



The CITY OF DAYTONA BEACH Board of Adjustment Agenda February 15, 2024

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, February 15, 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 January 18, 2024
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director		2-5-24
Deputy City Manager		2/6/24
Legal		2/6/24
City Manager		2-9-24

Case A - BOA2024-001 Variances from Article 4, Section 4.7.H of the CODB LDC – 402 Harvey Avenue

A request by Paul Culver Construction and Gerald and Debra Cluley and Thomas and Diane Raynes (Property Owners) for a variance from **Article 4 (Zoning Districts), Section 4.7.H (Redevelopment Beachside - Surfside Village/RDB-6)** of the CODB Land Development Code (LDC) to **reduce the required minimum lot area for a duplex from 10,890sf to 9,500sf and to reduce the required minimum lot depth for a duplex from 100ft to 95ft.**

This will allow the construction of a duplex on this vacant parcel.

The property is located at **402 Harvey Avenue, Parcel ID 5304-01-16-0010.**

145/4

Case B - BOA2024-002 Variance from Article 4, Section 4.7.U of the CODB LDC -112 S Martin Luther King Blvd.

A request by Zahn Engineering on behalf of N&N Consulting/Hemis Ivey and Oliver Ross (Property Owners) for a variance from **Article 4 (Zoning Districts), Section 4.7.U (Redevelopment Midtown - Midtown Center Mixed Use/RDM-1)** of the **CODB Land Development Code (LDC)** to increase the maximum front yard setback for a multifamily residential structure from 25ft to 149ft.

This variance will allow a 3-story, 24-unit multifamily structure to be constructed on this vacant parcel with an increased maximum front setback.

The property is located at 112 South Martin Luther King Boulevard, Parcel ID 5339-76-01-0060.

Case C - BOA2024-003 Variance from Article 4, Section 4.2.C of the CODB LDC – Illinois Street 5238-38-00-1120

A request by Hamid Reza “Ray” Toutouchian (Property Owner) for a variance from **Article 4 (Zoning Districts), Section 4.2.C (Multifamily Residential-12/MFR-12)** of the **CODB Land Development Code (LDC)** to reduce the required minimum street side yard setback for a single-family residential structure from 15ft to 7.5ft.

This variance will allow a single-family structure to be constructed on this vacant parcel with a reduced street side yard setback.

The property is located on Illinois Street, Parcel ID 5238-38-00-1120.

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, March 21, 2024, at 2:30pm in the City Commission Chambers.