

**MINUTES**  
**SOUTH DAYTONA**  
**PLANNING AND APPEALS BOARD**  
**Regular Meeting**

March 16, 2022

6:00 P.M.

South Daytona Piggotte Community Center  
504 Big Tree Road  
South Daytona, FL

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.

**I. CALL TO ORDER AND ROLL CALL**

Members Present

Abe Agront, Chairman  
David Beery  
Marian (Sam) Buckman  
Ari Morse  
Jerry Masters  
Eric Dickens

Staff Present

S. Laureen Kornel, Comm. Dev. Director  
Amber Kraft, Recording Secretary  
Stephanie Velo, Vose Law Firm

Excused

Phil Trimarchi, Vice-chair

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF THE MINUTES:** February 16<sup>th</sup>, 2022

**Mr. Morse made a motion to approve the February 16<sup>th</sup>, 2022, meeting minutes. Ms. Buckman seconded the motion. Hearing no objections, the minutes were unanimously approved (6-0).**

**IV. DISCLOSURE OF EXPARTE COMMUNICATION**

None disclosed.

## **V. PUBLIC HEARINGS**

### **A. RZ 2021-06 : 409 Big Tree Rd, All Aboard Storage: PCD Rezoning**

Ms. Kornel presented case number RZ 2021-06: 409 Big Tree Rd, All Aboard Storage: PCD Rezoning. This is a request by Joey Posey, Storch Law Firm, authorized agent on behalf of the property owner, 409 Big Tree, LLC, for a rezoning BGC (Business General Commercial) and LI (Light Industrial) to (PCD) Planned Commercial Development and issuance of a development order at 409 Big Tree Road. The PCD rezoning seeks to allow the development of additional storage and office space including the addition of two buildings with associated site improvements to an already developed site consisting of 6.47 acres. The subject property is located at 409 Big Tree Road within the Community Redevelopment Area (Volusia County tax parcel numbers: 5344-16-00-0534, 5344-16-00-0546, 5344-16-00-0548, 5344-16-00-0532, and 5344-16-00-0547): There was no further discussion from the Board and no comments from the public.

**Mr. Morse motioned for approval, and Ms. Buckman seconded the motion. Hearing no objections, the motion passed with a unanimous vote for approval (6-0).**

### **B. PP 2022-01: Edison Pointe (947 Big Tree Rd), Preliminary Plat**

Ms. Kornel presented case number PP 2022-01: Edison Pointe (947 Big Tree Rd), Preliminary Plat. The applicant requests approval of the Edison Pointe Preliminary Plat. If approved, the applicant intends to subdivide the ±8.72-acre vacant property into an 86-unit two-story townhome development including tree preservation and open space with on-site private roads, drainage, stormwater, and utilities. As shown below in Figure 1, the subject property is located at 947 Big Tree Road east of the intersection of South Nova and Big Tree Roads. General inquiries were made by the following individuals from the public; Susan Allen 35 Cherrywood Court, Derick Adams 25 Cherrywood Court, Joey Giordano 9 Applewood Circle, Gary Falconnier 934 Valencia Road, David Galt 600 Katherine Street, and Kirk Miles 27 Cherrywood Court. General comments from the public include inquires about fence height, concession for wildlife, the landscape buffer, changes to the stormwater pond, and traffic impacts. Attorney Glenn D. Storch, Esq Storch Law Firm 420 South Nova Road, Daytona Beach, FL 32114 and Engineer Harry Newkirk, P.E Newkirk Engineering Inc. 1230 US Highway 1, STE #3, Ormond Beach, FL 32174 answered all general questions from the public.

**Ms. Buckman motioned for approval, and Mr. Morse seconded the motion. Hearing no objections, the motion passed with a unanimous vote for approval (6-0).**

## **VI. OTHER BUSINESS AND DISCUSSION ITEMS**

Discussion ensued regarding procedures of Planning and Appeals Board meetings and meeting location.

**VII. MEMBER COMMENTS**

None disclosed.

**VIII. ADJOURNMENT**

**Chairman Agront asked for a motion to adjourn. A motion was made by Ms. Buckman, and Mr. Morse seconded the motion. The meeting was adjourned at 6:53 PM.**

Respectfully submitted,

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Amber Kraft, Planning Technician

ATTEST:

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Abe Agront, Chairman

*Minutes transcribed by Amber Kraft*