

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**November 8, 2021**  
**3000 Bellemead Drive Daytona Beach Shores, FL 32118**

**1. OPENING REMARKS**

**Present:** Member Rose Ann Tornatore, Member Chuck Horion, Chairman John Schmitz, Member Rick Delange, Member James Lilly

**Staff:** City Clerk Cheri Schwab, Attorney John Cary, Community Services Director Fred Hiatt, City Planner Stewart Cruz.

Board Attorney Cary read the Boardmember oath for Jeni Groot-Begnaud.

**2. MINUTES**

A. Planning & Zoning Minutes October 12, 2021

**MEMBER RICK DELANGE moved, seconded by MEMBER CHUCK HORION to Approve the Planning & Zoning Minutes of October 12, 2021.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose ann Tornatore

**3. QUASI-JUDICIAL HEARING**

**4. ACTION ITEMS**

A. Ordinance 2021-15: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 104 Broad Avenue

The Board Attorney read the ordinance by title only. City Planner Stewart Cruz explained that this was part of the legal process and a formality after a property is annexed into the city. It will update the future land use map that is part of the City's Comprehensive Plan. The property is entitled to have one single family residence and does not impact the current service level for the area. City staff recommended approval. There were no questions or discussion by the board.

**MEMBER CHUCK HORION moved, seconded by MEMBER ROSE ANN TORNATORE to recommend approval of Ordinance 2021-15 to the City Council.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John

B. Ordinance 2021-16: Comprehensive Plan Future Land Use Map Amendment-131 Glen Myra Avenue

City Planner Stewart Cruz explained that the property had been annexed back in 2004, but the future land use map was not updated and assigned. It was rezoned to a city classification, but that can not take effect until this process is complete. The classification assigned was Tourist Oriented Commercial district from the county's Urban Low Intensity designation. This property abuts commercial property already owned by Dr. Dennison. City staff recommended approval.

**MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2021-16 to the City Council.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose Ann Tornatore

C. Ordinance 2021-17: Rezoning application for recently annexed property located at 104 Broad Avenue

The Board Attorney read the Ordinance by title only. City Planner Stewart Cruz explained that the property located at 104 Broad Avenue was recently annexed. The zoning proposed is equivalent to the county's designation with no impact on city services. City staff recommended approval. There were no comments or questions from the board.

**MEMBER CHUCK HORION moved, seconded by MEMBER RICK DELANGE to recommend approval of Ordinance 2021-17 to the City Council.**

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

**Yes:** Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose Ann Tornatore

5. **OTHER**

6. **BOARD COMMENTS**

7. **ADJOURNMENT**

The meeting ended at 8:50 am .

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**Cheri Schwab, Recording Secretary**

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**John Schmitz, Chairman**