

MINUTES
PLANNING & ZONING BOARD MEETING
December 9, 2019
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Chairman John Schmitz, Member Rose Ann Tornatore, Member Van Alder, Member Anthony Rembiszewski

Staff: City Clerk Cheri Schwab, City Attorney Raymond Branch, Community Services Director Fred Hiatt, City Planner Stewart Cruz.

2. MINUTES

A. Planning & Zoning Minutes September 9, 2019

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER RICK DELANGE to Approve Planning & Zoning Minutes September 9, 2019.

Vote: Motion carried by unanimous vote.

3. DISCUSSION ITEMS

A. **Future Land Use Map Amendment CPA12019029:
Atlantic Avenue Estates, LLC-Parcel ID 6302-05-07-
0150**

The Chair opened the hearing at 8:40 am.

City Planner Stewart Cruz presented the proposed amendment to the board. It was noted that all due public notice requirements were met. He showed the location of the property explaining there was a request to change the density classification from Low Density Residential to Medium Density Residential. If the change was approved, it would allow up to 25 residential units on the site. The developer only plans to construct a total of 16 residential apartments in two separate 8-unit buildings. The buildings would be staggered on the site and have separate parking lots. The property is surrounded by condominiums and single family homes. Due to the mixture of dwellings in the neighborhood, staff felt it would be compatible. It was stated that staff reviews the application for consistency with the Comprehensive Plan and there were no deficits found. The only outside agency who had not sent a response as yet was the school board but staff did not feel it would receive a negative response. Staff recommended approval to the City Council.

City Planner Cruz did mention that after City Hall closed on December 6th, three emails were received from residents. He did not have time to review them before the meeting and copies were given to the board members.

Mr. Schmitz mentioned that traffic could be tight on South Atlantic Avenue south of Dunlawton. Mr. Cruz responded that traffic is below the allowed capacity.

PJ Warner, representative for the property owner, explained that the original plan was to build three-story town homes. The current real estate market is not conducive for that and the plan has now changed. The owners now intend to build two-story, high end apartment buildings directed towards younger families and professionals. They intend to have one year leases at approximately \$1,600 per month.

There was no one in favor of the project who wished to speak.

Those opposed to the project: Mrs. Louise Spence, Cassandra Stewart and Cassie Miller all spoke against the project. They felt the project would not fit into the neighborhood of single family homes. They were against apartments and having renters come and go. They stated there would be an increase in noise and traffic. Other concerns were beach access and the loss of green space.

Chairman Schmitz explained that all the emails received stated the same issues of concern.

Rebuttal from the applicant : Mr. Warner stated that they are trying to do something with the vacant lot. The architecture will blend in the neighborhood and have a Key West style. City Planner Cruz explained that in reviewing the future land use of a property, concerns such as beach access and green space do not apply to the standards. It was noted that there are two beach accesses nearby.

The hearing ended at 9:45 am.

There was no further discussion by the board.

B. **Zoning Map Amendment RZ12019030: Atlantic Avenue Estates, LLC-Parcel ID 6302-05-07-0150**

City Planner Stewart Cruz stated that due to an advertising error, the item would need to be continued to the January 13th meeting.

Mr. Alder moved, seconded by Mr. Rembiszewski to continue the agenda item to the January 13, 2020 meeting.

The motion unanimously passed by a voice vote.

4. **OTHER**

A. **Consideration of Meeting Schedule for 2020**

After a brief discussion, it was decided to keep the meeting on the second Monday of the month at 8:30 am.

5. **BOARD COMMENTS**

6. **ADJOURNMENT**

The meeting ended at 9:51 am.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman