



# The CITY OF DAYTONA BEACH

## Board of Adjustment Agenda

### September 18, 2025

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, September 18, 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 August 21, 2025
5. New Cases

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>YOM</i>	9-11-25
Deputy City Manager	<i>[Signature]</i>	9/11/25
Legal	<i>DR</i>	9/11/25
City Manager	<i>DT</i>	9-12-25

**Case A - BOA2025-020 Variance from the CODB Land Development Code, Article 6 (Development Standards), Section 6.2.E.1 (Minimum Stacking Spaces for Drive-Through and Related Uses); Section 6.8.C.4 (Fences, Walls, and Hedges, Height); and Section 6.8.D.1. (Additional Standards Along Major City Thoroughfares)**

A request by Joanne Roberts with the Pregnancy Crisis Center, Inc. (Property Owner), for a variance from the **CODB Land Development Code, Article 6 (Development Standards), Section 6.2.E.1 (Minimum Stacking Spaces for Drive-Through and Related Uses)** to reduce the required drive gate stacking space from 20ft to 0ft, and from **Section 6.8.C.4 (Fences, Walls, and Hedges, Height)** to increase the maximum fence height between the front of the structure and the front parcel boundary from 4ft to 6ft.

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The applicant also requests a variance from **Section 6.8.D.1. (Additional Standards Along Major City Thoroughfares)** to reduce the required setback from the front parcel boundary from 5ft to 0ft.

This variance approval will allow a 6ft high aluminum picket fence to be placed around the entire perimeter of the parcel, and a drive gate to be placed on the parcel boundary at the driveway entrance of the property.

The property is located at **416 North Ridgewood Avenue, Parcel ID 5338-32-00-0330.**

**Case B - BOA2025-021 - Variance from the CODB Land Development Code, Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5)**

A request by Taner Banks (Property Owner), for a variance from the **CODB Land Development Code, Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5)** to reduce the required interior side setback from 10ft to 4.3ft.

This variance approval will allow a 17.4w x 12d (209sf), hard roof structure to be constructed over the existing 17.4w x 12d concrete patio at the rear of the home

The property is located at **2576 West Coral Way, Parcel ID 5322-06-00-0370.**

**Case C - BOA2025-022 Variance from the CODB Land Development Code, Article 4 (Zoning Districts), Section 4.2.B (Single-Family Residential-5/SFR-5)**

A request by Louis A Vigliotti of LAV Engineering, on behalf of Steven M. Dumais (property owner), for a variance from the Land Development Code (LDC) **Article 4 (Zoning Districts), Section 4.2.B.3 (Single-Family Residential-5/SFR-5)** to reduce the minimum required interior side yard setback from 7.5ft to 5ft.

This variance approval will allow for the construction of a 37.4w x 14d (523.6sf), hard roof structure over the existing rear patio.

The property is located at **1812 North Atlantic Avenue, Parcel ID 4225-05-02-0030.**

**Case D - BOA2025-023 Variance from the CODB Land Development Code, Article 7 (Subdivision and Infrastructure), Section 7.1.A.6. (Subdivision Lots and Blocks, Lot Shape)**

A request by Kelsie Smith of Elliot Meadows Certified Contractors, LLC, (potential property owner) for a variance from the Land Development Code (LDC) **Article 7 (Subdivision and Infrastructure), Section 7.1.A.6. (Subdivision Lots and Blocks, Lot Shape)** to reduce the minimum lot width for the narrow extension of a flag lot to the right-of-way from 20ft to 15.5ft.

This variance approval will allow this parcel to become the “flag” section of the parcel, once combined with the two rear adjacent parcels, while not meeting the minimum width of a flag lot. These three parcels will be combined to create one large parcel, on which a duplex will be constructed.

This parcel is located on **Magnolia Avenue, Parcel ID 5339-01-23-0066.**

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, October 16, 2025, at 2:30pm in the City Commission Chambers.**