

BOARD OF ADJUSTMENT  
MINUTES OF  
REGULAR MEETING  
September 19, 2024

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, September 19, 2024, in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present were as follows:

David Betz, Chair  
John George, Vice Chair  
Sharlene Barhoo  
Patrick Connors

Board members absent were as follows:

Maja Sander Bowler

Staff members present were:

Melissa Phillips, Development Review Technician  
David Russell, Assistant City Attorney  
Becky Groom, Board Secretary

1. **Call to Order**

Mr. Betz called the meeting to order at 2:30 p.m.

2. **Roll Call**

Ms. Groom called the roll and noted members present as indicated above.

3. **Introduction of City Staff**

Chair Betz introduced staff members in attendance as listed above.

4. **Approval of Minutes**

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve the minutes of the August 15, 2024, meeting as presented. The motion carried (4-0).

## 5. **New Cases**

### **Case A - BOA2024-018 Variance from Article 4, Section 4.2.B of the CODB Land Development Code**

A request by Donna and Norman Barrett (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 required front yard setback from 30ft to 24.7ft.

This variance will allow a 148sf hard-roof screen room to be added to the front of the existing structure.

The property is located at 434 Pelican Avenue, Parcel ID 4236-02-09-0050.

#### **Applicant Presentation:**

Donna Barrett, 434 Pelican Avenue, stated the proposed structure will not exceed the current roof line and will enclose the porch. Ms. Barrett stated the structure sits 24.7 feet from the road, but the porch sits back. Ms. Barrett stated she would like to bring the screen room into line with the current roof.

Norman Barrett, 434 Pelican Avenue, stated the addition will be in line with both houses that are next door to their home.

#### **Public Comments:**

There were no public comments.

#### **Board Action:**

A motion was made by Mr. Connors, seconded by Ms. Barhoo, to approve BOA2024-018 Variance from Article 4, Section 4.2.B of the CODB Land Development Code, in accordance with the staff report as presented. The motion carried (4-0).

### **Case B - BOA2024-019 Variance from Article 4, Section 4.2.B of the CODB Land Development Code**

A request by Antwain Blake (Property Owner) 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 required rear yard setback from 25ft to 15ft.

This variance will allow a 100sf hard-roof screen room to be added to the rear of the existing structure.

The property is located at 925 Glenwood Street, Parcel ID 5212-01-00-139

#### **Applicant Presentation:**

Antwain Blake, property owner, was in attendance. Shawn Willoughby, 117 Grand Bell Fly Way, spoke on Mr. Blake's behalf. Mr. Willoughby stated the screen roof has been approved but Mr. Blake would like to change the roof to a metal roof for the screen room.

**Public Comments:**

Charles Bryant, 1412 Evergreen, stated he is a neighbor of Mr. Blake's and is in support of this request. Mr. Bryant commended Mr. Blake for the improvements he has made to the property.

Mark Hughes, 593 Brook Circle, South Daytona, Florida stated he is part of the company that will be building the screen enclosure and stated he wants to support Mr. Blake and appreciates the improvements he has made in the neighborhood.

**Board Action:**

A motion was made by Mr. George, seconded by Ms. Barhoo, to approve BOA2024-019 Variance from Article 4, Section 4.2.B of the CODB Land Development Code, in accordance with the staff report as presented. The motion carried (4-0).

6. **Review Cases**

Case A – approved 4-0

Case B – approved 4-0

7. **New Business**

Ms. Phillips stated there are two people scheduled to be appointed to fill the vacancies on the Board of Adjustment.

8. **Adjournment**

There being no further business, the meeting was adjourned.

  
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David Betz, Chair

  
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Becky Groom, Board Secretary