MINUTES
PLANNING & ZONING BOARD MEETING
August 10, 2020
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rose Ann Tornatore, Chairman John Schmitz, Member Chuck Horion, Member James Lilly, Member Van Alder Member excused: Rick deLange.
Staff: City Clerk Cheri Schwab, Board Attorney John Cary, City Planner Stewart Cruz.

2. MINUTES

A. Planning & Zoning Minutes July 13, 2020

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to approve the Planning & Zoning Minutes of July 13, 2020.
Vote: Motion carried by unanimous roll call vote (**summary**: Yes = 5 No = 0).
Yes: Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose ann Tornatore, Member Van Alder

3. QUASI-JUDICIAL HEARING

4. DISCUSSION ITEMS

5. OTHER

A. Ordinance 2020-08: Amendment to Shores 109, LLC - City of Daytona Beach Shores Development Agreement

City Planner Stewart Cruz explained that the proposed ordinance was an amendment to the existing Development Agreement for Shores 109 LLC. After the original DA was approved, the developer began the bid process and costs came in higher than anticipated. On July 23, an amendment application was received to reduce the size and scope of the project. The substantive changes include:
1) elimination of the outdoor covered patio - the new design will now include an open patio area
2) elimination of the outdoor restroom - patrons will utilize the restrooms inside the building
3) elimination of the underground stormwater retention system - the replacement will be surface retention

4) reduction/shifting of parking closer to the building and corresponding realignment of the public cross access agreement - the number of parking spaces is scaled back from 24 to 18.
5) addition of a freestanding identification sign and ancillary features in east adjacent City alley.
Exhibits were shown of the proposed changes and included a new rendering of the project. It was noted that all due public notice had been met. City staff has reviewed and approved the project changes and recommends board approval. A new site plan has been submitted and staff is currently reviewing it.
A few board members were concerned with the reduction in parking spaces. They felt it had a limited number to begin with and now there are less. There was discussion on the possibility of speaking with adjacent business owners to have an agreement for after hours parking nearby. Brendan Galbreath, the applicant, explained that if the demand for parking was so great, he would speak with neighboring businesses. Another concern was the location of the monument sign. At times, it can be hard to see over the sign when pulling out into traffic. Mr. Galbreath stated he would try to move the sign as far east on the property as allowed.
Audience member Jennifer Johnson was concerned as she lives behind the building. Her family utilizes the alleyway to get to their home and her concern is that cars would be parking in the alleyway. Audience member Greg Cush also had concerns regarding the alleyway. He inquired if the city could install signs stating private drive and dead end. Mr. Galbreath did not have an issue with having signs installed.
MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2020-08 with the additional recommendation of investigating areas for overflow parking and installing signs that state private drive and dead end in the alleyway.
Vote: Motion carried by unanimous roll call vote (**summary**: Yes = 5 No = 0).
Yes: Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose Ann Tornatore, Member Van Alder

6. BOARD COMMENTS

7. ADJOURNMENT

The meeting ended at 9:18 am.

Cheri Schwab, Recording Secretary **John Schmitz, Chairman**