



The CITY OF DAYTONA BEACH Board of Adjustment Agenda July 18, 2024

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, July 18, 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.

	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** June 20, 2024
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director		7-8-2024
Deputy City Manager		7/9/24
Legal		7/10/24
City Manager		7-12-24

Case A - BOA2024-012 Variance from The Orthopaedic Surgery Center PD Second Amendment

A request by Jessica Gow of Cobb Cole Law Firm, on behalf of GDM&S Properties, LLC and 1871 LPGA Blvd., LLC (Property Owners) for a variance from **The Orthopaedic Surgery Center Planned Development Agreement, Second Amendment, Section 10, Signage, to increase permitted monument sign area from 48ft to 76ft, and to clarify permitted monument sign maximum height as 8ft.**

This variance will allow the existing monument sign at 1871 LPGA Boulevard and the proposed monument sign at 1865 LPGA Boulevard to be 76sf and 8ft high maximum.

These properties are located at **1865 LPGA Boulevard, Parcel ID 5203-00-00-0110 and 1871 LPGA Boulevard, Parcel ID 5203-10-00-0010.**

Case B - BOA2024-013 Variance from Article 4, Section 4.2.B of the CODB LDC

A request by David and Julie Lindesmith (Property Owners) for a variance 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 interior side setback from 10ft to 7ft and to reduce the front setback from 30ft to 27ft.**

This variance will allow a 408sf expansion of the southwest side of the first floor, a second story addition above the south side of the home, as well as expand the existing garage approximately 256sf, for an additional car space.

The property is located at **2107 North Halifax Avenue, Parcel ID 4225-07-01-0020.**

Case C - BOA2024-014 Variance from Renar @ LPGA PMD Agreement, First Amendment

A request by Alex and Arielle Richard (Property Owners) for a variance from the **Renar Golf Communities at LPGA International Planned Master Development Agreement, Exhibit D (Table for Setbacks and Heights), Tract B/Opal Hill, for a swimming pool with screen enclosure, to reduce the required rear setback from 10ft to 5ft.**

This variance will allow an approximately 1,028sf (25.7x40) screen enclosure and pool to be added to the existing single-family home, with a 5ft encroachment into the rear setback.

The property is located at **173 Perfect Drive, Parcel ID 5217-03-00-0340.**

Case D - BOA2024-015 Variance from Article 4 Section 4.2.F of the CODB LDC

A request by David Silva of 205, 215 Vlatero Lion Property, LLC. (Property Owner) for an after-the-fact variance from **Article 4 (Zoning Districts), Section 4.2.F (Residential/Professional - RP) of the CODB Land Development Code (LDC) for a Multifamily Complex, to reduce the required lot area minimum from 6,500sf to 6,250sf, to reduce the required lot frontage on an improved street from 100ft to 50ft, to reduce the required interior side yard setback from 7.5ft to 3.4ft, to reduce the required rear yard setback from 25ft to 6.8ft, and to reduce the required minimum spacing between buildings from 25ft to 6.10ft.**

This after-the-fact variance will allow a two-story, two dwelling unit (approximately 615sf each unit) structure to be rebuilt in a similar footprint to a previously existing two-unit structure that was destroyed by fire in 2014, while not meeting all design standards for a multifamily complex. This after-the-fact variance will also resolve Code Enforcement case CE2023-1608, for exceeding the scope of work in Building Permit R2308-099.

The property is located at **205 North Wild Olive Avenue, Parcel ID 5305-12-22-0180.**

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, August 15, 2024, at 2:30pm in the City Commission Chambers.