

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

**1. OPENING REMARKS**

**Present:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Joe Monaco. **Excused:** Guy Desai and Chris Pollard.

**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 September 8, 2025

**MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of September 8, 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 Joe Monaco

**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

City Planner Gwyn Herstein stated that the property owners, out of an abundance of caution, requested to put their rezone and future land use changes on hold until the date certain of February 9, 2026. She explained a motion to continue would be required for each agenda item.

**MEMBER CHUCK HORION moved, seconded by MEMBER JOE MONACO to Continue Ordinance 2025-12 to the meeting of February 9, 2026.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Joe Monaco

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

**MEMBER JOE MONACO moved, seconded by MEMBER CHUCK HORION to Continue Ordinance 2025-14 to the meeting of February 9, 2026.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Joe Monaco

**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

**MEMBER CHUCK HORION moved, seconded by MEMBER JOE MONACO to Continue Ordinance 2025-13 to the meeting of February 9, 2026.**

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

**Yes:** Member Rick DeLange, Member Chuck Horion, Member James Lilly, Member Joe Monaco

- 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

**MEMBER JOE MONACO moved, seconded by MEMBER CHUCK HORION to Continue Ordinance 2025-15 to the meeting of February 9, 2026.**

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

**Yes:** Member Rick DeLange, Member Chuck Horion, Member James Lilly, Member Joe Monaco

## 5. OTHER

Ms. Herstein stated there would not be any meeting in November or December.

## 6. BOARD COMMENTS

## 7. ADJOURNMENT

The meeting ended at 8:36 am.

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**Cheri Schwab, Recording Secretary**

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**Rick DeLange, Chairman**