

MINUTES
PLANNING & ZONING BOARD MEETING
February 9, 2026
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Guy Desai, Board member Chris Pollard, Member Joe Monaco

Staff: City Clerk Cheri Schwab, City Attorney Taylor Simonds, City Planner Gwyn Herstein.

2. OATHS

Board Attorney Taylor Simonds read the oaths for both Chris Pollard and Guy Desai.

3. MINUTES

A. Planning & Zoning Minutes October 13, 2025

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of October 13, 2025.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Guy Desai, Board member Chris Pollard

4. QUASI-JUDICIAL HEARING

5. ACTION ITEMS

A. Ordinance 2026-01: Land Development Code Amendment to Create a Definition for Wine Bistro and Add Wine Bistro as a Permitted Principal Use in the GC-2 Retail/Service Commercial Development District

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein explained that the proposed ordinance would add a definition for "wine bistro" and establish wine bistro as a permitted principal use for the GC-2 commercial district. It is consistent with the city's Land Development Code, comprehensive plan and current economic goals. Ms. Herstein handed out an amended version of the proposed ordinance. This version included an additional area, the GC-RD, for the permitted principal use of a "wine bistro". It was noted that city staff had reviewed and supported the proposed ordinance.

The board inquired if this additional use would increase traffic and cause issues with parking. It was explained that parking is always considered and has been evaluated. The question was also asked what the difference was between a bar and a wine bistro. It was explained that a bar has no limits on food and beverage offerings but a bistro does. A bistro provides curated food pairings with wine and education on the product from formally trained staff.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Ordinance 2026-01 with the additional recommendations as presented 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 Guy Desai,

Board member Chris Pollard

- B. Ordinance 2026-02: Land Development Code Amendment to Streamline the Application, Approval, and Renewal Process for Certain Outdoor Dining Conditional Uses

The City Attorney read the ordinance by title only. Ms. Herstein provided a brief overview of the proposed ordinance. The five main elements of the amendment are: allowing wine bistros to qualify for outdoor dining, providing an automatic annual renewal process and waiving the renewal, simplifying the application process, increasing the number of chairs allowed for outdoor dining and increasing the parking requirement threshold. Ms. Herstein handed out an amended version of the proposed ordinance that included utilizing a checklist for conditional use outdoor dining applicants. Staff recommend approval with the highlighted changes. The board discussed whether a definition was needed to describe commercial grade furniture. Mr. Lilly questioned the authority of the city manager in regard to the review and approval process. His concern was that favoritism could occur, and he recommended having two additional staff members sign off on the process. It was explained that the process already existed in the current code.

MEMBER GUY DESAI moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2026-02 with the additional recommendations by staff 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 Guy Desai, Board member Chris Pollard

6. OTHER

- A. 2025 Concurrency Management Report

This item was moved to the March agenda.

- B. Annual Election: Chair and Vice-Chair

Mr. Lilly nominated Rick DeLange for Chair, seconded by Mr. Horion. There were no other nominations for Chairman. The nomination passed unanimously by a voice vote.

Mr. Lilly nominated Chuck Horion for Vice Chair, seconded by Mr. DeLange. There were no other nominations for Vice Chair. The nomination passed unanimously by a voice vote.

- C. Discussion on change to meeting day and time

Ms. Herstein presented four alternative days and times to change the current scheduling of the meeting. After a brief discussion, it was decided to change the meeting to the third Monday of the month at 10:00 am. This change will begin with the April meeting.

7. BOARD COMMENTS

City Clerk Cheri Schwab advised the board that they would all be assigned a city email in the near future. This will be required when the board begins to utilize Meeting Management in the near future.

Ms. Herstein explained that any legislative changes affecting the board will come forward at a future meeting. The board requested project updates on items that were brought before them in the past.

8. ADJOURNMENT

The meeting ended at 9:57 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman