

MINUTES
PLANNING & ZONING BOARD MEETING
August 11, 2025
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Guy Desai
Staff: City Clerk Cheri Schwab, City Attorney Stephanie Velo, Community Services Director Stewart Cruz, and City Planner Gwyn Herstein.

2. MINUTES

A. Planning & Zoning Minutes April 14, 2025

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of April 14, 2025.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

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

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

Witnesses were sworn in for the day's hearing by the City Clerk. Ms. Herstein explained that this was a recently annexed property and state law requires that the city assign a future land classification use. The property is a single-family residence. The current county designation is County Urban Low intensity. The proposed city designation is Residential Low Intensity. All due public notice had been met and staff recommended approval.

MEMBER CHUCK HORION moved, seconded by MEMBER GUY DESAI to recommend Approval of Ordinance 2025-10 to the City Commission.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

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

4. QUASI-JUDICIAL HEARING

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

The board members declared there was no ex-parte communication. Ms. Herstein explained the proposed ordinance would rezone the recently annexed property as required per Florida Statutes. The zoning would change from the county's R-9 designation to the city's RSF-2 (single family residential). Aerial views of the property and surrounding neighborhood were shown. All the criteria for the application have been met and all due public notice was satisfied. Staff recommended approval.

MEMBER CHUCK HORION moved, seconded by MEMBER GUY DESAI to recommend Approval of Ordinance 2025-11 to the City Commission.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

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

5. OTHER

6. BOARD COMMENTS

7. ADJOURNMENT

The meeting ended at 8:48 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman