

MINUTES
PLANNING & ZONING BOARD MEETING
March 13, 2023
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 and Guy Desai.

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

2. MINUTES

A. Planning & Zoning Minutes December 12, 2022

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to Approve the Planning & Zoning Minutes of December 12, 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. Special Exception SPEX12022030: All Aboard Storage-Shores Depot, Interior Storage Facility Expansion at 2616 S. Atlantic Avenue

The hearing opened at 8:31 am. Under ex-parte communication, board members noted that they had driven by the location and a few stated that they rented storage units from the Port Orange All Aboard Storage location themselves.

The witnesses were sworn in by the City Clerk. City Planner Noel Eaton confirmed that the item was duly noticed. She provided a brief presentation to the board. The application is for a special exception to expand the existing interior storage facility west of the existing building. If approved, it would allow a building 35 feet high (3 stories) with approximately 180 units, averaging 150 sq feet each. The proposed concept plan was shown that included 8 conditions: 1) 35 feet maximum height with a red terra cotta roof feature 2) use the lower elevation of the unimproved parcel as the base elevation 3) on the facade, especially in the rear, use terra cotta colors and create faux windows to create a Mediterranean style 4) provide a 20 foot side setback from the northern property line 5) use low level/ one-story lighting in the rear of the building 6) loading and unloading will only occur on east side of building 7) restrict hours of access to 6:00 am - 9:00 pm 8) provide a landscape buffer to include 6 palm trees per 100 linear feet with each tree having a gray wood trunk at least 6 feet high. The criteria for a special exception was reviewed and staff felt that all criteria had been met. It was noted that all public comments that had been received by staff were included for the record. Staff recommended approval of the project.

Attorney Joey Posey provided a brief applicant presentation. He stated that they had met with the neighbors and had attempted to include their conditions into their concept plan. He did add that the property owner had rights also and that a storage facility had a very low impact in terms of commercial uses. The board asked questions regarding security measures and the applicant responded.

There was no one in favor of the project that wished to comment. The following spoke in opposition to the project:

Donna Marquette was concerned about security on the south side of the building; Daniel Nathan, owner of Cowlicks Ice Cream, spoke of a cross access easement on the property and felt the project was not able to be built as planned; June Kraft was concerned about safety and inspection of what was being stored; Steve Kelly felt the business didn't fit the neighborhood and would decrease his property value; Wendy Kelly was concerned that vagrants would attempt to live inside the building and she was upset that her view would be gone; Ron Raml, President of Sea Havens HOA, thanked Mr. Clark for his willingness to work with them. He felt most homeowners objected to the compatibility of the business in that location.

Attorney Posey disagreed with the owner of Cowlicks. He felt the easement was for parking access and that the same number of spots originally provided by the easement would still be available after construction.

The hearing closed at 9:31 am.

The board held a brief discussion. Ms. Groot would like the description to include interior access only for the storage units. Board Attorney Waters stated that the city had received an indemnification statement from the applicant regarding the easement with Cowlicks.

JENI GROOT-BEGNAUD moved, seconded by MEMBER ROSE ANN TORNATORE to Approve Special Exception SPEX1202203 with the eight conditions stated and the description to include interior access only.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 1).

Yes: Member Rick Delange, Member Chuck Horion, Member Rose ann Tornatore, Jeni Groot-Begnaud

No: James Lilly

4. ACTION ITEMS

5. OTHER

6. BOARD COMMENTS

7. ADJOURNMENT

The meeting ended at 9:39 am.

