

MINUTES
PLANNING & ZONING BOARD MEETING
August 12, 2024
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

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

2. ACTION ITEMS

A. Nomination of pro tem Chair

There was a consensus vote for Rose Ann Tornatore to sit in as Chair for the meeting.

3. MINUTES

A. Planning & Zoning Minutes May 13, 2024

MEMBER CHUCK HORION moved, seconded by MEMBER GUY DESAI to Approve the Planning & Zoning Minutes of May 13, 2024.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

4. QUASI-JUDICIAL HEARING

A. Regular Site Plan RSP12023048: SHORES DEPOT - ALL ABOARD STORAGE
Interior Storage Facility, 2616 S. Atlantic Avenue

Attorney Paul Waters noted that this was a Quasi-judicial hearing and swore in all the witnesses. There was no ex-parte communication by the board. City Planner Gwyn Herstein provided a brief overview of the project. The proposed project is a 3-story self-storage building that is a permitted use in the GC-RD district. A total of 123 interior storage units of various sizes will be available. Views of the property and concept drawings were shown. It was noted that the site plan met all the city's required criteria. The project was granted a special exception in March 2023, that had 8 conditions added. The conditions are all addressed within the site plan except for #5, requiring low level lighting. This will be addressed by the Building Dept. during their inspections. Staff recommended approval with the eight conditions included. Attorney Joey Posey was present for the applicant, but the board had no questions for him.

MEMBER CHUCK HORION moved, seconded by MEMBER JAMES LILLY to recommend approval of Regular Site Plan RSP12023048 to the City Commission with the conditions noted.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

Yes: Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Member Guy Desai

5. OTHER

- A. Discussion about November's regularly scheduled meeting date - November 11th, which is Veterans' Day. Monday, November 4th is a possible substitute.

The change to November 4th was discussed and approved by a board consensus.

6. BOARD COMMENTS

There were no additional board comments.

7. ADJOURNMENT

The meeting ended at 8:51pm.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman