

BOARD OF ADJUSTMENT
MINUTES OF
REGULAR MEETING
June 18, 2020

A regular meeting of the City of Daytona Beach Board of Adjustment was held on Thursday, June 18, 2020 at 1:00 p.m. in City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board members present were as follows:

Mr. Trey Harshaw, Chair
Ms. Sharlene Barhoo
Ms. Maja Sander Bowler
Mr. Eddie Gentle
Mr. Gary Libby

Board members absent:

Mr. Roger Stine, Vice Chair
Mr. Patrick Connors

Staff members present were as follows:

Ms. Angela Doyle, Senior Development Review Technician
Mr. Ben Gross, Deputy City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Harshaw called the June 18, 2020 Board of Adjustment Meeting to order at 1:00 p.m.

2. Roll Call

Ms. Groom called the roll and noted members present as indicated above.

3. Introduction of City Staff

Mr. Harshaw introduced staff members in attendance, as listed above.

4. Approval of Minutes – February 20, 2020

Board Action:

A motion was made by Mr. Libby, seconded by Ms. Barhoo, to approve the minutes of the February 20, 2020 meeting, as presented. The motion carried (5-0).

5. Summary of Public Comment Procedures

Ben Gross, Deputy City Attorney, reviewed the procedures for public comment. A copy of the procedures was provided to the Board as part of the Board packet.

New Cases:

6. Case A - BOA2020-004 – Variance from Article 4, Section 4.2.B.3 of the Land Development Code – 14 Digit Tax Parcel ID No. 38153301150030

A request by property owner Timothy Hudson Sr. with TDH Construction Inc. for variances from Article 4 (Zoning Districts), Section 4.2.B.3 (Intensity and Dimensional Standards) of the Land Development Code (LDC). The variances requested are to reduce the minimum required lot area from 9,000 square feet to 8,273 square feet and the minimum required lot width from 75 feet to 65.6 feet in order to subdivide a lot of record existing prior to March 1, 2015 in the Single Family (SFR-5) Zoning District. If granted, the variance will result in three parcels of land for the proposed future development of single family homes.

Applicant Presentation:

Timothy Hudson, Sr., TDH Construction, the applicant, stated when he acquired the property, he was told the property was zoned for duplexes but later determined the property was zoned Single Family homes. Mr. Hudson stated he has previously built affordable housing properties in Daytona Beach where the lots were 50 feet wide. Mr. Hudson stated in 2015, the Land Development Code was changed and the minimum lot size was changed to 75 feet wide. Mr. Hudson stated he is trying to provide affordable housing to the community. Mr. Hudson stated the property is about 200 feet wide so that would mean that each house would have 100 feet of frontage which would significantly increase the price of the house. Mr. Hudson stated he would like to divide the parcel into three equally divided lots with each lot being approximately 65 feet wide. Mr. Hudson stated each home would have three bedrooms with two bathrooms and will have a double car garage.

Mr. Libby stated the supplemental information is not clear and suggested that Mr. Hudson review the supplemental information in the future with staff prior to submitting the information.

Mr. Harshaw stated the houses will be 1200 to 1400 s.f. and asked if there will be on-street parking.

Mr. Hudson stated each house will have a two car garage attached to the home and the garage will be in addition to the 1200 to 1400 s.f. living area.

Mr. Harshaw asked about the setback for the driveway.

Mr. Hudson stated the house will meet the minimum setbacks and there will be a driveway to the garage.

Ms. Doyle stated the main table in the Land Development Code has the minimum lot size as 50 feet by 100 feet; but there is a provision for subdividing a lot of record that was existing prior to 2015 that has larger minimum lot requirements.

Mr. Gross stated that is a glitch in the Land Development Code that will have to be addressed.

Ms. Bowler stated there are two lots behind the property that are approximately the same size and there are four adjacent lots and feels this is a good transition.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Libby, seconded by Ms. Bowler, to approve Case A - BOA2020-004 – Variance from Article 4, Section 4.2.B.3 of the Land Development Code – 14 Digit Tax Parcel ID No. 38153301150030, in accordance with the staff report as presented. The motion carried (5-0).

7. Review of Cases

Case A – BOA2020-004 approved (5-0)

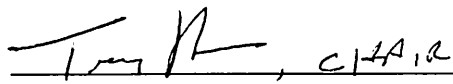
8. New Business

Mr. Libby stated he has applied for service on the Beachside Redevelopment Board and cannot serve on two Boards at the same time. Mr. Libby stated he will serve on the Board of Adjustment until he is replaced on this Board or is appointed to the Beachside Redevelopment Board. Mr. Libby thanked staff for the work they are doing in resolving issues that were previously presented to the Board of Adjustment.

Mr. Harshaw thanked Mr. Libby for his service on the Board of Adjustment.

9. **Adjournment**

There being no further business, the meeting was adjourned.

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Trey Harshaw, Chair

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Becky Groom, Board Secretary