

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 86ft. 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.

