



The CITY OF DAYTONA BEACH Board of Adjustment Agenda February 19, 2026

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, February 19, 2026
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** January 15, 2026
5. **New Cases**

<u>BOA Board Agenda</u>		
<u>Approval</u>	<u>Initials</u>	<u>Date</u>
P & L Director	<i>you</i>	<i>2-6-2026</i>
Deputy City Manager	<i>John</i>	<i>2/6/26</i>
Legal	<i>JK</i>	<i>2/9/26</i>
City Manager	<i>ST</i>	<i>29th</i>

Case A - BOA2026-001 Variance from the CODB Land Development Code Article 6, Section 6.2 & 6.4

400 and 406 South Atlantic Avenue, Parcel ID 5309-13-02-0300 and 5309-13-02-0310

A request by Jessica Gow of Cobb Cole, Attorneys at Law, representing Guillermo and Jeffrey Alvarez (Property Owners) for a variance from **Article 6 (Development Standards), Section 6.2.E.4 (Minimum Stacking Lane Distance for Parking Lot Entrance Driveways)** of the **CODB Land Development Code (LDC)** to decrease the minimum stacking lane distance from 25ft to 14ft.

The applicant is also requesting a variance from **Article 6 (Development Standards), Section 6.4.D.2.b (Vehicular Use Area Landscaping)** of the CODB LDC, to decrease the minimum front perimeter landscape planting strip from 8ft to 3ft.

This variance will allow a parking lot to be developed on these two vacant parcels.

Case B - BOA2026-002 Variance from the CODB Land Development Code Article 4, Section 4.2.B and Article 6, Section 6.3.G.

350 Sears Avenue, Parcel ID 5309-19-00-0361

A request by Jessica Gow of Cobb Cole, Attorneys at Law, representing Walter Smith (Property Owner) for an after-the-fact variance from the **CODB Land Development Code (LDC), Article 4 (Zoning Districts), Section 4.2.B.3 (Single-Family Residential-5 [SFR-5], Intensity and Dimensional Standards)** for a primary structure, to decrease the rear setback from 25ft to 12ft-11in; for an accessory structure 200sf or less, to reduce the rear setback from 7.5ft to 1.4ft, and to reduce the side setback from 7.5ft to 0ft; to reduce minimum spacing between principal and accessory structures from 5ft to 1ft; and to increase the maximum total lot coverage from 35% to 42%.

The applicant is also requesting a variance from **Article 6 (Development Standards), Section 6.3.G.6.a (Vehicular Access and Connectivity, Driveway Location and Dimensions)** to decrease the minimum interior side setback from 5ft to 0ft on both the east and west sides of the parcel.

This variance will allow a covered deck attached to the rear of the house, two sheds, and two driveways, constructed without building permits, to remain on property.

Case C - BOA2026-003 Variance from the CODB Land Development Code Article 4, Section 4.2.B

551 Spruce Street, Parcel ID 5338-44-01-0010

A request by Tenesha Swanson of Swanson Consulting, representing Legacy Investment Team, LLC (Property Owner) for a variance from the **CODB Land Development Code (LDC), Article 4 (Zoning Districts), Section 4.2.B.3 (Single-Family Residential-5 [SFR-5], Intensity and Dimensional Standards)** for a single-family home, to reduce the front setback from 30ft to 20ft, to reduce the rear setback from 25ft to 6ft, and to increase the maximum total lot coverage from 35% to 37%.

The applicant also requests a variance from **the already reduced front and rear setback request, an additional 5ft into the front setback, from 20ft to 15ft, and 5ft into the rear setback, from 6ft to 1ft, to allow for exterior, uncovered entry stairs.**

This variance will allow a 1,632sf single-family home to be constructed on this parcel, replacing the existing 705sf home.

Case D - BOA2026-004 Variance from the CODB Land Development Code Article 4, Section 4.2.B

932 Derbyshire Road, Parcel ID 5202-09-00-0550

A request by Tenesha Swanson of Swanson Consulting, representing Living Faith World Ministries, Inc. (Property Owner) for a variance from the **CODB Land Development Code (LDC), Article 4 (Zoning Districts), Section 4.2.B.3 (Single-Family Residential-5 [SFR-5], Intensity and Dimensional Standards)** for a single-family home, to reduce the interior side setbacks from 10ft to 7.5ft.

This variance will allow an approximately 2,200sf, single-family home to be constructed on this vacant parcel.

6. **Review Cases**
7. **New Business** Discuss Chairperson election due in March.
8. **Adjourn**

The next meeting of the Board of Adjustment of The City of Daytona Beach will be held on Thursday, March 19, 2026, at 2:30pm in the City Commission Chambers.