

Crossroads of Flagler County

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

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, March 7, 2023

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. January 5, 2023 Planning, Zoning and Appeals Board Minutes

New Business:

4. SE 2023-01 Request to Modify the Approved special exception for the proposed Stillwell Apartments multi-family development.

5. MJSP 2023-04 Request major site plan approval for Stillwell Apartments

Old Business: None

6. Public Comment

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.

7. Board comment

8. 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.

Document Date: 2/23/2023
Department: Community Development
Subject: January 5, 2023 Planning, Zoning and Appeals Board Minutes
Property Address:
Zoning Designation:
Future Land Use Designation:
Agenda Section: Approval of Minutes

ATTACHMENTS:

Description	Type
January 5, 2023 Planning, Zoning and Appeals Board Minutes	Minutes

Summary/Highlights:

There was no Planning, Zoning and Appeals Board Meeting in February 2023. Therefore, there are no minutes to approve for February 2023.

Background:

Staff Recommendation:

City Attorney Review:



Crossroads of Flagler County

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

PLANNING, ZONING AND APPEALS BOARD MINUTES

Thursday, January 5, 2023

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 6:20 PM and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Manuel Madaleno; Nealon Joseph

Excused: Gary Masten, Co-Chair; Lyn Lafferty

Non-Voting: City Attorney Garrett Olsen; Community Development Coordinator Adrian Calderin; Community Development Director Bernadette Fisher; City Manager Dr. Alvin Jackson

2. Disclosure of Ex-Parte communications.

None.

3. Approval of Minutes

a. December 13, 2022 Planning, Zoning and Appeals Board Minutes

Motion: Approve the December 13, 2022 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Nealon Joseph

Seconded By: Manuel Madaleno

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

New Business:

4. FLUMA 2023-01 Requesting to amend the Future Land Use Map of the Comprehensive Plan for the 4.8 +/- acre portion of the 6.74± acres of land, Owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing the Parcel ID: 10-12-30-0850-00180-0000 from "Public (PUB)" to "Industrial (IND)" Future Land Use category.

Community Development Director Fisher introduced and explained this item and item 5 on the agenda. She explained the City had received a request to change the future land use designation and zoning designation of the property formerly used to operate the

Flagler County Sheriff's. The requested future land use designation is Industrial, and the requested zoning designation is L-1, Light Industrial district. Staff recommended approval of the requests.

Board Member Joseph asked if the intended use of the property was for a welding and fabricating shop. Community Development Director Fisher confirmed the proposed use of the property. He further asked if any exterior improvements will be made on the property. Chair Lilavois said that it will all be interior improvements of the existing building.

Public Comment:

City Manager Jackson explained his support of this project.

The applicant, Duane Sizemore, explained his plans to move his business operations to this property and to rent out the other properties where his existing business currently operates.

Motion: Approve FLUMA 2023-01 Requesting to amend the Future Land Use Map of the Comprehensive Plan for the 4.8 +/- acre portion of the 6.74± acres of land, Owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing the Parcel ID: 10-12-30-0850-00180-0000 from "Public (PUB)" to "Industrial (IND)" Future Land Use category.

Moved By: Manuel Madaleno

Seconded By: Nealon Joseph

Roll Call Vote:

Carl Lilavois – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

5. ZMA 2023-01 Requesting to change the official zoning map for 4.8 +/- portion of the 6.74± acres site, owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing Parcel ID: 10-12-30-0850-00180-0000 from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".

This item was explained in conjunction with agenda item #4. When the FLUM Change request was explained, it was also explained there was a companion zoning item to change the zoning designation to the compatible designation.

Motion: Approve ZMA 2023-01 Requesting to change the official zoning map for 4.8 +/- portion of the 6.74± acres site, owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing Parcel ID: 10-12-30-0850-00180-0000 from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".

Moved By: Nealon Joseph

Seconded By: Manuel Madaleno

Roll Call Vote:

Carl Lilavois – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

Old Business: None

6. Public Comment

None.

7. Board comment

Board Member Joseph asked if voting would take place for the reappointment of Carl Lilavois to remain as the Chair. Staff said it will be put on the next agenda when all board members are present.

8. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Manuel Madaleno

Seconded By: Nealon Joseph

Roll Call Vote:

Carl Lilavois – Yes

Manuel 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: 2/14/2023
Department: Community Development
Subject: SE 2023-01 Request to Modify the Approved special exception for the proposed Stillwell Apartments multi-family development.
Property Address: 100 Porchlight Ln
Zoning Designation: B-1/R-3A
Future Land Use Designation: Commercial-Medium/Single Family-Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A - Location Map	Location Map(s)
Attachment B - Special Exception Modification Request	Exhibit
Attachment C - Special Exception Previously approved on 12-19-17	Exhibit

Summary/Highlights:

This is a request by Robert Merrell, III of CobbCole, Attorneys at law, on behalf of the property owner, 100 Porchlight Lane, known as SR 100 LLC for the modification to the existing approved Special Exception (SE) and the accompanying Major Site Plan (MSP).

Precisely, the request is to modify the approved Conceptual Sketch and elevation that was cited in Condition No. 2 of the December 19, 2017 approval granted.

In accordance with Sections 2-87(c)(1) and 2-87(c)(2) of the Land Development Code, Notices of Public Hearing were advertised in the Palm Coast Observer newspaper on February 23, 2023 and sent to adjacent property owners of the City of Bunnell that are located within 300 feet of the subject property boundaries on February 16, 2023.

Background:

On March 21, 2017, the two (2) separate parcels at this given time, were granted approval of the requested Special Exceptions that allowed the development of a multi-family residential development in the 4000 Block of East Moody Boulevard and for the proposed dwelling structure to exceed two dwelling unit, which was action required per Section 34-117(c)(2) and Section 34-117(e)(4). At which time, the approval included the following conditions in accordance

with the Letter of Approval dated March 22, 2017:

1. The rear setback for the project is 130 feet.
2. The multi-family buildings are not to exceed 2-story.
3. No access to Palm Coast is allowed.
4. The residential portion of the project is not to exceed 250 units.

Following the above-mentioned approval, SR 100 LLC pursued a modification (Public Hearing Case Number 17-034) to the approved Special Exception for the ability to amend the maximum building height requirement of two-stories at the December 19, 2017, PZA meeting. The granting of the building height increase was allowed by utilization of a Variance (Public Hearing Case Number 17-035), which the request was from the allowed 35 feet to 42-feet, 2-inches. At this reference meeting, the modification was granted with the following conditions:

1. The rear setback for the project is 130 feet.
2. The multi-family buildings are not to exceed 3-story and the concept sketch/elevation presented at the December 19, 2017 Planning Board meeting is the one to be used for the project.
3. No access to Palm Coast is allowed.
4. The residential portion of the project is not to exceed 250 units.

Additionally, granted was the variance request to increase the maximum height of the building from 35 feet to 42 feet 2 inches.

At this time, the proposed request prompted consideration for approval by the Planning, Zoning and Appeals Board as required per Section 22-5(b), due to amendment to the approved site plan. What particularly caused this request being presented once again is due to approved conditions of approval applied at the December 19, 2017, Planning, Zoning and Appeals Board meeting. The revised site plan presented is stating as this time "in order to accommodate vehicle circulation within site, allow for safer vehicle movements, and create better parking distribution with an improved parking ratio of 1.8 spaces/unit." Apart of the revised plan, the applicant is requesting utilization of a vertical compaction system verses the traditional waste management bin (commonly known as a "Dumpster") pending the City Commission approval of a maintenance agreement. This agreement is to address the responsibility of maintaining the proposed trash compactor indefinitely by the execution and recording of a Resolution, with accompanying site plan demonstrating size and placement.

Additionally, commitment of maintaining the existing 240 residential units, 130-foot rear setback and building height of 42 feet, 2 inches as previously approved has been expressed.

With this request being a Special Exception, it is evaluated under reasonable standards, based on zoning principles, which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions, and those conditions must be reasonably related and roughly proportional to the impacts.

When analyzing the subject Special Exception request the following was considered:

- 1) No substantial detriment. Whether the proposed special exception will be a substantial detriment to adjacent parcels.

This site received a Special Exception and Site Plan approval allowing the right to construct

a Multi-Family development on March 21, 2017. Following was an approval on December 19, 2017 to modify the existing Special Exception and Site Plan approval for the Multi-Family development, which then included a Variance to building height.

To address potential detriment, staff has included several conditions to mitigate any potential detriment to adjacent parcels. Additionally, the applicant will also have to meet all the requirements of the adopted Land Development Code, as well as the regulations of all applicable county, state and federal agencies, at the site planning stage.

The Planning, Zoning and Appeals Board may, for the protection of health, safety, morals and general welfare of the community, require such additional conditions as it deems necessary. In means of simplifying such decision, staff has included several conditions regarding the Special Exception accompanied by a Major Site Plan related to the above-referenced Multi-Family development currently known as Steel Well Apartments (formerly titled, Shade Tree Bunnell), which are stated in the staff recommendation section below.

Staff Recommendation:

Based on the findings described in the staff report and factors identified as favorable, **staff recommends approval of Special Exception application, SE 2023-01, Still Well Apartments, with the following conditions**, provided that the above-mentioned "recommended revisions" are made to the application prior to issuance of any building related permits:

1. Multi-Family Development known currently as Still Well Apartments shall be in accordance with the site plan subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, modifications will be subject to the Technical Review Committee's review and approval from all relevant committee members. 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 decision to approve, approve with conditions or denial.

2. Pursuant to Section 166.033(6), Florida Statutes, issuance of this development approval by the City does not in any way create any rights on the part of 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 fulfills 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 166.033(6), the applicants shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from any current applicable Code of Ordinance standards not specifically identified, reviewed and addressed by the Planning, Zoning and Appeals shall be resubmitted for the Board's review of the revised plans to comply with the standard.
4. Prior to the issuance of any building permits, the property owner shall record in the official records of Flagler County, Florida Clerk of Court a City Commission approved Resolution with an attached Maintenance Agreement, accompanied by final site plan. This agreement shall include data regarding compacted weights for review and approval as necessary to adopt new compacted rates.
5. The project shall meet the adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for water and sewer.
6. The applicant shall install an automatic underground irrigation system in all landscape areas, which requires the complete plan set to include a irrigation plan that illustrates the design.
7. A tree survey must be provided depicting existing trees, proposed tree removal and tree preservation. Any trees to be preserved shall be protected during construction.
8. Major Site Plan re-review and TRC approval shall be an updated plan set, accompanied by Response To Comments letter submitted on February 03, 2023. Note, comments that are not completely addresses will remain and any new comments may be added upon further review. Known outstanding items that are required to be provided:
 - a. The Florida Department of Transportation Permits: Access, Utility and Drainage;
 - b. Obtain and provide a Florida Department of Environmental Protection for the construction of a domestic wastewater collection/transmission system
 - c. Obtain and provide a Florida Department of Environmental Protection Permit to construct Public Water System.

City Attorney Review:

Approved as per terms of meeting and amendments to special exception

Location Map



Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers
Baylee D. Bunyard
Anne M. Kehrl
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RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

n
February 3, 2023

VIA HAND DELIVERY

Bernadette Fisher
Community Development Director
City of Bunnell
604 E. Moody Boulevard, Suite 6
Bunnell, Florida 32110

Re: Stillwell Apartments – Amendment to Approved Special Exception (Case No. 17-034)

Dear Bernadette:

As you know, it is this firm's pleasure to represent the property owner of the real property that is the subject of the above Special Exception approval (the "Property"). The property owner is working with the City of Bunnell ("City") on review of a multifamily residential project. The original special exception allowing this use was approved in March of 2017, and modified in December of 2017 regarding structure height. At the time of these approvals, the application materials included a conceptual development plan prepared by an architect that demonstrated the general uses and layout of site features. The original approved plan illustrated the development of 240 residential units at a parking ratio of 1.76 spaces/unit, and the provision of a minimum of 130' along the rear of the site to provide a compatibility buffer with adjacent properties. The approval letter for the special exception recognizes that residential density may be permitted up to 250 units.

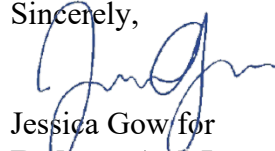
The property owner has now progressed with fully engineered site plan drawings as well as a revised elevation to the architecture, and is requesting a modification to the approved special exception to incorporate the latest development plan. We understand that this modification would move forward at the same time as site plan review, which ensures that the development plan being reviewed for the use is the exact layout and configuration that will be constructed within the property.

The revisions to the development plan include a detailed site layout, inclusive of all parking and drive aisle improvements and secondary emergency access. The site plan has been revised from that shown during the original approval in order to accommodate greater vehicle circulation

within the site, allow for safer vehicle movements, and create better parking distribution with an improved parking ratio of 1.8 spaces/unit. With the re-engineered site design, the owner continues to maintain the 130' buffer along the rear of the site. As a part of the project design, the property owner has included trash compaction services for residents through the provision of two on-site trash compactors and containers that will be able to be serviced by the city using a standard 6-8yd container. The products are to be furnished and maintained by the property owner, with solid waste service being provided by the City through general pick-up service. This approach has been coordinated with the appropriate contacts at the City. In addition, the proposed architectural renderings for the property have been updated to reflect updated color and design techniques that we believe are more appropriate for the proposed project and in fitting with the overall character of the area. The team plans on maintaining the 240 residential unit count and the originally approved building height. Enclosed herein are copies of the updated site layout and architectural rendering for your review, as well as the compaction system.

Your consideration in this matter is greatly appreciated. We look forward to working with you to bring this forward to the Planning, Zoning, and Appeal Board for their review. If there is any other information we can provide, please do not hesitate to reach out.

Sincerely,



Jessica Gow for

Robert A. Merrell, III

Direct Dial: 386/323-9226

Email: Robert.Merrell@CobbCole.com

RAM: JLG/ddl
Enclosures

Current Site Plan

Current Site Elevation



STILLWELL APARTMENTS
Bunnell, FL

CONCEPTUAL ELEVATION



Trash Compaction Detail

Vert-I-Pack™ (VIP)

Vertical Compactor/Container

The Marathon® **Vert-I-Pack** (VIP) vertical compactors are ideal for applications where space for a compaction system is limited, or where roll-off collection service is not available. This unit is designed to handle dry or wet waste and is perfect for shopping plazas, restaurants, cafeterias, fast food locations, hospitals, nursing homes, schools, and much more.



Side-feed 6 cu. yd.
configuration pictured



Vert-I-Pack™ Features

- ▼ *Use for front, side, or rear-feed applications*
- ▼ *Adjustable to accommodate 4, 6, or 8 cubic-yard containers*
- ▼ *Low-Profile feed heights*
- ▼ *Rigid anchoring platform*
- ▼ *Triple interlock system*
- ▼ *Available from 3 to 8 cubic-yard capacities*



WASTE COMPACTORS



Vert-I-Pack™ (VIP) Compactor

With 4, 6, or 8 Cubic-Yard Capacity Container

Perfect for:



Shopping Malls



Supermarkets



Fast Food Restaurants



Hospitals/Institutions

Vert-I-Pack™ Benefits for the Hauler

- ▼ The Vert-I-Pack vertical compactor is designed to simplify compacted waste dumping, save driver time, and substantially reduce maintenance costs. A front-load operator can remove and empty the container in less than 90 seconds.
- ▼ Vert-I-Pack has a reversible feature that allows the unit to be easily converted to a front or rear feed configuration by moving the interchangeable bolt-on container stops. This enables one compactor to be used for a variety of applications.
- ▼ The Vert-I-Pack telescoping legs allow for up or down adjustment to accommodate 4, 6, or 8 cubic-yard containers. The process of vertical compaction eliminates all openings in the side of the container from which waste materials can leak or spill. The location of the ram above the refuse prevents trash and liquids from collecting behind the packer panel, which can foul the cylinder or create damage, especially in freezing weather. Integral container guides provide three inches of vertical tolerance, making re-entry fast and smooth.

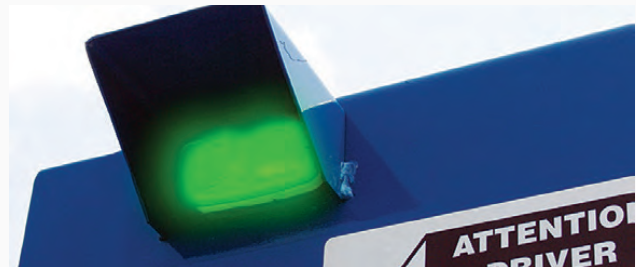


6 C.Y. front-load, front-feed configuration shown



Side-Feed Configuration

Pictured above is an example of the **Vert-I-Pack** side-feed configuration installed at a supermarket equipped with an optional "thru-the-wall" security chute.

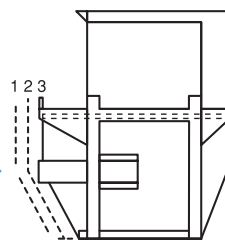


Integrated Driver Light

The Integrated Driver Light illuminates green to signal the driver that the container is okay to be removed and dumped, making operation quick and simple.

VIP-LOCK®

The Marathon® **VIP-LOCK** positive container lock-in device prevents container "walking." The container "rides over" the compactor unit as the truck moves the container into place. In the fully inserted position, the compaction force inside the container prevents it from moving out of place.



VIP-LOCK®

Sequence of operation



Stage 1



Stage 2



Stage 3



For more information or to order, call 1-800-633-8974 or visit us at www.marathonequipment.com

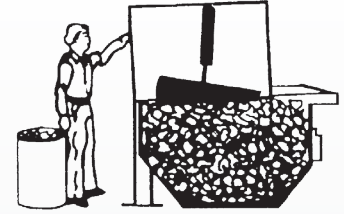


Vert-I-Pack™ Benefits for the Operator

- ▼ The Marathon® line of low-profile Vert-I-Pack compactors range in size from three to eight cubic yards. They are available with feed heights as low as 45", and in front, rear, or side-feed configurations. The Vert-I-Pack keeps refuse inside the unit, unlike unsightly open containers which often attract scavengers and vermin. The Vert-I-Pack also prevents others from dumping refuse into your container since the Vert-I-Pack is key-operated and controlled. The Vert-I-Pack stores refuse in an ozone-rich atmosphere (with optional ozonation device), helps control odors, and manages insects and their larvae.
- ▼ The Vert-I-Pack is a real space saver. With more than 13 tons of crushing force, it reduces the contents of many non-compacting open containers into one Vert-I-Pack container. This saves time and money as the hauler has just one container to pick up. It also lengthens the time between pick-ups, which can eliminate weekend overflow and the need for expensive special pick-ups.
- ▼ The Vert-I-Pack is designed with the operator in mind. It has no heavy or clumsy lids to open and close, just a single easy-to-open door.
- ▼ The Vert-I-Pack controls employee pilferage. The optional security kit (rear-feed and side-feed units only) enables the unit to be fed from inside the building, eliminating the temptation of employees to place merchandise into a box, stash the box in the trash container, and return later to retrieve the merchandise. The locking feature also prevents illegal dumping by third parties into your container. With today's waste removal costs, it is important to safeguard valuable waste disposal capacity/resources.
- ▼ The Vert-I-Pack Triple Lock mechanical door interlock prevents the door from being opened at all times except when the unit is in the proper feeding position. A second interlock prevents the unit from cycling (operating) when the door is in the open position. The third interlock prevents the unit from functioning when the container is not in the proper position.

Simple and Safe User Operation

1



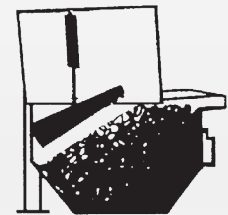
The operator inserts the key and turns it to the "UP" position. The ram moves from the mid-point position to the up position. The door can now be opened.

2



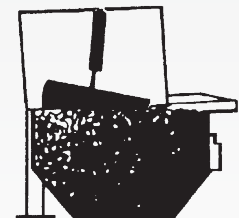
The large opening allows even 30-gallon containers to be emptied easily.

3



After feeding, the operator closes and latches the door and removes the key. The unit then cycles automatically when the door is closed. With more than 13 tons of crushing power, the Vert-I-Pack forces the ram 18 inches into the container.

4



After the ram reaches maximum penetration, it automatically reverses itself. The unit automatically shuts down when the ram reaches the mid-point position at the top of the container. The ram remains in this position until the next use, sealing off the top of the container and applying constant pressure to the refuse. This helps to increase compaction and reduce spring-back.

WASTE COMPACTORS



Vert-I-Pack™ (VIP)

Vertical Compactor With 4, 6, or 8 Cubic-Yard Container

Dimensions and Specifications

Specifications		
Container Capacity	0.52 yd ³	0.40 m ³
Feed Opening (L x W)	23.5" x 45"	597mm x 1143mm
Ram-Face Size (W x H)	48" x 36"	1219mm x 914mm
Performance Characteristics		
Cycle Time	30 seconds	
Total Normal Force	26,400 lbs.	117 kN
Total Maximum Force	30,200 lbs.	134 kN
Ram-Face Pressure	15.3 psi	105 kPa
Maximum Ram-Face Pressure	17.5 psi	121 kPa
Ram Penetration	18"	457mm
Electrical Equipment		
Electric Motor 3/60/230-460	3 hp	2.2 kW
Electric Control Voltage	120 VAC	
Standard Controls Include	3-Button Controls: Keylock Start/Stop/Reverse	
Hydraulic Equipment		
Hydraulic Pump	3 gpm	11.4 L/min
Normal Pressure	2,100 psi	145 bar
Maximum Pressure	2,400 psi	166 bar
Hydraulic Cylinder - Bore	4"	102mm
Hydraulic Cylinder - Rod	2"	51mm
Hydraulic Cylinder - Stroke	16"	406mm

Model	Size	Feed Height	Complete Assembly Weight	Overall Height	Overall Length/Width	Overall Depth
Front-Load Collection Trucks						
Front Feed	3 yd ³	46 3/4"	3,464 lbs.	86 1/2"	96"	62 3/4"
	2.1 m ³	1187mm	1571 kg	2197mm	2438mm	1588mm
Front/Rear Feed	4 yd ³	44 7/8"	4,014 lbs.	85 1/4"	92 3/8"	83 1/4"
	3.1 m ³	1140mm	1821 kg	2165mm	2346mm	2115mm
Front/Rear Feed	6 yd ³	56 1/2"	4,161 lbs.	96 7/8"	92 3/8"	83 1/4"
	4.6 m ³	1435mm	1887 kg	2461mm	2346mm	2115mm
Front/Rear Feed	8 yd ³	74 3/8"	4,351 lbs.	115"	92 3/8"	83 1/4"
	6.1 m ³	1895mm	1974 kg	2921mm	2346mm	2115mm
Side Feed	6 yd ³	61 3/4"	4,055 lbs.	101 3/4"	96"	76"
	4.6 m ³	1568mm	1839 kg	2584mm	2438mm	1930mm
Side Feed	8 yd ³	79 3/4"	4,290 lbs.	119 3/4"	96"	76"
	6.1 m ³	2026mm	1946 kg	3042mm	2438mm	1930mm
Rear-Load Collection Trucks						
Front Feed	4 yd ³	52"	3,827 lbs.	92 1/2"	96"	78 3/4"
	3.1 m ³	1321mm	1,736 kg	2350mm	2438mm	2000mm
Rear Feed	4 yd ³	52"	3,626 lbs.	92"	96"	90 3/4"
	3.1 m ³	1321mm	1,645 kg	2350mm	2438mm	2299mm
Rear Feed	6 yd ³	50 1/2"	4,252 lbs.	91"	96"	132"
	4.6 m ³	1283mm	1,929 kg	2311mm	2438mm	3353mm

* Reversible/adjustable feature not available on Side Feed models

Pictures and mechanical diagrams in this literature are illustrative only and may not be to scale. Specifications are subject to change without notice in order to accommodate improvements to the equipment. Certified in compliance with ANSI standard Z245.2, all applicable OSHA Regulations. Products must be used only by trained operators in accordance with the Operator Manual, as well as applicable regulations, laws, and ANSI standards.

For detailed specifications, recommendations, or to request a site survey comparing various systems, contact the Marathon® Sales Team at MarathonSales@MarathonEquipment.com

Authorized Dealer:



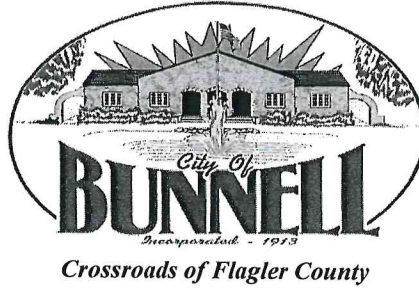
Marathon Equipment Company | P.O. Box 1798 | Vernon, AL 35592-1798

Learn more about Marathon Equipment: 800.633.8974 | www.marathonequipment.com

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DAN DAVIS
CITY MANAGER



COMMISSIONERS:

ELBERT TUCKER

BILL BAXLEY

JOHN SOWELL

December 20, 2017

SR 100 LLC
Attn: Bob Nickolaus
600 Packard Ct.
Safety Harbor, FL 34695

RE: Bunnell Planning Board decisions on a request to modify the special exception permission previously granted to SR 100 LLC and a variance request to increase the maximum height for a project to be located in the 4000 Block of E. Moody Blvd.

Bob:

At its December 19, 2017 meeting, the Planning Board approved a modification of the special exception permission granted to SR 100 LLC on March 21, 2017. The following conditions are the current special exception conditions for the proposed project:

1. The rear setback for the project is 130 feet.
2. The multi-family buildings are not to exceed 3-story and the concept sketch/elevation presented at the December 19, 2017 Planning Board meeting is the one to be used for the project.
3. No access to Palm Coast is allowed.
4. The residential portion of the project is not to exceed 250 units.

Additionally, the Planning Board granted the variance request to increase the maximum height of the buildings from 35 feet to 42 feet 2 inches.

The City looks forward to the proposed development and is ready to assist you with the site plan review process for this project. The City's site plan requirements can be found in Chapter 22 of our Land Development Code.

If I can be of further assistance, please let me know. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Bates".

Kristen Bates
Acting Community Development Director
(386) 437-7516
kbates@bunnellcity.us

The City of Bunnell is an Equal Opportunity Service Provider.

Post Office Box 756 · Bunnell, Florida 32110-0756 · 386-437-7500 · SUN COM 370-7500 · Fax 386-437-7503
www.bunnellcity.us



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 2/13/2023
Department: Community Development
Subject: MJSP 2023-04 Request major site plan approval for Stillwell Apartments
Property Address: 100 Porchlight Ln
Zoning Designation: B-1/R-3A
Future Land Use Designation: Commercial-Medium/Single Family-Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A - Location Map	Location Map(s)
Attachment B - Major Site Plan	Plans
Attachment C - Special Exception (Previously approved on 12-19-17)	Exhibit

Summary/Highlights:

The applicant is requesting major site plan approval for a 240-unit apartment complex on a 40+/- acre property. This project was formerly known Porchlight Apartments when they originally brought this project to the City back in 2018.

Background:

The 40 +/- acre subject property currently has a Future Land Use designation of Single Family - Low Density and Commercial - Medium. The current zoning is B-1 and R-3A.

Back in 2017, this project was introduced to the City as Porchlight Apartments. The applicant at the time applied for a special exception to allow the multi-family use in the B-1 zoning district. This request was approved by the Planning, Zoning and Appeals Board on March 21, 2017. The applicant later that year made a formal request to amend the approved special exception, along with a variance request to increase the maximum height allowed in the B-1 zoning from 35 feet to 42 feet 2 inches. These requests were approved by the Planning, Zoning and Appeals Board on December 19, 2017 (Attachment C) with the following conditions:

- The rear setback for the project is 130 feet.
- The multi-family buildings are not to exceed 3-story and the concept sketch/elevation presented at the December 19, 2017 Planning Board meeting is the one to be used for the project.
- No access to Palm Coast is allowed.

- The residential portion of the project is not to exceed 250 units.

The first submittal of plans was received on April 24, 2018, with comments issued back to the applicant on May 10, 2018. A second submittal was received (Date of receipt not shown in project files) with comments issued on July 24, 2018. These were the last comments issued to the applicant with no submittal received in response to them. On January 8, 2021, the applicant resubmitted site plans to be reviewed by Staff but no response to comments were included. An engineering review was performed for this submittal and comments were sent to the Community Development Director at the time on March 1, 2021. A meeting with staff and their development team was held two days later to discuss some key topics on their site plan, one of which was how it has been 4 years since a formal site plan approval was attempted.

Fast forward a year, the applicant has resubmitted an application for major site plan approval on November 4, 2022, with the project name being changed to Stillwell Apartments. During the review process, it was agreed that the plans lacked information that was relayed to the applicant from the previous project submittals. It was then when a meeting was requested by the applicant and their team to meet with staff on moving this project forward, which was held on January 31, 2023. From this meeting, it was agreed the plans would move forward, after a written request to amend the approved special exception was received, to be decided by the Planning, Zoning and Appeals Board with conditions to be applied upon approval. The reason the special exception needs to be amended is because the site layout presented for the approved special exception, and which is listed as a condition in the approval letter, was modified; therefore, this prompted the need for the approved special exception to be modified for the current layout.

Staff Recommendation:

Staff recommends approval with the following conditions that will need to be met:

1. Previous building height variance from 35 feet to 42 feet 2 inches shall remain in effect. Note this building height needs to be added to the major site plan package.
2. Agreement with the City for the dumpster compactors indicating that dumpsters will be furnished and maintained by property owner.
 - Proposed dumpster/compactors with required leachate collection system shall be proposed (and approved by the City), furnished and maintained by the property owner. Above referenced agreement to include maintenance of Leachate Collection System.
3. City of Bunnell Concurrency for Water and Sewer.
4. Submittal of approved tree survey.
5. Submittal and approval of irrigation plan design.
6. Major Site Plan review and approval of the updated plan set, and comment letter submitted on February 03, 2023. Comments not addressed still remain and new comments may be added upon further review. Known outstanding items that will need to be provided:
 - The following FDOT permits: Access, Utility, and Drainage.
 - Obtain and provide a FDEP permit for the construction of a domestic wastewater collection/transmission system.
 - Obtain and provide a FDEP permit for construction of Public Water System.

City Attorney Review:

Approved as per meeting with staff and developer

Location Map



RESERVED PARCEL T-2

EASTHAM
EP (80' R/W)

1.00' WIDE NON-VEHICULAR
ACCESS EASEMENT
O.R. 1689, PG. 1665

BLOCK 76

PARCEL - B

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

R/W LINE

R/W LINE

PVC WALL

PROPOSED STORMWATER POND

C8

C9

FLOOD ZONE 'X'
FLOOD ZONE 'AE'

PROPOSED TRASH COMPACTOR

PROPOSED MAINTENANCE BUILDING

100 YEAR FLOOD PLAN
PER LIDAR INFORMATION
PROVIDED BY FEMA

PROPOSED STORMWATER POND

PROPOSED ADA APARTMENT BUILDING

PROPOSED 6' CONCRETE SIDEWALK IN FRONT OF PARKING SPACES (TYP.)

PROPOSED STORMWATER POND

PROPOSED ADA APARTMENT BUILDING

PROPOSED EMERGENCY ACCESS

PROPOSED SIGN LOCATION

ASSUMED FLOOD ELEVATION=25.35
SEE NOTE 3

PROPOSED A/C PAD LOCATION (TYP.)

PROPOSED 6' CONCRETE SIDEWALK (TYP. IN FRONT OF BUILDINGS)



LEGEND:

- CONCRETE SIDEWALK
- ASPHALT WITH HEADER CURB
- F.D.O.T. PAVEMENT WITH HEADER CURB
- HEAVY DUTY PAVEMENT WITH 8" LIMEROCK BASE
- FLOOD ZONE LINE
- ASSUMED FLOOD ELEVATION=25.35
- WETLAND
- WETLAND BUFFER
- 16 BUILDING NUMBER
- PARKING COUNT

SURFACE PARKING SPOTS:	384
GARAGE PARKING SPACES:	48
TOTAL PARKING SPACES:	432
TOTAL BUILDINGS:	16
TOTAL ADA BUILDINGS:	1
TOTAL UNITS:	240
SPACES PER UNIT:	1.8

GROSS FLOOR AREA (PER BUILDING)	
APARTMENT:	24,617 SF
ADA APARTMENT:	25,679 SF
CLUBHOUSE AND EXERCISE:	9,090 SF
MECHANICAL BUILDING:	722 SF
TRASH COMPACTOR:	1,138 SF
TOTAL BUILDING AREA:	307,416 SF

NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL CONFORM TO THE LATEST ADA STANDARDS
2. THE POST-CONSTRUCTION SPEED LIMIT ON STATE ROAD 100 IS 55 MPH.
3. ASSUMED FLOOD ELEVATION OF 25.35 BASED ON FEMA LOMR ELEVATION THAT WAS APPROVED WITHIN THE SAME FLOOD BASIN TO THE NORTH.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

NO.	DATE	REVISIONS
1		PT/BS/CJ/REVISOR PER REVISED BUILDING SIZES

STILLWELL APARTMENTS
FINAL ENGINEERING PLAN
SITE LAYOUT PLAN

PROJECT NO: 55075APT
ISSUE DATE: 01-08-2021
DESIGNED BY: KR
DRAFTED BY: TL/TR
CHECKED BY: SH

DRAWING FILE: 07-09-55075SLP.DWG
XREFS: 55075SURV.DWG
XREFS: 55075BAS.DWG

KRISTOPHER ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SCALE: 1"=60'
SHEET: C7 OF 30

STATE ROAD NO. 100

OLD R/W LINE
ADDITIONAL RIGHT-OF-WAY
BY FINAL JUDGMENT
CASE NUMBER 04-173-CA
ORB 1053, PG. 1006

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EASTHAMPTON BLVD
EP (80' R/W BY PLAT)

R/W LINE

R/W LINE

LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20

- NOTE:**
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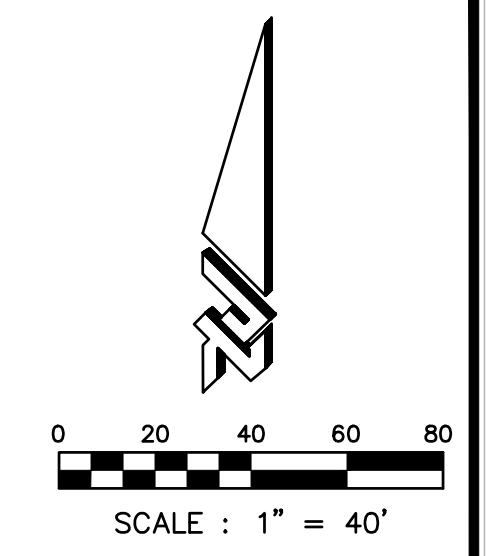
SURFACE PARKING SPOTS:	341
SURFACE COMPACT PARKING SPOTS:	4
GARAGE PARKING SPACES:	48
TOTAL PARKING SPACES:	393
TOTAL BUILDINGS:	16
TOTAL ADA BUILDINGS:	1
TOTAL UNITS:	240
SPACES PER UNIT:	1.68

GROSS FLOOR AREA (PER BUILDING)

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LEGEND:

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	HEAVY DUTY PAVEMENT WITH 8" LIMEROCK BASE
	FLOOD ZONE LINE
	ASSUMED FLOOD ELEVATION=25.35
	WETLAND
	WETLAND BUFFER
	BUILDING NUMBER
	PARKING COUNT



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

NO.	DATE	REVISIONS
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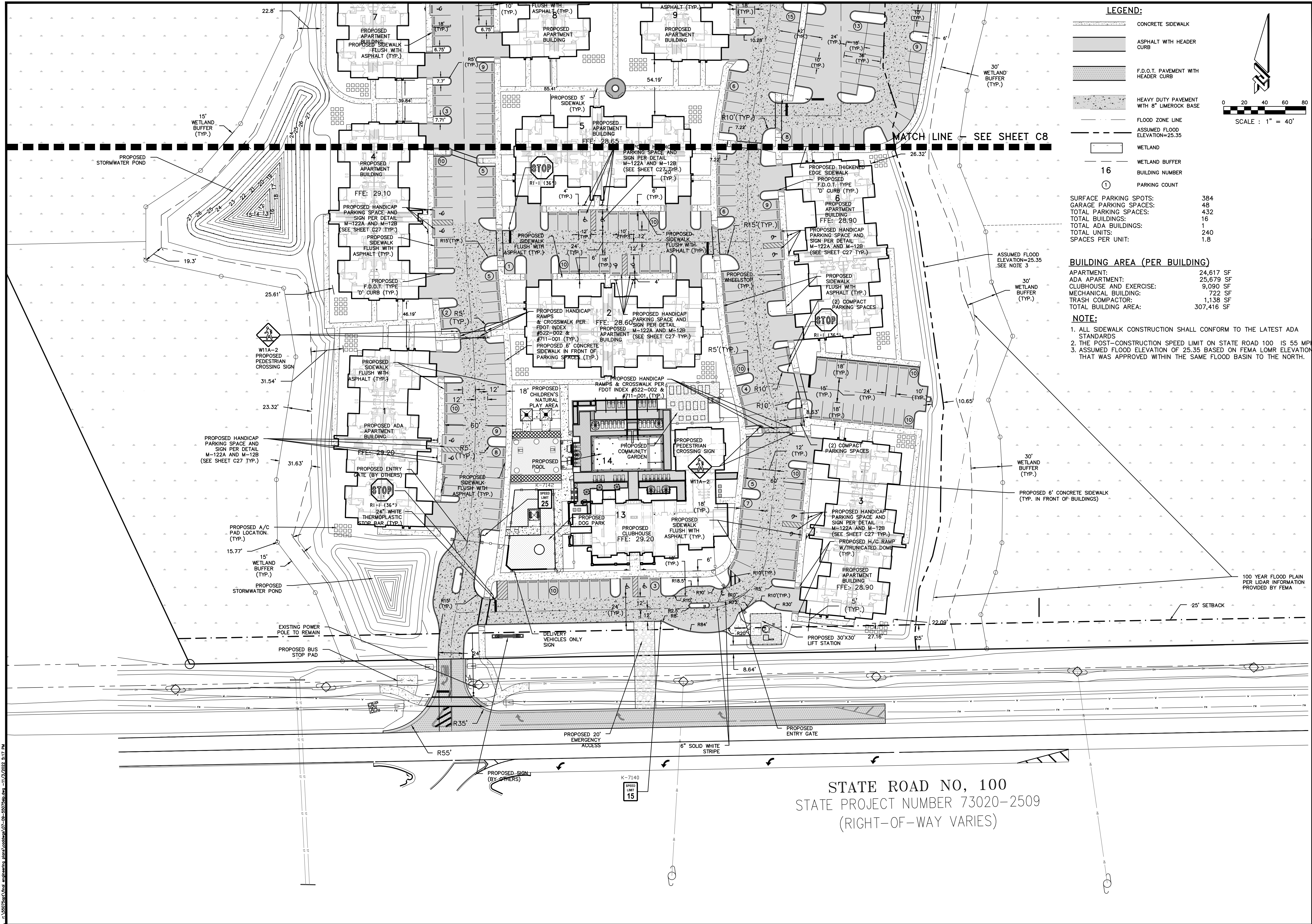
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XREFS: 55075SURV.DWG
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ASSUMED FLOOD ELEVATION=25.35
SEE NOTE 3
CITY OF BUNNELL
FLAGLER COUNTY, FL
KRISTOPHER ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL
SCALE: 1"=40'
SHEET: C8 OF 30



MATCH LINE - SEE THIS SHEET UPPER RIGHT

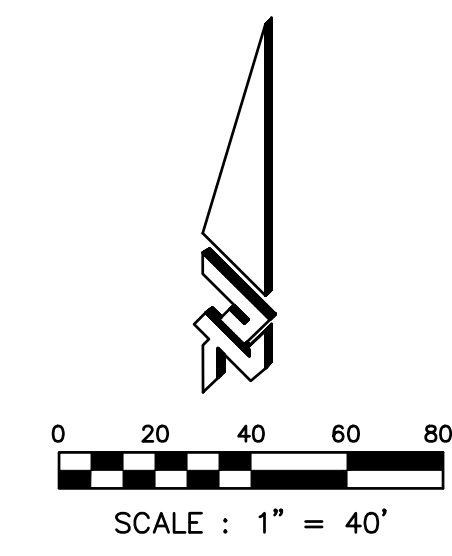
MATCH LINE - SEE SHEET C9

MATCH LINE - SEE THIS SHEET LOWER LEFT



LEGEND:

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

NO.	DATE	REVISIONS
1		PTB/C/S/ REVISIONS PER REVISED BUILDING SIZES

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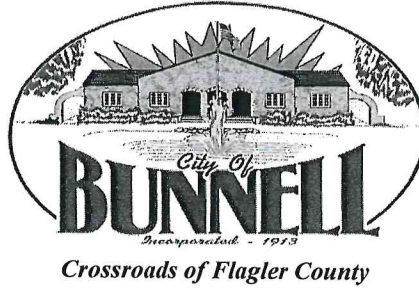
STATE ROAD NO, 100
STATE PROJECT NUMBER 73020-2509
(RIGHT-OF-WAY VARIES)

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CATHERINE D. ROBINSON
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December 20, 2017

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Kristen Bates
Acting Community Development Director
(386) 437-7516
kbates@bunnellcity.us

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