



THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

P.O. Box 2451

Daytona Beach, FL 32115-2451

PHONE: 386-971-8180

AGENDA

Midtown Redevelopment Board Meeting

6:00 PM - Tuesday, May 14, 2024

City Commission Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
 - 6.A. April 9, 2024 Regular Meeting
[MRB Minutes 04092024 Final](#)
7. MLK LUXURY LOFTS (ROSS COURT) - MAJOR SITE PLAN - DEV2023-270 (QUASI-JUDICIAL HEARING)
 - 7.A.
A request by John Zemball, P.E., Zahn Engineering, Inc. on behalf of N & N Consulting and Development Corp., and Oliver Ross, Sr. to approve the site plan for MLK Luxury Lofts (Ross Court) .77± acres of property located at 112 S. Dr. Martin Luther King Blvd. for the construction of a 3-story multi-family building and all associated site improvements.
[MLK LOFTS Site Plan Staff Report](#)
8. STAFF REPORTS
 - 8.A.
Police Department - Captain Conde
 - 8.B.
Code Compliance - Ms. Kirk
 - 8.C.
Redevelopment Projects - Ms. Toliver
9. PRESENTATION - SPOTLIGHT ON MIDTOWN
 - 9.A.
Ms. Cynthia Johnson
Soul Foods Restaurant, 854 Orange Ave, Daytona Beach, FL
 - 9.B. Mr. Daniel Thurlow

Daytona Aquarium, 1008 W International Speedway Blvd., Daytona Beach, FL

10. OLD BUSINESS
11. NEW BUSINESS
12. PUBLIC COMMENTS
13. BOARD COMMENTS
14. MEETING RECAP/FOLLOW-UPS FOR THE NEXT BOARD MEETING
15. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the City Commission meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 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 7-1-1 or 1-800-955-8771.

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, April 9, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, April 9, 2024, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present

Ms. Renee Richardson, Chair
Ms. Davita Bonner, Vice Chair
Ms. Joan Sheppard
Mrs. Tangel Hardy
Ms. Cathy Washington (Ex-Officio)
Mr. Lynn Thompson
Mr. Eddie Lake

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Mr. David Russell, Assistant City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Mrs. Angela Armstrong, Redevelopment Project Manager
Captain Leonardo Conde, Daytona Beach Police Department
Ms. Sara Kirk, Code Compliance
Ms. Mandana Carry, Office Specialist

1. Call to Order

Ms. Richardson called the meeting to order at 6:03 p.m.

2. Roll Call

Ms. Carry called roll and listed members as present above.

3. Invocation

Pastor Lake gave the invocation.

4. Pledge of Allegiance

The Pledge of Allegiance was stated.

5. Approval of Agenda

A motion was made to approve the agenda by Mr. Lake, seconded by Ms. Hardy. The motion was carried 6-0.

6. Approval of Minutes

A motion was made to approve the minutes by Ms. Washington, but she is a non-voting member. The minutes will appear on the next agenda for approval.

7. Daytona Center- Rezoning-Planned Development- Redevelopment, First Amendment-DEV2022-189 (Quasi-Judicial Hearing)

7.A

Ms. Toliver presented the Daytona Center Planned District Agreement to add property and rezone 7.73 ± acres at 1008 W. International Speedway Blvd. from Planned Development-General (PD-G) to Planned Development-Redevelopment (PD-RD) to also include additional uses and site improvements. The applicant requested waivers and modifications on various requirements such as parking, landscaping, and signage.

Jessica Gow, Cobb Cole, highlighted the importance of the PD-RD amendment for the new aquarium and the dance hall/restaurant.

Ms. Richardson inquired about the planned businesses for the space.

Mrs. Gow mentioned the current modification to the PD doesn't introduce any specific new use except for allowing the existing nightclub to continue.

Ms. Toliver added that Visions currently holds a business license for a dance hall and restaurant. If the proposed amendment is approved by the City Commission on May 15, then Visions would need to apply for a change of use to a nightclub license.

Mr. Thompson emphasized the importance of attracting the right businesses to the area, aiming for positive development in the heart of Midtown.

Ms. Sheppard asked if the beverages offered by the Aquarium would have a full bar.

Mrs. Gow explained that the Aquarium will construct a rainforest-themed restaurant with alcohol and obtain a liquor license. They will serve beer and wine at the existing bar during events until the full restaurant is operational.

Ms. Sheppard expressed concern about the corner becoming known for alcohol consumption. She also raises concerns about RV parking, to which Ms. Gow clarifies that temporary RV parking during events is allowed by a provision in the current code, which they're simply extending to this site. Ms. Sheppard suggests having a clearer plan for the center's potential uses.

Ms. Hardy asked how many empty units are at Daytona Center.

Mrs. Gow responded that she doesn't have the current vacancy data but could obtain it from the owner.

Ms. Hardy asked if there are any potential leases for the new uses.

Mrs. Gow replied that she is not aware of potential leases for the new uses.

Ms. Hardy asked for clarification on the limit with alcohol at the site.

Mrs. Gow explained that only one nightclub is permitted in the entire Planned District and must be located at least 500 feet from any other establishment serving alcohol. Additionally, only two businesses are allowed to use the alcoholic beverage sales and service category the entire planned district as a principal use.

Mr. Thompson asked if there is a probation office in other Community Redevelopment Areas. He emphasized the need for Midtown to thrive with positive development rather than being a place for unwanted businesses.

Mrs. Gow noted that the probation office has been at the center for about three years. She cautioned that existing uses are not part of this request, and the City Commission has already approved the use.

The Board suggested excluding the following additional uses: Boat and Marine Sales and Service Uses category, under Visitor Accommodation Uses category, delete “or motel”. Under the proposed category “Temporary Overnight Parking (RV only), ...” add language to allow this use during Midtown special events.

Mr. Thompson made a motion to approve all the Land Development Code (LDC) modifications and waivers, to expand the boundary and rezone the property from PD-G to PD-RD, make site improvements and include additional uses except, **Boat and Marine Sales and Service Uses category, under Visitor Accommodation Uses category, delete “motel”**. Under the proposed category “Temporary Overnight Parking (RV only), ...” add language to allow this use during Midtown special events. Pastor Lake seconded the motion. The motion was carried 6-0.

8. Staff Reports

8a. Police Department- Captain Conde

Captain Conde provided statistics from March 13 to April 9, 2024. He explained that each month, the police department focused on a specific area for their traffic safety initiative. In March, during Bike Week, they concentrated on Dr. Mary McLeod Bethune Boulevard from Charles Street to Nova Road. Captain Conde shared the enforcement results for this area. For April, they plan to focus on Zone 5, specifically the Derbyshire Road area.

Pastor Lake inquired about a demographic breakdown of the statistics.

Captain Conde mentioned that he could provide the breakdown, but it might be a challenge due to variations in how citations are issued. Some officers use paper citations, while others use online forms. He stated that the information will be provided next month.

8b. Code Compliance – Ms. Kirk

Ms. Kirk provided a copy of the code compliance cases for the month of March 2024.

8c. Redevelopment Projects- Ms. Toliver

Ms. Toliver shared upcoming dates for the job and housing fairs, a seafood festival, and the reopening of Daisy Stocking Park. She mentioned that The Stompdown event scheduled for April is postponed, and she's coordinating with the organizer to confirm a new date, likely in August, and at a different venue. She shared that revisions were made to the commercial grants. It would cover up to 80% of the project cost, with a cap of \$50,000. For projects needing professional designs, the grant would, up to \$20,000. This grant was approved by the CRA and City Commission. Our office is revising the business façade and lease-hold improvement grants to offer more funding and consolidating them into one grant program, which will include roof repair and replacement for commercial properties.

Ms. Toliver mentioned at the April 3, 2024, CRA and City Commission meeting, the acquisition of a vacant lot on Helme Place was approved. The property is near Dr. MLK and ISB intersection. This purchase is part of the larger plan to develop a Midtown Town Center. Another purchase is on the agenda for April 17, 2024, to the former Shiloh church building and adjacent vacant lots. The proposed options are to repurpose the building as a black history museum or develop retail and residential spaces if the church is demolished.

She updated the Board that directional signage on West ISB that was discussed at a previous meeting is for vehicles to turn at Nova Road for the Midtown Center. The center was renamed to the Cherry Center and the sign must be updated.

Ms. Toliver provided another update to Ms. Hardy's inquiry about storm weather or other emergency alerts. She clarified that Volusia County does not have a sound system for alerts. They rely instead on dissemination through television and mobile phones.

Pastor Lake inquiries about the response to grants over the past two years. Ms. Toliver explains that the response has been low, not just in Midtown but citywide. Historically, the grants have been limited in scope and funding.

Ms. Sheppard asks about programs for roof replacement after storm damage.

Ms. Toliver mentioned that the City's Rehab program through Neighborhood Services paused during COVID but will resume this year. The City launched a roof replacement program last year and spent over a million dollars.

Mr. Thomas added that Transform 386 is another option. The program is available to all homeowners in Volusia County. Daytona Beach residents are eligible if they suffered roof damage from Hurricane Ian.

9. Presentation- Spotlight on Midtown

9. A. Ms. Cynthia Johnson, Soul Foods Restaurant, 854 Orange Avenue, Daytona Beach, Fl
No presentation.

9.B Ms. Camille R. Martin, Camille R. Martin, P.A., 847 Orange Avenue, Daytona Beach, Fl
No presentation.

10. Old Business

None.

11. New Business

None

12. Public Comments

Pierre Louis, 130 South Franklin Street, expressed support for the Midtown area.

13. Board Comments

The Board members described the meeting as excellent, highlighting its productivity and focus on vital community concerns. They emphasized how it helped them gain clarity on community needs and what would benefit citizens the most.

14. Meeting Recap/Follow-Ups For the Next Board Meeting

None.

15. Adjournment

The meeting was adjourned at 7:39 p.m.

Renee Richardson, Chair

Chernecia Campbell, Board Secretary

Agenda Item 7 (Quasi-Judicial Hearing)
Major Site Plan
DEV2023-270
MLK Luxury Lofts (Ross Court)

STAFF REPORT

DATE: April 22, 2024

TO: Midtown Redevelopment Board Members

FROM: Michele Toliver, Redevelopment Project Manager

PROJECT REQUEST

A request by John Zemball, P.E., Zahn Engineering, Inc, on behalf of N&N Consulting and Development Corp, and Oliver Ross, Sr, to approve the site plan for MLK Luxury Lofts (Ross Court) .77± acres of property located at 112 S. Dr. Martin Luther King Boulevard for the construction of a 3-story multifamily building and all associated site improvements.

PROJECT LOCATION

The subject property is located at 112 S. Dr. Martin Luther King Boulevard and is currently vacant and undeveloped.



Aerial Map of the Property

The current zoning on the property is Redevelopment Midtown – Midtown Center Mixed Use (RDM-1). The Future Land Use (FLU) designation on the property is Mixed Use Medium (MU-M). Adjacent zoning and land use classifications are shown in the table below, and they are also reflected in the accompanying map series (*Attachment A*).

Table 1: Land Use and Zoning

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
Site	Vacant Undeveloped	Mixed Use Medium	Redevelopment Midtown – Midtown Center Mixed Use (RDM-1)
North	Vacant Commercial	Mixed Use Medium	Redevelopment Midtown – Midtown Center Mixed Use (RDM-1)
South	Vacant Commercial Vacant Education	Mixed Use Medium	Redevelopment Midtown – Midtown Center Mixed Use (RDM-1)
East	Store/Office/Residential Vacant Residential	Mixed Use Medium	Redevelopment Midtown – Midtown Center Mixed Use (RDM-1)
West	Education	Schools	Redevelopment Midtown – University Transition (RDM-4)

PROJECT DESCRIPTION

The applicant request is for a major site plan approval of a 3-story building with 25,692 square feet residential building with all associated site improvements. The proposed development will consist of 24 units with 2 bedrooms and 2 baths at 840 square feet each. Two units on the first floor will be ADA accessible.

PROJECT ANALYSIS

In accordance with Section 3.4.I.3 - *Major Site Plan Procedure* of the Land Development Code (LDC), approval of a major site plan by the Midtown Redevelopment Board is required if a development proposes 20,000 square feet or more of gross floor area (GFA). The Redevelopment Board’s review is the final action required to approve the site plan.

Site Plan Review Criteria

Pursuant to Article 3 – Review Procedures, Section 3.4.I.5 – *Site Plan Review Standards* of the Land Development Code (LDC), an application for a Major Site Plan or Minor Site Plan shall be approved only on a finding there is competent substantial evidence in the record that the proposed development:

- a. Is consistent with the comprehensive plan.**

The Future Land Use (FLU) designations on the subject property is Mixed Use - Medium, which is consistent with the proposed use of the site. Review of the proposed residential use reflects consistency with the existing FLU designations in the Comprehensive Plan.

b. Complies with the applicable district, use, and intensity and dimensional standards of this Code.

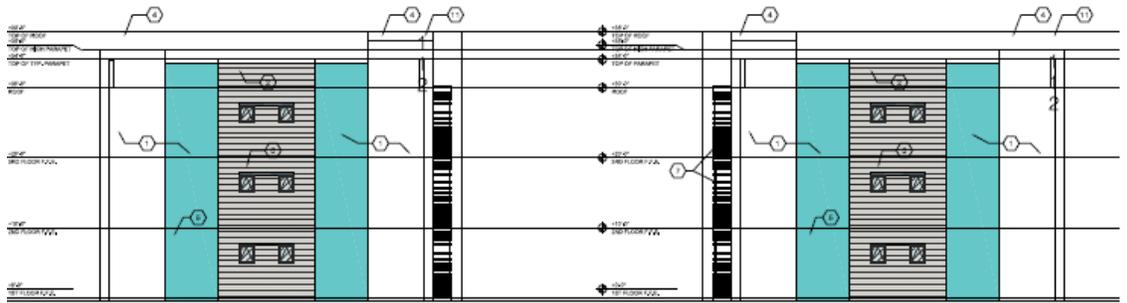
The site plan (*Attachment B*) has been reviewed by the City’s Technical Review Team (TRT) for compliance with the LDC. The applicant received approval (*Attachment C*) to increase the maximum front yard setback from 25 feet to 149 feet. With this approval, Staff has determined that the proposed plan complies with all applicable use, intensity, and dimensional standards.

c. Complies with the applicable development standards of this Code (Article 6).

The site plan has been reviewed by the City’s Technical Review Team (TRT) for compliance with requirements of the Land Development Code (LDC). The details to the site plan are identified in greater detail below:

Site Details

1. Building Design –The architectural elevations for the project are shown in *Attachment D*. The proposed building is required to comply with the City’s exterior color and design standards for Major City Thoroughfares. The City’s TRT has reviewed the elevations for compliance with the LDC and determined them to be consistent.

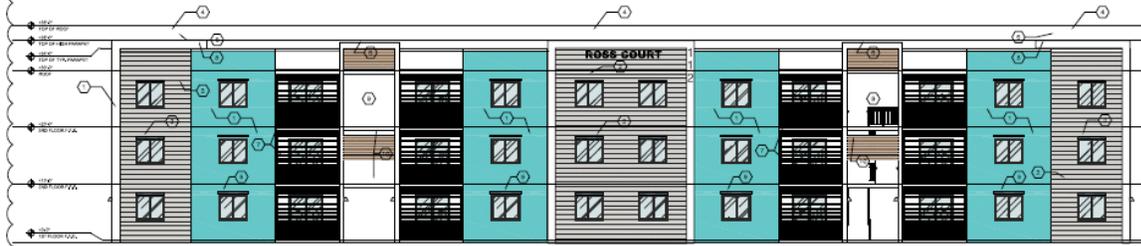


1 PROPOSED BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

1 PROPOSED BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 PROPOSED BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 PROPOSED BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

2. **Parking** – The project meets LDC requirements pertaining to parking, vehicle maneuverability, ADA parking and access, and utilities location and sizing. Section 6.2.B.4.e of the LDC states: Parking spaces are not required for properties abutting Dr. Martin Luther King Blvd. between a point 400 feet south of Loomis Avenue and a point 225 feet south of West International Speedway Boulevard.

Total Parking Spaces Required	N/A
Parking Provided:	
- Standard Spaces	5
- Handicapped Spaces	1
Total Parking Spaces Provided	6

3. **Landscaping** – The landscape plan (*Attachment E*) has been reviewed for compliance with the LDC, including required landscape materials, landscape types, and buffer and screening requirements. Staff has found the plan meets the LDC standards.

LANDSCAPE SITE DATA CHART:

SITE ACREAGE = 0.77 = 33,745 S.F. / 2500 S.F. = 13 REQ. TREES

PROPOSED TREES CREDITS AS FOLLOWS:

PROPOSED TREES = 34 TREES

(27) PROPOSED PALMS = 14 TREES (2:1)

TREES PROVIDED ON SITE = 48 TREES

RETENTION OF EXISTING TREE CANOPY:

REQUIREMENT = AT LEAST SIX (6) DIAMETER INCHES OF EXISTING TREES SHALL BE RETAINED AND PRESERVED FOR EVERY 2,500 SF OF THE TOTAL DEVELOPMENT.

NOTE: ALL TREES (EXCEPT HISTORIC TREES OR NUISANCE TREES) WITH A MINIMUM DBH OF 2.5" INCHES MAY BE USED IN MEETING THIS REQUIREMENT

SITE ACREAGE = 33,745 S.F. / 2500 S.F. = 13 REQ. TREES w/MIN. OF 6" INCHES DIAMETER INCHES = 78" INCHES REQUIRED

TREE CREDITS AS FOLLOWS:

(1) EXISTING PALMS @ 10" = 1 TREE = 10" INCHES

(2) EXISTING OAKS = 2 TREES = 53" INCHES

(27) PROPOSED PALMS @ 10" = 14 TREES = 140" INCHES

PROPOSED TREES @ 1.5" = 17 TREES = 25,50" INCHES

PROPOSED TREES @ 2.5" = 13 TREES = 32,50" INCHES

PROPOSED TREES @ 6" = 4 TREES = 24" INCHES

TREES PROVIDED ON SITE = 51 TREES = 285" INCHES

RETENTION OF SPECIMEN TREES:

(2) SPECIMEN TREES/.77 ACRES = 2.60 TREES PER ACRE = 80% TO BE SAVED

80% (x) 2 = 2 SPECIMEN TREES REQUIRED TO BE SAVED

(2) SPECIMEN TREES PRESERVED

NO REMOVAL OF HISTORIC TREES (N/A)

MINIMUM TREE COVERAGE:

REQUIREMENT = 15% OF THE SITE AREA IS OCCUPIED BY TREE CANOPY COVER

SITE SF = 33,745 SF (x) 15% = 5,062 SF

TREE CREDITS AS FOLLOWS:

(2) EXISTING OAKS 80'x80' = 6,400 (x) 2 = 12,800 SF

(1) EXISTING CABBAGE PALMS 12'x12' = 144 SF

PROVIDED: 12,944 SF; REQUIREMENT MET

4. **Signage** – The size and number of signs were reviewed by staff and determined to be consistent to be with LDC design standards.

d. Complies with all other applicable standards in this Code.

Staff has reviewed the proposed development plan and has found it to be acceptable.

e. Complies with all requirements or conditions of any prior applicable development orders.

The proposed development plan has been reviewed for compliance with the applicable regulations in the LDC. The City’s TRT has reviewed the proposed project and has found it to be acceptable.

f. Is issued a Concurrency Certificate in accordance with Section 3.4.Z.2.b, Concurrency Certificate Determination Procedure.

Staff has reviewed the proposed development plan and has determined it is compliant.

RECOMMENDATION

Staff recommends approval of the MLK Luxury Lofts (Ross Court) Major Site Plan for the construction of a 3-story multifamily building and all associated site improvements. A majority of the Midtown Redevelopment Board members present and voting is required for approval of the site plan.

ATTACHMENT A



1 inch = 200 feet



LOCATION MAP

City of Daytona Beach Map disclaimer:
This map was developed and produced by the City of Daytona Beach GIS. The map is provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Map discrepancies should be brought to the attention of City Engineering and or Development Services.

DEV2023-270 MLK LUXURY LOFTS SITE PLAN LOCATION MAP



ATTACHMENT A



1 inch = 200 feet



AERIAL

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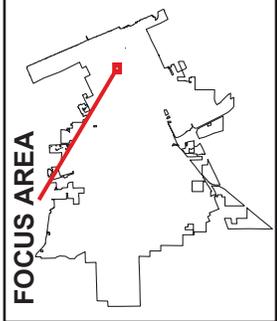
DEV2023-270 MLK LUXURY LOFTS SITE PLAN AERIAL MAP





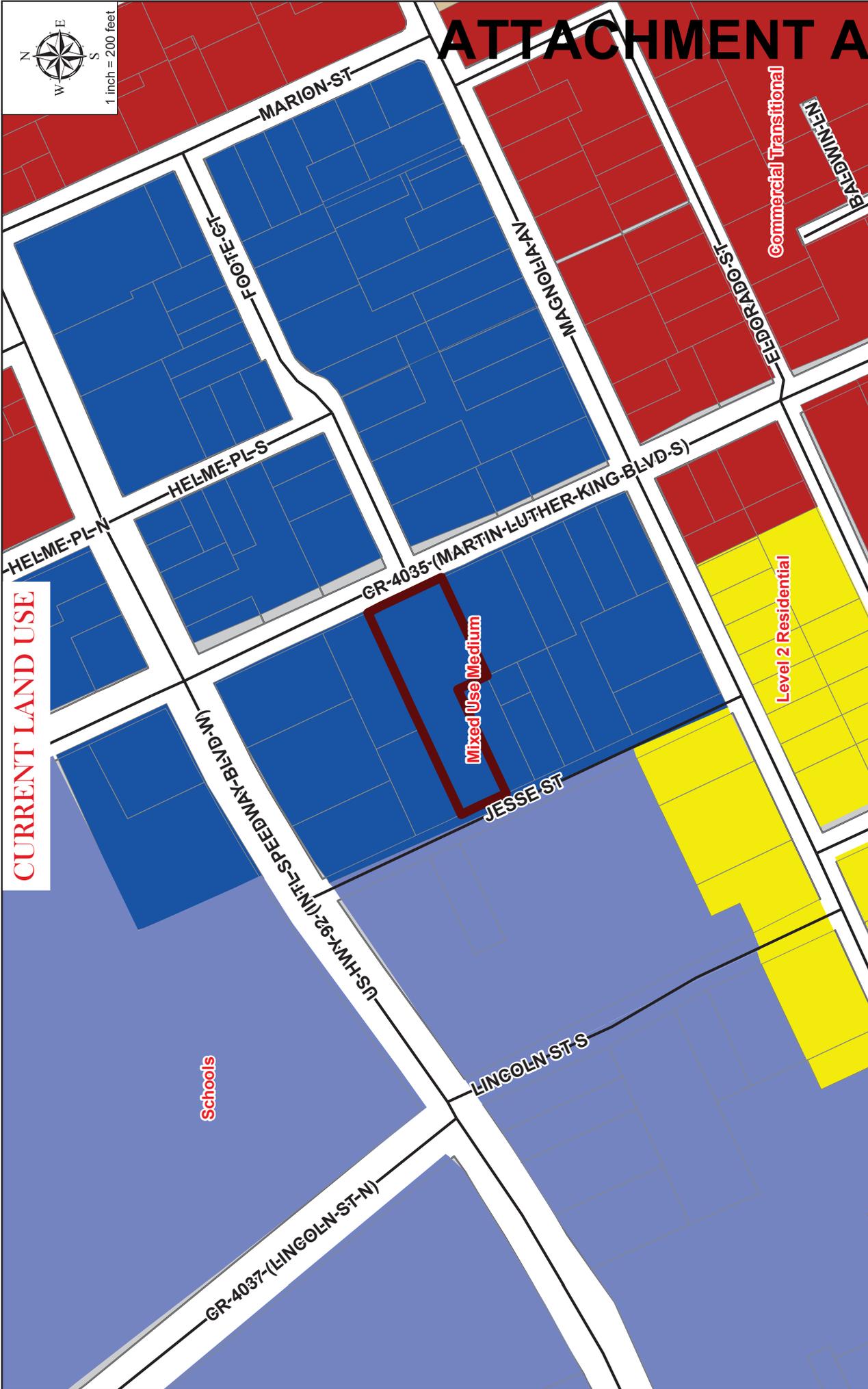
1 inch = 200 feet

ATTACHMENT A



FOCUS AREA

CURRENT LAND USE



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DEV2023-270 MLK LUXURY LOFTS SITE PLAN CURRENT LAND USE MAP



ATTACHMENT A



1 inch = 200 feet



MARION ST

BAIDWIN LN
PD-RD

ELDRIDGE ST

HELME PL S

FOOTE ST

GR 4035 (MARTIN LUTHER KING BLVD S)

CURRENT ZONING

RDM1

JESSE ST

RDM6

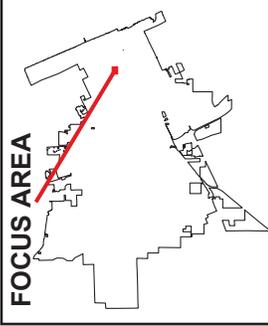
US HWY 92 (INTL SPEEDWAY BLVD W)

MAGNOLIA AV

LINCOLN ST S

RDM4

GR 4037 (LINCOLN ST N)



FOCUS AREA

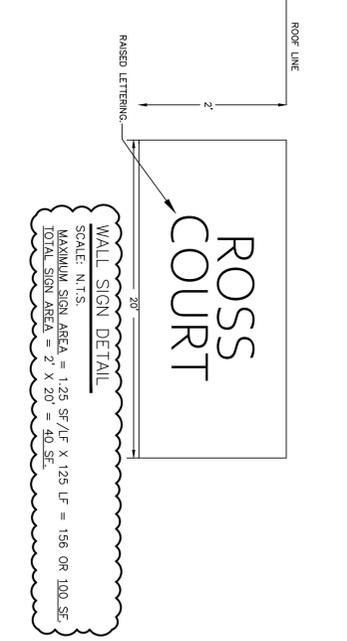
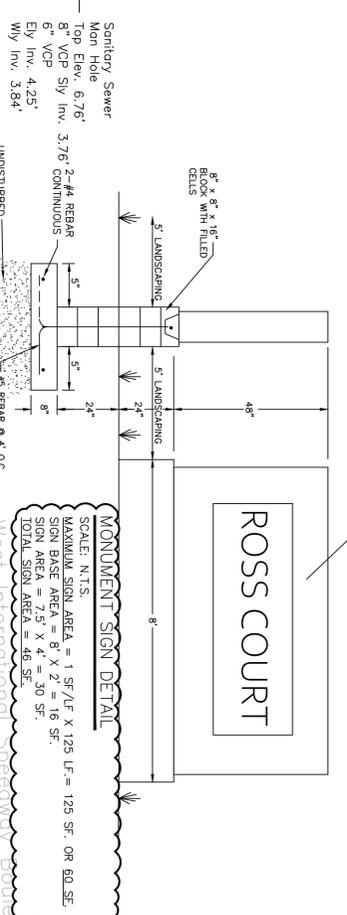
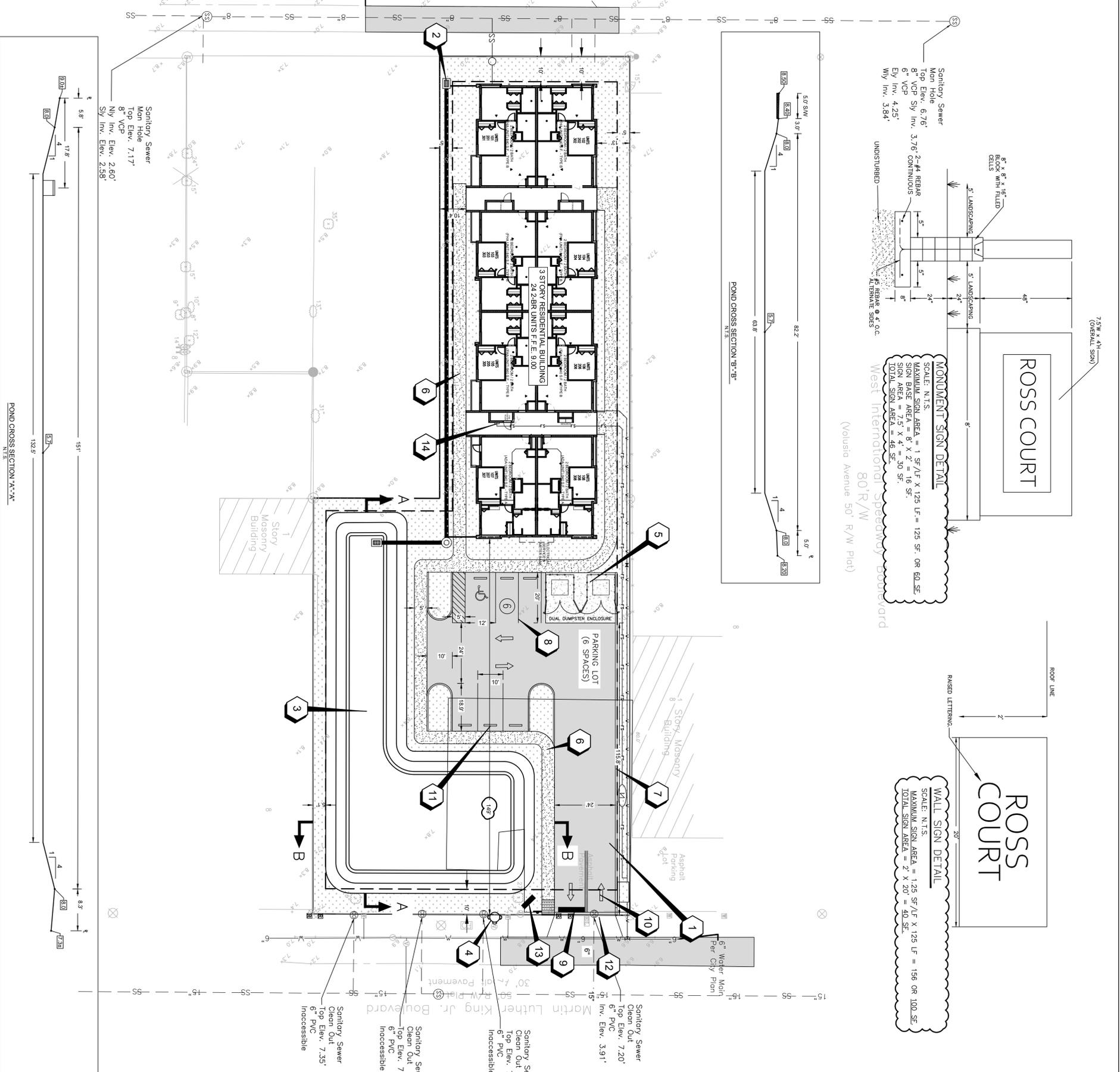
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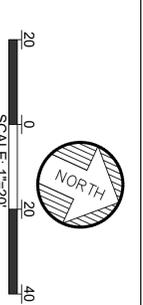
DEV2023-270 MLK LUXURY LOFTS SITE PLAN ZONING MAP



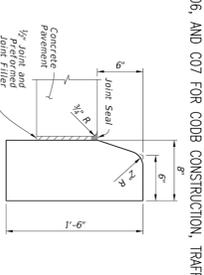
ATTACHMENT B



- 1 ASPHALT (SEE DETAIL) = 5,600 SQ. FT.
- 2 OVERFLOW WEIR WEIR EL. = 7.25'
- 3 POND
- 4 EXISTING FIRE HYDRANT
- 5 PROVIDE DUMPSTER ENCLOSURE (SEE DETAIL SHEET C05)
- 6 PROVIDE 5' WIDE 2835 SF OF CONCRETE SIDEWALK (SEE COOB DETAIL C-1 SHEET C05)
- 7 PROVIDE 415 LF OF FOOT TYPE 'D' CURB (SEE DETAIL THIS SHEET)
- 8 PROVIDE 4" WIDE WHITE PAINTED STRIPE TYP
- 9 PROVIDE 24" WIDE WHITE THERMOPLASTIC STOP BAR, 50 LF OF 6" WIDE DOUBLE YELLOW THERMOPLASTIC LINES, AND 36" STOP SIGN
- 10 PROVIDE FOUR (4) WHITE PAINTED DIRECTIONAL ARROWS
- 11 PROVIDE SIX (6) CONCRETE WHEEL STOP TYP (SEE COOB DETAIL M-1 SHEET C06)
- 12 CONNECT TO EXISTING DRIVEWAY APRON (SEE COOB DETAIL C-8 SHEET C05)
- 13 MONUMENT SIGN (SEE DETAIL)
- 14 BUILDING MOUNTED KNOX BOX, AND FIRE CONTROL ROOM SIGN (SEE DETAIL)



- NOTE: SEE SHEET C05, C06, AND C07 FOR COOB CONSTRUCTION, TRAFFIC, AND MISCELLANEOUS DETAILS
1. For Type A, Type B, and Type D Curb:
Concrete pavement and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter:
When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 0.5" unless otherwise shown on plans.
3. For Type B4, provide entire section so that gutter cross slope matches slope of adjacent existing roadway pavement.
4. For details depicting usage of Type A curb adjacent to flexible pavement see sheet 5.



NOTES:

1. For Type A, Type B, and Type D Curb:
Concrete pavement and joint seal are required between curbs and concrete pavement only, see Sheet 3.

2. For Type E, Type F, Drop Curb, and Valley Gutter:
When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 0.5" unless otherwise shown on plans.

3. For Type B4, provide entire section so that gutter cross slope matches slope of adjacent existing roadway pavement.

4. For details depicting usage of Type A curb adjacent to flexible pavement see sheet 5.

TYPE D

ATTACHMENT C



The City of Daytona Beach
Development Services Department/Permits & Licensing Division
301 S. Ridgewood Avenue
Daytona Beach, Florida 32114
Phone (386) 671-8328
Email PhillipsMelissa@codb.us

VIA E-Mail

chris.casey@zahneng.com

February 20, 2024

Zahn Engineering/N&N Consulting
150 S Palmetto Avenue
Daytona Beach, FL 32114

RE: **BOA2024-002 Variance Approval**
112 S. Martin Luther King Boulevard/Parcel ID 5339-76-01-0060

Dear Applicant:

This is to advise you that on Thursday, **February 15, 2024**, the Board of Adjustment of the City of Daytona Beach approved a variance for the property located at **112 S. Martin Luther King Boulevard/Parcel ID 5339-76-01-0060** from **Article 4 (Zoning Districts), Section 4.7.U (Redevelopment Midtown - Midtown Center Mixed Use/RDM-1) of the CODB Land Development Code (LDC)** to increase the maximum front yard setback for a multifamily residential structure from 25ft to 149ft.

This variance will allow a 3-story, 24-unit multifamily structure to be constructed on this vacant parcel with an increased maximum front setback.

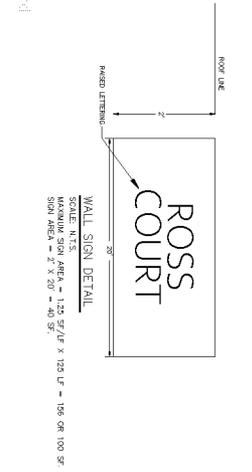
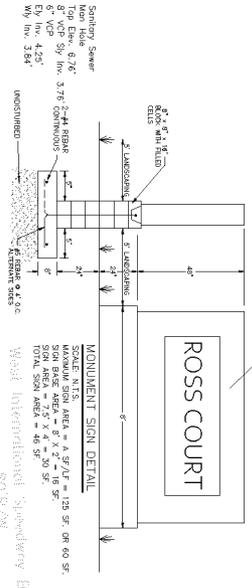
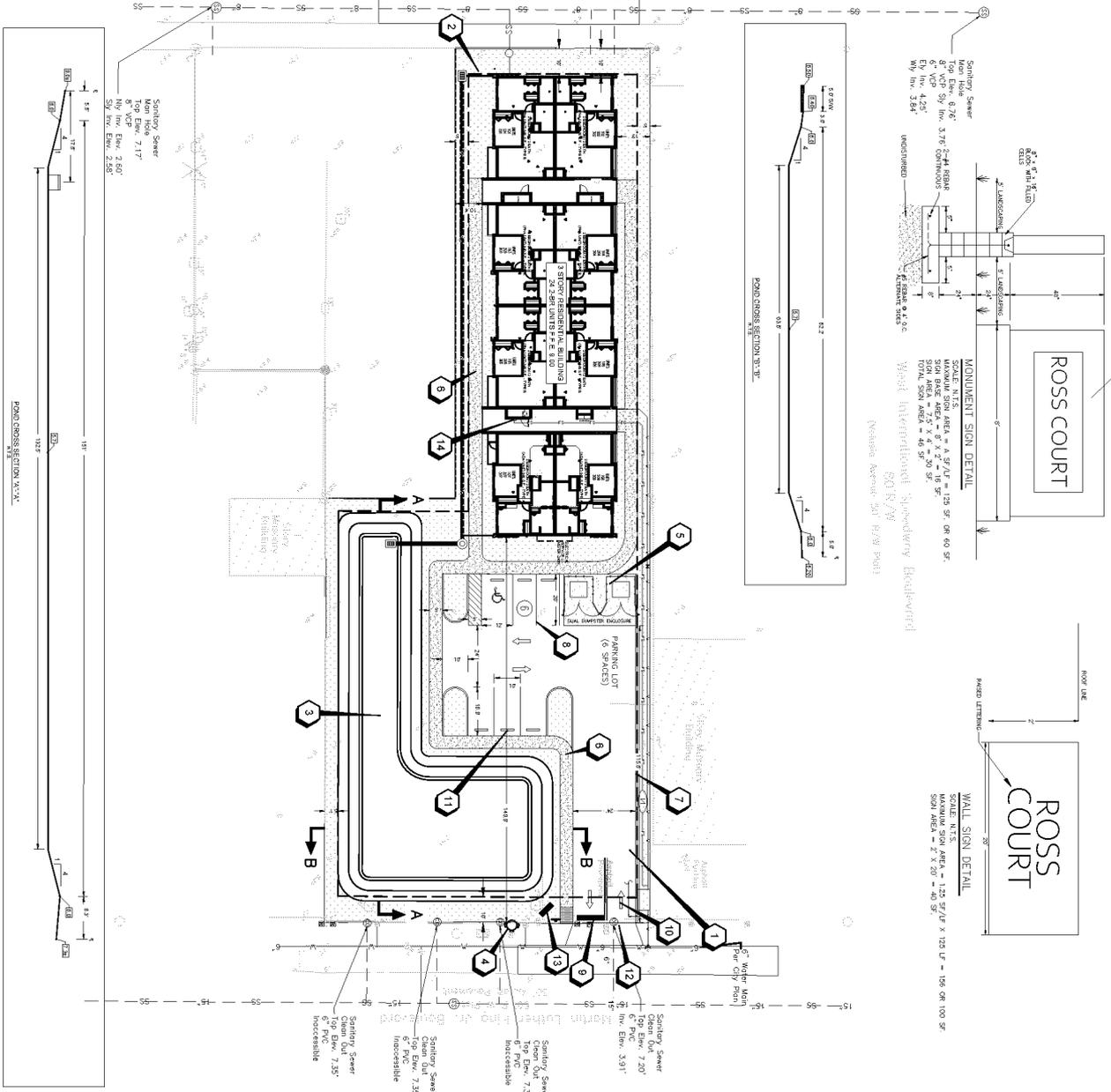
This variance is **valid for twelve (12) months** from the date of the meeting. Please include this letter with your permit application to the Permits & Licensing Division when you are ready to utilize the variance. **No extension can be granted.**

Should you require anything further, please feel free to contact me via email at PhillipsMelissa@codb.us.

Thank you,

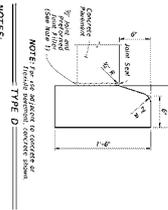
Missy Phillips
Senior Development Review Technician

ATTACHMENT C



- 1 ASPHALT (SEE DETAIL) = 5800 SQ. FT.
- 2 OVERFLOW WEIR NEAR EL. = 8100' 12" WIDE (TOP) & WIDE (BOTTOM) (SEE CROSS SECTION THIS SHEET)
- 3 POND
- 4 EXISTING FIRE HYDRANT
- 5 PROVIDE DUMPSTER ENCLOSURE (SEE DETAIL SHEET 005)
- 6 PROVIDE 5' WIDE BASES OF CONCRETE SIDEWALK (SEE COORD DETAIL C-1 SHEET 005)
- 7 PROVIDE 415 LF OF FOOT TYPE 'O' CURB (SEE DETAIL THIS SHEET)
- 8 PROVIDE 4" WIDE WHITE PAINTED STRIKE TYP
- 9 PROVIDE 24" WIDE WHITE THERMOPLASTIC STOP BAR, 50 LF OF 6" WIDE DOUBLE YELLOW THERMOPLASTIC LINES, AND 50' STOP SIGN
- 10 PROVIDE FOUR (4) WHITE PAINTED DIRECTIONAL ARROWS
- 11 PROVIDE SIX (6) CONCRETE WHEEL STOP TYP (SEE COORD DETAIL M-1 SHEET 006)
- 12 CONNECT TO EXISTING BREAKWAY AERON (SEE COORD DETAIL C-8 SHEET 005)
- 13 MONUMENT SIGN (SEE DETAIL)
- 14 BUILDING MOUNTED KNIX BOX

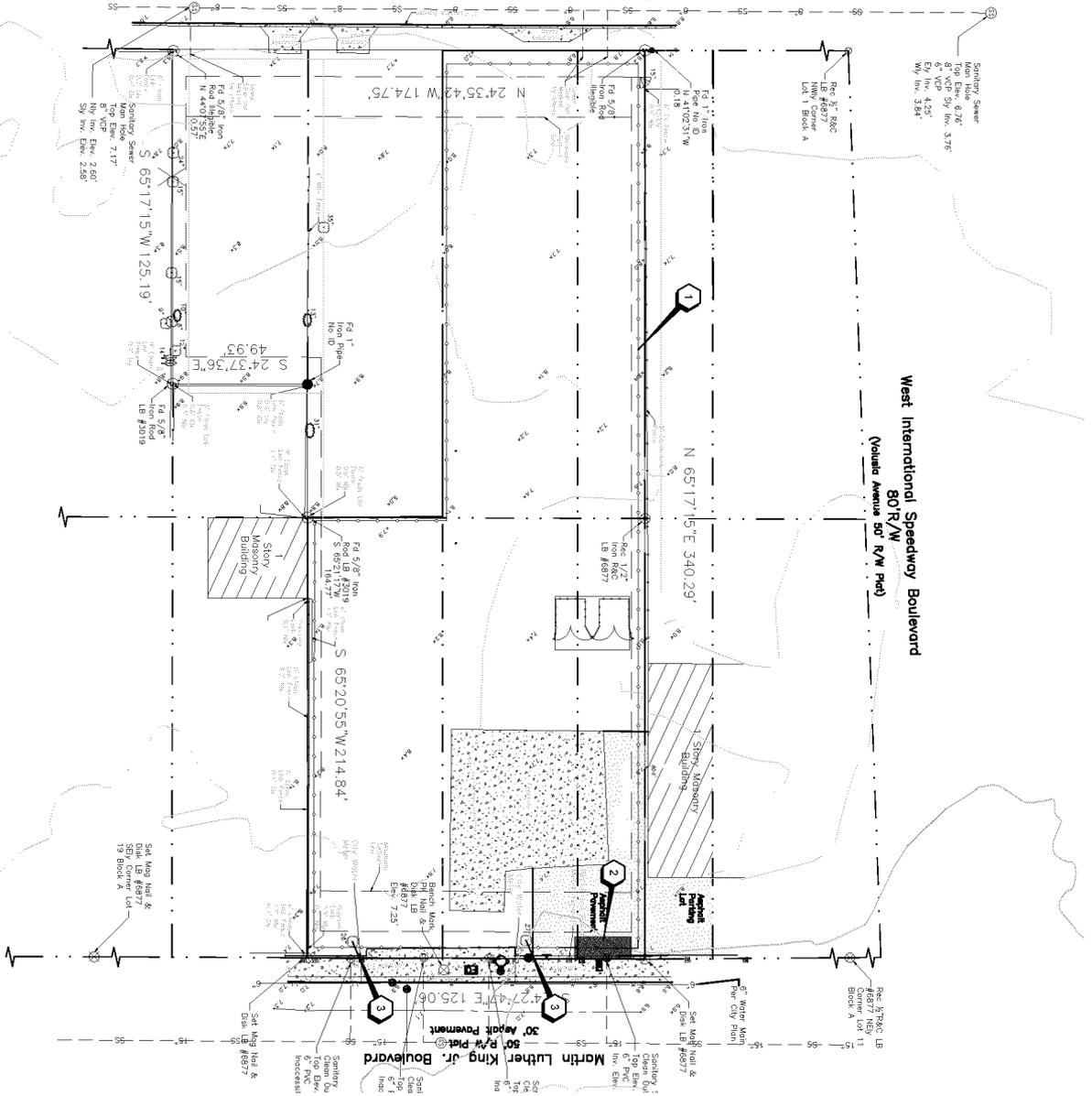
NOTE: SEE SHEET 005, 006, AND 007 FOR COORD CONSTRUCTION, RENEW, AND MISCELLANEOUS DETAILS



- NOTES:**
1. Existing site, structure, and utility lines are shown as required.
 2. For Type A, Type B, Type C, Type D, Type E, Type F, Type G, Type H, Type I, Type J, Type K, Type L, Type M, Type N, Type O, Type P, Type Q, Type R, Type S, Type T, Type U, Type V, Type W, Type X, Type Y, Type Z, Type AA, Type AB, Type AC, Type AD, Type AE, Type AF, Type AG, Type AH, Type AI, Type AJ, Type AK, Type AL, Type AM, Type AN, Type AO, Type AP, Type AQ, Type AR, Type AS, Type AT, Type AU, Type AV, Type AW, Type AX, Type AY, Type AZ, Type BA, Type BB, Type BC, Type BD, Type BE, Type BF, Type BG, Type BH, Type BI, Type BJ, Type BK, Type BL, Type BM, Type BN, Type BO, Type BP, Type BQ, Type BR, Type BS, Type BT, Type BU, Type BV, Type BW, Type BX, Type BY, Type BZ, Type CA, Type CB, Type CC, Type CD, Type CE, Type CF, Type CG, Type CH, Type CI, Type CJ, Type CK, Type CL, Type CM, Type CN, Type CO, Type CP, Type CQ, Type CR, Type CS, Type CT, Type CU, Type CV, Type CW, Type CX, Type CY, Type CZ, Type DA, Type DB, Type DC, Type DD, Type DE, Type DF, Type DG, Type DH, Type DI, Type 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YT, Type YU, Type YV, Type YW, Type YX, Type YZ, Type ZA, Type ZB, Type ZC, Type ZD, Type ZE, Type ZF, Type ZG, Type ZH, Type ZI, Type ZJ, Type ZK, Type ZL, Type ZM, Type ZN, Type ZO, Type ZP, Type ZQ, Type ZR, Type ZS, Type ZT, Type ZU, Type ZV, Type ZW, Type ZX, Type ZY, Type ZZ.

SITE & ADDRESS PLAN MLK LUXURY LOFTS 112 S. MARTIN LUTHER KING BLVD, DAYTONA BEACH VOLUSIA COUNTY, FL	Zahn Engineering, Inc. Civil Engineering • Land Planning • Permitting 150 South Palmetto Avenue, Suite 201, Daytona Beach, Florida 32114 Ph: (386) 252-0020 - Fax: (386) 252-6050 www.zahnen.com	PRODUCT NUMBER 236	SHEET 003 OF 20	REVISION DESCRIPTION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>APPR.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	APPR.	DESCRIPTION													DATE: 07-20-13 DRAWN: JWC CHECKED: JWC FILE: 236
NO.	DATE	APPR.	DESCRIPTION																		

ATTACHMENT C



- 1 PROVIDE SIT SCREEN FENCE (SEE CORN DETAILS C-15a, C-15b, C-16 SHEET 005, AND CORN DETAILS ST-5, ST-13 SHEET 009)
- 2 PROVIDE CONSTRUCTION ENTRANCE WITH SOIL TRAPPING PROTECTION BERM (SEE DETAIL)
- 3 PROVIDE TREE PROTECTION BARBERS (SEE CORN DETAIL L-6 SHEET 005)

ES BUMP 1:01
PROPOSED CONSTRUCTION ENTRANCE

1.5" MIN. CONC. OR EQUIV. ASPHALT SURF. WITH 12" MIN. GRANULAR FILL UNDERNEATH. PROVIDE 12" MIN. GRANULAR FILL UNDERNEATH. PROVIDE 12" MIN. GRANULAR FILL UNDERNEATH. PROVIDE 12" MIN. GRANULAR FILL UNDERNEATH.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

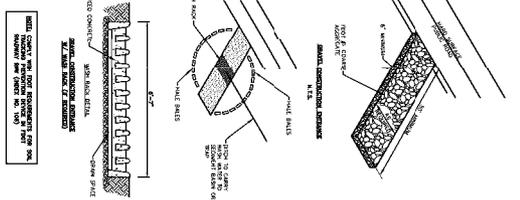
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL



NO.	DATE	APPR.	REVISION DESCRIPTION

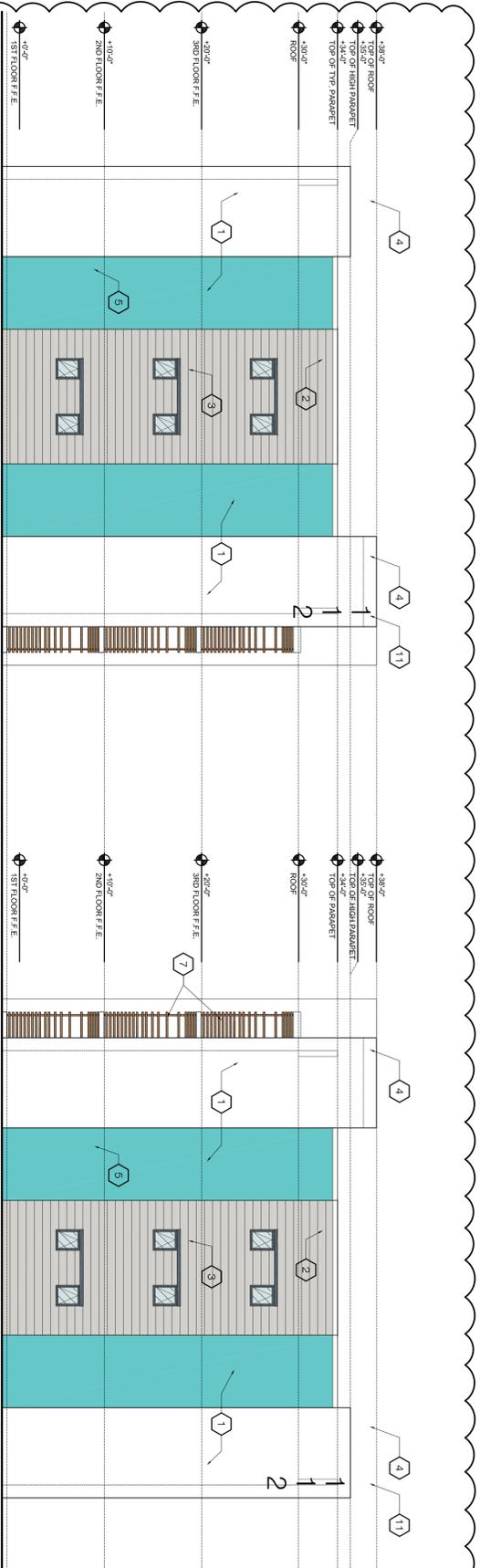
DATE: 02/22/20
 SCALE: 1"=20'

Zahn Engineering, Inc.
 Civil Engineering • Land Planning • Permitting
 150 South Palmetto Avenue, Suite 201, Daytona Beach, Florida 32114
 Ph: (386) 252-6020 - Fax: (386) 252-6050
 www.zahneng.com

EXISTING CONDITIONS
MLK LUXURY LOFTS
 112 S. MARTIN LUTHER KING BLVD. DAYTONA BEACH VOLUSIA COUNTY, FL

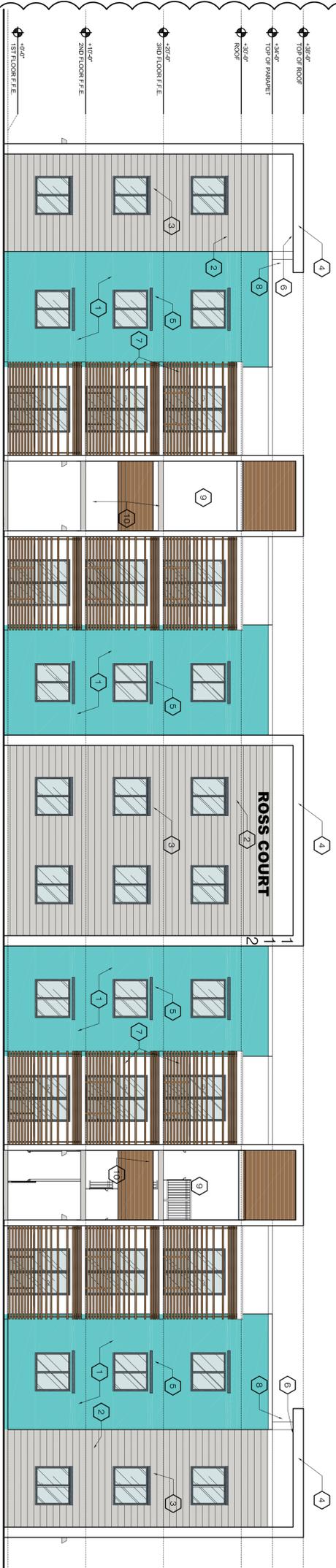
PROJECT NUMBER: 236
 DATE: 02/22/20
 SHEET: 002 2 OF 20

ATTACHMENT D

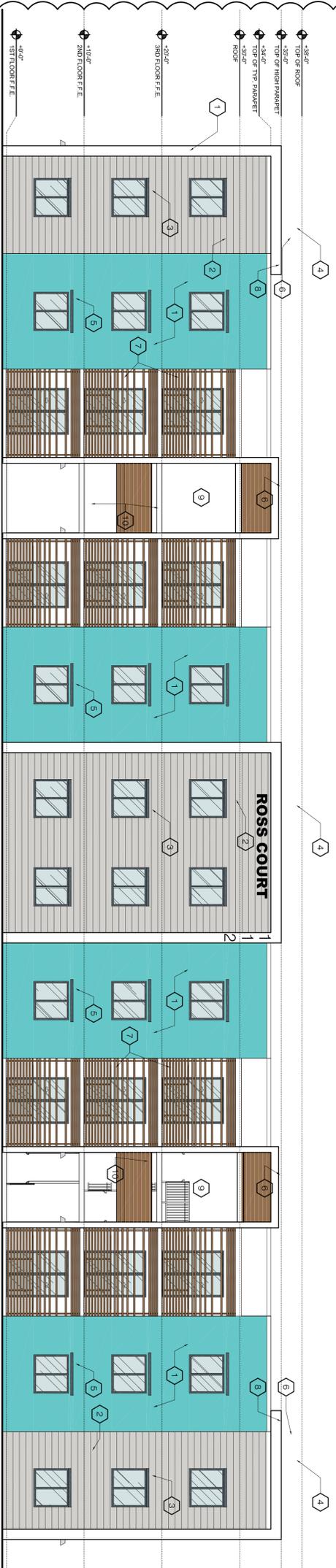


1 PROPOSED BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

1 PROPOSED BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 PROPOSED BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 PROPOSED BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

1. STUCCO FINISH TO RECEIVE (1) COAT PRIMER & (2) COATS ELASTOMERIC PAINT, TYP. FINISHING MATERIALS TO BE SELECTED BY ARCHITECT.
2. FINISHING MATERIALS TO BE SELECTED BY ARCHITECT.

EXTERIOR ELEVATIONS KEYNOTES

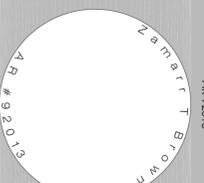
1. 3/8" SMOOTH STUCCO FINISH, TYP.
2. 3/8" SMOOTH STUCCO FINISH W/HORIZONTAL 1/2" PVC REVEALS AT 10' O.C. (TYP.).
3. 3/8" SMOOTH STUCCO FINISH OVER FIBERGLASS MESH (EMBEDDED IN BASE COAT FOR REINFORCEMENT) OVER EPS FOAM HEADER MOLDING BY MIAMI FOAM DESIGN OR EQUAL. PROFILE DESIGN BY ARCHITECT, TYP.
4. CONCRETE DIERBOW, SEE STRUCTURAL DMS. VERTICAL FACES FINISHED W/ SMOOTH STUCCO W/ (1) COAT PRIMER & (2) COATS ELASTOMERIC PAINT, TOP FACE FINISHED W/ COLD-APPLIED MODIFIED POLYURETHANE COATING/WATERPROOFING SYSTEM; TREMCO VULKEM 360NF/950NF/951NF, SYSTEM COVERED OR: BASE COAT (950NF), HEAVY DUTY INTERMEDIATE COAT (950NF), AND TOP COAT (951NF).
5. PRE-ENGINEERED ALUMINUM EYEBROW, (SIGNED & SEALED BY A FLORIDA LICENSED P.E.); TU SERIES, VERTICAL CONFIGURATION, WITH KYNAR FINISH, TYP.
6. WOOD-LOOK PORCELAIN TILE (EXTERIOR GRADE) TO BE SELECTED BY ARCHITECT, TYP.
7. ALUMINUM RAILING / SCREEN WITH WOOD LOOK FINISH AT BALCONIES & BALCONETTES, TYP.
8. 12" DIAMETER ROUND REINFORCED CONCRETE COLUMN, OPEN STAIR / CORRIDOR (BEYOND).
9. CONCRETE WALL TO FORM GUARD AT STAIR LANDINGS WITH WOOD-LOOK PORCELAIN TILE TO BE SELECTED BY ARCHITECT, TYP.
10. BUILDING NUMBERS / ADDRESS SIGNAGE, 18" HT. PVC LETTERS IN SW15721 LT BT FONT, COLOR TO BE SELECTED BY ARCHITECT IN FIELD. SUBMIT SHOP DRAWINGS FOR SIGN PERMIT.
11. BUILDING NAME SIGNAGE, 18" HT. PVC LETTERS IN ARJAL BLACK FONT, SUBMIT SHOP DRAWINGS FOR ARCHITECT OWNER APPROVAL, COLOR TO BE SELECTED BY ARCHITECT IN FIELD. SUBMIT REQUIRED DRAWINGS TO BUILDING DEPARTMENT FOR SIGN PERMIT.
12. BUILDING NAME SIGNAGE, 18" HT. PVC LETTERS IN ARJAL BLACK FONT, SUBMIT SHOP DRAWINGS FOR ARCHITECT OWNER APPROVAL, COLOR TO BE SELECTED BY ARCHITECT IN FIELD. SUBMIT REQUIRED DRAWINGS TO BUILDING DEPARTMENT FOR SIGN PERMIT.

DEV2023270

D2F

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MILK LUXURY LOFTS
APARTMENTS

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MARKETING DEVELOPMENT CORP.
AND
OLIVER ROSS SR.

112 SOUTH
DR. MARTIN LUTHER KING JR. BLVD.
DAYTONA BEACH FL 32114

ISSUE

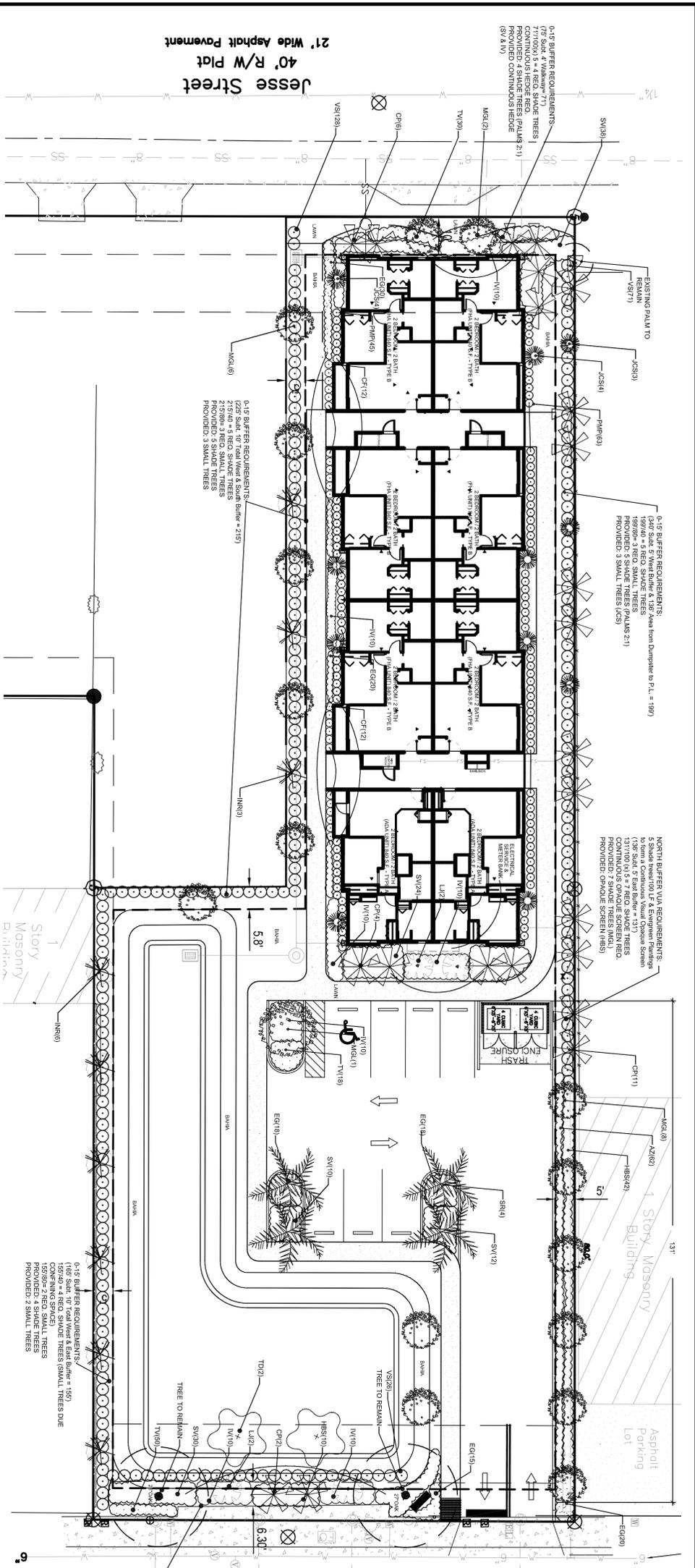
MARK	DATE	DESCRIPTION
△	08/04/23	SITE PLAN APPLICATION
	11/17/23	RESP. TO SITE PLAN COMMENTS

PROJECT NO.: 22-018
DRAWN BY: L. SANCHEZ
CHECKED BY: J. FLOWER

SHEET TITLE
PROPOSED
BUILDING
ELEVATIONS

SHEET NUMBER
A3.01

ATTACHMENT E



LANDSCAPE SITE DATA CHART:
 SITE ACREAGE = 0.77 = 33,746 S.F. / 2500 S.F. = 13 REQ. TREES
 PROPOSED TREES CREDITS AS FOLLOWS:
 (27) PROPOSED PALMS = 34 TREES
 (27) PROPOSED PALMS = 14 TREES (2:1)
 TREES PROVIDED ON SITE = 48 TREES

RETENTION OF EXISTING TREE CANOPY:
 REQUIREMENT = AT LEAST SIX (6) DIAMETER INCHES OF EXISTING TREES SHALL BE RETAINED AND PRESERVED FOR EVERY 2,500 SF OF THE TOTAL DEVELOPMENT.
 NOTE: ALL TREES (EXCEPT HISTORIC TREES OR NUISANCE TREES) WITH A MINIMUM DBH OF 2.5" INCHES MAY BE USED IN MEETING THIS REQUIREMENT

DBH OF 2.5" INCHES MAY BE USED IN MEETING THIS REQUIREMENT
 SITE ACREAGE = 33,746 S.F. / 2500 S.F. = 13 REQ. TREES W/ MIN. OF 6" INCHES DIAMETER INCHES = 78" INCHES REQUIRED

TREE CREDITS AS FOLLOWS:
 (1) EXISTING PALMS @ 10" = 1 TREE = 10" INCHES
 (2) EXISTING OAKS = 2 TREES = 60" INCHES
 (27) PROPOSED PALMS @ 10" = 14 TREES = 140" INCHES
 PROPOSED TREES @ 1.5" = 17 TREES = 25.50" INCHES
 PROPOSED TREES @ 2.5" = 13 TREES = 32.50" INCHES
 PROPOSED TREES @ 6" = 4 TREES = 24" INCHES
 TREES PROVIDED ON SITE = 51 TREES = 285" INCHES

RETENTION OF SPECIMEN TREES:
 (2) SPECIMEN TREES/77 ACRES = 2.60 TREES PER ACRE = 80% TO BE SAVED
 80% (N) 2 = 2 SPECIMEN TREES REQUIRED TO BE SAVED
 (2) SPECIMEN TREES PRESERVED
 NO REMOVAL OF HISTORIC TREES (N/A)

MINIMUM TREE COVERAGE:
 REQUIREMENT = 15% OF THE SITE AREA IS OCCUPIED BY TREE CANOPY COVER
 SITE SF = 33,746 SF (X) 15% = 5,062 SF
 TREE CREDITS AS FOLLOWS:
 (1) EXISTING OAKS 80'x80' = 6,400 (X) 2 = 12,800 SF
 (2) EXISTING CABERGE PALMS 12'x12' = 144 SF
 PROVIDED: 12,944 SF. REQUIREMENT MET

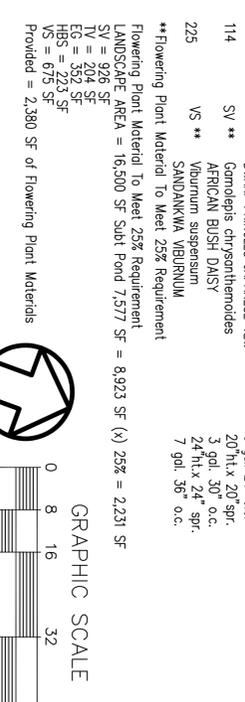
PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
6	INR	Ilex, Nellie R Stevens'	8 1/2" x 3 spr.
11	JOS	NELLE R STEVENS HOLLY	1.5" caliper min. 30 gal.
4	LJ	JUNIPERUS CHINENSIS 'Spartan'	8 1/2" x 4 spr.
		SPARTAN JUNIPER	1.5" caliper min. 30 gal.
		LIGUSTRUM JAPONICUM	8 1/2" x 6 spr. (5) Trunks min. (Multi-Stem)
		GLOSSY PRIVET	6" combined caliper min. B&B
11	MGL **	Magnolia grandiflora 'Little Gem'	10 1/2" x 3 spr.
23	CP	LITTLE GEM MAGNOLIA	2.5" caliper min. 45 gal.
		SABA PALMETTO	18" c., unless otherwise noted
		CABBAGE PALM	(10" Diam min.), Heavy trunk B&B
2	TD	Toxodum distichum	10 1/2" x 3 spr.
4	SR	BAUD CYPRESS	2.5" caliper min. 45 gal.
		SYGNUM TOMENTOSIFLORUM	18 o.o. matched ht.
		QUEEN PALM	Heavy trunk (10 Diam. min) B&B
62	AZ	Liriodendron spp.	1 gal. fall
121	EG **	AZTEC GRASS	(12) Bbs min. 20" o.c.
98	TV **	Evolvulus glomeratus 'Blue My Mind pp24447'	1 gal. fall
		BLUE WY MIND BLUE DAIZE	20 o.c.
		LUDWIGIA VIOLESCA	1 gal. fall
		PURPLE SOCIETY GARLIC	(12) Bbs min. 20" o.c.
		SEE PLANTING NOTES	solid even sod
As Req.	LAWN		
24	CF	CORDON FROSTOSA 'Red Sister'	30 1/2" x 12" spr.
		RED SISTER DRACENA	7 gal.
52	HBS **	Hibiscus Snow Queen	24 1/2" x 20" spr.
		SNOW QUEEN HIBISCUS	3 gal. 30" o.c.
70	IV	Ilex vomitoria 'Schlingens Dwarf'	15 1/2" x 18" spr.
		DWF. YALPORN HOLLY	3 gal. 30" o.c.
108	PMP	Podocarpus macrocarpa 'Pringle's Dwarf'	18 1/2" x 15" spr.
		PRINGLE'S JAPANESE YEW	3 gal. 24" o.c.
114	SV **	Cornelopsis chrysanthemoides	20 1/2" x 20" spr.
		AFRICAN BUSH DAISY	3 gal. 30" o.c.
225	VS **	Viburnum suspensum	24 1/2" x 24" spr.
		SANDANKWA VIBURNUM	7 gal. 36" o.c.

Flowering Plant Material To Meet 25% Requirement
 LANDSCAPE AREA = 16,500 SF Subt. Pond 7,577 SF = 8,923 SF (X) 25% = 2,231 SF

Flowering Plant Material To Meet 25% Requirement
 LANDSCAPE AREA = 16,500 SF Subt. Pond 7,577 SF = 8,923 SF (X) 25% = 2,231 SF

Provided = 2,380 SF of Flowering Plant Materials



TITLE: LANDSCAPE PLAN
DATE: 08-05-23
SCALE: 1/16" = 1'-0"
DRAWING NO.: LA-1
 of 2

REVISIONS:
 REVISION: 1. CHANGE AND COMMENT: 11-26-23
 REVISION: 2. CHANGE AND COMMENT: 12-21-23

LANDSCAPE ARCHITECTURE
CARA S CULLIVER
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