



The CITY OF DAYTONA BEACH

Historic Preservation Board Agenda

April 20, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Tuesday, April 20, 2021
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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Approval of Minutes: 03/16/2020**
- 4) **A. Action Item: (Quasi-Judicial Hearing): **CONT. FROM MARCH 16, 2021****

DEV2021-019: A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.

B. Action Item: Nomination of a Vice-Chair

- 5) **Discussion Item:**
- 6) **Other Business:**
 - A. **Heritage Preservation Trust Liaison- Mr. Trager**
- 7) **Staff Update**

8) **Public Comments**

9) **Board Comments**

10) **Adjourn**

Next Meeting – May 18, 2021, 6:00 p.m. in the City Commission Chamber

Item 3 – Approval of Minutes
Historic Preservation Board
March 16, 2021

REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, March 16, 2021

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, March 16, 2021, at 6:00 p.m. in Commission Chambers of City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida

Board Members present were as follows:

Mr. Dallas Peacock, Chair
Ms. Delia Krimmel
Ms. Tracey Remark
Dr. Daniel Stotland
Mr. Warren Trager
Mr. Roman Yurkiewicz

Board Members absent:

Mr. James Daniels

Staff members present:

Mr. Steven Bapp, Planner
Ms. Kira Honse, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Peacock, Chair, 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:** November 17, 2020

Board Action:

A motion was made by Ms. Remark, seconded by Dr. Stotland, to approve the minutes of the November 17, 2020 Historic Preservation Board meeting, as presented. The motion carried (6-0).

4. **Action Item:**

DEV2021-019: A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.

Mr. Bapp stated the applicant is not in attendance, but the architect is in attendance to represent the applicant.

A copy of a Conflict of Interest form from Mr. Yurkiewicz who is the architect for this item was provided to the Board.

Ms. Remark stated she does not feel this case should be heard this evening and hopes the applicant requests a continuance until the next meeting. Ms. Remark stated an incomplete packet was provided to the Board, noting the site plan, floor plan, roof plan, building elevation, color rendering and landscape plan are not included. Ms. Remark stated the architect provided the site plan, floor plan, and elevation to the city but were not included in the packet. Ms. Remark stated she would like ownership verified; and the mortgage that was provided to the city does not include the promissory note. Ms. Remark stated Three Country Homes has a promissory note to the other three gentlemen who are on the deed; and the promissory note has not been paid. Ms. Remark stated the final payment is not due until later this year; but the promissory note allows foreclosure on the property if the promissory note is not paid.

Ms. Remark stated as of 5:15 p.m. today, the Board packet for today's meeting is not posted online at the City's website. Ms. Remark stated citizens would be unaware of the item to be presented this evening; however, the notice is posted on the bulletin board at City Hall. Ms. Remark stated with the packet not being online, she does not feel the requirements of Florida Statutes have been met for public notice.

Mr. Peacock asked about the posting online.

Ms. Honse stated she looked at the website and it is not online.

Ms. Remark stated notice was provided to property owners within 150 feet of this property and some of those residents called Ms. Remark to ask about the case. Ms. Remark stated she told the residents the Board packet would be at the city's website, but it is not.

Mr. Peacock asked about the ownership of the lot.

Ms. Remark stated she went to the Clerk of the Court website and looked at the deed; and the promissory note is scheduled to be paid in June. Ms. Remark stated Three Country Homes has only been an LLC for 16 months. Ms. Remark stated the city did the demolition on the property and the property was listed for sale by the bank that had foreclosed on the property. Ms. Remark stated she is concerned about the lack of public notice for this meeting.

Ms. Honse stated technically there is not a requirement to publish an agenda but the meeting is published on the city's calendar at the city's website; but since it is the city's standard practice to publish an agenda and this agenda was not posted on the website, it would be a good reason to continue this item.

Mr. Bapp stated the packet does include the elevations and the colors in the staff report.

Ms. Remark stated she did not realize that what was outlined in the staff report indicates the placement of the colors but stated the packet does not include a site plan, roof plan, or floor plan.

Mr. Bapp stated the packet includes the elevations and color schematics; and the applicant provided the floor plans but are not included in the packet.

Ms. Remark stated she does not have a site plan that shows the required setbacks and she would like to know that.

Mr. Bapp stated the project meets all of the requirements of the Land Development Code and that is stated in the staff report.

Ms. Krimmel stated she would like to continue this item until the next meeting and not wait until June when the financials are completed.

Mr. Yurkiewicz asked what financial records are required.

Mr. Bapp stated the records must reflect the proper owner, but the financials are not something he would look at.

Ms. Remark stated she just wants to make sure they are not in default; and normally a mortgage is not attached to a deed.

Ms. Honse stated as with any mortgage, there is always the possibility of foreclosure.

Ms. Honse asked that Mr. Yurkiewicz disclose his relationship to this project.

Mr. Yurkiewicz stated he is the architect of record for the applicant; and the applicant does not reside in this area. Mr. Yurkiewicz stated it would be cumbersome for the applicant to attend the meeting and a translator would be required.

Mr. Peacock stated a member of the public, Brian Case, has completed a form and asked to speak on this item.

Mr. Case stated he would like to make his comments at the next meeting when the case is heard.

Board Action:

A motion was made by Ms. Remark, seconded by Dr. Stotland, to continue DEV2021-019: A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit to the April 20, 2021 Historic Preservation Board meeting. The motion carried (5-0, with Mr. Yurkiewicz abstaining).

5. **Discussion Item:**

6. **Other Business:**

Ms. Honse stated at the next meeting, a Vice Chair will need to be appointed.

7. **Staff Update:**

There were no staff updates.

8. **Public Comments:**

There were no public comments.

9. **Board Comments:**

Ms. Remark asked that the location of the colors to be used be clarified at the next meeting.

Mr. Yurkiewicz stated the colors are noted as to the areas where they will be used.

Ms. Honse stated the Board has agreed to continue this item so there should be no further discussion on this case until the next meeting.

10. **Adjournment**

Board Action:

A motion was made by Mr. Trager, seconded by Ms. Remark, to adjourn the meeting at 6:32 p.m. The motion carried (6-0).

Dallas Peacock, Chair

Becky Groom, Board Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME YURKIEWICZ ROMAN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Daytona Beach Historic Preservation Board
MAILING ADDRESS 203 GLENVIEW BLU.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY Daytona Beach Volusia	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 3-16-21	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ROMAN YURKIEWICZ, hereby disclose that on 3-16, 20 21:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I'm AN ARCHITECT OF THE PROJECT.

3-16-21
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Item 4a – (Quasi-Judicial)
Major Certificate of Appropriateness
402 University Blvd
New Construction



The CITY OF DAYTONA BEACH

DEVELOPMENT & ADMINISTRATIVE SERVICES DEPARTMENT

301 S. RIDGEWOOD AVENUE

DAYTONA BEACH, FLORIDA 32114

PHONE (386) 671-8120

FAX (386) 671-8130

DATE: March 18, 2021

TO: Historic Preservation Board

FROM: Steven E. Bapp, AICP, Historic Preservation Planner

RE: Addendum to March staff report – 402 University Blvd Major COA

Staff has added addendums to the staff report dated February 24, 2021, to clarify items and upon request from the board. Staff recommendation remains the same. The following clarifications have been added to staff report:

1. Change of reference of former structure from non-contributing to contributing
2. Expansion of project analysis – Criteria for Certificate of Appropriateness item 6.
3. Expansion of project analysis – Sebreeze new construction standards -Enterences, overhangs, canopies and cornices.
4. Expansion of project analysis – Sebreeze new construction standards -Windows.
5. Expansion of project analysis – Sebreeze new construction standards –“Out-of-Scale”.

The following documents have been added as per request of the board:

1. 402 University Blvd boundary survey
2. 402 University Blvd Site Plan (proposed)
3. 402 University Blvd First Floor Plan (proposed)
4. 402 University Blvd Second Floor and Roof Plan (proposed)
5. 402 University Blvd Official Property Record Card

The following documents were requested by board members, but are exempt items from development review as per the Land Development Code:

1. Landscaping Plan (Duplexes are exempt per LDC SEC 6.4.B.4)

If you have any questions, please contact Steven E. Bapp at bappsteven@codb.us or by phone at 386-671-8183.

Agenda Item 4 (Quasi-Judicial Hearing)

CERTIFICATE OF APPROPRIATENESS (MAJOR COA) DEV2021-019

402 University Boulevard – New Construction

STAFF REPORT

TO: Historic Preservation Board Members
FROM: Steven E. Bapp, AICP, Historic Preservation Planner
DATE: February 24, 2021 **Addended March 18, 2021**
SUBJECT: DEV2021-019 – 402 University Blvd for Major COA under LDC SEC 3.4.J

PROJECT REQUEST

A request by Jose Silva, registered agent for 3 Country Homes LLC, owner, for a Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.

PROJECT DESCRIPTION

A map series showing the location, zoning, and aerial photo of the site is provided for reference. Also included in this report are elevations, color palette and stonework examples.

The property is in the Seabreeze Local Historic District. The previous structure on the property was a **contributing** structure and was demolished on November 21, 2018 (Permit # C1809-015).

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” requires a Major COA. The architectural style of the proposed primary residence Bungalow Craftsman. The applicant provided the following color palette:

Stucco Color – Sherwin-Williams® Khaki Shade (SW7533)
Siding Color – Sherwin-Williams® Cottage Cream (SW7678)
Details, Trim, Bands, Garage Door Color - Sherwin-Williams® Alabaster (SW7008)
Door Color - Sherwin-Williams® Reddened Earth (SW6053)
Stonework – Cultured Stone® Country Ledgestone
Roof Color – Charcoal Grey (typical)

PROJECT ARCHITECTURAL STYLE - BUNGALOW CRAFTSMAN (1905 - 1930S)

The Bungalow is an all-American housing type, but it has roots in India. In the province of Bengal, single-family homes were called *bangla* or *bangala*. British colonists adapted these one-story thatch-roofed huts to use as summer homes. The space-efficient floor plan of bungalow houses may have also been inspired by army tents and rural English cottages. The idea was to cluster the kitchen, dining area, bedrooms, and bathroom around a central living area.

Bungalows' functional design and traditional emphasis on fine craftsmanship made them popular in the early days of Daytona Beach. Craftsmen Bungalows are modest, frame, typically one-story buildings. Characteristically, they have numerous windows, including a predominant front window. Bungalow features: one or one-and-a-half stories with two stories being less common; basic rectangular plan under a broad gable; single gable, overlapping front gables, or hip roofs; wide eaves, projecting support beams, exposed rafter ends with knee braces; open front porches under the main roof supported by tapered square columns on masonry piers; brick or stone foundations; stucco or rough-hewn stone chimneys with the fireplace the axial core of the interior; frame or masonry facades with stone or brick trim; horizontal weatherboards or shingle cladding with vertical gable boards; leaded glass windows and doors; broad banks of casement windows, multi-pane windows, dormer windows louvered vents, vertical Arts and Crafts or Prairie windows; porte cocheres; timber pergolas and trellises.

PROJECT ANALYSIS

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 February 10, 2021. The applicant is planning to construct a two-story Craftsman Bungalow structure. The structure 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 a new Craftsman Bungalow architectural style home.

- 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 new construction.

- 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 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 Seabreeze Local Historic District and 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 Craftsman Bungalow architecture style will be presented in the new construction.

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 non-contributing structure was subsequently demolished in 2018, the proposed structure **will be harmonious with the other historical structures in the Seabreeze 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 will be the same as it was historically (residential dwelling).

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.

Seabreeze Local Historic District Design Standards

New Construction

The *Seabreeze 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 *Seabreeze 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 *Seabreeze 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.

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 of the lot.
- **Height** - Limited to one or two stories, similar height to adjacent contributing buildings (also limited by Land Development Code).
Response: The proposed Craftsman Bungalow is a two-story structure, similar in height to adjacent contributing structures.
- **Maintaining materials within the district** - Use materials common to the district and avoid the use of inappropriate materials in construction.
Response: The proposed Craftsman Bungalow meets this criterion and uses materials appropriate to the architectural.
- **Trim and detail** - New construction shall be compatible with historic buildings without copying their detail.
Response: The proposed Craftsman Bungalow 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 Craftsman Bungalow meets this criterion. **The main entrance is oriented to the principal street and in full view of the public right-of-way.***
- **Porches** - Front porches shall be provided unless architectural style does not call for them (Tudor, Mediterranean Revival, etc.).
Response: The proposed structure provides a small-front porch for each unit.
- **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 Craftsman Bungalow meets this criterion **and is consistent with the architectural style, and compatible with surrounding buildings.***

- 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 and hip roofs and a **Charcoal Grey®-colored fiberglass roof material. Proposed roof and materials are compatible with surrounding structures, and similar to many contributing structures in the Seabreeze Local Historic District.***

- 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.

- New structures or site features that are out-of-scale to the historic building and site not allowed.

*Response: The proposed Craftsman Bungalow structure is not out of scale to historic buildings. **The structure is compliant to the dimensional requirements of its MFR-12 zoning classification contained in Section 4.2.B.3***

- 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 Seabreeze Local Historic District.

RECOMMENDATION

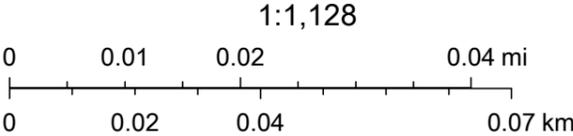
Staff recommends approval of the request for a Certificate of Appropriateness to permit the new construction a Craftsman Bungalow Duplex at 402 University Boulevard.

402 University Blvd Location Map



2/24/2021, 11:40:30 AM

- Address
- Centerline
- Parcel



Pratima Strong, State of Florida, GeoEye, Maxar, Microsoft

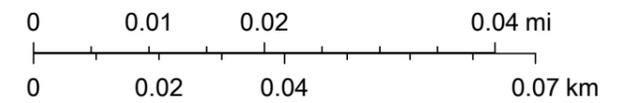
402 University Blvd Zoning Map



2/24/2021, 11:45:00 AM

Address	BP	M4	MSD	RDB11	RDB7	RDD3	RDM2	SFR-5
Centerline	BR1	M5	OP	RDB2	RDB8	RDD4	RDM3	T-1
Parcel	BR2	MFR-12	PD-G	RDB3	RDB9	RDD5	RDM4	T-2
New Zoning Designations	HM	MFR-20	PD-RD	RDB4	RDD1	RDD6	RDM5	T-4
AG	M1	MFR-40	RDB1	RDB5	RDD2	RDD7	RDM6	T-5
AP	M3	MFR20-H	RDB10	RDB6	RDD2-H	RDM1	RP	T2-H
BA								

1:1,128



Pratima Strong, State of Florida, GeoEye, Maxar, Microsoft

ARCHITECT;

-BFY Associates Inc.
Roman Yurkiewicz, FL Reg. No. AR 0015612
203 Glenview Blvd, Daytona Beach, FL 32118
Ph: 386/258-2261 Email: bfy4@aol.com

CONSULTANTS;

REVISIONS;

402 UNIVERSITY BLVD
-TOWNHOUSE DUPLEX -

PROJECT LOCATION:
402 UNIVERSITY BLVD
DAYTONA BCH., VOLUSIA COUNTY, FL 32118

DATE: FEBRUARY 12, 2021

ELEVATIONS

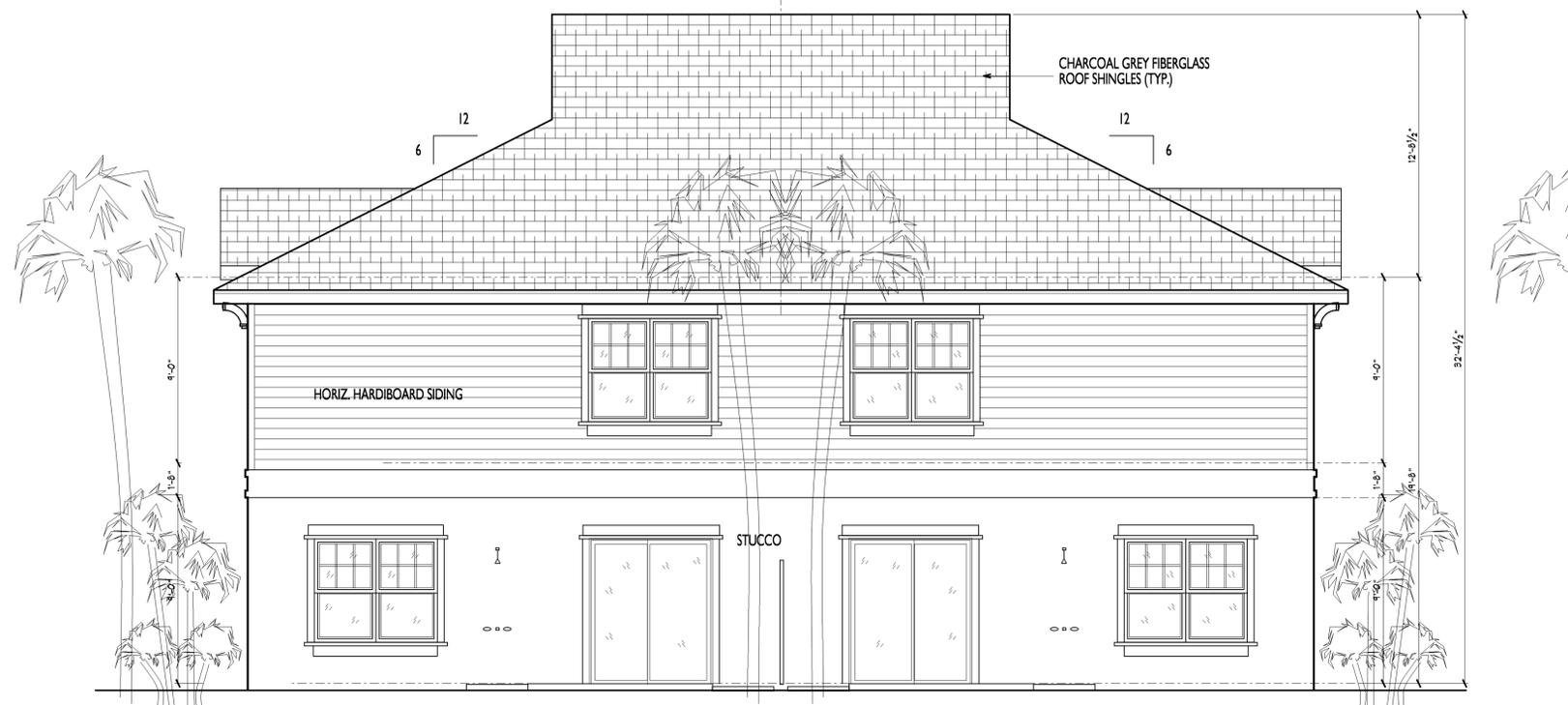
SHEET #
A4.0

Roman Yurkiewicz
FL Reg. No. AR 0015612
Registered Architect



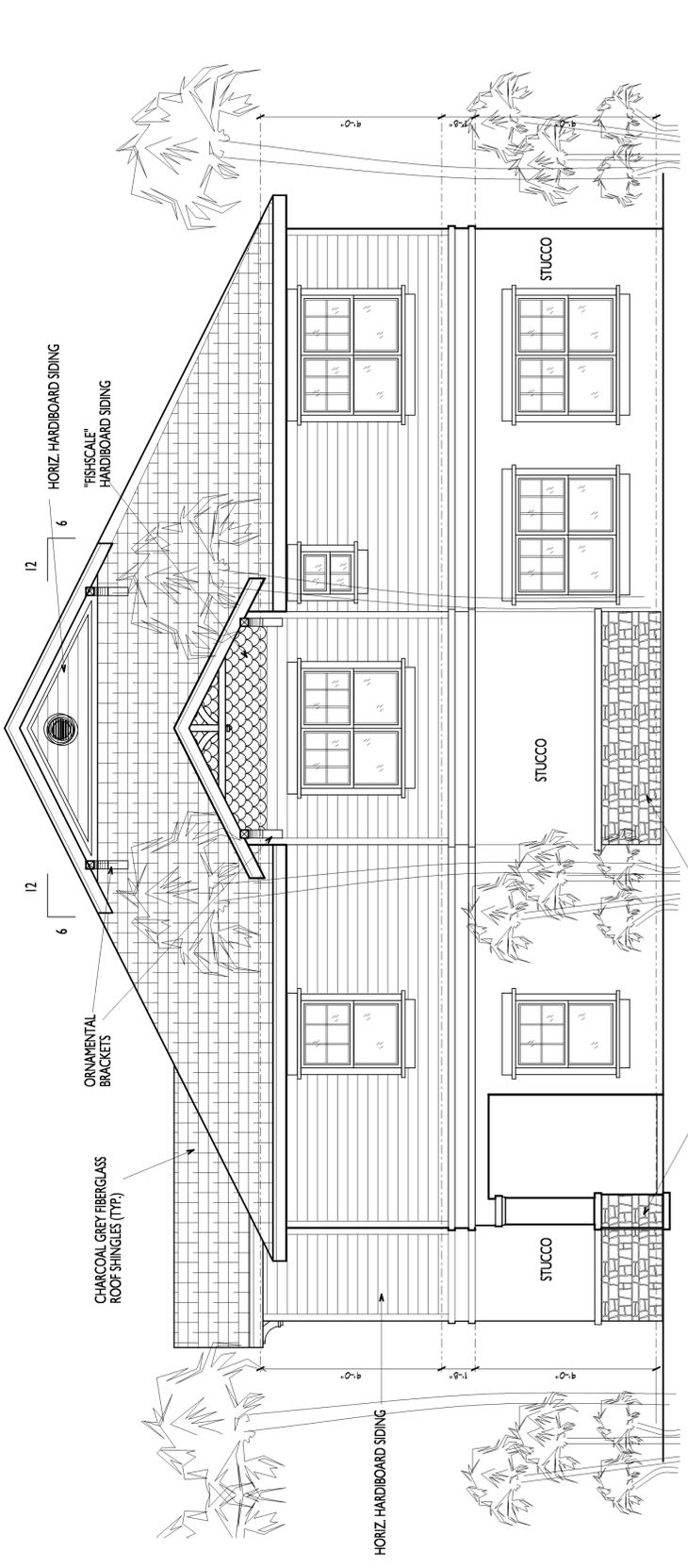
FRONT ELEVATION (NORTH)

SCALE: 1/4"=1'-0



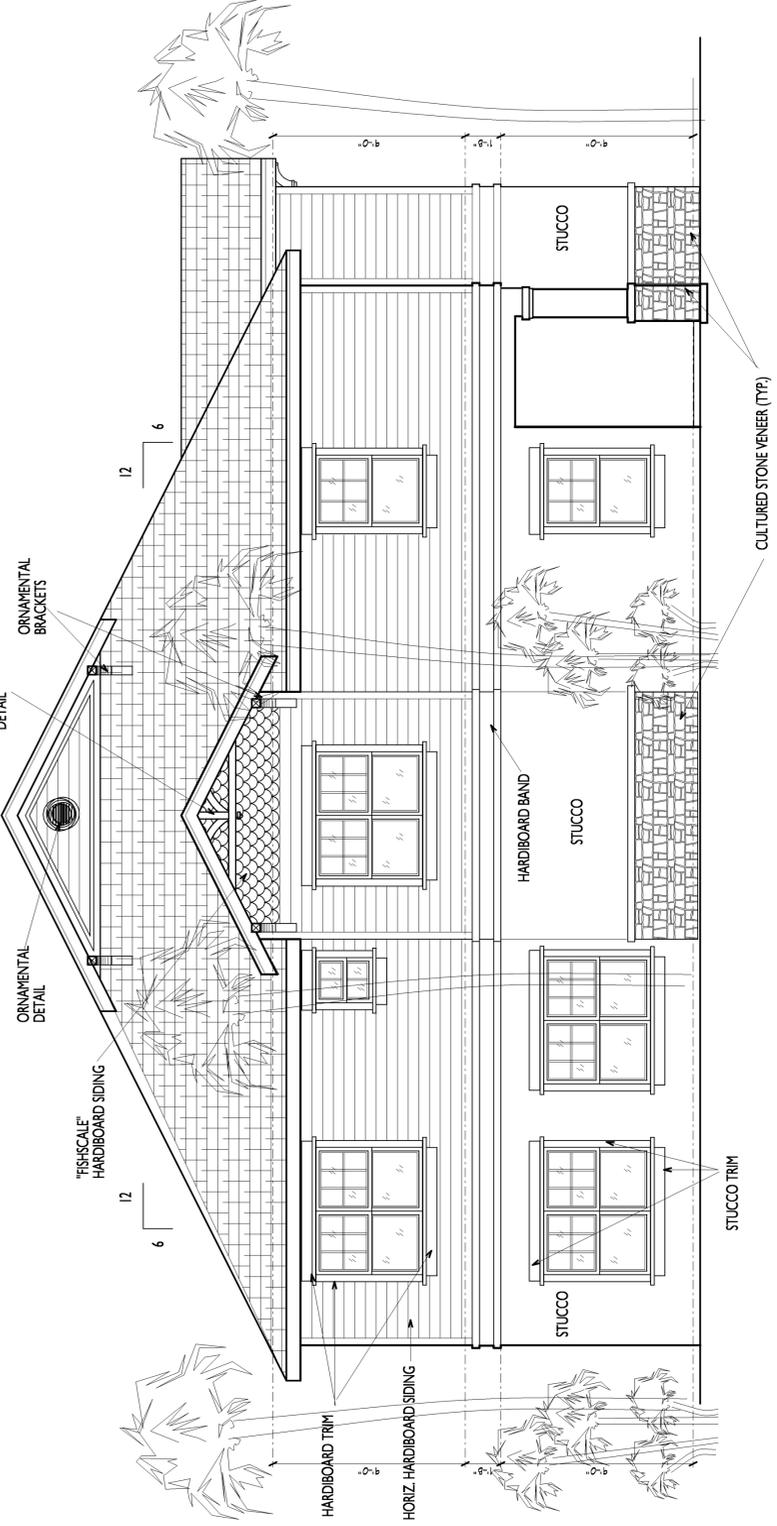
FRONT ELEVATION (SOUTH)

SCALE: 1/4"=1'-0



SIDE ELEVATION (WEST)

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



SIDE ELEVATION (EAST)

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

SW 7509
TIKI HUT

SW 6053
REDDENED
EARTH
FRONT DOOR

SW 6165
CONNECTED
GRAY

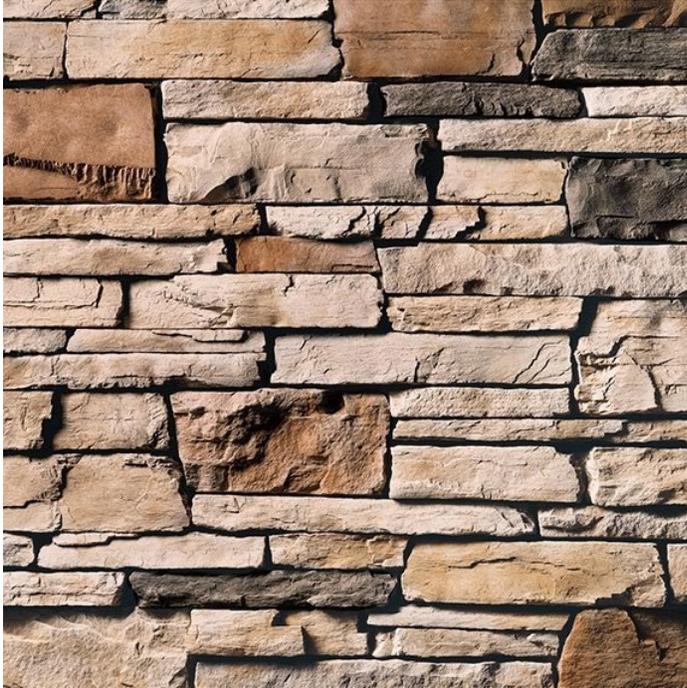
SW 7508
TAVERN
TAUPE

SW 7533
KHAKI
SHADE
STUCCO

SW7678
COTTAGE
CREAM
SIDING

SW7008
ALABASTER
DETAILS,
TRIM, BANDS

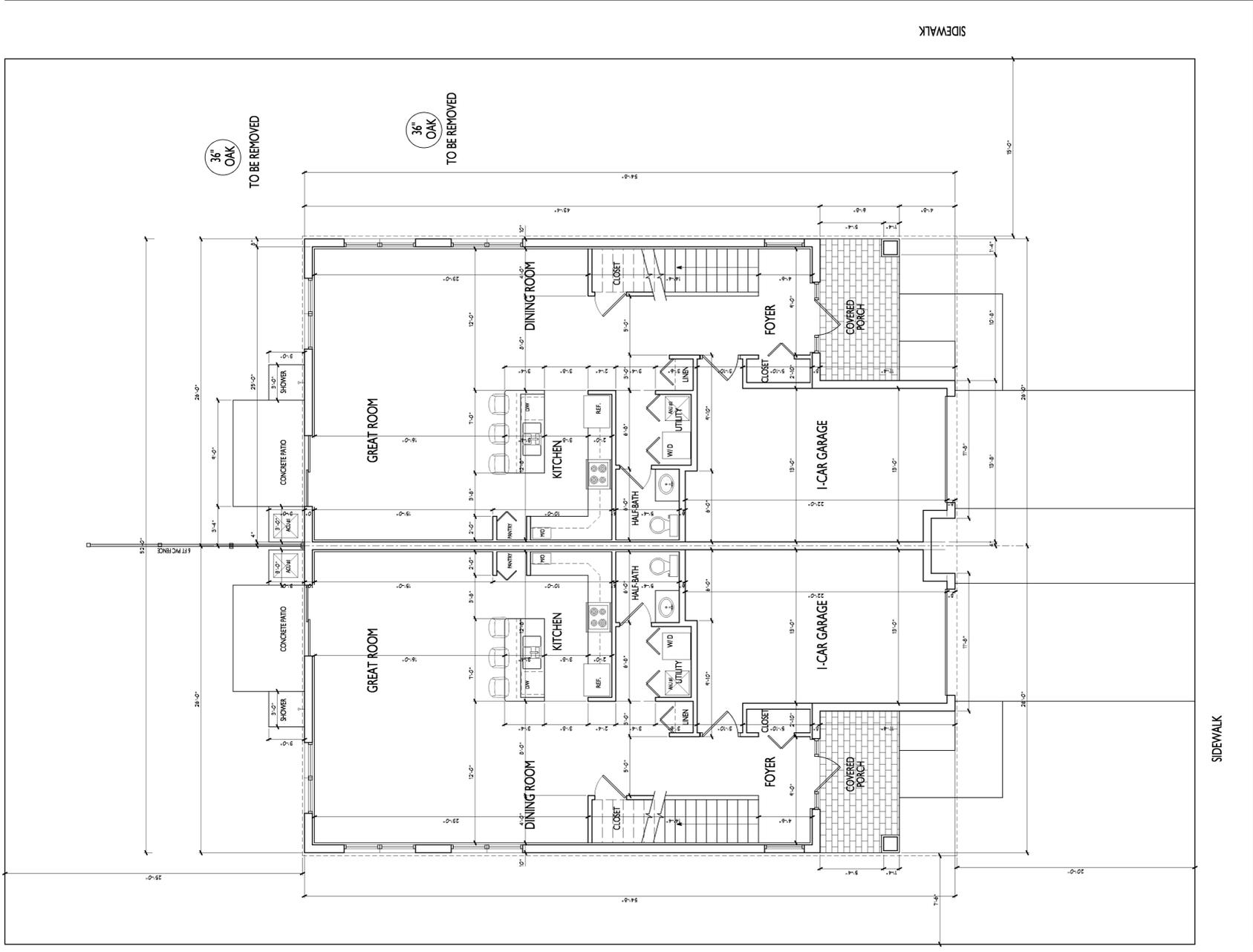




Cultured Stone® Country Ledge stone

Country Ledge stone is easy to install and offers an extensive color palette that helps differentiate one ledge stone from another. Dimensions (approx): 1.5" - 6.5" H x 4.25" - 22" L

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N. OLEANDER AVENUE



SITE PLAN
SCALE: 3/16" = 1'-0"

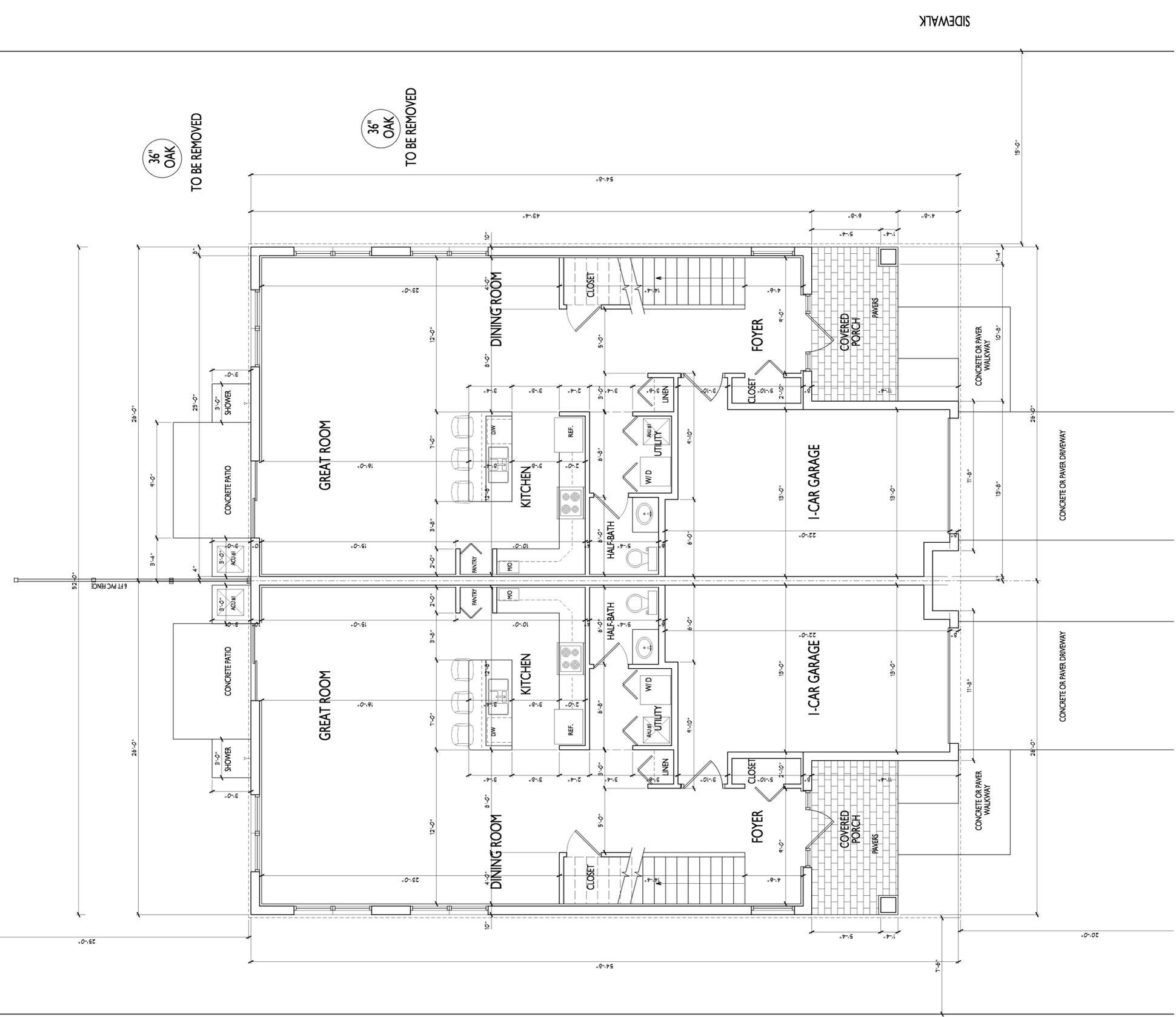
UNIVERSITY BOULEVARD

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1ST FLOOR PLAN SCALE: 1/4"=1'-0"

9,61 S.F. LIVING AREA- 1ST FLOOR
1,294 S.F. LIVING AREA- 2ND FLOOR
2,257 S.F. LIVING AREA- TOTAL
+320 S.F. GARAGE AREA
+80 S.F. COVERED PORCH

2,657 S.F. AREA- TOTAL UNDER ROOF (PER DUPLEX)
5,314 S.F. AREA- TOTAL UNDER ROOF



SIDEWALK

36" OAK
TO BE REMOVED

36" OAK
TO BE REMOVED

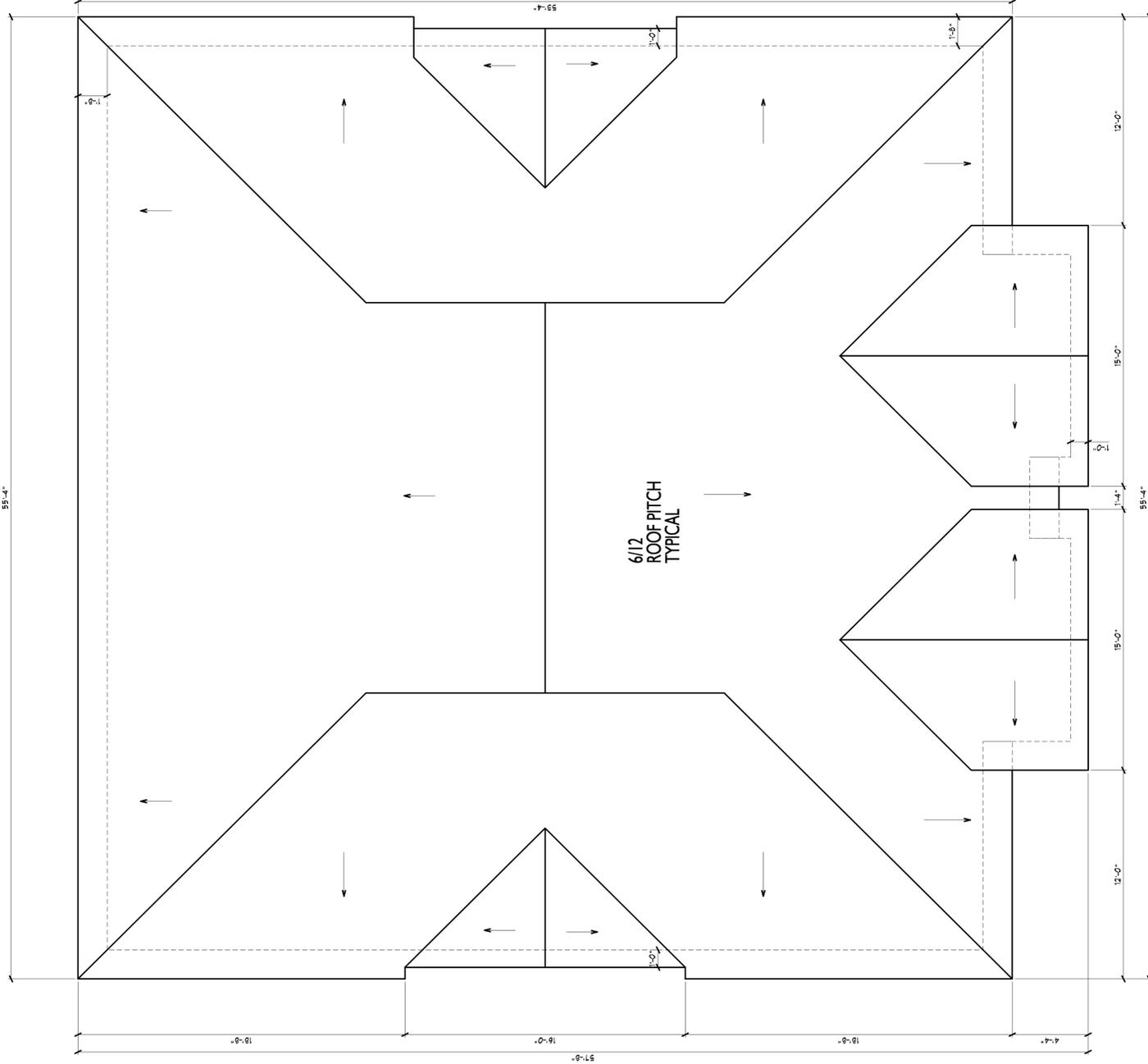
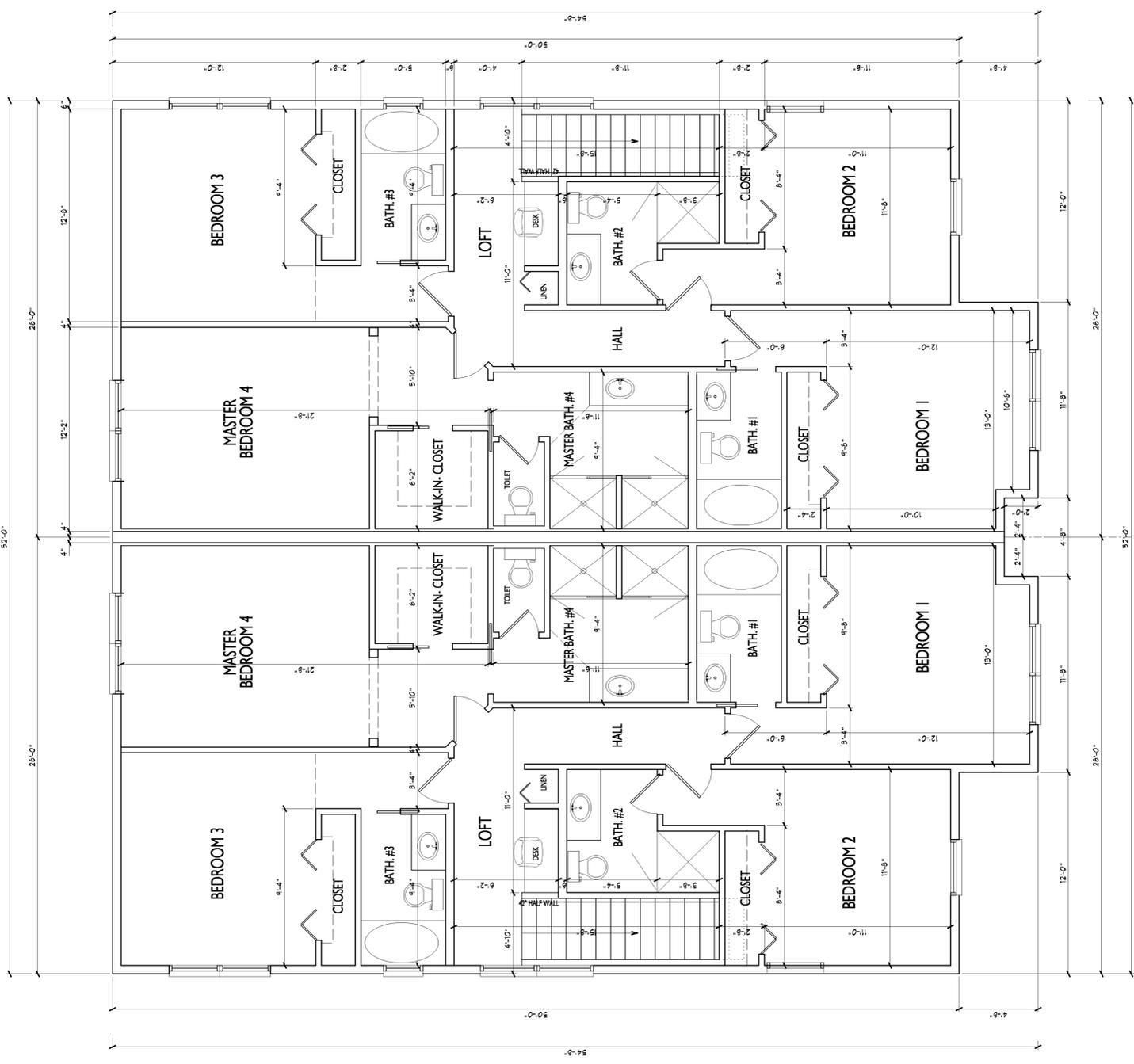
CONCRETE OR PAVER DRIVEWAY

CONCRETE OR PAVER DRIVEWAY

CONCRETE OR PAVER DRIVEWAY

CONCRETE OR PAVER DRIVEWAY

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LEGAL DESCRIPTION

THE NORTHERLY 100 FEET OF LOT 17, BLOCK 32, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 7,497 S.F. MORE OR LESS.

PROPERTY ADDRESS: 402 UNIVERSITY BOULEVARD, DAYTONA BEACH, FLORIDA 32118

SURVEYOR'S NOTES:

- THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM OFFICIAL RECORDS BOOK 7885, PAGE 1573, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- NO DIRECTIONAL BEARINGS SHOWN ON RECORD PLAT (LIMITED GEOMETRY)
- HORIZONTAL DATUM IS ASSUMED COORDINATE SYSTEM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
- THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X", MAP NUMBER 12127C03574, EFFECTIVE DATE 09/29/2017.
- THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. NO TITLE WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL OF LAND OR ADJACENT PARCELS.
- UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 8/17/2020.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
- SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
- THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED BOUNDARY.
- SURVEY ACCURACIES HEREON MEET MINIMUM STANDARD OF PRACTICE URBAN REQUIREMENTS (1:10,000) PER FLORIDA ADMINISTRATIVE CODE.

CERTIFIED TO:
3 COUNTRY HOMES, LLC
JOSE SILVA

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

**Kenneth J
Kuhar**

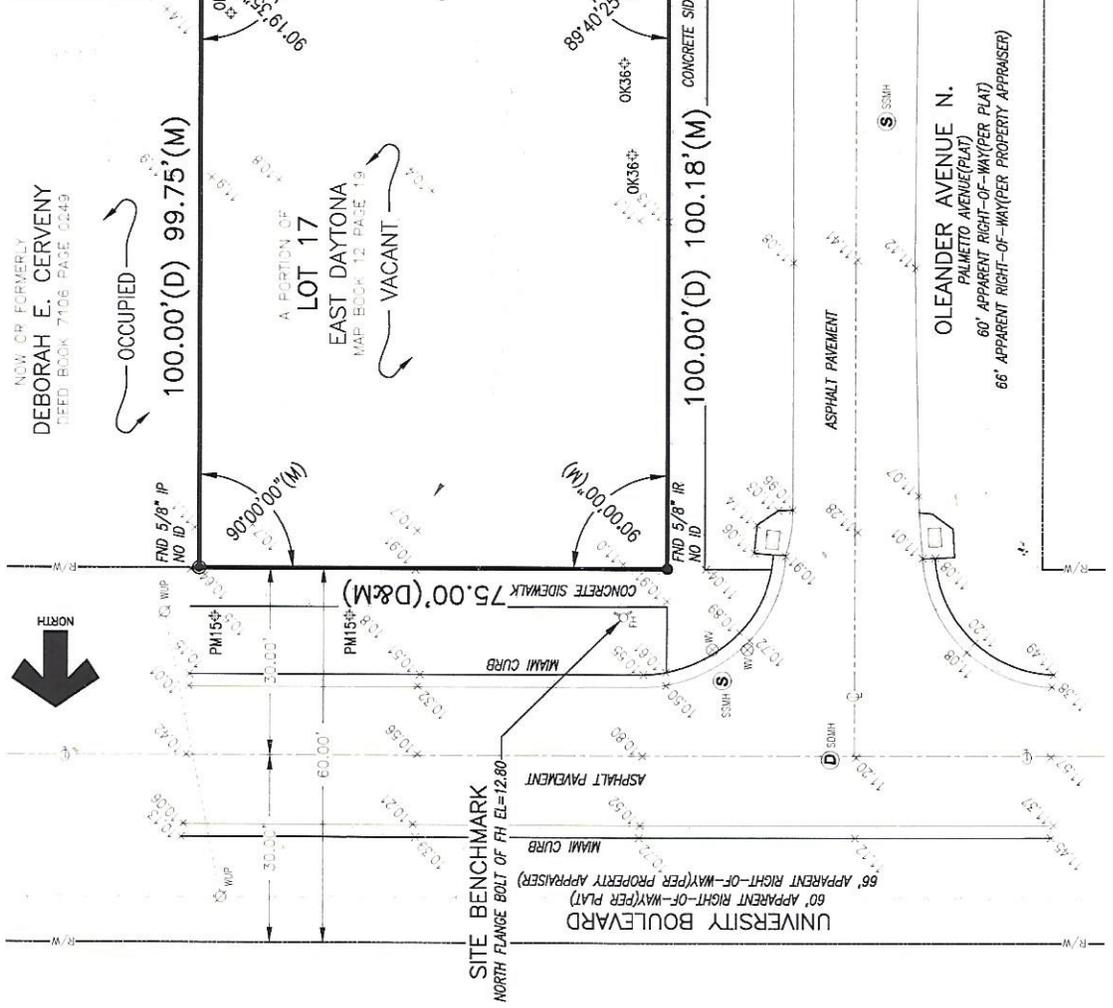
Digitally signed by Kenneth J
Kuhar
Date: 2020.08.31 09:18:23 -0400'

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

TREE LEGEND

PM	PALM TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
PN	PINE TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
HK	HICKORY	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
OK	OAK TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
CD	CEDAR TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
UND	UNIDENTIFIED SPECIES	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT

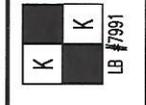
OK24.8 MULTIPLE TRUNKS
TREE SYMBOL



MAP OF SURVEY

DATE:	8/25/2020
PROJECT:	K20122
FILE:	K_20122_WORKSHEET.DWG
FIELD BOOK:	PAGE:
SHEET 1 OF 1 1" = 20'	

KUHAR SURVEYING & MAPPING, LLC
1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
Phone: 386-672-0002
WWW.KUHARSURVEYING.COM



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Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 3385586
Parcel ID: 530501320170
Business Name:
Owner(s): 3 COUNTRY HOMES LLC - FS - Fee Simple - 100
Mailing Address On File: 2308 ROCHELLE AVE
 KISSIMMEE FL 34746
Physical Address: 402 UNIVERSITY BLVD, DAYTONA BEACH 32118
Building Count: 0
Neighborhood: 2248 - N OF SEABREEZE B-4 UNIVERSITY
Subdivision Name:
Property Use: 0000 - VACANT RES
Tax District: 204-DAYTONA BEACH
2020 Certified Millage Rate: 19.3569
Homestead Property: No
Agriculture Classification: No

Property Values

Tax Year:	2021 Working	2020 Final	2019 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$0	\$0	\$0
Land Value:	\$66,240	\$48,300	\$46,575
Just/Market Value:	\$66,240	\$48,300	\$46,575

Tax Roll Values by Taxing Authority

Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
● 0017 CAPITAL IMPROVEMENT	\$66,240	\$66,240	\$0	\$66,240	1.5000	\$99.36
● 0012 DISCRETIONARY	\$66,240	\$66,240	\$0	\$66,240	0.7480	\$49.55
● 0011 REQ LOCAL EFFORT	\$66,240	\$66,240	\$0	\$66,240	3.6590	\$242.37
● 0050 GENERAL FUND	\$66,240	\$66,240	\$0	\$66,240	5.4500	\$361.01
● 0055 LIBRARY	\$66,240	\$66,240	\$0	\$66,240	0.5174	\$34.27
● 0520 MOSQUITO CONTROL	\$66,240	\$66,240	\$0	\$66,240	0.1781	\$11.80
● 0530 PONCE INLET PORT AUTHORITY	\$66,240	\$66,240	\$0	\$66,240	0.0880	\$5.83
● 0058 VOLUSIA ECHO	\$66,240	\$66,240	\$0	\$66,240	0.0000	\$0.00
● 0057 VOLUSIA FOREVER	\$66,240	\$66,240	\$0	\$66,240	0.1052	\$6.97
● 0059 VOLUSIA FOREVER I&S 2005	\$66,240	\$66,240	\$0	\$66,240	0.0783	\$5.19
● 0065 FLORIDA INLAND NAVIGATION DISTRICT	\$66,240	\$66,240	\$0	\$66,240	0.0320	\$2.12
● 0100 HALIFAX HOSPITAL AUTHORITY	\$66,240	\$66,240	\$0	\$66,240	0.9879	\$65.44
● 0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$66,240	\$66,240	\$0	\$66,240	0.2287	\$15.15
● 0210 DAYTONA BEACH	\$66,240	\$66,240	\$0	\$66,240	5.5300	\$366.31
● 0211 DAYTONA BEACH I&S 2004	\$66,240	\$66,240	\$0	\$66,240	0.2543	\$16.84
					19.3569	\$1,282.20

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$1,282.20
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$1,282.20
				Estimated Tax Amount without SOH/10CAP ?	\$1,282.20

Item 4b – Election of Board Vice-Chair



The CITY OF DAYTONA BEACH

DEVELOPMENT & ADMINISTRATIVE SERVICES DEPARTMENT

301 S. RIDGEWOOD AVENUE

DAYTONA BEACH, FLORIDA 32114

PHONE (386) 671-8120

FAX (386) 671-8130

DATE: March 22, 2021

TO: Historic Preservation Board Members

FROM: Steven E. Bapp, AICP, Historic Preservation Planner 

RE: AGENDA ITEM 4b. – ELECTION OF BOARD VICE-CHAIR

Effective March 1, 2021, Mr. Robert Fort has resigned from the Historic Preservation Board, and as such has vacated the position of Vice-Chair.

As per the Land Development Code Section Article 2 (administrative authorities) Section 2.4.F.1, *the Historic Preservation Board shall elect... a Vice-Chair... from among its members, ...to serve a one-year term. ... The Vice-Chair may be elected to successive terms without limitation.*

If you have any questions, please contact Steven E. Bapp at bappsteven@codb.us or by phone at 386-671-8183.