



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### January 18, 2024

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, January 18, 2024  
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 October 19, 2023
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>[Signature]</i>	1-9-2024
Deputy City Manager	<i>[Signature]</i>	1/9/24
Legal	<i>[Signature]</i>	1/9/24
City Manager	<i>[Signature]</i>	1-11-24

**Case A - BOA2023-027 Variance from Hillwood Planned District Agreement & Article 6, Section 6.10 of the CODB LDC - 2519 Bellevue Avenue**

A request by Jessica Gow of Cobb Cole Law Offices, on behalf of Daytona 634 Development, LLC (Property Owner) for a variance from the **Hillwood Planned District Agreement** and **Article 6 (Development Standards), Section 6.10.J.7.a.i (Signage, Ground Signs)** of the **CODB Land Development Code (LDC)** to increase the maximum height of a monument sign from 8ft to 9ft.

This will allow a 9ft high, approximately 96sf, monument sign to be placed at the entrance of this commercial property.

The property is located at **2519 Bellevue Avenue, Parcel ID 5226-00-00-0150.**

1/10/24

**Case B - BOA2023-028 Variance from Article 6, Section 6.2 of the CODB LDC -North Peninsula Drive 5305-01-06-0011**

A request by Zev Cohen & Associates, on behalf of My-Hien Thi Pham and James Young (Property Owners) for a variance from **Article 6 (Development Standards), Section 6.2.E.4 (Off-street Parking & Loading, Stacking Distance)** of the CODB Land Development Code (LDC) to decrease the required stacking lane distance for a parking lot entrance driveway from 25ft to 8ft.

This will allow an existing vacant parcel to be developed as a parking lot for the adjacent business, in accordance with LDC requirements, to the best of their practical abilities.

The property is located at **North Peninsula Drive, Parcel ID 5305-01-06-0011.**

**6. Review Cases**

**7. New Business** Elect new Chair and Vice-Chair, per CODB LDC Section 2.5.F.

**Chair and Vice-Chair**

1. The Board of Adjustment shall elect a Chair and a Vice-Chair from among its members, each to serve a one-year term. No member shall serve more than two consecutive full terms as Chair. The Vice-Chair may be elected to successive terms without limitation.
2. The Chair shall preside over all board meetings and may administer oaths and compel the attendance of witnesses. The Vice-Chair shall perform the duties of the Chair in the absence of the Chair. If both the Chair and Vice-Chair are absent, the board shall vote to determine who shall serve as acting Chair for the meeting.

**8. Adjournment**

**The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, February 15, 2024, at 2:30pm in the City Commission Chambers.**