



# The CITY OF DAYTONA BEACH Board of Adjustment Agenda December 18, 2025

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, December 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.

	<b>For special accommodations please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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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** October 16, 2025
5. **New Cases**

<b><u>BOA Board Agenda</u></b>		
<b><u>Approval</u></b>	<b><u>Initials</u></b>	<b><u>Date</u></b>
P & L Director		12-11-25
Deputy City Manager		12/11/25
Legal		12/11/25
City Manager		12-11-25

### **Case A - BOA2025-025 Variance from Section 3.D.7 of the Silver Pine Planned District Agreement**

A request by Kenneth Lamkin (Property Owner), for a variance from the **Silver Pine Planned District Agreement, Section 3.D.7 (Lot Development Criteria, Specialty Setbacks)** for a single-family home, to reduce the required setback from the rear and side parcel boundaries to the swimming pool shell/water line from 8ft to 6ft, and to reduce setback from the rear and side parcel boundaries to the swimming pool pump/equipment from 3ft to 18in.

This variance approval will allow a swimming pool to be constructed on this parcel which will not comply with all required setbacks.

The property is located at **3120 Legends Preserve Drive, Parcel ID 5220-02-00-0380.**

**Case B - BOA2025-026 Variance from the CODB Land Development Code Section 5.2.B.21.j**

A request by Renee L. Richardson (Property Owner), for a variance from the **CODB Land Development Code Section 5.2.B.21.j, Use Specific Standards for an Event Center, to reduce the required minimum distance from a residential zoning district or use from 250ft to 0ft.**

This variance approval will allow an event center to operate at this location while not meeting this Use Specific Standard.

The property is located at **204 South Martin Luther King Boulevard, Parcel ID 5339-78-00-0020.**

**Case C- BOA2025-027 Variance from the Land Development Code Section 6.3.G.6 and the Oak Bluff PMHD Section 3**

A request by Kyle Selby (Property Owner), for a variance from the **CODB Land Development Code Section 6.3.G.6 (Vehicular Access and Connectivity, Driveway Location and Dimensions) for residential development, to reduce the required minimum distance for a driveway on a corner lot from 25ft from the intersection to 19ft.**

The applicant also requests a variance from the **Oak Bluff Planned Mobile Home Development Agreement, Section 3 (Description of Development) for a mobile home, to reduce the front setback from 20ft to 15ft.**

This variance approval will allow a 1,387sf manufactured home to be constructed on this parcel which will not meet these required standards

The property is located at **1101 Yaupon Street, Parcel ID 4244-15-00-0440.**

**Case D - BOA2025-028 Variance from Article 4, Section 4.2.B of the CODB Land Development Code**

A request by David and Julie Lindesmith (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 interior side setback from 10ft to 7ft and to reduce the front setback from 30ft to 27ft.**

This variance will allow a 408sf expansion of the southwest side of the first floor, a second story addition above the south side of the home, as well as expand the existing garage approximately 256sf, for an additional car space.

The property is located at **2107 North Halifax Avenue, Parcel ID 4225-07-01-0020.**

6. **Review Cases**
7. **New Business**
8. **Adjourn**

**The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, January 15, 2026, at 2:30pm in the City Commission Chambers.**