



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### August 21, 2025

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, August 21, 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.

	<p><b>For special accommodations please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></p>
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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 July 17, 2025
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director		8-7-25
Deputy City Manager		8/7/25
Legal		8/8/25
City Manager		8/13/25

**Case A - BOA2025-016 - 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 Eugene and Jennifer Sullivan (Property Owners), for a variance from **Article 4 (Zoning Districts), Section 4.2.B (Single-family Residential-5, SFR-5)** for a single-family home, to reduce the required rear yard setback from 25ft to 12ft.

This variance approval will allow an approximately 402sf hard roof to be added inside the existing screened patio at the rear of the home.

The property is located at **1313 Ruthbern Road, Parcel ID 5340-14-02-0160.**

**Case B - BOA2025-017 - Variance from Section 3.D.1 of the First Amendment to the Minto-Tomoka Parcel B Planned District Agreement**

A request by Coby Moore of CM Designs, Inc. (Pool Contractor), on behalf of Elizabeth Harvey (Property Owner), for an after-the-fact variance from the **First Amendment to the Minto-Tomoka Parcel B Planned District Agreement, Section 3.D.1 (Lot Development Criteria, Specialty Setbacks)** for a swimming pool enclosure on a single-family home, to reduce the required rear yard setback from 5ft to 3.9ft.

This variance approval will allow a newly constructed, approximately 1,102sf (40.2 x 27.4) screened pool enclosure, attached to the rear of the home, which encroaches into the rear setback. This variance approval will also complete and finalize a building permit on this property.

The property is located at **292 Blue Starfish Place, Parcel ID 5206-01-00-1710.**

**Case C - BOA2025-018 Variance from Section 3.C.v (Description of Development, Signage) of the International Speedway Square, LTD. Planned Commercial Development Agreement**

A request by Guy Wingo Signs (Sign Company), on behalf of Havertys Furniture (leasing tenant) for a variance from **Section 3.C.v (Description of Development, Signage) of the International Speedway Square, LTD. Planned Commercial Development Agreement** to increase the allowable wall signage per tenant frontage from 200 square feet maximum to 286sf, specifically for the Havertys store at Unit 600.

This variance approval will allow a 286sf wall sign to be installed on Unit 600's 160 linear feet frontage, exceeding the permitted wall signage maximum of 200sf.

The property is located at **2500 West International Speedway Boulevard, Unit 600/ Parcel ID 5222-19-00-0010.**

**Case D - BOA2025-019 Variance from Article 4 (Zoning Districts), Section 4.2.C (Multifamily Residential-12/MFR-12) of the CODB Land Development Code**

A request by Tanesha Swanson of Swanson Consulting, on behalf of Harris Global Management, LLC. (Property Owner), for a variance from **Article 4 (Zoning Districts), Section 4.2.C (Multifamily Residential-12/MFR-12) of the CODB Land Development Code**, for a single-family home, to reduce the required street side yard setback from 15ft to 7.5ft.

This variance approval will allow a 1,748sf home to be constructed on this vacant parcel while not meeting the required street side setback.

The property is located on **Illinois Street, Parcel ID 5238-38-00-1150.**

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, September 18, 2025, at 2:30pm in the City Commission Chambers.**