



PLANNING AND ZONING BOARD

Council Chambers

3048 S. Atlantic Avenue

Daytona Beach Shores, Florida

Monday, December 14, 2015

8:30 a.m.

AGENDA

CALL TO ORDER

AUDIENCE REMARKS:

Time for citizens and members of the audience to be heard with regard to items not on the agenda. The audience will be given the opportunity to speak regarding agenda topics prior to each vote before the Planning and Zoning Board.

APPROVAL OF MINUTES: Minutes of Planning and Zoning Board Meeting of
August 10, 2015

PUBLIC HEARING:

- 1) Comprehensive Plan Amendment CPA 12015040
Atlantic Avenue Estates 3800 block of S. Atlantic Avenue
- 2) Rezoning Application RZ12015041
Atlantic Avenue Estates 3800 block of S. Atlantic Avenue
- 3) Special Exception Application SPEX12015043
Acapulco Inn Overflow Parking

ACTION/DISCUSSION:

REMARKS OF STAFF

REMARKS OF BOARD MEMBERS

ADJOURNMENT

NOTICES: Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.



**PLANNING AND ZONING BOARD
MINUTES**

**3048 S. Atlantic Avenue Daytona Beach Shores, Florida
August 10, 2015**

Members Present: Harold Needham, Jim Lilly, Pat Carpenter, and Rose Ann Tornatore.
Excused: Marianne Bachstein and Don Weidemiller. Staff: City Planner Stewart Cruz and
Community Services Director Fred Hiatt.

AUDIENCE REMARKS: None.

APPROVAL OF MINUTES: Minutes of Planning and Zoning Board Meeting of
May 11, 2015

**Ms. Carpenter moved, seconded by Mr. Needham to approve the minutes of May 11,
2015. The motion passed unanimously by a voice vote.**

PUBLIC HEARING:

Site Plan RSP12015009: DiMucci Tower 14, 3797 S. Atlantic Avenue

City Planner Stewart Cruz read from his staff report and gave the details on the project. He noted that all Due Public Notice was achieved as required. It will be a 7-story building with 26 units. The project meets all the criteria for zoning and future land use for a multi-family building on a non-conforming lot. The majority of parking will be in an underground garage with 8 parking spots outside. There are 39 parking spots required and that is fulfilled. All landscape requirements are met. Mr. Cruz noted that at the time he wrote his staff report, there were three conditions that had to be met before he could recommend approval. The condition regarding the availability of potable water has now been met. The applicant has stated that he will remove the Dimucci green color from the bands of the building but it will remain on the railings. A new rendering will be provided. The third and final condition still needs to be met regarding a provision letter for construction parking. Mr. Lilly had a concern about the trash pickup being out on the street and not onsite. Sid Valeen, who represented Dimucci Development, stated that onsite trash removal was available. The plan is in compliance for all zoning regulations with no variances needed.

Audience member Greg Fritz questioned the use of the condominium units; whether they would be sold as permanent residence or more transient use. Mr. Valeen felt that approximately 40% would be sold as permanent residences. Mr. Fritz asked about the size of the units and was told they would be three bedroom and two bathroom units with approximately 1800 to 2000 square feet.

Mr. Needham moved, seconded by Mr. Lilly to recommend approval of Site Plan RSP12015009 to the City Council with the two conditions of: 1) obtaining the construction parking/staging letter and 2) removal of Dimucci Green color from

the bands on the building or obtaining approval pursuant to Section 8-11.3 of the LDC.

The motion passed with a 3-1 vote. Ms. Carpenter dissented.

ACTION/DISCUSSION: None.

REMARKS OF STAFF: None.

REMARKS OF BOARD MEMBERS: None.

ADJOURNMENT: The meeting ended at 8:54 am.

ATTEST:

CITY OF DAYTONA BEACH SHORES

Cheri Schwab, City Clerk

Rose Ann Tornatore, Chairman