



The CITY OF DAYTONA BEACH Board of Adjustment Agenda October 19, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, October 19, 2023
2:30 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.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		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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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 1-800-955-8771.

1. Call to Order
2. Roll Call
3. Introduction of City Staff
4. Approval of the Minutes September 21, 2023
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>DM</i>	10-11-2023
Deputy City Manager	<i>DM</i> <i>Free</i> <i>Su</i>	10-11-23
Legal	<i>JK</i>	10-11-23
City Manager	<i>OT</i>	10-16-23

Case A - BOA2023-021 Variances from Article 4, Section 4.2.B.3 of the CODB LDC

A request by Anita and Marvel (Jay) Gallentine (Property Owners) for variances from **Article 4 (Zoning Districts), Section 4.2.B.3. (Residential Base Zone Districts, Single-family Residential-5)** of the CODB Land Development Code (LDC) for a single-family structure, to decrease the minimum front property line setback from 30 feet to 24.9 feet, to decrease the minimum interior side property line setback from 10 feet to 3.5 feet, and to increase the maximum lot coverage from 35% to 45%.

This will allow a 13.5x25, 338sf, attached garage to be constructed on the east side of the structure/property.

The property is located at **600 Jessamine Boulevard, Parcel ID 5305-01-42-0160.**

Case B - BOA2023-022 Variances from Article 4, Section 4.5.B.3 of the CODB LDC

A request by Joseph Torch (Property Owner) for variances from Article 4 (Zoning Districts), Section 4.5.B.3. (Tourist Base Zone Districts, Tourist Accommodations, T-1) of the CODB Land Development Code (LDC) for a single-family structure, to decrease the minimum front property line setback from 25 feet to 3.2 feet, and to decrease the minimum interior side property line setback from 7.5 feet to 1 foot.

This will allow after-the-fact building permit approval of an 83sf elevated (approximately 6ft above grade) deck and stairs constructed at the southeast side of the property.

The property is located at 1305 North Atlantic Avenue, Parcel ID 4236-05-04-0510.

Case C - BOA2023-023 Variance from Article 4, Section 4.2.C.3 of the CODB LDC

A request by Randy Gray, on behalf of Lash Larue, LLC (Property Owner) for a variance from Article 4 (Zoning Districts), Section 4.2.C.3. (Residential Base Zoning Districts, Multifamily Residential-12) of the CODB Land Development Code (LDC) to decrease the required lot area minimum from 6,000sf to 5,000sf.

This will allow this existing 100ft wide by 100ft deep parcel to be split into two (2) 50ft wide by 100ft deep parcels.

The property is located at Indiana Street, Parcel ID 5238-38-00-1500.

Case F - BOA2023-026 Variances from Article 6, Sections 6.4 & 6.6 of the CODB LDC

A request by George Bright and Reggie Theus, on behalf of Bethune Cookman University, Inc. (Property Owner) for variances from Article 6 (Development Standards), Section 6.4.C.1.d (Property Landscape Perimeters) decreasing the requirement of flowering plants adjacent to a public right-of-way from 25% to approximately 3%, from Section 6.4.E.1.b.iii, reducing the number of required shade trees per 40 linear feet from 8 trees to zero, reducing the number of required small trees per 80 linear feet from 4 trees to zero, and Section 6.6.C, Type C option 3 Buffer requirements of 32 evergreen shrubs to zero, at the south and east property boundaries, as shown in the attached, revised site plan.

This will allow the synthetic athletic practice field to be constructed with decreased perimeter landscaping/buffers.

The property is located at 635 West International Speedway Boulevard, Parcel ID 5339-76-02-0040.

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, November 16, 2023, at 2:30pm in the City Commission Chambers.