

Crossroads of Flagler County

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

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, November 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. October 3, 2023 Planning, Zoning and Appeals Board Minutes
 - New Business:**
 4. PSP 2023-01 Request preliminary plat approval for Grand Reserve Phase 5
 5. FSP 2023-02 Request approval for the Steel Rail Industrial Park Replat II
 6. RSD 2023-01 Request approval of the Allen Lands Rural Subdivision II
 7. MJSP 2023-08 Request major site plan approval for Palm Industrial Lot 14 located at 625 Ninth St.
 8. MJSP 2023-13 Request approval of the amendment to the approved site plan for Project Christine
 - Old Business: None**
 - 9. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.
 - 10. Board comment**
 - 11. 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

October 3, 2023 Planning, Zoning and Appeals Board Minutes

Type

Minutes



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

Crossroads of Flagler County

**PLANNING, ZONING AND APPEALS BOARD
MINUTES**

Tuesday, October 3, 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 6:01 PM and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Gary Garner, Board member; Nealon Joseph, Board Member; Lyn Lafferty, Board Member.

Non-Voting: Jannice Catoggio, Alternate Board Member; Adrian Calderin, Community Development Coordinator; Bernadette Fisher, Community Development Director; Garrett Olsen, City Attorney.

2. Disclosure of Ex-Parte communications.

None

3. Approval of Minutes

a. August 1, 2023 Planning, Zoning and Appeals Board Minutes

Motion: Approve the August 1, 2023 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Nealon Joseph

Seconded By: Gary Garner

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois - Yes

Gary Masten - Yes

Gary Garner - Yes

Nealon Joseph - Yes

Lyn Lafferty - Yes

Vote: Motion carried by unanimous vote.

New Business:

4. MJSP 2023-07 Request major site plan approval for Calder development located at 452 Ninth Street.

Community Development Coordinator Calderin introduced and explained the item. He explained the plans were submitted last year; however, issues with the Saint Johns Water River Management District delayed the resubmittal of the plans. The plans now meet the City's Land Development Code and all other applicable local and state land development regulations.

Board Member Lafferty asked if the Industrial Park has its own water and sewer or if the City supplies it. Community Development Coordinator Calderin stated the City supplies the water and sewer services.

Board Member Garner asked if the low water pressure will affect the fire suppression system. Community Development Coordinator Calderin explained the low water pressure will only affect the potable water. The County Fire Marshal and City Fire Inspector did not have any comments for the proposed site plan.

Co-Chair Masten asked if the water pressure shown is below average than what is typical for a development, and if they will be unable to build with this calculated water pressure. Community Development Coordinator Calderin said the City Engineer is advising the water pressure is low, but they will still be able to build.

Board Member Garner stated he is not comfortable with the low water pressure.

Board Member Lafferty asked if it would be the owner's responsibility to increase the water pressure. Community Development Director Fisher replied yes.

Noah Goerlich and Dan Wilcox, representing the applicant, explained the parameters of the proposed project. Mr. Goerlich stated the water pressure, and the calculations are for the potable water as there is a separate tap for fire suppression.

Board Member Joseph asked if they will be doing both options provided or just one of them. Mr. Goerlich said they will be looping the system back to the other stub out to the west of the site.

Board Member Joseph asked if lot 13 is where the two-inch service stub will be added. Mr. Wilcox answered yes.

Motion: Approve with the condition an additional connection from the existing two-inch service stub out at lot 13 is provided to loop as indicated in the submitted water servicing calculations.

Moved By: Nealon Joseph

Seconded By: Lyn Lafferty

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – No

Gary Garner – No

Nealon Joseph – Yes

Lyn Lafferty – Yes

Vote: Motion carried by 3-2 majority vote.

5. Ordinance 2023-XX, Amending Land Development Code, Chapter 2, Article III, Boards and Commissions, Division 2, Planning, Zoning and Appeals Board.

Item was pulled from the agenda as it was not advertised in accordance with all requirements

Old Business: None

6. Public Comment

None

7. Board comment

Community Development Coordinator stated the next Board meeting will be November 7th, 2023.

8. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Gary Garner

Seconded By: Nealon Joseph

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Gary Garner – Yes

Nealon Joseph – Yes

Lyn Lafferty – 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: 9/29/2023
Department: Community Development
Subject: PSP 2023-01 Request preliminary plat approval for Grand Reserve Phase 5
Property Address: Parcel ID: 03-12-30-2980-PARCL-0120
Zoning Designation: PUD (Planned Unit Development)
Future Land Use Designation: SF-Low (Single-Family Low Density)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Notice Regarding Plat Sheets	Exhibit

Summary/Highlights:

This is a request for a preliminary plat approval for phase 5 of the Grand Reserve Master Planned Subdivision, which the Planned Unit Development (PUD) agreement was amended and approved in January of 2023.

Copies of the Preliminary Plat will be provided to the Board Members and a copy will be available at the meeting.

Background:

DR Horton and Deer Run Community Development District (CDD) are the current owners of the subject parcels that are requesting a preliminary plat approval of Phase 5 of the Grand Reserve Master Planned Subdivision.

The subject 20.12+/- acre area will be subdivided to create a total number of 112 40'x120' single-family residential lots and various tracts that are assigned for use as open space or infrastructure which includes, but not limited to, roads and lift station, etc. The preliminary plat is consistent with the major site plan.

Staff Recommendation:

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City Commission for the preliminary plat for Phase 5 of the Grand Reserve Master Planned

Subdivision that will bear a total of 112 Single-family residential lots that are based on adherence to the City's 2035 Comprehensive Plan and Section 30-53 of the Land Development Code.

City Attorney Review:

Approved. Staff will hand deliver agenda items to Board members and public.

**To view a copy of the
proposed Plat,
please visit the
Community
Development
Department
at
604 E Moody Blvd. Unit 6**



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 10/23/2023
Department: Community Development
Subject: FSP 2023-02 Request approval for the Steel Rail Industrial Park Replat II

Property Address:
Zoning Designation: Industrial
Future Land Use Designation: Industrial
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Notice Regarding Plat Sheets	Exhibit

Summary/Highlights:

This is a request to replat lots 8 and 9 of the Steel Rail Industrial Park Replat as recorded in Map Book 37, Pages 55 and 56 in the Public Records of Flagler County, Florida.

Background:

The applicant, Sparks Concrete LLC, is requesting approval of this replat application. During the review of their major site plan application for lot 9 of the Steel Rail Industrial Park, it was discovered that the project would span over two lots, one of which was not recognized in the recorded plat and, therefore, was not approved by the City. This prompted the applicant to replat these two lots.

The re-platting of lots 8 and 9 conform with the zoning requirements regarding lot size and lot width within the L-1, Light Industrial zoning. This request has also been reviewed for conformity with state platting requirements by the City Surveyor and has received his sign off as well.

Staff Recommendation:

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City Commission for the applicant's request to replat lots 8 and 9 of the Steel Rail Industrial Park Replat.

City Attorney Review:

Approved

**To view a copy of the
proposed Plat,
please visit the
Community
Development
Department
at
604 E Moody Blvd. Unit 6**



City of Bunnell, Florida

Agenda Item No. 6.

Document Date: 9/28/2023
Department: Community Development
Subject: RSD 2023-01 Request approval of the Allen Lands Rural Subdivision II
Property Address: 2008 County Road 90 E
Zoning Designation: AG&S
Future Land Use Designation: AG&S
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Admin. Order 2023-01 Allen Lands Rural Subdivision II	Exhibit
Survey of proposed 5+/- acre parcel	Exhibit
Proposed Warranty Deed of 5+/- acre parcel	Exhibit
Survey of Proposed 8.7+/- acre parcel	Exhibit
Proposed Warranty Deed of 8+/- acre parcel	Exhibit
Legal Description of existing parcel	Exhibit

Summary/Highlights:

The proposed request entails the subdividing of a 268.35+/- acre parcel into three parcels: an 8.7+/- acre parcel, a 5+/- acre parcel, and the remaining 254.65+/- acres from the existing 268.35+/- acre parcel for the purposes of creating a rural subdivision.

Background:

On behalf of the owners, Allen Lands LLC of Parcel Number 26-12-29-0000-01010-0000, represented by Penny Buckles, requests approval of a subdivision of the subject parcel into three (3) separate parcels. The parcel to be subdivided is located at the intersection of County Road 75 and County Road 90 E. The proposed parcels are approximately 2,972 feet from this intersection. The two parcels to be split from the existing parcel will both have direct access to CR 90 E.

The Future Land Use designation of the subject parcel is AG&S (Agriculture and Silviculture) which supports residential uses but does not intend for larger development. Due to the location and zoning of the subject parcel, the subdivision would be considered a rural subdivision as described in FLU Policy 16 of the 2035 Comprehensive Plan, which highlights accommodating low-density residential that entails a maximum density of one dwelling unit per five acres. In concert with the FLU Policy 16, section 30-3 of the City of Bunnell, Land Development Code gives a more

detailed explanation. Specifically, the intent stated in this referenced section of the Code, acknowledges the findings of fact that the majority of the City's land base is rural in nature, which therefore, will offer supporting agricultural and silviculture uses with rural subdivision in approved locations. Thus, residential uses would be viable use of the parcels to be split as well as agricultural and silvicultural uses.

The request to subdivide the subject parcel into 3 lots, 2 of the lots being 8.7+/- acres and 5+/- acres respectively, and the third lot being the remaining acreage of the existing parcel, meets the intent that is sought to create and enhance residential areas where agricultural use compatible with a residential use is desired. In this regard, the request is consistent with the zoning district as the rural subdivision criteria entails each parcel is adhering to the minimum parcel size of five acres or greater.

This proposed rural subdivision meets the rural subdivision criteria listed in Sections 30-9 and 34-190 of the Land Development Code.

Staff Recommendation:

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City commission for the Allen Lands Rural Subdivision II which will consist of three parcels that are 8.7+/- acres and 5+/- acres, respectively, with the third parcel being the remaining acreage of the existing parcel.

City Attorney Review:

Approved

**CITY OF BUNNELL, FLORIDA
CITY COMMISSION
ADMINISTRATIVE ORDER 2023-01**

AN ORDER OF THE CITY OF BUNNELL, FLORIDA CITY COMMISSION APPROVING THE MINOR RURAL SUBDIVISION REPLAT APPLICATION NO. RSD 2023-01, ALLEN LANDS RURAL SUBDIVISION II, A REPLAT OF LOT BLOCK 3, TRACT 1-2, PARCEL NO. 26-12-29-0000-01010-0000 OF ST. JOHNS DEVELOPMENT COMPANY SUBDIVISION TO LEGALLY SUBDIVIDE THE LOT INTO THREE SEPARATE PARCELS FOR THE ALLEN LANDS RURAL SUBDIVISION II; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Allen Lands Limited Liability Corporation (hereinafter the “Owner”) owns certain real property assigned Tax Parcel Identification Number 26-12-29-0000-01010-0000 (hereinafter “Property”); and

WHEREAS, the above-described real property will be split into 3 lots: one 8.7+/- acres, one 5+/- acres, and the remaining acreage of the existing parcel with all 3 parcels having access from the unimproved County Road 90 East; and

WHEREAS, the Owner has given Penny Buckles (hereinafter the “Applicant”), authorization to act on behalf of the Owner for the submittal of a certain minor rural subdivision replat application; and

WHEREAS, the Applicant has submitted a Minor Rural Subdivision Replat Application No. RSD 2023-01, which is comprised of a signed and sealed survey for the Minor Rural Subdivision Replat, prepared by Stephenson, Wilcox & Associates Incorporation, initially submitted on August 8th, 2023 and resubmitted again on September 15th, 2023; and

WHEREAS, the Applicant seeks to legally subdivide the Property into four separate lots; and

WHEREAS, the Minor Rural Subdivision would result in the creation of 3 new lots 1,2, and 3 of a new subdivision, Allen Lands Rural Subdivision II; and

WHEREAS, the Property is Zoned AG&S (Agricultural and Silviculture District); and

WHEREAS, the City’s Planning, Zoning and Appeals Board held a public hearing on November 7th, 2023, and considered the evidence and testimony relating to the proposed Minor Rural Subdivision provided by City Staff and public comment regarding the subject subdivision; and

WHEREAS, the City’s Planning, Zoning and Appeals Board found that the proposed Minor Rural Subdivision is consistent with the City of Bunnell Rural Subdivision Regulations and forwarded the Minor Rural Subdivision to the City Commission for consideration; and

WHEREAS, on November 27th, 2023, the City Commission conducted a duly noticed public hearing on the proposed Minor Rural Subdivision and staff presented conclusions and findings of fact:

1. The proposed Minor Rural Subdivision complies with the Rural Subdivision specifications and design standards of the City Rural Subdivision Regulations (Section 34-190).
2. The Minor Rural Subdivision is in conformance with the City’s Rural Subdivision Regulations (Section 34-190), the Land Development Code (Chapter 34), and all other applicable City Code requirements, including development of the land designed to preserve the unique rural character of the City and enacted in order to protect, promote, and improve the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the people.
3. The Minor Rural Subdivision is in conformance with City policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and if private, the guarantees for continued maintenance.
4. The three lots comply with the minimum lot width, depth, and area requirements for their respective zoning district, AG&S.
5. The road access meets all of the minimum requirements, as required by the City Rural Subdivision Regulations.
6. The proposed subdivision use, and density are consistent with the Future Land Use as identified within the Future Land Use Element of the City’s Comprehensive Plan.
7. All procedural and substantive requirements of the City Code regarding the subdivision application have been satisfied.

NOW THEREFORE, the City of Bunnell, Florida hereby authorizes the Minor Rural Subdivision as represented in the attached Exhibit “B” incorporated herein by reference and directs that this Administrative Order be recorded in the public records of Flagler County and shall run with the real property described as generally depicted in Exhibit “A” attached hereto and incorporated herein by reference, to serve as a covenant and restriction on the property.

IF THIS ADMINISTRATIVE ORDER IS NOT RECORDED WITHIN A YEAR OF THE DATE OF APPROVAL, THEN IT SHALL BECOME NULL AND VOID.

ANY FURTHER DIVISION OF THIS LAND OTHER THAN WHAT IS AUTHORIZED BY THIS ADMINISTRATIVE ORDER MUST ABIDE BY THE REQUIREMENTS FOR A SUBDIVISION OF LAND AS DEFINED BY THE CITY LAND DEVELOPMENT REGULATIONS AND FLORIDA STATUTES.

Section 1.

The above recitals are true and correct and are fully incorporated herein by reference.

Section 2.

The Minor Rural Subdivision application for a three-lot subdivision, Allen Lands Rural Subdivision II, located approximately 3130 feet west of the intersection of County Road 75 and County Road 90 East, recognized currently as Parcel Identification No. 26-12-29-0000-01010-0000 is hereby approved.

Section 3.

The applicant shall submit the original and one copy of the approved Minor Rural Subdivision within thirty (30) days of recording and the applicant shall provide the City with the costs of processing and advertising the request.

Section 4.

This Minor Rural Subdivision Administrative Order shall become effective immediately upon adoption.

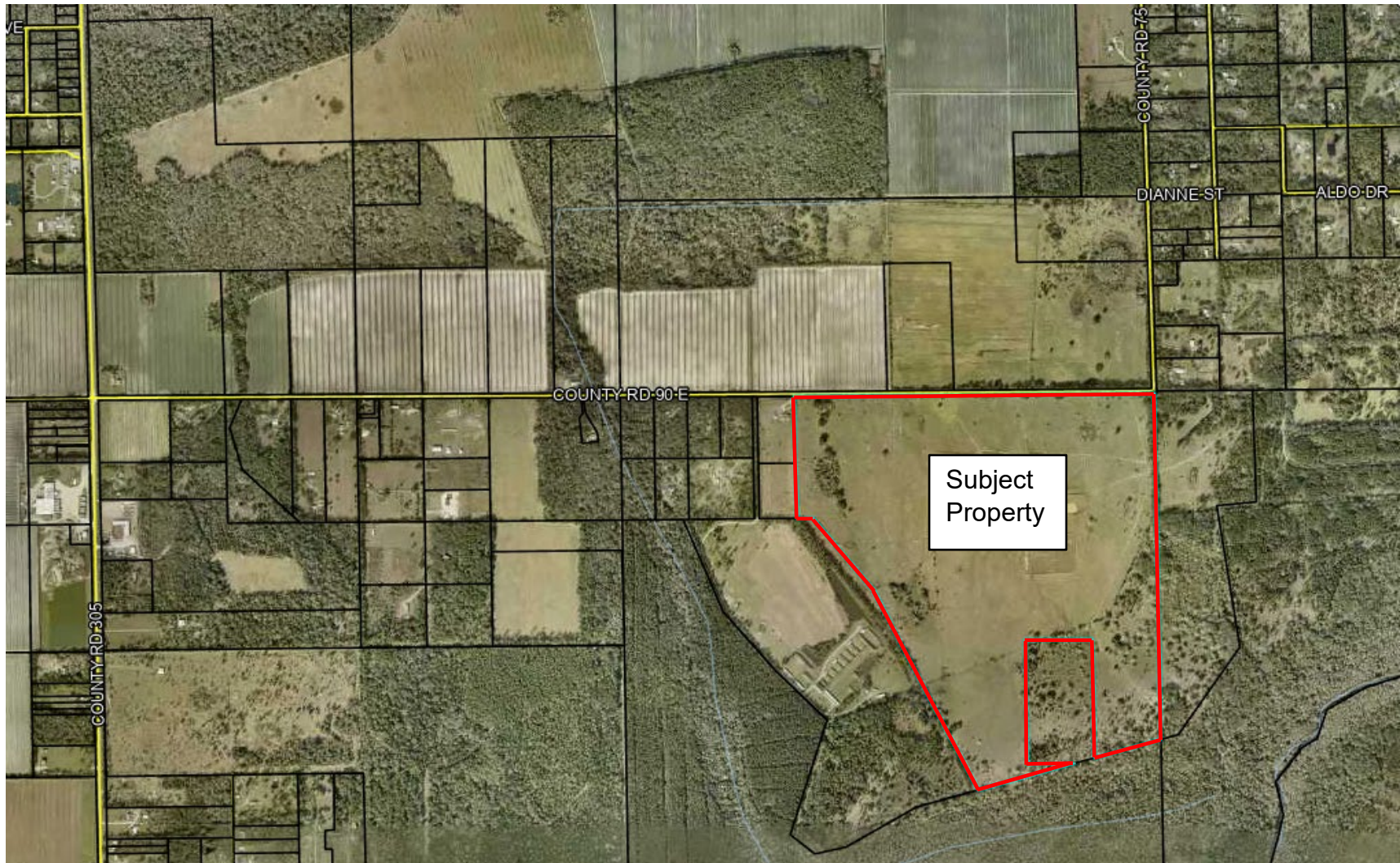
ORDERED at a meeting of the City Commission of the City of Bunnell, Florida on the _____ day of _____, 2023.

This proposed Minor Rural Subdivision is approved by:

Bernadette Fisher
Community Development Director

Dated: _____

Location Map



Prepared By:
Flagler County Abstract Company
306 E. Moody Blvd,
Bunnell, FL 32110

*****PROPOSED*****

Return To:
Kathleen M. Preshong
140 Iroquois Dr.
Islamorada, FL 33036

Order No.: CW24250

Property Appraiser's Parcel I.D. (folio) Number:
26-12-29-0000-01010-0000

WARRANTY DEED

THIS WARRANTY DEED dated September 29, 2023, by Allen Lands LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 720 County Road 304, Bunnell, Florida 32110 (the "Grantor"), to Kathleen M. Preshong, whose post office address is 140 Iroquois Dr., Islamorada, Florida, 33036 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

A parcel of land lying in the Northwest Quarter of Section 26, Township 12 South, Range 29 East, Flagler County, Florida, being more particularly described in attached Exhibit "A".

Grantor Warrants That Property Does Not Constitute Their Homestead Property

SUBJECT TO: MOBILE HOMES OR PRE-MANUFACTURED HOMES ARE PROHIBITED ON SUBJECT PROPERTY.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2022.

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND SITUATE, LYING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, FLAGLER COUNTY, FLORIDA, AND BEING A PORTION OF TRACTS 1, 2, AND 3, OF BLOCK 3, OF SAID SECTION 26, TOWNSHIP 12 SOUTH, RANGE 29 EAST, ST. JOHNS DEVELOPMENT COMPANY'S SUBDIVISION PLAT AS RECORDED IN MAP BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE, BEING THE NORTHEAST CORNER OF SECTION 26, BEAR $S89^{\circ}20'57''W$, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2663.33' TO THE NORTH QUARTER SECTION CORNER OF SECTION 26; THENCE $S89^{\circ}34'34''W$, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 920.31' TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 2309, PAGE 1047, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE $S00^{\circ}37'36''E$ ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 2309, PAGE 1047 A DISTANCE OF 25.00' TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 90 AS CURRENTLY MAINTAINED ON THIS 23 DAY OF MAY, 2023; THENCE CONTINUE ALONG SAID EAST LINE, $S00^{\circ}37'36''E$ A DISTANCE OF 660.00'; THENCE DEPARTING SAID EAST LINE, $N89^{\circ}34'34''E$, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 578.18'; THENCE $N00^{\circ}52'00''W$ A DISTANCE OF 660.02' TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 90; THENCE CONTINUE $N00^{\circ}52'00''W$ A DISTANCE OF 25.00' TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26; THENCE $S89^{\circ}34'34''W$ ALONG SAID NORTH LINE A DISTANCE OF 575.31' TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE NORTHERLY 25' FOR COUNTY ROAD 90.

PARCEL CONTAINING 8.7393 ACRES MORE OR LESS.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Allen Lands, LLC, a Florida Limited Liability Company

Witness Signature

BY: proposed
Lila A. Pontius, Manager

Printed Name of First Witness

Address of First Witness

By: proposed
George E. Allen, III, Manager

Witness Signature

Grantor Address:
720 County Road 304
Bunnell, FL 32110

Printed Name of Second Witness

Address of Second Witness

STATE OF FLORIDA

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2023 , by Lila A. Pontius and George E. Allen, III, Managers of Allen Lands, LLC, a Florida Limited Liability Company who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal, this the .

Notary Public:

My Commission Expires:

(SEAL)

Exhibit B

THE PARCEL OF LAND DESCRIBED IN THIS DEED IS NOT A PART OF A PLATTED SUBDIVISION REVIEWED AND APPROVED BY THE CITY OF BUNNELL. NO GOVERNMENTAL AGENCY, INCLUDING THE CITY OF BUNNELL SHALL EVER BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHT-OF-WAYS PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED. DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESSWAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED. FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION. AGRICULTURAL USES ON ADJOINING PARCELS MAY GENERATE NOISE AND ODORS CHARACTERISTIC OF A RURAL SETTING. THIS PROPERTY MAY NOT BE A PART OF ANY MOSQUITO CONTROL DISTRICT AND THEREFORE MAY NOT BE SUBJECT TO MOSQUITO CONTROL BY ANY SUCH DISTRICT. THIS PROPERTY IS NOT A PART OF A DEVELOPMENT WITH AN APPROVED STORMWATER MANAGEMENT SYSTEM. THIS PARCEL MAY BE SUBJECT TO FLOODING FROM TIME TO TIME AND NEITHER THE CITY OR ANY OTHER PUBLIC AGENCY IS RESPONSIBLE FOR PROVIDING STORMWATER MANAGEMENT OR FLOOD CONTROL. THE CITY ALSO IS NOT RESPONSIBLE FOR PUBLIC SERVICES LIKE WATER, SEWER OR GARBAGE COLLECTION.

Prepared By:
Flagler County Abstract Company
306 E. Moody Blvd,
Bunnell, FL 32110

PROPOSED



Return To:
Kathleen M. Preshong
140 Iroquois Dr.
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AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2022.

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FROM A POINT OF REFERENCE, BEING THE NORTHEAST CORNER OF SECTION 26, BEAR S89°20'57"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2663.33' TO THE NORTH QUARTER SECTION CORNER OF SECTION 26; THENCE S89°34'34"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 920.31' TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 2309, PAGE 1047, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°37'36"E ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 2309, PAGE 1047 A DISTANCE OF 25.00' TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 90 AS CURRENTLY MAINTAINED ON THIS 23 DAY OF MAY, 2023; THENCE CONTINUE ALONG SAID EAST LINE, S00°37'36"E A DISTANCE OF 660.00'; THENCE DEPARTING SAID EAST LINE, N89°34'34"E, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 578.18'; THENCE N00°52'00"W A DISTANCE OF 660.02' TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 90; THENCE CONTINUE N00°52'00"W A DISTANCE OF 25.00' TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26; THENCE S89°34'34"W ALONG SAID NORTH LINE A DISTANCE OF 575.31' TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE NORTHERLY 25' FOR COUNTY ROAD 90.

PARCEL CONTAINING 8.7393 ACRES MORE OR LESS.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Allen Lands, LLC, a Florida Limited Liability Company

Witness Signature

BY: proposed
Lila A. Pontius, Manager

Printed Name of First Witness

Address of First Witness

By: proposed
George E. Allen, III, Manager

Witness Signature

Grantor Address:
720 County Road 304
Bunnell, FL 32110

Printed Name of Second Witness

Address of Second Witness

STATE OF FLORIDA

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2023 , by Lila A. Pontius and George E. Allen, III, Managers of Allen Lands, LLC, a Florida Limited Liability Company who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal, this the .

Notary Public:

My Commission Expires:

(SEAL)

Parcel 3

All of Sections 25 and 26, Township 12 South, Range 29 East except Tract 1 of Block 15 of Section 25, Township 12 South, Range 29 East, and except the West 410 feet of Block 3 and all of Block 4 of Section 26, Township 12 South, Range 29 East, and except Tract 2 of Block 9 and all of Block 4 of Section 26, Township 12 South, Range 29 East. St John's Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County.

Also excepting the following described properties:

OR 773 PG 247 (to Flagler Sports on 9/1/2001)

OR 2309 PG 1047,1049 (to Russo 9/21/2018)



City of Bunnell, Florida

Agenda Item No. 7.

Document Date: 9/29/2023
Department: Community Development
Subject: MJSP 2023-08 Request major site plan approval for Palm Industrial Lot 14 located at 625 Ninth St.
Property Address: 625 Ninth St
Zoning Designation: Industrial
Future Land Use Designation: Industrial
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Development Application	Exhibit
Notice Regarding Proposed Site Plan	Exhibit

Summary/Highlights:

This is a request for major site plan approval for a 0.78+/- acre property that will have a 7,200 SF building to be used as a warehouse/office.

A copy of the plans will be provided to the Board members and will be available at the meeting.

Background:

The applicant, TDM Construction Inc, has applied for major site plan approval in March of 2022. Since then, they have resubmitted two more times and received all staff signoffs in October 2023. The reason for the prolonged period of time is because the St Johns River Water Management District was holding up the project due to an issue with the site regarding their regulations, similar to another development adjacent to this subject lot.

This project and the documents submitted meets all of the requirements listed in the City's Land Development Code along with being consistent with the Comprehensive plan and meeting other applicable state agency requirements. All applicable Technical Review Committee (TRC) members have signed off on this project. This is anticipated to be complete within six (6) months after the issuance of permits.

Staff Recommendation:

Approve the Major Site Plan for the Palm Industrial Park Lot 14 with the following condition:

1. The landscaping plan calls out a water meter as the source for irrigation purposes. Please show the proposed irrigation meter on the Master Utility Plan Sheet C-09, within the right-of-way and on the property line and please show the proposed reduced pressure backflow preventer within the property on the property line. Update the irrigation plan if necessary.

City Attorney Review:

Approved. Staff will hand deliver agenda items to Board members and make available to public.




Development Application

This is the City development application for most development projects within the City.

Please complete all applicable portions of the application which would apply to your request and check the type of development review being requested.

All application fees are due when plans and applications are submitted. Types of development where additional costs may be incurred will be invoiced to the applicant as established by resolution and identified in the Project Type checklist.

Total Fees Due:	<u>\$1,200.00</u>
Date Received:	<u>3/4/2022</u>
Fees:	
<input checked="" type="checkbox"/> Check Number	<u>12546</u>
<input type="checkbox"/> Credit Card	
<input type="checkbox"/> Cash	
Received by:	<u></u>

APPLICATION FOR REVIEW CITY OF BUNNELL, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT		
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253		
<u>APPLICANT INFORMATION</u>		
Applicant: TMD Construction Inc.		
Contact: Irina Sipko		
Address: 7908 South Plymouth Road		
City: Spokane	State: D.C.	ZIP:
Phone: 509-481-7741	Fax:	
Email:	tmdincinvoice@gmail.com	
<u>CONSULTANT INFORMATION</u>		
Engineer / Surveyor: Stephenson, Wilcox and Assoc.		
Contact: Fred W. Griffith, P.E.		
Address: 2729 East Moody Blvd. , Ste 400		
City: Bunnell	State: Florida	ZIP: 32110
Phone: 386-437-2363	Fax: 386-437-0030	
Email:	fgriffith.swa@gmail.com	
<u>PROPERTY OWNER INFORMATION</u>		
Owner: Same as applicant		
Contact:		
Address:		
City:	State:	ZIP:
Phone:	Fax:	
Email:		

- All sections on this page must be completed

<p>APPLICATION FOR REVIEW</p> <p>CITY OF BUNNELL, FLORIDA COMMUNITY</p> <p>DEVELOPMENT DEPARTMENT</p>						
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253						
PROJECT INFORMATION						
Parcel ID (required): 10-12-30-4990-00000-0140						
Project Name (required): Palm Industrial Park Lot #14						
Project Address is Known (required): 625 Ninth Street , Bunnell , Florida 32110						
Current Zoning (required): Industrial	Current Land Use (required): vacant					
Intended Use of Property (required): Contractors Office						
Source of Water: <input type="checkbox"/> well <input checked="" type="checkbox"/> city water	Source of Sewer: <input type="checkbox"/> septic <input checked="" type="checkbox"/> city sewer					
PROJECT TYPE (Check all that apply to proposed project)						
Site Plan Reviews* Land Development Code Chapter 22 <i>Site plan requirements can be found in Section 22-9.</i>	<input type="checkbox"/> Minimal Site Plans (Technical Review Plans Only)	\$ 250.00*				
	<input type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> • Residential: < 4 new dwelling units on one parcel not exempted single-family development • Non-residential: new < 5000 sqft impervious improvement • Non-residential expansion/replacement: > 1000 sqft but < 2000 sqft impervious area 	\$ 800.00*				
	<input checked="" type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> • Residential: structure having ≥ 4 new dwelling units on one parcel • Non-residential: new ≥ 5000 sqft impervious improvement • Non-residential expansion/replacement: ≥ 2000 sqft impervious area • Any new development requiring special exception approval 	\$1,000.00*				
	Site Plan Re-submittals	1 st Resubmittal	No Cost			
		2 nd Resubmittal	\$ 100.00			
3 rd Resubmittal		\$ 250.00				
4 th and all subsequent Resubmittals		\$ 500.00 each				
*Plus Fire Review Cost: \$ 30.00 first 1000 sq feet, plus \$.03 per square foot over 1000 (Ord 2004-18)						
Future Land Use Map (FLUM) Amendments	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property) <table style="width: 100%; border: none;"> <tr> <td style="border: none;">From: _____</td> <td style="border: none;">\$ 750.00 + **</td> </tr> <tr> <td style="border: none;">To: _____</td> <td style="border: none;"></td> </tr> </table>	From: _____	\$ 750.00 + **	To: _____		
	From: _____	\$ 750.00 + **				
To: _____						
<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property) <table style="width: 100%; border: none;"> <tr> <td style="border: none;">From: _____</td> <td style="border: none;">\$ 1,500.00 **</td> </tr> <tr> <td style="border: none;">To: _____</td> <td style="border: none;"></td> </tr> </table>	From: _____	\$ 1,500.00 **	To: _____			
From: _____	\$ 1,500.00 **					
To: _____						
**the applicant is responsible for costs of required advertising, notifications and recording costs						

PROJECTTYPECON'T			
Zoning Map Amendments	<input type="checkbox"/> ReZoning	From: _____	\$ 750.00 **
	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	To: _____	\$ 1,500.00 **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____	\$ 800.00 + **
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	To: _____ PUD _____	
Plat/Re-Plat/Subdivision of Property ***	<input type="checkbox"/> Vacation of Plat		\$ 500.00 + **
	<input type="checkbox"/> Preliminary Plat		\$ 1,000 + \$25 each new parcel created + **
	Preliminary Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
	<input type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 st Resubmittal	No Cost
2 nd and all subsequent Resubmittals		\$ 250.00 per submittal	
**the applicant is responsible for costs of required advertising, notifications and recording costs			
***the applicant is responsible for costs for the City Reviewing Surveyor. Plat/Re-plat will not get final approval by the City Commission until all fees are paid. The applicant is to record all Plats/Re-plats and provide the book and page number to the City upon recording.			
<input type="checkbox"/> Development of Regional Impact (DRI)		\$ 1,500.00 plus \$ 25 per acre or fraction thereof plus \$ 5.00 per dwelling unit	
<input type="checkbox"/> DRI Amendment/ Notice of Proposed Change		\$ 500.00 plus \$ 20 per acre or fraction thereof impacted by the proposed change, \$ 5.00 per additional dwelling + **	
<input type="checkbox"/> Development Agreements		\$ 1,500.00	
<input type="checkbox"/> Development Agreement Amendment/Modification/Extension		\$ 300.00	
<input type="checkbox"/> PUD Agreements		\$ 2,500.00	
<input type="checkbox"/> PUD Agreement Amendment		\$ 1,000.00 per agreement	
<input type="checkbox"/> Text Amendment to Comprehensive Plan		\$ 1,000.00 + **	
**the applicant is responsible for costs of required advertising, notifications and recording costs			

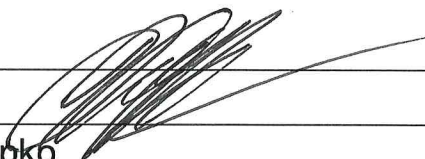
APPLICATION FOR ZONING REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

APPLICANT'S SIGNATURE

I understand that the application for plan review must include all required submittals as specified in the City of Bunnell Code of Ordinances. Submission of incomplete plans may create delays in review and plan approval.

Applicant's Signature:



Printed Name: Irina Sipko

Date:

FOR OFFICE USE ONLY

ADDITIONAL NOTES



APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

CONCURRENCY REVIEW APPLICATION

Applicant's Name: Irina Sipko

Date: 2-4-22

Applicant's Address: 7908 South Plymouth Road

City: Spokane

State: D.C.

Zip:

Phone #: () 509-481-7741

Fax#: ()

Email: tmdinvoice@gmail.com

Owner's Name: same as above

Owner's Phone#: ()

Owner's Address:

City:

State:

Zip:

Project Name: Palm Coast Industrial Park , Lot #14

Project Address: 625 Ninth Street , Bunnell , Florida 32110

Project Location:

Property Tax/Parcel ID#: 10-12-30-4990-00000-0140

Application: (check one) Submitted in conjunction with a development plan
 Inquiry only (Non-binding Site Determination)

If submitted with a Development Application, check the box below for the type of development:

TYPES OF FINAL DEVELOPMENT ORDERS

Development of Regional Impact (DRI)

Preliminary Site Plan

PUD Final Master Plan

Final Site Plan

PID Final Master Plan

Commercial/Industrial Subdivision Final Plat

Single Family Subdivision Final Plat

Other:

Preliminary Plat

Multi-family Residential

CONCURRENCY REVIEW APPLICATION Continued

This proposal is for: (check one) New Development/Construction
 Construction of an expansion/addition
 Replace a current use of a _____
 Replace a past use of a _____

A signed, sealed Traffic Impact Study is: Attached Not Included

Utility Service Provision: City Water Service City Sewer Service

Landscape Irrigation System:

Will the project use potable water for landscape irrigation? Yes No

Over a landscaped area of _____ square feet,
at the applicable rate of _____ inches/
week, and _____ GDP.

A Water and Sewer Demand Estimate prepared by a Certified Engineer is:
 Attached Not Included

I understand that the City of Bunnell will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purposes of paying connection fees. If sufficient data to perform an accurate demand calculation is not provided, the applicant's Engineer will need to meet with the City Utilities Division Director prior to utility agreement and payment of fees, to determine a final demand calculation.
Applicant's Initials: _____

Project Size and Phasing: Below, clearly identify past or existing uses or structures (if applicable) and proposed new development/construction. (Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximum for estimating project demand and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on the application.)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE(S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS/LOTS	OPEN SPACE: Total land area, coverage and ratio of coverage to land totals in percentages	DRAINAGE/ STORMWATER CALCULATIONS (both off site and on site)
No Phases	0.78 Acres	Storage / Office	7200 S.F.	70% impervious	Retention provided
					with original subdivision

CONCURRENCY REVIEW APPLICATION Continued

CERTIFICATION AND SIGNATURE

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or I am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have lawful right and authority to file this application.

I understand that submittal of this form initiates the process and does not imply approval from the City. I further understand that the issuance of the Certificate of Concurrency will require the successful completion of the Development Review and payment of Impact Fees. No final Development Order shall be issued without successful completion of this Concurrency Review.

I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued and therefore, no binding assurance of future capacity, and that a new Concurrency application will be required in conjunction with the first and final development order applied for on this property.

Applicant's Signature:

Date:

2-4-22

FEE ENCLOSED:
(Check one)

Commercial/Industrial
or Multi-family

\$ 200.00 + Legal, Planning,
and Engineering Fees

PUD/IUD/RUD or
modifications

\$ 1,000.00 + Legal, Planning,
and Engineering Fees

Addressing:

The City of Bunnell has an Interlocal Agreement with Flagler County for all addressing issues.

Please ensure your plans include proposed street names. The City will work with Flagler County for the approval of all proposed street names at the appropriate level of plan/development review and will also work on individual addressing as needed.

All codes are online at:

www.bunnellcity.us/ldr

Owner Information

Primary Owner
Sipko Irina
PO Box 19304
Spokane, WA 99217

*Palm Industrial
Lot # 14*

Parcel Summary

Parcel ID 10-12-30-4990-00000-0140
Prop ID 11097
Location Address BUNNELL, 32110
Brief Tax Description* PALM INDUSTRIAL PARK PHASE 3 MB 35 PG 34 LOT 14 (0.78 ACRES) OR 1352 PG 1098 OR 1364 PG 1788
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT INDUSTRIAL (004000)
Tax District CITY OF BUNNELL, BUNNELL CRA AREA WITH MOSQ CONTROL (District 14)
Millage Rate 22.2881
Homestead N
Feet (GIS) 34,174.347

[View Map](#)

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$50,700	\$41,730	\$37,440	\$27,300
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$50,700	\$41,730	\$37,440	\$27,300
Assessed Value	\$36,336	\$33,033	\$30,030	\$27,300
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$36,336	\$33,033	\$30,030	\$27,300
Protected Value	\$14,364	\$8,697	\$7,410	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2020	\$0	\$0	\$41,730	\$0	\$41,730	\$33,033	\$0	\$33,033	\$8,697
2019	\$0	\$0	\$37,440	\$0	\$37,440	\$30,030	\$0	\$30,030	\$7,410
2018	\$0	\$0	\$27,300	\$0	\$27,300	\$27,300	\$0	\$27,300	\$0
2017	\$0	\$0	\$27,300	\$0	\$27,300	\$27,300	\$0	\$27,300	\$0
2016	\$0	\$0	\$27,300	\$0	\$27,300	\$27,300	\$0	\$27,300	\$0
2015	\$0	\$0	\$27,300	\$0	\$27,300	\$27,300	\$0	\$27,300	\$0
2014	\$0	\$0	\$27,300	\$0	\$27,300	\$27,300	\$0	\$27,300	\$0
2013	\$0	\$0	\$29,250	\$0	\$29,250	\$29,250	\$0	\$29,250	\$0
2012	\$0	\$0	\$31,200	\$0	\$31,200	\$31,200	\$0	\$31,200	\$0
2011	\$0	\$0	\$39,000	\$0	\$39,000	\$39,000	\$0	\$39,000	\$0
2010	\$0	\$0	\$0	\$0	\$85,800	\$0	\$0	\$0	\$85,800
2009	\$0	\$0	\$0	\$0	\$124,800	\$0	\$0	\$0	\$124,800

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
3/29/2021	\$120,000	WD	2555	322	Qualified (Q)	Vacant	GADASKIN ROMAN & GILYA	Link (Clerk)
9/19/2005	\$168,000	WD	1364	1788	Unqualified (U)	Vacant	* ROYAL BRITAIN LLC	Link (Clerk)
9/10/2005	\$98,000	WD	1352	1098	Unqualified (U)	Vacant	* PALM INDUSTRIAL PARK LLC	Link (Clerk)

**To view a copy of the
proposed Site Plan,
please visit the
Community
Development
Department
at
604 E Moody Blvd. Unit 6**



City of Bunnell, Florida

Agenda Item No. 8.

Document Date: 10/25/2023
Department: Community Development
Subject: MJSP 2023-13 Request approval of the amendment to the approved site plan for Project Christine

Property Address:
Zoning Designation: Industrial
Future Land Use Designation: Industrial
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Project Narrative (Redacted)	Exhibit
Notice Regarding Proposed Site Plan- Due to Confidentiality May be Redacted	Exhibit

Summary/Highlights:

This is a request for approval of a major amendment to an approved major site plan.

The applicant has requested confidentiality per F.S. 288.075. This development is referred to as Project Christine.

Copies of the plans will be provided to the Board Members and a copy will be available at the meeting.

Background:

The original approved site plans for this site were approved in 2017, which at this time the plans called for two 20,000 SF buildings. The first building has already been built and is referenced as Phase 1. The second building, or Phase 2, is the basis of this proposed site plan amendment. The applicant is proposing a 9,375 SF increase to the size of the building and removing some of the parking area, but the plans still meet the parking requirements established in Sec. 34-201. The amendment is also adding a new ingress/egress at the northwestern area of the site. According to Sec. 22-6 in the Land Development Code, the Community Development Director is authorized to approve, approve with conditions, or deny amendments to an approved site plan; however, the Community Development Director is not authorized to approve any modifications to approved plans which would:

- Increase the square footage of buildings, structures or increase a site's impervious area over

1,500 square feet or change the site use.

- Increase the number of dwelling units.
- Grant any approval that would constitute a variance from the requirements of this Code.

If any amendments to an approved site plan do not fall within the limitations described above shall be reviewed and approved in the same manner as a minor or major site plan. In this case, the site plan amendment is being treated as a major site plan and thus must be approved by the Planning, Zoning and Appeals Board.

The planning, zoning, and appeals board shall consider each major site plan application and shall base its decision on the use, size and dimension regulations for the respective zoning district, the site review standards established herein and all other applicable land development regulations, and comprehensive plan policies. The planning, zoning, and appeals board may impose conditions on-site plan approvals which ensure compliance with all applicable land development regulations and comprehensive plan policies.

Staff Recommendation:

Approve the site plan amendment for Project Christine with the following conditions:

1. The depth of the ADA parking space needs to be 20 feet per Index M-12A.
2. Provide statement of intended uses to occur on the site per Sec. 22-9(c)(2). The parking requirements note on development information plan sheet 3 is headed as "warehouse". Please correct the heading to "Manufacturing and Industrial Concerns with No Retail Trade" as necessary to match the proposed parking requirement of 1 space per 500 square feet of floor area.
3. The proposed building is presented as 70'x125' and 100'x200' which totals 28,750 square feet. Most of the Site Plans indicate 29,375 square feet and the Grading Plan sheet 8 Indicates both square footages. Please clarify and provide the architectural drawings for approval.
4. Please obtain the appropriate Flagler County Driveway and Culvert Permit for the proposed driveway onto Otis Stone Hunter Road.
5. A portion of the proposed building lies within Flood Zone A. Please provide the Base Flood Elevation of the Flood Zone within the General Drainage Notes on the Drainage Plan Sheet 7. The City of Bunnell Land Development Code requires all proposed buildings within a flood zone to be a minimum of 2ft above the Base Flood Zone Elevation. Also note an Elevation Certificate will be required once the building slab has been poured.
6. Please obtain and provide a letter from the St. Johns River Water Management District (SJRWMD) indicating the existing expired permit is sufficient for the proposed site plan and no permit is required.
7. The original approved plans and as-builts show four (4) sanitary sewer cleanouts and laterals in the rear of each unit on the previously proposed smaller building. The new plans show removal of these cleanouts/laterals for each individual unit. However, utility schematic #1 on Utility Plan sheet 10 states the intention to keep the existing water services for future building remodeling for additional tenant spaces. Understand each individual unit shall have its own sanitary sewer clean out and lateral service, so one individual unit cannot affect another (ie: one account causing a blockage which affects the other 3 accounts). If proceeding with the future building remodeling option, please update the Utility Plan Sheet 10 to provide laterals for each possible unit. If this is not the plan, please remove the 3 remaining water services as

well.

8. Since the existing reduced pressure backflow preventers have been sitting unused for several years, all the existing reduced pressure backflow preventers must be recertified prior to obtaining the CO.
9. Since the existing 6" double detector check assembly with bypass meter has been sitting unused for several years, the existing 6" double detector check assembly with bypass meter must be recertified before obtaining the CO.
10. The Demolition Plan sheet 4 states the terminal manhole, three (3) 6" PVC service cleanouts, and 133 LF of existing 8" PVC sanitary main will be removed. Please ensure the contractor completely removes these items as indicated and does not abandon them in place.
11. There are currently expired permits on this property. These will need to be resolved before any other permits are issued.
12. Upon completion of the project, a local business tax receipt will be needed for the business that will operate here OR if connected to the structure already onsite, that BTR will need to be updated.

City Attorney Review:

Approved



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

October 2, 2023

Bernadette Fisher, Community Development Director

City of Bunnell
604 E Moody Boulevard, Suite #6
Bunnell, FL 32110
(386) 437-7516

Re: [REDACTED]
Major Site Plan Application

Dear Ms. Fisher:

Submitted is a Major Site Plan Application for the above referenced project. The following material are attached for your review:

- Check in the Amount of \$1,200 (\$1,000 for site plan and \$200 for concurrency)
- Development Application
- Warranty Deed
- (3) Site Plan Drawings (Includes Survey and Landscaping)
- (1) Stormwater Report
- (1) Traffic Impact Statement
- (1) Utility Demand Calculation
- (1) CD-rom of Entire Submittal

The Applicant, [REDACTED] propose a major site plan for a 29,375 square feet Industrial Warehouse building with 30 parking spaces and dumpster enclosure. The project is located at an existing industrial development with pad ready site. The site consists of 4.012 acres with 2.523 acres of impervious surface. The stormwater runoff will connect to existing master stormwater system (SJRWMD Permit 56395-3). The original stormwater permit was for 2.535 acres of impervious surface and we propose 5.523 acres of impervious surface, which is a reduction of 0.012 acres or 499 square feet. Since there is a reduction in impervious surface, the existing stormwater system will not require any modifications or additional stormwater permits. Site access will be provided by existing and proposed driveway connection to [REDACTED]. Potable water improvements consist of a 1.5-inch water meter to proposed building. An existing 6-inch fire line will provide fire protection to the building fire sprinkler system. Sanitary sewer improvements of adjusting an existing 8-inch gravity main that is connected to an existing private lift station. Irrigation will be provided by existing private well system.

If you have any questions or need additional information, please feel free to call or email me at harry@newkirk-engineering.com.

Sincerely,

Harry Newkirk

Digitally signed by Harry Newkirk
DN: cn=Harry Newkirk,
o=NEWKIRK ENGINEERING, INC., c=US
Reason: I have reviewed this document
Date: 2023.10.02 15:41:23-0400

Harry Newkirk, PE #62971
President/CEO of Newkirk Engineering, Inc.

**To view a copy of the
proposed Site Plan,
please visit the
Community
Development
Department
at
604 E Moody Blvd. Unit 6**