



# The CITY OF DAYTONA BEACH

## Historic Preservation Board Agenda

### June 18, 2019

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Tuesday, June 18, 2019  
6:00 P.M.

**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.

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|  | <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 1-800-955-9771.

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Approval of Minutes:** November 21, 2017 Meeting
- 4) **Action Item: (Quasi-Judicial Hearing):**  
DEV2019-079: COA for new construction the South Beach Street Local Historic District – Jack & Kelly White 415 S. Palmetto.
- 5) **Discussion Item:** *School Essay*
- 6) **Discussion Item:** *LDC Review: COA & Historic Overlay Process*
- 7) **Other Business:**  
(a) Heritage Preservation Trust Report: Mr. Trager, Liaison
- 8) **Staff Update**
- 9) **Public Comments**
- 10) **Board Comments**
- 11) **Adjourn**

*Next Meeting – July 16, 2019, 6:00 p.m. in the City Commission Chamber*

# DRAFT

## REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, May 21, 2019

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Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, May 21, 2019, at 6:00 p.m. in the Commission Chambers of City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida

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Board Members present were as follows:

Mr. Robert Fort, Chair  
Mr. Roman Yurkiewicz, Vice Chair  
Mr. James Daniels  
Mr. Brian Fredley  
Mr. Dallas Peacock

Board Members absent were as follows:

Dr. Andrei Ludu  
Dr. Daniel Stotland  
Mr. Warren Trager  
Dr. Deborah Wise

Staff members present:

Mr. Doug Gutierrez, Principal Planner  
Mr. Ben Gross, Deputy City Attorney  
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Fort called the meeting to order at 6:00 p.m.

2. **Roll Call**

Roll was called with members present as listed above.

3. **Approval of Minutes:** April 16, 2019

**Board Action:**

A motion was made by Mr. Fredley, seconded by Mr. Yurkiewicz, to approve the minutes of the April 16, 2019 Historic Preservation Board meeting, as presented. The motion carried (5-0).

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### 4. **Discussion Item:** High School History Essay Project

Mr. Gutierrez provided information as part of the packet regarding the City's historic districts.

Mr. Fort stated the Board has talked about the International Speedway Boulevard corridor and urban blight. Mr. Fort stated he did not think a completed concept had been determined.

Mr. Fredley stated he feels Silver Beach and the Oak Ridge Corridors on beachside are significant since those areas are the commercial areas in the historic district. Mr. Fredley noted there are two bridges that are the access points to the beachside and are what is seen when entering the beachside area. Mr. Fredley stated International Speedway Blvd. needs the most work but it is in a Redevelopment Area and is part of the e-zone. Mr. Fredley stated he would consider the Seabreeze and Oak Ridge areas for the essay project since those areas are visible and have an impact. Mr. Fredley stated the essay could address how historic preservation could lead construction or restoration and reduce blight and provide a written description of how to restore the historic areas.

Mr. Gutierrez stated he felt the question is whether historic preservation could enhance a blighted area.

Mr. Yurkiewicz stated each of the bridges lands in a historic neighborhood district.

Mr. Peacock asked if the essay should be a written description on how to restore an area.

Mr. Gutierrez stated the essay project has been discussed many times but there has not been a meeting when all members have been present to make a final determination.

Mr. Fredley stated the discussion has been based on what other cities have done, such as St. Augustine and Vero Beach, and seeing what they have done to renovate their historic areas over the last 20 to 25 years. Mr. Fredley stated perhaps the essay would help to generate interest in renovating some of the historic areas.

Mr. Peacock stated he feels areas that have been rehabilitated have had streetscapes done first. Mr. Peacock stated overhead wires have been removed, medians have been improved, and additional landscaping has been added which generates interest in upgrading the buildings. Mr. Peacock stated Orange Avenue in Orlando has greatly improved since the street area has been renovated. Mr. Peacock stated South Daytona has

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also done a beautiful job with U.S.1 through their city and Holly Hill has also started improvements. Mr. Peacock stated Main Street could be gorgeous but the economics is that building owners only want to use their buildings two weeks out of the year. Mr. Peacock stated the building owners would have to want to change the uses of their buildings for year-round businesses and he doesn't know how the business owners could be encouraged to change their thinking on the use of their buildings.

Mr. Fort stated perhaps the essay could focus on the impact of streetscape improvements or encouraging the use of buildings on Main Street throughout the year. Mr. Fort stated the essay could outline how other communities have made the change.

Mr. Fredley sated everyone will come up with a different solution, such as the City providing grants for restoration or the city purchasing buildings and then selling them for renovation.

Mr. Peacock stated what is happening with the Brown & Brown building and Riverfront Park will change Beach Street. Mr. Peacock stated one individual with a large amount of money could change a specific area.

Mr. Fort stated it is difficult to finalize the requirements without the full board in attendance.

Mr. Gutierrez stated he will summarize what has been discussed and present it to the Board at the next meeting for their consideration so the essay guidelines can be finalized. Mr. Gutierrez stated he will place a notation on the summary to all Board members that the guidelines will be acted on by the Board at the next meeting; and if the Board member is unable to attend, their comments may be sent to Mr. Gutierrez via email for consideration by the Board.

### **Public Comments:**

Amy Pyle, 136 S. Grandview, Daytona Beach, Florida sated a good place to start would be on Main Street. Ms. Pyle suggested giving the students the assignment of selecting a specific building or group of buildings within a historic district and asking what the students would do to improve that specific area. Ms. Pyle stated the Florida Department of State has criteria for designating historic structures and that information should be provided to the students for their guidance.

5. **Discussion Item:** Election of Chair

### **Board Action:**

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A motion was made by Mr. Peacock, seconded by Mr. Yurkiewicz, to nominate Robert Fort to continue to serve as Chair. The motion carried (5-0).

### 6. **Other Business:**

#### a. Heritage Preservation Trust Report

Mr. Trager was not in attendance to present a report on the Heritage Preservation Trust.

### 7. **Staff Update**

Mr. Gutierrez stated an application for a Certificate of Appropriateness will be presented at the June 18, 2019 meeting for the construction of Jack White's new home on S. Palmetto Avenue. Mr. Gutierrez asked if any of the Board members are working on the project.

Mr. Fredley stated he did some preliminary site and floor plans but has not done anything on the project since November.

Mr. Gross asked if payment to Mr. Fredley for the work was for plans that have been approved.

Mr. Fredley stated the work was preliminary hourly work and he has been paid for what was done.

Mr. Gross stated since the payment was not made based on the outcome of the Board's action, there is no conflict of interest.

### 8. **Public Comments**

Amy Pyle, 136 S. Grandview, Daytona Beach, Florida stated she is a member of a group called Citizens for Responsible Development. Ms. Pyle stated the group is interested in preserving the Orange Avenue Recreation Center and provided information to the Board regarding the history of the Recreation Center. Ms. Pyle stated the structure was built as an annex to the Tortugas building. Ms. Pyle stated the Rec Center was a casino but was originally built as a dance hall for service members that were stationed in and around Daytona Beach during World War II. Ms. Pyle stated the structure was a Federal Works Administration building and was the only one like it in the State of Florida. Ms. Pyle stated the Rec Center is one of only two historic structures that contribute to the National Register. Ms. Pyle stated City Island is on the National Register. Ms. Pyle stated the Citizens for Responsible Development would like to see this building listed on the Strategic Plan for preservation by the City

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Commission. Ms. Pyle stated she would like to know the procedures for designating an area as a local historic district.

Mr. Fredley asked if the Rec Center is in jeopardy.

Ms. Pyle stated at this time no, but there is an RFP out for a price for renovations. Ms. Pyle stated there have been discussions about moving the Veterans Museum into that building in order to provide a basis for spending the funds for the renovation. Ms. Pyle stated there was previously a request on the City Commission agenda to authorize funds to demolish the building but citizens opposed the demolition so the request was not approved.

Mr. Gutierrez stated he is unaware of any plans for the Rec Center. Mr. Gutierrez stated he will look into the RFP since the building is a National Register building. Mr. Gutierrez stated he will find out the process for designating the structure as a local landmark and will add that as an agenda item at next month's meeting.

Mr. Peacock asked if the Chamber of Commerce will remain at its current location since the new Orange Avenue bridge will be higher than the current structure.

9. **Board Comments**

There were no Board comments.

10. **Adjourn**

There being no further business, the meeting was adjourned.

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Robert Fort, Chair

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Becky Groom, Board Secretary

## Agenda Item 4 (Quasi-Judicial Hearing)

### CERTIFICATE OF APPROPRIATENESS (MAJOR COA) DEV2019-079

415 South Beach Street – New Construction

#### *STAFF REPORT*

**TO:** Historic Preservation Board Members  
**FROM:** Doug Gutierrez, AICP, Principal Planner  
**DATE:** June 18, 2019  
**SUBJECT:** DEV2019-079 – 415 South Beach Street for Major COA under 3.4.E LDC

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#### **PROJECT REQUEST**

A request by John “Jack” & Kelly White property owners, for a Certificate of Appropriateness for 415 South Beach Street, a vacant parcel in the South Beach Street Local Historic District, to allow New Construction of a residential unit.

#### **PROJECT DESCRIPTION**

The property is located in the South Beach Street Local Historic District. The previous structures on the property were a masonry vernacular architectural style and an accessory frame vernacular structures built in 1924 and they were both contributing structures in the South Beach Street Local Historic District. On October 14, 2006 demolition for the two buildings was approved by the Historic Preservation Board and demolished on December 12, 2006 (Permit # C0611-118).

In accordance with LDC 3.4.J.2.a.iii “erection of a new building within a historic district listed on the local register of historic places” a Major COA is required. The architectural style of the proposed primary residence Modern Farmhouse. The applicant and property owners Jack & Kelly White, are requesting approval of the proposed new construction.

**Modern Farmhouse:** “Modern farmhouse” is an architectural style inspired by a classic frame vernacular style taking elements from the original period architecture.

**Front Porch:** The modern farmhouse front porch is a classic element it can either span the entire front facade, wrap around or enclosed on three sides.

**Roof:** A metal roof has original farmhouse style and is still one of the most durable roofing materials available. Typical roof styles are gabled with 12:12 pitch.

**Exterior:** There are two main exterior siding styles design: Lap and Board and Batten.

Lap - also called clapboard or horizontal siding, lap is most commonly made from wood, vinyl or fiber cement (like HardiePlank). Lap siding consists of long, horizontal planks that each slightly overlap the one below.

Board and Batten - Are vertical boards with overlaying narrow strips, called battens. Many traditional barns were built with this style siding, which is why it fits in with

farmhouse designs. Board-and-batten siding also comes in a variety of materials, including natural wood, engineered wood and vinyl.

Exterior color typical for modern farmhouse is white.

**Windows:** Typical windows are double hung windows, which reflect back to old American farmhouses.



Land Development Code Section 3.4.J provides a uniform means for reviewing and deciding proposals in accordance with most recent Secretary of the Interior's Standards for the Treatment of Historic Properties. A pre-application meeting with staff occurred December 10, 2015. The Hoffman's are planning to construct a two story Craftsman Bungalow, with a garage apartment. Garage apartments are permitted in the Historic Overlay District. The structures will be constructed to complement existing buildings and properties, utilizing pertinent, established parameters for construction in the Seabreeze Historic District.

Criteria for Certificate of Appropriateness

1. **A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

*Response: The applicant is proposing to construct a new structure in the Modern Farmhouse architectural style.*

2. **The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*Response: Not applicable, because this is a new structure; however, the proposed farmhouse structure will preserve the historic characteristic that is unique in the South Beach Street Local Historic District.*

3. **Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**

*Response: Not applicable, because this is a new construction.*

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

*Response: The previous building was a contributing structure in the South Beach Street Local Historic District; however, that structure no longer exists.*

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

*Response: Elements of the farmhouse architecture style will be presented in the new construction and incorporates distinctive features of the farmhouse architectural style.*

6. **The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture**

*Response: The previous contributing structure was subsequently demolished in 2006, the proposed structure will be harmonious with the other historical structures in the South Beach Street Local Historic District.*

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

*Response: Not applicable, chemical treatment not proposed*

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

*Response: There are no archeological resources on the site. In case, that such resources are discovered, mitigation measures will be undertaken.*

9. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships**

*Response: Use of the property (main house & garage buildings) will be the same as it was historically (single family residence).*

10. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*Response: Not applicable, this is new construction. The proposed farmhouse architectural style add to the historic character of the South Beach Street Local Historic District.*

A map series showing the location, zoning, and aerial photo of the site is provided for reference.

## **South Beach Street Local Historic District Design Standards**

### ***New Construction***

The *South Beach Street Local Historic District* includes a diverse set of architectural styles reflecting the evolving architectural thoughts of these times. Architecture as an art continues to evolve. Appropriate and creative solutions are encouraged in the design of new construction within the Historic District. Construction of new buildings within the *South Beach Street Local Historic District* will have a positive revitalizing impact on the district if steps are taken to assure that the historic architectural and cultural features of the district are preserved and enhanced. The focus of design guidelines is on the compatibility of new construction within the existing character of the district without dictating style.

The term “compatible design” refers to architectural design and construction that will fit harmoniously into the Historic District. Most new construction in the *South Beach Street Local Historic District* will be in the form of infill on a site adjacent to existing buildings.

Design guidelines focus attention on those special visual and special qualities that a historic district is established to protect. Since architectural styles and details vary within the district, the HPB will review new projects on an individual basis in terms of immediate context and overall character of the district.

The development pattern of the *South Beach Street Local Historic District* is represented by a grid street pattern. These standards utilized the Downtown Redevelopment District guidelines and the RDD-6 zoning criteria.

### **New Construction Standards:**

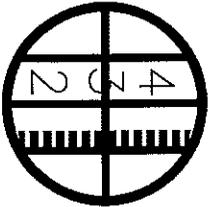
- **Orientation** - Buildings shall not front diagonally to the street except in the case of corner lots where buildings face the intersection.  
*Response: The proposed structure is oriented to the front.'*
- **Height** - Limited to one or two stories, similar height to adjacent contributing buildings (also limited by Land Development Code).  
*Response: The proposed structure is two stories.*
- **Maintaining materials within the district** - Use materials common to the district and avoid the use of inappropriate materials in construction. See the Seabreeze Historic District Materials Palette.  
*Response: The proposed Modern Farmhouse meets this criteria.*
- **Trim and detail** - New construction shall be compatible with historic buildings without copying their detail.  
*Response: The proposed Modern Farmhouse is compatible with the styles of architecture found within the historic district and does not appear to copy details from existing structures.'*

- Entrances, overhangs, canopies and cornices -. Maintain size, shape and proportion of entrances and details, especially on the street level. All new buildings shall have the main entrance oriented to the principal street and in full view from the public right-of-way.  
*Response: The proposed Modern Farmhouse meets this criteria.*
- Porches - Front porches shall be provided unless architectural style does not call for them (Tudor, Mediterranean Revival, etc.).  
*Response: The proposed structure provides an open front porch in adherence to typical Modern Farmhouse architectural elements.*
- Windows - Window types and patterns, as well as their general placement, shall be similar to surrounding buildings. Window form shall be more vertical than horizontal. *Response: The proposed Modern Farmhouse meets this criteria.*
- Roofs - Identify roof forms that are consistent with the building type used and complementary in color, scale, and materials to roofs in the historic district. Roof designs including parapet roofs shall be compatible with surrounding buildings.  
*Response: The proposed structure provides gabled roof and metal roof material, in adherence to typical Modern Farmhouse architectural elements. Proposed roof and materials are compatible with surrounding structures.*
- Signage and lighting - Use sign materials and lighting types that are typical to historic buildings in the district.  
*Response: The proposed structure is residential and no signage is proposed. The elevations appear to show lighting appropriate with typical Modern Farmhouse architectural elements.*
- New structures or site features that are out-of-scale to the historic building and site not allowed.  
*Response: The proposed Modern Farmhouse structure is not out of scale to historic buildings.*
- False historic appearance or style is not permissible - new buildings shall be differentiated from the old. Similar to the standard for additions, new buildings shall neither mimic an existing building nor be substantially different than that building. The end result shall not disguise nor clash with adjacent historic buildings, but provide a simple, functional, and non-ornamental design that will neither detract nor compete with the unique character of the Seabreeze district.  
*Response: No attempt to provide a false historic appearance is proposed, the end result will show that the proposed structure does not detract or compete and is in harmony with the unique character of the South Beach Street Local Historic District.*

## **RECOMMENDATION**

Staff recommends approval of the request for a Certificate of Appropriateness to permit the new construction of the proposed Modern Farmhouse at 415 South Palmetto Avenue.





# SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD

PORT ORANGE, FL 32127

(386) 761-5385

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## SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/ SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE NORTH LINE OF LOT 5, BLOCK 3 BEING S89°55'27"E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER CITY OF DAYTONA BEACH CONTROL MONUMENT RMR-22 HAVING A PUBLISHED ELEVATION OF 4.24 FEET.
6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
7. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
8. DESCRIPTION PREPARED BY SLIGER & ASSOCIATES, INC.

DESCRIPTION PARCEL 1: A PART OF LOT 5, BLOCK 3, HODGMAN'S DAYTONA, ACCORDING TO MAP THEREOF AS RECORDED IN MAP BOOK 2, PAGE 82, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 3, THENCE RUN S02°29'00"W, ALONG THE WEST LINE THEREOF, 7.00 FEET TO THE POINT OF BEGINNING, BEING ON THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICAL RECORDS BOOK 6898, PAGE 1482, SAID PUBLIC RECORDS; THENCE S89°55'27"E ALONG SAID SOUTH LINE, 120.83 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE N02°29'00"E ALONG SAID EAST LINE, 7.00 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE S89°55'27"E ALONG SAID NORTH LINE, 48.49 FEET TO THE WEST LINE OF THE COMMON AREA OF THE LANDMARK -- A CONDOMINIUM, AS RECORDED IN MAP BOOK 27, PAGE 64, SAID PUBLIC RECORDS; THENCE S02°42'39"W ALONG SAID WEST LINE, 58.68 FEET; THENCE N89°55'27"W, 169.09 FEET TO THE WEST LINE OF SAID LOT 5; THENCE N02°29'00"E ALONG SAID WEST LINE, 51.67 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.208 ACRES, MORE OR LESS.

DESCRIPTION PARCEL 2: A PART OF LOT 5, BLOCK 3, HODGMAN'S DAYTONA, ACCORDING TO MAP THEREOF AS RECORDED IN MAP BOOK 2, PAGE 82, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 3, THENCE RUN S02°29'00"W, ALONG THE WEST LINE THEREOF, 7.00 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICAL RECORDS BOOK 6898, PAGE 1482, SAID PUBLIC RECORDS; THENCE S89°55'27"E ALONG SAID SOUTH LINE, 120.83 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE N02°29'00"E ALONG SAID EAST LINE, 7.00 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE S89°55'27"E ALONG SAID NORTH LINE, 48.49 FEET TO THE WEST LINE OF THE COMMON AREA OF THE LANDMARK -- A CONDOMINIUM, AS RECORDED IN MAP BOOK 27, PAGE 64, SAID PUBLIC RECORDS; THENCE S02°42'39"W ALONG SAID WEST LINE, 58.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°42'39"W ALONG SAID WEST LINE, 51.51 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°58'51"W, 168.90 FEET TO THE WEST LINE OF SAID LOT 5; THENCE N02°29'00"E ALONG SAID WEST LINE, 51.67 FEET; THENCE S89°55'27"E, 169.09 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.200 ACRES, MORE OR LESS.

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

| TYPE OF SURVEY        | CERTIFIED TO          | SURVEY DATE   | JOB NUMBER |
|-----------------------|-----------------------|---------------|------------|
| SKETCH OF DESCRIPTION | CITY OF DAYTONA BEACH | APRIL 2, 2019 | 19-0241    |
| DESCRIPTION           |                       |               |            |

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

FOR: JACK WHITE

| SKETCH OF DESCRIPTION   | DATE          | JOB NO. | F.C. | DRW. | CHECKED BY |
|-------------------------|---------------|---------|------|------|------------|
| BOUNDARY SURVEY         | APRIL 2, 2019 | 19-0241 | JKH  | TD   | JW         |
| TOPOGRAPHIC SURVEY      |               |         |      |      |            |
| FOUNDATION LOCATED      |               |         |      |      |            |
| FINAL IMPROVEMENTS      |               |         |      |      |            |
| RECERTIFICATION         |               |         |      |      |            |
| PROPOSED HOUSE LOCATION |               |         |      |      |            |

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, P.L.S. NO. 4046  
 JEFF W. BARNES P.S.M. NO. 5576  
 C.O. VAN KLECK JR., P.S.M. NO. 6149  
 MICHAEL S. MURPHY, P.S.M. NO. 6208





## **Discussion Item # 5**

### **Scholarship Topics Discussion**

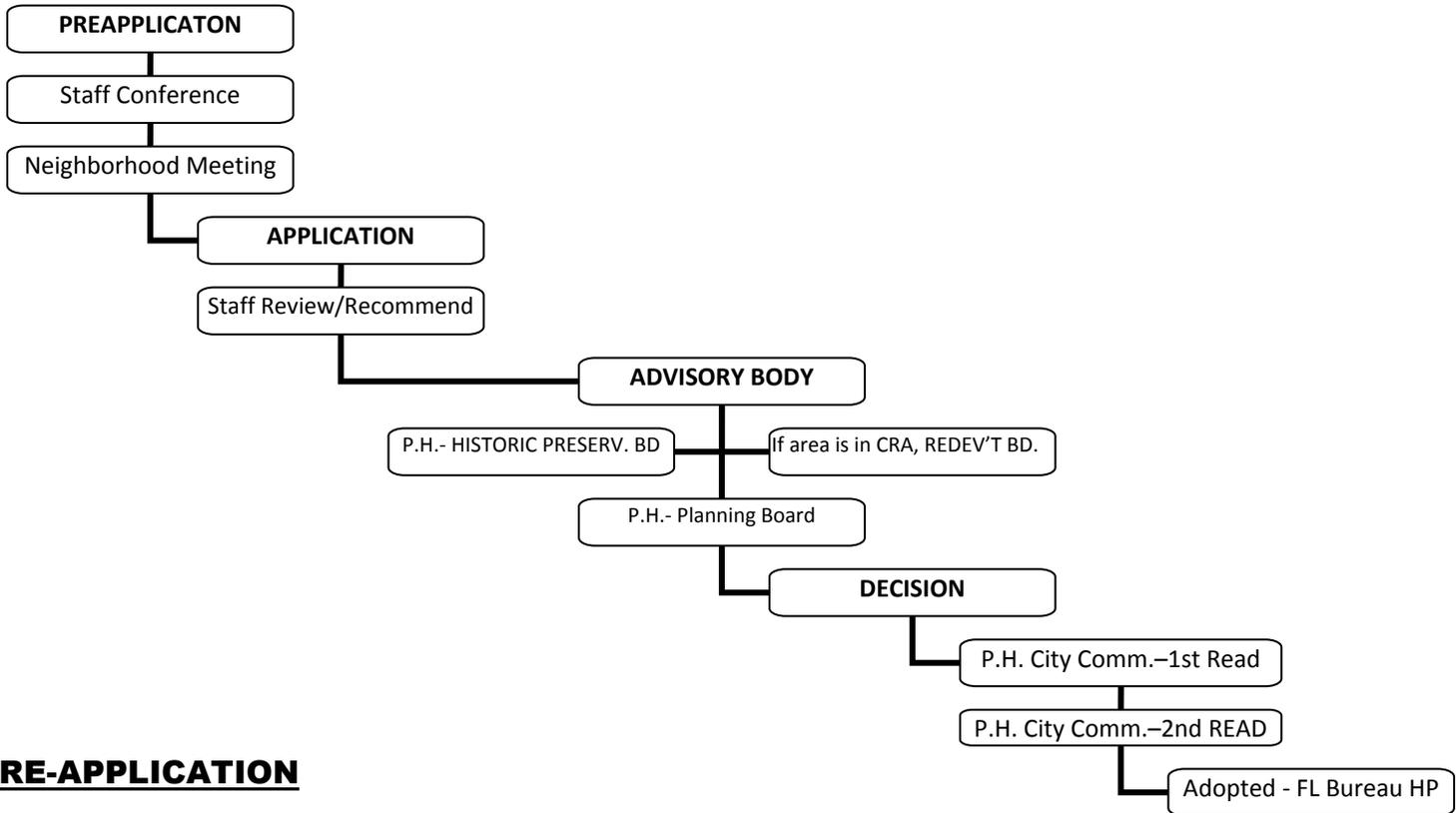
- Essay to be based on a singular topic, agreed to by the Board, which addresses local historic areas and blight.
- Limited to students at the senior grade level
- Attend a high school located in Daytona Beach, both public and private
- The submittals are to be in essay format
- Between 500 to 1,000 words (that could have accompanying illustrations)
- In either MLA or Chicago style format (for citation of sources)
- A monetary prize from \$250 to \$500 (depending on available funding & subject to Commission approval.)
- Scholarship money awarded will be used for the student's education.
- The Board will evaluate the submittals to determine the winner.

### **Possible topics taken from minutes of previous meetings**

- Two local historic districts and Seven National Registered districts, topic for the essay could be narrowed to those districts.
- How blight could be addressed in the City of Daytona Beach.
- How some of the blighted areas in the city could make a recovery and become a contributing part of the city.
- Areas that could be essay topics would be the Silver Beach corridor, the International Speedway Blvd. corridor to the beach, Midtown, and Orange Avenue on the mainland side.
- Identify an area that could benefit from historic preservation.
- Different perspectives be addressed, such as from a tourist perspective, an economic perspective, and a rehabilitation perspective.
- Developing historic guidelines for the ISB corridor.
- Participants could identify historic sites that need revitalization.
- Participants to identify the historic areas and provide ideas for redevelopment.
- The main corridors into the city be a focus since that is the first impression visitors receive when coming to the city.
- A specific historic site could be identified and the participant could write a history of the site.

## Discussion Item #6

### Steps to Process a Proposed Historic Overlay Zoning District



### **PRE-APPLICATION**

#### **Staff Conference LDC 3.3.A**

- The purpose of a pre-application staff conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated application for a development permit. A pre-application conference is also intended to provide an opportunity for City staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to Code requirements.

#### **Neighborhood Meeting LDC (3.3.B)**

- Neighborhood meeting to discuss the historic overlay zoning district requirements and procedures. The purpose of the neighborhood meeting is to educate owners and occupants of nearby lands about an application for a development permit that is being reviewed under this Code and to provide the applicant an opportunity to hear comments and concerns about the development proposal and resolve conflicts and outstanding issues where possible

### **APPLICATION**

- The application shall consist of items required in the LDC, (3.3.C) The applicant bears the burden of ensuring that an application contains sufficient information to demonstrate compliance of the proposed application with applicable standards. (See below for Application Submittal Requirements.)
  - The names and addresses of all owners of real property within the proposed district, and the tax parcel identification number and street address of each property.
  - A schedule listing each structure and site within the proposed district and the proposed classification of each as a district shall be designated as contributing if the property is one which, by its location, design, setting, materials, workmanship, feeling, and association adds to the district's sense of time and place and historical development. A property shall be considered noncontributing if the property's integrity of location, design, setting materials, workmanship, feeling, and association have been so altered that the overall integrity of the property has been irretrievably lost; or if the property was built within the past 50 years, unless a strong justification

concerning the historical or architectural merit is given or the historical or architectural attributes of the district are less than 50 years old.

- A physical description or survey of the proposed district with photographs showing examples of contributing historic and non-contributing structures and sites.
- A statement of the historical, cultural, architectural, archaeological, or other significance of the district.
- A description of typical architectural styles, character-defining features, and types of buildings, structures, objects or sites within the proposed district.
- Any other information and documents relevant to the request or on which the request relies, which the applicant determines is appropriate.

**Staff Review and Action LDC (3.3.D)**

- City staff prepares staff report and makes recommendation on the application.

**ADVISORY BODY REVIEW AND RECOMMENDATION**

**Historic Preservation Board – Public Hearing**

- Preservation Board public hearing: Within 60 days submittal of the application, the Historic Preservation Board shall review the application at a public hearing. The Historic Preservation Board will consider making a recommendation to the City Commission. (3.3.G)

**Redevelopment Board (If the proposed historic overlay is within a CRA)**

- Redevelopment Board meeting (not a public hearing): The Redevelopment Board will consider making a recommendation to the City Commission.

**Planning Board – Public Hearing**

- Planning Board public hearing: Review proposed Historic Overlay zoning district. The Planning Board will consider the proposed historic overlay and will make a recommendation to the City Commission.

**DECISION TO ADOPT**

**City Commission - Public Hearing, First Reading**

- City Commission public hearing (First Reading).

**City Commission - Public Hearing, Second Reading**

- City Commission public hearing, second reading, and decide whether to adopt the Historic Overlay zoning district by ordinance.

**Upon Adoption of Historic Overlay – Notify the State** upon adoption of a new Historic Overlay zoning district, notify the Florida Bureau of Historic Preservation.

## **E. HISTORIC OVERLAY ZONING DISTRICT MAP AMENDMENT**

### **1. PURPOSE**

The purpose of this section is to provide a uniform means for reviewing and deciding proposals to designate historic sites and historic districts on the local register of historic places and to amend the Official Zoning District Map to classify land containing such sites and districts as a Historic Overlay district.

### **2. HISTORIC OVERLAY ZONING DISTRICT MAP AMENDMENT PROCEDURE**

#### **a. Pre-Application Staff Conference**

Applicable (See Section 3.3.A.).

**b. Neighborhood Meeting**

Applicable (See Section 3.3.B.).

**c. Application Submittal and Acceptance**

Applicable (See Section 3.3.C.), subject to the following:

- i. Applications to designate a local historic site and classify land containing the site as a Historic Overlay district may be submitted only by the owner(s) of the land.
- ii. Applications to designate a local historic district and classify land within the district as a Historic Overlay district may be submitted only by the City Commission, the Historic Preservation Board or any member thereof, City staff, or the owner of any land within the proposed district.
- iii. Any site, building, structure, object, or district listed on the National Register of Historic Places shall be nominated by the Historic Preservation Board for designation on the local register of historic places and classification as a Historic Overlay district. Such nominations shall be initiated by filing an application that includes a copy of existing nomination forms (including all maps, photographs, and any other relevant information on file with the City).
- iv. All applications shall include information and documents relevant to the proposed designation and classification, or on which such designation and classification relies, and shall include at least the following information, to be prepared by City staff if any board or agent of the City is the applicant:
  - (a) The names and addresses of all owners of property within the proposed district, and the tax parcel identification number and street address of each property;
  - (b) A schedule listing each structure and site within the proposed district and the proposed classification of each as a contributing historic structure or site, or a noncontributing structure or site. A property is contributing if it is one that by its location, design, setting, materials, workmanship, feeling, and association adds to the district's sense of time and place and historical development. A property is noncontributing if its integrity of location, design, setting, materials, workmanship, feeling, and association have been so altered that the overall integrity has been irretrievably lost, or if it was built within the past 50 years—unless a strong justification concerning the historical or architectural merit is given or the historical or architectural attributes of the district are less than 50 years old;
  - (c) A physical description or survey of the proposed district, with photographs showing examples of contributing historic and noncontributing structures and sites;
  - (d) A statement of the historical, cultural, architectural, archaeological, or other significance of the proposed district;
  - (e) A description of typical architectural styles, character-defining features, and types of buildings, structures, objects, or sites within the proposed district.

**Historic Overlay  
Zoning District Map  
Amendment**



- (f) Any other information and documents relevant to the application or on which the application relies.
  - d. **Staff Review and Action**  
Applicable. (See Section 3.3.D.) City staff reviews and prepares a staff report on the application.
  - e. **Public Hearing Scheduling and Notice**  
Applicable. (See Section 3.3.E.)
  - f. **Public Hearing Procedures**  
Applicable. (See Section 3.3.F.)
  - g. **Advisory Body Review and Recommendation**  
Applicable to a recommendation by the Historic Preservation Board, following a quasi-judicial public hearing, and followed by recommendations by the following advisory bodies following a quasi-judicial public hearing, in the order listed (See Section 3.3.G.):
    - i. A Redevelopment Board, for applications that involve land within a Redevelopment area served by the Redevelopment Board; and
    - ii. The Planning Board, for all applications.
  - h. **Decision-Making Body Review and Decision**  
Applicable to a final decision by the City Commission, following a quasi-judicial public hearing. (See Section 3.3.H.)
    - i. The City Commission's decision shall be based on the review standards in paragraph 3 below, and shall be one of the following:
      - (a) Approval of the application as submitted;
      - (b) Approval of the application with a reduction in the area proposed to be rezoned; or
      - (c) Denial of the application.
    - ii. If the City Commission also finds that land approved for classification as a Historic Overlay zoning district is appropriate only for residential uses, the land shall be designated on the Official Zoning Map with the suffix "-R" (e.g., HO-R).
    - iii. An ordinance approving a Historic Overlay Zoning District Map Amendment shall:
      - (a) Specifically identify all contributing historic structures and sites in the district;
      - (b) Provide design guidelines to ensure that future development and maintenance of structures and sites in the district are compatible with the contributing historic structures and sites in the district; and
      - (c) Expressly identify exemptions, if any, from application of specific provisions of the Historic Overlay district.

### **3. HISTORIC OVERLAY ZONING DISTRICT MAP AMENDMENT REVIEW STANDARDS**

Review of and the decision on an application for designation of a historic site or district and classification of land containing such site or district as a Historic Overlay zoning district shall be based on compliance of the proposed zoning classification and associated standards with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and on findings that a site proposed to be classified as historic or designated as a contributing historic site within a district, or a structure or landscape feature located on the site, meets at least three of the following criteria:

- a. The character, interest, or value of the site is related to the development, heritage, archaeological, or cultural characteristics of the community, State, or country;

- b. The site was the location of a significant local, county, State, or national event;
- c. The site is readily identified with a person or persons who significantly contributed to the development of the community, county, State, or country;
- d. The site is distinguished by an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- e. The site is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, State, or country;
- f. Elements of design, detailing, materials, or craftsmanship render the site architecturally significant;
- g. The site is listed in the National Register of Historic Places administered by the National Parks Service of the U.S. Department of the Interior or any successor agency as a historic place or as a contributing site or structure within a historic district;
- h. The site, because of its unique location or singular physical characteristics, is an established or familiar visual feature; or
- i. The site is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.

#### **4. DEVELOPMENT ACTIVITY WHILE CLASSIFICATION PENDING**

If an application for designation of a historic site or district and classification of the land containing such site or district is recommended for approval by the Historic Preservation Board, no permit shall be issued for alteration, construction, demolition, or removal of a structure or landscape feature on the proposed historic site or on a proposed contributing historic site within the proposed historic district until the City Commission's final decision on the application. This limitation does not apply to applications initiated by the Historic Preservation Board to designate and classify sites or districts because they are listed on the National Register of Historic Places, or to any alteration, removal, or demolition authorized pursuant to the Building Code as an emergency due to unsafe or dangerous conditions.

#### **5. EXPIRATION**

Approval of a Historic Overlay Zoning District Map Amendment shall not expire, but the amended Official Zoning District Map is subject to further amendment in accordance with the map amendment procedures set forth in this section.

#### **6. AMENDMENT**

The development order may be amended only in accordance with the procedures and standards for its original approval.

#### **7. LOCAL REGISTER OF HISTORIC PLACES**

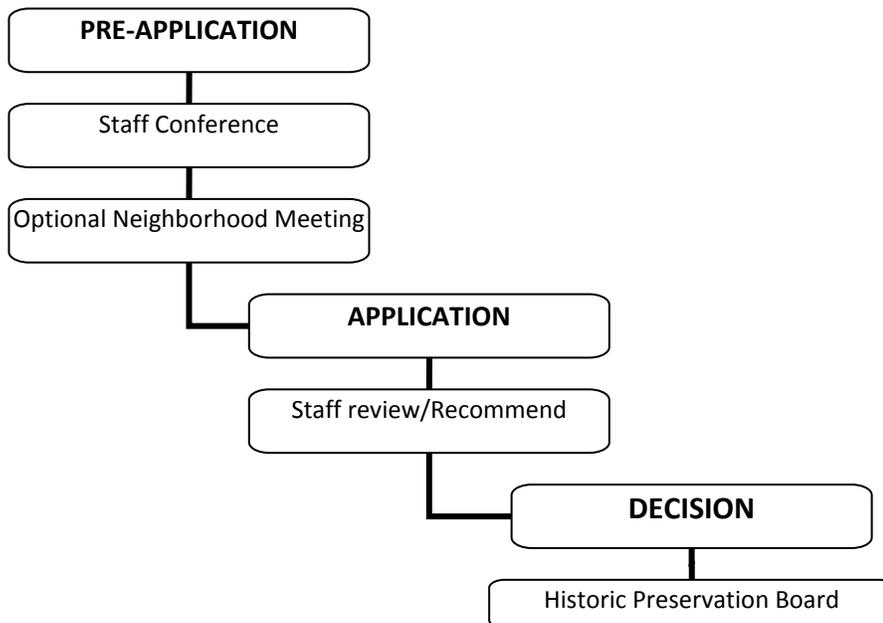
##### **a. Establishment**

The local register of historic places is hereby established as a written record of all designated historic sites within the city, and of all historic districts and the contributing sites within those districts.

##### **b. Listing**

If a site or district is designated as historic and the land containing it is classified as a Historic Overlay district, the site shall immediately be entered in the local register of historic places and identified by address and property legal description. For historic districts, each property located in the district shall be listed by address and designated as a contributing historic site or a noncontributing site.

## Steps to Process a Certificate of Appropriateness



### **PRE-APPLICATION**

#### **Staff Conference LDC 3.3.A**

- The purpose of a pre-application staff conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated application for a development permit. A pre-application conference is also intended to provide an opportunity for City staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to Code requirements.

#### **Neighborhood Meeting LDC (3.3.B)**

- Neighborhood meetings are optional

### **APPLICATION**

- The application shall consist of items required in the LDC, (3.3.C)

#### **Staff Review and Action LDC (3.3.D)**

- City staff prepares staff report and makes recommendation on the application.

### **DECISION TO ADOPT**

#### **Historic Preservation Board - Public Hearing**

- The Historic Preservation Board decides whether to adopt the Certificate of Appropriateness (COA) based on the COA review Standards in Section 3.3.H Subsection 5

## **J. CERTIFICATE OF APPROPRIATENESS**

### **1. PURPOSE**

The purpose of this section is to provide for the review of development within a Historic Overlay district, to ensure compliance with the historic preservation standards of this Code and approved design guidelines, and otherwise to protect the historic and architectural integrity of historic sites and historic districts.

## 2. APPLICABILITY

### a. General

Approval of a Certificate of Appropriateness in accordance with this section is required before any of the following types of development, when located on land classified as a Historic Overlay district:

- i. Material alteration in the exterior appearance of a building, structure, or object listed individually on the local register of historic places, or of a building located within a historic district listed on the local register of historic places and classified as contributing to that district;
- ii. Erection of an addition to an existing building, structure, or object listed individually on the local register of historic places;
- iii. Erection of a new building within a historic district listed on the local register of historic places;
- iv. Demolition of a building, structure, or object listed individually on the local register of historic places, or of a building, structure, or object located within a historic district listed on the local register of historic places and classified as contributing to that district;
- v. Relocation of a building, structure, or object listed individually on the local register of historic places, or of a building within a historic district listed on the local register of historic places and classified as contributing to that district;
- vi. Disturbance of an archaeological site; and
- vii. Division of a tract or parcel of land into two or more lots.

### b. Major and Minor Certificates of Appropriateness

#### i. Major Certificate of Appropriateness

A Major Certificate of Appropriateness approved in accordance with Section 3.4.J.3, Major Certificate of Appropriateness Procedure, is required for construction of a new structure or the addition to, exterior alteration of, or demolition of an existing structure.

#### ii. Minor Certificate of Appropriateness

A Minor Certificate of Appropriateness approved in accordance with Section 3.4.J.4, Minor Certificate of Appropriateness Procedure, is required for any development subject to approval of a Certificate of Appropriateness other than that requiring a Major Certificate of Appropriateness. Examples of development requiring a Minor Certificate of Appropriateness include, but are not limited to, the following:

- (a) Installation of a canvas awning or canopy;
- (b) Repair of a cornice using existing materials and duplicating the original design;
- (c) Construction of a ground-level deck that is not visible from any street and does not require alterations to any structure;
- (d) Installation of new doors that are compatible in size and style with the original architecture of the building;
- (e) Installation of new fencing located behind any street façade;
- (f) The painting of any exterior material or surfaces other than unpainted masonry, stone, brick, terra cotta, or concrete;
- (g) The replacement of a front porch column with one matching the original in style, size, and material;
- (h) The replacement of a roof with one of the same material and color;

- (i) Installation of skylights;
- (j) The replacement of a window with ones compatible in size and style to the original; and
- (k) The repair or replacement of siding with siding that duplicates the appearance of the original; and
- (l) Installation of signs on commercial property.

### 3. MAJOR CERTIFICATE OF APPROPRIATENESS PROCEDURE

**a. Pre-Application Staff Conference**

Applicable. (See Section 3.3.A.)

**b. Neighborhood Meeting**

Optional. (See Section 3.3.B.)

**c. Application Submittal and Acceptance**

Applicable. (See Section 3.3.C.) If the applicant claims undue economic hardship in accordance with Section 3.4.J.6, Claims of Undue Economic Hardship, such claim shall be included as part of the application.

**d. Staff Review and Action**

Applicable. (See Section 3.3.D.) City staff reviews and prepares a staff report on the application.

**e. Public Hearing Scheduling and Notice**

Applicable (See Section 3.3.E.) except that the public hearing shall be scheduled within 60 days after acceptance of a complete application.

**f. Public Hearing Procedures**

Applicable. (See Section 3.3.F)

**g. Advisory Body Review and Recommendation**

Not applicable.

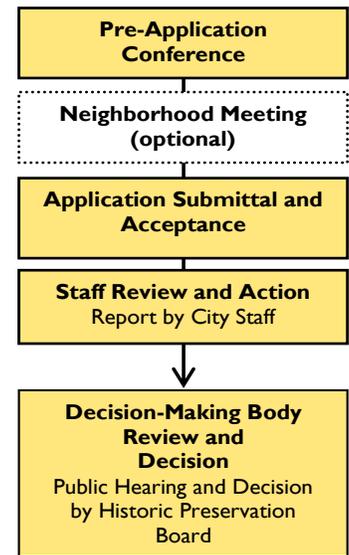
**h. Decision-Making Body Review and Decision**

Applicable to a final decision by the Historic Preservation Board following a quasi-judicial public hearing. (See Section 3.3.H.) The Historic Preservation Board’s decision shall be based on the review standards in Subsection 5 below.

**i. Delayed Demolition**

- (a) If an application for a Major Certificate of Appropriateness proposes the demolition of a building, structure, or object, the Historic Preservation Board may approve the application subject to the condition that the demolition be delayed for a period of up to six months, the length of which shall be based on the historic significance of the building, structure, or object and the probable time needed to arrange a possible alternative to demolition.
- (b) During any demolition delay period, the Historic Preservation Board may take such steps as it deems necessary to preserve the structure concerned—including, but not limited to, consultation with community groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features

**Major Certificate of Appropriateness**



- (c) The Historic Preservation Board may, with the consent of the property owner, request that the owner, at the owner's responsibility, salvage and preserve specified classes of building materials, architectural details, ornaments, fixtures, and the like, for reuse in the restoration of other historic properties. The board may, with the consent of the property owner, request that an interested party or the owner record the architectural details for archival purposes prior to demolition. The recording may include but shall not be limited to photographs, documents, and scaled drawings. At the board's option, and with the property owner's consent, the board or other interested party may salvage and preserve building materials, architectural details, and ornaments, textures, and the like at their own expense, respectively.
- (d) If, within the period of delay, no alternative to demolition has been arrived at which is acceptable to the owner, and after architectural and historic documentation has been prepared by the applicant and submitted to the City, the City shall then issue the demolition permit upon demand, if all other requirements have been met.

**ii. Economic Hardship Determination**

If an application for a Major Certificate of Appropriateness includes a claim of undue economic hardship in accordance with Section 3.4.J.6, Claims of Undue Economic Hardship, the Historic Preservation Board shall review the claim and supporting information before deciding the application.

**4. MINOR CERTIFICATE OF APPROPRIATENESS PROCEDURE**

**a. Pre-Application Staff Conference**

Optional. (See Section 3.3.A.)

**b. Neighborhood Meeting**

Not applicable.

**c. Application Submittal and Acceptance**

Applicable. (See Section 3.3.C.)

**d. Staff Review and Action**

Applicable to a final decision by City staff. (See Section 3.3.D.) City staff's decision shall be based on the review standards in Subsection 5 below.

**e. Public Hearing Scheduling and Notice**

Not applicable.

**f. Public Hearing Procedures**

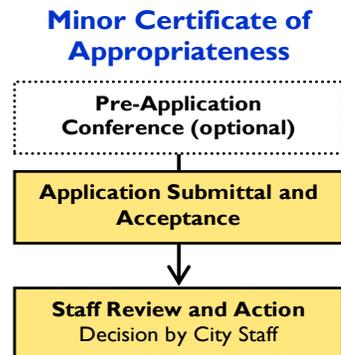
Not applicable.

**g. Advisory Body Review and Recommendation**

Not applicable.

**h. Decision-Making Body Review and Decision**

Not applicable.



**5. CERTIFICATE OF APPROPRIATENESS REVIEW STANDARDS**

An application for a Major Certificate of Appropriateness or Minor Certificate of Appropriateness shall be reviewed and decided in accordance with the following criteria:

**a. Secretary of the Interior's Standards for the Treatment of Historic Properties**

The decision shall be guided by the most recent Secretary of the Interior's Standards for the Treatment of Historic Properties, stated as follows:

- i. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- ii. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- iii. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- iv. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- v. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- vi. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- vii. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- viii. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- ix. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- x. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**b. New Construction**

For applications proposing new construction, the proposed development shall be visually compatible with existing contributing structures in a designated historic district in regard to height, scale, massing, and placement on the lot, and with such compatibility standards contained in design guidelines approved for the particular historic district.

**c. Relocation**

For applications proposing relocation, the following factors shall be considered in addition to those listed in subparagraph [a] above:

- i. The historic character and aesthetic interest the building, structure, or object contributes to its present setting;
- ii. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding area;
- iii. Whether the building, structure, or object can be moved without significant damage to its physical integrity; and

- iv. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, or object.

**d. Demolition**

For applications proposing demolition, the following factors shall also be considered:

- i. The historic or architectural significance of the building, structure or object;
- ii. The importance of the building, structure, or object to the ambience of a district;
- iii. The difficulty or the impossibility of reproducing such a building, structure, or object because of its design, texture, material, detail, or unique location;
- iv. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;
- v. Whether there are definite plans for reuse of the land if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding area;
- vi. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and
- vii. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

**e. Division of Land**

For applications proposing the division of a tract or parcel of land into two or more lots, the following criteria shall also be considered:

- i. To what extent the proposed subdivision will disrupt the historic pattern of development;
- ii. The intended use of the proposed subdivision;
- iii. The compatibility of the use of the proposed subdivision with the surrounding historic district; and
- iv. To what extent the landowner will experience an economic hardship if the proposed subdivision is denied.

**6. CLAIMS OF UNDUE ECONOMIC HARDSHIP**

- a. The applicant may include in the application a written claim, with supporting information that compliance with the standards for approval of a Certificate of Appropriateness would result in undue economic hardship for the landowner. Such information may include any of the following:
  - i. Two written estimates of the cost of the proposed construction, alteration, demolition, or removal, by certified individuals or firms;
  - ii. A report from a licensed engineer, contractor, or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
  - iii. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
  - iv. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
  - v. The amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the

owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

- vi. The annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
  - vii. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years;
  - viii. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
  - ix. Any listing of the property for sale or rent, price asked, and any offers received.
  - x. The assessed value of the property according to the two most recent assessments;
  - xi. The real estate taxes for the previous two years;
  - xii. The form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other; and
  - xiii. Any other information considered necessary by the Historic Preservation Board to a determination as to whether the property does yield or may yield a reasonable return to the property owner.
- b. The Historic Preservation Board may require that the property owner furnish such additional information as the board believes is relevant to the determination of any alleged undue economic hardship.

## **7. NOTICE OF DECISION**

The notice of decision on an application for a Major Certificate of Appropriateness (see Section 3.3.I.1, Notice of Decision) shall include a copy of the Historic Preservation Board's findings and recommendations. If such an application is denied, the notice shall include a statement of the reasons for the denial, a suggested method of preserving the structure or site, and recommendations concerning changes, if any, in the proposed development that would cause the board to reconsider its action.

## **8. RECONSIDERATION OF AMENDED APPLICATION**

An applicant whose application is denied or approved with conditions or subject to delay may submit an amended application for reconsideration irrespective of the limitation in Section 3.3.I.5, Limitation on Subsequent Similar Applications.

## **9. APPEAL**

A party aggrieved by the final decision of the Historic Preservation Board on an application for a Major Certificate of Appropriateness may appeal the decision to the City Commission in accordance with the procedures and standards in Section 3.4.Y, Appeal.

## **10. EFFECT OF APPROVAL**

A development order approving a Major Certificate of Appropriateness or Minor Certificate of Appropriateness authorizes the submittal of an application for a Building Permit and any other application that may be required before the development authorized by the Major Certificate of Appropriateness or Minor Certificate of Appropriateness is allowed to be constructed.

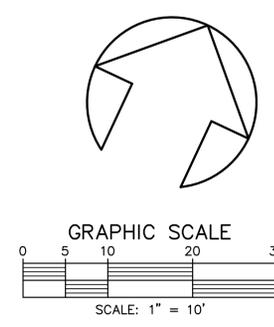
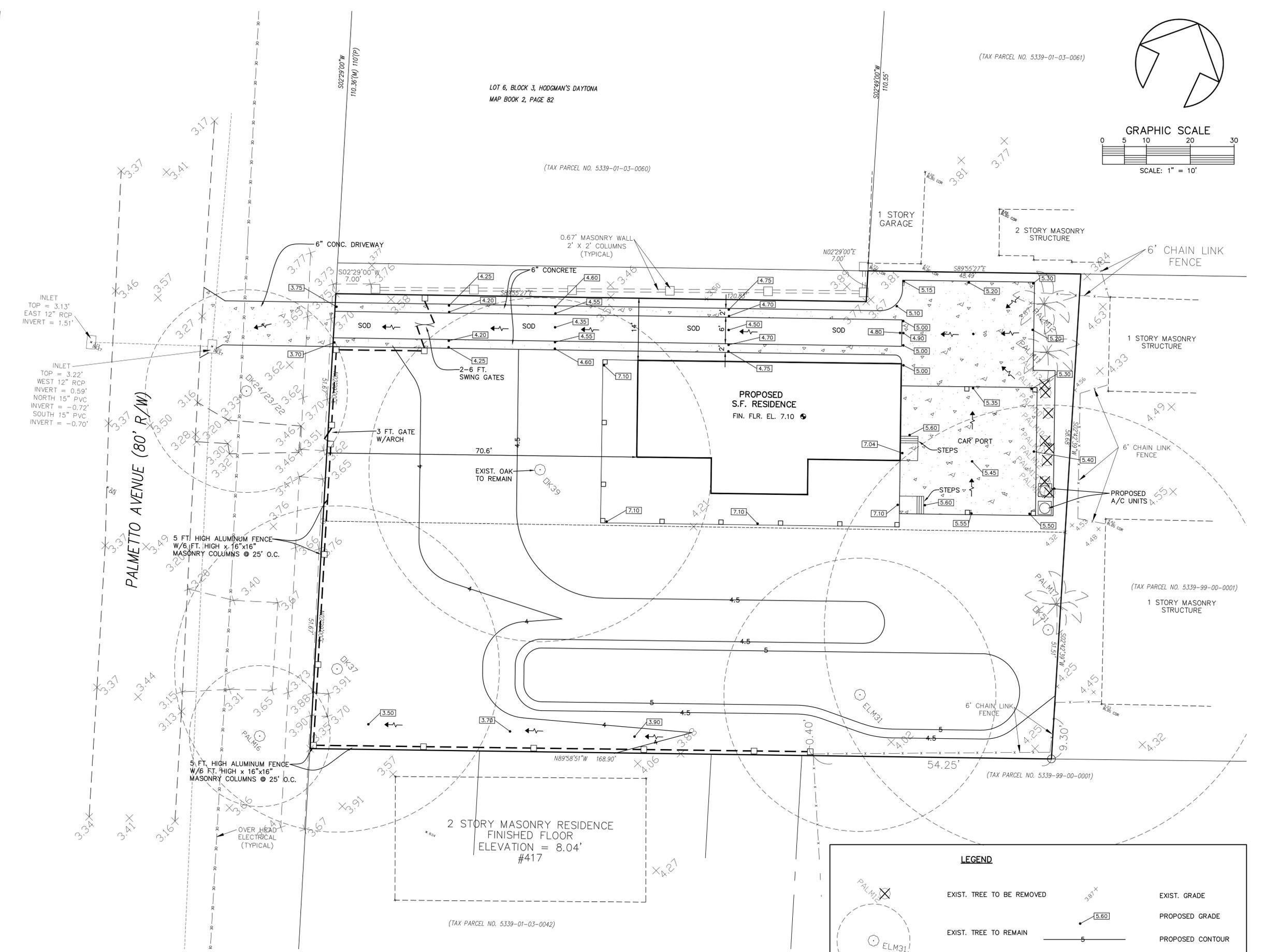
## **11. EXPIRATION**

A development order approving a Major Certificate of Appropriateness or Minor Certificate of Appropriateness shall automatically expire if:

- a. The authorized development is not commenced within one year after the date of the development order, or an extension of this time period that is authorized in accordance with Section 3.3.1.3.b, Extension of Expiration Time Period; or
- b. The work authorized by the Certificate of Appropriateness is not completed within five years after the date of the development order, or an extension of this time period that is authorized in accordance with Section 3.3.1.3.b, Extension of Expiration Time Period.

## **12. AMENDMENT**

The development order may be amended only in accordance with the procedures and standards for its original approval.



**PARKER MYNCHENBERG & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS \* LANDSCAPE ARCHITECTS  
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117  
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermychenberg.com  
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**WHITE RESIDENCE**  
 415 S. PALMETTO AVE.  
 DAYTONA BEACH \* FLORIDA

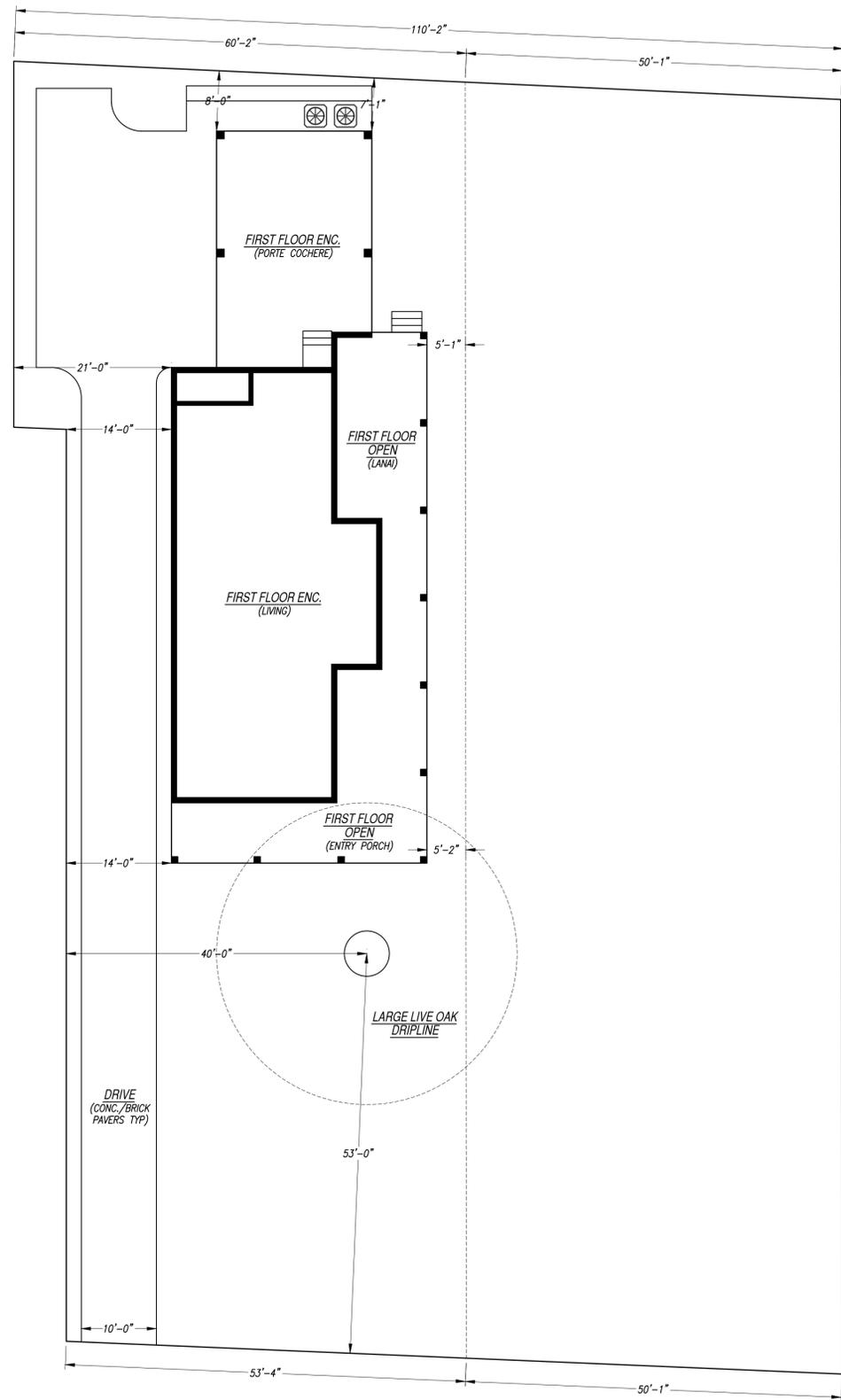
**SITE PLAN**

|                          |          |
|--------------------------|----------|
| DEV. CITY APPROVAL STAMP |          |
| <b>1</b>                 |          |
| SHEET NO.                |          |
| Drawn By:                | BVB      |
| Date:                    | 4/22/19  |
| SCALE:                   | 1" = 10' |
| JOB #                    | 1900SP   |
| SEAL                     |          |

**LEGEND**

|  |                           |  |                  |
|--|---------------------------|--|------------------|
|  | EXIST. TREE TO BE REMOVED |  | EXIST. GRADE     |
|  | EXIST. TREE TO REMAIN     |  | PROPOSED GRADE   |
|  |                           |  | PROPOSED CONTOUR |

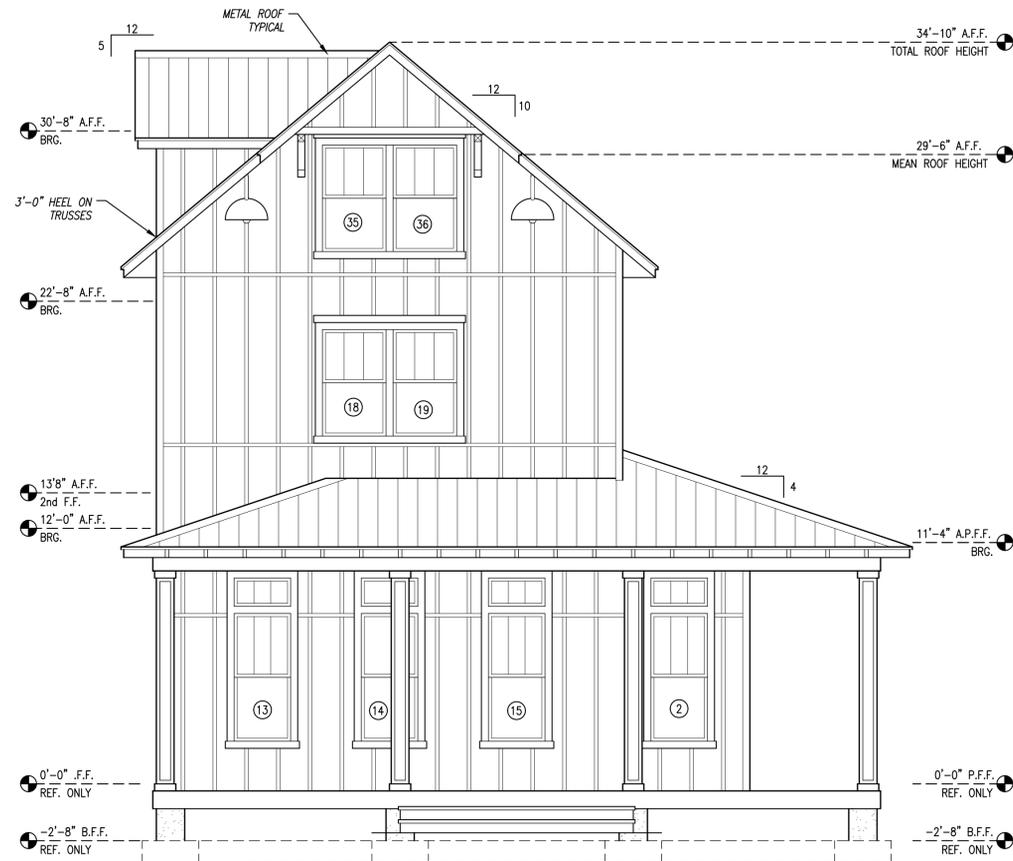
Z:\Projects\415 Palmetto Ave. - Jack White\1900SP.dwg, 10SC SITE, 5/8/2019 9:56:31 AM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 inches), 1:10



**SITE PLAN - REFERENCE ONLY**

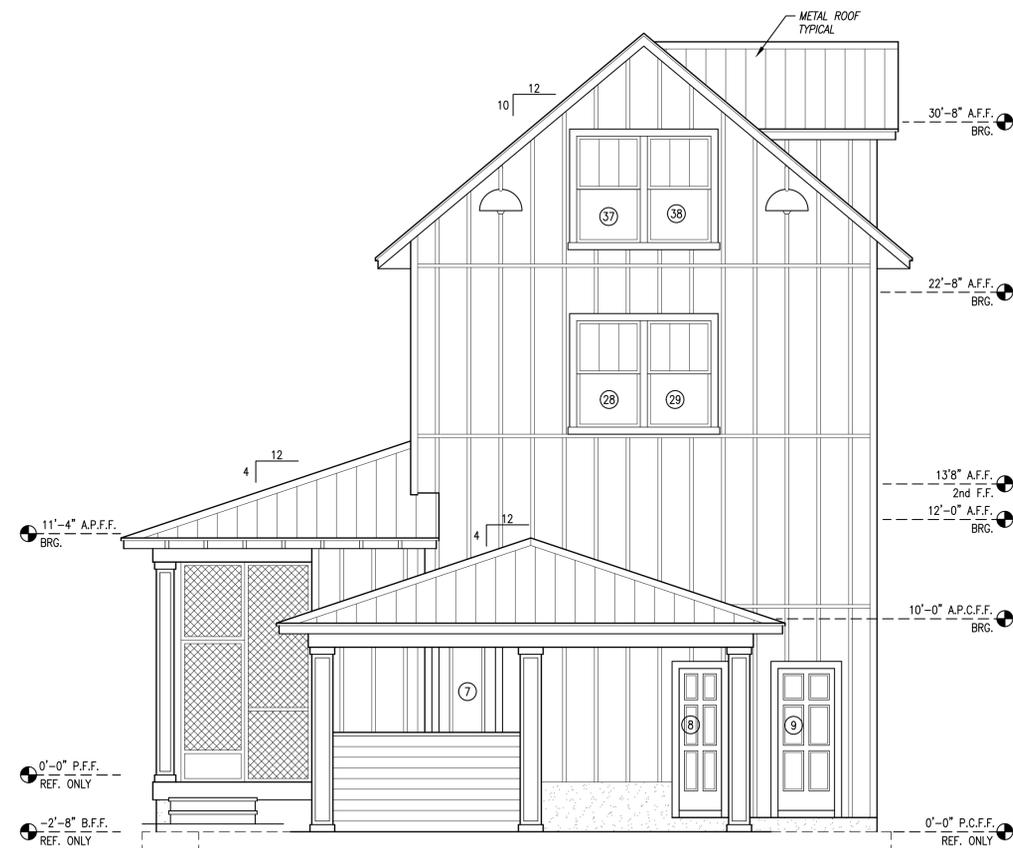
(SEE SURVEYOR'S SITE PLAN)

SCALE: 1" = 10'



**RESIDENCE FOR JACK & KELLY WHITE**

415 S. PALMETTO AVE., DAYTONA BEACH, FL



**REAR ELEVATION**

1/4" = 1'-0"

| SHEET INDEX |   |
|-------------|---|
| SHEET NO.   | DESCRIPTION                                   |
| A1          | INDEX, AREAS, BUILDING ENVELOPE, & GEN. NOTES |
| A2          | FOUNDATION PLAN & FOOTING DETAILS             |
| B1          | 1st FLOOR PLAN & INTERIOR ELEVATIONS          |
| B2          | 2nd & ATTIC FLOOR PLANS & WALL OPENING SCHED. |
| C1          | EXTERIOR ELEVATIONS                           |
| D1          | STRUCTURAL NOTES                              |
| D2          | LOWER & UPPER ROOF PLANS                      |
| D3          | STRUCTURAL DETAILS & WALL SECTIONS            |
| E1          | 1st FLOOR ELECTRICAL PLAN & PANEL/RISER       |
| E2          | 2nd FLOOR & ATTIC STORAGE ELECTRICAL PLANS    |

**OTHER DOCUMENTS INCLUDED FOR PERMITTING:**

- STRUCTURAL ANCHOR SCHEDULE BY LICENSED ENGINEER OR ARCHITECT.
- SITE PLAN SURVEY AND ELEVATIONS BY LICENSED CIVIL ENGINEER.
- ENERGY EFFICIENCY CALCULATIONS BY HVAC CONTRACTOR OR INSULATION INSTALLER. (J-FORM AND EPI-FORM)

| BUILDING ENVELOPE               |                   |
|---------------------------------|-------------------|
| MODEL NUMBER                    | 2620 - REAR       |
| BUILDING TYPE                   | FRAME - S.F.      |
| TOTAL SQUARE FOOTAGE UNDER ROOF | 4836.8            |
| TOTAL WIDTH OF STRUCTURE        | 34'-0"            |
| TOTAL DEPTH OF STRUCTURE        | 97'-0"            |
| TOTAL HEIGHT OF STRUCTURE       | 34'-10"           |
| MEAN ROOF HEIGHT                | 29'-6"            |
| ROOF SYSTEM RISE/RUN            | 4/12, 5/12, 10/12 |

| AREAS                 |        |
|-----------------------|--------|
| AREAS AS DRAWN:       |        |
| 1st FLOOR LIVING      | 1351.0 |
| 2nd FLOOR LIVING      | 1268.7 |
| ENTRY PORCH           | 604.0  |
| LANAI                 | 296.0  |
| ATTIC STORAGE         | 653.6  |
| PORTE COCHERE - STRG. | 663.9  |
| <b>TOTAL OF:</b>      |        |
| LIVING (A/C)          | 2619.7 |
| SLAB                  | 1914.4 |
| UNDER ROOF            | 4836.8 |
| <b>PERIMETER</b>      | 262.0' |

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:

PROJECT INFORMATION:

**MuelTech, Inc.**  
 PLAN DESIGNS, DRAWINGS,  
 AND DRAWING DETAILS  
 Phone: (386) 214-2493  
 Email: MuelTech@gmail.com

**Jack & Kelly White**  
 415 S. Palmetto Ave.  
 Daytona Beach, FL

These plans have been designed in accordance with the 2017 Florida Building Code - Residential including the codes referenced therein and with ASCE 7-10 for an enclosed structure (Int. Pressure Coefficient: +/-0.18)

Ultimate Wind Speed V<sub>ult</sub> = 140 mph  
 Normal Wind Speed V<sub>osi</sub> = 108 mph  
 Risk Category = II  
 Wind Exposure Classification = C  
 Floor Live Load = 40 psf (min.)  
 Roof Live Load = 20 psf (min.)  
 Design Soil Bearing = 2000 P.S.F. (min.)

Wind Loads on Components and Cladding (Shutters/Impact Glass Required):

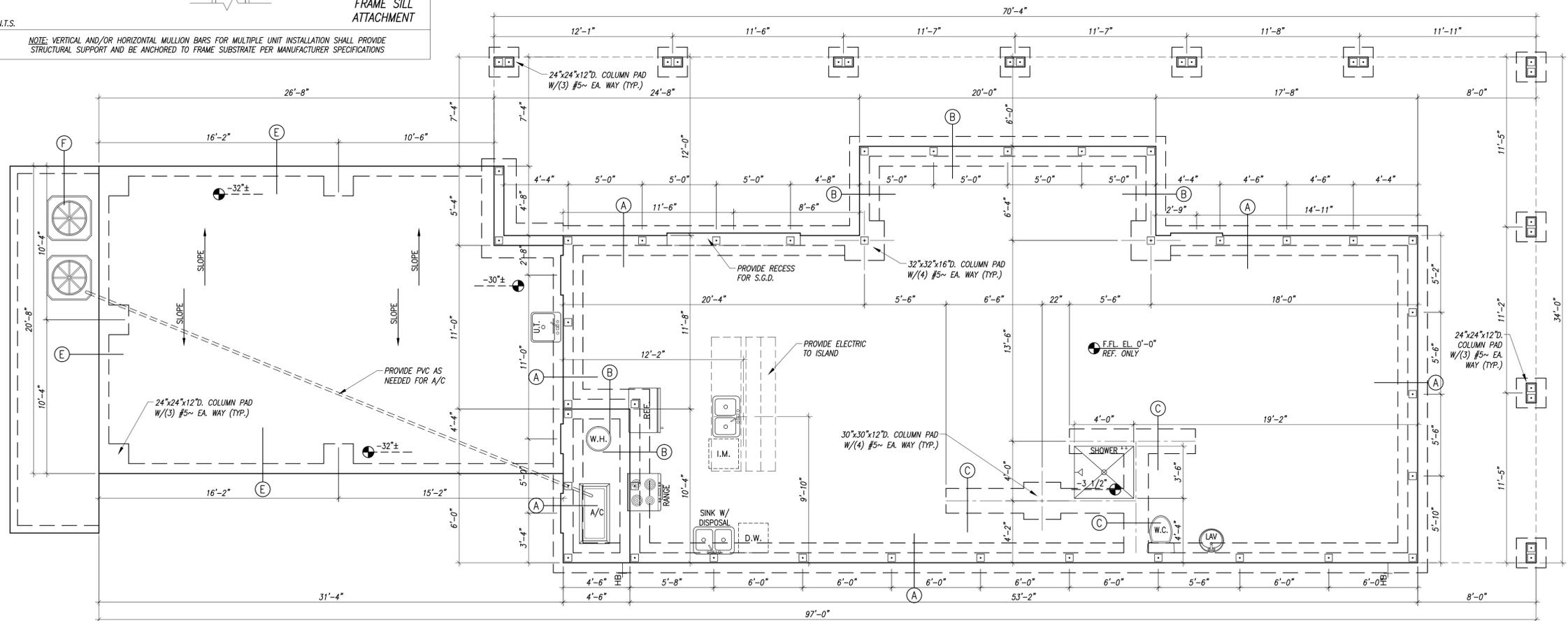
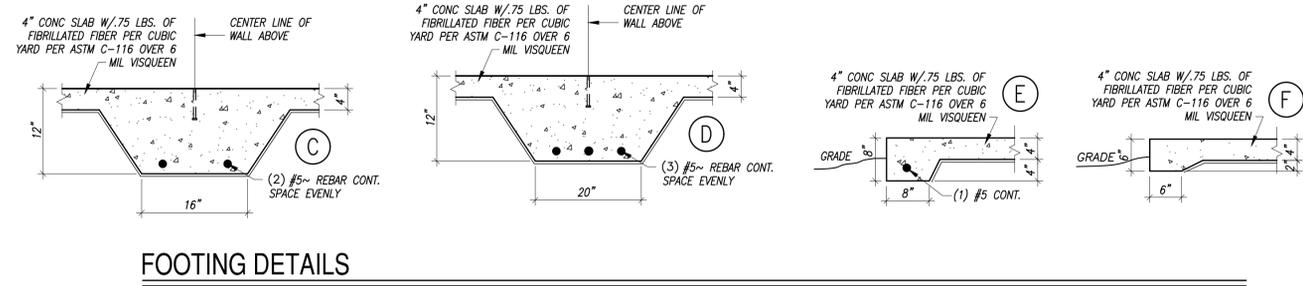
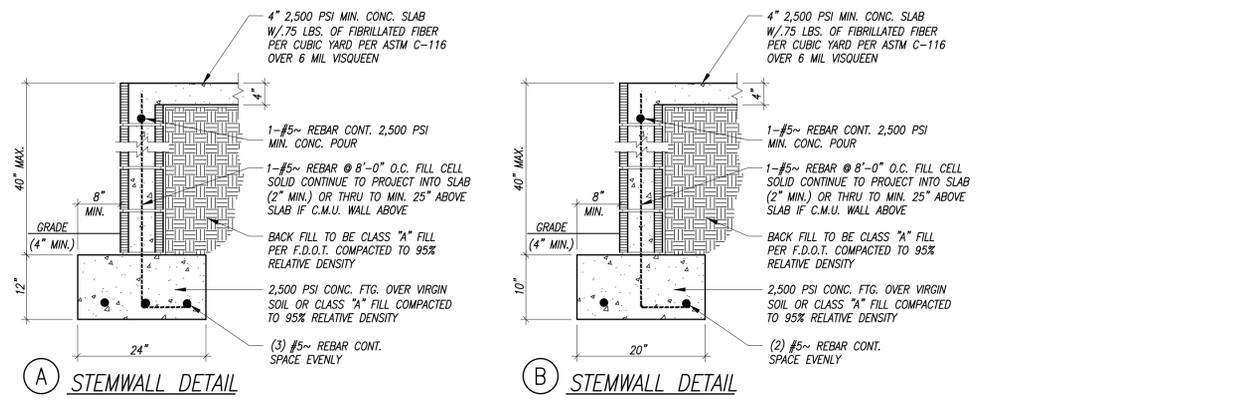
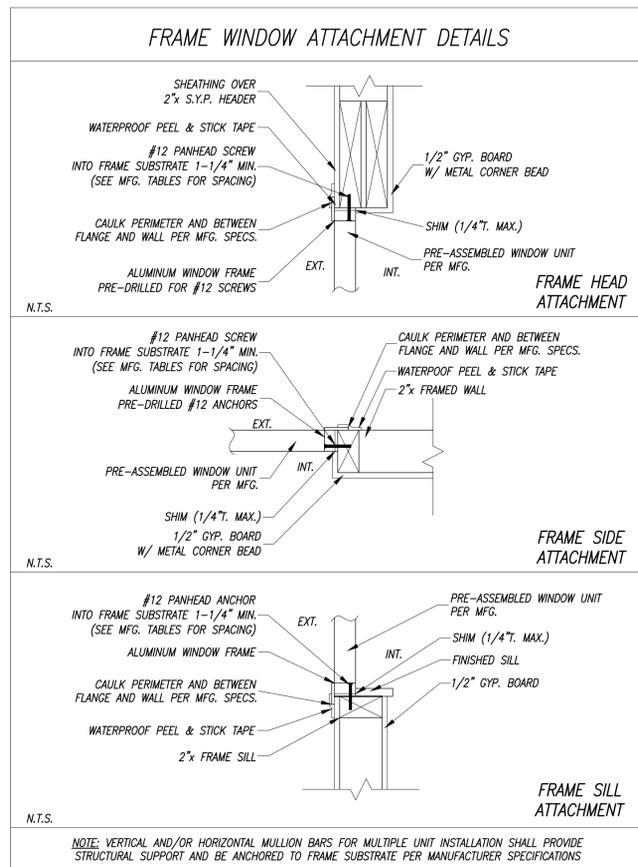
Roof = +23.5 psf; -25.4 psf (Zone 1)/  
 -29.0 psf (Zone 2)/-29.0 psf (Zone 3)

Walls = +25.7 psf; -26.6 psf (Zone 4)/  
 -33.9 psf (Zone 5)

Overhead Doors = +22.4 psf; -25.3 psf  
 (9' Wide)/+21.4 psf; -23.8 psf (16' Wide)

| NO. | DATE     | REVISION |
|-----|----------|----------|
| 1)  | 03/27/19 | FINAL    |

DRAWN BY: \_\_\_\_\_ M.S.M.  
 ORIGIN DATE: \_\_\_\_\_ 02/20/19  
 ISSUED FOR: \_\_\_\_\_ CONSTRUCTION  
 SHEET NUMBER: **A1** OF **10**



**FOUNDATION PLAN**

**NOTE TO SOIL CONDITIONS:**  
 PROJECT DESIGNER AND ENGINEER OF RECORD STRONGLY RECOMMEND GEOTECHNICAL SOILS TESTING PRIOR TO THE START OF CONSTRUCTION IN ORDER TO IDENTIFY ANY SUB-SURFACE ISSUE WHICH MAY IMPACT SOIL BEARING CAPACITY AND ULTIMATELY FOUNDATION DESIGN. THE PROJECT DESIGNER AND THE ENGINEER OF RECORD WILL BE HELD HARMLESS AND NOT BE RESPONSIBLE IN ANY MANNER FOR ANY SORT OF STRUCTURAL FAILURE, REGARDLESS OF SCOPE, RELATED IN ANY WAY TO SUBSURFACE SOIL CONDITIONS.

|                         |  |
|-------------------------|--|
| GENERAL CONTRACTOR:     |  |
| DESIGN & DOCUMENTATION: | <b>MuelTech, Inc.</b><br>PLAN DESIGNS, DRAWINGS, AND DRAWING DETAILS<br>Phone: (386) 214-2493<br>Email: MuelTech@gmail.com |
| PROJECT INFORMATION:    | <b>Jack &amp; Kelly White</b><br>415 S. Palmetto Ave.<br>Daytona Beach, FL   |

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Ultimate Wind Speed V<sub>ult</sub> = 140 mph  
 Nominal Wind Speed V<sub>nom</sub> = 108 mph  
 Risk Category = II  
 Wind Exposure Classification = C  
 Floor Live Load = 40 psf (min.)  
 Roof Live Load = 20 psf (min.)  
 Design Soil Bearing = 2000 P.S.F. (min.)

Wind Loads on Components and Cladding (Shutters/Impact Glass Required):

Roof = +23.5 psf; -25.4 psf (Zone 1)/  
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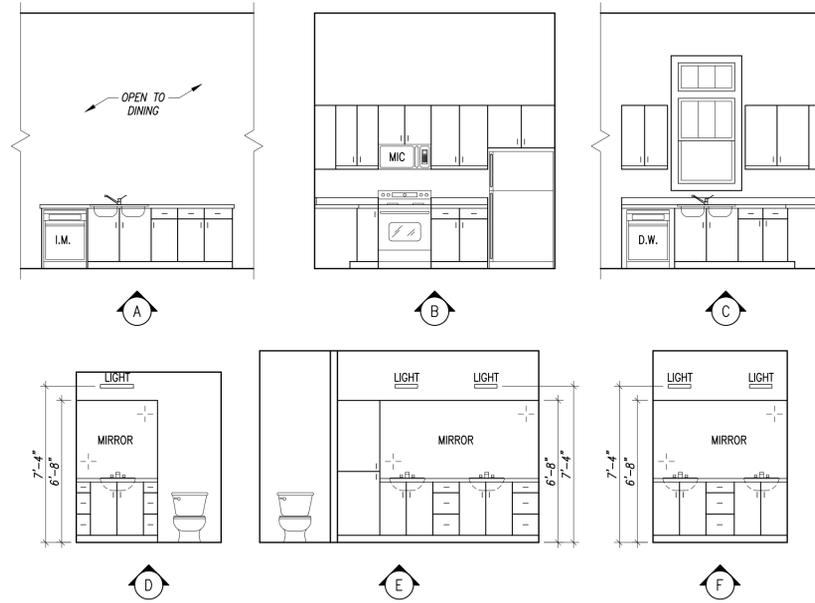
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|     |          |          |
|     |          |          |

DRAWN BY: \_\_\_\_\_ M.S.M.  
 ORIGIN DATE: \_\_\_\_\_ 02/20/19  
 ISSUED FOR: \_\_\_\_\_ CONSTRUCTION

SHEET NUMBER: **A2** OF **10**

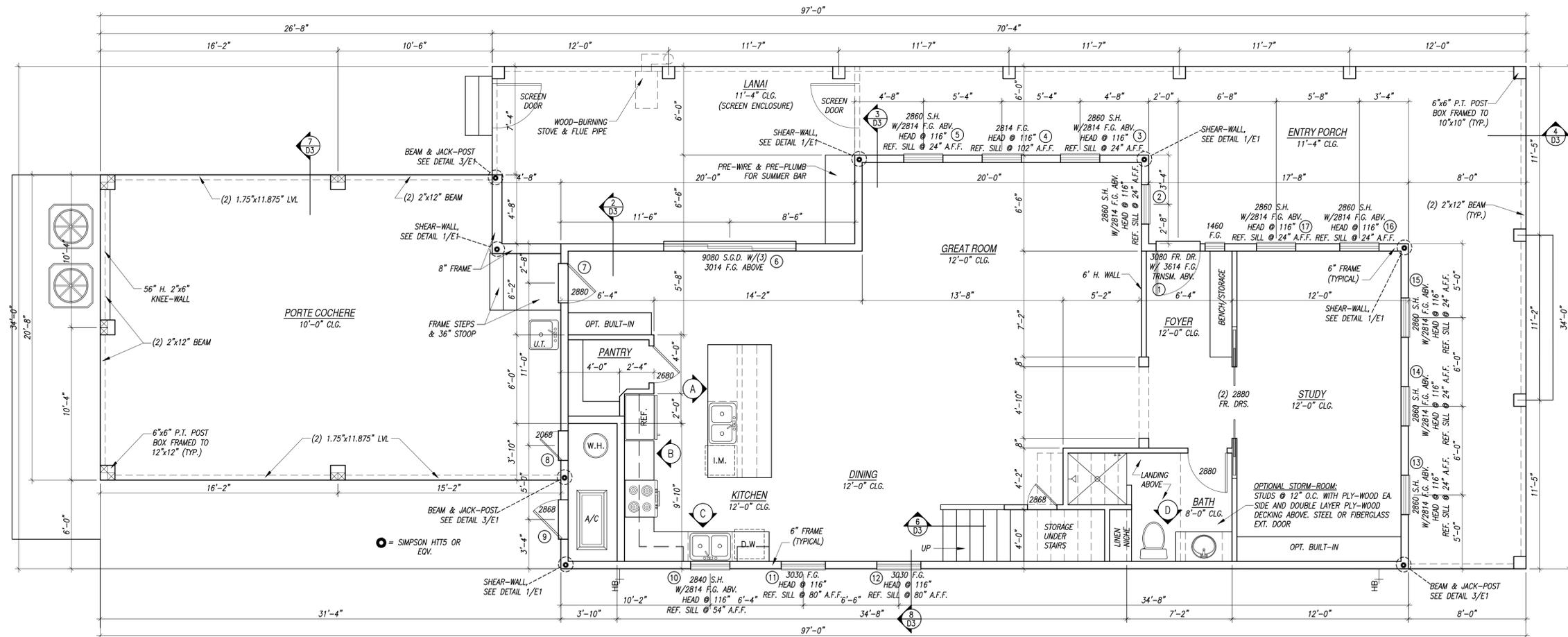


| AREAS                 |        |
|-----------------------|--------|
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| ATTIC STORAGE         | 653.6  |
| PORTE COCHERE - STRG. | 663.5  |
| TOTAL OF:             |        |
| LIVING (A/C)          | 2619.7 |
| SLAB                  | 1914.4 |
| UNDER ROOF            | 4836.8 |
| PERIMETER             | 262.0' |

**NOTE TO INSULATION:**  
 C.M.U. WALLS: R-6 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)  
 FRAME WALLS: R-13 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)  
 ATTIC SPACES: R-38 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)

**INTERIOR ELEVATIONS**

SCALE: 1/4" = 1'-0"



**1st FLOOR PLAN**

SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:  
**MuelTech, Inc.**  
 PLAN DESIGNS, DRAWINGS,  
 AND DRAWING DETAILS  
 Phone: (386) 214-2493  
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 -33.9 psf (Zone 5)  
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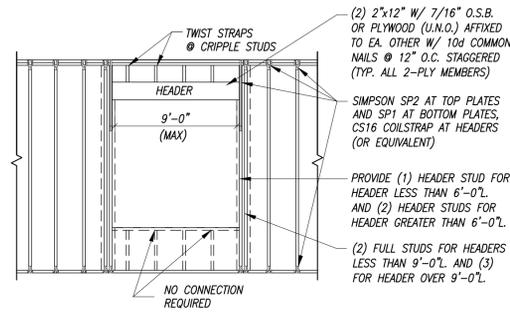
DRAWN BY: \_\_\_\_\_ M.S.M.  
 ORIGIN DATE: \_\_\_\_\_ 02/20/19  
 ISSUED FOR: \_\_\_\_\_ CONSTRUCTION  
 SHEET NUMBER: **B1** OF 10

WALL OPENING SCHEDULE (WINDOWS & DOORS)

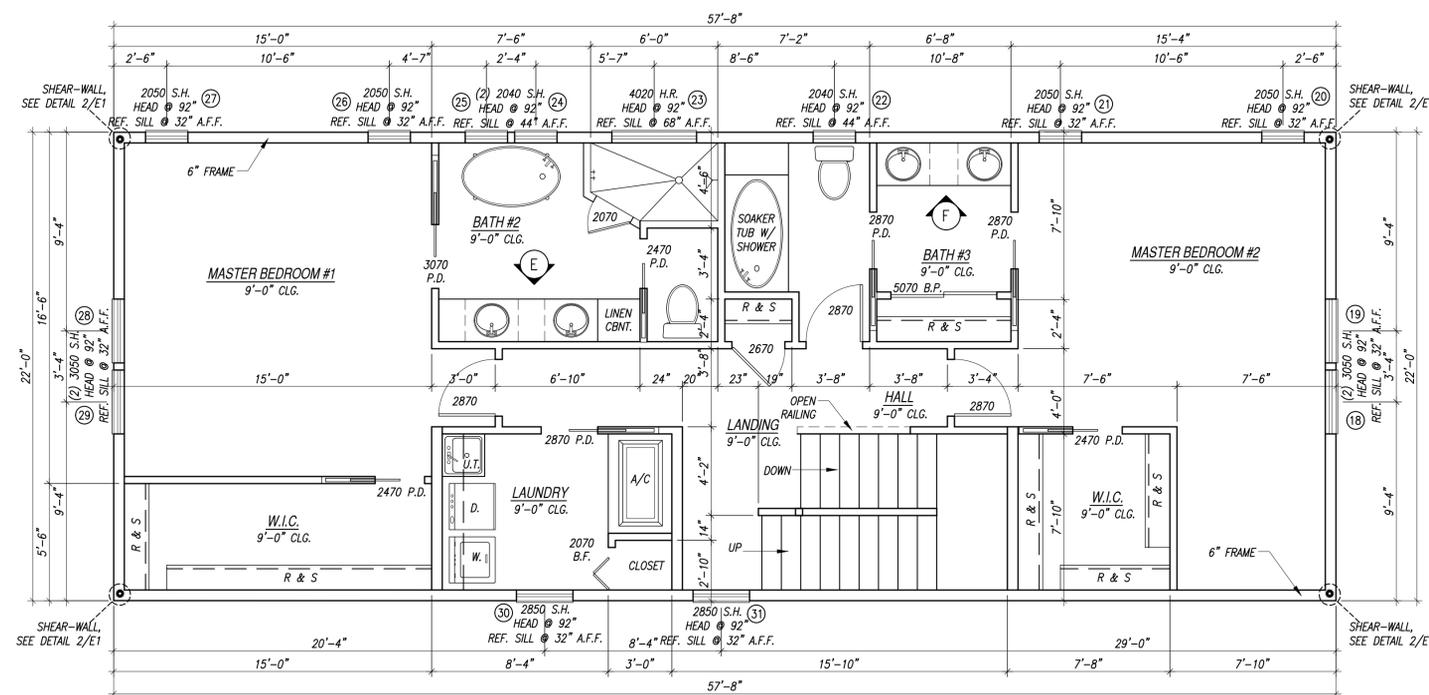
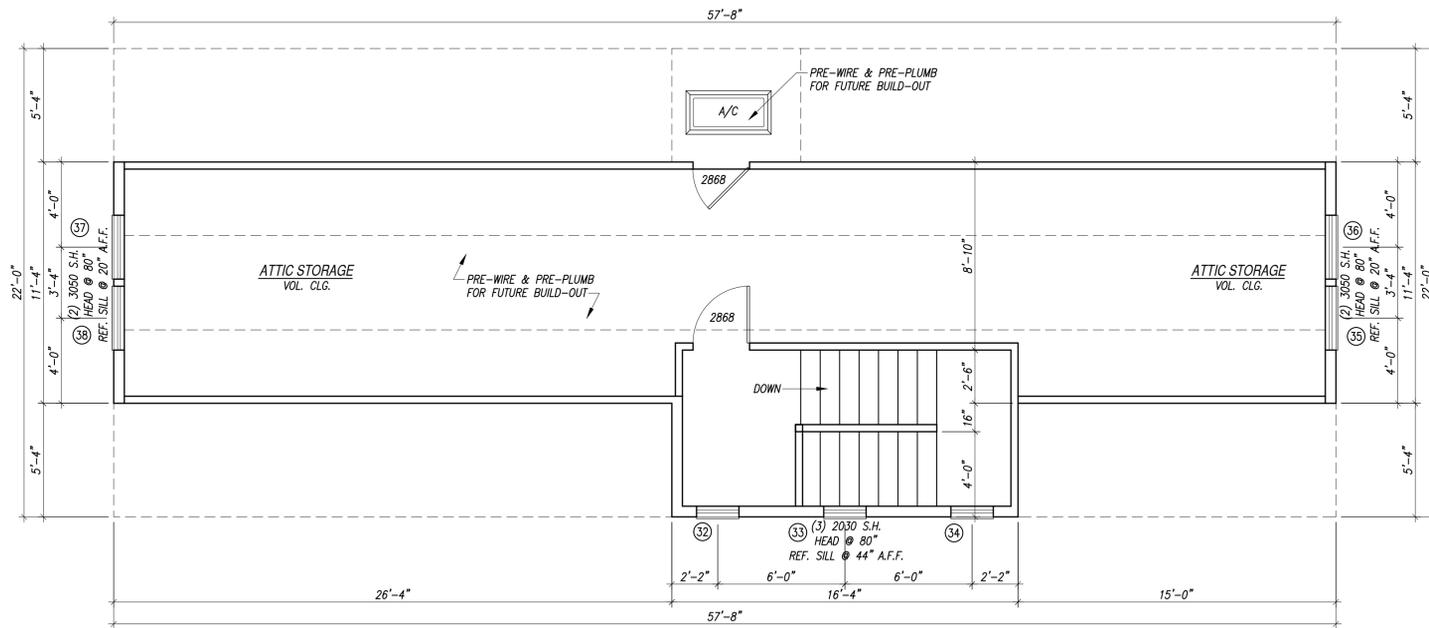
| OPENING NO. | DESCRIPTION | T. WIDTH | T. HEIGHT | D FROM C | AREA (S.F.) | ZONE | HEADER TYPE                |
|-------------|-------------|----------|-----------|----------|-------------|------|----------------------------|
| 1           | H.D. + F.G. | 3'-6"    | 9'-8"     | 21.2     | 33.8        | 4    | 3'-9" - (2) 2"x12" HEADER  |
| 2           | S.H. + F.G. | 2'-8"    | 7'-8"     | 8.0      | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 3           | S.H. + F.G. | 2'-8"    | 7'-8"     | 29.0     | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 4           | F.G.        | 2'-8"    | 1'-6"     | 34.3     | 3.6         | 4    | 2'-11" - (2) 2"x12" HEADER |
| 5           | S.H. + F.G. | 2'-8"    | 7'-8"     | 39.7     | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 6           | S.H. + F.G. | 9'-0"    | 9'-8"     | 38.3     | 87.0        | 4    | 9'-6" - (2) 2"x12" HEADER  |
| 7           | H.D.        | 2'-8"    | 8'-0"     | 13.3     | 21.3        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 8           | H.D.        | 2'-0"    | 6'-8"     | 7.3      | 13.3        | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 9           | H.D.        | 2'-8"    | 6'-8"     | 2.0      | 17.8        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 10          | S.H. + F.G. | 2'-8"    | 5'-8"     | 40.2     | 15.1        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 11          | F.G.        | 3'-0"    | 3'-0"     | 46.7     | 9.0         | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 12          | F.G.        | 3'-0"    | 3'-0"     | 41.2     | 9.0         | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 13          | S.H. + F.G. | 2'-8"    | 7'-8"     | 3.7      | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 14          | S.H. + F.G. | 2'-8"    | 7'-8"     | 9.7      | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 15          | S.H. + F.G. | 2'-8"    | 7'-8"     | 15.7     | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 16          | S.H. + F.G. | 2'-8"    | 7'-8"     | 10.0     | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 17          | S.H. + F.G. | 2'-8"    | 7'-8"     | 15.7     | 20.4        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 18          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 19          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 20          | S.H.        | 2'-0"    | 5'-0"     | 1.5      | 10.0        | 5    | 2'-3" - (2) 2"x12" HEADER  |
| 21          | S.H.        | 2'-0"    | 5'-0"     | 12.0     | 10.0        | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 22          | S.H.        | 2'-0"    | 4'-0"     | 22.7     | 8.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 23          | H.R.        | 4'-0"    | 2'-0"     | 23.5     | 8.0         | 4    | 4'-6" - (2) 2"x12" HEADER  |
| 24          | S.H.        | 2'-0"    | 4'-0"     | 18.9     | 8.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 25          | S.H.        | 2'-0"    | 4'-0"     | 16.6     | 8.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 26          | S.H.        | 2'-0"    | 5'-0"     | 12.0     | 10.0        | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 27          | S.H.        | 2'-0"    | 5'-0"     | 1.5      | 10.0        | 5    | 2'-3" - (2) 2"x12" HEADER  |
| 28          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 29          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 30          | S.H.        | 2'-8"    | 5'-0"     | 19.0     | 13.3        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 31          | S.H.        | 2'-8"    | 5'-0"     | 27.3     | 13.3        | 4    | 2'-11" - (2) 2"x12" HEADER |
| 32          | F.G.        | 2'-0"    | 3'-0"     | 27.5     | 6.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 33          | F.G.        | 2'-0"    | 3'-0"     | 22.2     | 6.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 34          | F.G.        | 2'-0"    | 3'-0"     | 16.2     | 6.0         | 4    | 2'-3" - (2) 2"x12" HEADER  |
| 35          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |
| 36          | S.H.        | 3'-0"    | 5'-0"     | 2.5      | 15.0        | 5    | 3'-3" - (2) 2"x12" HEADER  |
| 37          | S.H.        | 3'-0"    | 5'-0"     | 2.5      | 15.0        | 5    | 3'-3" - (2) 2"x12" HEADER  |
| 38          | S.H.        | 3'-0"    | 5'-0"     | 7.8      | 15.0        | 4    | 3'-3" - (2) 2"x12" HEADER  |

- NOTES:  
 1. OPENING NO.: SEE FLOOR PLAN FOR OPENING NUMBER, DETAILS, AND LOCATION.  
 2. DESCRIPTION: S.H.=SINGLE HUNG, D.H.=DOUBLE HUNG, H.R.=HORIZONTAL ROLLER, F.G.=FIXED GLASS, G.B.=GLASS BLOCK, S.G.D.=SLIDING GLASS DOOR, H.D.=HINGED DOOR, O.D.=OVER-HEAD DOOR.  
 (EXAMPLE OF COMBINATIONS: (2)S.H.+F.G. = (2) SINGLE HUNG WINDOWS W/ FIXED GLASS ABOVE)  
 3. T. WIDTH: APPROXIMATE TOTAL WIDTH OF ALL THE COMPONENTS OF ANY ONE OPENING GIVEN IN FEET AND INCHES.  
 4. T. HEIGHT: APPROXIMATE TOTAL HEIGHT OF ALL THE COMPONENTS OF ANY ONE OPENING GIVEN IN FEET AND INCHES.  
 5. D OF C: THE DISTANCE FROM THE NEAREST OVERALL RECTANGULAR CORNER OF THE STRUCTURE GIVEN IN DECIMAL FEET. (HORIZONTAL OR VERTICAL LINEAR DISTANCE TO BEGINNING OF OPENING)

| AREAS                 |        |
|-----------------------|--------|
| AREAS AS DRAWN:       |        |
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| 2nd FLOOR LIVING      | 1268.7 |
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| SLAB                  | 1914.4 |
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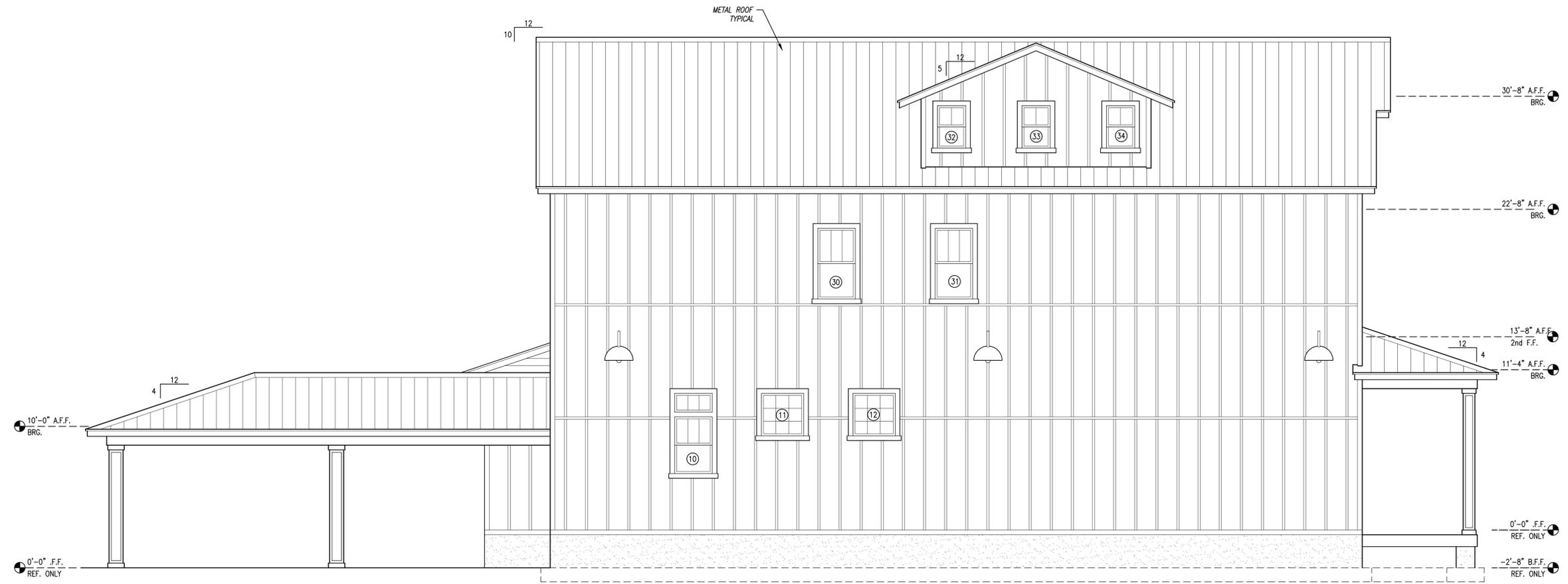


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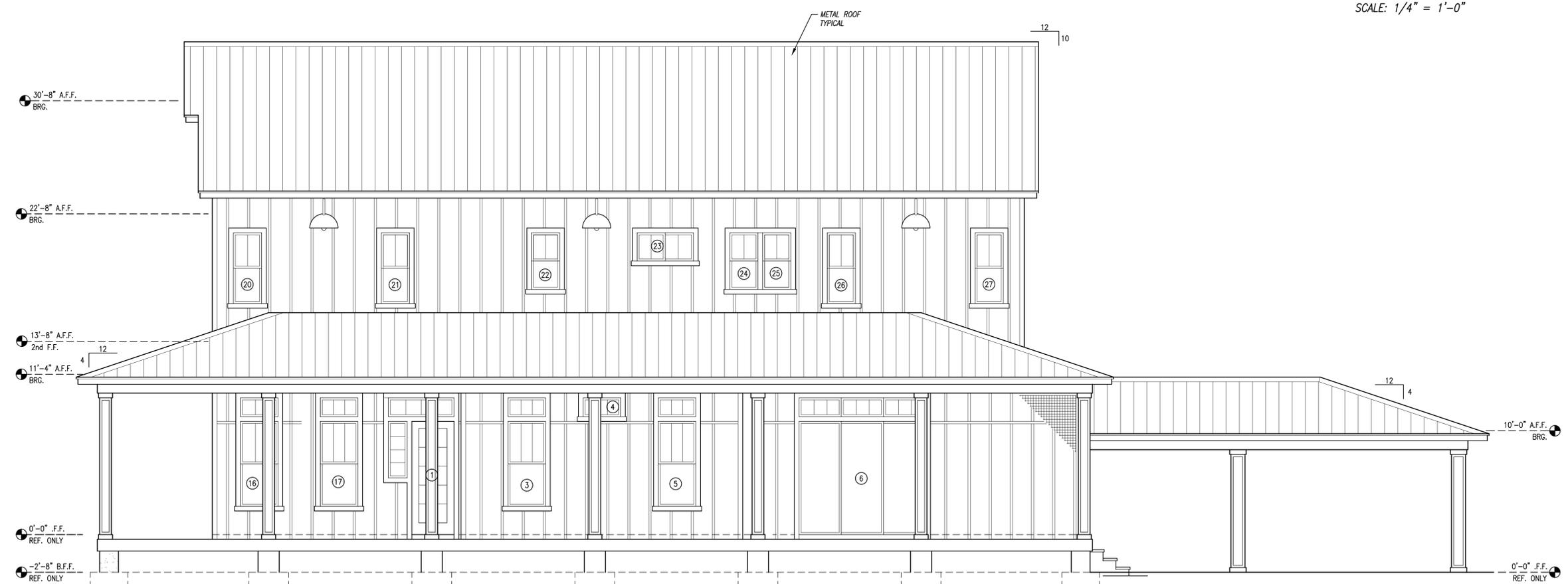
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DRAWN BY: \_\_\_\_\_ M.S.M.  
 ORIGIN DATE: \_\_\_\_\_ 02/20/19  
 ISSUED FOR: \_\_\_\_\_ CONSTRUCTION  
 SHEET NUMBER: **B2** OF 10



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:

**MuelTech, Inc.**  
 PLAN DESIGNS, DRAWINGS,  
 AND DRAWING DETAILS  
 Phone: (386) 214-2493  
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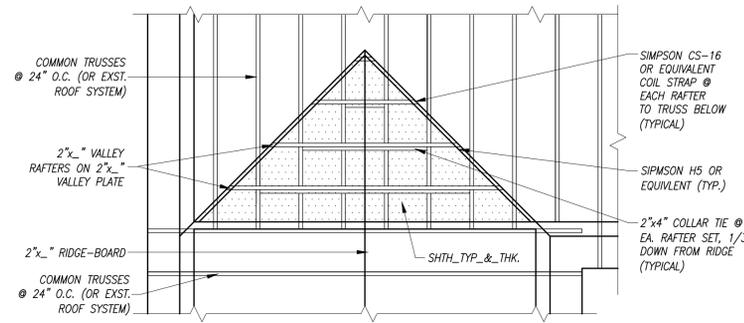
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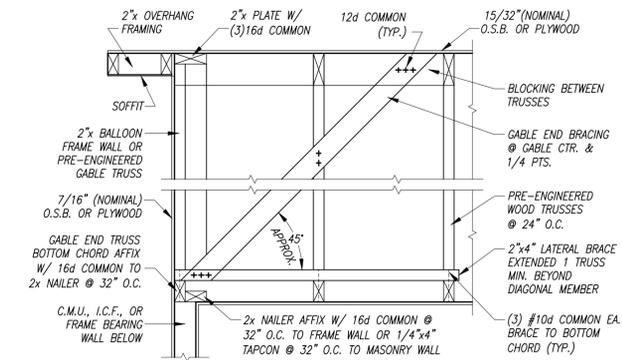


| VALLEY FRAMING MEMBERS SIZE & SPACING |          |          |                             |
|---------------------------------------|----------|----------|-----------------------------|
| SPAN                                  | SIZE     | SPACING  | RIDGE BOARD & VALLEY PLATES |
| TO 9'-6" MAX                          | 2" x 6"  | 24" O.C. | 2" x 8"                     |
| TO 11'-8" MAX                         | 2" x 6"  | 16" O.C. | 2" x 8"                     |
| 9'-6" - 12'-1" MAX                    | 2" x 8"  | 24" O.C. | 2" x 10"                    |
| 11'-8" - 14'-9" MAX                   | 2" x 8"  | 16" O.C. | 2" x 10"                    |
| 12'-1" - 14'-4" MAX                   | 2" x 10" | 24" O.C. | 2" x 12"                    |
| 14'-9" - 17'-6" MAX                   | 2" x 10" | 16" O.C. | 2" x 12"                    |

\*ALL MEMBERS TO BE MIN #2SYP

**VALLEY FRAME DETAIL**

SCALE: 1/4" = 1'-0"



| SHEATHING NAILING INDEX |      |      |           |            |
|-------------------------|------|------|-----------|------------|
| LOCATION (ZONE)         | EXP. | NAIL | O.C. EDGE | O.C. FIELD |
| ROOF-EDGE/INTERIOR      | B    | 8d   | 6"        | 6"         |
| ROOF-GABLE EDGE         | B    | 8d   | 4"        | 6"         |
| ROOF-EDGE/INTERIOR      | C    | 8d   | 6"        | 6"         |
| ROOF-GABLE EDGE         | C    | 8d   | 4"        | 6"         |
| WALL-EDGE/CORNER        | B/C  | 8d   | 4"        | 6"         |
| WALL-INTERIOR           | B/C  | 8d   | 6"        | 6"         |

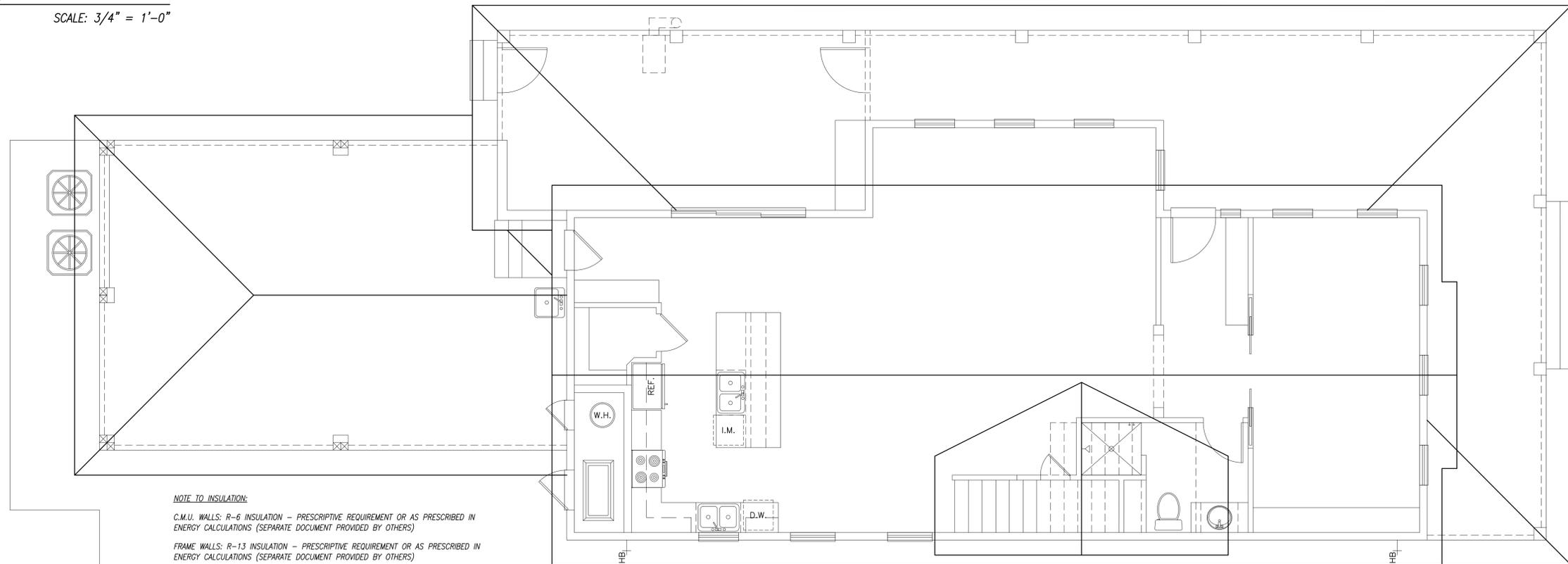
NOTES:  
 1. RING SHANK NAILS ARE TO BE USED FOR ALL ZONES.  
 2. PATTERNS SHOWN ARE FOR 140 MPH EXPOSURE "B" & "C".  
 3. PATTERNS SHOWN ARE FOR STRUCTURES TO 30' MAX. MEAN ROOF HEIGHT.  
 4. EDGE/CORNER TO BE FIRST FULL SHEET (4') FROM ANY EDGE/CORNER, (E.G. FROM FASCIA HIP, OR RIDGE).

**UPPER ROOF SYSTEM PLAN**

SCALE: 1/4" = 1'-0"

**GABLE END BRACING**

SCALE: 3/4" = 1'-0"



**NOTE TO INSULATION:**  
 C.M.U. WALLS: R-6 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)  
 FRAME WALLS: R-13 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)  
 ATTIC SPACES: R-38 INSULATION - PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)

**NOTE TO CONNECTIONS/STRAPPING:**  
 UNLESS OTHERWISE SPECIFIED, ALL TRUSS CONNECTIONS ARE AS FOLLOWS:  
 TRUSS TO FRAME WALL = (1) SIMPSON MTS12 W/ 14-10d NAILS  
 TRUSS TO C.M.U. WALL = (1) HETA20 W/ 9-10d NAILS  
 FOR CONTACT WITH ALL PRESSURE TREATED WOOD: USE SIMPSON ZMAX FOR HOT-DIPPED GALVANIZED (HDG) CONNECTORS WITH HDG FASTENERS WHICH MEET OR EXCEED ASTM A153 REQUIREMENTS

**LOWER ROOF SYSTEM PLAN**

SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:

**MuelTech, Inc.**  
 PLAN DESIGNS, DRAWINGS,  
 AND DRAWING DETAILS  
 Phone: (386) 214-2493  
 Email: MuelTech@gmail.com

PROJECT INFORMATION:

**Jack & Kelly White**  
 415 S. Palmetto Ave.  
 Daytona Beach, FL

These plans have been designed in accordance with the 2017 Florida Building Code - Residential including the codes referenced therein and with ASCE 7-10 for an enclosed structure (Int. Pressure Coefficient: +/-0.18)

Ultimate Wind Speed V<sub>ult</sub> = 140 mph  
 Nominal Wind Speed V<sub>nom</sub> = 108 mph  
 Risk Category = II  
 Wind Exposure Classification = C  
 Floor Live Load = 40 psf (min.)  
 Roof Live Load = 20 psf (min.)  
 Design Soil Bearing = 2000 P.S.F. (min.)

Wind Loads on Components and Cladding (Shutters/Impact Glass Required):

Roof = +23.5 psf; -25.4 psf (Zone 1)/  
 -29.0 psf (Zone 2)/-29.0 psf (Zone 3)

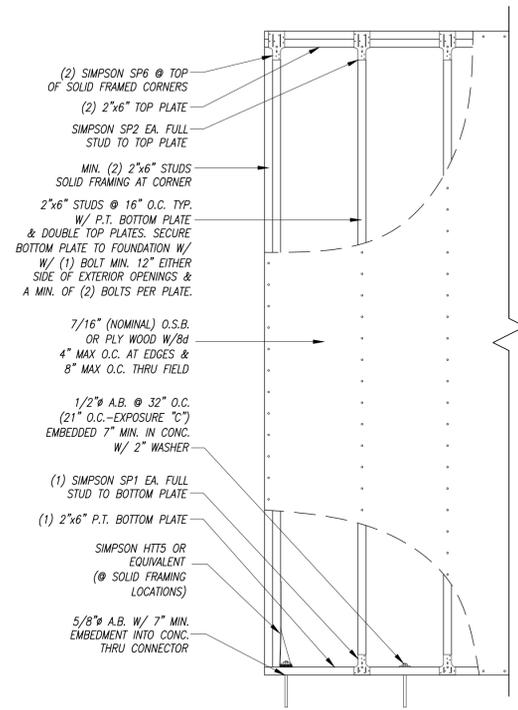
Walls = +25.7 psf; -26.6 psf (Zone 4)/  
 -33.9 psf (Zone 5)

Overhead Doors = +22.4 psf; -25.3 psf  
 (9' Wide)/+21.4 psf; -23.8 psf (16' Wide)

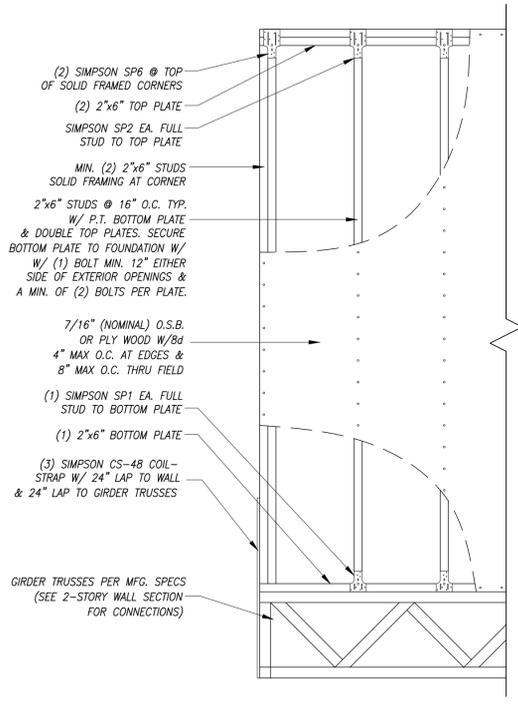
| NO. | DATE     | REVISION |
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| 1)  | 03/27/19 | FINAL    |

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 ORIGIN DATE: 02/20/19  
 ISSUED FOR: CONSTRUCTION

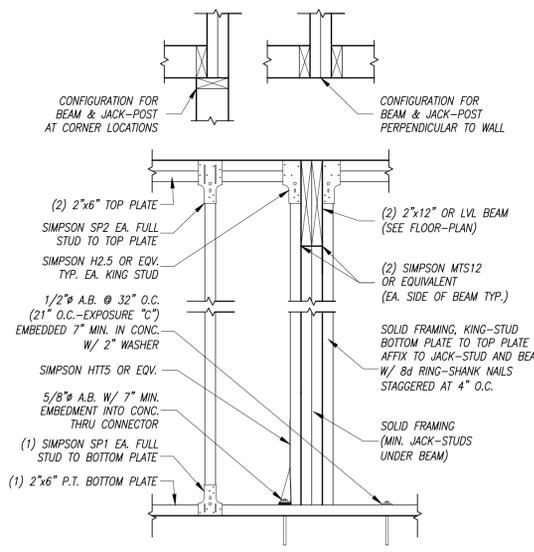
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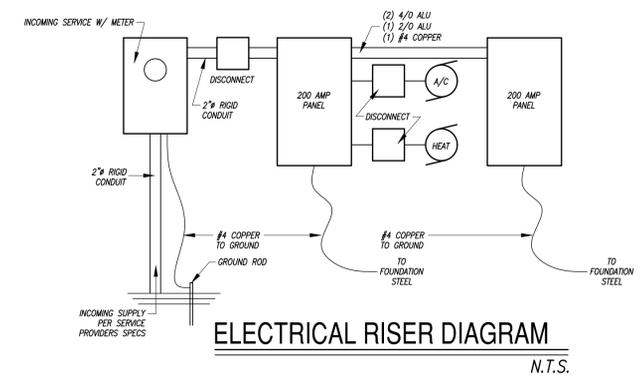
1 TYP. SHEAR-WALL DETAIL  
SCALE: 1/2"=1'-0"



2 TYP. 2-STY. SHEAR-WALL DETAIL  
SCALE: 1/2"=1'-0"



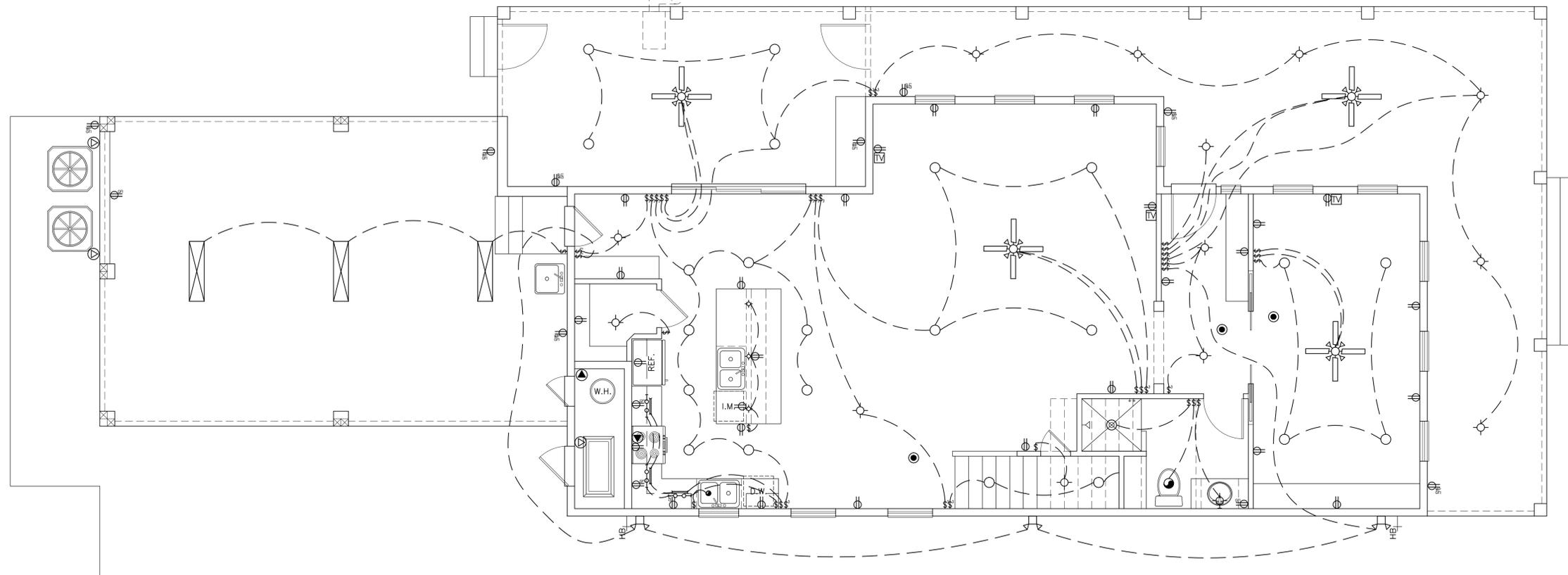
3 BEAM & J.P. DETAIL  
SCALE: 3/4"=1'-0"



ELECTRICAL RISER DIAGRAM  
N.T.S.

**ELECTRICAL SYMBOL KEY**

- ⊕ = DUPLEX OUTLET
- ⊕ = HALF SWITCHED OUTLET
- ⊕ = GROUND FAULT DUPLEX OUTLET
- ⊕ = WATERPROOF DUPLEX OUTLET
- ⊕ = 220 VOLT DISCONNECT
- ⊕ = CEILING FIXTURE
- ⊕ = PENDANT LIGHT
- ⊕ = FLOOR OUTLET
- ⊕ = EXHAUST FAN
- ⊕ = GARBAGE DISPOSAL
- ⊕ = RECESSED CANLIGHT
- ⊕ = EYEBALL SPOT
- ⊕ = WALL MOUNT FIXTURE
- ⊕ = WALL SCONCE
- ⊕ = SMOKE ALARM/CO DETECTOR
- ⊕ = JUNCTION BOX
- ⊕ = FLOODLIGHT
- ⊕ = SWITCH
- ⊕ = THREE-WAY SWITCH
- ⊕ = PANEL
- ⊕ = FLUORESCENT FIXTURE
- ⊕ = FLUORESCENT SINGLE TUBE
- ⊕ = UNDER CABINET FLUORESCENT
- ⊕ = CEILING FAN
- ⊕ = CEILING FAN W/LIGHT
- ⊕ = PHONE
- ⊕ = T.V.
- ⊕ = GARAGE DOOR OPENER



1st FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:

**MuelTech, Inc.**  
PLAN DESIGNS, DRAWINGS,  
AND DRAWING DETAILS  
Phone: (386) 214-2493  
Email: MuelTech@gmail.com

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Ultimate Wind Speed V<sub>ult</sub> = 140 mph  
Normal Wind Speed V<sub>asd</sub> = 108 mph  
Risk Category = II  
Wind Exposure Classification = C  
Floor Live Load = 40 psf (min.)  
Roof Live Load = 20 psf (min.)  
Design Soil Bearing = 2000 P.S.F. (min.)

Wind Loads on Components and Cladding (Shutters/Impact Glass Required):

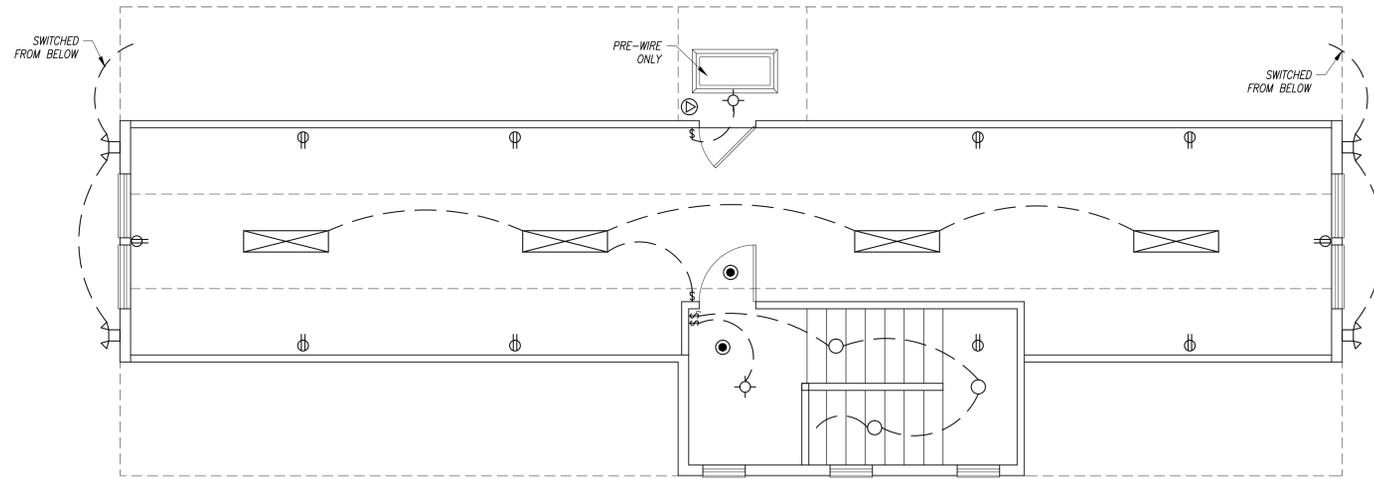
Roof = +23.5 psf; -25.4 psf (Zone 1)/  
-29.0 psf (Zone 2)/-29.0 psf (Zone 3)

Walls = +25.7 psf; -26.6 psf (Zone 4)/  
-33.9 psf (Zone 5)

Overhead Doors = +22.4 psf; -25.3 psf  
(9' Wide)/+21.4 psf; -23.8 psf (16' Wide)

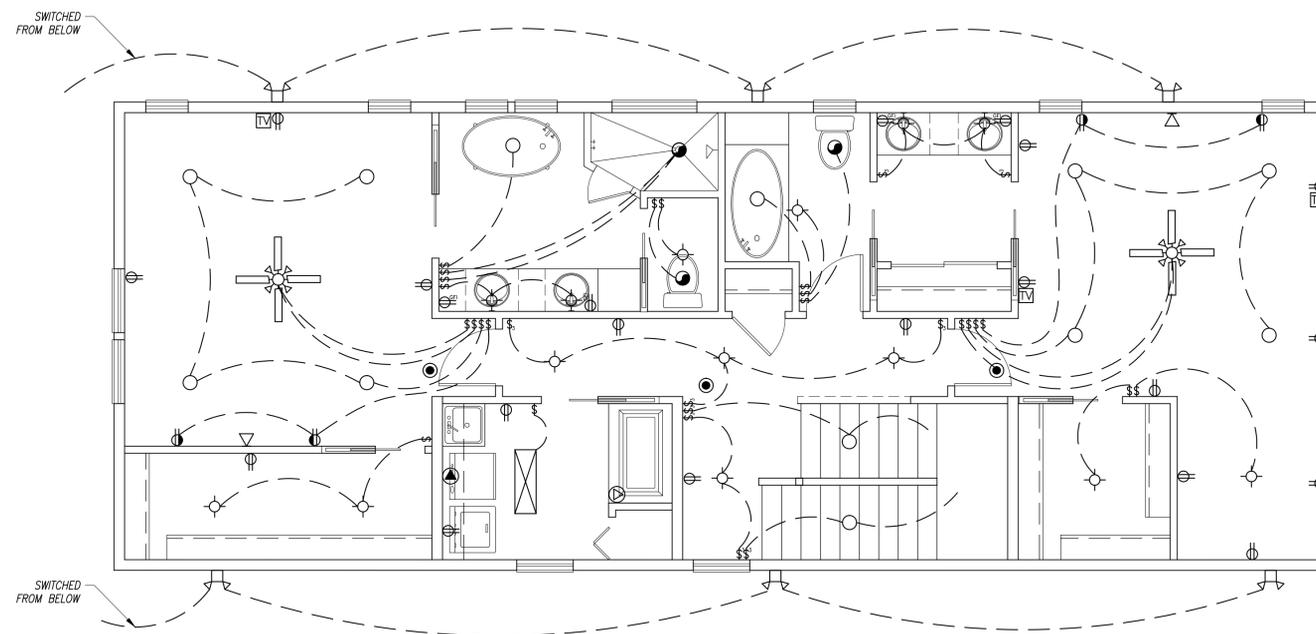
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| 1)  | 03/27/19 | FINAL    |
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ORIGIN DATE: 02/20/19  
ISSUED FOR: CONSTRUCTION  
SHEET NUMBER: E1 OF 10



ATTIC ELECTRICAL PLAN (BONUS ROOM TRUSSES)

SCALE: 1/4" = 1'-0"



2nd FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:

DESIGN & DOCUMENTATION:  
**MuelTech, Inc.**  
 PLAN DESIGNS, DRAWINGS,  
 AND DRAWING DETAILS  
 Phone: (386) 214-2493  
 Email: MuelTech@gmail.com

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 Normal Wind Speed V<sub>std</sub> = 108 mph  
 Risk Category = II  
 Wind Exposure Classification = C  
 Floor Live Load = 40 psf (min.)  
 Roof Live Load = 20 psf (min.)  
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Wind Loads on Components and Cladding (Shutters/Impact Glass Required):

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Walls = +25.7 psf; -26.6 psf (Zone 4)/  
 -33.9 psf (Zone 5)

Overhead Doors = +22.4 psf; -25.3 psf  
 (9' Wide)/+21.4 psf; -23.8 psf (16' Wide)

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|     |          |          |

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 ORIGIN DATE: \_\_\_\_\_ 02/20/19  
 ISSUED FOR: \_\_\_\_\_ CONSTRUCTION  
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