



The CITY OF DAYTONA BEACH Board of Adjustments Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, March 21, 2019
1:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Board members present were as follows:

Mr. Trey Harshaw, Chair
Ms. Sharlene Barhoo (arrived at 1 :05 p.m.)
Ms. Maja Sander Bowler
Mr. Thomas Leek
Mr. Larry Riley
Mr. Roger Stine

Board members absent:

Mr. Eddie Gentle
Mr. Gary Libby

Staff members present were as follows:

Ms. Lauren Taylor, Planner
Ms. Hannah Ward, Planner
Ms. Carly Meek, Assistant City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

Mr. Harshaw called the March 21, 2019 Board of Adjustment Meeting to order at 1 :00 p.m.

Roll Call

Ms. Groom called the roll and noted members present as indicated above.

Introduction of City Staff

Mr. Harshaw introduced staff members in attendance, as listed above.

Approval of Minutes

A motion was made by Mr. Stine, seconded by Mr. Leek, to approve the minutes of the February 21, 2019 meeting as presented. The motion carried (5-0).

Ms. Barhoo arrived for the meeting.

New Cases:

Case A - BOA2019-002 Variances from Article 6, Section 6.2.E.4

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Harold V. Lucas (property owner), for a variance from Article 6 (Development Standards), Section 6.2.E.4 (Parking Lot Entrance Driveways) of the Land Development Code (LDC) to reduce the minimum required stacking lane distance for an entrance driveway serving a parking lot with 1-49 parking spaces from 25' to 15'. The property is located at 301 Jefferson Street. The zoning on the property is Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5), and the Redevelopment Future Land Use (FLU) on the property is Commercial Transitional. The property is also located in the Midtown Redevelopment Area.

A letter was read from Joseph Hopkins stating he is unable to attend today's meeting and asked Ms. Miles to attend and present the variance request on his behalf.

Applicant Presentation:

Colleen Miles, Land Development Resource Group LLC, 140 S. Beach Street, Suite 400, Daytona Beach, Florida, spoke on behalf of Mr. Hopkins and representing the applicant.

Mr. Harshaw stated there is discussion in the staff report about fronting the building on Dr. Mary McLeod Bethune Blvd.

Ms. Taylor stated that will be addressed during site plan review. Ms. Taylor stated that item was discussed with the Technical Review Team during their review of the application. Ms. Taylor stated Jefferson is a residential street and it may be better to have the building front on Dr. Mary McLeod Bethune.

Ms. Miles stated the site is vacant; and if the building is flipped, the variance will still be needed.

Mr. Harshaw asked how the building will be used.

Ms. Miles stated office use.

Ms. Ward stated the applicant wanted to make sure he got the variance approved before submitting the full site plan; therefore, a concept plan was submitted. Ms. Ward stated Mr. Hopkins indicated that he feels he can meet all LDC requirements when the full site plan is submitted; and the orientation of the building will be addressed at that time. Ms. Ward stated staff indicated to Mr. Hopkins that staff prefers the building to be facing Dr. Mary McLeod Bethune since the building will be a commercial use and Jefferson is a residential street.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Stine, seconded by Ms. Barhoo, to approve Case A - BOA2019-002 Variances from Article 6, Section 6.2.E.4, as presented.

Mr. Trey Harshaw - Yes
Ms. Sharlene Barhoo - Yes
Ms. Maja Sander Bowler - Yes
Mr. Thomas Leek - Yes
Mr. Larry Riley - Yes
Mr. Roger Stine - Yes

The motion carried (6-0).

Review of Cases

Mr. Harshaw stated Case A was approved.

New Business

There was discussion with the Board regarding distribution of staff reports. Ms. Taylor stated the packets will either be mailed on the Thursday before the meeting date or hand delivered to the Board members.

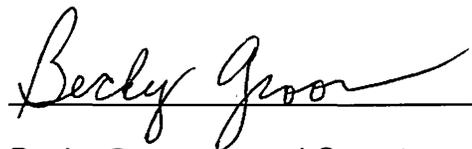
Mr. Harshaw suggested staff call the Board members to make sure they have received their packets.

Adjournment

There being no further business, the meeting was adjourned.

 , CHAIR.

Trey Harshaw, Chair



Becky Groom, Board Secretary