



The CITY OF DAYTONA BEACH

Board of Adjustment Agenda

January 20, 2022

City Hall
 Regular Meeting
 Commission Chambers

301 South Ridgewood Avenue
 Thursday, January 20, 2022
 1:00 P.M.

NOTICE – 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Introduction of City Staff
4. Approval of the Minutes: December 16, 2021
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>[Signature]</i>	1-7-2022
Deputy City Manager	<i>[Signature]</i>	1/7/22
Legal	<i>[Signature]</i>	1/10/22
City Manager	<i>[Signature]</i>	1/12/22

Case A – BOA2022-001 Variances from Article 4, Section 4.2.B.3

A request by Thomas Huger, TAH2, LLC, (Contractor) on behalf of Jerlene P. Stiggins (property owner), for an after-the-fact variance from **Article 4 (Development Standards), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce minimum required front yard setback of 30 feet to 20.3 feet.** The property is located at **1124 Lakewood Park Drive, Parcel ID 5211-17-00-0060.** The zoning on the property is single family residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential (L1-R).

Case B – BOA2022-002 Variances from Article 4, Section 4.2.C

A request by Sharon Hawkins-Holden (property owner), for a variance from **Article 4 (Development Standards), Section 4.2.C** of the Land Development Code (LDC) **to reduce required minimum Lot Area of 6,000sf to 5,000sf and to reduce the required living area per dwelling unit, minimum of 900sf each unit to 675sf each unit.** The property is located at **700 Tennessee Street, Parcel ID 5238-38-00-2150.** The zoning on the property is **Multifamily Residential-12 (MFR-12),** and the Future Land Use (FLU) on the property is **Level 1 Residential (L1-R).**

03/02

6. **Review Cases**

7. **New Business**

8. **Adjournment**

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, February 17, 2022, at 1:00 PM in the City Commission Chambers.

BOARD OF ADJUSTMENT
MINUTES OF
REGULAR MEETING
December 16, 2021

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, December 16, 2021 at 1:00 p.m. in City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present were as follows:

Mr. Trey Harshaw, Chair
Ms. Sharlene Barhoo (arrived at 1:10 p.m.)
Ms. Maja Sander Bowler
Mr. Patrick Connors
Mr. John George

Board members not in attendance:

Mr. Edward Gentle

Staff members present were as follows:

Ms. Melissa Phillips, Development Review Technician
Mr. Ben Gross, Deputy City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Harshaw called the December 16, 2021 Board of Adjustment Meeting to order at 1:00 p.m.

2. Roll Call

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

3. Introduction of City Staff

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

4. Approval of Minutes: August 19, 2021

Mr. Harshaw noted there was a typo in the title for Case C on Page 6 of the minutes.

Board Action:

A motion was made by Ms. Bowler, seconded by Mr. George, to approve the minutes of the August 19, 2021 including the correction to Page 6. The motion carried (4-0).

Ms. Barhoo arrived for the meeting.

5. New Cases:

Case A – BOA2021-010 – Variances from Article 4, Section 4.2.B.3

A request by Sabrina Lee Metivier (property owner), for a variance from Article 4 (Development Standards), Section 4.2.B.3 Note 9 of the Land Development Code (LDC) to reduce minimum lot size of a subdivided lot from the required 9,000sf to 7,480sf, and to reduce the minimum lot depth of a subdivided lot from the required 100ft to 86fl. This will allow for the subdivision of the existing 14,960sf lot into two lots, consistent with the other lots in this area, in order to develop two single family homes. The property is located at 540 Gibson Street, Parcel ID 5238-19-00-0260. The zoning on the property is single family residential (SFR-5), and the Future Land Use (FLU) on the property is Level 1 Residential (L1-R).

Applicant Presentation:

Sabrina Metivier, property owner, who resides at 49 Tuscany Chase Drive, Daytona Beach, Florida spoke regarding her application. Ms. Metivier stated the property is too large for a single family home and she would like to split the lots in order to build two low income houses aimed for veterans. Ms. Metivier stated she has a permanent home and would not reside on this property.

Ms. Bowler asked for clarification on the plans as provided by Ms. Metivier in No. 8 on her application.

Ms. Phillips noted the attachments are included in the packet.

Ms. Bowler stated she has trouble determining a hardship for this application. Ms. Bowler noted Lot 27 is more narrow than all the other lots in the subdivision; and if that wasn't the case, the Board would not be reviewing this item and that is the only thing she saw as a hardship.

Mr. Connors asked if Ms. Metivier has looked into the specs for low-income housing.

Ms. Metivier stated what she plans will meet those specs and that has been confirmed by the person who surveyed the property.

Mr. Harshaw stated the proposed houses are a reasonable size and feels a 1,000 to 1,200 s.f. house is in character with the neighborhood.

Ms. Bowler stated she feels the size of the proposed houses is reasonable and is within the character with what most other lots seem to be.

Mr. Harshaw stated he visited the neighborhood and there is one large house which seems to be out of character for the neighborhood, but most other houses seem to be in the 1,000 to 1,200 s.f. range. Mr. Harshaw stated he does not feel splitting the lots will impact the neighborhood.

Ms. Bowler stated what is proposed will meet the setbacks and that is something the Board will not have to address in the future.

Mr. Connors noted the setbacks for the homes are configured in the lots.

Mr. Harshaw asked if Ms. Phillips has seen the plans for the houses.

Ms. Phillips stated she has not seen the plans for the houses but what is proposed meets the setbacks for the zoning district.

Board Action:

A motion was made by Mr. George, seconded by Mr. Connors, to approve BOA2021-010 – Variances from Article 4, Section 4.2.B.3, in accordance with the staff report as presented. The motion carried (5-0).

6. Review Cases

Case A - BOA2021-010 Approved (5-0)

7. New Business

Mr. Harshaw asked about the status in the change in quorum requirements for the Board of Adjustment.

Mr. Gross stated the quorum requirement has been reduced to 4 and a majority vote of those in attendance would be required for any action.

Mr. Harshaw asked if there has been any progress in getting new members to serve on the Board.

Ms. Phillips stated she spoke with Betty Goodman who advised she will place something on the website, and she stated she will also speak with the City Commissioners about helping to place new members on the Board.

Ms. Barhoo stated she will try to reach Mr. Gentle to determine if he does intend to resign.

Mr. Harshaw asked if a new Chair needs to be elected for 2022.

Ms. Phillips stated that item will be placed on the next meeting agenda.

Trey Harshaw, Chair

Becky Groom, Board Secretary



Case A

Agenda Item 5 – Case A

BOA2022-001

**Variance from Article 4, Section 4.2.B.3
Of the Land Development Code (LDC)**

1124 Lakewood Park Drive

Agenda Item 5 – Case A
BOA2022-001
Variance from Article 4, Section 4.2.B.3
Of the Land Development Code (LDC)
1124 Lakewood Park Drive

STAFF REPORT

DATE: January 3, 2022
TO: Board of Adjustment Members
FROM Missy Phillips, Development Review Technician

VARIANCE REQUEST

A request by Thomas Huger, TAH2, LLC, (Contractor) on behalf of Jerlene P. Stiggons (property owner), for an after-the-fact variance from **Article 4 (Development Standards), Section 4.2.B.3** of the Land Development Code (LDC) **to reduce minimum required front yard setback of 30 feet to 20.3 feet.** The property is located at **1124 Lakewood Park Drive, Parcel ID 5211-17-00-0060.** The zoning on the property is single family residential (**SFR-5**), and the Future Land Use (FLU) on the property is Level 1 Residential (**L1-R**).

PROPERTY LOCATION

The subject property is generally located near the center of Lakewood Park Drive on the west side of the street. Lakewood Park Drive is between 3rd and 5th streets, east of Jimmy Anne Drive.



Aerial View of the Property

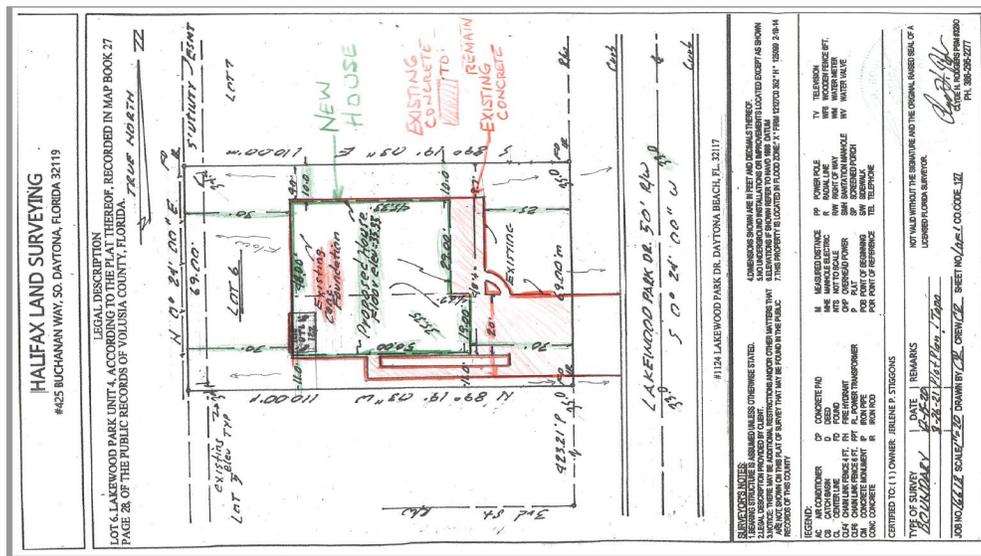
PROJECT HISTORY AND VARIANCE DESCRIPTION

The property located at 1124 Lakewood Park Drive is a developed lot. A review of County records show that this parcel is Lot 6 Lakewood Park Unit 4.

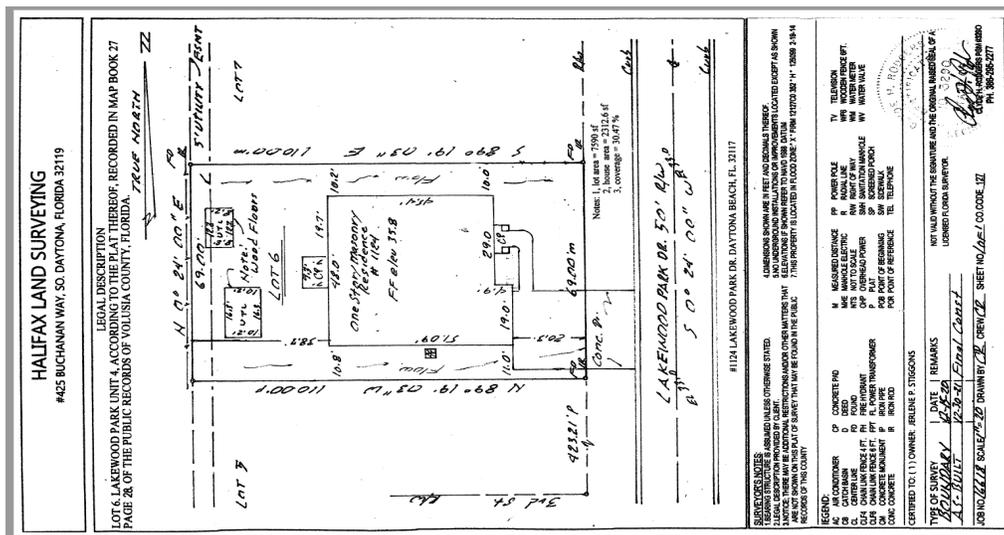
In 2019 the existing structure was severely damaged by fire. The City condemned this structure, and it was demolished at the homeowner's expense. The new home was not built according to the originally approved plans. The final survey for the new home shows this structure encroaches into the required 30 foot setback 9.7 feet.

The applicant is requesting a variance from Article 4, Section 4.2.B.3 of the LDC to:

- to reduce minimum required front yard setback of 30 feet to 20.3 feet.



Originally Approved Survey - Submitted by Applicant



Final Survey - Submitted by Applicant

PROJECT ANALYSIS: VARIANCE REVIEW STANDARDS

Article 3 – *Review Procedures*, Section 3.4.V.4 – *Variance Review Standards*, of the LDC states that a variance application shall be approved only on a finding there is competent and substantial evidence in the record of the public hearing, that all of the following standards are met:

- i. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity.**

The subject property is a 70ft wide by 100ft deep lot. This lot is an average size lot in the area.

- ii. Those extraordinary and exceptional conditions are not the result of the actions of the landowner.**

Per Plat Book 27 Page 28, lot 6 was originally platted as it appears currently. There does not appear to be any extraordinary conditions.

- iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.**

If this variance is not granted, the resulting hardship would be that the homeowner would have to remove 9.7 feet of the front of the structure, in order to meet the current 30 foot setback.

- iv. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.**

An aerial view shows that many houses on this street are located at a 20 foot setback, rather than the current 30 foot setback. The footprint of the original house, before being destroyed by fire, was at the 20 foot setback.

- v. The extent of the Variance is the minimum necessary to allow reasonable use of the land or structure.**

The requested variance is to accept the current placement of the home at final construction.

- vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.**

Yes, the variance is in harmony with the general purpose and intent of the Code.

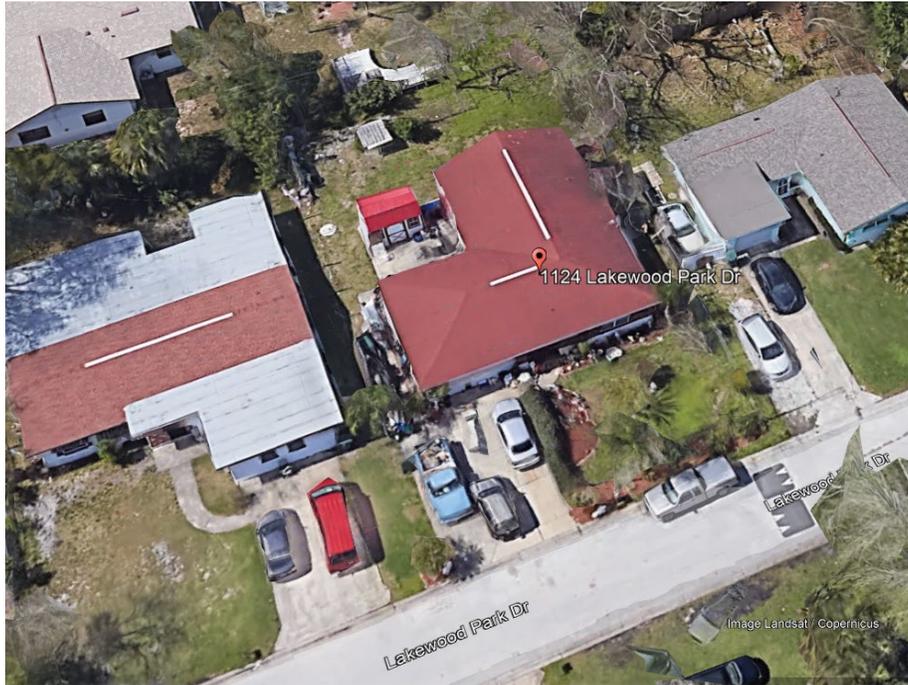
- vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.**

Staff does not anticipate that the variance request would adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

viii. The Variance is consistent with the comprehensive plan.

The variance request will allow for the completion of a single-family home, which is consistent with the Future Land Use of the property, Level 1 Residential.

The decision by the Board of Adjustment is a final administrative action.



Original Structure before Fire



New Home

LOCATION MAP



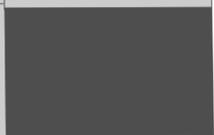
1 inch = 100 feet

ALICE-DR

AUDREY-DR

LAKWOOD-PARK-DR

THUNDERBIRD-DR

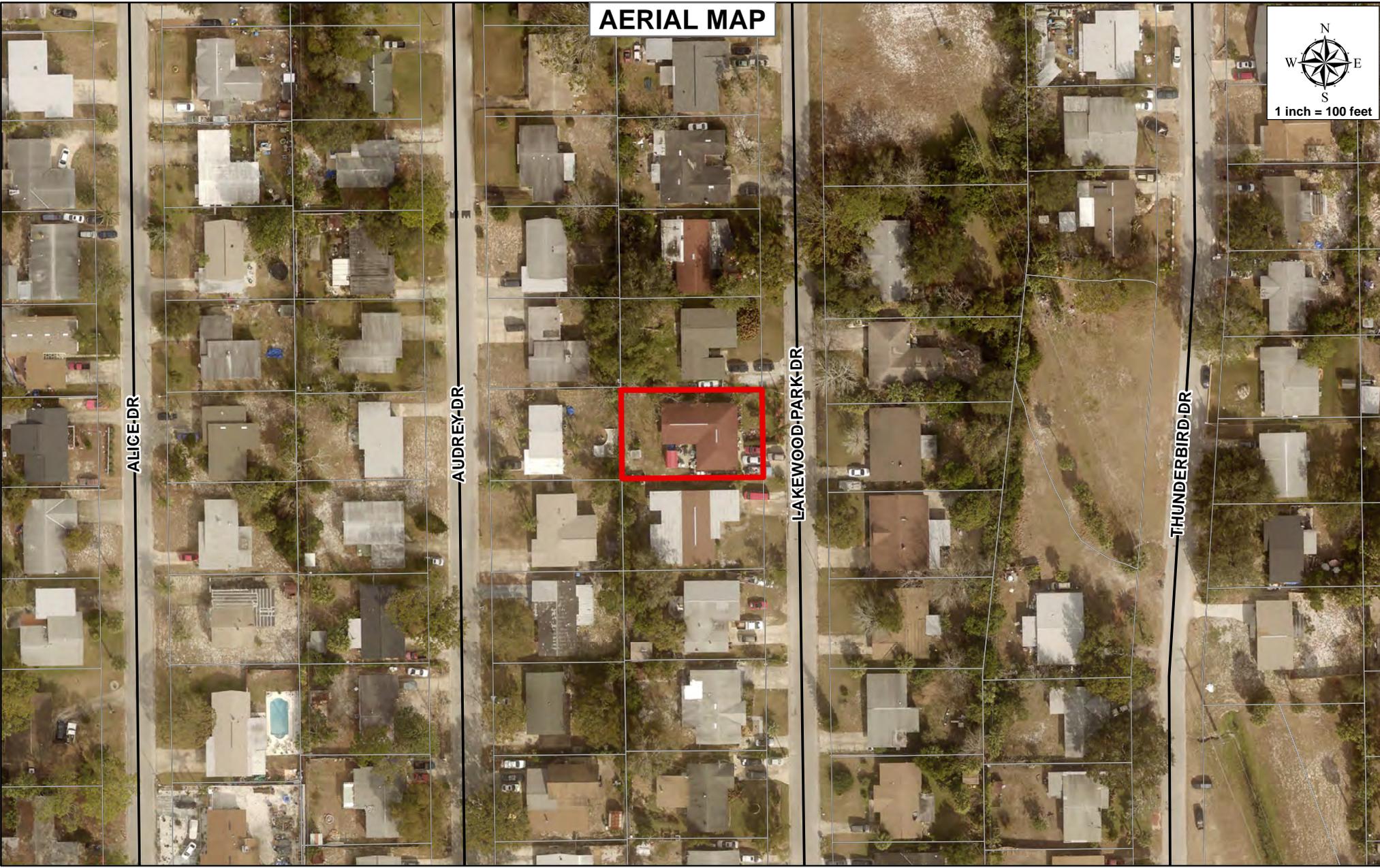


Document Path: P:\Admin\Prattina\Short Term Projects 201-3\BOA\BOA2022\BOA2022-001\BOA2022-001_LocationMap.mxd

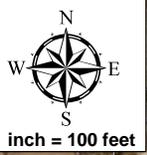


Case : BOA 2022-001
1124 Lakewood Park Dr
Daytona Beach FL 32117

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



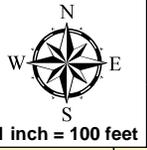
AERIAL MAP



Case : BOA 2022-001
1124 Lakewood Park Dr
Daytona Beach FL 32117

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ZONING MAP



SFR-5

ALICE-DR

AUDREY-DR

LAKWOOD-PARK-DR

THUNDERBIRD-DR



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FUTURE LAND USE MAP

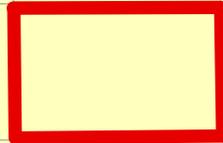


ALICE-DR

AUDREY-DR

LAKWOOD-PARK-DR

THUNDERBIRD-DR



Level 1 Residential



Case : BOA 2022-001

**1124 Lakewood Park Dr
Daytona Beach FL 32117**

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THE CITY OF DAYTONA BEACH

Board of Adjustment

VARIANCE APPLICATION

PURPOSE

The purpose of a Variance is to allow certain deviations from the dimensional standards in the City's Land Development Code (such as height, yard setback, lot coverage, or similar numerical standards) when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), a literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised only in rare instances, and under exceptional circumstances to relieve undue and unique hardships to the landowner. ***No change in permitted uses or maximum densities may be authorized by variance.***

APPLICATION SUBMITTALS MUST INCLUDE THE FOLLOWING DOCUMENTS:

- Pre- application Meeting** – Required prior to application submittal (Article 3, Section 3.4.V.3.a of the LDC). Contact Melissa Phillips, Board of Adjustment Staff Liaison, at 386.671.8328.
- Development Review Application - Must include the following information:**
 - Name, address, parcel identification number, and phone number of the applicant and any agent authorized to process variance request.
 - Project Description - *Must include the Land Development Code article and section number subject to the variance.*
- Supplemental Application**
- Survey** - One signed and sealed survey of the property (***no more than 2 years old***). The survey must include site location; dimensions of all existing structure(s) and distances of structure from all lot lines; legal description(s); parcel identification number(s); rights-of-way; and easements.
- Site Plan** – One copy of the site plan (***to scale***) either 11" x 17" or 8½" X 14" complying with the Land Development Code regulations located in Appendix A, Section G.
- Authorization of Owner** (If an agent signs the application, the notarized proof of authorization form provided by the City must be signed by the owner of the property).
- Proof of ownership** of the property that is the subject of the request, via documentation such as deed, tax bill, or property appraiser's documentation.
- Application fees:** Single-Family Residential \$300 (***per lot***) All Others \$450
After the Fact: Double Fees Applicable Recording Fees
- Application submittals** must include one paper copy of all the documents listed above and one CD or USB flash drive with all submittal documents in PDF format.
- ALL SUBMITTALS MUST BE RECEIVED BY 12:00 P.M. ON THE DEADLINE DATE AND FEES MUST BE PAID WHEN THE APPLICATION IS SUBMITTED.**

APPLICATION DEADLINE

The deadline to submit applications for the Board of Adjustment is **12:00 p.m.** on the deadline date. A copy of the deadline and meeting dates is included with this application.

The Permits & Licensing Division has five (5) business days from the date you submit your application to determine if it is complete and correct. If your application is found to be lacking any of the required information, or if the data and exhibits are inaccurate, it will not be considered "filed" for the purpose of processing, and will not be placed on the Board of Adjustment agenda until all of the required information and documentation is submitted.

BOARD OF ADJUSTMENT PUBLIC HEARING

The Board of Adjustment is a body consisting of eight members appointed by a majority vote of the City Commission, with the most recently appointed new member serving as an alternate. A public hearing is held the third Thursday of every month, at 1:00 p.m. in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach. Following the public hearing and discussion of each application, the Board votes on the application. They may accept, modify, return or seek additional information. A variance is valid for twelve months from the approval date. No extensions shall be granted; however, a new application may be filed for the same or other relief following expiration, and shall be treated as a new application. An application will not be heard by the Board of Adjustment unless the Public Notification requirements described below have been satisfied.

PUBLIC NOTIFICATION

1. No later than **ten (10) days prior** to the Board of Adjustment public hearing date, the applicant shall mail a letter of notification to all property owners within 150 feet of the property subject to the request. The letter, provided by staff, shall describe the nature and scope of the request; identify the location of the land subject to the request; and identify the date, time, and location of the Board of Adjustment public hearing. The names and addresses of property owners within 150 feet are to be obtained from the Volusia County Property Appraiser's Office, 921 North Nova Road, Holly Hill, Florida, 32117; 386-254-4601. There is a fee.
2. Permits & Licensing Division will prepare posting placards. Applicants shall post the placards on the site no later than **ten (10) days prior** to the Board of Adjustment public hearing date.
3. An affidavit certifying compliance with these notification requirements and bearing the notarized signature of the applicant must be submitted to the Permits & Licensing Division no later than **seven (7) days prior** to the Board of Adjustment public hearing. A copy of the letter mailed to the property owners, the Volusia County Property Appraiser's mail list, and photos of the placards posted on the property must accompany the affidavit.



**THE CITY OF DAYTONA BEACH –2021
DEVELOPMENT & ADMINISTRATIVE SERVICES
VARIANCE APPLICATION**
<http://www.codb.us/>

Application submittals are due by
Thursday at noon and should be delivered to:
The City of Daytona Beach
Attn: P&L Angela Doyle
Development Services, Room 127
301 South Ridgewood Avenue
Daytona Beach, FL 32114

A pre-application meeting with Staff may be required* prior to submitting an application to discuss the project's feasibility, anticipated review track, submittal requirements, and procedures. This requirement can be found in Section 3.3.A and Table 3.2 of the LDC. Contact Melissa Phillips, Sr. Development Review Technician, at 386.671.8328 to schedule a pre-application meeting. After initial contact with Staff, the Applicant may be advised to have further preliminary discussions with Staff.

TYPE OF REQUEST:

CITY FILE:

Major Site Plan*	Variance BOA*	X	Rezoning*		
Minor Site Plan	LDC Text Amendment		Planned Development Rezoning*		
Special Use*	Minor Preliminary Plat		Planned Development Amendment		
Public Use*	Major Preliminary Plat*		Large Scale Comp Plan Amendment*		
Temporary Use (Special Event)	Final Plat		Small Scale Comp Plan Amendment*		
Annexation-Voluntary	ROW Vacation		Excess Boat Slip Allocation		
Semipublic Use*	Certificate of Appropriateness, Major*		Other (Please Describe):		
Easement Vacation	Historic Overlay Amendment*				
In a Redevelopment Area?	<input type="checkbox"/> Ballyhoo Road	<input type="checkbox"/> Downtown	<input type="checkbox"/> South Atlantic	<input type="checkbox"/> Midtown	<input type="checkbox"/> Main Street

SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):

REQUEST VARIANCE FOR FRONT YARD SETBACK SET FROM THE REQUIRED SETBACK OF 30'

SITE & APPLICANT INFORMATION: All information must be completed

Project Name:	LAKEWOOD PARK DR									
12 Digit Short Tax Parcel ID#:										
Street Address	1124 LAKEWOOD PARK DR									
SITE INFORMATION:	Existing:	Proposed:	Abutting Property:							
Future Land Use Designation:	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5	SFR-5
Zoning Designation:	SFR-5									
Gross Sq. Ft. Floor Area:										
Acres of Parcel(s):										

Property Owner (Provide Proof of Ownership)

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

Lead Designer, if any (Provide Owner Authorization Form)

Company/Contact Name:		Phone :	
Street Address:		E-mail:	
City & State:		Zip:	

Authorized Agent, if any (Provide Owner Authorization Form)

Company/Contact Name:	TAH2, LLC	Phone :	386-631-0350
Street Address:	928 SYCAMORE ST	E-mail:	TAHUGER@YAHOO.COM
City & State:	DAYTONA BEACH, FL 32114	Zip:	32114

Applicant Signature:		DATE:	29 DEC 2021
Print Name:	THOMAS HUGER		



[Home](#) / Parcel Summary for 3237480

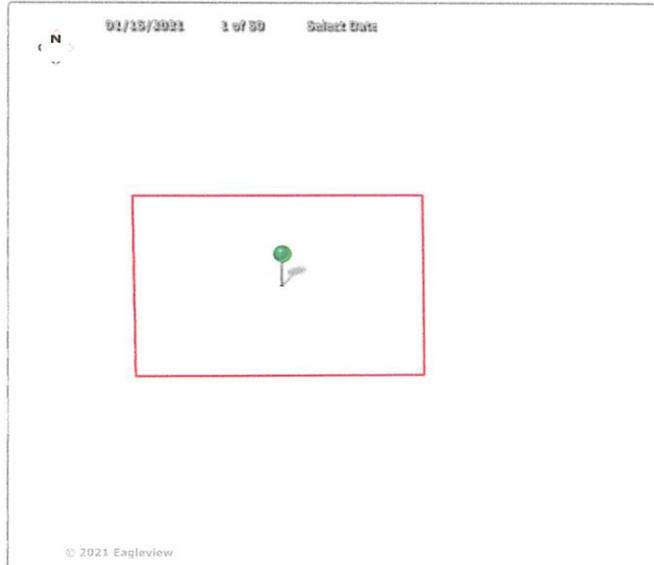
[Summary](#) [Tax Estimate](#) [Permits](#) [Map](#) [Pictometry](#) [Print](#)

Alternate Key: 3237480
Parcel ID: 521117000060
Township-Range-Section: 15 - 32 - 11
Subdivision-Block-Lot: 17 - 00 - 0060
Physical Address: 1124 LAKEWOOD PARK DR, DAYTONA BEACH 32117

Business Name:
Owner(s): STIGGONS JERLENE P - 100
Mailing Address On File: 1124 LAKEWOOD PARK DR
 DAYTONA BEACH FL 32117 3941
[Update Mailing Address](#)

Building Count: 1
Neighborhood: 2004 - LAKEWOOD PARK UNITS 1,2,3,4 & 5 D.B.
[Neighborhood Sales](#)

Subdivision Name: LAKEWOOD PARK UNIT 4
Property Use: 0100 - SINGLE FAMILY
Tax District: 204-DAYTONA BEACH
2021 Final Millage Rate: 19.3364
Homestead Property: Yes
Agriculture Classification: No - [Additional Information](#)
Legal 1: LOT 6 LAKEWOOD PARK UNIT 4 MB 27 PG 28 PER OR 3149 PG 1286



[Values & Exemptions](#) [Land & Buildings](#) 
[Sales](#) [Legal](#) [Property Tax Bill](#)

Property Values

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$2,592	\$2,394	\$2,432
Land Value:	\$13,300	\$13,300	\$13,300
Just/Market Value:	\$15,892	\$15,694	\$15,732

[Back to Top](#)

Working Tax Roll Values by Taxing Authority

Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
● 0017 CAPITAL IMPROVEMENT	\$15,892	\$15,694	\$15,694	\$0	1.5000	\$0.00
● 0012 DISCRETIONARY	\$15,892	\$15,694	\$15,694	\$0	0.7480	\$0.00
● 0011 REQ LOCAL EFFORT	\$15,892	\$15,694	\$15,694	\$0	3.5540	\$0.00
● 0050 GENERAL FUND	\$15,892	\$15,694	\$15,694	\$0	5.3812	\$0.00
● 0055 LIBRARY	\$15,892	\$15,694	\$15,694	\$0	0.5174	\$0.00
● 0520 MOSQUITO CONTROL	\$15,892	\$15,694	\$15,694	\$0	0.1781	\$0.00
● 0530 PONCE INLET PORT AUTHORITY	\$15,892	\$15,694	\$15,694	\$0	0.0845	\$0.00
● 0058 VOLUSIA ECHO	\$15,892	\$15,694	\$15,694	\$0	0.2000	\$0.00
● 0057 VOLUSIA FOREVER	\$15,892	\$15,694	\$15,694	\$0	0.2000	\$0.00
● 0059 VOLUSIA FOREVER I&S 2005	\$15,892	\$15,694	\$15,694	\$0	0.0000	\$0.00

NOTARIZED AUTHORIZATION OF OWNER

I/We JERELENE STIGGONS as the sole or joint fee simple title
(owner's name)

holder(s) of the property described as: 5211-1700-0060
1124 LAKEWOOD PARK DR.
(property address or 12-digit parcel number)

authorize THOMAS HUGER, TAPAZ LLC to act as my agent to seek a variance
(applicant's name)

on the above referenced property.

My application will be heard at a public hearing on JANUARY 21, 2022,

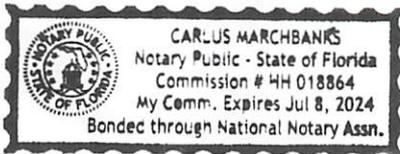
2022, before the Board of Adjustment of The City of Daytona Beach, Florida.

Jerelene Stiggins
OWNER'S SIGNATURE

OWNER'S SIGNATURE

STATE OF FLORIDA
COUNTY OF Florida

The foregoing instrument was acknowledged before me this 29th day of December,
2021, by Jerelene Stiggins, who is personally known to me or has
produced _____.



Carlus Marchbanks
NOTARY PUBLIC - STATE OF FLORIDA

Carlus Marchbanks
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION # HH 018864

SUPPLEMENTAL INFORMATION

The purpose of a Variance is to allow certain deviations from the dimensional standards in the City's Land Development Code (such as height, yard setback, lot coverage, or similar numerical standards) when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), a literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised only in rare instances, and under exceptional circumstances to relieve undue and unique hardships to the landowner. No change in permitted uses or maximum densities may be authorized by variance.

Article 3, Section 3.4(V) of the Land Development Code reads as follows:

- a. A Variance application shall be approved only on a finding there is competent substantial evidence in the record of the public hearing, that all of the following standards are met:
 - i. What extraordinary and exceptional conditions exist (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity? _____ With Board approval the owner was allowed to rebuild on the existing slab, certified as structurally sound by a Structural Engineer. There are apparent discrepancies from the initial layout of the house through the course of construction. _____

 - ii. What extraordinary and exceptional conditions exist that are not the result of the actions of the property owner? _____ Apparently between layout of the house, formwork for the deteriorated, removed slab and new garage slab being poured, the garage encroached into the required front yard setback. This situation was not identified until the final survey was completed. _____

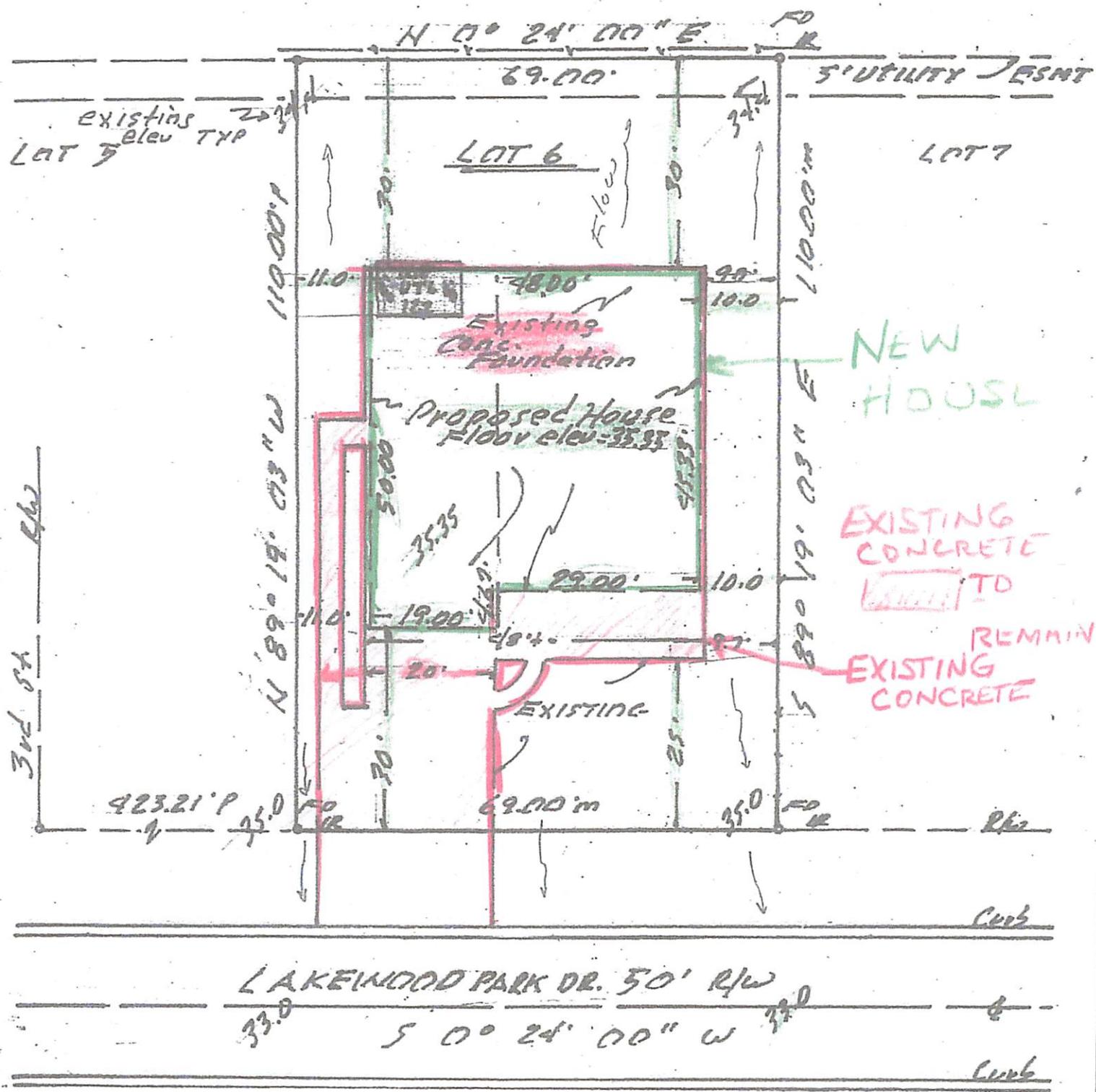
 - iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship. _____ The undue hardship will be any corrective measures after the construction of an approved Florida Building Code inspected building. _____

HALIFAX LAND SURVEYING

#425 BUCHANAN WAY, SO. DAYTONA, FLORIDA 32119

LEGAL DESCRIPTION

LOT 6, LAKEWOOD PARK UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27 PAGE 28, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



#1124 LAKEWOOD PARK DR. DAYTONA BEACH, FL. 32117

SURVEYOR'S NOTES:

1. BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.

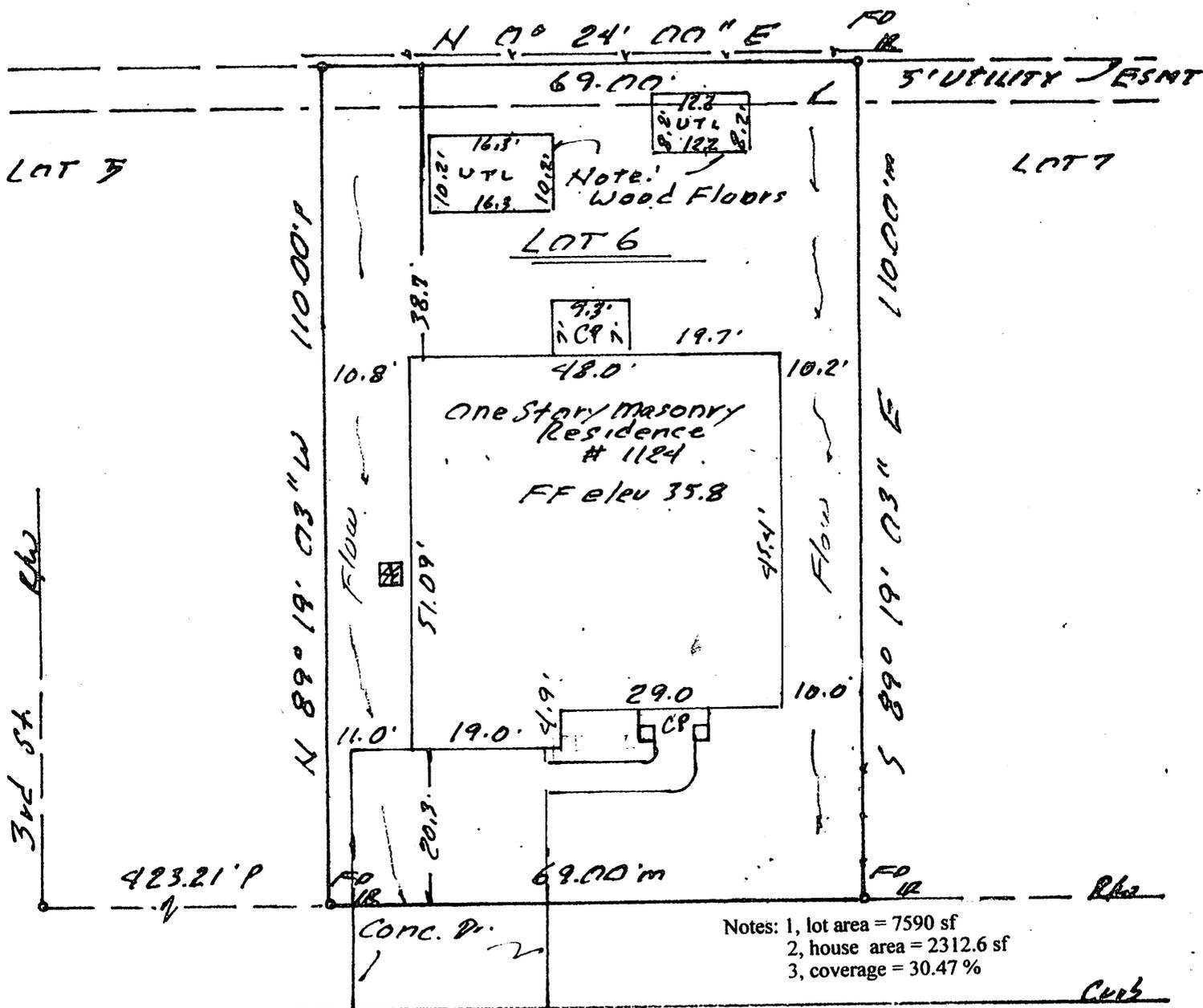
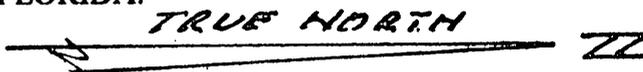
4. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

HALIFAX LAND SURVEYING

#425 BUCHANAN WAY, SO. DAYTONA, FLORIDA 32119

LEGAL DESCRIPTION

LOT 6, LAKEWOOD PARK UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27 PAGE 28, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



LAKEWOOD PARK DR. 50' R/W
EL 33.0
S 0° 24' 00" W 33.0

#1124 LAKEWOOD PARK DR. DAYTONA BEACH, FL. 32117

SURVEYOR'S NOTES:

1. BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
4. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS LOCATED EXCEPT AS SHOWN
6. ELEVATIONS IF SHOWN REFER TO NAVD 1988 DATUM
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE: "X" FIRM 12127C0 352 "H" 126099 2-18-14

LEGEND:

AC AIR CONDITIONER	CP CONCRETE PAD	M MEASURED DISTANCE	PP POWER POLE	TV TELEVISION
CB CATCH BASIN	D DEED	MHE MANHOLE ELECTRIC	R RADIAL LINE	WF6 WOODEN FENCE 6FT.
CL CENTER LINE	FD FOUND	NTS NOT TO SCALE	RW RIGHT OF WAY	WM WATER METER
CLF4 CHAIN LINK FENCE 4 FT.	FH FIRE HYDRANT	OHP OVERHEAD POWER	SMH SANITATION MANHOLE	WV WATER VALVE
CLF6 CHAIN LINK FENCE 6 FT.	FPT FL. POWER TRANSFORMER	P PLAT	SP SCREENED PORCH	
CM CONCRETE MONUMENT	IP IRON PIPE	POB POINT OF BEGINNING	SAW SIDEWALK	
CONC CONCRETE	IR IRON ROD	POR POINT OF REFERENCE	TEL TELEPHONE	

CERTIFIED TO: (1) OWNER: JERLENE P. STIGGONS

TYPE OF SURVEY	DATE	REMARKS
BOUNDARY	12-15-20	
AS-BUILT	12-30-21	Final Comet

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR.

JOB NO. 16618 SCALE 1" = 20' DRAWN BY CR CREW CR SHEET NO. 1 OF 1 CO. CODE 127

CLYDE H. RODGERS PSM #3290
PH. 386-295-2277

Intensity & Dimensional Standards (Setbacks)

Single-Family Residential-5 (SFR-5)

	Platted Lot Width		
	<50 ft	50≤60 ft	>60 ft
Lot area, minimum ²	5,000 sf ^{2,9}		
Lot width, minimum	50 ft		
Lot depth, minimum	100 ft		
Lot frontage on an improved street, minimum	50 ft ³		
Density, maximum (du/ac)	n/a		
Floor area ratio (FAR), maximum ⁴	0.5		
Living area per dwelling unit, minimum	900 sf	900 sf	1,400 sf
Lot coverage, maximum (% of lot area)	35%		
Structure height, maximum	35 ft ⁵		
Front yard setback, minimum	25 ft	25 ft	30 ft
Street side yard setback, minimum	15 ft		
Interior side yard setback, minimum	5 ft	7.5 ft	10 ft
Rear yard setback, minimum	25 ft		

Special Standards for Accessory Structures of Single-Family Dwellings ⁶

Number of detached structures per lot, maximum	2
Floor area, maximum (% of principal building floor area)	50%
Structure height, maximum	20 ft
Floor area in rear yard, maximum	200 sf ^{7,8}
Rear yard coverage, maximum (% of rear yard area)	30%
Setback from rear or side lot line, minimum	7.5 ft
Spacing from principal building, minimum	5 ft

NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot such as those on a cul-de-sac turnaround, provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. Applicable only to nonresidential development.
5. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
6. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)
7. Accessory structures greater than 200 square feet in floor area shall not be located within a required yard.
8. Accessory structures greater than 200 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.
9. A lot of record existing prior to March 1, 2015 shall only be subdivided if each lot meets the minimum lot size of 9,000 sf and all other dimensional standards (see chart below).

OWNER1	MAILADDR1	MAILADDR2	MAILCITY MAILSTATE MAILZIP	PARID
KRUG JUYING TR	67 NICHOLAS CT		ORMOND BEACH, FL 32176	ALTKEY: 3236505
ATKINS BERNICE	1017 AUDREY DR		DAYTONA BEACH, FL 32117	ALTKEY: 3236513
RIX ROBERT R & SHERRY B	120 FOUNTAIN LAKE BLVD		DAYTONA BEACH, FL 32117	ALTKEY: 3236521
COUTURE CARL	5904 N 131ST DR		LITCHFIELD PARK, AZ 85340	ALTKEY: 3236530
WHITE DERRICK	1029 AUDREY DR		DAYTONA BEACH, FL 32117	ALTKEY: 3236548
MERRICKS KIA	1033 AUDREY DR		DAYTONA BEACH, FL 32117	ALTKEY: 3236556
DURANT OLIVIA G	1037 AUDREY DR		DAYTONA BEACH, FL 32117	ALTKEY: 3236564
MCGEE ROY	1112 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237455
			,	ALTKEY: 3237463
WILLIAMSON DELPHINE	190 ERIC DR		PALM COAST, FL 32164	ALTKEY: 3237471
STIGGONS JERLENE P	1124 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237480
DAVIS EVONNE Y	1128 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237498
1132 LAKEWOOD PARK DRIVE LLC	1132 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237501
VELASQUEZ MERLIN	1136 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237510
I HAVE SKILLS INC	1115 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237609
WALKER LOVERSO	1119 LAKEWOOD PARK DR		DAYTONA BEACH, FL 32117	ALTKEY: 3237617
KENNEDY KEITH R & TANYA D	PO BOX 10482		DAYTONA BEACH, FL 32120	ALTKEY: 3237625
ANDERSON ASSET HOLDINGS LLC	PO BOX 487		DAYTONA BEACH, FL 32115	ALTKEY: 3237633
COPELAND CAROLYN	1467 CR 225		CARTHAGE, TX 75633	ALTKEY: 3237641

PUBLIC NOTICE REQUIREMENTS
THE CITY OF DAYTONA BEACH, FLORIDA

I, the undersigned, hereby certify that I have mailed to the following named property owners whose property is within 150 feet of that property which is the subject of an application for a public hearing pursuant to the Land Development Code (LDC) of The City of Daytona Beach, Florida, a notice containing the time, date, and purpose of the public hearing and address of the subject property. The notices were sent at least ten (10) days prior to the meeting date. A copy of the letter is attached.

This form and one copy of the letter must be received no later than ten (7) days prior to the public hearing.

The Volusia County Property Appraiser's Office will provide a copy of the mail list. This must also accompany this affidavit.

Case Number BOA2022-001 Public Hearing Date January 20, 2022

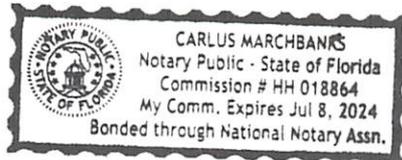
Typed/Printed Name THOMAS HUGER

Signature (sign after reading) [Signature]

Address 928 Sycamore St., Daytona Beach, FL 32114

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 11th day of January, 2022, by Thomas Huger, who is personally known to me or has produced _____



[Signature]
NOTARY PUBLIC – STATE OF FLORIDA

Carlus Marchbanks
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # HH 018864



UNITED STATES
POSTAL SERVICE.
DOWNTOWN DAYTONA BEACH
220 N BEACH ST
DAYTONA BEACH, FL 32114-3302
(800)275-8777

01/07/2022 02:43 PM

Product	Qty	Unit Price	Price
US Flag Bklt/20	1	\$11.60	\$11.60
Grand Total:			\$11.60
Credit Card Remitted			\$11.60
Card Name: VISA			
Account #: XXXXXXXXXXXXX0759			
Approval #: 015180			
Transaction #: 873			
AID: A0000000980840			
AL: US DEBIT			
PIN: Not Required			
			Chip
			DEBIT

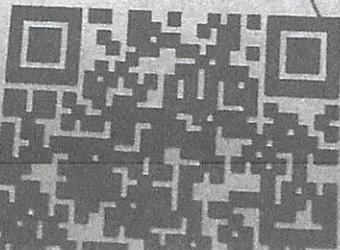
USPS is experiencing unprecedented volume
increases and limited employee
availability due to the impacts of
COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



ndee
Sant
amp



2012

TA12
928 Sycamore St
Daytona Beach, FL 32114

I HAVE SKILLS INC
1115 LAKEWOOD PARK DR
DAYTONA BEACH, FL 32117



WALKER LOVERSO
1119 LAKEWOOD PARK DR
DAYTONA BEACH, FL 32117



ROBERT A. SHERIN B
120 EDWIN LANE BLDG
DAYTONA BEACH, FL 32117

TA12
928 Sycamore St
Daytona Beach, FL 32114

CANDI CAROLYN
CR 225

WHITE DERRICK
1029 AUDREY DR
DAYTONA BEACH, FL 32117



TA12
928 Sycamore St
Daytona Beach, FL 32114

COUTURE CARL
5904 N 131ST DR
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WILLIAMSON DELPHINE
190 ERIC DR
PALM COAST, FL 32164

King of Kings
67 Niche



STIGGONS JERLENE P
1124 LAKEWOOD PARK DR
DAYTONA BEACH, FL 32117

KENNEDY KEITH R & TANYA D
PO BOX 10482
DAYTONA BEACH, FL 32120

MERRICKS W
1033 AUDR
DAYTONA, F



TA12
928 Sycamore St
Daytona Beach, FL 32114

928 Sycamore St
Daytona Beach, FL 32114

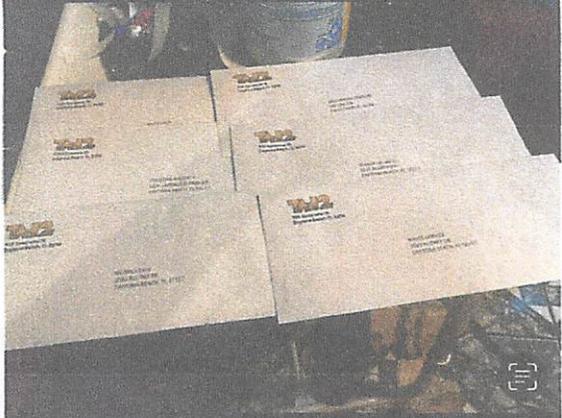
VELASQUEZ MERLIN
1136 LAKEWOOD PARK DR
DAYTONA BEACH, FL 32117

7:15

Daytona Beach

Today 1:51 PM

Edit



7:15

Today
2:48 PM

Edit





CITY OF DAYTONA BEACH
A PUBLIC HEARING FOR A
VARIANCE 1124 Lakewood Place
FOR THIS PROPERTY WILL BE HELD ON **January 20, 2022**
AT **1:00 PM** IN THE COMMISSION CHAMBER, AT CITY
HALL 301 S. BIGGERWOOD AVENUE. INTERESTED PARTIES
CAN CONTACT THE CITY OF DAYTONA BEACH PLANNING
DEPARTMENT AT 386-837-8128 OR VISIT WWW.CDOB.ORG
FOR FURTHER INFORMATION.
 PLANNING BOARD BOARD OF ADJUSTMENT
 CITY COMMISSION HISTORIC PARK



Case B

Agenda Item 5 – Case B

BOA2022-002

**Variance from Article 4, Section 4.2.C
Of the Land Development Code (LDC)**

700 Tennessee Street

Agenda Item 5 – Case B
BOA2022-002
Variances from Article 4, Section 4.2.C
Of the Land Development Code (LDC)
700 Tennessee Street

STAFF REPORT

DATE: January 6, 2022

TO: Board of Adjustment Members

FROM Missy Phillips, Development Review Technician

VARIANCE REQUEST

A request by Sharon Hawkins-Holden (property owner), for a variance from **Article 4 (Development Standards), Section 4.2.C** of the Land Development Code (LDC) **to reduce required minimum Lot Area of 6,000sf to 5,000sf and to reduce the required living area per dwelling unit, minimum of 900sf each unit to 675sf each unit.** The property is located at **700 Tennessee Street, Parcel ID 5238-38-00-2150.** The zoning on the property is **Multifamily Residential-12 (MFR-12)**, and the Future Land Use (FLU) on the property is **Level 1 Residential (L1-R).**

PROPERTY LOCATION

The subject property is generally located at the northwest corner of Tennessee Street and Florida Street. This neighborhood is in the southeast corner of Mason Avenue and Jimmy Ann Drive.



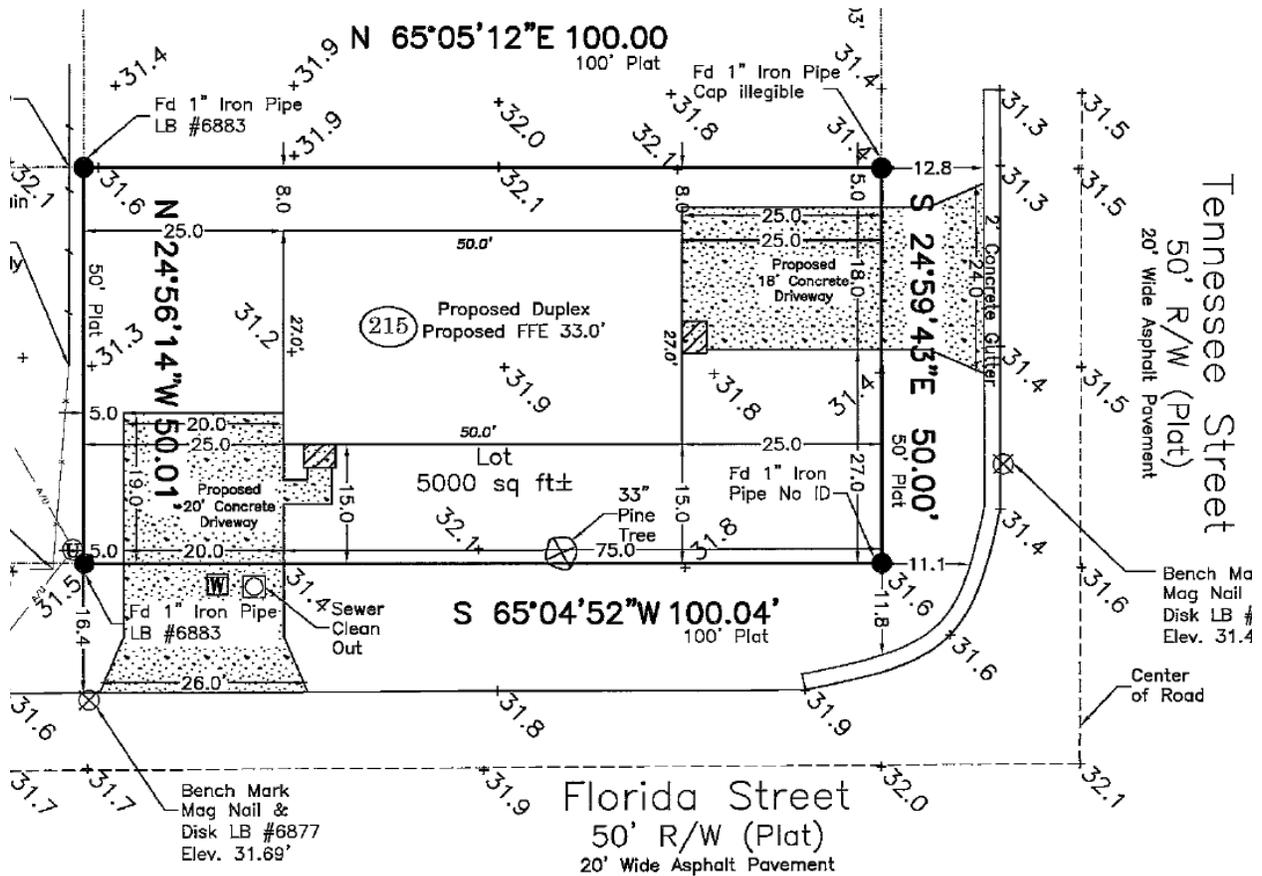
Aerial View of the Property

PROJECT HISTORY AND VARIANCE DESCRIPTION

The property located at 700 Tennessee Street is a currently vacant lot. The original structure was removed in 2010. A review of County records show that this parcel is Lot 215 Madison Heights Block 18 Kingston.

The applicant is requesting a variance from Article 4, Section 4.2.C of the LDC to:

- reduce required minimum lot area of 6,000sf to 5,000sf
- reduce the required living area per dwelling unit minimum of 900sf each unit to 675sf each unit



Proposed Survey - Submitted by Applicant

PROJECT ANALYSIS: VARIANCE REVIEW STANDARDS

Article 3 – *Review Procedures*, Section 3.4.V.4 – *Variance Review Standards*, of the LDC states that a variance application shall be approved only on a finding there is competent and substantial evidence in the record of the public hearing, that all of the following standards are met:

- i. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity.**

The subject property is a 50ft wide by 100ft deep lot. This lot is an average size lot in the area.

- ii. Those extraordinary and exceptional conditions are not the result of the actions of the landowner.**

Per Plat Book 11 Page 211, lot 215 was originally platted as it appears currently. There does not appear to be any extraordinary conditions.

- iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.**

If this variance is not granted, the parcel can still be developed with a single-family home meeting all current LDC requirements.

- iv. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.**

This neighborhood currently consists of vacant parcels, single-family homes, and duplexes.

- v. The extent of the Variance is the minimum necessary to allow reasonable use of the land or structure.**

The requested variance will allow for two dwelling units on the parcel.

- vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.**

Yes, the variance is in harmony with the general purpose and intent of the Code.

- vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.**

Staff does not anticipate that the variance request would adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

viii. The Variance is consistent with the comprehensive plan.

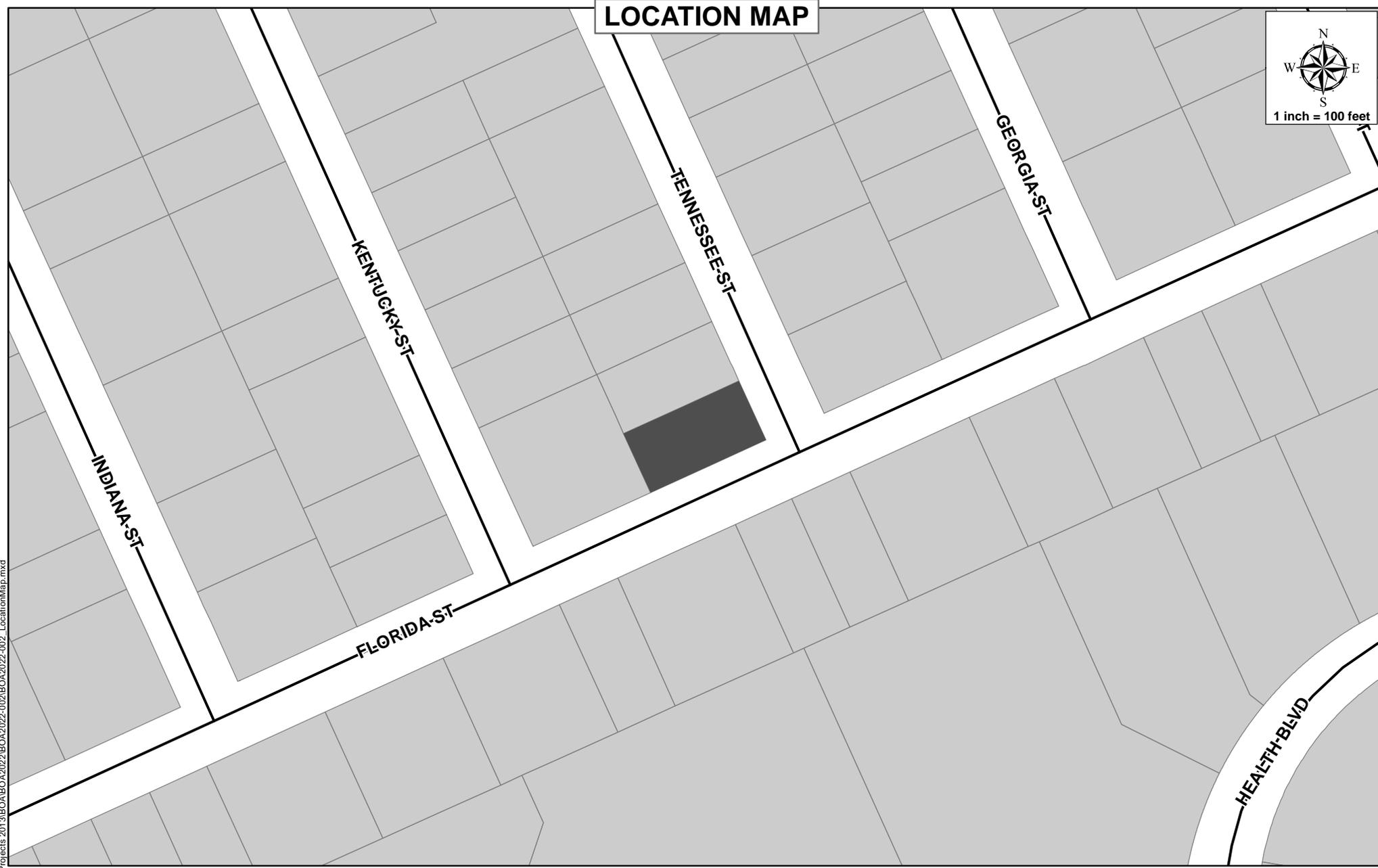
The variance request will allow for the completion of a duplex, which is consistent with the Future Land Use of the property, Level 1 Residential.

The decision by the Board of Adjustment is a final administrative action.



Current State of Property

LOCATION MAP



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Case : BOA 2022-002
700 Tennessee St
Daytona Beach FL 32119

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL MAP



1 inch = 100 feet



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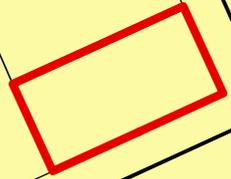
Case : BOA 2022-002
700 Tennessee St
Daytona Beach FL 32119

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ZONING MAP



MFR-12



OP

HM

HM

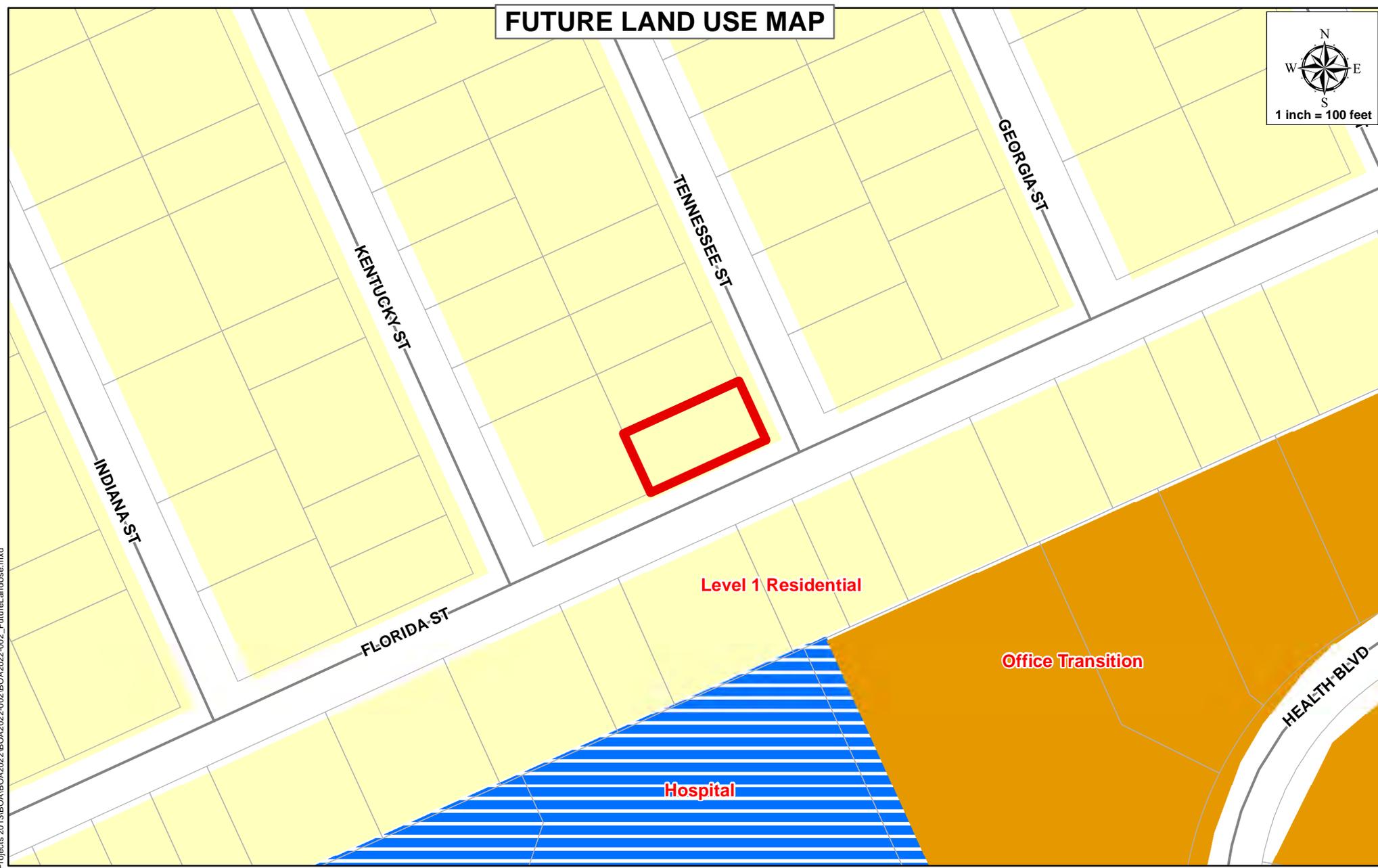


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700 Tennessee St
Daytona Beach FL 32119

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FUTURE LAND USE MAP



Case : BOA 2022-002
700 Tennessee St
Daytona Beach FL 32119

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THE CITY OF DAYTONA BEACH

Board of Adjustment

VARIANCE APPLICATION

PURPOSE

The purpose of a Variance is to allow certain deviations from the dimensional standards in the City's Land Development Code (such as height, yard setback, lot coverage, or similar numerical standards) when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), a literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised only in rare instances, and under exceptional circumstances to relieve undue and unique hardships to the landowner. ***No change in permitted uses or maximum densities may be authorized by variance.***

APPLICATION SUBMITTALS MUST INCLUDE THE FOLLOWING DOCUMENTS:

- Pre-application Meeting** – Required prior to application submittal (Article 3, Section 3.4.V.3.a of the LDC). Contact Missy Phillips, Board of Adjustment Staff Liaison, at 386.671.8328.
- Development Review Application - Must include the following information:**
 - Name, address, parcel identification number, and phone number of the applicant and any agent authorized to process variance request.
 - Project Description - *Must include the Land Development Code article and section number subject to the variance.*
- Supplemental Application**
- Survey** - One signed and sealed survey of the property (***no more than 2 years old***). The survey must include site location; dimensions of all existing structure(s) and distances of structure from all lot lines; legal description(s); parcel identification number(s); rights-of-way; and easements.
- Site Plan** – One copy of the site plan (***to scale***) either 11" x 17" or 8½" X 14" complying with the Land Development Code regulations located in Appendix A, Section G.
- Authorization of Owner** (If an agent signs the application, the notarized proof of authorization form provided by the City must be signed by the owner of the property).
- Proof of ownership** of the property that is the subject of the request, via documentation such as deed, tax bill, or property appraiser's documentation.
- Application fees:** Single-Family Residential \$300 (***per lot***) All Others \$450
After the Fact: Double Fees Applicable Recording Fees
- Application submittals** must include one paper copy of all the documents listed above and one CD or USB flash drive with all submittal documents in PDF format.
- ALL SUBMITTALS MUST BE RECEIVED BY 12:00 P.M. ON THE DEADLINE DATE AND FEES MUST BE PAID WHEN THE APPLICATION IS SUBMITTED.**

APPLICATION DEADLINE

The deadline to submit applications for the Board of Adjustment is **12:00 p.m.** on the deadline date. A copy of the deadline and meeting dates is included with this application.

The Permits & Licensing Division has five (5) business days from the date you submit your application to determine if it is complete and correct. If your application is found to be lacking any of the required information, or if the data and exhibits are inaccurate, it will not be considered "filed" for the purpose of processing, and will not be placed on the Board of Adjustment agenda until all of the required information and documentation is submitted.

BOARD OF ADJUSTMENT PUBLIC HEARING

The Board of Adjustment is a body consisting of eight members appointed by a majority vote of the City Commission, with the most recently appointed new member serving as an alternate. A public hearing is held the third Thursday of every month, at 1:00 p.m. in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach. Following the public hearing and discussion of each application, the Board votes on the application. They may accept, modify, return or seek additional information. A variance is valid for twelve months from the approval date. No extensions shall be granted; however, a new application may be filed for the same or other relief following expiration, and shall be treated as a new application. An application will not be heard by the Board of Adjustment unless the Public Notification requirements described below have been satisfied.

PUBLIC NOTIFICATION

1. No later than **ten (10) days prior** to the Board of Adjustment public hearing date, the applicant shall mail a letter of notification to all property owners within 150 feet of the property subject to the request. The letter, provided by staff, shall describe the nature and scope of the request; identify the location of the land subject to the request; and identify the date, time, and location of the Board of Adjustment public hearing. The names and addresses of property owners within 150 feet are to be obtained from the Volusia County Property Appraiser's Office, 921 North Nova Road, Holly Hill, Florida, 32117; 386-254-4601. There is a fee.
2. Permits & Licensing Division will prepare posting placards. Applicants shall post the placards on the site no later than **ten (10) days prior** to the Board of Adjustment public hearing date.
3. An affidavit certifying compliance with these notification requirements and bearing the notarized signature of the applicant must be submitted to the Permits & Licensing Division no later than **seven (7) days prior** to the Board of Adjustment public hearing. A copy of the letter mailed to the property owners, the Volusia County Property Appraiser's mail list, and photos of the placards posted on the property must accompany the affidavit.

BOA 2022-002



**THE CITY OF DAYTONA BEACH –2021
DEVELOPMENT & ADMINISTRATIVE SERVICES
VARIANCE APPLICATION**
<http://www.codb.us/>

Application submittals are due by
Wednesday at noon and should be delivered
to: The City of Daytona Beach
Attn: Missy Phillips, Permits &
Licensing, Room 127
301 South Ridgewood Avenue
Daytona Beach, FL 32114

A pre-application meeting with Staff may be required* prior to submitting an application to discuss the project's feasibility, anticipated review track, submittal requirements, and procedures. This requirement can be found in Section 3.3.A and Table 3.2 of the LDC. Contact Missy Phillips, Development Review Technician, at 386.671.8328 to schedule a pre-application meeting. After initial contact with Staff, the Applicant may be advised to have further preliminary discussions with Staff.

TYPE OF REQUEST:

CITY FILE:

Major Site Plan*	Variance BOA*	X	Rezoning*
Minor Site Plan	LDC Text Amendment		Planned Development Rezoning*
Special Use*	Minor Preliminary Plat		Planned Development Amendment
Public Use*	Major Preliminary Plat*		Large Scale Comp Plan Amendment*
Temporary Use (Special Event)	Final Plat		Small Scale Comp Plan Amendment*
Annexation-Voluntary	ROW Vacation		Excess Boat Slip Allocation
Semipublic Use*	Certificate of Appropriateness, Major*		Other (Please Describe):
Easement Vacation	Historic Overlay Amendment*		

In a Redevelopment Area? Ballough Road Downtown South Atlantic Midtown Main Street

SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):

I am asking for a variance for the duplex at 700 Tennessee Street, and asking to be able to put two units at 675 sq ft instead of one unit at 900 sq ft or some type of lenience on setback to be able to put the duplex

SITE & APPLICANT INFORMATION: All information must be completed

Project Name:															
12 Digit Short Tax Parcel ID#:	5	2	3	8	-	3	8	-	0	0	-	2	1	5	0
Street Address	700 Tennessee St														
SITE INFORMATION:	Existing:	Proposed:	Abutting Property:												
Future Land Use Designation:	LI-R	LI-R	LI-R	LI-R	E	W									
Zoning Designation:	MFR12	MFR12	MFR12	MFR12	E	W									
Gross Sq. Ft. Floor Area:															
Acres of Parcel(s):	.11														

Property Owner (Provide Proof of Ownership)

Company/Contact Name:	Sharon Hawkins-Holden	Phone:	386-871-6662
Street Address:	1689 BISCAYNE Ave	E-mail:	msblack370@yahoo.com
City & State:	S Daytona FL 32119	Zip:	32119

Lead Designer, if any (Provide Owner Authorization Form)

Company/Contact Name:		Phone:	
Street Address:		E-mail:	
City & State:		Zip:	

Authorized Agent, if any (Provide Owner Authorization Form)

Company/Contact Name:		Phone:	
Street Address:		E-mail:	
City & State:		Zip:	

Applicant Signature:		DATE:	1/5/2021
Print Name:	Sharon Hawkins-Holden		

SUPPLEMENTAL INFORMATION

The purpose of a Variance is to allow certain deviations from the dimensional standards in the City's Land Development Code (such as height, yard setback, lot coverage, or similar numerical standards) when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), a literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised only in rare instances, and under exceptional circumstances to relieve undue and unique hardships to the landowner. No change in permitted uses or maximum densities may be authorized by variance.

Article 3, Section 3.4(V) of the Land Development Code reads as follows:

a. A Variance application shall be approved only on a finding there is competent substantial evidence in the record of the public hearing, that all of the following standards are met:

i. What extraordinary and exceptional conditions exist (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity?

NONE

ii. What extraordinary and exceptional conditions exist that are not the result of the actions of the property owner?

NONE

iii. Because of those extraordinary and exceptional conditions, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.

NONE

iv. The Variance would not confer any special privilege(s) on the property owner that is denied to other lands or structures that are similarly situated.

NO

v. Will the variance granted be the minimum variance that will make possible the reasonable use of the land, building or structure?

YES

vi. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

YES

vii. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

No

viii. The Variance is consistent with the Comprehensive Plan.

YES

To the board of adjustment

My name is Sharon Hawkins-Holden, I am a native of Daytona Beach , I am also a business owner of several business in the city of Daytona Beach, I am a real estate investor in commercial property and residential property. I am writing you this letter because I am in a disagreement with the review of a piece of property at 700 Tennessee St in Daytona Beach. When I bought this property the first thing that I did was contact the city of Daytona beach to ask if the property was zoned for duplexes. I spoke with miss Angela dole and gave her the parcel number and she told me that it was zone for a duplex. I went in the second time to the city to confirm that the property was zoned for duplexes at 700 Tennessee St before I went ahead with the paperwork once I was told yes that the property was zoned for duplex. I began my process by purchased a survey, duplex plan and I have purchased manufacturing truss plans, I have paid over \$4000 in fee for the preparation of this property at 700 Tennessee St. This duplex will bring value to the community and the city of Daytona says that they need housing this would provide housing for two families, if I must put a single-family house there, most people in that area cannot afford \$1500 a month but they can afford \$700 a month for an apartment.

What I am asking from the city of Daytona is to please consider give me a variance for the duplex on 700 Tennessee street property, because I did everything that the city told me to do. I would deeply appreciate it and hope to continue to do business with the city of Daytona.

Thank you all for your time

SHARON HAWKINS-HOLDEN

A handwritten signature in blue ink, appearing to read 'SHARON HAWKINS-HOLDEN', written in a cursive style.



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 6305234
Parcel ID: 523838002150
Township-Range-Section: 15 - 32 - 38
Subdivision-Block-Lot: 38 - 00 - 2150

Business Name:
Owner(s): HAWKINS-HOLDEN SHARON - TIC - Tenancy in Common - 50
 TEAL NISHA - TIC - Tenancy in Common - 50

Mailing Address On File: 1689 BISCAYNE AVE
 SOUTH DAYTONA FL 32119

Physical Address: 101 / 102-700 TENNESSEE ST, DAYTONA BEACH 32119

Building Count: 0
Neighborhood: 2170 - MADISON HEIGHTS (5238-38)----
Subdivision Name: MADISON HEIGHTS
Property Use: 0000 - VACANT RES
Tax District: 204-DAYTONA BEACH
2020 Certified Millage Rate: 19.3364
Homestead Property: No
Agriculture Classification: No

Legal 1: LOT 215 MADISON HGHTS BLK 18 KINGSTON MB 11 PG 211 PER OR 49
Legal 2: 22 PGS 2225-2226 PER OR 5632 PG 3574 PER OR 5673 PG 1208 PER
Legal 3: OR 6198 PG 1385 PER OR 6464 PG 2383 PER OR 6498 PG 4207 PER

Property Values

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$0	\$0	\$0
Land Value:	\$9,500	\$9,500	\$9,500
Just/Market Value:	\$9,500	\$9,500	\$9,500

Working Tax Roll Values by Taxing Authority

Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
● 0017 CAPITAL IMPROVEMENT	\$9,500	\$9,500	\$0	\$9,500	1.5000	\$14.25
● 0012 DISCRETIONARY	\$9,500	\$9,500	\$0	\$9,500	0.7480	\$7.11
● 0011 REQ LOCAL EFFORT	\$9,500	\$9,500	\$0	\$9,500	3.5540	\$33.76
● 0050 GENERAL FUND	\$9,500	\$9,500	\$0	\$9,500	5.3812	\$51.12
● 0055 LIBRARY	\$9,500	\$9,500	\$0	\$9,500	0.5174	\$4.92
● 0520 MOSQUITO CONTROL	\$9,500	\$9,500	\$0	\$9,500	0.1781	\$1.69
● 0530 PONCE INLET PORT AUTHORITY	\$9,500	\$9,500	\$0	\$9,500	0.0845	\$0.80
● 0058 VOLUSIA ECHO	\$9,500	\$9,500	\$0	\$9,500	0.2000	\$1.90
● 0057 VOLUSIA FOREVER	\$9,500	\$9,500	\$0	\$9,500	0.2000	\$1.90
● 0059 VOLUSIA FOREVER I&S 2005	\$9,500	\$9,500	\$0	\$9,500	0.0000	\$0.00
● 0065 FLORIDA INLAND NAVIGATION DISTRICT	\$9,500	\$9,500	\$0	\$9,500	0.0320	\$0.30
● 0100 HALIFAX HOSPITAL AUTHORITY	\$9,500	\$9,500	\$0	\$9,500	0.9529	\$9.05
● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$9,500	\$9,500	\$0	\$9,500	0.2189	\$2.08
● 0210 DAYTONA BEACH	\$9,500	\$9,500	\$0	\$9,500	5.5300	\$52.54
● 0211 DAYTONA BEACH I&S 2004	\$9,500	\$9,500	\$0	\$9,500	0.2394	\$2.27
					19.3364	\$183.70

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	Estimated Non-Ad Valorem Tax:
				\$183.70	\$0.00
				Estimated Taxes:	\$183.70
				Estimated Tax Amount without SOH/10CAP	\$183.70

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$9,500	\$0	\$9,500	\$9,500	\$0	\$9,500	\$0
2020	\$9,500	\$0	\$9,500	\$9,500	\$0	\$9,500	\$0
2019	\$9,500	\$0	\$9,500	\$9,500	\$0	\$9,500	\$0
2018	\$8,750	\$0	\$8,750	\$4,840	\$0	\$4,840	\$0
2017	\$7,000	\$0	\$7,000	\$4,400	\$0	\$4,400	\$0
2016	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2015	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2014	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2013	\$4,400	\$0	\$4,400	\$4,400	\$0	\$4,400	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC		F-FRONT FOOT				50.0	100	190	\$9,500
Total Land Value:										\$9,500

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7774 / 1987	2019225369	11/12/2019	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
7610 / 2734	2018208730	10/11/2018	QC-QUIT CLAIM DEED		VACANT	\$100
6542 / 3342	2010218975	11/18/2010	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$4,900
6520 / 4919	2010178506	09/22/2010	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6498 / 4207	2010134646	06/24/2010	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$4,000
6464 / 2383	2010064148	04/08/2010	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
6198 / 1385	2008040555	02/26/2008	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
5673 / 1208	2005281311	09/30/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$135,000
5632 / 3574	2005229948	08/12/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

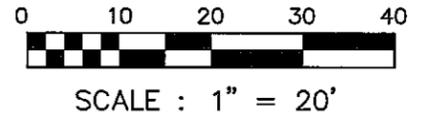
Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 215 MADISON HGHTS BLK 18 KINGSTON MB 11 PG 211 PER OR 4922 PGS 2225-2226 PER OR 5632 PG 3574 PER OR 5673 PG 1208 PER OR 6198 PG 1385 PER OR 6464 PG 2383 PER OR 6498 PG 4207 PER OR 6520 PG 4919 PER OR 6542 PG 3342 PER OR 7610 PG 2734 PER OR 7774 PG 1987	204	15 - 32 - 38	38 - 00 - 2150	29-MAR-04

Permit Summary

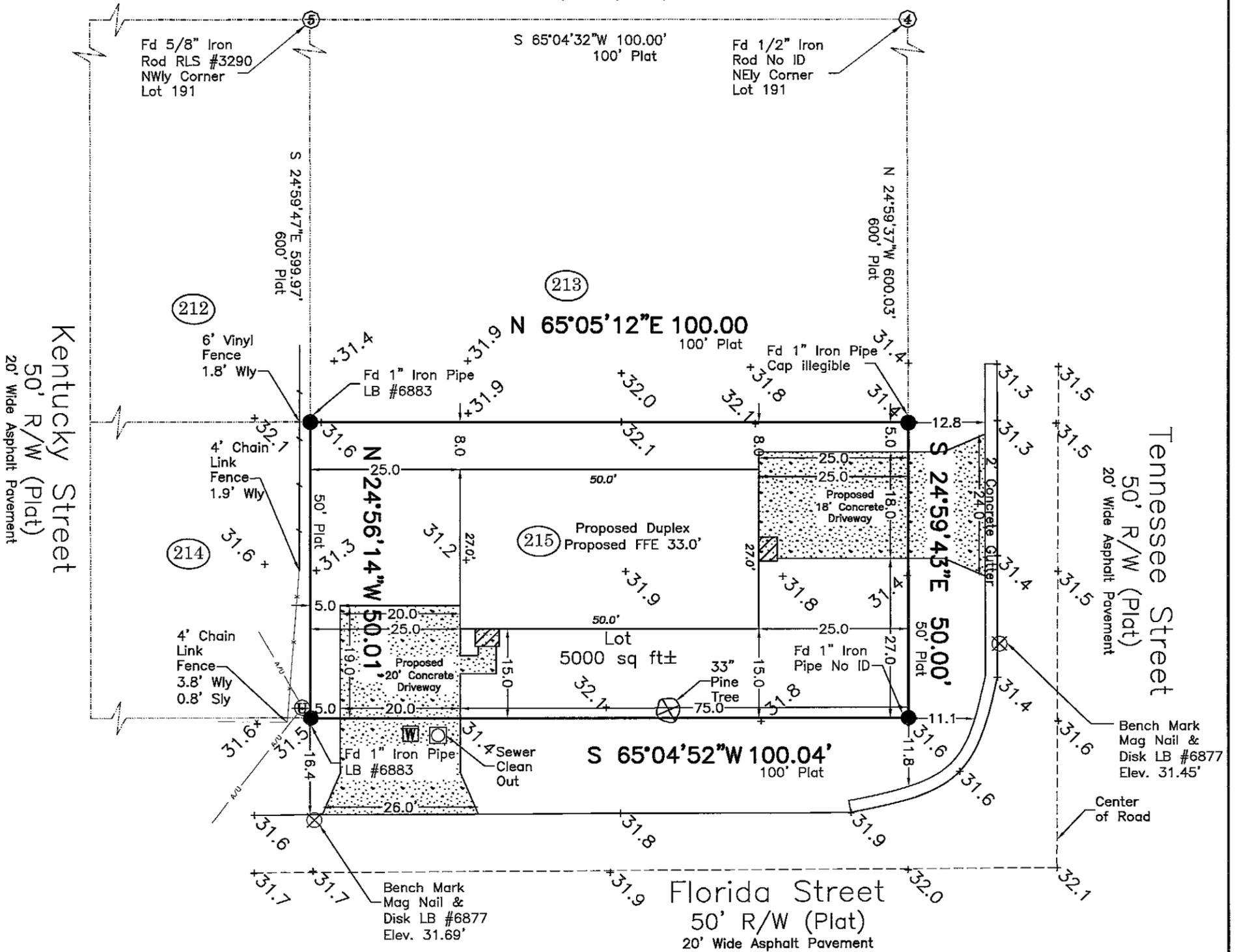
NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
12/30/2009	R0912-082		\$2,450

BOUNDARY SURVEY
Sheet 1 of 2



Mississippi Street
50' R/W (Plat)



SURVEY REPORT
Sheet 2 of 2

LEGAL DESCRIPTION:

Lot 1, Plantation Acres, a subdivision according to the plat thereof recorded in Map Book 23, Pages 69 and 70, of the Public Records of Volusia County, Florida.

GENERAL NOTES:

1. Field survey completed 10-6-21.
2. Bearing basis assumed: S64°25'40"W along the southerly line of Lot 1, Plantation Acres.
3. Underground utilities were not located.
4. No title search has been performed by or provided to **MYER LAND SURVEYING**.
5. Dimensions shown are feet and decimals thereof.

GENERAL LEGEND:

A	Arc length	N&D	Nail and disc
A\C	Air conditioning pad	NGVD	National Geodetic Vertical Datum
A\U	Aerial utilities	P	Pool pump
C	Cable TV service	PC	Point of curve
CALC	Calculation	PCC	Point of compound curve
CB	Catch basin	PCP	Permanent control point
CL	Centerline	POB	Point of beginning
CLF	Chain link fence	POC	Point of commencement
CM	Concrete monument	PP	Pinched pipe
CMP	Corrugated metal pipe	PRC	Point of reverse curve
CONC	Concrete	PT	Point of tangent
D	Delta	PVC	Polyvinyl chloride
DESC	Description	R	Radius
ⓔ	Electric meter	R&C	Rod and cap
E(LY)	East(erly)	RCP	Reinforced Concrete Pipe
EMT	Electrical metal tubing	REC	Recovered
FD	Found	RLS	Registered land surveyor
FLD	Field	R\W	Right of Way
G	Gas meter	Ⓢ	Utility services
FPL	Florida Power and Light	S(LY)	South(erly)
FPLS	Florida Professional Land Surveyor	T	Telephone service
IP	Iron pipe	TYP	Typical
L	Light pole	U	Utility pole
LB	Licensed business	Ⓜ	Water meter
N(LY)	North(erly)	W(LY)	Westerly
		WF	Wooden fence



(This Survey Report is not valid unless signed, embossed with signatory's seal, and accompanied by page 1, Map of Survey, Job No.21241)

MICHAEL M. MYER, PSM LS4006 (Copyright reserved.)

Report and Map of Survey exclusively prepared for the benefit of
Beverly Rae Hibbs
Joshua D. Hibbs

Job No. 21241 CRD 06048 FB 345, pp 29-31

Intensity & Dimensional Standards (Setbacks)

Multi-family Residential-12 (MFR-12)

	Single-Family and Duplex Dwellings	Multi-family Dwellings and Complexes	Duplex Subdivisions	Townhouse Subdivisions	Nonresidential Development
Subdivision site area, minimum	n/a	n/a	10,000	10,000	n/a
Subdivision site width, minimum	n/a	n/a	100 ft	100 ft	n/a
Lot area, minimum ²	6,000 sf	10,890 sf	7,260 sf	2,000 sf	6,000 sf
Lot width, minimum	50 ft	50 ft	50 ft	16 ft	50 ft
Lot depth, minimum	100 ft	100 ft	n/a	n/a	100 ft
Lot frontage on an improved street, minimum	50 ft ³	50 ft ^{3,4}	50 ft ³	50 ft ³	20 ft
Density, maximum (du/ac)	n/a	12 du/ac	12 du/ac	12 du/ac	n/a
Floor area ratio (FAR), maximum	n/a	n/a	n/a	n/a	0.5 ⁵
Living area per dwelling unit, minimum	900 sf	1 BR: 450 sf 2 BR: 550 sf 3 BR: 700 sf ≥4 BR: 900 sf	850 sf	750 sf	n/a

		Single-Family and Duplex Dwellings	Multi-family Dwellings and Complexes	Duplex Subdivisions	Townhouse Subdivisions	Nonresidential Development
Lot coverage, maximum (% of lot area)		35%	35%	n/a	35%	35%
Structure height, maximum		35 ft	35 ft	35 ft	35 ft	35 ft ⁶
Front yard setback, minimum		20 ft	20 ft	25 ft	25 ft	20 ft
Street side yard setback, minimum		15 ft	15 ft	25 ft	25 ft	15 ft
Interior side yard setback, minimum	≤2 stories	7.5 ft	7.5 ft	n/a ⁶	n/a ⁷	7.5 ft
	≥3 stories		15 ft			15 ft + 6 in per foot of height >35 ft
Rear yard setback, minimum		25 ft	25 ft	25 ft	25 ft	25 ft
Spacing between buildings, minimum		n/a	n/a ⁸	15 ft	15 ft	n/a
Special Standards for Accessory Structures of Single-Family and Duplex Dwellings ⁹						
Number of detached structures per lot, maximum				2		
Floor area, maximum (% of principal building floor area)				50%		
Structure height, maximum				20 ft		
Floor area in rear yard, maximum				200 sf		
Rear yard coverage, maximum (% of rear yard area)				30%		
Setback from rear or side lot line, minimum				7.5 ft		
Spacing from principal building, minimum				5 ft		

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot (e.g., a cul-de-sac lot), provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. 100 ft for multifamily complex lots.
5. See LSCPA DEV2008-147 for amendment to Future Land Use Element Policy 1.1.2 (Hospitals) and Neighborhood Policy L, Issue A: HHMC shall be permitted to develop with a FAR not to exceed 1.0.
6. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
7. The minimum interior side yard setback along an interior lot line forming the perimeter of the subdivision site shall be 7.5 ft.
8. Minimum spacing between dwellings in a multifamily complex shall be 40 ft front-to-front, front-to-rear, or front-to-side, and 25 ft side-to-side.
9. No accessory structure other than one commonly located in a front yard (e.g., light post, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)

OWNER1	MAILADDR MAILADDR2	MAILCITY MAILSTATE MAILZIP	PARID
BAKER SHIRLEY	723 KENTUCKY ST	DAYTONA BEACH, FL 32114	ALTKEY: 3289285
TEAL DWAYNE L	PO BOX 11302	DAYTONA BEACH, FL 32120	ALTKEY: 3289293
YORKER EDDIE L & EVELYN V	724 TENNESSEE ST	DAYTONA BEACH, FL 32114	ALTKEY: 3289307
STOKES CORA M	PO BOX 923	APOPKA, FL 32704	ALTKEY: 3289315
IRA FINANCIAL TRUST COMPANY	2545 S ATL UNIT 403	DAYTONA BEACH SHORES, FL 32118	ALTKEY: 3289323
ROBERTS NIKEGE	715 TENNESSEE ST	DAYTONA BEACH, FL 32114	ALTKEY: 3289706
ANDERSON ASSET HOLDINGS LLC	1312 GOLFVIEW DR	DAYTONA BEACH, FL 32114	ALTKEY: 3289731
CROOMS MICHAEL SR	1605 FLORIDA ST	DAYTONA BEACH, FL 32114	ALTKEY: 3290402
CROOMS MICHAEL SR	1605 FLORIDA ST	DAYTONA BEACH, FL 32114	ALTKEY: 3290429
WOODWARD GARY A	8011 NE FOURTH PLAIN B	VANCOUVER, WA 98662	ALTKEY: 3290437
RUTHALEE LAND TRUST LLC	1652 STOCKING ST	DAYTONA BEACH, FL 32117	ALTKEY: 3290445
DICKENS GERALD & REGINA	1521 FLORIDA ST	DAYTONA BEACH, FL 32114	ALTKEY: 3290453
BRAZIL LARRY D	1513 FLORIDA ST	DAYTONA BEACH, FL 32114	ALTKEY: 3290461
HOOD GREGORY	709 KENTUCKY ST	DAYTONA BEACH, FL 32114	ALTKEY: 5008568
LANGHORN BRIGETTE	PO BOX 9881	DAYTONA BEACH, FL 32120	ALTKEY: 6005541
HARRIS PAMELA	701 TENNESSEE ST	DAYTONA BEACH, FL 32114	ALTKEY: 6005559
HAWKINS-HOLDEN SHARON	1689 BISCAYNE AVE	SOUTH DAYTONA, FL 32119	ALTKEY: 6305234

**PUBLIC NOTICE REQUIREMENTS
THE CITY OF DAYTONA BEACH, FLORIDA**

I, the undersigned, hereby certify that I have mailed to the following named property owners whose property is within 150 feet of that property which is the subject of an application for a public hearing pursuant to the Land Development Code (LDC) of The City of Daytona Beach, Florida, a notice containing the time, date, and purpose of the public hearing and address of the subject property. The notices were sent at least ten (10) days prior to the meeting date. A copy of the letter is attached.

This form and one copy of the letter must be received no later than ten (7) days prior to the public hearing.

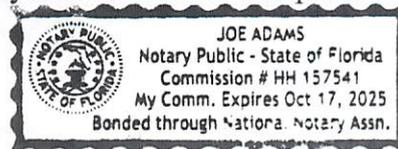
The Volusia County Property Appraiser's Office will provide a copy of the mail list. This must also accompany this affidavit.

Case Number BOA2022-002 Public Hearing Date January 20, 2022

Typed/Printed Name Sharon Hawkins-Holden
Signature (sign after reading) [Handwritten Signature]
Address 700 Tennessee St

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 7 day of Jan, 2022, by Sharon Hawkins-Holden, who is personally known to me or has produced _____



NOTARY PUBLIC – STATE OF FLORIDA

Joe Adams

NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # 10-17-2025

[Handwritten Signature]





DAYTONA BEACH
 500 BILL FRANCE BLVD
 DAYTONA BEACH, FL 32114-9998
 (800)275-8777

01/08/2022 09:34 AM

Product	Qty	Unit Price	Price
Boutonniere	15	\$0.58	\$8.70
US Flag Bklt/20	2	\$11.60	\$23.20
Grand Total:			\$31.90
Cash			\$40.00
Change			-\$8.10

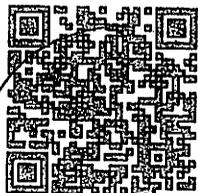
 USPS is experiencing unprecedented volume
 increases and limited employee
 availability due to the impacts of
 COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer
 quick and easy check-out. Any Retail
 Associate can show you how.

Preview your Mail
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CITY OF DAYTONA BEACH
PUBLIC NOTICE
 A PUBLIC HEARING FOR A
Volusia Top Terrace Street
 FOR THIS PROPERTY WILL BE HELD ON *January 2, 2022*
 AT *1:00 pm* IN THE COMMISSION CHAMBERS AT CITY
 HALL, 307 S. RIDGEWOOD AVENUE. INTERESTED PARTIES
 CAN CONTACT THE CITY OF DAYTONA BEACH PLANNING
 DEPARTMENT AT 386.437.1120 OR VISIT www.daytonabeach.com
 FOR FURTHER INFORMATION.
 PLANNING BOARD: BOARD OF CULTURAL & HISTORIC PRESERVATION
 CITY COMMISSIONER

Tennessee St 700

Florida St 1500



PUBLIC NOTICE
If you are the owner of this property, please contact the City of Jacksonville at (904) 255-1234 to resolve this matter.