

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Robin Tyler
Manuel Madaleno

Crossroads of Flagler County

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, September 6, 2022

6:00 PM

1769 East Moody Boulevard (GSB),
First Floor Conference Room
Bunnell, FL 32110

-
- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
 - 2. Disclosure of Ex-Parte communications.**
 - 3. Approval of Minutes**
 - a. July 7, 2022 Planning, Zoning and Appeals Board Minutes
 - New Business:**
 4. PZA Case 2022-67 Request for Site Plan Approval for New Construction at 3290 Steel Rail Drive
 5. PZA 2022-78: Variance from Section 10-63(3)b, of the City of Bunnell, Land Development Code, two feet (2') above base flood elevation as required by the Federal Emergency Management Agency's (FEMA's) One Foot (1') above the based flood elevation
 6. PZA 2022-79: Variance from Section 10-63(3)b, of the City of Bunnell, Land Development Code, two feet (2') above base flood elevation as required by the Federal Emergency Management Agency's (FEMA's) One Foot (1') above the based flood elevation
 7. PZA 2022-80: Variance in the AG&S (Agricultural and Silvicultural) Zoning District for the construction of a single-family residence
 - Old Business: None**
 - 8. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.
 - 9. Board comment**
 - 10. Adjournment of Planning and Zoning Meeting**

NOTICE: If any person decides to appeal any decision made by the Planning, Zoning and Appeals Board with respect to any item considered at any meeting of this board; He or She will need a record

of the proceedings, and for this purpose, He or She may need to ensure that a verbatim record of the proceedings is made, which record is to include the testimony and evidence upon which the appeal is based. (286.0105 Florida Statutes). Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk at (386) 437-7500 at least 48 hours prior to the meeting date.



City of Bunnell, Florida

Agenda Item No. a.

ATTACHMENTS:

Description

July 7, 2022 Planning, Zoning and Appeals Board Minutes

Type

Minutes



Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Manuel Madaleno
Nealon Joseph

Crossroads of Flagler County

PLANNING, ZONING AND APPEALS BOARD
MINUTES
Tuesday, July 7, 2022
6:00 PM

1769 East Moody Boulevard (GSB),
First Floor Conference Room
Bunnell, FL 32110

1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call

Chair Lilavois called the meeting to order at 6:02 PM and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Manuel Madaleno; Nealon Joseph

Excused: N/A

Absent: N/A

Non-Voting: City Attorney John Cary; City Planner Mark Karet; Code Enforcement Officer Gary Harris; Permit Technician Adrian Calderin; Community Development Director Bernadette Fisher

2. Disclosure of Ex-Parte communications.

None

3. Approval of Minutes

a. June 7, 2022 Planning, Zoning and Appeals Board Minutes

Motion: Approve the June 7, 2022 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Gary Masten

Seconded By: Nealon Joseph

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois - Yes

Gary Masten - Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

New Business:

4. Public Hearing - Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 0.48± acres of land, owned by Carl Lilavois, Bearing the Parcel ID: 15-12-30-0850-02630-0030 from the "Single Family Low Density" to the "Multi-Family" future land use category.

Chair Lilavois recused himself from this case due to a conflict of interest as he was the applicant

City Planner Karet introduced and explained items 4 and 5 together as companion items. The applicant is planning to build seven to eight units on the property; a change to both the future land use designation and zoning designation are needed for the applicant to proceed with their plans. The surrounding lots to the west are zoned low density R-1 and to the east are lots zoned B-1 and L-1.

Motion: Approve Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 0.48± acres of land, owned by Carl Lilavois, Bearing the Parcel ID: 15-12-30-0850-02630-0030 from the "Single Family Low Density" to the "Multi-Family" future land use category.

Moved By: Nealon Joseph

Seconded By: Manuel Madaleno

Board Discussion: Member Joseph asked if a percentage of the rental units will be affordable housing. Mr. Lilavois stated there are no two-bedroom apartments in this area and these would be affordable for professionals. He stated some development for apartments that went before the board were renting around \$1,300.00 a month; he will be renting his for about \$1,000.00 a month. City Planner Karet asked if it is market rate and not subsidized. The applicant replied it is market rate. Member Madaleno asked if there is a site plan showing how he will fit eight units onto the property. City Planner Mark replied a site plan hasn't been submitted yet, but the project must go through site plan approval. A concept plan has been submitted and staff believes the planned layout will work on the property.

Public Discussion: None

Roll Call Vote:

Manuel Madaleno - Yes

Gary Masten – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote.

Abstained: Carl Lilavois

5. Public Hearing - Ordinance 2022-XX Requesting to change the official zoning map for 0.48± acres of land, owned by Carl E. Lilavois, Bearing the Parcel ID15-12-30-0850-02630-0030 from the "R-1, Single Family Residential" district to the "R-3B, Multi-family Residential" district.

Chair Lilavois recused himself from this case due to a conflict of interest as he was the applicant

City Planner Karet introduced and explained item 5 with item 4.

Motion: Approve Ordinance 2022-XX Requesting to change the official zoning map for 0.48± acres of land, owned by Carl E. Lilavois, Bearing the Parcel ID15-12-30-0850-02630-0030 from the "R-1, Single Family Residential" district to the "R-3B, Multi-family Residential" district.

Moved By: Manuel Madaleno

Seconded By: Nealon Joseph

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Manuel Madaleno - Yes

Gary Masten – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote.

Abstained: Carl Lilavois

6. Public Hearing – Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 26.57+/- acres of land, owned by Oare Warehouse LLC, Bearing the Parcel ID(s): 12-12-30-0650-000C0-0041 and 12-12-30-0650-000C0-0042

from the "Commercial Medium" to the "Residential Mixed Use" future land use categories.

City Planner Karet explained items 6 and 7 together as companion items. The applicant is requesting a change in both the future land use designation and zoning designation on a portion of the property to allow a multi-family housing project; however, the first 250 linear feet of the property starting at the right-of-way will remain commercial medium and zoned B-1.

Board Discussion: Co-Chair Masten asked if the parcel is behind the proposed new city hall. City Planner Karet said yes, it is.

Public Discussion: Charlie Faulkner, representative of the property owners, explained the development plans for this project which covers several parcels.

Motion: Approve Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 26.57+/- acres of land, owned by Oare Warehouse LLC, Bearing the Parcel ID(s): 12-12-30-0650-000C0-0041 and 12-12-30-0650-000C0-0042 from the "Commercial Medium" to the "Residential Mixed Use" future land use categories.

Moved By: Manuel Madaleno

Seconded By: Gary Masten

Roll Call Vote:

Carl Lilavois - Yes

Manuel Madaleno - Yes

Gary Masten – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote

7. Public Hearing - Ordinance 2022-XX Requesting to change the official zoning map for 26.57+/- acres of land, owned by Oare Warehouse LLC, Bearing the parcel ID(s): 12-12-30-0650-000C0-0041 and 12-12-30-0650-000C0-0042 from the "B-1, Commercial District" to "R-3B, Multiple-Family Residential District"

City Planner Karet explained item 7 with item 6.

Motion: Approve Ordinance 2022-XX Requesting to change the official zoning map for 26.57+/- acres of land, owned by Oare Warehouse LLC, Bearing the parcel ID(s): 12-12-30-0650-000C0-0041 and 12-12-30-0650-000C0-0042 from the "B-1, Commercial District" to "R-3B, Multiple-Family Residential District".

Moved By: Nealon Joseph

Seconded By: Gary Masten

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois - Yes

Manuel Madaleno - Yes

Gary Masten – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote

8. Public Hearing - Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 74.98 +/- acres of land, owned by Oare Warehouse LLC from the City of Palm Coast "COM-L, Commercial - Low Intensity District" to the City of Bunnell "MF, Multi-Family District" future land use designation.

City Planner Karet explained items 8 and 9 together as companion items. This is a large-scale land use amendment involving more than 50 acres of land.

Motion: Approve Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 74.98 +/- acres of land, owned by Oare Warehouse LLC from the City

of Palm Coast "COM-L, Commercial - Low Intensity District" to the City of Bunnell "MF, Multi-Family District" future land use designation.

Moved By: Gary Masten

Seconded By: Nealon Joseph

Board Discussion: Co-Chair Masten asked if access to the property will come from the other two parcels that were discussed previously. City Planner Karet confirmed the access and explained the project will be built in phases.

Public Discussion: Charlie Faulkner, representative of the property owners, explained when the parcel was contracted from Palm Coast, the original parcel was slit to create this parcel and a smaller parcel. The smaller parcel was left in Palm Coast and that parcel will serve as a buffer between the planned development and the Palm Coast neighborhood that borders it.

Roll Call Vote:

Carl Lilavois - Yes

Gary Masten - Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

9. Public Hearing - Ordinance 2022-XX Requesting to change the official zoning map for 74.98 +/- acres of land, owned by Oare Warehouse LLC, Bearing the Parcel ID: 12-12-30-0650-000C0-0070 from City of Palm Coast COM-1 (COPC) to City of Bunnell R-3B (Multiple-Family Residential).

City Planner Karet explained item 9 with item 8.

Motion: Approve Ordinance 2022-XX Requesting to change the official zoning map for 74.98 +/- acres of land, owned by Oare Warehouse LLC, Bearing the Parcel ID: 12-12-30-0650-000C0-0070 from City of Palm Coast COM-1 (COPC) to City of Bunnell R-3B (Multiple-Family Residential).

Moved By: Gary Masten

Seconded By: Manuel Madaleno

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois - Yes

Gary Masten - Yes

Manuel Madaleno – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote.

10. Public Comment

None

11. Board comment

None

12. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Gary Masten

Seconded By: Nealon Joseph

Roll Call Vote:

Carl Lilavois - Yes

Gary Masten - Yes

Manny Madaleno – Yes

Nealon Joseph - Yes

Vote: Motion carried by unanimous vote.

PZA Chair

*****The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule*****



City of Bunnell, Florida

Agenda Item No. 4.

Document Date: 8/25/2022
Department: Community Development
Subject: PZA Case 2022-67 Request for Site Plan Approval for New Construction at 3290 Steel Rail Drive
Property Address: 3290 Steel Rail Drive
Zoning Designation: L-1 Light Industrial District
Future Land Use Designation: Industrial
Agenda Section: New Business:

ATTACHMENTS:

Description	Type
3290 Steel Rail Site Plan	Plans
Building Elevations	Exhibit
3290 Steel Rail Aerial Location Map	Location Map(s)

Summary/Highlights:

This is a request for Major Site Plan approval to construct a new 3,000 SF building located at 3290 Steel Rail Drive. This application is a Major Site Plan because it involves nonresidential development of 5,000 SF or more of impervious surface area.

The City's Technical Review Committee has reviewed and approved the site plan for compliance with City's LDC. The applicant is required to obtain a SJRWMD Letter Modification Permit prior to issuance of the building permit.

Background:

The applicant, Kristin Adelman, is the owner of a 2.75± acre vacant parcel of land located at 3290 Steel Rail Drive. The site is cleared and has been previously disturbed with a buildable area of approximately 1.54± acres. The applicant plans to establish an underground utility contractor business on the site. The building will be a "pre-engineered" metal building.

The City's Technical Review Committee has reviewed and approved the site plan for compliance with City's LDC.

Staff Recommendation:

Grant the applicant's request for Major Site Plan Approval in PZA Case 2022-67

City Attorney Review:

Approve if the Board finds that the site plan meets the code criteria.

STEEL RAIL LOT 13 SITE PLAN

**CITY OF BUNNELL, FLORIDA
FLAGLER COUNTY**



**Mayor
Catherine Robinson**

**Vice Mayor
John R. Rogers**

**City Commissioners
Tonya Gordon
Robert Barnes
Tina-Marie Schultz**

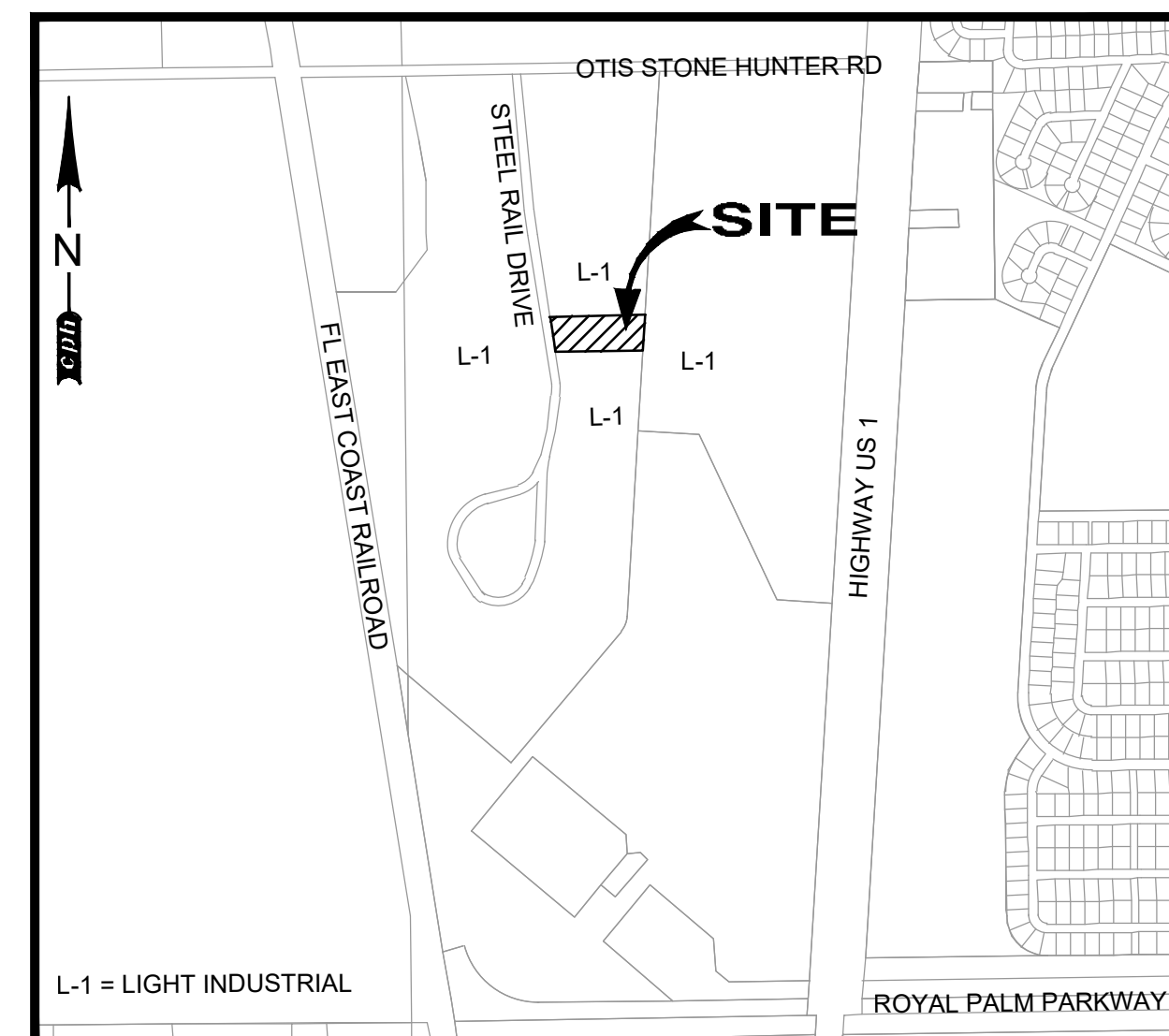
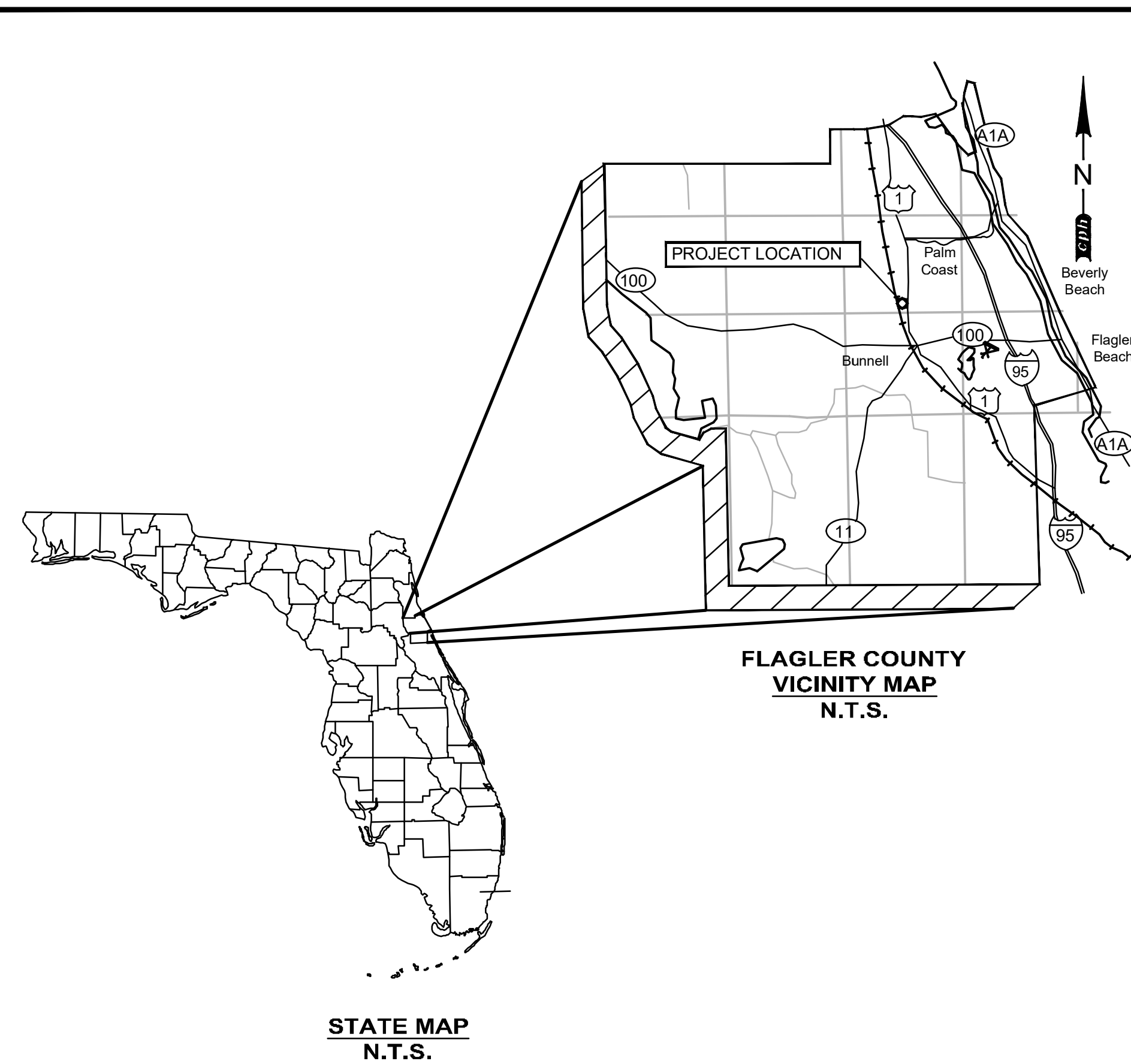
**City Manager
Dr. Alvin Jackson Jr.**

Owner

Steel Rail, LLC
334 N 12th St
Flagler Beach, FL 32136
Phone: 352.266.0383
Attn: Al & Kris Adelman

Engineer

CPH, Inc.
520 Palm Coast Pkwy SW
Palm Coast, FL 32137
Phone: 386.445.6569 Fax: 386.447.8991
Attn: Jason R. Kellogg, P.E.



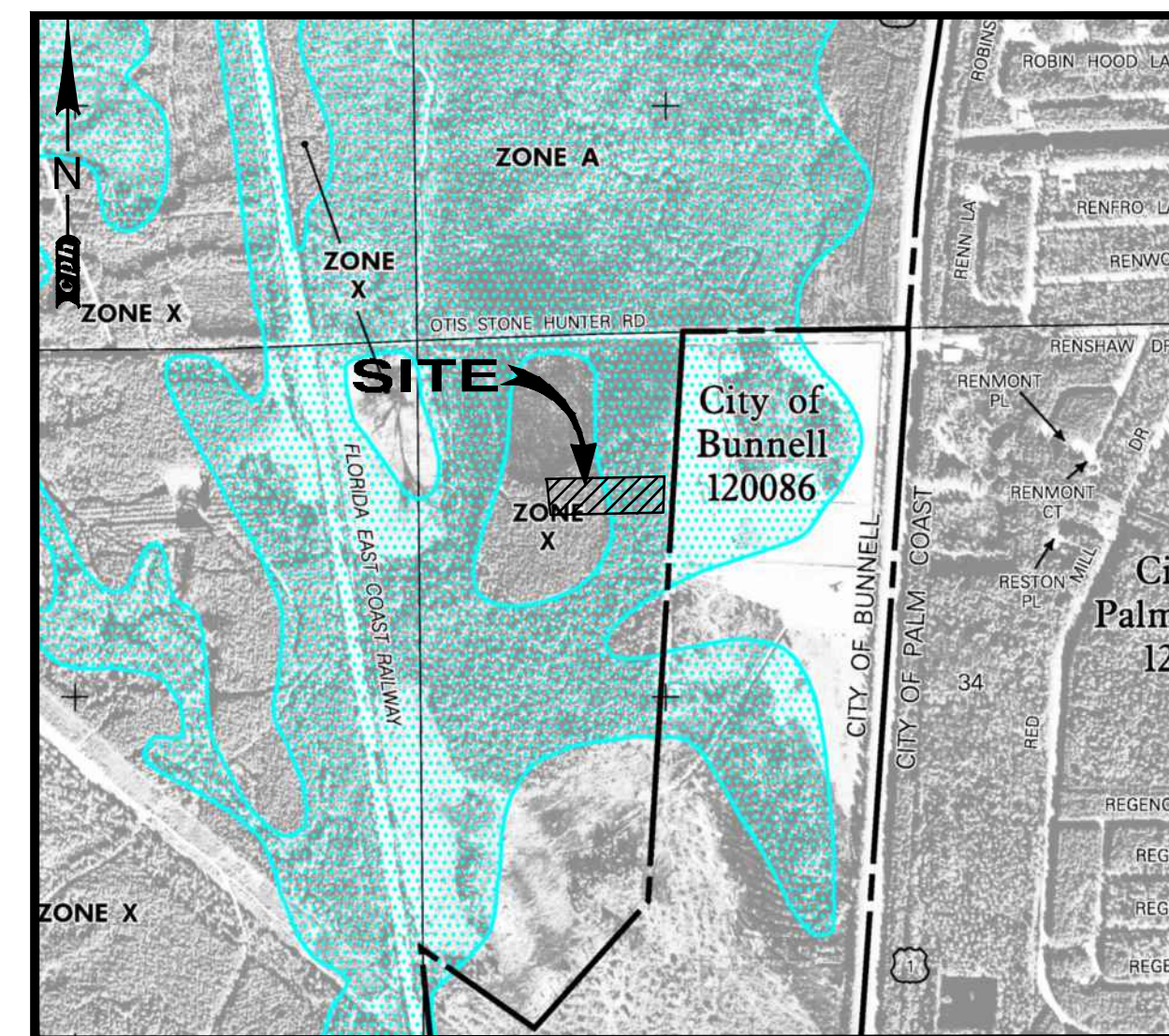
PARCEL ID:

34-11-30-5736-00000-0130

LEGAL DESCRIPTION:

SECTION 34 TOWNSHIP 11 EAST RAGE 30 SOUTH

LOT 13, STEEL RAIL INDUSTRIAL PARK RE-PLAT, AS RECORDED IN MAP BOOK 37, PAGE 55, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



DRAWINGS

- C-1 COVER SHEET
- C-2 GENERAL NOTES
- C-3 SITE DIMENSION, UTILITY & LANDSCAPE PLAN
- C-4 SITE GRADING & SWPP PLAN
- C-5 DETAILS
- C-6 DETAILS

NOTICE

THIS SET OF PLANS IS NOT VALID FOR CONSTRUCTION PURPOSES WITHOUT BEING STAMPED "APPROVED FOR CONSTRUCTION BY CPH ENGINEERS, INC." PLANS WITHOUT THIS STAMP ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY.

No.	Date	Revision	By
△	2/25/21	ADDITIONAL SITE GRADES	BB
△	6/23/22	CITY/FDEP REVIEW COMMENTS	LS
△	8/3/22	CITY REVIEW COMMENTS	JBM

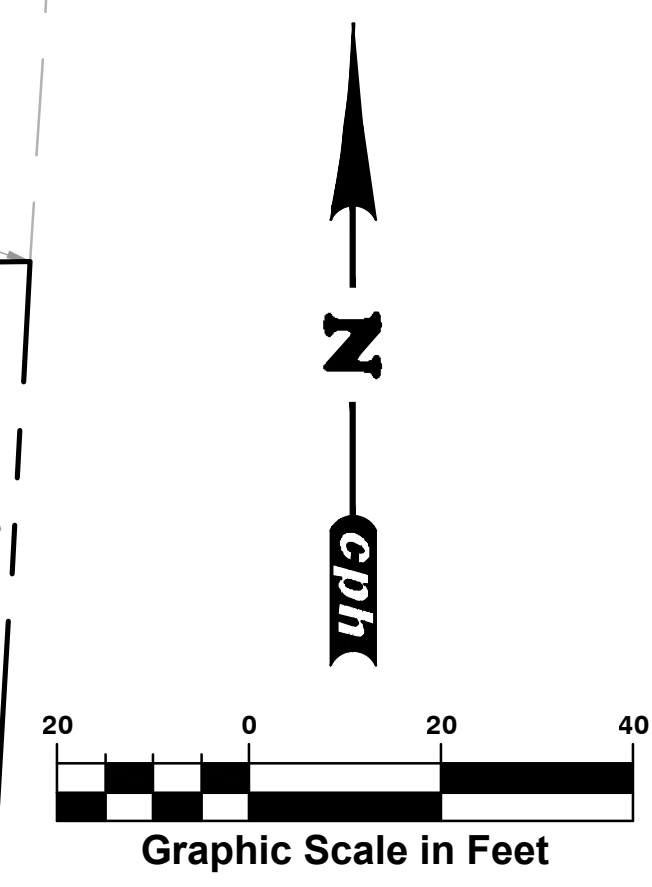
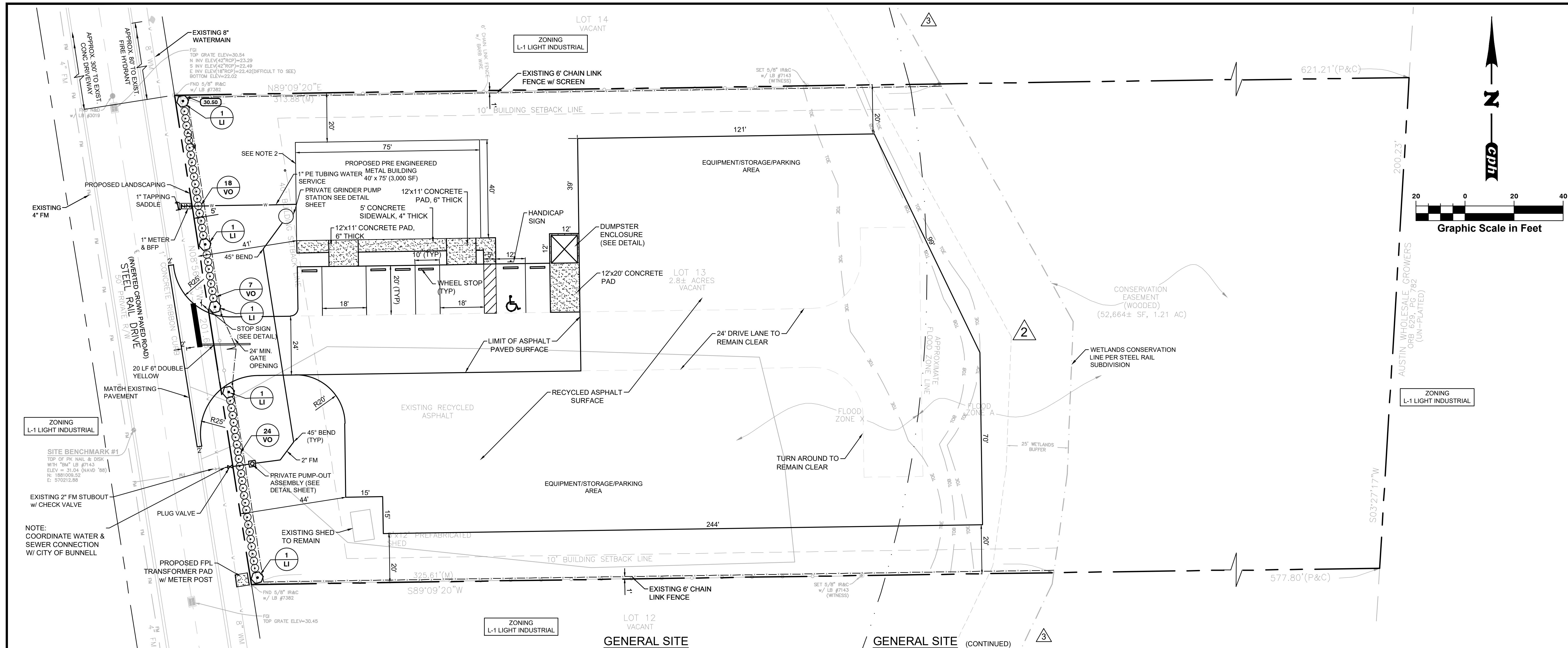
cph A Full Service A & E Firm
 Architects M/E/P
 Engineers Planners
 Environmental Structural
 Landscape Architects Surveyors
 Traffic/Transportation

520 Palm Coast Pkwy. SW Palm Coast, FL 32137 Ph: 386.445.6569
 Licenses:
 Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
 Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

C-1

**JOB# A18001.1
DATE: AUGUST, 2022**

JASON R. KELLOGG, P.E.
REG.# 56952 ©2022



- NOTE:**
- HANDICAPPED SPACE MUST BE CONCRETE OR ASPHALT
 - STREET SIDE OF BUILDING TO HAVE ARCHITECTURAL STUCCO OR OTHER TREATMENT IN COMPLIANCE WITH THE STEEL RAIL OWNERS ASSOCIATION COVENANTS & RESTRICTIONS

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CAL, 8' MIN HT, 6' SPR, 50' OC	5
VO	SWEET VIBURNUM	VIBURNUM ODORATISSIMUM	3 GAL, 24" MIN HT, 15" SPR, 36" OC	49

- NOTE:**
- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
 - IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
 - ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
 - ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
 - IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE PLANTINGS.
 - PROVISION OF 6' PRIVACY FENCE ELIMINATES NEED FOR PERIMETER LANDSCAPING.

GENERAL SITE

PARCEL ID: 34-11-30-5736-00000-0150
 CURRENT ZONING: L-1 (LIGHT INDUSTRIAL)
 FUTURE LAND USE: INDUSTRIAL
 SITE AREA: 2.8 ACRES (1.54 AC BUILDABLE)
 PROPOSED STRUCTURES: 1 STORY BLDG 40'x75' (3,000 SF)
 MAX. HEIGHT: 35'
 EXISTING STRUCTURES: 1 STORY PREFAB SHED 8'x12' (96 SF)
 PARKING REQUIREMENTS:
 1 SPACE/ 500 SF INDUSTRIAL/ NO RETAIL = 6
 PROVIDED: 5 STANDARD SPACE (10'x20' TYPICAL)
 1 HANDICAP SPACE (12'x20' TYPICAL)
 6 TOTAL SPACES

LOT REQUIREMENTS

MINIMUM SIZE: 1,600 SF
 MINIMUM WIDTH: 80 FT
 MAXIMUM DENSITY (UNITS/AC): 7.0
 MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 70% OF BUILDABLE (1.08 AC)
 MAXIMUM FLOOR RATIO: 50%
 MAXIMUM BUILDING HEIGHT: 35'

LOT BUILDING SETBACKS

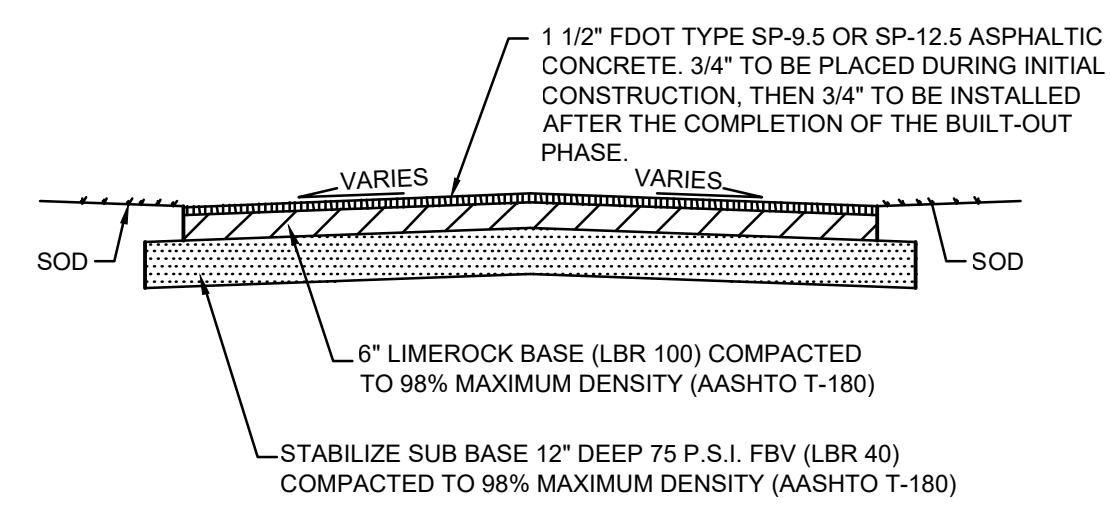
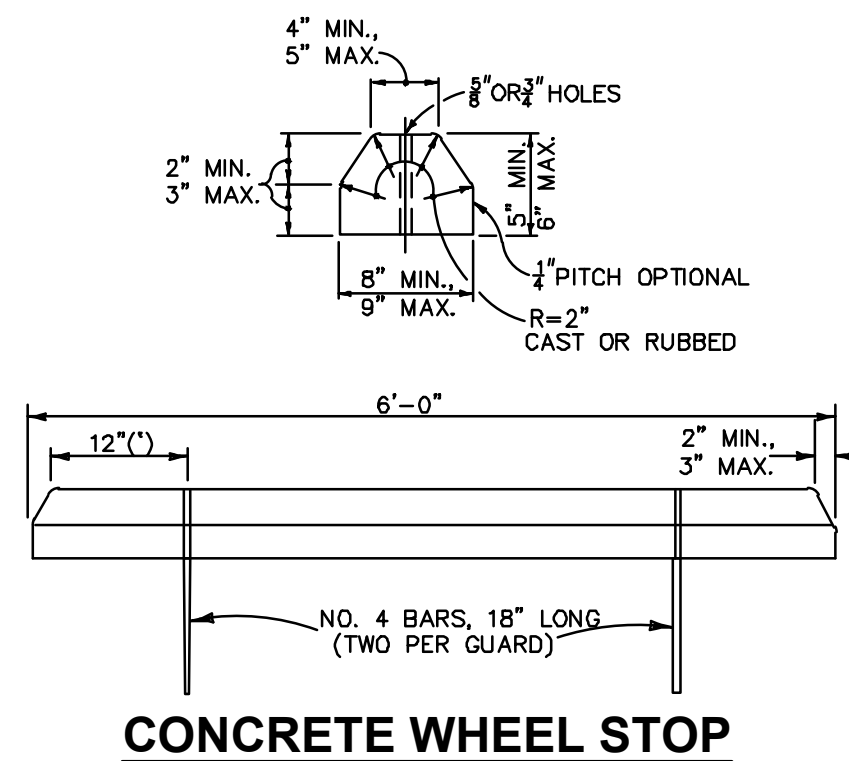
MINIMUM FRONT: 40'
 MINIMUM SIDE: 10'
 MINIMUM REAR: 10'

IMPERVIOUS AREA

BUILDING = 3,000 SF
 PARKING = 40,368 AF
 SHED = 96 SF
 TOTAL IMPERVIOUS = 43,464 SF (1.0 AC) 64.9%
 MAXIMUM IMPERVIOUS AREA ALLOWED: 70% (1.08 AC)

GENERAL SITE (CONTINUED)

BUILDING COVERAGE:
 MAXIMUM LOT COVERAGE = 65%
 (MAIN & ACCESSORY BUILDING)
 TOTAL BUILDING COVERAGE = 2.58%
 (MAIN & EXISTING SHED)
 GROSS ACREAGE COVERAGE = 2.8 AC (119,790 SF)
 FLOOR AREA RATIO (FAR) = 2.5%
 WETLANDS CONSERVATION EASEMENT AREA = 52,664± SF (1.21 AC)



Legend

	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING STORM SEWER SYSTEM
	PROPOSED SILT FENCE
	PROPOSED FLOW LINES
	EXISTING CONTOUR LINE

No.	Date	Revision	By	No.	Date	Revision	By
1	2/25/21	ADDITIONAL SITE GRADES	BB	1			
2	6/23/22	CITY/FDEP REVIEW COMMENTS	LS	2			
3	8/2/22	CITY REVIEW COMMENTS	JBM	3			

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Architects M/E/P Planners
 Environmental Structural Surveyors
 Landscape Architects Traffic/Transportation

Offices In: Florida, Puerto Rico, Connecticut, Maryland

Designed by: JBM Date: 8/05/2022
 Drawn by: LS Scale: AS NOTED
 Checked by: JBM
 Approved by: JRK
 Job No. A18001.1 ©2022

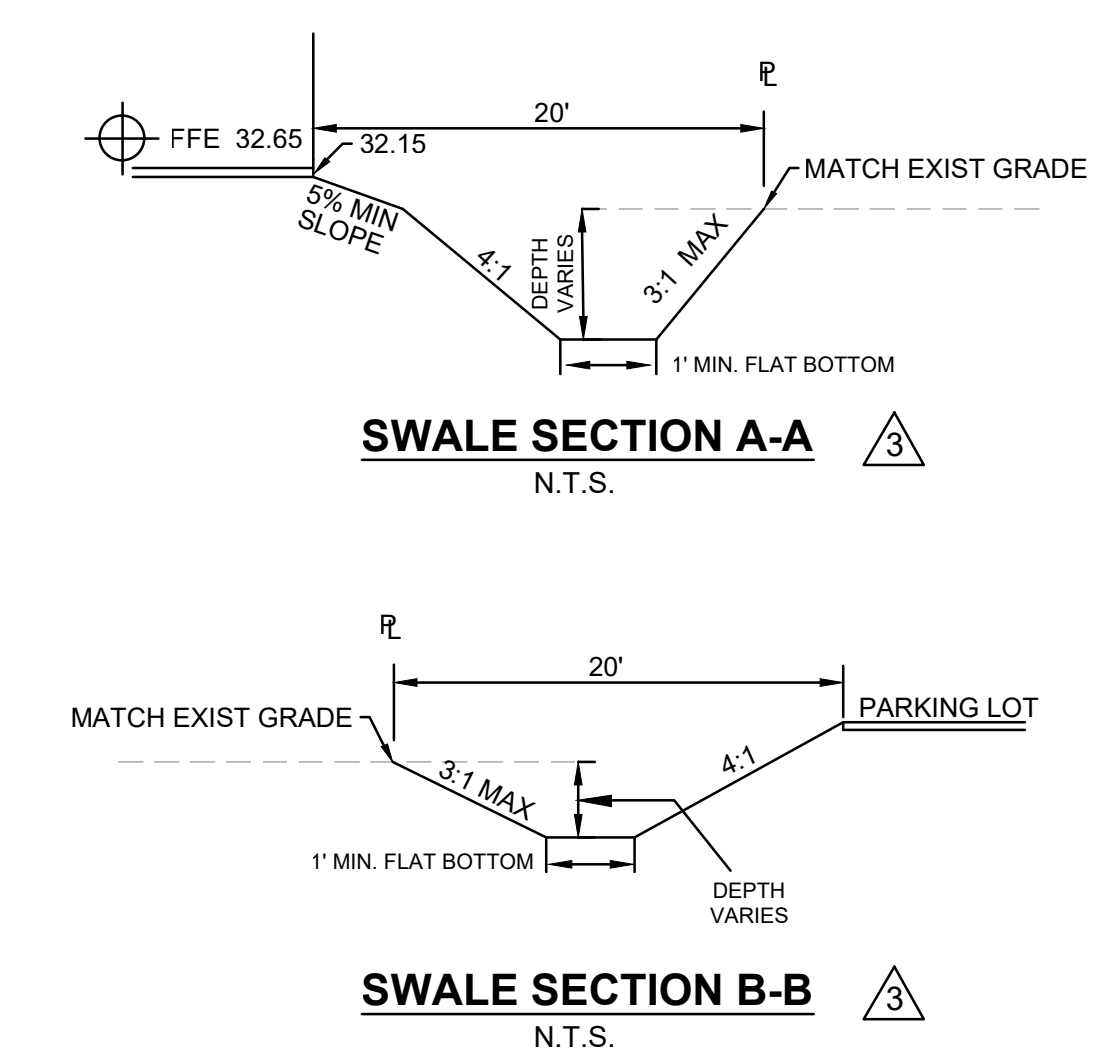
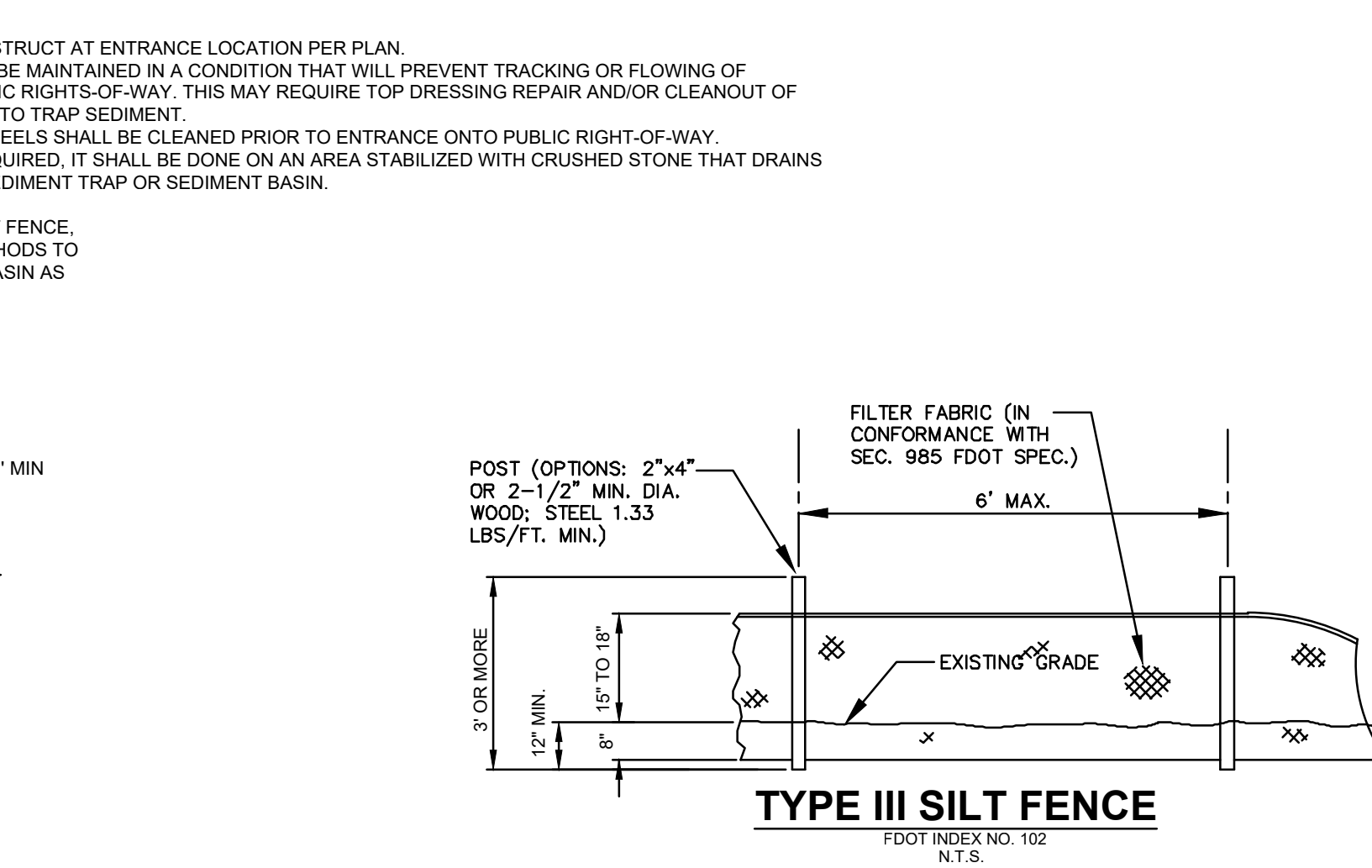
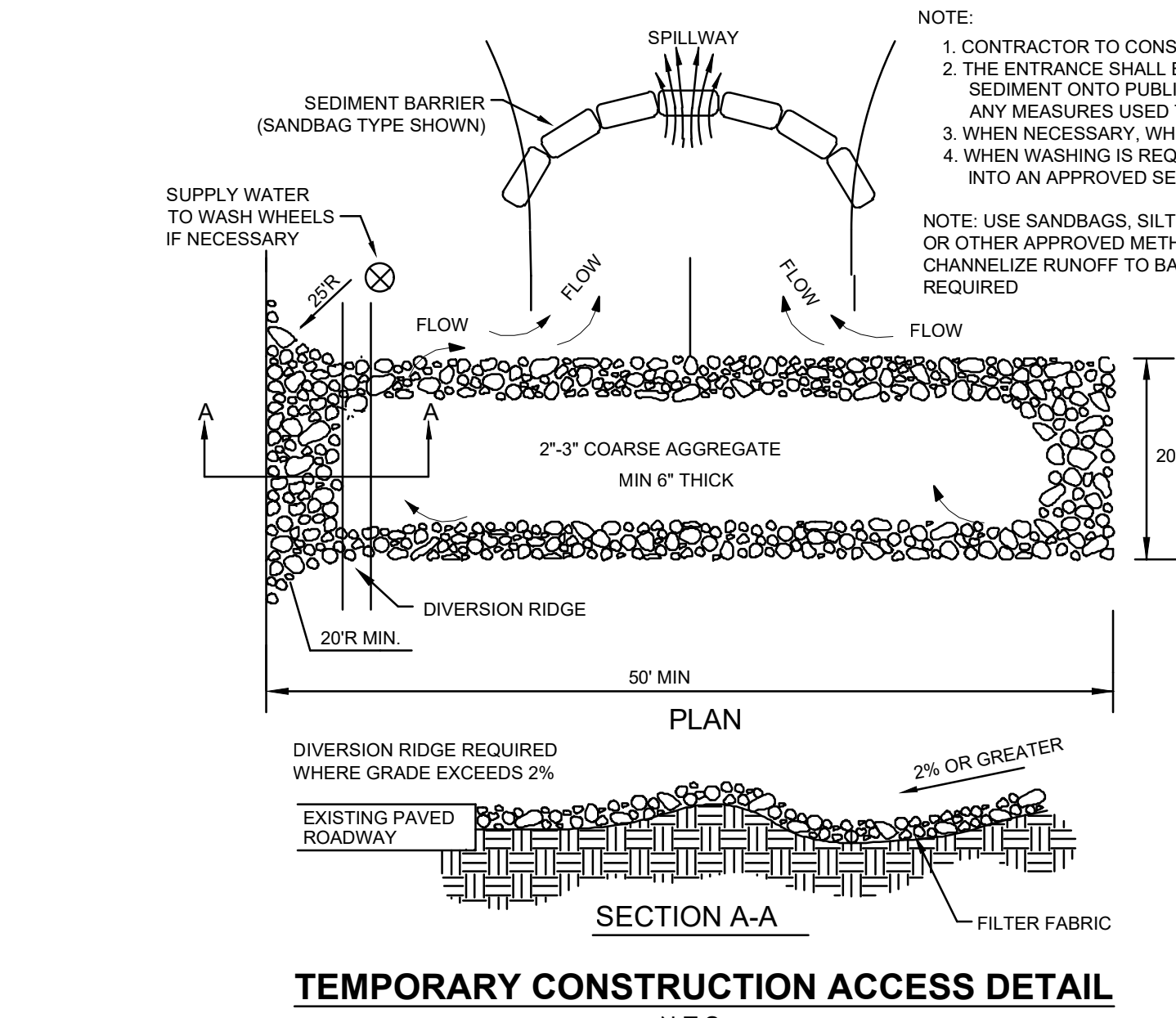
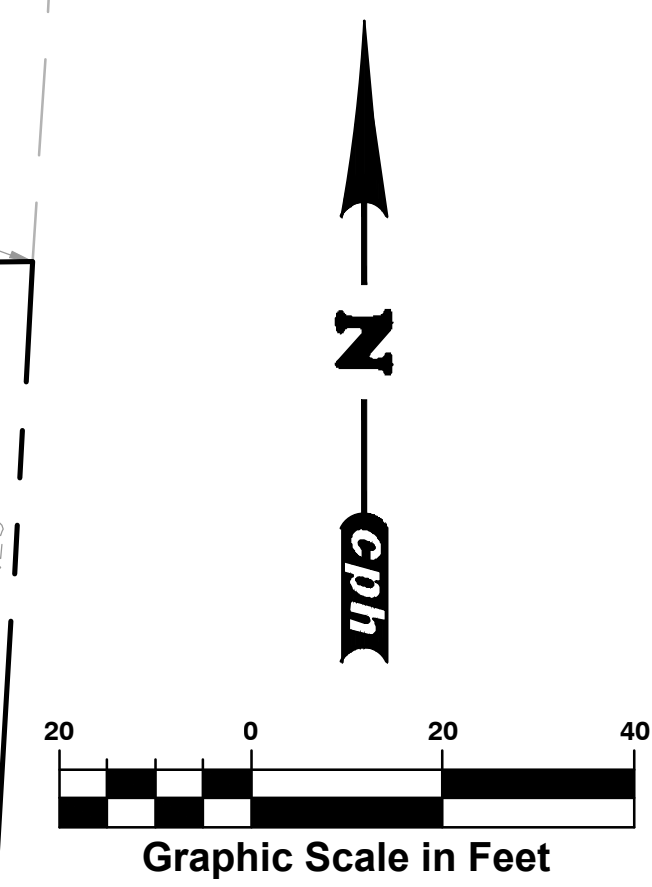
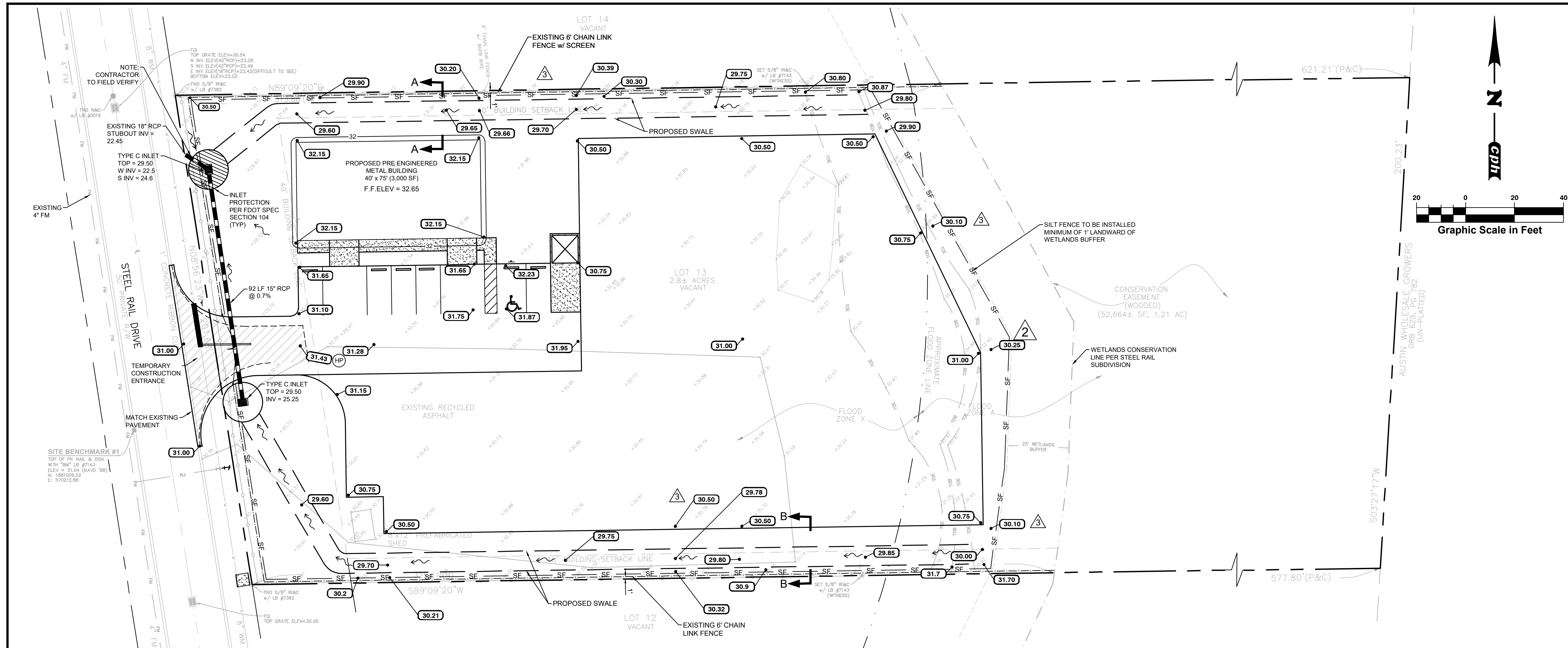
STEEL RAIL DR
 LOT 13
 Bunnell, Florida

Plans Prepared By:
CPH, Inc.
 620 Palm Coast Pkwy. SW Palm Coast, FL 32137
 Ph: 386.445.6569
 Licenses:
 Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
 Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

JASON R. KELLOGG, P.E.
 REG.# 56952

SITE DIMENSION, UTILITY & LANDSCAPE PLAN

Sheet No. **C-3**



- NOTES**
- CONTRACTOR TO INSURE ALL TREE PROTECTION AND SWPP INSTALLMENT REQUIREMENTS ARE MADE PRIOR TO CONSTRUCTION AND COORDINATE ALL CLEARING AND GRUBBING LOCATIONS WITH THE OWNER.
 - SILT FENCE SHALL BE PLACED AND INSPECTED BY THE CITY PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP). PRIOR TO SUBMITTING THE NOI THE SITE OPERATOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL. A COPY OF THE SWPPP SHALL BE MAINTAINED ON SITE DURING CONSTRUCTION AND AVAILABLE FOR REVIEW BY CITY INSPECTORS UPON REQUEST.
 - ALL BUILDING RUNOFF TO BE ROUTED TO STORMWATER INLETS

Legend

	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING STORM SEWER SYSTEM
	PROPOSED SILT FENCE
	PROPOSED FLOW LINES
	EXISTING CONTOUR LINE

No.	Date	Revision	By	No.	Date	Revision	By
1	2/25/21	ADDITIONAL SITE GRADES	BB	1			
2	6/23/22	CITY/FDEP REVIEW COMMENTS	LS	2			
3	8/2/22	CITY REVIEW COMMENTS	JBM	3			

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Architects M/E/P Planners
Environmental Structural
Landscape Architects Surveyors
Traffic/Transportation

Offices In: Florida, Puerto Rico, Connecticut, Maryland

Designed by: JBM Date: 8/05/2022
Drawn by: LS Scale: AS NOTED
Checked by: JBM
Approved by: JRK
Job No. A18001.1 ©2022

STEEL RAIL DR
LOT 13
Bunnell, Florida

Plans Prepared By:
CPH, Inc.
520 Palm Coast Pkwy. SW Palm Coast, FL 32137
Ph: 386.445.8569
Licenses:
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

JASON R. KELLOGG, P.E.
REG.# 56952

SIMPLEX HDPE LIFT STATION DETAIL

(NOT TO SCALE)

OWNER'S NAME:	--		
PROPERTY ADDRESS:	LOT #13 STEEL RAIL DRIVE BUNNELL, FL		
PURCHASE ORDER# / AUTHORIZED BY:	--	REQUESTED DELIVERY DATE:	--
INSTALLER COMPANY:	--		
INSTALLER CONTACT & PHONE #:	--		

All products this page available from:

SOUTHEASTERN PUMP
Pompano Beach, FL
ph (954)-781-8400

SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ONE (1) ZOELLER E7010-SPECIAL SUBMERSIBLE GRINDER PUMPS INCLUDING ALL MATERIAL, LABOR, EQUIPMENT, INCIDENTALS, AND ANCILLARY COMPONENTS TO MAKE A COMPLETE SYSTEM AS DETAILED IN THIS PLAN AND WRITTEN SPECIFICATION.

NOTES:
REFER TO SUBMITTAL PACKAGE FOR COMPONENT DETAILS. DISCONNECT IS REQUIRED WITHIN SIGHT (OR 50 FT. MAXIMUM) FROM PANEL LOCATION.
PRIOR TO BIDDING OR ORDERING ANY LIFT STATION COMPONENT, CONTRACTOR TO VERIFY IF SITE IS SERVED BY 3 PHASE POWER OR 1 PHASE, AND CONFIRM ACTUAL VOLTAGE AVAILABLE.
LIFT STATION PUMPS, ELECTRICAL, ETC. TO BE ORDERED AND CONSTRUCTED COMPATIBLE WITH EXISTING ELECTRICAL SERVICE ON SITE.
CONTRACTOR TO COORDINATE WITH OWNER AND FLORIDA POWER & LIGHT ON POINT TO SERVICE.

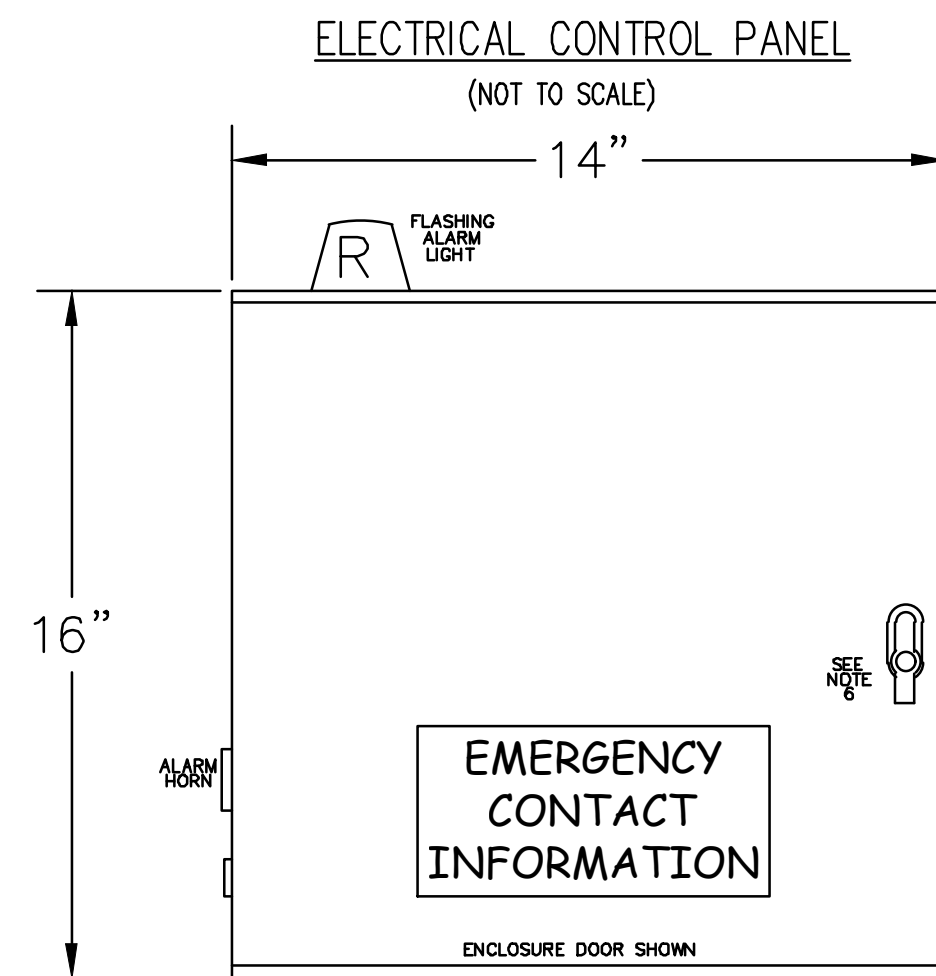
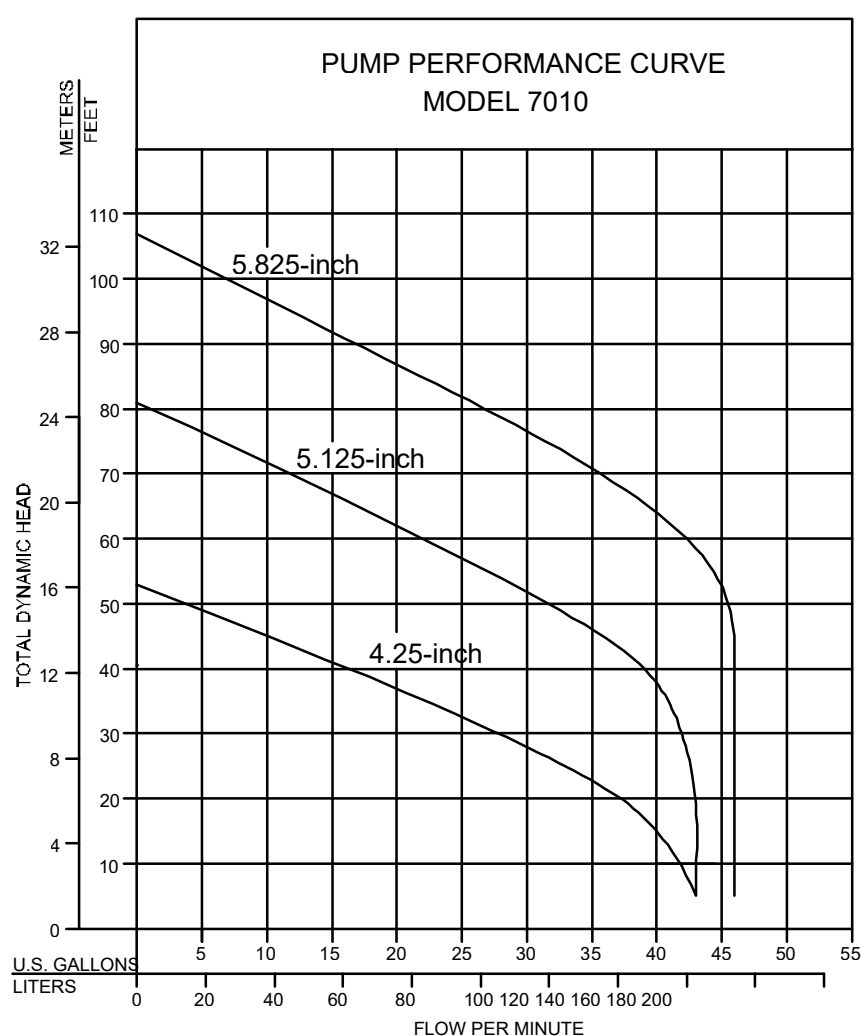
PUMP PERFORMANCE CHARACTERISTICS

NOTE: PUMP MOTOR SHALL BE RATED AT 2 HP AT 3450 RPM, 60 HZ. MOTOR SHALL BE FOR 230 VOLT, SINGLE PHASE SERVICE AND WILL BE PROVIDED WITH 35 FT. OF POWER AND LEVEL CONTROL CABLE. PUMPS SHALL BE PROVIDED WITH 5 FT. LIFTING CABLES.

GPM:	21	TDH(ft):	86
PUMP HP:	2	POWER CABLE LENGTH:	35'
PUMP MANUFACTURER: ZOELLER ENGINEERED PRODUCTS			



MODELS 7010 GRINDER
PERFORMANCE DATA
2 HP - Single Seal



CONTROL PANEL TO INCLUDE THE FOLLOWING FEATURES (MINIMUM):

- *NEMA 4X FIBERGLASS ENCLOSURE
- *MOTOR & CONTROL CIRCUIT BREAKERS
- *LIGHTNING ARRESTOR
- *HIGH WATER ALARM (LIGHT, BUZZER, SILENCER)
- *PUMP H-O-A SWITCH AND ELAPSED TIME METER
- *IEC RATED STARTER WITH OVERLOAD RELAY
- *U.L. APPROVAL AND LABELED AS 'ENCLOSED INDUSTRIAL CONTROL PANEL' PER SECTION 508

NOTE: EMERGENCY CONTACT SIGNAGE TO BE PROVIDED BY MAINTENANCE SERVICE CONTRACTOR.

CONTROL PANEL MOUNTING	
<input checked="" type="checkbox"/> WALL MOUNTED	<input type="checkbox"/> PANEL RACK MOUNTED

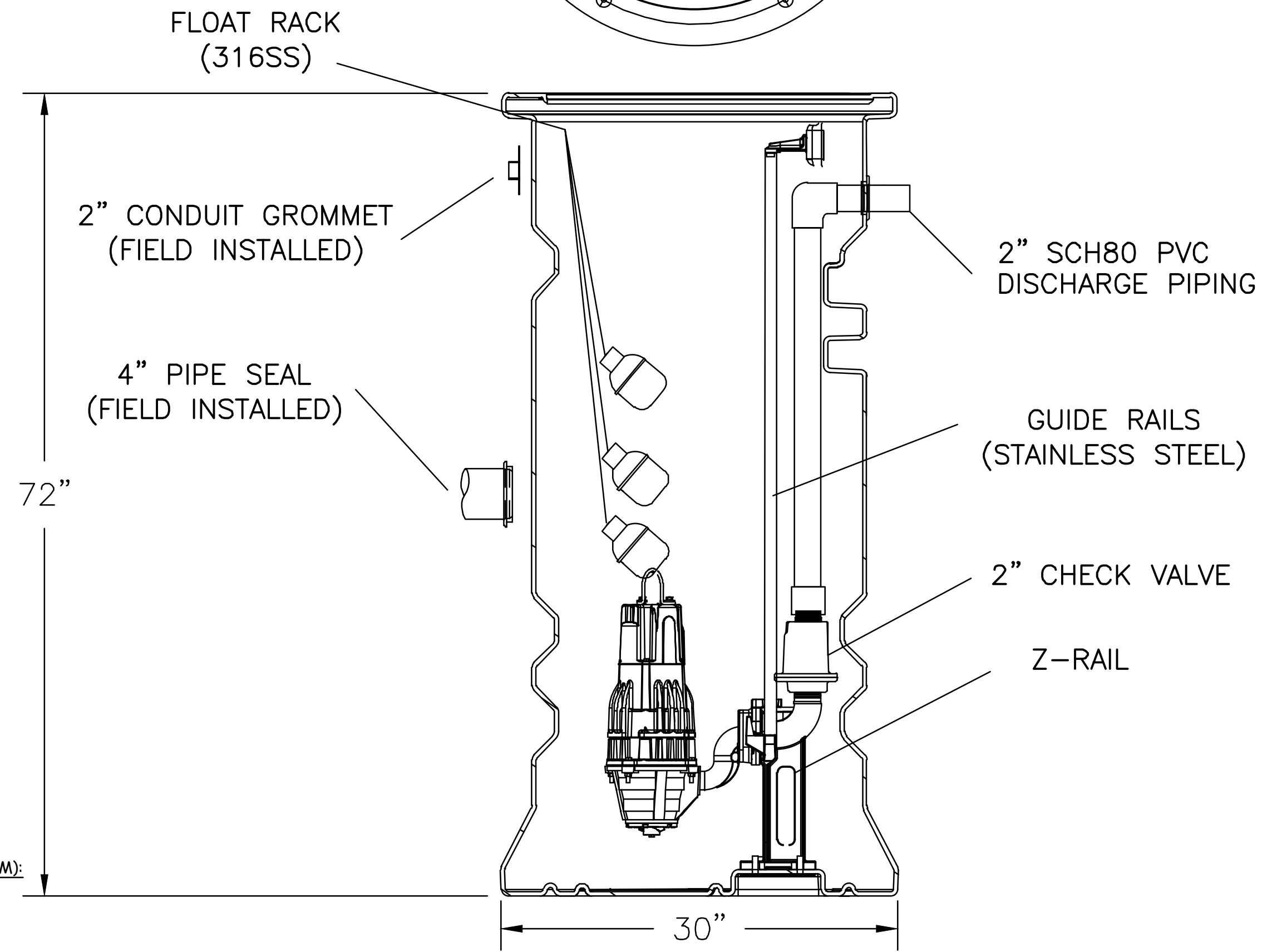
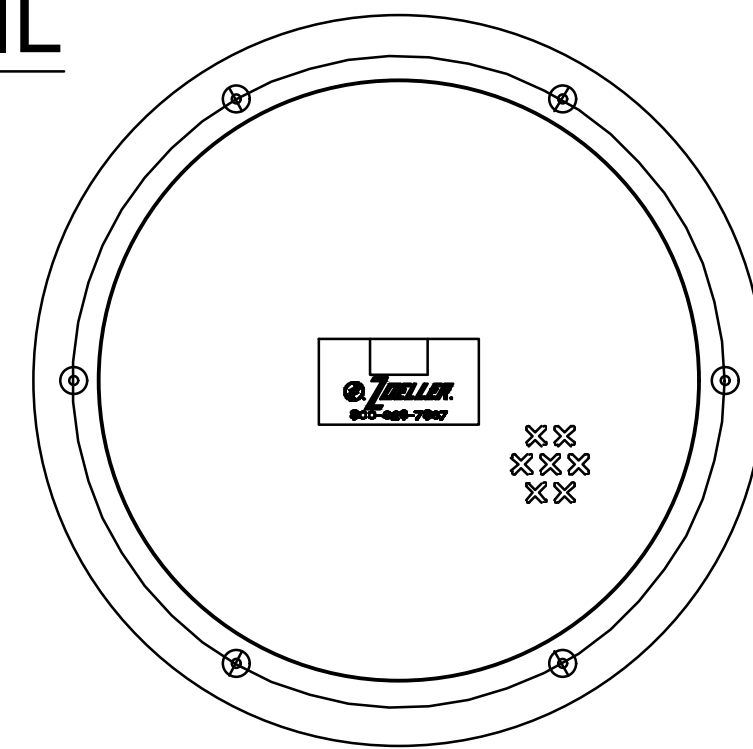
REMOTE ALARM MONITORING OPTIONS	
<input type="checkbox"/> A HIGH WATER ALARM DRY CONTACTS	<input type="checkbox"/> B Wi-Fi HIGH WATER ALARM MONITOR (OPTIONAL)

OPTION A: SWITCH CONTACTS FOR WIRING IN HOME SECURITY SYSTEM, REMOTE AUTO-DIALER, OR REMOTE ALARM COMPONENT.

OPTION B: Wi-Fi ENABLED ALARM MONITORING SERVICE PROVIDED TO SEND COMPUTER, PHONE, OR TEXT NOTIFICATION.



CRITICAL ELEVATIONS	
STATION TOP ELEVATION	32.00
GRADE ELEVATION	32.00
100-YEAR FLOOD ELEVATION	N/A

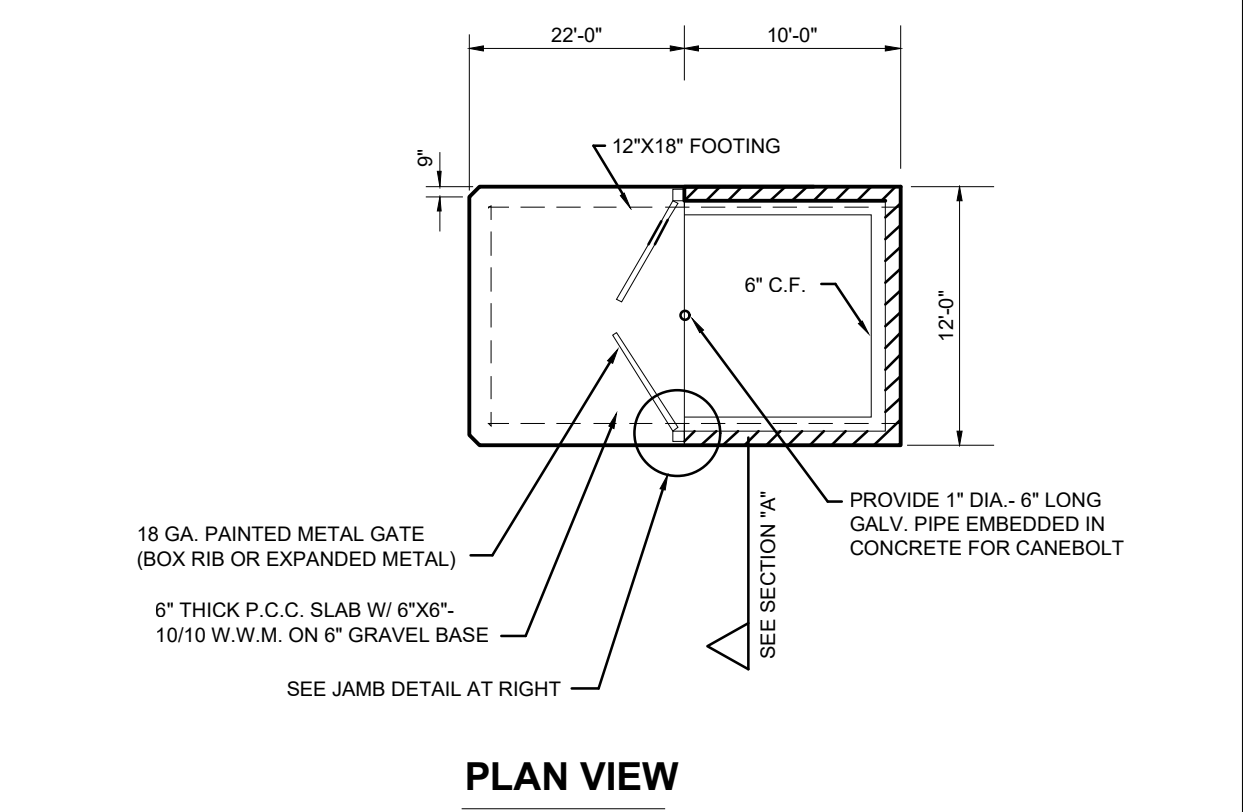


NOTES: PUMP CORDS AND LIFTING CABLES NOT SHOWN FOR CLARITY. DRAWING NOT TO SCALE. SOME FEATURES SHOWN ROTATED FOR CLARITY.

NOTE: ALL SIGNAGE IS TO BE INSTALLED PER FDOT STANDARD PLANS 700-010.

R1-1 STOP SIGN 30"x30"
SIGNAGE DETAIL
N.T.S.

RECYCLED ASPHALT PAVEMENT TYPICAL SECTION
N.T.S.

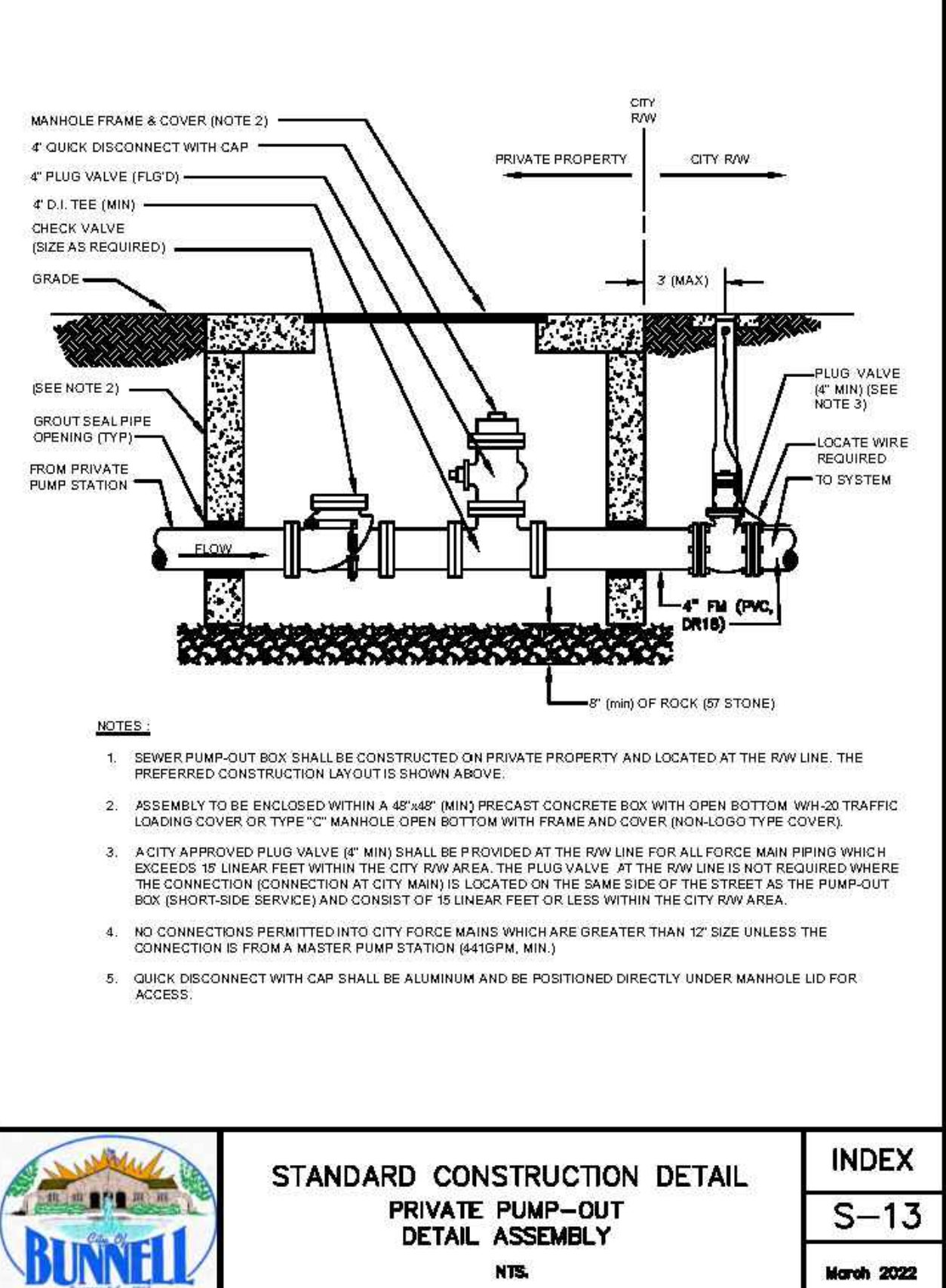


DUMPSTER ENCLOSURE DETAIL
N.T.S.

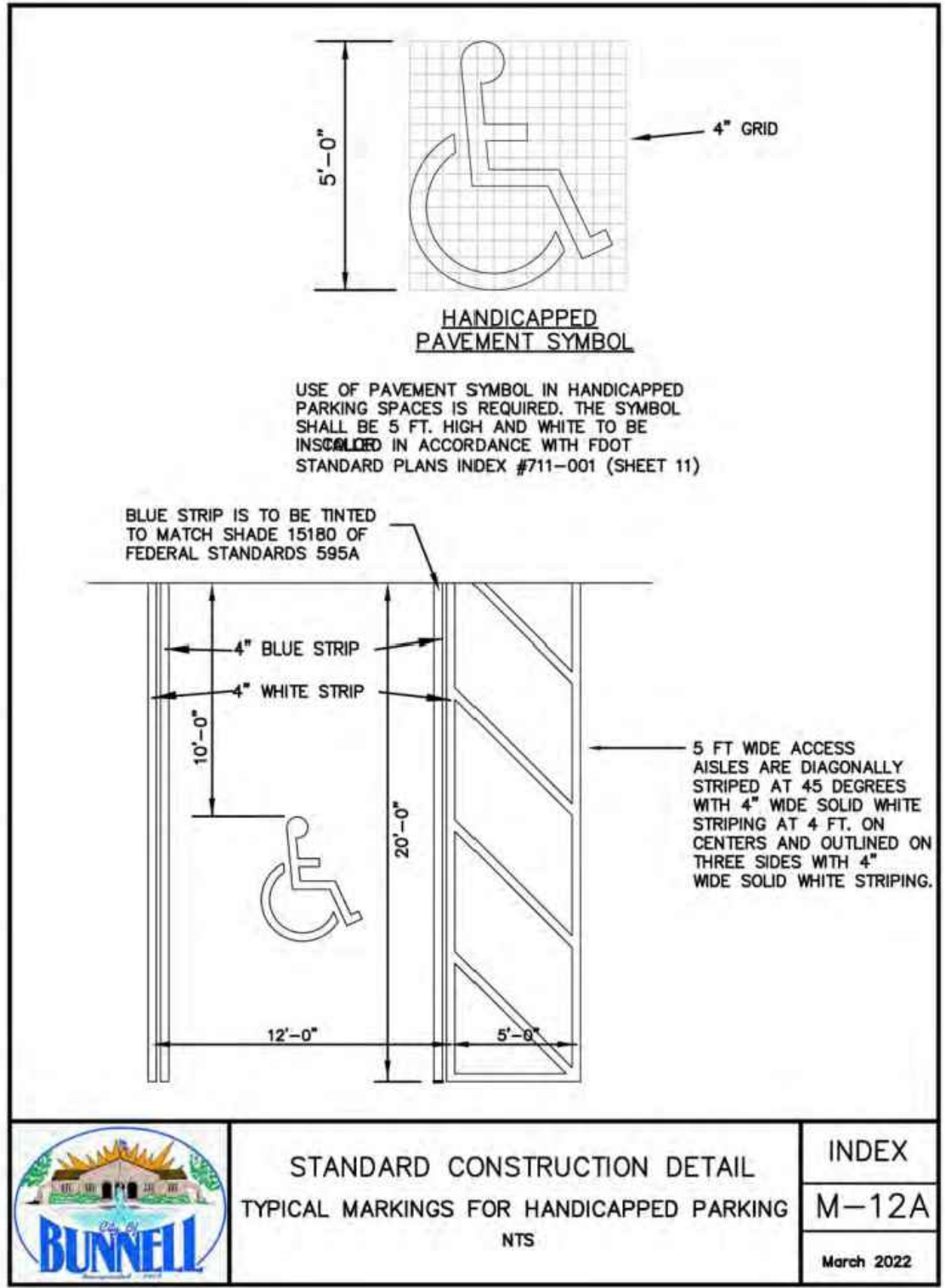
JAMB DETAIL

ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS				
ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBBASE (BOTTOM OF SUBBASE DOWN 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STABILIZED SUBBASE	LIME/ROCK BEARING RATIO (LBR)	ONE (1) TEST/SOIL TYPE	LBR = 40	
LIME/ROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
LIME/ROCK BASE	LIME/ROCK BEARING RATIO (LBR)	PROVIDE CERTIFICATE FROM PLANT	LBR 100	FM 5-515
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-1556
CRUSHED CONCRETE BASE	LIME/ROCK BEARING RATIO (LBR)	(1) PER VISIBLE CHANGE IN MATERIAL BLEND	LBR 100	
ASPHALT	EXTRACTION AND GRADATION	(1) PER DAY PER MIX	PER MIX DESIGN	DM-3022
ASPHALT	THICKNESS AND DENSITY	(1) PER 300 LF ROADWAY	PER MIX DESIGN AND JOB SPECS	CORING OR NUCLEAR
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) PER SOIL OR BASE TYPE	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180) (MODIFIED)	ASTM D-2937 (MODIFIED) AASHTO T-180 (MODIFIED)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIME/ROCK BEARING RATIO (LBR)	(1) TEST/SOIL CHANGE	LBR 40	

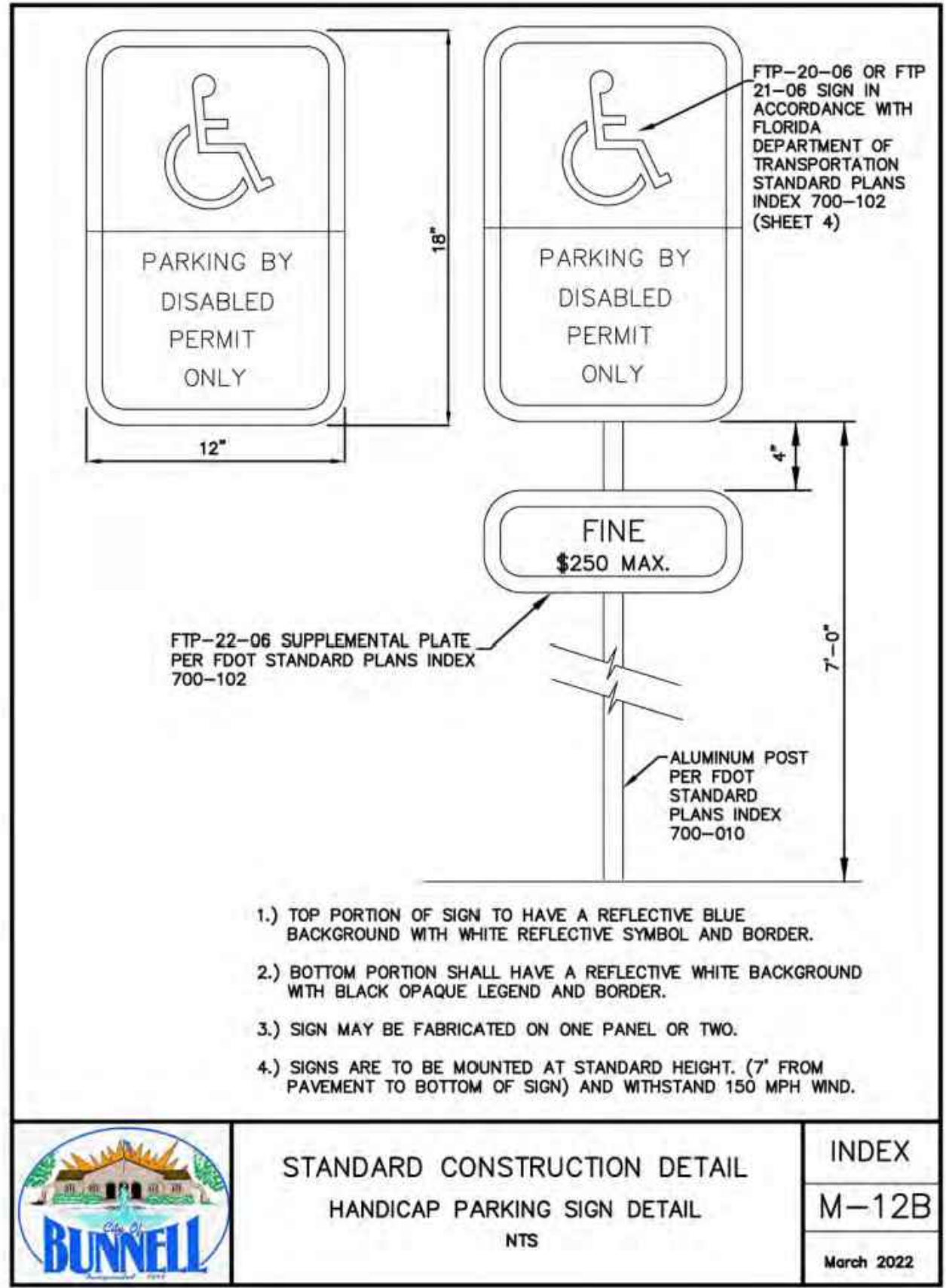
BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS R-6A
March 2022



BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
PRIVATE PUMP-OUT DETAIL ASSEMBLY S-13
NTS
March 2022



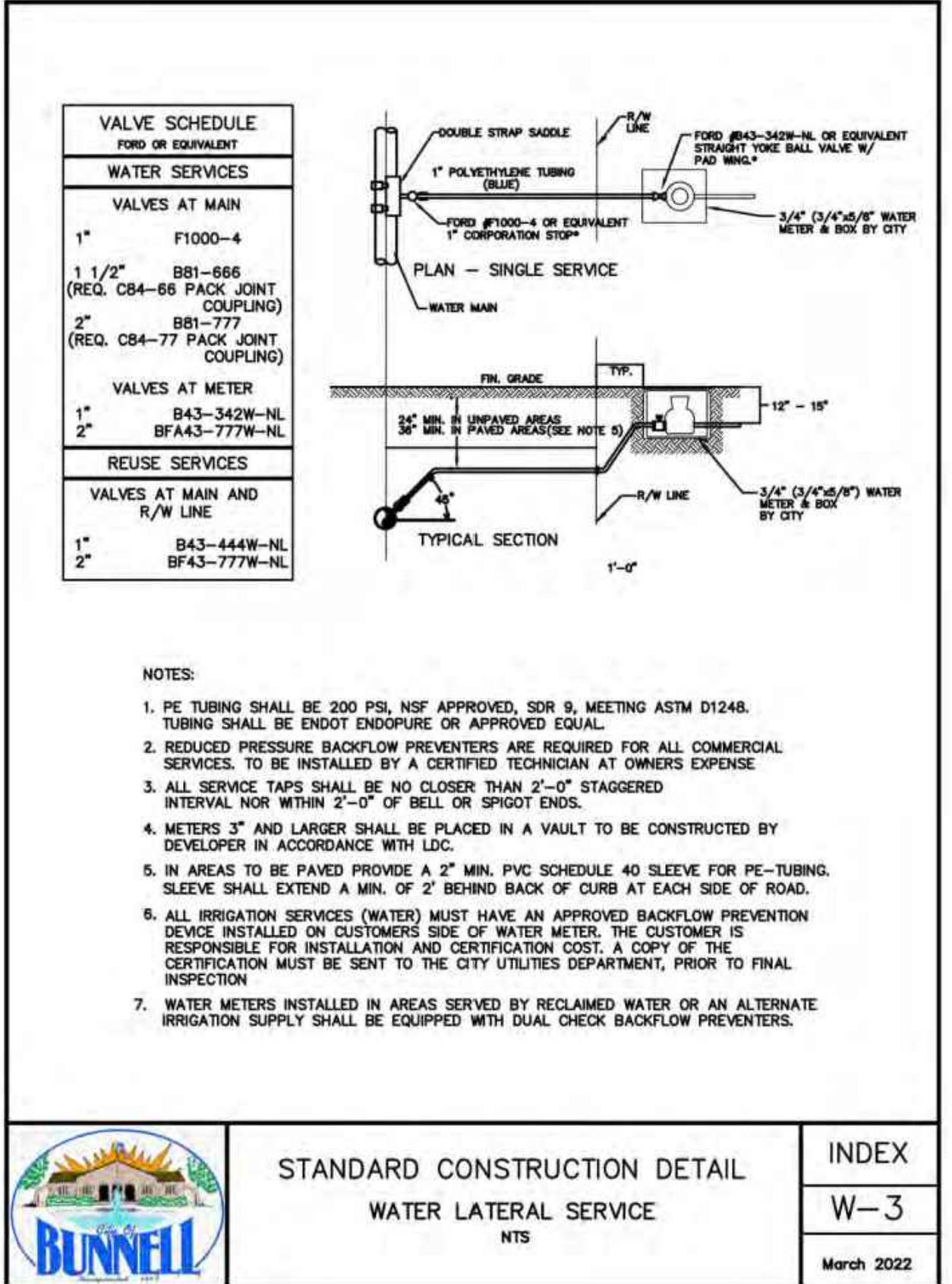
BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
TYPICAL MARKINGS FOR HANDICAPPED PARKING M-12A
NTS
March 2022



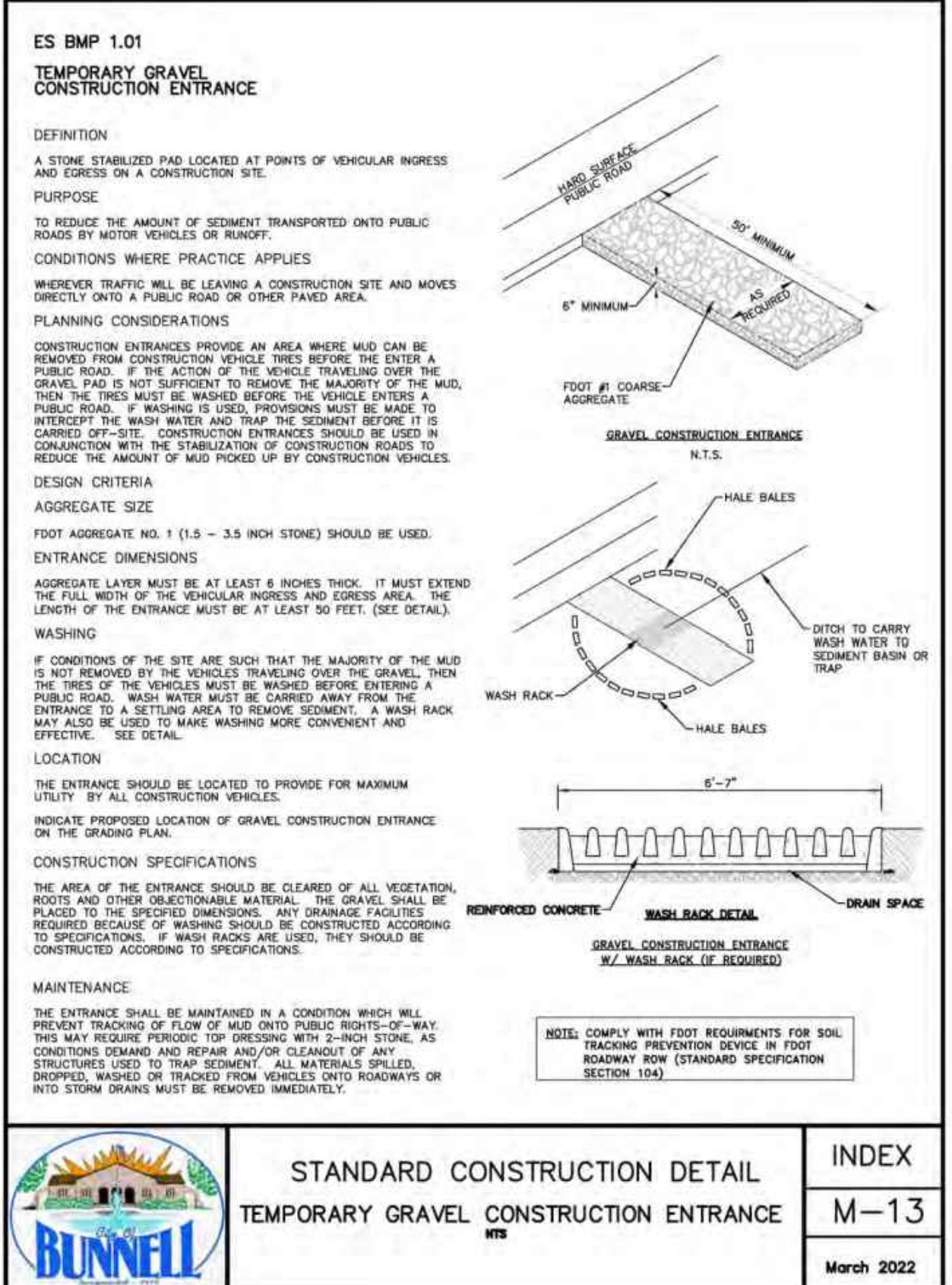
BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
HANDICAP PARKING SIGN DETAIL M-12B
NTS
March 2022

PIPED UTILITY INSTALLATION REQUIREMENTS				
ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
PIPE TRENCH SUBBASE (IF SPECIFIED)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
PIPED BACKFILL IN PAVED AREAS & ANY OTHER CONDITION NOT SPECIFICALLY MENTIONED	IN-PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	98% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
PIPED BACKFILL IN GREEN AREAS	IN-PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	90% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) PER SOIL OR BASE TYPE	ASTM D-2937 (MODIFIED) ASTM D-508 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STD.)	

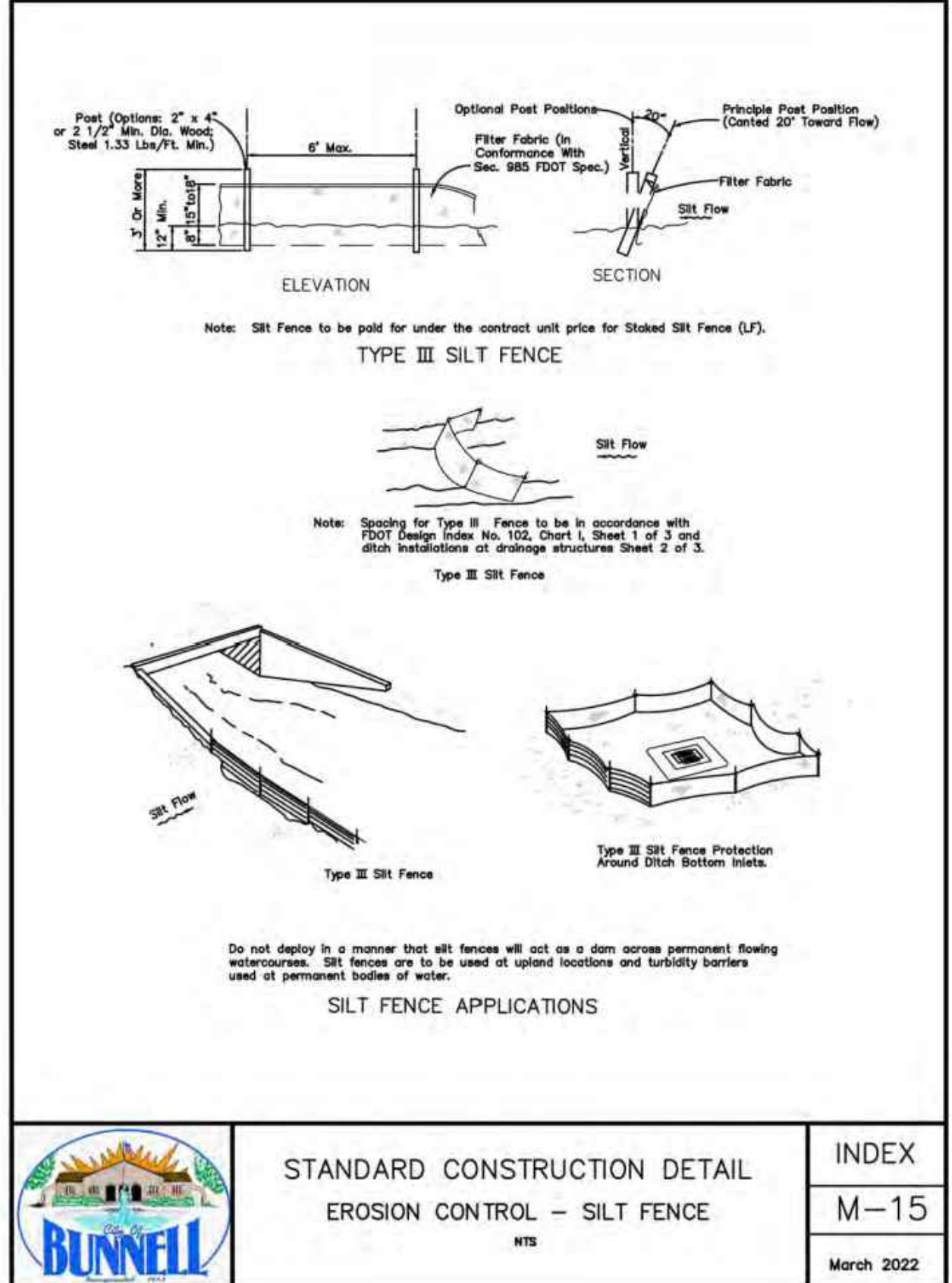
BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS R-6B
March 2022



BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
WATER LATERAL SERVICE W-3
NTS
March 2022



BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE M-13
NTS
March 2022



BUNNELL STANDARD CONSTRUCTION DETAIL INDEX
EROSION CONTROL - SILT FENCE M-15
NTS
March 2022

No.	Date	Revision	By	No.	Date	Revision	By
1	2/25/21	ADDITIONAL SITE GRADES	BB	1			
2	6/23/22	CITY/FDEP REVIEW COMMENTS	LS	2			
3	8/2/22	CITY REVIEW COMMENTS	JBM	3			

cph A Full Service A & E Firm
Architects M/E/P
Engineers Planners
Environmental Structural
Landscape Architects Surveyors
Traffic/Transportation

Offices In:
• Florida
• Puerto Rico
• Connecticut
• Maryland

Designed by: JBM Date: 8/05/2022
Drawn by: LS Scale: AS NOTED
Checked by: JBM
Approved by: JRK
Job No. A18001.1 ©2022

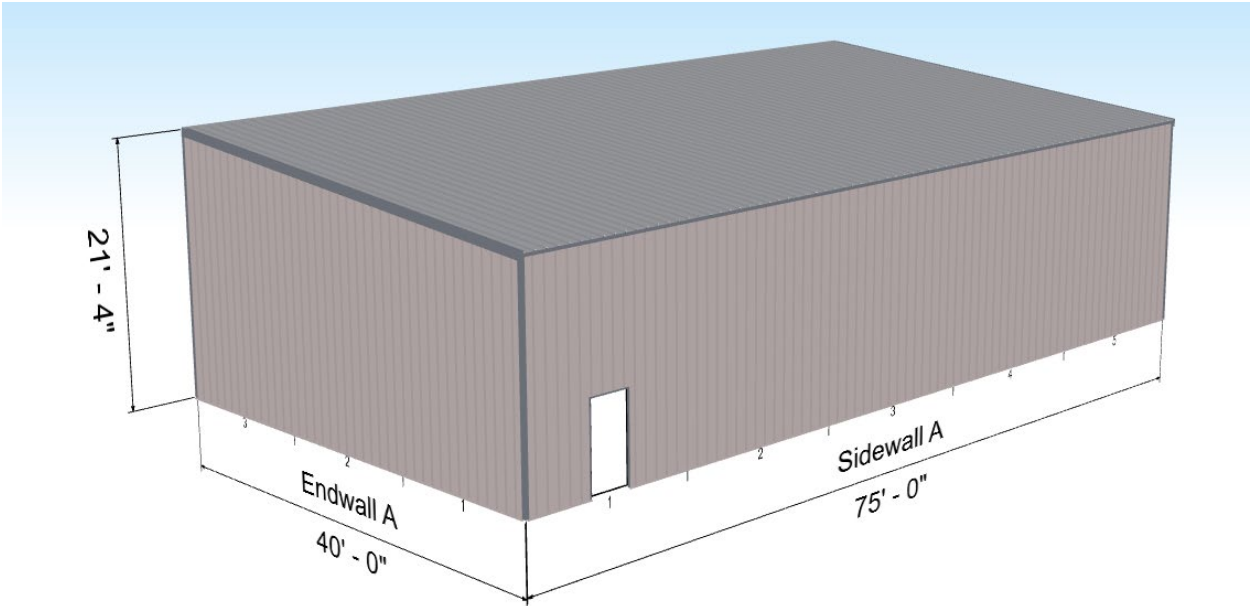
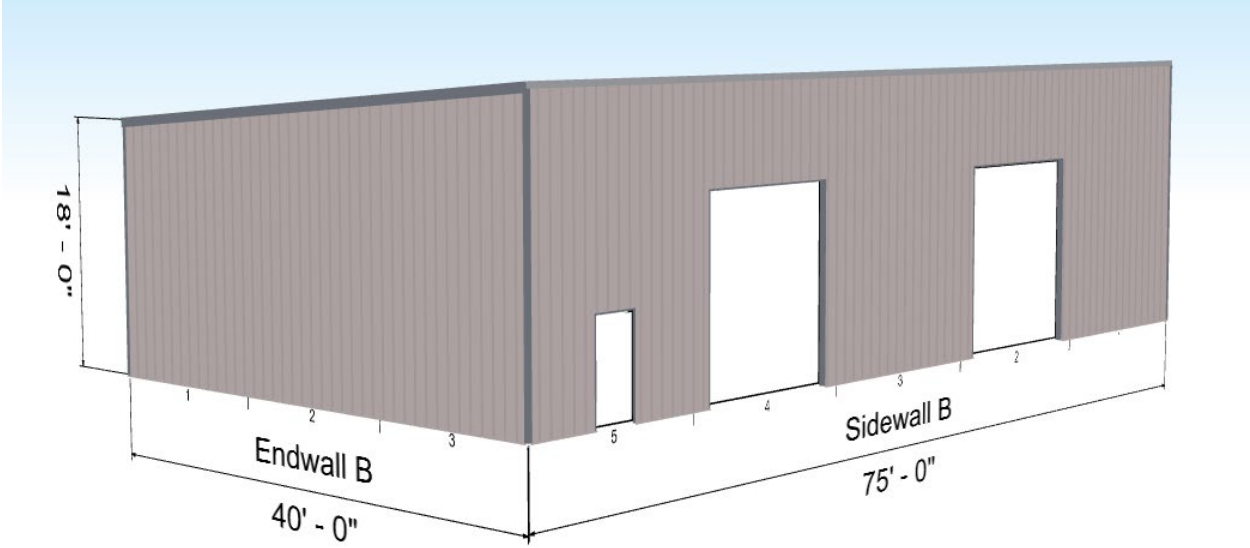
STEEL RAIL DR
LOT 13
Bunnell, Florida

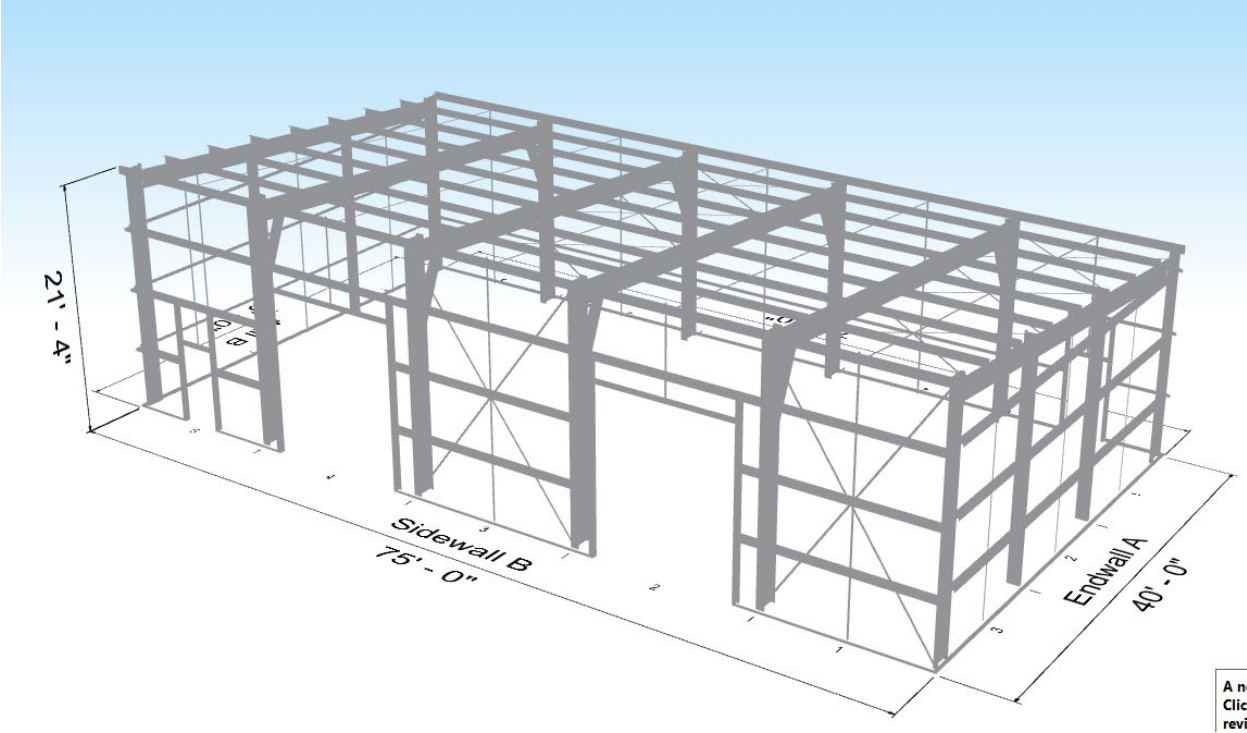
Plans Prepared By:
CPH, Inc.
520 Palm Coast Pkwy, SW Palm Coast, FL 32137
Ph: 386.445.6669
Licenses:
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

JASON R. KELLOGG, P.E.
REG-# 56952


DETAILS


Sheet No.
C-6





Legend

 SUBJECT SITE

 FLAGLER COUNTY PARCELS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

100 50 0 100 Feet



Date Saved: 8/24/2022

Created by: eobrien

Path: Z:\PROJECTS\2021\21132 City of Bunnell Planning Services\3290 Steel Rail\3290 Steel Rail Aerial Map.mxd

Aerial Map
3290 Steel Rail Drive
Bunnell, Florida



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 8/24/2022
Department: Community Development
Subject: PZA 2022-78: Variance from Section 10-63(3)b, of the City of Bunnell, Land Development Code, two feet (2') above base flood elevation as required by the Federal Emergency Management Agency's (FEMA's) One Foot (1') above the based flood elevation

Property Address: 2563 Old Haw Creek Road
Zoning Designation: AG (Agricultural)
Future Land Use Designation: AG (Agricultural)
Agenda Section: New Business:

ATTACHMENTS:

Description	Type
Property Boundary Survey	Exhibit
Elevation Certificate	Exhibit
Location Map	Location Map(s)
Aerial Map (General Location)	Location Map(s)
Aerial Map (Close View)	Location Map(s)
FEMA Map	Location Map(s)
Variance Application	Exhibit

Summary/Highlights:

The applicant, David Barner is requesting to vary from Section 10-63(3)b specified Standards regarding the Base Flood Elevation to allow the completion of the 2023 SF, single-family home; 679 SF, Garage and 3300 SF Workshop for a total of 6000 SF, sitting at 16 feet in height at 2563 Old Haw Creek Road, built at one foot (1') above base flood elevation rather than elevated to the required two feet (2').

Background:

The applicant is in the midst of constructing a 6000 square foot structure which includes a single-family home, garage and workshop on the property located at 2585 Old Haw Creek Road. The City's floodplain regulations required that the home be elevated two (2) additional feet above the base flood elevation. The building pad, currently located at one foot (1') above the elevation, would need to be brought up to the required height to comply with the regulations if the variance was not granted.

Due to the construction of the single-family home being near completion, meeting the required based flood elevation of two feet (2') will cause an exceptional hardship due to the home being at this stage of assembly. Therefore, if the approval is not granted at one foot (1') in accordance with FEMA's standards rather than the 2-feet required by the City's Land Development Code, the home will not receive the remaining permits, nor a Certificate of Occupancy, which could potentially create a situation of blight.

The duty of the Board is to grant relief in the event of hardship as defined by ordinance, or deny the request where no applicable hardship exists. The following addresses whether a true hardship exists;

Special Circumstances and Conditions

At this stage, bringing the structure into compliance with the flood ordinances would require the granting of requested variance to eliminate the site from potentially becoming abandoned.

No Special Privilege Conferred

Granting the variance will not establish special privileges since there are other lots in the area that are developed in similar manners.

Deprivation of Rights

Without the requested reduction to the base flood elevation, the owners will be deprived of the ability to construct a residence on the parcel.

Minimum Possible Variance

The requested variance is the minimum to complete the residential and accessory improvements on the property.

Staff Recommendation:

Staff recommends approval of the Variance Request to reduce the base flood elevation requirement with the allowance of varying from the City's Land Development Standards of 2 feet in Section 10-63(3)b of the Floodplain Management Ordinance, to the Federal Emergency Management Agency's (FEMA's) 1 foot standard. In that the Planning, Zoning and Appeals Board made the finding that the requirements have been met; the further, said approval is subject to the following conditions that shall apply:

(1) Development shall be in accordance with the site plan and elevations submitted, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Community Development Director's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Planning, Zoning and Appeals Board (PZA).

(2) Pursuit to Section 166.033, Florida Statutes, issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of the state or federal law. A municipality shall attach a disclaimer to the issuance of the development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(3) Any deviation from the Land Development Code standards not specifically identified and reviewed and/or addressed by the Planning, Zoning and Appeals Board shall be resubmitted for the Board's review or the plans shall be revised to comply with the applicable standards.

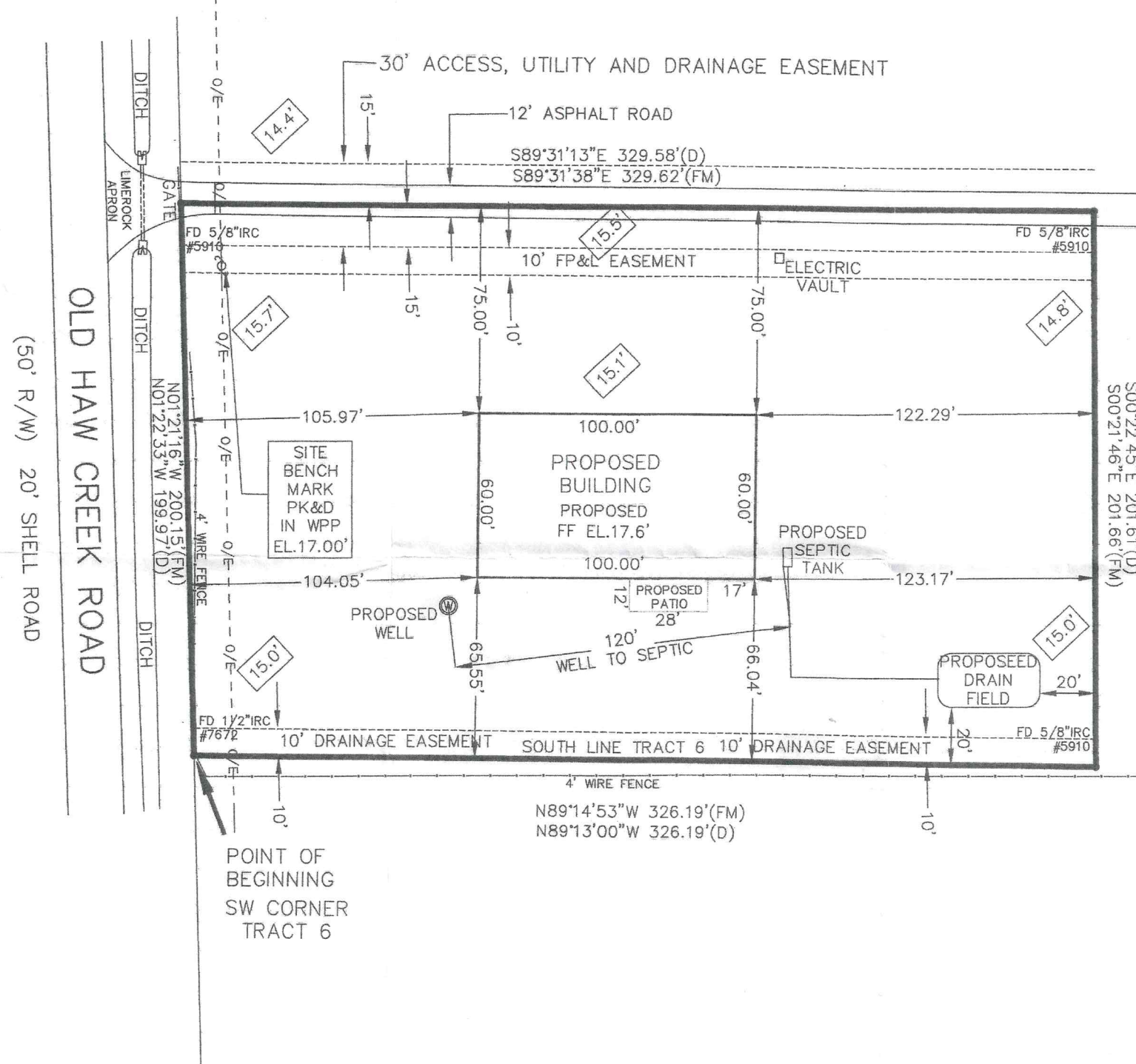
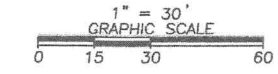
(4) Prior to the issuance of a building permit, the property owner shall execute upon receipt of the City of Bunnell's approval, subsequently record in the official records of Flagler County Clerk of Courts an Indemnification and Hold Harmless Agreement, prepared by the Department of Community Development, which indemnifies the City of Bunnell from any damages caused by flooding and shall inform all parties that the 6000 square foot (2023 SF, single-family home; 677 SF, garage; 3300 SF, workshop) is located one foot (1') above the based flood elevation and not the two feet (2') required by the City of Bunnell's Land Development Code, Section 10-63(3)b.

City Attorney Review:

Approve if the Board finds that the application meets the variance criteria.

SECTION 34, TOWNSHIP 12 SOUTH, RANGE 30 EAST
BUNNELL, FLAGLER COUNTY, FLORIDA.

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - (C) = CALCULATED
 - C = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - CSL = CONCRETE SLAB
 - CB = CONCRETE BLOCK
 - C.M. = CONCRETE MONUMENT
 - (D) = DEED OR DESCRIPTION
 - D.U. = DRAINAGE/UTILITY EASEMENT
 - E = EAST
 - E/P = EDGE OF PAVEMENT
 - ESMT. = EASEMENT
 - ELEV. = ELEVATION
 - F.F. = FINISHED FLOOR
 - FD. = FOUND
 - (FM) = FIELD MEASURED
 - I.D. = IDENTIFICATION
 - IP = IRON PIPE
 - IR = IRON ROD
 - IR&C = IRON ROD AND CAP
 - LS = LICENSED SURVEYOR
 - LB = LICENSED SURVEY BUSINESS
 - N = NORTH
 - N/D = NAIL AND DISK
 - N/W = NAIL AND WASHER
 - O.R. = OFFICIAL RECORDS
 - O/H = OVERHANG
 - O/E = OVERHEAD ELECTRIC LINE
 - PE = PAGE
 - (P) = PLAT (MAP) DIMENSION
 - P/P = POWER POLE
 - P.C. = POINT OF CURVATURE
 - F.F. = FINISHED FLOOR
 - P.O.B. = POINT OF BEGINNING
 - P/L = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - S = SOUTH
 - S/T = SEPTIC TANK
 - S.F. = SQUARE FEET
 - TYP. = TYPICAL
 - UGE = UNDER GROUND ELECTRIC
 - W = WEST
 - W/F = WOOD FENCE
 - W/M = WATER METER
 - Δ = DELTA OR CENTRAL ANGLE
 - L = LENGTH OF CURVE
 - R = RADIUS
 - T = TANGENT DISTANCE
 - C.B. = CHORD BEARING
 - CH. = CHORD DISTANCE
 - 15.0' = EXISTING ELEVATION



DESCRIPTION: (SUPPLIED BY CLIENT)

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLAGLER COUNTY, FLORIDA, A PORTION OF TRACT 6, BLOCK "A" BUNNELL DEVELOPMENT COMPANY SUBDIVISION OF SECTION 34, AS RECORDED IN PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA LYING EAST OF OLD HAW CREEK ROAD (50 FOOT RIGHT OF WAY BY PRESCRIPTION) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF TRACK 6, BLOCK A, WITH THE EAST RIGHT OF WAY OF OLD HAW CREEK ROAD; THENCE N01°22'33"W, ALONG THE SAID EAST RIGHT OF WAY OF OLD HAW CREEK ROAD, A DISTANCE OF 199.97 FEET; THENCE S89°31'13"E, DEPARTING SAID EAST RIGHT OF WAY, A DISTANCE OF 329.58 FEET; THENCE S00°22'45"E, A DISTANCE OF 201.61 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 6, BLOCK A; THENCE N89°13'00"W, ALONG SAID SOUTH LINE, A DISTANCE OF 326.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,804.10 SQ FT (1.511 ACRES)

NOTE:

THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

- NOTES:**
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
 4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
 5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
 7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
 8. BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
 9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
 10. SUBJECT PROPERTY LIES WITHIN ZONE "AE" BASE FLOOD ELEVATION 16.6' AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF BUNNELL COMMUNITY #120086, PANEL #12035C0220 E DATED 6/8/2018. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
 11. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM

SITE PLAN

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 6/4/2021 Drawing Number: 21-0313 Scale: 1"=30'
For: Drawn By: LE JR

ELLIOT SANDE

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 6683

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name Dave Barner (22-0326 UC)					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2563 Old Haw Creek Road					Company NAIC Number:	
City Bunnell		State Florida		ZIP Code 32110		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A Portion of Lot 6, Block A, Bunnell Development Company Sub Flagler Co ID # 34-12-30-0650-000A0-0060						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>29-25-15.2 N</u> Long. <u>81-15-40.8 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Bunnell# 120086			B2. County Name Flagler		B3. State Florida	
B4. Map/Panel Number 12035C0220	B5. Suffix E	B6. FIRM Index Date 6/6/2018	B7. FIRM Panel Effective/ Revised Date 6/6/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 16.6'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: <u>N/A</u>						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: <u>N/A</u>						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. xxxx Old Haw Creek Road			Policy Number:
City Bunnell	State Florida	ZIP Code 32110	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS BM "G478-1999" Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: N/A

Datum used for building elevations must be the same as that used for the BFE.

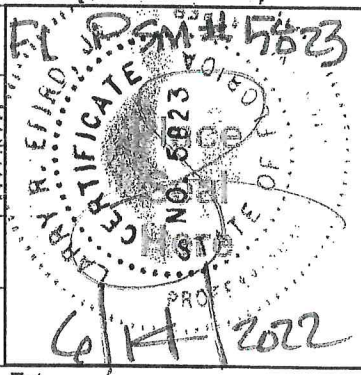
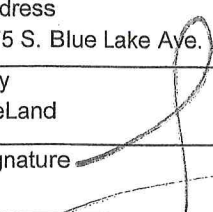
Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 17.6' | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 16.5' | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 16.7' | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Larry R. Efir, Jr.	License Number FL PSM # 5823		
Title President			
Company Name Efir Surveying Group, Inc.			
Address 475 S. Blue Lake Ave.			
City DeLand	State Florida		ZIP Code 32324
Signature 	Date 6/14/2022	Telephone 386-740-4144	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

This is an Under Construction Elevation Certificate for a Slab on Grade Residence
There is NO Electrical or Mechanical Equipment servicing the Building at this time
The Base Flood Elevation can be found on the FIRM

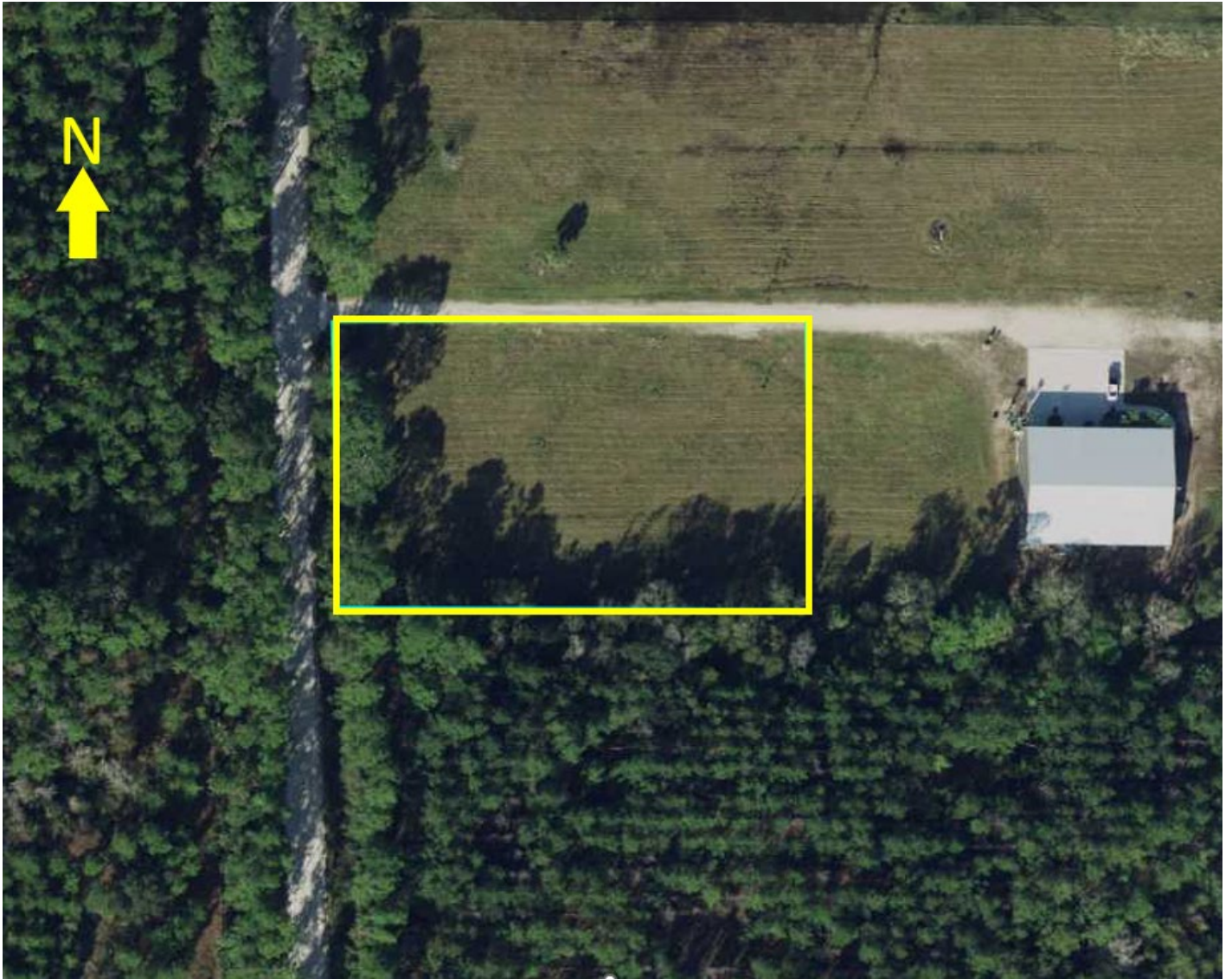
Location Map



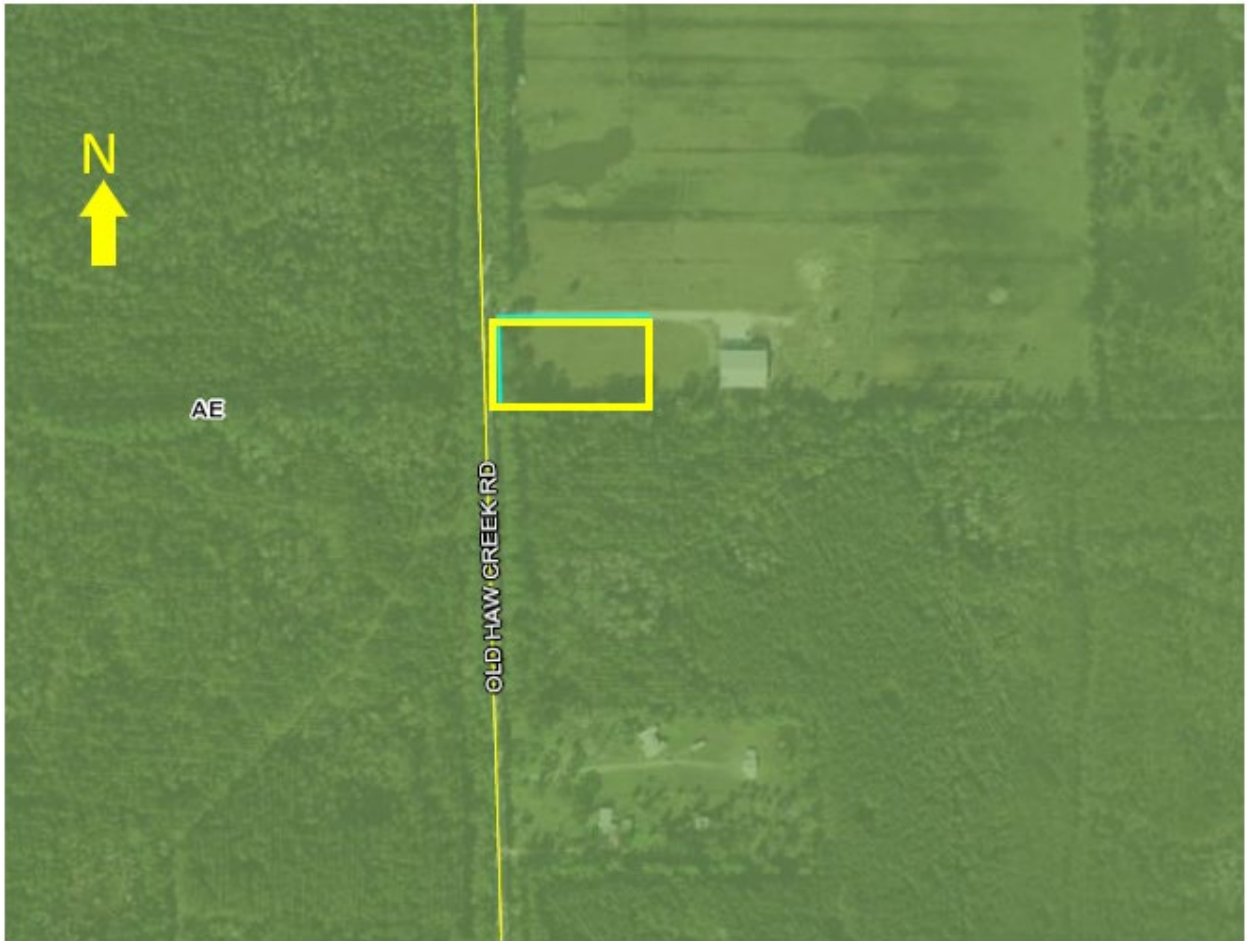
Aerial Map



Aerial Map



FEMA Map





Check One:

SPECIAL EXCEPTION APPLICATION

VARIANCE APPLICATION

Name (Applicant): DAVID BANNER Date: 6/29/22

Location Address: 2563 OLD HAW CREEK RD Bunnell, FL

Mailing Address (Applicant): 300 MARINA BAY UNIT 203

City: FLAGLER Bch State: FL Zip Code: 32132

E-mail Address: BANNERLIGHTINGLLC@YAHOO.COM

Phone Number(s): 772-215-8955

Describe exact reason for the request and physical nature of the premises:

New SFR - Under construction, Slab poured, Building Being erected. Permit package submitted and issued.

Statement of hardship imposed if request is not granted:

Slab poured, Now elevation has a difference, It is poured and in place

Attach:

- Non-Refundable** filing fee (Please note all costs of advertising- newspaper & required adjacent property letters- will be billed to the applicant)
- Survey, plot plan, sketches, drawings, or other materials that would be useful to assist in reviewing the request. For variances, show the current setback lines and proposed setback lines.
- If applicable, written permission from the property owner for the applicant to make this request or copy of contract for sale which grants permission to applicant to get City approvals.

Applicant Statement: **I AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION SUBMITTED HEREWITH IS TRUE AND FACTUAL, TO THE BEST OF MY KNOWLEDGE.**

Note: Fees for Special Exception \$200; Variance \$400.00 (Resolution 2020-30)

Applicant Signature: [Signature] Date 6-29-22



City of Bunnell, Florida

Agenda Item No. 6.

Document Date: 8/24/2022
Department: Community Development
Subject: PZA 2022-79: Variance from Section 10-63(3)b, of the City of Bunnell, Land Development Code, two feet (2') above base flood elevation as required by the Federal Emergency Management Agency's (FEMA's) One Foot (1') above the based flood elevation

Property Address: 2585 Old Haw Creek Road
Zoning Designation: AG (Agricultural)
Future Land Use Designation: AG (Agricultural)
Agenda Section: New Business:

ATTACHMENTS:

Description	Type
Property Boundary Survey	Exhibit
Elevation Certificate	Exhibit
Location Map	Location Map(s)
Aerial Map (General Area)	Location Map(s)
Aerial Map (Close View)	Location Map(s)
FEMA Map	Location Map(s)
Variance Application	Exhibit

Summary/Highlights:

The applicant, Peter Lyden is requesting to vary from Section 10-63(3)b specified Standards regarding the Base Flood Elevation to allow the completion of the 2582 SF, single-family home; 1200 SF, open porch; 40 SF, entry and 5069 SF, garage for a total of 8,891 SF, sitting at 21 in height at 2585 Old Haw Creek Road, built at one foot (1') above base flood elevation rather than elevated to the required two feet (2').

Background:

The applicant is in the midst of constructing a 8891 square foot structure which includes a single-family home, open porch, entry and garage on the property located at 2585 Old Haw Creek Road. The City's floodplain regulations required that the home be elevated two (2) feet above the base flood elevation. The building pad, currently located at one foot (1') above the elevation, would need to be brought up to the required height to comply with the regulations if the variance was not granted.

Due to the construction of the single-family home being near completion, meeting the required base flood elevation of two feet (2') will cause an exceptional hardship due to the home being at this stage of assembly. Therefore, if the approval is not granted at one foot (1') in accordance with FEMA's standards rather than the 2-feet required by the City's Land Development Code, the home will not receive the remaining permits, nor a Certificate of Occupancy, which could potentially create a situation of blight.

The duty of the Board is to grant relief in the event of hardship as defined by ordinance, or deny the request where no applicable ordinance exists. The following addresses whether a true hardship exists;

Special Circumstances and Conditions

At this stage, bringing the structure into compliance with the flood ordinances would require the granting of requested variance to eliminate the site from potentially becoming abandoned.

No Special Privilege Conferred

Granting the variance will not establish special privileges since there are other lots in the area that are developed in similar manners.

Deprivation of Rights

Without the requested reduction to the base flood elevation, the owners will be deprived of the ability to construct a residence on the parcel.

Minimum Possible Variance

The requested variance is the minimum to complete the residential and accessory improvements on the property.

Staff Recommendation:

Staff recommends approval of the Variance Request to reduce the base flood elevation requirement with the allowance of varying from the City's Land Development Standards of 2 feet in Section 10-63(3)b of the Floodplain Management Ordinance, to the Federal Emergency Management Agency's (FEMA's) 1 foot standard. In that the Planning, Zoning and Appeals Board made the finding that the requirements have been met; the further, said approval is subject to the following conditions that shall apply:

(1) Development shall be in accordance with the site plan and elevations submitted, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Community Development Director's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Planning, Zoning and Appeals Board (PZA).

(2) Pursuit to Section 166.033, Florida Statutes, issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or

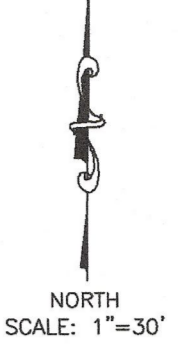
federal agency or undertakes actions that result in a violation of the state or federal law. A municipality shall attach a disclaimer to the issuance of the development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(3) Any deviation from the Land Development Code standards not specifically identified and reviewed and/or addressed by the Planning, Zoning and Appeals Board shall be resubmitted for the Board's review or the plans shall be revised to comply with the applicable standards.

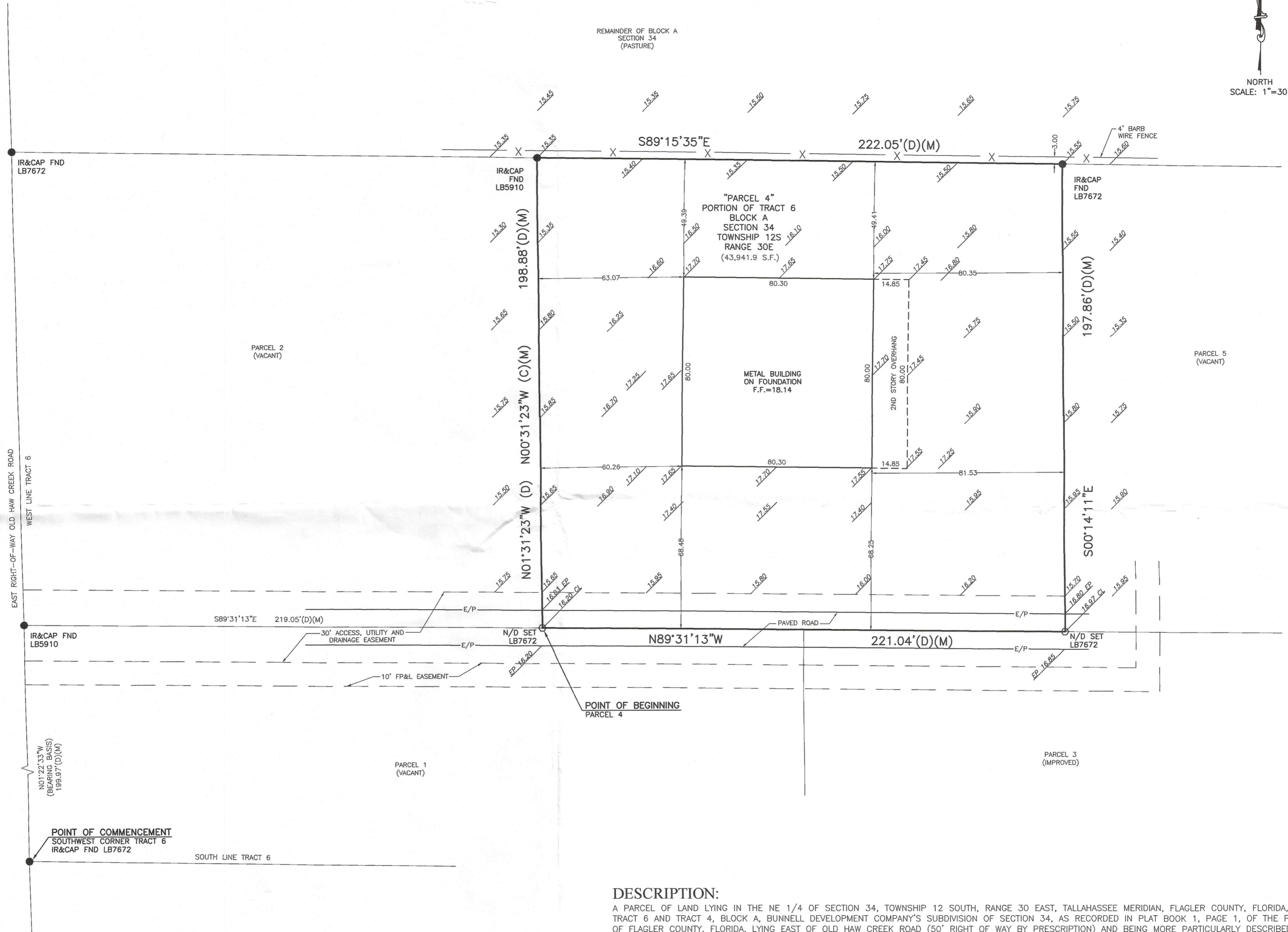
(4) Prior to the issuance of a building permit, the property owner shall execute upon receipt of the City of Bunnell's approval, subsequently record in the official records of Flagler County Clerk of Courts an Indemnification and Hold Harmless Agreement, prepared by the Department of Community Development, which indemnifies the City of Bunnell from any damages caused by flooding and shall inform all parties that the 8891 square foot (2582 SF, single-family home; 1200 SF, open porch; 40 SF, entry; 5069 SF, garage) is located one foot (1') above the based flood elevation and not the two feet (2') required by the City of Bunnell's Land Development Code, Section 10-63(3)b.

City Attorney Review:

Approve if the Board finds that the application meets the variance criteria.



OLD HAW CREEK ROAD
(50' R/W)



DESCRIPTION:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLAGLER COUNTY, FLORIDA, A PORTION OF TRACT 6 AND TRACT 4, BLOCK A, BUNNELL DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 34, AS RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING EAST OF OLD HAW CREEK ROAD (50' RIGHT OF WAY BY PRESCRIPTION) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 6, BLOCK A, WITH THE EAST RIGHT OF WAY OF OLD HAW CREEK ROAD; THENCE N01°22'33"W, ALONG THE EAST RIGHT OF WAY OF OLD HAW CREEK ROAD, A DISTANCE OF 199.97 FEET; THENCE S89°31'13"E, DEPARTING SAID EAST RIGHT OF WAY, A DISTANCE OF 219.05 FEET TO THE POINT OF BEGINNING; THENCE N01°31'23"W, A DISTANCE OF 198.88 FEET; THENCE S89°15'35"E, A DISTANCE OF 222.05 FEET; THENCE S00°14'11"E, A DISTANCE OF 197.86 FEET; THENCE N89°31'13"W, A DISTANCE OF 221.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,941.9 SQUARE FEET (01.009 ACRES±)

REVISIONS:

FOUNDATION
 TYPE OF SURVEY: BOUNDARY / TOPOGRAPHIC / TREE LOCATION / AS-BUILT
 NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

PREPARED FOR:			
DEL CONSTRUCTION P.O. BOX 1009 BUNNELL, FL 32110			
SURVEY TYPE:	FIELD DATE:	OFFICE DATE:	JOB NO.:
Boundary	07/07/22	07/31/22	22-2302
Site Plan			
Formboard			
Foundation			
Final			

LEGEND:	
IR	1/2" Iron Rod set "LB7672"
IR	5/8" Iron Rod found
IP	1/2" Iron Pipe
N/D	Nail and Disk set "LB7672"
N/D	Nail and Disk found
PCP	Permanent Control Point
CM	Concrete Monument set
CM	Concrete Monument found
PRM	Permanent Reference Monument
FND	Found
LB	Licensed Business
LS	Licensed Surveyor
PSM	Professional Surveyor & Mapper
O.R.	Official Records Book
PC	Page
(D)	Deed Bearing & Distance
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
(C)	Calculated Bearing & Distance
C/L	Center Line
E/P	Edge of Pavement
E/R	Edge of Road
R/W	Right of Way
A	Delta
R	Radius
L	Length
CB	Chord Bearing
CH	Chord Distance
PC	Point of Curvature
PRC	Point of Reverse Curvature
N.R.	Non-Radial Curve
PT	Point of Tangency
PI	Point of Intersection
UE	Utility Easement
D.E.	Drainage Easement
L.E.	Landscape Easement
N.G.V.D.	National Geodetic Vertical Datum
N.A.V.D.	North American Vertical Datum
B.M.	Bench Mark
T.B.M.	Temporary Bench Mark
TOB	Top of Bank
TOE	Top of Slope
F.F.	Finish Floor Elevation
INV.	Invert
C.B.S.	Concrete Block & Sluice
Conc.	Concrete
C/S	Concrete Slab
EGP	Pool Equipment Pad
PEP	Pretreatment Effluent Pumping Tank
O/E	Overhead Electric
P/P	Power Pole
M	Manhole
T	Telephone
C	Cable
OT	Optical Fiber
W	Water Meter
E	Electric Meter
H	Fire Hydrant

NOTES:	
1.	The entire map encompassing this survey is recorded in Map Book 1, Page 1.
2.	Elevations refer to N.A.V.D. 1988 datum and reference local datum.
3.	Underground improvements and utilities not located.
4.	Bearings refer to plat datum and to the East Right-of-Way line of Old Haw Creek Road as being N01°22'33"W.
5.	Property lies in Flood Zone "AE", (base flood elevation = 17.0) with reference to Map No. 12035C0220E, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.A.V.D. 1988 datum.
6.	Description provided by client.
7.	No search for encumbering instruments was made by surveyor.
8.	Error of closure meets or exceeds 1:7500 feet.

STEPHENSON, WILCOX & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

2729 E. Moody Blvd., Ste. 400
 PO Box 186 Bunnell FL 32110
 Phone: 386.437.2363 • Email: info.swa@gmail.com

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.

DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633
 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name PETE LYDEN					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2585 OLD HAW CREEK ROAD					Company NAIC Number:	
City BUNNELL		State Florida		ZIP Code 32110		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PORTION OF TRACT 6, BLOCK A, BUNNELL DEV. CO. SUB, SEC 34, TWP 12S, RGE 30E; FLAGLER COUNTY, FLORIDA						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>N29°25'17"</u> Long. <u>W81°15'40"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF BUNNELL / 120086				B2. County Name FLAGLER		B3. State Florida
B4. Map/Panel Number 12035C0220	B5. Suffix E	B6. FIRM Index Date 06-06-2018	B7. FIRM Panel Effective/ Revised Date 06-06-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 17.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2585 OLD HAW CREEK ROAD			Policy Number:
City BUNNELL	State Florida	ZIP Code 32110	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: LOCAL PUBLISHED DATUM Vertical Datum: N.A.V.D. 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | 18.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 17.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 17.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name DAN A. WILCOX	License Number PE 57633, PSM 5749		
Title PROFESSIONAL ENGINEER, PROFESSIONAL SURVEYOR & MAPPER			
Company Name STEPHENSON, WILCOX & ASSOCIATES, INC.			
Address 2729 EAST MOODY BLVD, SUITE 400			
City BUNNELL	State Florida		ZIP Code 32110
Signature 	Date 08-01-2022	Telephone (386) 437-2363	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2585 OLD HAW CREEK ROAD			Policy Number:
City BUNNELL	State Florida	ZIP Code 32110	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

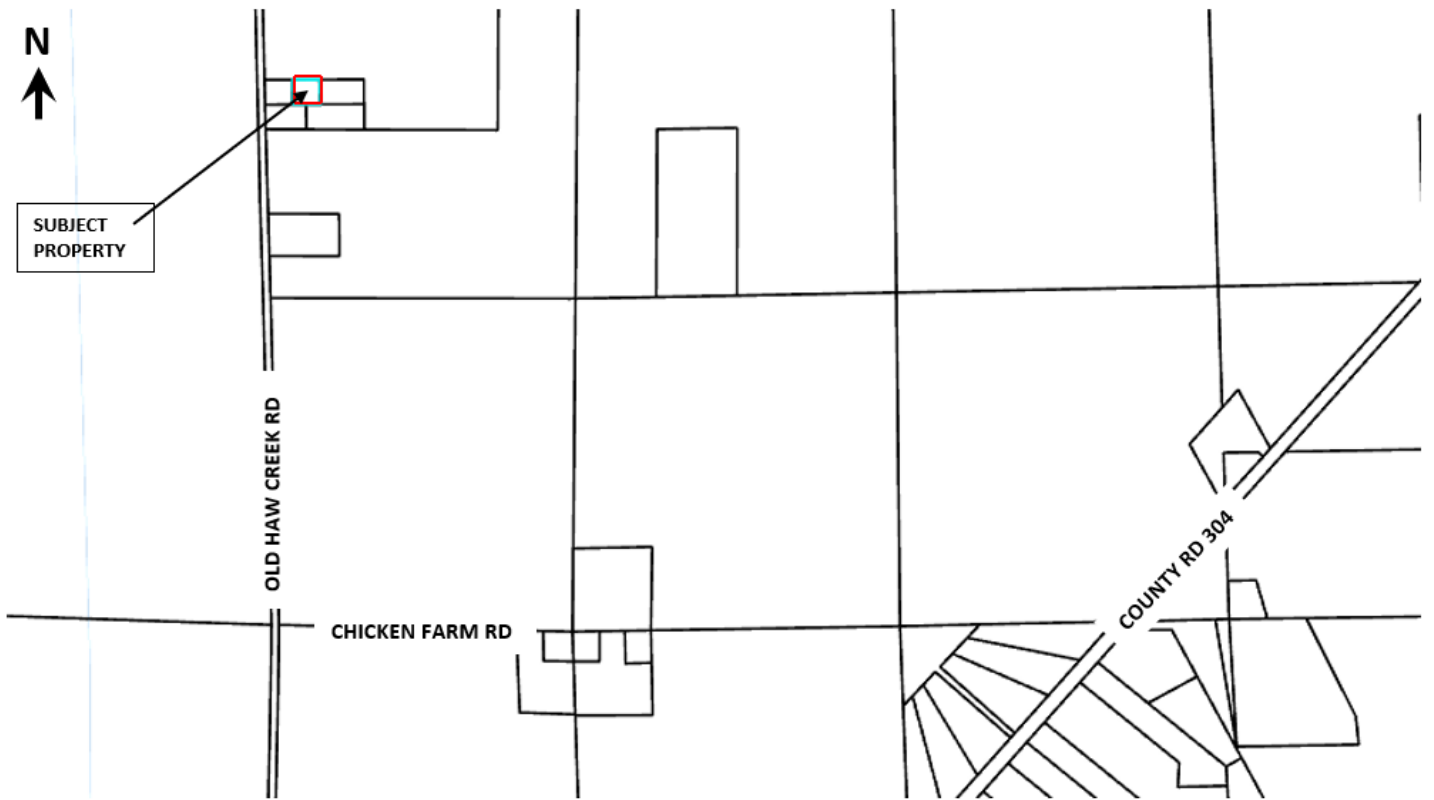
Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

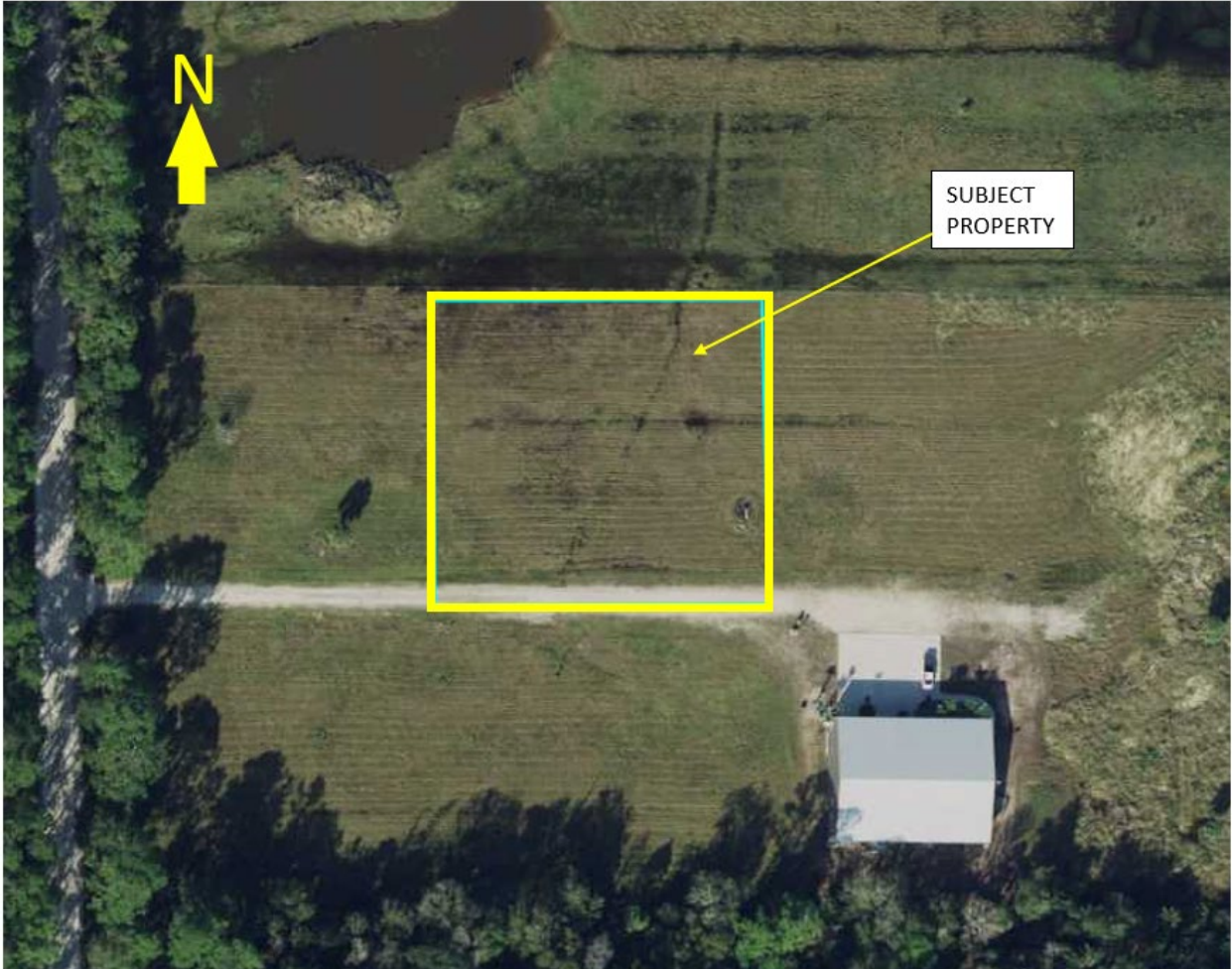
Location Map



Aerial Map



Aerial Map



FEMA Map





Check One:

SPECIAL EXCEPTION APPLICATION

VARIANCE APPLICATION

Name (Applicant): PETER Lyden Date: 6/29/22

Location Address: 2585 OLD HAW CREEK RD, Bunnell, FL

Mailing Address (Applicant): Po Box 1009

City: Bunnell State: FL Zip Code: 32110

E-mail Address: Plyden64@gmail.com

Phone Number(s): 386 931 2568

Describe exact reason for the request and physical nature of the premises:

New SFR. - Site plans, surveys, and permit package were submitted and approved on permit issued. Now question on the elevation

Statement of hardship imposed if request is not granted:

The Slab was poured, all inspected and building is going up. Permit was issued on information provided.

Attach:

- Non-Refundable** filing fee (Please note all costs of advertising- newspaper & required adjacent property letters- will be billed to the applicant)
- Survey, plot plan, sketches, drawings, or other materials that would be useful to assist in reviewing the request. For variances, show the current setback lines and proposed setback lines.
- If applicable, written permission from the property owner for the applicant to make this request or copy of contract for sale which grants permission to applicant to get City approvals.

Applicant Statement: **I AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION SUBMITTED HERewith IS TRUE AND FACTUAL, TO THE BEST OF MY KNOWLEDGE.**

Note: Fees for Special Exception \$200; Variance \$400.00 (Resolution 2020-30)

Applicant Signature: [Signature] Date 6/29/22



City of Bunnell, Florida

Agenda Item No. 7.

Document Date: 8/22/2022
Department: Community Development
Subject: PZA 2022-80: Variance in the AG&S (Agricultural and Silvicultural) Zoning District for the construction of a single-family residence
Property Address: 1037 Old Haw Creek Road
Zoning Designation: AG&S (Agricultural and Silvicultural)
Future Land Use Designation: AG&S (Agricultural and Silvicultural)
Agenda Section: New Business:

ATTACHMENTS:

Description	Type
Property Boundary Survey (w/Sketch of Layout)	Exhibit
Location Map	Location Map(s)
Aerial Map (General Area)	Location Map(s)
Aerial Map (Close Up)	Location Map(s)
FEMA Map	Location Map(s)
Variance Application	Exhibit
Statement of Hardship	Exhibit

Summary/Highlights:

The subject property is located in the Agricultural and Silvicultural (AG&S) Zoning District, which allows single-family dwellings and requires a minimum lot area of 5 acres. The Future Land Use is Agricultural and Silvicultural (AG&S), which is consistent with the AG&S zoning district.

The area around the subject site consists of single-family homes and vacant lots. The subject property is 3.24 + acre lot, which was purchased on May 17, 2022. At the time the applicant discussed with the Staff about developing a single-family unit on the subject property, the current owner was notified that the new lot was created not meeting the minimum lot area standards in Section 34-106(d) of the Land Development Code. Therefore, the subject property was deemed non-conforming. Thus, the parcel cannot be considered to be a substandard lot of record, and variances are required for the lot size. It is a 3.25 + acre lot, but the AG&S Zoning District requires a minimum lot size of 5.00 + acres. The applicant is proposing to construct a 3,500 sq.ft. single-family home on the property which will meet setback requirements for the district.

Background:

The request for a variance in the AG&S zoning district for the construction of a single-family residence, which will require a lot size of 5.00 ± acres. When the subject property was recently created on May 17, 2022, it was done with less acreage than required in accordance with the AG&S zoning by 1.76 ± acres. Therefore, in applying the criteria to consideration for granting a variance, the following are staff findings:

Special Circumstances and Conditions

The existing parcel size is consideration of special conditions and circumstances. Without the variance for the lot area, this would render the property undevelopable.

Not Self-Created:

The lot was recently created, but this action was not acted upon by the current owners, therefore the owners are not responsible for the substandard aspect, as this lot was not self-created.

No Special Privilege Conferred

Granting the variance will not establish special privileges since there are other substandard developed lots in the area with single-family homes with lot sizes less than 5.00 ± acres.

Deprivation of Rights

Without the requested size variance, the owners will be deprived of the ability to construct a residence on the parcel.

Minimum Possible Variance

The requested variance is the minimum necessary to construct any improvements on the property, due to the lot size. The applicant is utilizing a 1 story home layout to eliminate the need for setback variances.

Purpose and Intent

Approval of these requests will be in harmony with the purpose and intent of the Code, which is to allow infill development with lawfully constructed residences. The proposed lot size, which will allow for the construction of a new home will not be detrimental to the neighborhood as the proposed lot will be consistent with the similar sized small lots in the area.

Staff Recommendation:

Staff Recommends APPROVAL of the Variance request in that the Planning, Zoning and Appeals Board made the finding that the requirements of the City of Bunnell Land Development Code, Section 26-54 have been met; further, said approval is subject to the following conditions:

1) Development shall be in accordance with the lot size and dimensions shown on the Site Boundary Survey that accompanies the Variance Application signed and dated on June 28, 2022, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Community Development Director's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Planning, Zoning and Appeals Board where the PZA makes a recommendation to the City Commission.

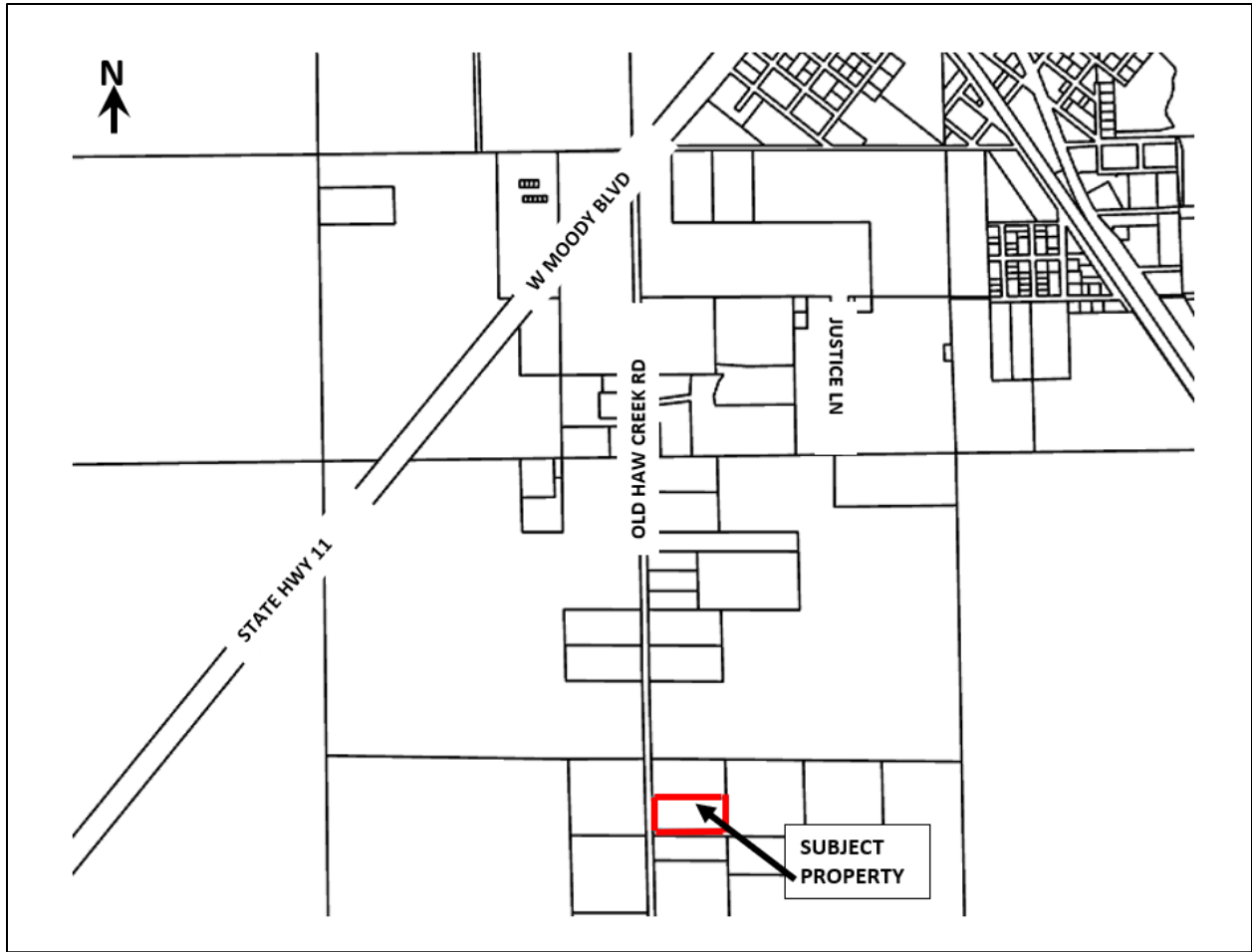
2) Pursuant to Section 125.022(6), Florida Statutes, issuance of this development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.22, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3) Any deviation from a Code standard not specifically identified and reviewed/addressed by the Planning, Zoning and Appeals Board shall be resubmitted for the City Commission's review or the plans revised to comply with the code standards.

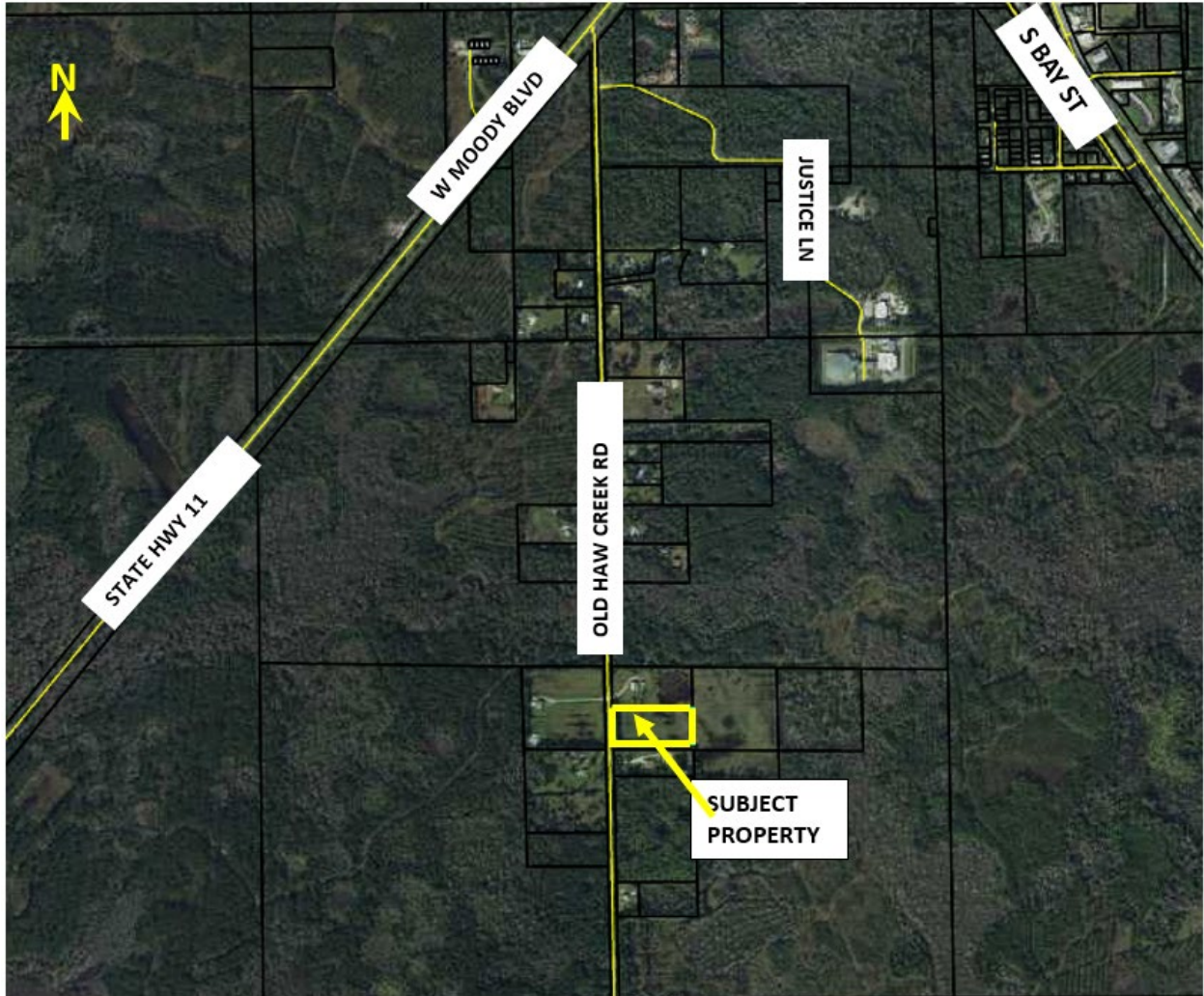
City Attorney Review:

Board should approve if it finds that the application meets the variance criteria.

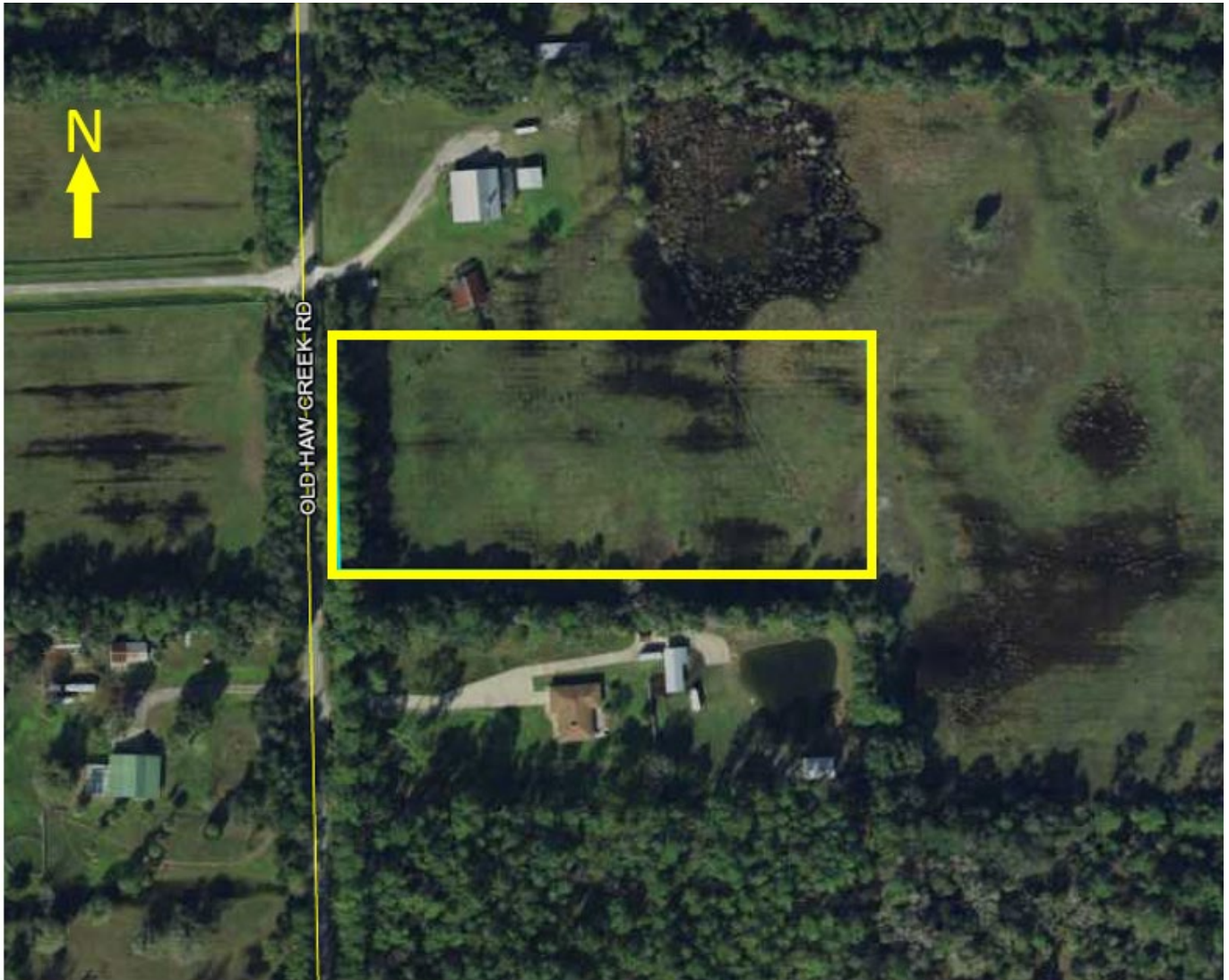
Location Map



Aerial Map

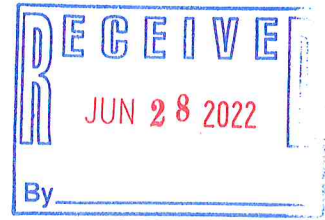


Aerial Map



FEMA Map





Check One:

SPECIAL EXCEPTION APPLICATION

VARIANCE APPLICATION

Name (Applicant): KENNY GONCALVES Date: 6-28-22

Location Address: 00 OLD HAW CREEK RD / PARCEL ID 22-12-30-0650-000 DO-0041

Mailing Address (Applicant): 61 FRANCIS LN

City: PALM COAST State: FL Zip Code: 32137

E-mail Address: GONCALVESKENNY@GMAIL.COM

Phone Number(s): 386-503-7190

Describe exact reason for the request and physical nature of the premises: _____

Statement of hardship imposed if request is not granted:

Attach:

- Non-Refundable** filing fee (*Please note all costs of advertising- newspaper & required adjacent property letters- will be billed to the applicant*)
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Applicant Statement: **I AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION SUBMITTED HEREWITH IS TRUE AND FACTUAL, TO THE BEST OF MY KNOWLEDGE.**

Note: Fees for Special Exception \$200; Variance \$400.00 (Resolution 2020-30)

Applicant Signature: [Signature] Date 6-28-22

Kenny Goncalves
61 Francis Lane
Palm Coast, FL 32137
June 28, 2022

City of Bunnell Planning & Zoning Board Members

Dear Board Members:

My name is Kenny Goncalves and I submitted a variance application to go before the Board. My wife Cindy and I have been residents of Flagler County for over twenty years, and both work in the public sector serving the citizens of Flagler County. We have two daughters, Sky and Destiny and our family recently grew by two more as we took custody of our two nieces who reside with us full time. With this new addition our current home is not suitable for a family our size so we decided to purchase vacant land that was annexed by your city on Old Haw Creek Road.

Unbeknownst to us, we purchased this property and we were not aware that a rezoning would not be feasible. I submitted an application for rezoning and was informed by the department of Planning & Zoning that we would not be able to do so as there aren't any properties in close proximity with the zoning requested.

We are requesting this variance so we may build a single family residence on the property we purchased to accommodate our new family and provide them with a safe and welcoming family environment. This variance would not affect the neighbors as we are not requesting a variance with any major changes from what is already established in that neighborhood. The property just south of ours has a single family residence built on a three (3) acre parcel with zoning Ag-S, less than a quarter mile north and south of our property there are established residences in parcels ranging from one (1) acre to two (2) acres within the same zoning.

Attached you will see a copy of the property survey with a rough sketch where the single family residence would be built. We look forward to your understanding and hope you will approve this variance. We have spent a large some of our savings with the purchase of this property to build our forever home that will accommodate our large family. We look forward to become proud home owners in the City of Bunnell while serving our community. We look forward to meeting you in person so we can answer any questions or concerns you might have.

Sincerely

Kenny Goncalves & Cindy Chiri-Goncalves