

MINUTES
PLANNING & ZONING BOARD MEETING
November 7, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud

Staff: City Clerk Cheri Schwab, City Attorney Garrett Olsen, Community Services Director Stewart Cruz, and City Planner Noel Eaton.

2. MINUTES

A. Planning & Zoning Minutes October 10, 2022

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to Approve Planning & Zoning Minutes of October 10, 2022.

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

Yes: None

3. QUASI-JUDICIAL HEARING

A. Ordinance 2022-24: Rezoning application for recently annexed property located at 2822 S. Atlantic Avenue

All witnesses were sworn in by the City Clerk for the three hearings. Board Attorney Garret Olsen read the Ordinance by title only. City Planner Noel Eaton explained that the property had recently been annexed into the City. The property now needs to be given a city zoning designation of RSF-2, single-family residential which is compatible with the current county zoning designation. All due public notice has been met and staff recommends approval.

There were no comments from either the audience or the board for or against the property.

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2022-24 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 2022-26: Rezoning application for recently annexed property located at 3615 Cardinal Boulevard

Board Attorney Garret Olsen read the Ordinance by title only. City Planner Noel Eaton explained that the property had recently been annexed into the City. The property now needs to be given a city zoning designation of RSF-2, single-family residential which is compatible with the current county zoning designation. All due public notice has been met and staff recommends approval. There were no comments from either the audience or the board for or against the property.

JENI GROOT-BEGNAUD moved, seconded by MEMBER ROSE ANN TORNATORE to recommend approval of Ordinance 2022-26 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 2022-28: Rezoning application for recently annexed property located at 105 Broad Avenue

Board Attorney Garret Olsen read the Ordinance by title only. City Planner Noel Eaton explained that the property had recently been annexed into the City. The property now needs to be given a city zoning designation of RSF-2, single-family residential which is compatible with the current county zoning designation. All due public notice has been met and staff recommends approval. There were no comments from either the audience or the board for or against the property.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Ordinance 2022-28 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 2022-23: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 2822 S. Atlantic Avenue

Board Attorney Garret Olsen read the ordinance by title. City Planner Noel Eaton provided background for the item. The property was recently annexed to the city and requires an amendment to the Comprehensive Plan for land use designation. This is a requirement by state statute and the proposed land use designation would be Residential Low Intensity. All due public notice has been met and staff recommended approval.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Ordinance 2022-23 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

- B. Ordinance 2022-25: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 3615 Cardinal Boulevard

Board Attorney Garret Olsen read the ordinance by title. City Planner Noel Eaton provided background for the item. The property was recently annexed to the city and requires an amendment to the Comprehensive Plan for land use designation. This is a requirement by state statute and the proposed land use designation would be Residential Low Intensity. All due public notice has been met and staff recommended approval.

JENI GROOT-BEGNAUD moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2022-25 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 2022-27: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 105 Broad Avenue

Board Attorney Garret Olsen read the ordinance by title. City Planner Noel Eaton provided background for the item. The property was recently annexed to the city and requires an amendment to the Comprehensive Plan for land use designation. This is a requirement by state statute and the proposed land use designation would be Residential Low Intensity. All due public notice has been met and staff recommended approval.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Ordinance 2022-27 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

Boardmember Tornatore spoke on the potential of condominiums having their assessment prices and insurance costs rise due to the recent state legislation that passed. It stems from the collapse of the building in the City of Surfside. Community Services Director Stewart Cruz and the Board Attorney advised that owners get with their condo managers and attorneys for guidance on how to navigate the new rules.

6. BOARD COMMENTS

7. ADJOURNMENT

The meeting ended at 9:01 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman