

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**October 9, 2023**  
**3000 Bellemead Drive Daytona Beach Shores, FL 32118**

**1. OPENING REMARKS**

**Present:** Member Guy Desai, Member Rick Delange, Board member Chris Pollard

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

A. Oath for Guy Desai

Board Attorney Waters gave the oath to member Guy Desai.

**2. MINUTES**

A. Planning & Zoning Minutes Sept. 12, 2023

**BOARD MEMBER CHRIS POLLARD moved, seconded by MEMBER GUY DESAI to Approve the Planning & Zoning Minutes of Sept. 12, 2023.**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

**Yes:** Member Rick Delange, Member Guy Desai, Board member Chris Pollard

**3. QUASI-JUDICIAL HEARING**

A. Zoning Variance ZV12023038: 2914 S. Peninsula Drive- Caldwell Property-Lot Width and Interior Side Yard Variance

The hearing began at 8:35 am. All witnesses were sworn in by the City Clerk. There was no ex-parte communication by the board members. City Planner Noel Eaton informed the board that the applicant requested to withdraw the side yard variance. Attorney Joey Posey from the Storch Law Firm stated for the record that his client withdrew the side yard variance request. Ms. Eaton gave a brief report to the board. The property is a single-family residential lot. In June 2022, the property owner at the time, combined the lots of 2910 and 2914 S. Peninsula. The current owner purchased the property in January 2023 and would like to split the property into its previous configuration prior to June, 2022. Slides were shown of the property. The property has a driveway that runs along the northern boundary that allows vehicles to enter the homes both east and west of the owner. The variance requested is a lot width of 10 feet in lieu of the required 85 feet. The seven criteria were reviewed for the variance and staff felt all had been met and recommended approval. It was noted that all due public notice had been given. The Chair opened up the hearing for comments either for or against the variance, but there were none. The hearing closed at 8:48 am.

**BOARD MEMBER CHRIS POLLARD moved, seconded by MEMBER GUY DESAI to Approve the Zoning Variance ZV12023038 for Lot Width.**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).  
**Yes:** Member Rick DeLange, Member Guy Desai, Board member Chris Pollard

**4. ACTION ITEMS**

**5. OTHER**

**6. BOARD COMMENTS**

**7. ADJOURNMENT**

The meeting ended at 8:51 am.

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**Cheri Schwab, Recording Secretary**

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**Rick DeLange, Chairman**