

MINUTES
PLANNING & ZONING BOARD MEETING
October 10, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member James Lilly, Member Rose ann Tornatore, Member Jeni Groot-Begnaud Excused: Chuck Horion and Guy Desai.

Staff: City Clerk Cheri Schwab, City Attorney John Cary, Community Services Director Stewart Cruz, City Planner Noel Eaton

A. Oath of Office - Jeni Groot Begnaud

Attorney John Cary read the oath to Jeni Groot-Begnaud as a regular board member.

B. Nomination of Chair and Vice Chair

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER JAMES LILLY to nominate Rick DeLange as Chair and Jeni Groot-Begnaud as Vice Chair.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Rick Delange, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

2. MINUTES

A. Planning & Zoning Minutes August 8, 2022

MEMBER JENI GROOT-BEGNAUD moved, seconded by MEMBER JAMES LILLY to Approve the Planning & Zoning Minutes of August 8, 2022.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Rick Delange, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

3. ACTION ITEMS

A. Ordinance 2022-20: Amendment to establish the minimum required off-street parking spaces for Interior Storage Facility.

City Planner Noel Eaton explained that the proposed ordinance was an administrative amendment by staff for off-street parking for interior storage facilities. The current requirement is one parking space per employee plus one space for each 1,500 square feet of the facility. If adopted, the new standard would be one parking space per 6,000 square feet of gross floor area. All due public notice has been met and staff recommended approval.

MEMBER JENI GROOT-BEGNAUD moved, seconded by MEMBER ROSE ANN TORNATORE to recommend approval of Ordinance 2022-20 to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Rick Delange, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

B. Ordinance 2022-21: Comprehensive Plan Future Land Use Map Amendment
CPA12022031-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

City Planner Noel Eaton explained that the proposed ordinance would amend the future land use designation for the vacant lot at 2616 S. Atlantic Avenue. It is currently designated as Medium Density Residential. The proposed designation would be Tourist Oriented Commercial which is appropriate for an interior storage facility. The impact summary analysis was reviewed with no further questions. All due public notice was met and staff recommended approval.

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER JENI GROOT-BEGNAUD to recommend approval of Ordinance 2022-21 to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Rick Delange, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

4. QUASI-JUDICIAL HEARING

A. Ordinance 2022-22: Application to Amend Zoning Map RZ12022032-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

The hearing was opened at 9:00 am. There was no ex-parte communication by the board members. Witnesses were sworn in for the hearing by the City Clerk. City Planner Noel Eaton explained that the proposed ordinance would change the zoning classification for the vacant property located at 2616 S. Atlantic Avenue. The current designation is RMF-3 (Residential Multi-family) to GCRD (General Commercial Redevelopment District. The applicant, Andy Clark, would like to create an interior storage facility. All due public notice had been met and staff recommended approval. There was no one who wished to speak for or against the proposed ordinance. Applicant Andy Clark informed the board that the proposed facility would hold approximately 250 units of various sizes. It would be all interior, climate-controlled units of various sizes. Construction would begin in 2024 as he has three other projects to complete.

The hearing closed at 9:17 am.

MEMBER JENI GROOT-BEGNAUD moved, seconded by MEMBER ROSE ANN

TORNATORE to recommend approval of Ordinance 2022-22 to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Rick DeLange, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

5. OTHER

6. BOARD COMMENTS

Ms. Eaton provided a brief background on herself to the board. Community Services Director Stewart Cruz stated that an update on storm damage would be given at the City Council meeting tomorrow night.

7. ADJOURNMENT

The meeting ended at 9:26 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman