

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**January 8, 2024**  
**3000 Bellemead Drive Daytona Beach Shores, FL 32118**

**1. OPENING REMARKS**

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

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

The meeting started at 9:00 am due to the time stated on the property posting.

**2. MINUTES**

A. Planning & Zoning Minutes December 11, 2023

**JENI GROOT-BEGNAUD moved, seconded by MEMBER ROSE ANN TORNATORE to Approve the Planning & Zoning Minutes of December 11, 2023.**

**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. Regular Site Plan RSP120230538: LIV Multi-Family Residential Condominium, 3635-3637 S. Atlantic Avenue

The public hearing began a few minutes after 9:00 am. There was no ex-parte communication from any board member. All witnesses were sworn in for the hearing by the City Clerk. Community Services Director Stewart Cruz gave a brief staff presentation to the board. The proposed project is a 74 unit multifamily condominium. The building will be 16 stories tall and is consistent with the city's comprehensive plan. All the criteria had been met for the site plan requirements. It was noted that all due public notice requirements were also met.

Representatives for the applicant were: Attorney Rob Merrill with Cobb & Cole, Developer Jim Mack, and Architect Larry Robinson. The board inquired when construction would begin and how long it would last. Construction is expected to begin in May and will finish 22 months later.

There were no public comments for or against the project.

**MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to recommend approval of the Site Plan RSP120230538: LIV Multi-Family Residential**

**Condominium, 3635-3637 S. Atlantic Avenue to the City Commission.**

**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**

**5. OTHER**

**6. BOARD COMMENTS**

Director Cruz announced that the board appreciation breakfast would be at 8:00 am on January 18th.

**7. ADJOURNMENT**

The meeting ended at 9:14 am.

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**Cheri Schwab, Recording Secretary**

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**Rick DeLange, Chairman**