



The CITY OF DAYTONA BEACH Board of Adjustment Agenda May 15, 2025

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, May 15, 2025
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** March 20, 2025
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>YDU</i>	5-6-2025
Deputy City Manager	<i>CJM</i>	5/6/25
Legal	<i>JK</i>	5/6/25
City Manager	<i>OF</i>	5-7-25

Case A - BOA2025-003 - Variance from Section 8.A of the Grande Champion Combined Tracts 26, 28 & 29 Planned Master Development Agreement (Continued from April Agenda – Meeting cancelled)

A request by Matthew Stolz, representing DR Horton (Property Owner), for a variance from **Section 8.A of the (LPGA) Grande Champion Combined Tracts 26, 28 & 29 Planned Master Development Agreement, for a 40ft wide single-family home on a 60ft wide lot, to reduce the required street side setback from 20ft to 15ft.**

This variance approval will allow an approximately 40x60 home to be constructed on this 60ft wide parcel and encroach into the required street side setback.

The property is located at **1001 Ellerston Street, Parcel ID 5221-05-00-0830.**

Case B - BOA2025-004 - Variance from Section 3.D of the Royal Oaks Planned District Agreement (Continued from April Agenda - Meeting cancelled)

A request by Tejal Jamidar (Property Owner), for a variance from **Section 3.D of the Royal Oaks Planned District Agreement, for a single-family home, to reduce the required rear yard setback from 20ft to 12ft and to increase the maximum building coverage from 50% to 52.6%.**

This variance approval will allow an approximately 450sf (30w x 15d) hard roof screened room to be constructed at the rear of this home. This structure will encroach into the required rear yard setback and exceed the maximum building coverage permitted by the location's governing planned agreement.

The property is located at **130 Pitching Wedge Drive, Parcel ID 5221-03-00-0080.**

Case C - BOA2025-005 After-the-Fact Variance from Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5) of the CODB Land Development Code

A request by W. Lloyd Dupree (Property Owner), for an after-the-fact 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 home, to reduce the required front yard setback from 30ft to 23.2ft, and to reduce the required interior side yard setback from 10ft to 5.2ft.**

This variance approval will allow an attached, 166sf (9.4'x17.6') carport to encroach into the required front yard and interior side yard setbacks.

The property is located at **1007 Cadillac Drive, Parcel ID 5211-03-00-0040.**

Case D - BOA2025-006 Variance from Article 4, Section 4.7.Z (Redevelopment Midtown - Residential Preservation/RDM-6) of the CODB Land Development Code (LDC)

A request by Homes Bring Hope (developer) for a variance from **Article 4 (Zoning Districts), Section 4.7.Z (Redevelopment Midtown - Residential Preservation/RDM-6) of the CODB Land Development Code (LDC) for a single-family home, to reduce the required front yard setback from 15ft to 10ft, and to reduce the required rear yard setback from 25ft to 10ft.**

This variance approval will allow a 1966sf, single-family, affordable home to be constructed on this parcel, that will encroach into the required front yard and rear yard setbacks.

The property is located at **360 Lane Street, Parcel ID 5338-66-00-0320.**

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 19, 2025, at 2:30pm in the City Commission Chambers.