



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda May 16, 2024

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, May 16, 2024  
2:30pm

**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.

	<b>For special accommodations please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
---	--	---	---

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** February 15, 2024
5. **New Cases**

<b><u>BOA Board Agenda</u></b>		
<b><u>Approval</u></b>	<b><u>Initials</u></b>	<b><u>Date</u></b>
P & L Director	<i>Yey</i>	5-6-2024
Deputy City Manager	<i>JPM</i>	5/6/24
Legal	<i>JMK</i>	5/7/24
City Manager	<i>OT</i>	5-7-24

### **Case A - BOA2024-004 Variances from Article 4, Section 4.2.B of the CODB LDC**

A request by Sandra and Evan Cross (Property Owners) for variances from **Article 4 (Zoning Districts), Section 4.2.B (Single-family Residential-5/SFR-5)** of the CODB Land Development Code (LDC) for a single-family residential structure, to reduce the required minimum front yard setback from 30ft to 10ft and to reduce the required minimum rear yard setback from 25ft to 5ft.

This variance will allow a single-family structure to be constructed on this vacant, nonconforming parcel with reduced front and rear yard setbacks.

The property is located on Frances Terrace, Parcel ID 5309-15-01-0229.

*1162/5*

**Case B - BOA2024-005 Variance from Article 6, Section 6.10 of the CODB LDC**

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 allowable wall signage from 200sf per parcel to 460sf.

This will allow 460sf of wall signage on this parcel.

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

**Case C -BOA2024-007 Variance from Article 6 Section 6.2.H.1 of the CODB LDC**

A request by Erika Hughes of VHB, on behalf of Westgate DB Oceanfront Resort, LLC (Property Owner) for a variance from the **Article 6 (Development Standards), Section 6.2.H.1 (Off-Street Parking & Loading)** of the **CODB Land Development Code (LDC)** to reduce parking space dimensions from 9x21.25 to 9x14 for 60° north parking spaces along A1A; to reduce parking space dimensions from 9x17.5 to 9x14 for 30° parking spaces in the drop-off area; and to reduce parking space dimensions from 9x21.25 to 9x16 in the seawall/washout repair area.

This will allow parking space size reductions as part of site plan DEV2023-249, Westgate DB Resort renovations.

The property is located at **1260 North Atlantic Avenue, Parcel ID 4236-21-00-0001.**

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, June 20, 2024, at 2:30pm in the City Commission Chambers.**