

MINUTES
PLANNING & ZONING BOARD MEETING
March 14, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rose Ann Tornatore, Member Jeni Groot-Begnaud, Member Chuck Horion, Member James Lilly, Member Rick Delange, Member Tony Rembiszewski.

Excused: Member John Schmitz

Staff: City Clerk Cheri Schwab, Board Attorney Garrett Olsen, City Planner Stewart Cruz,

2. MINUTES

A. Planning & Zoning Minutes February 14, 2022

MEMBER CHUCK HORION moved, seconded by MEMBER RICK DELANGE to Approve the Planning & Zoning Minutes of February 14, 2022.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

3. QUASI-JUDICIAL HEARING

A. Sign Variance Application ZV 12021031: Holiday Inn Express - 3301 S. Atlantic Avenue

The hearing opened at 8:31 am and the Board Attorney swore in the witnesses. City Planner Stewart Cruz explained that the agenda item had been continued from the last meeting. He briefly reviewed the details on the subject property and made note that all due public notice had been met. The variance being requested is for a sign that would be taller and wider than our current code allowed. The proposed sign would be 12 feet or 2.5 feet higher and 10 feet or 2 feet wider than the maximum allowed. In order to grant a variance, at least one of the three criteria must be met and it was the staff's opinion that only the first criterion was partially met. Mr. Cruz stated that the item had been continued from the February meeting in the hope that the applicant could provide more information regarding Holiday Inn Express sign requirements. A letter from the COO was received and it was provided to the board. The sign manual for Holiday Inn Express was also submitted. On page 5 it stated that a monument sign must be at least 6 feet in height. Staff recommended a denial of the variance as presented.

Ray Webb from Kenco sign spoke on behalf of the applicant. Bill Meetax, Vice President of Operations for the hotel was also in attendance. They stated that the sign must be visible by Holiday Inn standards at a height of 12 feet. It was his opinion that if the sign were reduced

in size, they could lose their franchise. The board had no questions for the applicant. The board held a brief discussion stating that other hotels and businesses had been able to comply with the new sign standards without obtaining a variance to do so.

MEMBER RICK DELANGE moved, seconded by MEMBER JAMES LILLY to Deny the Sign Variance Application ZV 12021031 on the basis that it does not comply with the sign regulations.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

- B. Ordinance 2022-08: Rezoning Application RZ12021040, Colby & Jennifer Caldwell - 6 Carter Terrace, Annexed Property

City Planner Stewart Cruz explained that after an annexation occurs, the city also has to rezone the property to comply with the City's Land Development Code. If approved, the zoning would stay single-family residential. Staff recommended approval. The board had no questions for staff.

MEMBER CHUCK HORION moved, seconded by MEMBER RICK DELANGE to recommend approval of Ordinance 2022-08 to the City Council.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

- C. Ordinance 2022-09: Rezoning Application RZ12021043; Larry & Barbara Pollack - 3102 Liberty Street, Annexed Property

City Planner Stewart Cruz explained that after an annexation occurs, the city also has to rezone the property to comply with the City's Land Development Code. If approved, the zoning would stay single-family residential. Staff recommended approval. The board had no questions for staff.

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to recommend approval of Ordinance 2022-09 to the City Council.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

4. ACTION ITEMS

- A. Ordinance 2022-06: Future Land Use Map Amendment CPA12021041; Colby & Jennifer Caldwell - 6 Carter Terrace, Annexed Property

City Planner Stewart Cruz stated that this process was also a result of the property annexing into the city. This is a requirement of Florida Law to assign a future land use designation. Staff recommended approval. There were no questions from the board.

JENI GROOT-BEGNAUD moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2022-06 to the City Council.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

- B. Ordinance 2022-07: Future Land Use Map Amendment CPA12021044; Larry & Barbara Pollack - 3102 Liberty Street, Annexed Property

City Planner Stewart Cruz stated that this process was also a result of the property annexing into the city. This is a requirement of Florida Law to assign a future land use designation. Due to the size of this lot, there could be three single family homes. Staff recommended approval. There were no questions from the board.

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to recommend approval of Ordinance 2022-07 to the City Council.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

- C. Ordinance 2022-10: Townhome Minimum Development Area Amendment

City Planner Stewart Cruz explained that this was an administrative ordinance to update the city's code. If approved, it would amend the minimum area required for the construction of townhomes between the RMF-2 and RMF-3 districts to be more fair and equitable. Currently, the minimum area required in the RMF-2 district is the same as in RMF-3, which is a lower density area. The minimum area for RMF-2 district would become 2,420 square feet and that would allow up to 18 townhomes per acre. Staff recommended approval.

MEMBER RICK DELANGE moved, seconded by MEMBER JAMES LILLY to recommend approval of Ordinance 2022-10 to the City Council.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

5. OTHER

6. BOARD COMMENTS

Board member Rick Delange inquired about the site where the Blue Coast store burnt down 2 years ago. Mr. Cruz explained that there had been a delay with the insurance company, but a site plan is being reviewed in the office. Board member Rose Ann Tornatore asked for an update on the Treasure Island property. Mr. Cruz informed the board that bids for the demolition had been received by the owner. A permit had been submitted that was in the process of being reviewed.

7. ADJOURNMENT

The meeting ended at 9:21 am.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman