2025-10, on the basis of the following..."

- ATTACHMENT:**
1. Ord 2025-10 - FLUMA, 2920 S. Peninsula Drive
 2. Exhibit A
 3. Exhibit A - FLUMA Location Map, 2920 S. Peninsula Dr.
 4. Exhibit B
 5. Exhibit B - FLUMA Application, 2920 S. Peninsula Dr.
 6. Exhibit C
 7. Exhibit C - FLUMA Planning Analysis, 2920 S. Peninsula Dr.
 8. Exhibit D
 9. Exhibit D - Notice Requirements Met, 2920 S. Peninsula Drive

ORDINANCE NO: 2025-10

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 2920 S. PENINSULA DRIVE, TAX PARCEL ID 5327 09 00 0160; 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, Andrew E. Melville Jr. and Bonnie Jean Melville, owners of the real property bearing Volusia County Tax Parcel ID 5327 09 00 0160 and generally located at 2920 S. Peninsula Drive, submitted an owner-initiated Comprehensive Plan/Future Land Use Map Amendment Application to the City of Daytona Beach Shores on March 17, 2025; and

Ordinance 2025-10

Page 1 of 4

WHEREAS, Andrew E. Melville, Jr. and Bonnie Jean Melville, 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 +/-0.283 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
2920 S. Peninsula Drive	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"

LOT 16 RIVER POINT SUBDIVISION, AS RECORDED IN MAP BOOK 34 PAGES 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LOCATED IN SECTION 27, TOWNSHIP 15 SOUTH, RANGE 33 EAST. VOLUSIA COUNTY FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE RUN S62°38'00"W, ALONG THE SOUTHERLY LINE SAID LOT 16, A DISTANCE OF 135.00 FEET TO THE WESTERLY LINE OF SAID LOT 16; THENCE N27°22'00"W ALONG SAID WESTERLY LINE, 91.42 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE N62°38'00"E, ALONG SAID NORTHERLY LINE, 135.00 FEET TO THE EASTERLY LINE OF SAID LOT 16; THENCE S27°22'00"E ALONG SAID EASTERLY LINE, 91.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,342 SQ. FEET, OR 0.283 ACRES MORE OR LESS.

TOGETHER WITH A PORTION OF SOUTH PENINSULA DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1823, PAGE 366, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING IN SECTION 27, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE RUN N27°22'00"W ALONG THE EASTERLY LINE OF SAID LOT 16, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH PENINSULA DRIVE, 91.42 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE N62°38'00"E, ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE SAID LOT 16, A DISTANCE OF 80.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH PENINSULA DRIVE; THENCE S27°22'00"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 91.42 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE SAID LOT 16; THENCE S62°38'00"W, ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE, 80.00 FEET TO THE POINT OF BEGINNING.

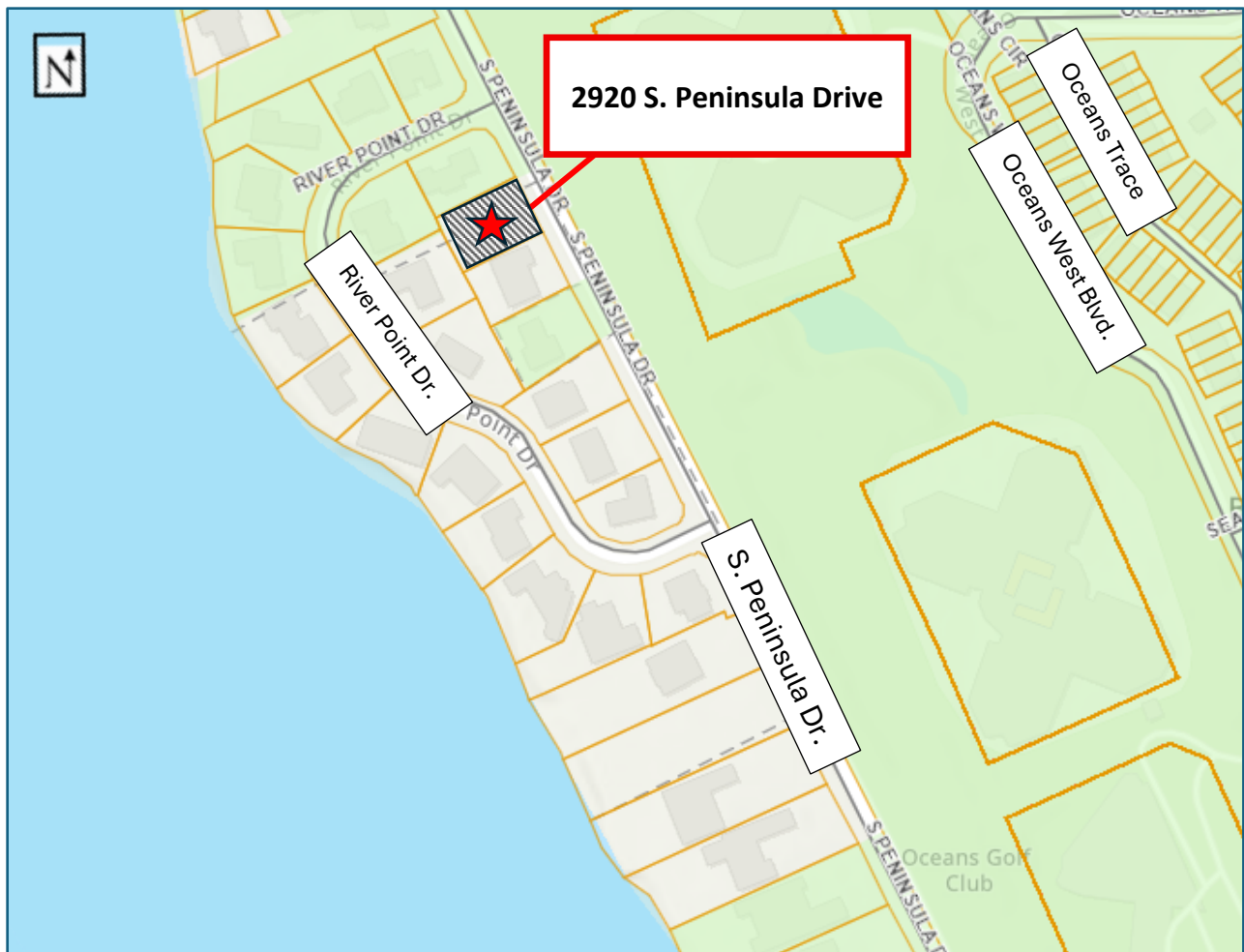
CONTAINING 7,314 SQ. FEET, OR 0.168 ACRES MORE OR LESS.

Exhibit A
2920 S. Peninsula Drive

FLUMA Location Map

Ord. 2025-10

(1 page)



Location Map: 2920 S. Peninsula Drive

Exhibit B
2920 S. Peninsula Drive

FLUMA Application

Ord. 2025-10

(1 page)

RECEIVED

MAR 17 2025



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

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

173 5 95

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: 3 / 17 / 25

Applicable Section of the Comprehensive Plan: _____

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

Applicant's Name: Andrew & Bonnie Melville

Address: 2920 S. Peninsula Dr Phone #: 402-860-4841
612-770-4111

Property Address: SAME

Existing Property Use: Primary Residence

Representing Attorney (if any): N/A

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:
We are requesting to have this
property annexed into the City of
Daytona Beach Shores

[Signature]
Applicant's Signature

3 / 17 / 2025
Date

Exhibit C
2920 S. Peninsula Drive

FLUMA Planning Analysis

Ord. 2025-10

(9 pages)

PLANNING ANALYSIS

Ordinance 2025-10

Comprehensive Plan Future Land Use Map Amendment – 2920 S. Peninsula Drive

A. INTRODUCTION

The subject application was submitted to the City on March 17, 2025, by the property owners, Andrew E. Melville, Jr. and Bonnie J. Melville. The proposed amendment, if approved, would change the future land use designation of an annexed single-family residential property, located at 2920 S. Peninsula Drive and having an acreage of 0.283 +/-, 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 5327 09 00 0160. 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 2920 S. Peninsula Drive from Volusia County *Urban Low Intensity* to Daytona Beach Shores *Residential Low Intensity*.

Overview:

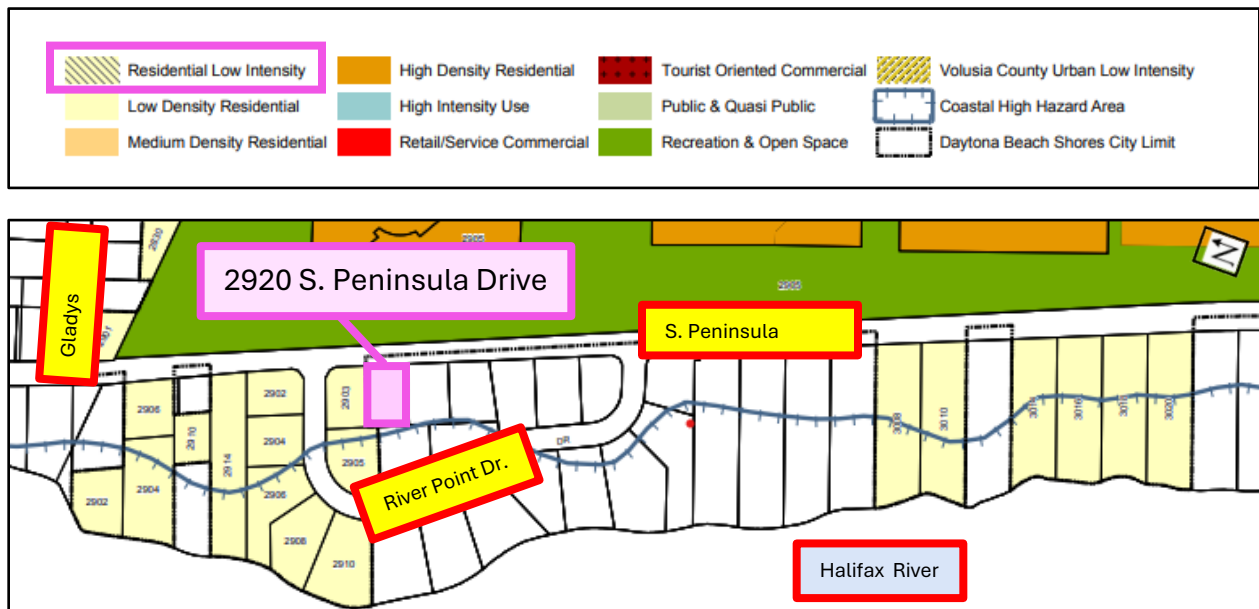
The property is currently occupied by a single-family residential structure of 2,566 sq ft and a total building area of 3,800 sq ft. The current Volusia County Future Land Use (FLU) and Zoning designations on the property are Urban Low Intensity (0.2-4 unit/acre) and *R-9 Urban Single-Family Residential 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>	Residential Low Intensity
North and Northwest	RSF-2		Residential Low Intensity	
South	R-9		<i>Volusia County Urban Low Intensity</i>	
East	PUD		High Density Residential and Recreation & Open Space	
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
 PUD = DBS Planned Unit Development

Figure 1: 2920 S. Peninsula Drive – 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 +/-0.283 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. Peninsula Drive, 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 re-developed, the parcel must have the same ability to store and discharge water after re-development as it does before re-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

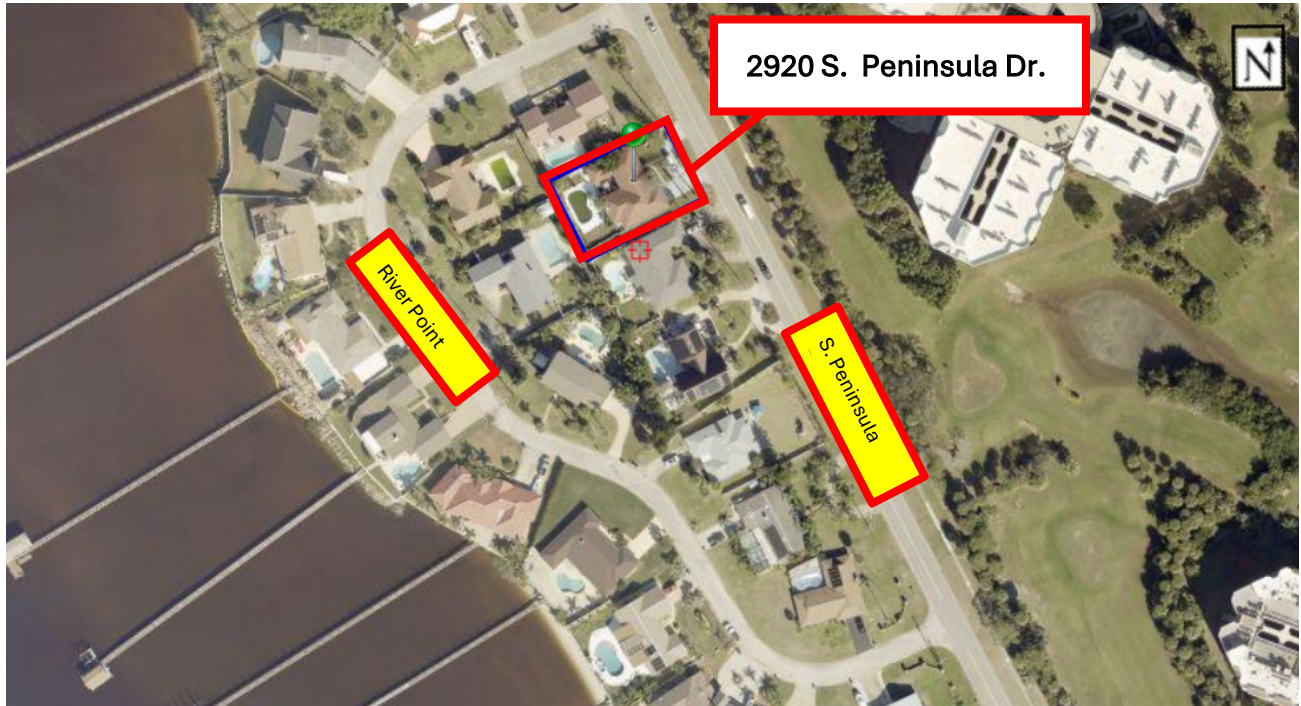
Public Schools:

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. Peninsula Drive is primarily single-family residential in character (**Figures 1 and 2**).

Figure 2: Aerial View of 2920 S. Peninsula Drive and Surrounding Neighborhood



Source: CONNEXEXPLORE Eagleview, 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. Peninsula Drive 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:

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

RECOMMENDATION: The Staff recommends approval of Ordinance 2025-10 to the Planning and Zoning Board at the meeting held on August 11, 2025.

Exhibit D
2920 S. Peninsula Drive

FLUMA Notice Requirements Met

Ord. 2025-10

(27 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

July 10, 2025

**RE: 2920 S. Peninsula Drive, Tax Parcel ID: 5327 09 00 0160
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 application, 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: August 11, 2025, at 8:30 a.m.**
- **City Commission (1st Reading): September 8, 2025, at 6:00 p.m.**
- **City Commission (Adoption): October 7, 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

Abutting Property Owner Letters sent to:

North

For 2903 River Point Drive: Frank D. Jeske
2772 S. Peninsula Dr.
Daytona Beach, Florida 32118

East

For S. Peninsula Drive:
(no numeric address) Oceans West Homeowners Association, Inc.
Attn: MANAGER
2 Oceans West Blvd., Suite 101
Daytona Beach Shores, FL 32118

Oceans West Homeowners Association, Inc.
Attn: PRESIDENT
3 Oceans West Blvd., Unit 6A3
Daytona Beach Shores, FL 32118

For 4 Oceans West Blvd.: Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
Daytona Beach Shores, FL 32118

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
Daytona Beach Shores, FL 32118

South

For 2922 S. Peninsula Drive: Marla Dee
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

Michael J. Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

Taylor Coroline Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

West

For 2907 River Point Drive: Abel Reyna
2907 River Point Drive
Daytona Beach, FL 32118

West, continued

For 2905 River Point Drive:

James A. Zambrotta
2138 Larkspur Ct.
Pennsburg, PA 18073

Tiffany Rose Czemba
2138 Larkspur Ct.
Pennsburg, PA 18073

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FLUMA R2 2920 S. Peninsula

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Certified Mail Fee \$ _____

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 \$ _____

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1 7 11

Frank D. Jeske
 2772 S. Peninsula Dr.
 Daytona Beach, Florida 32118

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

FLUMA + R2 2920 S. Peninsula

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 X: <i>J. Anderson</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p>Frank D. Jeske 2772 S. Peninsula Dr. Daytona Beach, Florida 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>9590 9402 7813 2152 5068 15</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>7020 0090 0000 0207 6023</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</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

July 11, 2025

Oceans West Homeowners Association, Inc.
Attn: MANAGER
2 Oceans West Blvd., Suite 101
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

7020 0090 0000 0207 6030

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FLUMA + RZ 2920 S. Peninsula	
Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
	Postmark Here
	2 of 11
Oceans West Homeowners Assoc., Inc. Attn: MANAGER 2 Oceans West Blvd., Suite 101 Daytona Beach Shores, FL 32118	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

FLUMA + RZ 2920 S. Peninsula	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>3. Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Oceans West Homeowners Assoc., Inc. Attn: MANAGER 2 Oceans West Blvd., Suite 101 Daytona Beach Shores, FL 32118</p>	<p>A. Signature X <i>Sherry Pyle</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Sherry Pyle</i></p> <p>C. Date of Delivery 7/14/25</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>
 9590 9402 7813 2152 5070 65	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
7020 0090 0000 0207 6030	



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

July 11, 2025

Oceans West Homeowners Association, Inc.
Attn: PRESIDENT
3 Oceans West Blvd., Unit 6A3
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

7020 0090 0000 0207 5996

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FLUMA + RC 2920 S. Peninsula

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Oceans West Homeowners Assoc., Inc.
Attn: PRESIDENT
3 Oceans West Blvd., Unit 6A3
Daytona Beach Shores, FL 32118

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FLUMA + RC 2920 S. Peninsula

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>Oceans West Homeowners Assoc., Inc. Attn: PRESIDENT 3 Oceans West Blvd., Unit 6A3 Daytona Beach Shores, FL 32118</p>		<p>B. Received by (Printed Name) J. Pyles</p>	
 9590 9402 7813 2152 5070 72		<p>C. Date of Delivery 7/14/25</p>	
<p>7020 0090 0000 0207 5996</p>		<p>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" 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)</p>	
		<p><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</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

July 11, 2025

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
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

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

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Oceans Cloverleaf North Condo. Assoc. Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
Daytona Beach Shores, FL 32118

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

Oceans Cloverleaf North Condo. Assoc. Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
Daytona Beach Shores, FL 32118



9590 9402 7813 2152 5070 89

7020 0090 0000 0207 6009

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 S. Pines
 Agent
 Addressee

B. Received by (Printed Name) *S. Pines*
 C. Date of Delivery *7/14/25*

D. Is delivery address different from item 1? Yes
 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 checked="" 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) | |



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

July 11, 2025

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
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

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Oceans Cloverleaf North Condo. Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
Daytona Beach Shores, FL 32118

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Oceans Cloverleaf North Condo. Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
Daytona Beach Shores, FL 32118



9590 9402 7813 2152 5068 22

7020 0090 0000 0207 6016

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S. Piles

- Agent
- Addressee

B. Received by (Printed Name)

S. Piles

C. Date of Delivery

7/14/25

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™
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- Signature Confirmation Restricted Delivery

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

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

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6 of 11

Marla Dee
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

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

FLORIDA + RZ 2920 S. Peninsula

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>COMPLETE THIS SECTION ON DELIVERY</p>																
<p>Marla Dee 2922 S. Peninsula Dr. Daytona Beach, FL 32118</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>Shirley Filer</i></p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> C. Date of Delivery</p> <p><i>Shirley Filer</i> <i>7/17/25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>																
<p>9590 9402 7813 2152 5071 40</p> <p>7020 0090 0000 0207 5941</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 checked="" type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" 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 checked="" type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" 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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FLUMA FRZ 2920 S Peninsula

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

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7of11

Postage

Michael J. Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

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FLUMA + RZ 2920 S. Peninsula

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<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"/> Agent <input type="checkbox"/> Addressee
Michael J. Christie 2922 S. Peninsula Dr. Daytona Beach, FL 32118	B. Received by (Printed Name) Sherry Tyles	C. Date of Delivery 7/17/25
 9590 9402 7813 2152 5071 33	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
7020 0090 0000 0207 5958	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" 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)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt Page 38 of 100

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

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B of 11

Taylor Coroline Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

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

FLORIDA 2920 S. Peninsula

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 X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Sherry Fales</i> C. Date of Delivery <i>7/17/25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>Taylor Coroline Christie 2922 S. Peninsula Dr. Daytona Beach, FL 32118</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" 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
<p>9590 9402 7813 2152 5071 26</p>	
<p>7020 0090 0000 0207 5965</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt Page 39 of 100

7020 0090 0000 0207 5972

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

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

FLORIDA 2920 S. PENNSULA

Certified Mail Fee \$ _____

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 \$ _____

Postmark Here
9 of 11

Abel Reyna
2907 River Point Drive
Daytona Beach, FL 32118

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

FLORIDA + R2 2920 S. Peninsula

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.

Abel Reyna
2907 River Point Drive
Daytona Beach, FL 32118



9590 9402 7813 2152 5071 19

7020 0090 0000 0207 5972

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *S. Pyles*

B. Received by (Printed Name) *S. Pyles*

C. Date of Delivery *7/14/25*

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Insured Mail

Insured Mail Insured Mail Restricted Delivery (over \$500)

Tracking Number:

70200090000002075989

Remove X

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:55 am on July 18, 2025 in NEWARK, DE 19711.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

NEWARK, DE 19711

July 18, 2025, 11:55 am

Arrived at USPS Regional Facility

WILMINGTON DE DISTRIBUTION CENTER

July 17, 2025, 12:45 pm

In Transit to Next Facility

July 16, 2025

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 15, 2025, 8:10 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 14, 2025, 5:09 pm

Departed USPS Regional Facility

7020 0090 0000 0207 5989

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
FROM FRZ 2920 S. Peninsula	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
James A. Zambrotta 2138 Larkspur Ct. Pennsburg, PA 18073	
Postmark Here 10 of 11	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 10:08 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 4:05 pm

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



USPS Tracking Plus®



Product Information



See Less

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

70200090000002076047

Remove X

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:55 am on July 18, 2025 in NEWARK, DE 19711.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

NEWARK, DE 19711

July 18, 2025, 11:55 am

Arrived at USPS Regional Facility

WILMINGTON DE DISTRIBUTION CENTER

July 17, 2025, 12:45 pm

In Transit to Next Facility

July 16, 2025

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 15, 2025, 8:10 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 14, 2025, 5:08 pm

Departed USPS Regional Facility

7020 0090 0000 0207 6047

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
FLORIDA 2920 S. Pennsburg	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Tiffany Rose Czemba 2138 Larkspur Ct. Pennsburg, PA 18073	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here
11 of 11

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 10:08 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 6:16 pm

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



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

**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:

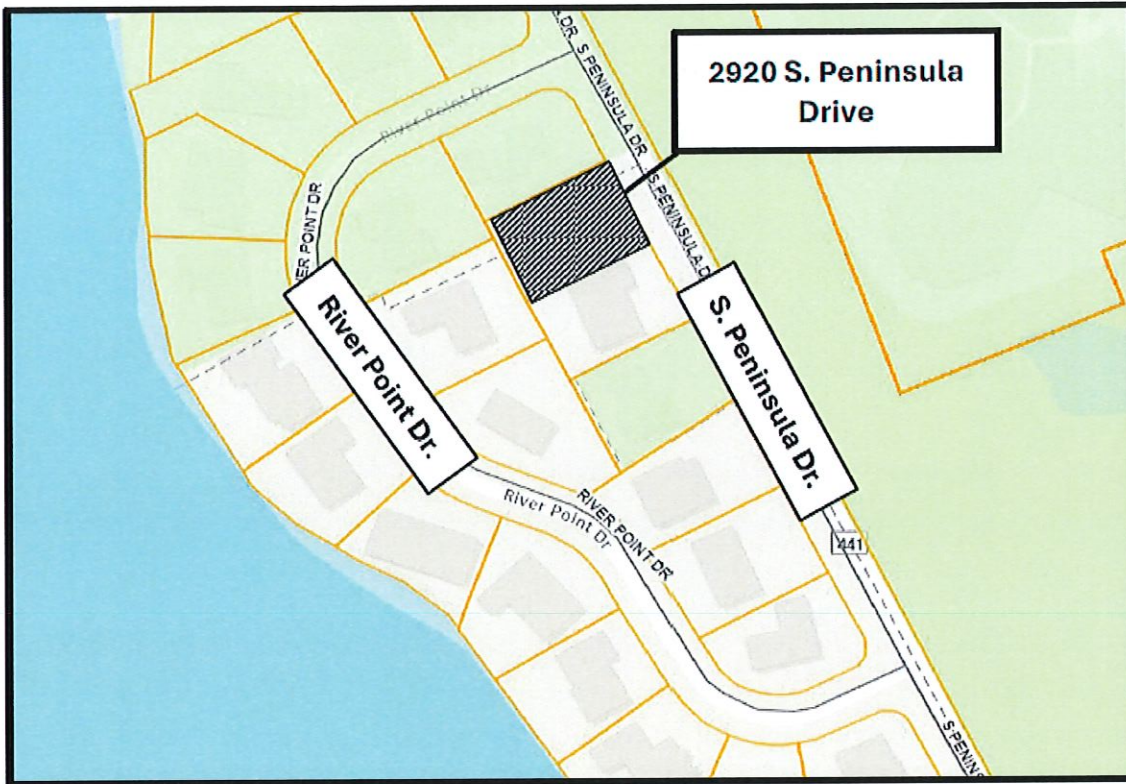
ORDINANCE NO: 2025-10

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 2920 S. PENINSULA DRIVE, TAX PARCEL ID 5327 09 00 0160; 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: Monday, August 11, 2025, at 8:30am**
- **City Commission (1st Reading): Monday, September 8, 2025, at 6:00pm**
- **City Commission (Adoption): Tuesday, October 7, 2025, at 6:00pm**

This is a property owner-initiated amendment by Andrew E. Melville, Jr., and Bonnie J. Melville. Please see 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 a 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 at least 10 days prior to the Planning & Zoning Board hearing, start date no later than 7-31-25.

**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 a Public Hearing to consider the following ordinance:

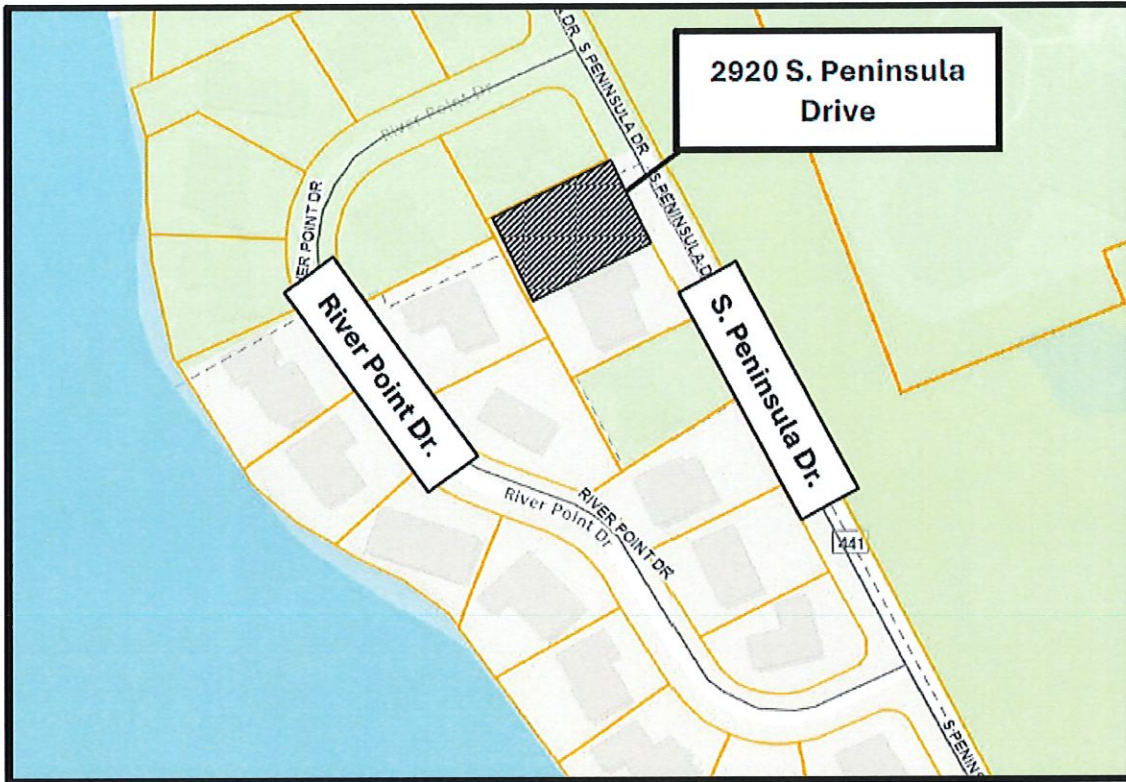
ORDINANCE NO: 2025-10

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 2920 S. PENINSULA DRIVE, TAX PARCEL ID 5327 09 00 0160; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held as follows:

- **City Commission (Adoption): Tuesday, October 7, 2025, at 6:00pm**

This is a property owner-initiated amendment by Andrew E. Melville, Jr., and Bonnie J. Melville. Please see included location map.



The public hearing 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 this public hearing 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 City Commission with respect to any matter considered at said Public Hearing 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 a 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 a public meeting 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.

NOTE:

- 1. This ad should be placed in the Daytona News-Journal at least 10 days prior to the City Commission adoption hearing, start date no later than September 26, 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: AUGUST 11, 2025 AT 8:30 AM
CITY COMMISSION (1st Reading): SEPTEMBER 8, 2025 AT 6:00 PM
CITY COMMISSION (Adoption): OCTOBER 7, 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

2920 S. PENINSULA DRIVE • VOLUSIA COUNTY TAX PARCEL ID #: 5327 09 00 0160

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.

07/28/2025



PLANNING & ZONING BOARD AGENDA MEMORANDUM AUGUST 11, 2025 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-11: Rezoning application for recently annexed property located at 2920 S. Peninsula Drive

SYNOPSIS:

Ordinance 2025-11, 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 2920 S. Peninsula Drive (Exhibit A). The application (Exhibit B) was submitted by Andrew E. Melville, Jr. and Bonnie J. Melville, owners of the subject property. Rezoning is a requirement of Florida Law when a property is annexed. The property is +/- 0.283 acres and is occupied by a single-family residential structure of 2,566 sq ft and a total building area of 3,800 sq ft. 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 2920 S. Peninsula Drive, 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 2025-11 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 2025-11 as presented."

OR

2. "I move to recommend to the City Commission denial of Ordinance 2025-11, on the basis of the following..."

- ATTACHMENT:**
1. Ord 2025-11 Rezone, 2920 S. Peninsula
 2. Exhibit A
 3. Exhibit A - Rezone Location Map, 2920 S. Peninsula Dr.
 4. Exhibit B
 5. Exhibit B - Rezone Application, 2920 S. Peninsula Drive
 6. Exhibit C
 7. Exhibit C - Rezone Planning Analysis, 2920 S. Peninsula Drive
 8. Exhibit D
 9. Exhibit D - Rezone Notice Requirements Met, 2920 S. Peninsula Drive

ORDINANCE NO. 2025-11

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 2920 S. PENINSULA DRIVE, TAX PARCEL ID 5327 09 00 0160; 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 August 5, 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 2025-08 is hereby rezoned and assigned the Daytona Beach Shores zoning classification as follows:

This property, bearing Volusia County Tax Parcel ID 5327 09 00 0160, 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"

LOT 16 RIVER POINT SUBDIVISION, AS RECORDED IN MAP BOOK 34 PAGES 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LOCATED IN SECTION 27, TOWNSHIP 15 SOUTH, RANGE 33 EAST. VOLUSIA COUNTY FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE RUN S62°38'00"W, ALONG THE SOUTHERLY LINE SAID LOT 16, A DISTANCE OF 135.00 FEET TO THE WESTERLY LINE OF SAID LOT 16; THENCE N27°22'00"W ALONG SAID WESTERLY LINE, 91.42 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE N62°38'00"E, ALONG SAID NORTHERLY LINE, 135.00 FEET TO THE EASTERLY LINE OF SAID LOT 16; THENCE S27°22'00"E ALONG SAID EASTERLY LINE, 91.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,342 SQ. FEET, OR 0.283 ACRES MORE OR LESS.

TOGETHER WITH A PORTION OF SOUTH PENINSULA DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1823, PAGE 366, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING IN SECTION 27, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE RUN N27°22'00"W ALONG THE EASTERLY LINE OF SAID LOT 16, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH PENINSULA DRIVE, 91.42 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE N62°38'00"E, ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE SAID LOT 16, A DISTANCE OF 80.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH PENINSULA DRIVE; THENCE S27°22'00"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 91.42 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE SAID LOT 16; THENCE S62°38'00"W, ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE, 80.00 FEET TO THE POINT OF BEGINNING.

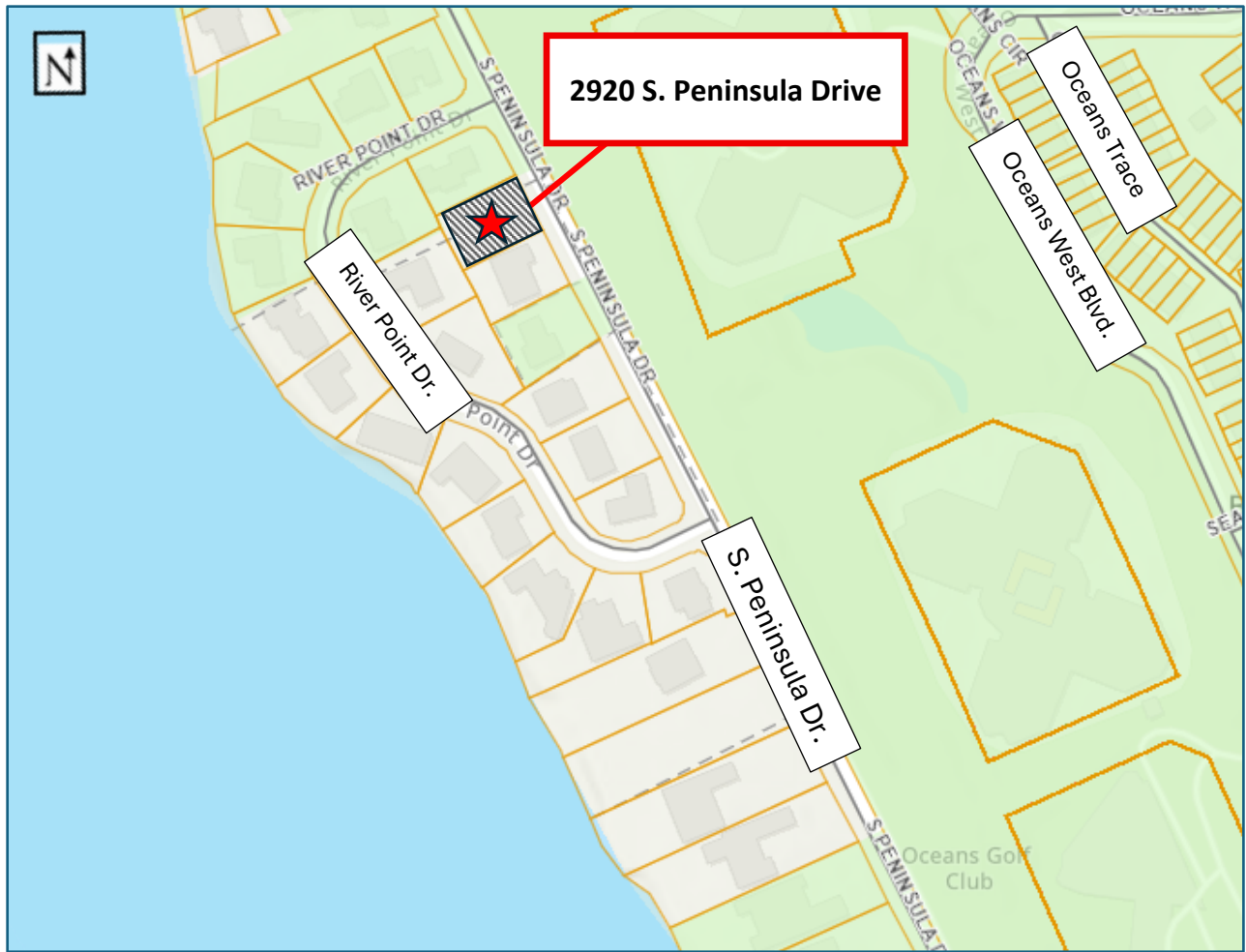
CONTAINING 7,314 SQ. FEET, OR 0.168 ACRES MORE OR LESS.

Exhibit A
2920 S. Peninsula Drive

Rezone Location Map

Ord. 2025-11

(1 page)



Location Map: 2920 S. Peninsula Drive

Exhibit B
2920 S. Peninsula Drive

Rezone Application

Ord. 2025-11

(6 pages)



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

RECEIVED
 MAR 17 2025
 BUILDING AND CODES DIVISION
 CITY OF DAYTONA BEACH SHORES

173595

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.

FEEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Date Submitted: 3 / 17 / 25

Current Zoning: STAFF TO PROVIDE

Requested Zoning: STAFF TO PROVIDE

Applicant's Name: ANDREW & BONNIE MELVILLE

Address: 2920 S. Peninsula Phone #: 412-860-4841 / 412-770-4111

Representative: N/A

Address: N/A Phone #: N/A

Property Address & Parcel ID: 2920 S. Peninsula

Property Owner: ANDREW & BONNIE MELVILLE

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

Legal Description of Property:

STAFF TO PROVIDE

Andrew & Bonnie Melville
 Applicant's Signature

3-17-25
 Date

THE PLANNING & ZONING BOARD WILL APPLY THE CRITERIA IN SECTION 14-66¹⁴⁷³⁵⁹⁵ OF THE LAND DEVELOPMENT CODE WHEN CONSIDERING ZONING MAP AMENDMENTS. PLEASE EXPLAIN HOW YOUR REQUEST MEETS THE FOLLOWING CRITERIA: (YOU MAY ATTACH ADDITIONAL SHEETS)

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MAR 17 2025
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

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 PROVIDE

RECEIVED

6. The proposed zoning is basically consistent with the comprehensive land use plan. MAR 17 2025

STAFF TO PROVIDE

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

173595

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 PROVIDE

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 PROVIDE

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

RECEIVED 173595
MAR 17 2025

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 PROVIDE

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

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

STAFF TO PROVIDE

Prepared by
Jennifer Kersey, an employee of
First American Title Insurance Company
1540 International Pkwy, Suite 1020
Lake Mary, Florida 32746
(407)362-2105

Return to: Grantee

File No.: 12671-2811220

WARRANTY DEED

THIS INDENTURE, executed on **December 31, 2024**, between

Sanma Second Investments of Florida LLC, a Florida Limited Liability Company

whose mailing address is: 600 Westlake Cir #311, Longwood, FL 32750-2957,
hereinafter called the "grantor", and

Andrew E. Melville, Jr and Bonnie Jean Melville, husband and wife

whose mailing address is: 2920 S Peninsula Dr, Daytona Beach, FL 32118,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Volusia County, FL**, to-wit:

Lot 16, RIVER POINT SUBDIVISION, according to plat thereof recorded in Map Book 34, Page 113, of the Public Records of Volusia County, Florida.

Parcel Identification Number: **5327-09-00-0160**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Sanma Second Investments of Florida LLC, a Florida limited liability company

By: [Signature]
Name: Reynaldo Sanchez Bravo
Title: Manager

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
CAROL A. PRENITZER
Print Name
1540 INT'L Parkway #1020
Lake Mary, Florida 32746
Print Post Office Address:

[Signature]
Witness Signature
[Signature]
Print Name
1540 INT'L Parkway #1020
Lake Mary, Florida 32746
Print Post Office Address:

State of Florida
County of Seminole

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 12/01/2024, by **Reynaldo Sanchez Bravo, as Manager, on behalf of Sanma Second Investments of Florida LLC, a Florida Limited Liability Company,** existing under the laws of the State of Florida.

[Signature]
Notary Public
Jennifer Kersey
(Printed Name)
My Commission expires: 6/7/2028



{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

Exhibit C
2920 S. Peninsula Drive

Rezone Planning Analysis

Ord. 2025-11

(10 pages)

PLANNING ANALYSIS
Ordinance 2025-11
Rezone 2920 S. Peninsula Drive

A. INTRODUCTION

The subject application was submitted to the City on March 17, 2025, by the property owners, Andrew E. Melville, Jr. and Bonnie J. Melville. The application/proposed ordinance, if approved, would change the zoning district classification of the annexed single-family residential property, located at 2920 S. Peninsula Drive 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 0.283 +/-, has a single-family residential home on the site, and bears Volusia County Tax Parcel ID 5327 09 00 0160.

B. EXISTING ZONING AND CURRENT LAND USE

Subject Property:

RSF-2 (Urban Single-Family Residential Detached District): Single-Family Residence, 0.283 acre

Table 1: Surrounding Properties:

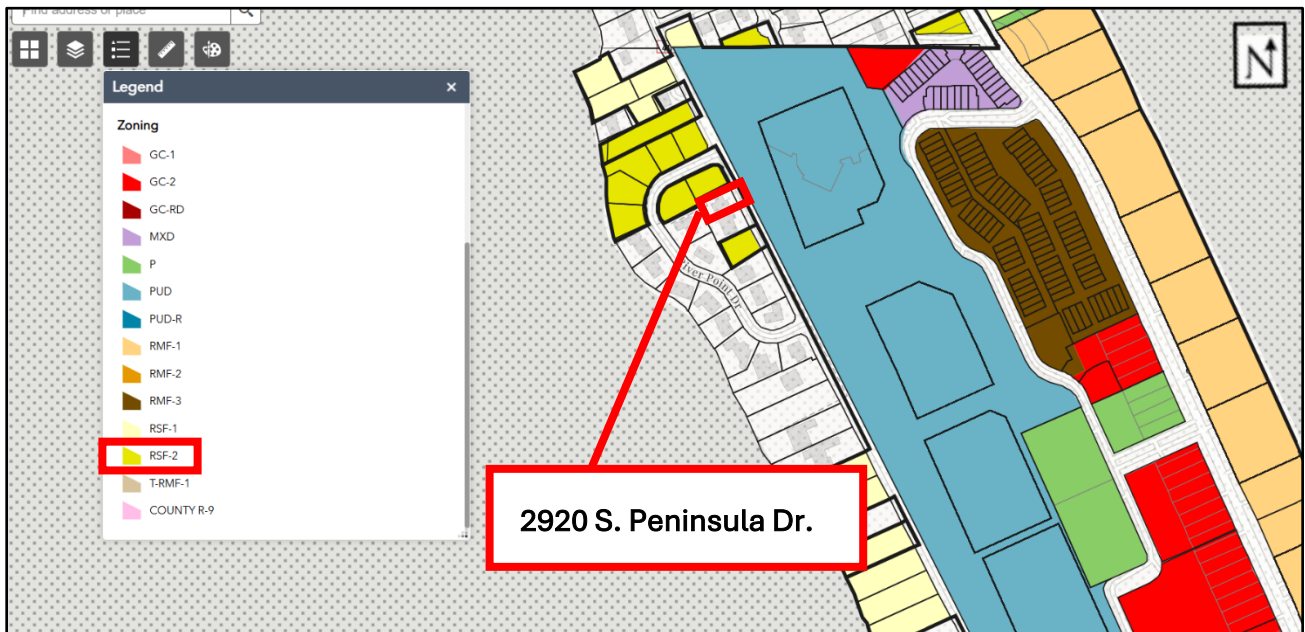
Location	Zoning	Current Land Use
Subject Property	V. County Residential Zoning R-9	Single-Family Residence
North	RSF-2 (Urban Single-Family Residential District)	Single-Family Residence
Northwest	RSF-2 (Urban Single-Family Residential District)	Single-Family Residence
South	V. County Residential Zoning R-9	Single-Family Residence
East	PUD Planned Unit Development	High Density Residential and Recreation & Open Space
West	V. County Residential Zoning R-9	Single-Family Residence

Figure 1: Aerial View of 2920 S. Peninsula Drive and Surrounding Neighborhood



Source: CONNEXEXPLORE Eagleview, 2024

Figure 2: 2920 S. Peninsula Drive and Surrounding Area Zoning Map



Source: Esri Community Maps, ArcGIS, 2025

Figure 3: 2920 S. Peninsula Drive Street View



Source: Daytona Beach Shores, 2025

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, Andres E. Melville, Jr. and Bonnie J. Melville. The subject property is located at 2920 S. Peninsula Drive and has an acreage of 0.283 +/- . The site has vehicular and pedestrian access to the abutting South Peninsula Drive.

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. Peninsula Drive 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. Peninsula Drive, 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.

G. CONCLUSION:

STAFF: The proposed rezoning is consistent with overall goals, objectives, and policies of the Daytona Beach Shores Comprehensive Plan (2030).

RECOMMENDATION: The Staff recommends approval of Ordinance 2025-11 to the Planning and Zoning Board at the meeting held on August 11, 2025.

Exhibit D

2920 S. Peninsula Drive

Rezone Notice Requirements Met

Ord. 2025-11

(23 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

July 10, 2025

**RE: 2920 S. Peninsula Drive, Tax Parcel ID: 5327 09 00 0160
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 application, 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: August 11, 2025, at 8:30 a.m.**
- **City Commission (1st Reading): September 8, 2025, at 6:00 p.m.**
- **City Commission (Adoption): October 7, 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

Abutting Property Owner Letters sent to:

North

For 2903 River Point Drive: Frank D. Jeske
2772 S. Peninsula Dr.
Daytona Beach, Florida 32118

East

For S. Peninsula Drive:
(no numeric address) Oceans West Homeowners Association, Inc.
Attn: MANAGER
2 Oceans West Blvd., Suite 101
Daytona Beach Shores, FL 32118

Oceans West Homeowners Association, Inc.
Attn: PRESIDENT
3 Oceans West Blvd., Unit 6A3
Daytona Beach Shores, FL 32118

For 4 Oceans West Blvd.: Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
Daytona Beach Shores, FL 32118

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
Daytona Beach Shores, FL 32118

South

For 2922 S. Peninsula Drive: Marla Dee
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

Michael J. Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

Taylor Coroline Christie
2922 S. Peninsula Dr.
Daytona Beach, FL 32118

West

For 2907 River Point Drive: Abel Reyna
2907 River Point Drive
Daytona Beach, FL 32118

West, continued

For 2905 River Point Drive:

James A. Zambrotta
2138 Larkspur Ct.
Pennsburg, PA 18073

Tiffany Rose Czemba
2138 Larkspur Ct.
Pennsburg, PA 18073

7020 0090 0000 0207 6023

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FLUMA RZ 2920 S. Peninsula

Certified Mail Fee \$ _____

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 \$ _____

Postmark Here

1 7 11

Frank D. Jeske
 2772 S. Peninsula Dr.
 Daytona Beach, Florida 32118

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

FLUMA + RZ 2920 S. Peninsula

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"/> <i>A. Anderson</i> <input 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>Frank D. Jeske 2772 S. Peninsula Dr. Daytona Beach, Florida 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>9590 9402 7813 2152 5068 15</p> <p>7020 0090 0000 0207 6023</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><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

July 11, 2025

Oceans West Homeowners Association, Inc.
Attn: MANAGER
2 Oceans West Blvd., Suite 101
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

7020 0090 0000 0207 6030

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FLUMA + RZ | 2920 S. Peninsula

Certified Mail Fee \$ _____

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 \$ _____

Postmark Here

2 of 11

Oceans West Homeowners Assoc., Inc.
 Attn: MANAGER
 2 Oceans West Blvd., Suite 101
 Daytona Beach Shores, FL 32118


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

FLUMA + RZ 2920 S. Peninsula


SENDER: COMPLETE THIS SECTION

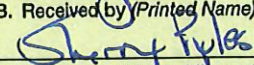
1 Complete items 1, 2, and 3.
 2 Print your name and address on the reverse so that we can return the card to you.
 3 Attach this card to the back of the mailpiece, or on the front if space permits.

Oceans West Homeowners Assoc., Inc.
 Attn: MANAGER
 2 Oceans West Blvd., Suite 101
 Daytona Beach Shores, FL 32118


 9590 9402 7813 2152 5070 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  Agent
 Addressee

B. Received by (Printed Name)


C. Date of Delivery
 7/14/25

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

3. Service Type

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

7020 0090 0000 0207 6030



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

July 11, 2025

Oceans West Homeowners Association, Inc.
Attn: PRESIDENT
3 Oceans West Blvd., Unit 6A3
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

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FLUMA + RC 2920 S. Peninsula


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

30811

Oceans West Homeowners Assoc., Inc.
 Attn: PRESIDENT
 3 Oceans West Blvd., Unit 6A3
 Daytona Beach Shores, FL 32118

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

FLUMA + RC 2920 S. Peninsula

<p>SENDER: COMPLETE THIS SECTION</p> <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>Oceans West Homeowners Assoc., Inc. Attn: PRESIDENT 3 Oceans West Blvd., Unit 6A3 Daytona Beach Shores, FL 32118</p> <p> 9590 9402 7813 2152 5070 72</p> <p>7020 0090 0000 0207 5996</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input checked="" type="checkbox"/> <i>S. Pyles</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>S. Pyles</i></p> <p>C. Date of Delivery <i>7/14/25</i></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> <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 checked="" 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 checked="" 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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<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 Page 85 of 100



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

July 11, 2025

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: MANAGER
4 Oceans West Blvd., Manager's Office
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

7020 0090 0000 0207 6009

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

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

FLORIDA FRZC 2920 S. Peninsula

Certified Mail Fee \$ _____

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 \$ _____

Postmark Here

4 of 11

Oceans Cloverleaf North Condo. Assoc. Inc.
 Attn: MANAGER
 4 Oceans West Blvd., Manager's Office
 Daytona Beach Shores, FL 32118

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

FLORIDA + RZ 2920 S. Peninsula

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.

Oceans Cloverleaf North Condo. Assoc. Inc.
 Attn: MANAGER
 4 Oceans West Blvd., Manager's Office
 Daytona Beach Shores, FL 32118

9590 9402 7813 2152 5070 89

7020 0090 0000 0207 6009

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *S. Piles*

B. Received by (Printed Name) *S. Piles* C. Date of Delivery *7/14/25*

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt Page 87 of 100



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

July 11, 2025

Oceans Cloverleaf North Condominium Assoc., Inc.
Attn: PRESIDENT
4 Oceans West Blvd., Unit 807-D
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

7020 0090 0000 0207 6016

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

For delivery information, visit our website at www.usps.com
FLORIDA FIRE IZAZE S. PENNSYLVANIA

Certified Mail Fee \$ _____
 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 \$ _____


Postmark
Here

5811

Oceans Cloverleaf North Condo. Assoc., Inc.
 Attn: PRESIDENT
 4 Oceans West Blvd., Unit 807-D
 Daytona Beach Shores, FL 32118

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

FLORIDA FIRE IZAZE S. PENNSYLVANIA

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>S. Piles</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	C. Date of Delivery 7/14/25
Oceans Cloverleaf North Condo. Assoc., Inc. Attn: PRESIDENT 4 Oceans West Blvd., Unit 807-D Daytona Beach Shores, FL 32118	B. Received by (Printed Name) <i>S. Piles</i>	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 5068 22 7020 0090 0000 0207 6016	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 checked="" 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)	

7020 0090 0000 0207 5941

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

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

FLORIDA FL 32118, Peninsula

Certified Mail Fee \$ _____

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

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

Postage \$ _____

Postmark Here

6 of 11

Marla Dee
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

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

FLORIDA FL 32118, Peninsula

SENDER: COMPLETE THIS SECTION

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

Marla Dee
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

9590 9402 7813 2152 5071 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Sherry Fyles

B. Received by (Printed Name) *Sherry Fyles*

C. Date of Delivery *7/17/25*

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

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 checked="" 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)	

7020 0090 0000 0207 5941

7020 0090 0000 0207 5958

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

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

FLOMA FRC 2920 S Peninsula

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

Postage

Postmark Here

7 of 11

Michael J. Christie
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

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

FLOMA + RZ 2920 S. Peninsula

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.

Michael J. Christie
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

9590 9402 7813 2152 5071 33

7020 0090 0000 0207 5958

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

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

Sherry Pyles 7/17/25

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 Page 91 of 100

7020 0090 0000 0207 5965

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

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

FLORIDA RZ 2920 S. Peninsula

Certified Mail Fee
 \$ _____

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

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

Postage

Postmark Here
 8 of 11

Taylor Coroline Christie
 2922 S. Peninsula Dr.
 Daytona Beach, FL 32118

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

FLORIDA RZ 2920 S. Peninsula

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 X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Sheryl Fales</i> C. Date of Delivery <i>7/17/25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>																	
<p>Taylor Coroline Christie 2922 S. Peninsula Dr. Daytona Beach, FL 32118</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 checked="" 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 checked="" 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 checked="" 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)																			
<p>9590 9402 7813 2152 5071 26</p>		<p>7020 0090 0000 0207 5965</p>																	

7020 0090 0000 0207 5972

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

For delivery information, visit our website at www.usps.com®.
FLORIDA 2926 S. Pennsula

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


Postmark
Here
9 of 11

Postage

Abel Reyna
2907 River Point Drive
Daytona Beach, FL 32118

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

FLORIDA 2926 S. Pennsula

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"/> S. Reyes <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) S. Reyes</p> <p>C. Date of Delivery 7/4/25</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>	
Abel Reyna 2907 River Point Drive Daytona Beach, FL 32118		<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" 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)	
 9590 9402 7813 2152 5071 19		<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	
7020 0090 0000 0207 5972		PS Form 3811, July 2020 PSN 7530-02-000-9053	

Remove X

Tracking Number:

70200090000002075989

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

Latest Update

Your item was delivered to an individual at the address at 11:55 am on July 18, 2025 in NEWARK, DE 19711.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

NEWARK, DE 19711
July 18, 2025, 11:55 am

Arrived at USPS Regional Facility

WILMINGTON DE DISTRIBUTION CENTER
July 17, 2025, 12:45 pm

In Transit to Next Facility

July 16, 2025

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
July 15, 2025, 8:10 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
July 14, 2025, 5:09 pm

Departed USPS Regional Facility

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
FLORIDA 2920 S. Peninsula	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
James A. Zambrotta 2138 Larkspur Ct. Pennsburg, PA 18073	
Postmark Here 10 of 11	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 10:08 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 4:05 pm

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



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 10:08 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 12, 2025, 6:16 pm

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



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

70200090000002076047

Remove X

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

Latest Update

Your item was delivered to an individual at the address at 11:55 am on July 18, 2025 in NEWARK, DE 19711.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

NEWARK, DE 19711

July 18, 2025, 11:55 am

Arrived at USPS Regional Facility

WILMINGTON DE DISTRIBUTION CENTER

July 17, 2025, 12:45 pm

In Transit to Next Facility

July 16, 2025

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 15, 2025, 8:10 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

July 14, 2025, 5:08 pm

Departed USPS Regional Facility

7020 0090 0000 0207 6047

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
FLORIDA 2920 AS Pennsbu	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Tiffany Rose Czemba 2138 Larkspur Ct. Pennsburg, PA 18073	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here
11 of 11

NOTICE OF REZONING

The City Commission of the City of Daytona Beach Shores, Florida, will hold a Public Hearing on Tuesday, October 7, 2025, at 6:00 p.m. to consider adoption of the following ordinance:

ORDINANCE NO. 2025-11

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 2920 S. PENINSULA DRIVE, TAX PARCEL ID 5327 09 00 0160; PROVIDING MODIFICATION OF THE OFFICIAL ZONING MAP; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.



The public hearing will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores, Florida. The complete legal

description by metes and bounds and the ordinance can be obtained from the office of the City Clerk located at 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida.

All interested parties are invited to appear at this public hearing and submit oral or written objections or comments with respect to the proposed amendment. Anyone who wishes to appeal any decision by the City Commission with respect to any matter considered at said Public Hearing 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.

NOTE: Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting 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 at least 10 days prior to the City Commission adoption hearing, start date no later than Friday, September 26, 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: AUGUST 11, 2025 AT 8:30 AM

CITY COMMISSION (1st Reading): SEPTEMBER 8, 2025 AT 6:00 PM

CITY COMMISSION (Adoption): OCTOBER 7, 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

2920 S. PENINSULA DRIVE VOLusia COUNTY TAX PARCEL ID #: 5327 09 00 0160

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.

07/28/2025