

MINUTES
PLANNING & ZONING BOARD MEETING
January 13, 2020
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Rose Ann Tornatore, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Van Alder

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

2. MINUTES

A. Planning & Zoning Minutes December 9, 2019

Ms. Tornatore moved, seconded by Mr. Horion to approve the Planning & Zoning Minutes of December 9, 2019.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6 No = 0).

3. QUASI-JUDICIAL HEARING

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

Chairman Schmitz announced the agenda item. City Planner Stewart Cruz explained that the applicant had requested a continuance until next month.

Mr. Alder moved, seconded by Mr. deLange to continue the item until the February 10th meeting.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6 No = 0).

There were two audience members who requested to speak. Mrs. Louise Spence spoke against the project. As she has stated in the past, the neighborhood is a single family community and she felt apartments would not fit in the area. She mentioned the project would produce an increase in traffic and a loss of green space. She did not view the project as economic development for the city. Gary Copeland also spoke against the development. He owns the duplex to the north of the property. He is not happy with the size of the proposed buildings. It originally was rezoned for three single-family homes. It has now changed to two taller apartment buildings.

4. DISCUSSION ITEMS

A. **Comprehensive Plan Amendment CPA12020001: To create a new Future Land Use Goal that would allow the limited expansion of nonconforming single-family residential uses and structures on properties with the High Intensity Future Land Use.**

City Planner Stewart Cruz presented his staff report. He reminded the board of the special exception that came before them last August. The project included an expansion of a non-conforming single family residence. The current Land Development Code would not allow it. When it reached the City Council level, they had to deny it. During the discussion, the council requested staff to propose language that would allow expansion in this zoning area. The proposed amendment would allow the four properties in the area to be impacted. The amendment would allow the expansion of single-family residential structures to expand within and up to the existing building footprint of the existing structure but in no case shall expansion extend beyond the existing building height of the highest part of the roof structure. City staff recommended approval. Attorney Robert Riggio explained that he is the new attorney for the applicant. He felt this would remedy the situation for his client.

Mr. Alder moved, seconded by Mr. deLange to recommend approval of Comprehensive Plan Amendment CPA12020001 to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose ann Tornatore, Member Van Alder

5. **OTHER**

6. **BOARD COMMENTS**

Chairman Schmitz inquired if the board had an policy or procedure regarding the length of time for speakers. He would like to implement the three minute time limit and the signed request form that the City Council used.

MEMBER ALDER moved, seconded by Member HORION to approve the use of a speaker form that limits remarks to three minutes.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6 No = 0).

The Chairman also requested that general meeting rules be presented to the board for consideration.

7. **ADJOURNMENT**

The meeting ended at 8:59 am.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman