



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING OCTOBER 13, 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 September 8, 2025

3. ACTION ITEMS

A. Ordinance 2025-12: Comprehensive Plan Future Land Use Map Amendment to change the *Tourist Oriented Commercial* future land use designation of the property at 131 Bridgeport Road to the *Residential Low Intensity* land use designation

B. Ordinance 2025-14: Comprehensive Plan Future Land Use Map Amendment to change the *Tourist Oriented Commercial* future land use designation of the property at 133 Bridgeport Road to the *Residential Low Intensity* land use designation

4. QUASI-JUDICIAL HEARING

A. Ordinance 2025-13: Rezoning application to change the *GC-1 Tourist-Oriented Commercial District* zoning classification of the property at 131 Bridgeport Road to the *RSF-2 Urban Single-Family Residential Detached District* zoning classification

B. Ordinance 2025-15: Rezoning application to change the *GC-1 Tourist-Oriented Commercial District* zoning classification of the property at 133 Bridgeport Road to the *RSF-2 Urban Single-Family Residential Detached District* zoning classification

5. OTHER

6. BOARD COMMENTS

7. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
September 8, 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, Member Guy Desai, Alternate Member Chris Pollard, and Alternate Member Joe Monaco.
Staff: City Clerk Cheri Schwab, City Attorney Stephanie Velo, Community Services Director Stewart Cruz, City Planner Gwyn Herstein.

2. MINUTES

A. Planning & Zoning Minutes August 11, 2025

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of August 11, 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 Rose Ann Tornatore

3. QUASI-JUDICIAL HEARING

4. ACTION ITEMS

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

Attorney Velo read the ordinance by title. City Planner, Gwyn Herstein, provided a brief staff report. The EAR report is a requirement every seven years per Florida. Once approved, this would extend the city's comprehensive plan to 2045. This was brought before the board on January 13, 2025. It was sent to the state planning agencies as required by state statutes. The Objections, Recommendations and Comment Report came back with one objection and 2 comments. These have now been addressed, and it is ready for final transmittal.

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

Ms. Herstein asked the board members who would be attending the upcoming training to meet with her regarding logistics. Director Stewart Cruz announced that Rose Ann Tornatore was termed out after serving for 16 years. He stated that the City Commission planned to honor her at the meeting of September 23rd.

7. ADJOURNMENT

The meeting ended at 8:50 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman



**PLANNING & ZONING BOARD AGENDA MEMORANDUM
OCTOBER 13, 2025 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-12: Comprehensive Plan Future Land Use Map Amendment to change the *Tourist Oriented Commercial* future land use designation of the property at 131 Bridgeport Road to the *Residential Low Intensity* land use designation

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends continuing Ordinance 2025-12 to the February 9, 2026, Planning & Zoning Board Meeting.

SUGGESTED MOTION:

"I move to continue consideration and deliberation of Ordinance 2025-12 to the Monday, February 9, 2026, Planning & Zoning Board Meeting."

ATTACHMENT: None



**PLANNING & ZONING BOARD AGENDA MEMORANDUM
OCTOBER 13, 2025 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-14: Comprehensive Plan Future Land Use Map Amendment to change the *Tourist Oriented Commercial* future land use designation of the property at 133 Bridgeport Road to the *Residential Low Intensity* land use designation

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends continuing Ordinance 2025-14 to the February 9, 2026, Planning & Zoning Board Meeting.

SUGGESTED MOTION:

"I move to continue consideration and deliberation of Ordinance 2025-14 to the Monday, February 9, 2026, Planning & Zoning Board Meeting."

ATTACHMENT: None



**PLANNING & ZONING BOARD AGENDA MEMORANDUM
OCTOBER 13, 2025 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-13: Rezoning application to change the *GC-1 Tourist-Oriented Commercial District* zoning classification of the property at 131 Bridgeport Road to the *RSF-2 Urban Single-Family Residential Detached District* zoning classification

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

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SUGGESTED MOTION:

"I move to continue consideration and deliberation of Ordinance 2025-13 to the Monday, February 9, 2026, Planning & Zoning Board Meeting."

ATTACHMENT: None



**PLANNING & ZONING BOARD AGENDA MEMORANDUM
OCTOBER 13, 2025 AGENDA**

TO: The Members of the Planning & Zoning Board

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Ordinance 2025-15: Rezoning application to change the *GC-1 Tourist-Oriented Commercial District* zoning classification of the property at 133 Bridgeport Road to the *RSF-2 Urban Single-Family Residential Detached District* zoning classification

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends continuing Ordinance 2025-15 to the February 9, 2026, Planning & Zoning Board Meeting.

SUGGESTED MOTION:

"I move to continue consideration and deliberation of Ordinance 2025-15 to the Monday, February 9, 2026, Planning & Zoning Board Meeting."

ATTACHMENT: None