

MINUTES
PLANNING & ZONING BOARD MEETING
December 11, 2023
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

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

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

2. MINUTES

A. Planning & Zoning Board Minutes Oct. 10, 2023

MEMBER CHUCK HORION moved, seconded by MEMBER ROSE ANN TORNATORE to Approve the Planning & Zoning Board of Minutes Oct. 10, 2023.

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

Yes: Member Chuck Horion, Member James Lilly, Member Rose ann Tornatore, Jeni Groot-Begnaud, Member Guy Desai

3. QUASI-JUDICIAL HEARING

4. ACTION ITEMS

A. Ordinance 2023-15: Daytona Beach Shores, LLC Development Agreement - 3411 S. Atlantic Avenue-Serena by the Shores.

City Planner Noel Eaton provided the background for Ordinance 2023-15, a Development Agreement, for 3411 S. Atlantic Avenue - Serena by the Shores. A proposed 18-story condominium with 86 units that would include retail shops and a restaurant would be constructed. The DA would allow 3-years to obtain the building permits and 7-years to obtain the Certificate of Occupancy. There are 11 deviations requested from the Land Development Code. They consist of: only one loading zone, less of a breezeway corridor, increased north/south building coverage, increased maximum lot coverage, decreased green space, change in side yard setbacks, reduced north/south setbacks, reduced parking spaces, reduced landscape buffer on the north side, reduced landscape buffer on the east side, exclusion of required public walkway. Ms. Eaton stated that staff felt all the requirements for the Development Agreement had been met along with all due public notice.

Various representatives working on the project spoke to the board members. Existing buildings that were designed by the architect and developer were shown. Attorney Rob

Merrill with Cobb & Cole spoke as well. He explained that he had been working with staff for more than a year on this concept plan and reiterated that it met all the requirements for a DA. All questions by the board were answered.

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2023-15 to the City Commission.

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

Yes: Member Chuck Horion, Member Rose ann Tornatore, Jeni Groot-Begnaud, Member Guy Desai **No:** James Lilly

5. OTHER

6. BOARD COMMENTS

Community Services Director Stewart Cruz invited the board for an appreciation breakfast after the new year.

7. ADJOURNMENT

The meeting ended at 9:39 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman