

BOARD OF ADJUSTMENT
MINUTES OF
REGULAR MEETING

May 15, 2025

The regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, May 25, 2025, in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present:

David Betz, Chair

John George, Vice Chair

Sharlene Barhoo

Charles Cameron

Board members absent:

Patrick Connors

Leon McCray

Staff members present:

Melissa Phillips, Development Review Technician

David Russell, Assistant City Attorney

Mandana Carry, Acting Board Secretary

1. Call to Order

Mr. Betz called the meeting to order at 2:31 p.m.

2. Roll Call

Mrs. Carry called the roll and noted members present as indicated above

3. Introduction to City Staff

Mr. Betz introduced staff members in attendance as listed above.

4. Approval of Minutes

a. March 20, 2025

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve the minutes of March 20, 2025, meeting as presented. The motion carried (4-0).

5. New Cases

Case A - BOA2025-003 - Variance from Section 8.A of the Grand 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 Ellertson Street, Parcel ID 5221-05-00-0830.

Applicant Presentation:

Mr. Clay Tracy, who works with Mathew Stultz, made the case for variance. Stating that they were looking for a setback reduction on this one corner lot of 16.9 ft. instead of 20ft setback that is required. Mr. Tracy stated that it would fit the product they had originally planned to put there better. We applied so that this variance can fit the lot as originally planned with the project approval.

Mr. Betz, Chair, asked if there were any Board questions

Mr. George stated first he was sorry that he was unable to make the meeting last month, and that it had to be postponed, and apologized to anyone else who had to wait. Then asked if the shortage was going to be on the street side and not where the other homes were correct?

Mr. Tracy stated yes, that is where it would be, right around the bend.

Mr. Beta, Chair asked if this would be the only house on the lot getting a setback variance on the project, on your products?

Mr. Tracy stated yes, lot 83.

Mr. Betz stated that he knew these reviews on subdivisions got reviewed by staff or the builder and the type of product they put on the lot, and this is actually less than the 16.9 ft requested.

Mrs. Phillips stated that she did ask for a larger setback because when she configured the math, she wanted to give it more room, in case it was needed.

Mr. Betz, Chair, stated that it was fine. Thank you.

Public Comments:

There were no public comments

Board Action:

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve BOA2025-003, Variance from Section 8.A of the Grande-Champion Combined Tracts 26, 28 & 29 Planned Master Development Agreement, in accordance with the staff report as presented. The motion carried (4-0).

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.

Applicant Presentation:

Tejal Jamidar (Property Owner), was not available but her mother, Mrs. Mary Jamidar, 108 Riverside Dr., Ormond Beach, was available for comments. Mrs. Jamidar stated the setback is between the property to the road, so it is not obstructing anything, and the neighbors are ok with it.

Mr. Betz, Chair, stated that it is the setback for the screened porch in the back.

Mrs. Jamidar stated yes.

Mr. George asked if it was a screened porch with a hard roof and just screened on the other three sides.

Mrs. Jamidar stated yes.

Mrs. Barhoo stated it is my understanding that your hardship is that you cannot sit out in the sun due to your tachiai.

Mrs. Jamidar stated yes, or to read or barbeque, yes.

Mr. George asked how far the roof would extend from the house then to the roadway there.

Mrs. Jamidar stated that it would be 15' ft.

Mr. George so that leaves 10'ft.

Mr. Betz looks like 12'.

Ms. Phillips noted that it is not a road behind them, and stated it was a drainage easement.

Public Comments:

There were no public comments

Board Action:

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve BOA2025-004 - Variance from Section 3.D of the Royal Oaks Planned District Agreement, in accordance with the staff report as presented. The motion carried (4-0).

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'xl 7.6') 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.

Applicant Presentation:

Mr. W. Loyd Dupree (property owner), 1007 Cadillac Dr., stated he screened in half of his carport so it would be like a little porch and extended his carport over to almost 4' ft. 8".

This would allow me to be able to park the car. It's not really the front it's the side; I just need permission to go over that 4' 8 "more.

Mr. Betz stated yes, we can see your application and you have made improvements to the house. It looks like the overhang does not extend past the house overhang.

Mr. Dupree stated yes, it's all even.

Mr. Betz asked if Mr. Dupree would be fixing the driveway with concrete.

Mr. Dupree stated yes.

Mr. George asked if He had spoken to his neighbor on the left, are they good with it.

Mr. Dupree stated he has asked and that they are good with it.

Public Comments:

There were no comments

Board Action:

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve 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, in accordance with the staff report as presented. The motion carried (4-0).

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 1,966 sf, 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.

Applicant Presentation:

Mrs. Phillips, Sr. Development Review Technician City of Daytona Beach, presented the case before the Board, stating this a city owned property that will be developed by Home Brings Hope, which will then be deeded to Homes bring Hope, to then deed to their

potential buyer. It is a shallow property, only 50ft deep and they are requesting allow the 10ft front and rear setbacks so they can build this 2 story Single Family Home on the property.

Mr. Betz stated this will make a nice home for somebody.

Public Comments:

There were no comments

Board Action:

A motion was made by Ms. Barhoo, seconded by Mr. George, to approve BOA2025-006 Variance from Article 4, Section 4.7.Z (Redevelopment Midtown - Residential Preservation/RDM-6) of the CODB Land Development Code {LDC}, 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

Case C – Approved 4-0

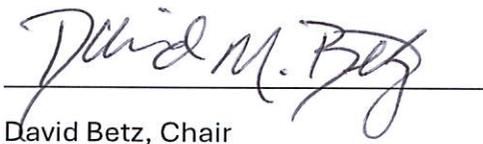
Case D – Approved 4-0

7. New Business

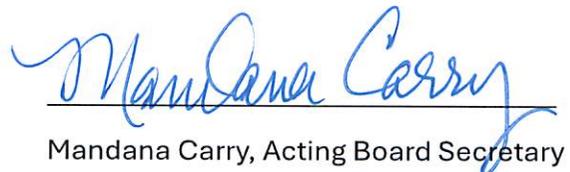
There was no new business

8. Adjournment

There being no further business, the meeting was adjourned.



David Betz, Chair



Mandana Carry, Acting Board Secretary