



Crossroads of Flagler County

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Lyn Lafferty
Gary Garner
Janice Catoggio

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, March 5, 2024

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. February 6, 2024 Planning, Zoning and Appeals Board Minutes

New Business:

- 4. MJSP 2024-01 Request approval of the major site plan for the Waste Water Treatment Facility Expansion Project.**

Old Business:

- 5. SE 2023-06 Request approval of the special exception to store commercial vehicles and equipment on 105 North Forsyth Street**

- 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.

ATTACHMENTS:

Description

February 6, 2024 Planning, Zoning and Appeals Board Minutes

Chair Lilavois Recusal from Voting Form 8

Type

Minutes

Exhibit



Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Lyn Lafferty
Gary Garner
Janice Catoggio

Crossroads of Flagler County

PLANNING, ZONING AND APPEALS BOARD MINUTES

Tuesday, February 6, 2024

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 6:00 PM and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Gary Garner

Excused: Lyn Lafferty; Janice Catoggio

Non-Voting: Interim Community Development Director Joe Parsons; City Attorney Paul Waters; Community Development Coordinator Christine Hancock; City Planning Consultant Mark Karet.

2. Disclosure of Ex-Parte communications.

None

3. Approval of Minutes

a. January 4, 2024 Planning, Zoning and Appeals Board Minutes

Motion: Approve the January 4, 2024 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Gary Garner

Seconded By: Gary Masten

Board Discussion: None

Public Discussion: None

Vote: Motion carried by unanimous vote.

New Business:

4. RSD 2023-02 Request approval for the Family Estates Rural Subdivision via Administrative Order 2024-XX

Community Development Coordinator Hancock introduced and explained the item. She stated the rural subdivision will contain three lots and would be approved by the City Commission through an administrative order.

Motion: Approve RSD 2023-02 Request approval for the Family Estates Rural Subdivision via Administrative Order 2024-XX.

Moved By: Gary Masten

Seconded By: Gary Garner

Board Discussion: None

Public Discussion: None

Vote: Motion carried by unanimous vote.

5. SE 2023-06 Request approval of the special exception to store commercial vehicles and equipment on 105 North Forsyth Street

Community Development Coordinator Hancock introduced and explained the item. She explained the request is to park commercial vehicles and equipment related to the applicant's landscaping business. Staff recommended approval with conditions.

Chair Lilavois stated he would have to recuse himself from this item.

City Attorney Waters recommended to continue the item to the next meeting to avoid readvertising the special exception due to a lack of a quorum.

Motion: Continue the item to the end of the agenda and if additional Board Members are not in attendance, then continue to the next Board meeting scheduled for March 5, 2024.

Moved By: Gary Masten

Seconded By: Gary Garner

Board Discussion: None

Public Discussion: None

Vote: motion carried by unanimous vote.

6. Ordinance 2024-XX Amending the Future Land Use Element and the Conservation Element in the City of Bunnell 2035 Comprehensive Plan

City Planning Consultant Karet introduced and explained both items 6 and 7 together. He explained the background history of the mass rezoning project. The proposed ordinances are part of Phase 3A and will amend conservation policies in both the Future Land Use Element and Conservation Element along with Land Development Code changes to complement the Comprehensive Plan amendments. Staff recommended approval.

Co-Chair Masten asked if there are any restrictions under the new regulations that were not under the old regulations for any given property. City Planning Consultant Karet stated the proposed regulations do not impose any new restrictions. Co-Chair Masten further asked if the property taxes would be affected. City Planning Consultant Karet stated zoning should not affect property taxes.

Motion: Approve Ordinance 2024-XX Amending the Future Land Use Element and the Conservation Element in the City of Bunnell 2035 Comprehensive Plan.

Moved By: Gary Garner

Seconded By: Gary Masten

Vote: motion carried by unanimous vote.

7. Ordinance 2024-XX Amending the City of Bunnell Land Development Code Chapter 18 - Natural Resource Protection and Management and Chapter 34 - Zoning.

City Planning Consultant Karet introduced and explained this item with item 6. Staff recommended approval.

Motion: Approve Ordinance 2024-XX Amending the City of Bunnell Land Development Code Chapter 18 – Natural Resource Protection and Management and Chapter 34 – Zoning.

Moved By: Gary Masten

Seconded By: Gary Garner

Vote: motion carried by unanimous vote.

Old Business: None

8. Public Comment
None

9. Board Comment
None

10. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Gary Masten

Seconded By: Gary Garner

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*****

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>L. LAVOIS, MRL</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>PZA / Planning Board</i>
MAILING ADDRESS <i>12 EASTWOOD DR</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Palm Coast</i>	NAME OF POLITICAL SUBDIVISION: <i>Bunnell</i>
DATE ON WHICH VOTE OCCURRED <i>2/6/24</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, CARL ELIARIS, hereby disclose that on 2/6/24, 2024:

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

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

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

I AM NEIGHBOR W/ W5 N Forsyth St. Requesting Commercial Parking. This may effect my Residential Leased Apartment Business & quality of life to my tenants.

2/9/24
Date Filed

[Signature]
Signature

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



City of Bunnell, Florida

Agenda Item No. 4.

Document Date: 2/22/2024
Department: Community Development
Subject: MJSP 2024-01 Request approval of the major site plan for the Waste Water Treatment Facility Expansion Project.
Property Address: 200 Tolman St
Zoning Designation: P, Public District
Future Land Use Designation: Public (PUB)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
To view a copy of the Site Plan	Exhibit

Summary/Highlights:

This is a request for major site plan approval of the Wastewater Treatment Facility (WWTF) Expansion Project.

Copies of the site plan will be provided to each board member and will be made available to the public at the time of the meeting. Copies can be requested prior to the meeting as well.

Background:

The City is currently in the process of expanding the WWTF to expand the capacity currently available for future development that is projected to make headway into the City.

A Request for Qualifications was issued in January of 2023. CPH LLC was awarded the contract to perform the services of creating the engineering services and facilitating during the construction phase. Construction is estimated to start in April 2024; however, there may be delays due in construction materials. The project is estimated to be complete within 24 months from the start of construction.

Once completed, the available capacity of the facility will increase from 600,000 gallons/day to 1,200,000 gallons/day. This is a necessity to facilitate the growth of the City as the facility nears the full capacity granted to it from the Florida Department of Environmental Protection. Future growth can include new residential subdivisions, commercial and industrial developments, and/or expanding the services to areas that are currently using well and septic.

Infrastructure and Engineering staff has worked with CPH LLC for over a year to ensure the plans are meeting all applicable codes and regulations including the Land Development Code and Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of the Major site plan for the WWTF expansion project.

City Attorney Review:

Approve

**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. 5.

Document Date: 2/8/2024
Department: Community Development
Subject: SE 2023-06 Request approval of the special exception to store commercial vehicles and equipment on 105 North Forsyth Street
Property Address: 105 N. Forsyth St.
Zoning Designation: R-2, Multiple Family Residential
Future Land Use Designation: Single Family-Medium Density
Agenda Section: Old Business

ATTACHMENTS:

Description	Type
Location Map	Location Map(s)
Project Narrative	Exhibit
Owner Statement	Exhibit
Site Plan	Plans

Summary/Highlights:

The applicant, Udell's Landscaping Services LLC, is requesting special exception approval to use the site that currently retains a residential zoning for the storage of commercial vehicles and equipment related to the applicant's landscaping business alongside the existing use of a single-family residence.

In accordance with local notification requirements, notice was provided in the Observer Local News on January 25th, 2024; letters providing notice of the hearing date, time, and location were sent to adjacent property owners within 300 feet of the subject property in the City of Bunnell limits on January 22, 2024; a sign showing the action being requested and the hearing date, time, and location was posted on site on January 22, 2024.

At the February 6th, 2024 Planning, Zoning and Appeals Board meeting, the Board motioned to continue this item to the March 5th, 2024 meeting due to a lack of a quorum.

Background:

The applicant, Udell's Landscaping Services LLC, currently owns the subject property located at 105 N. Forsyth St. The property, according to current City records, is being utilized for a single-family residence. The residence on site was built back in 1960, according to the Flagler County

Property Appraiser's Office, and it has depreciated over time. The applicant has made progress in restoring and beautifying the building/property. He has been operating his business out of the property for over a year but is making an effort to do the right thing.

The property is currently zoned R-2, Multiple Family Residential with an underlying Future Land Use designation of Single Family-Medium Density. Within the surrounding area are a mix of residential, commercial, and industrial uses, but in the immediate area are mainly commercial and residential. Directly adjacent to and across the roadway are single-family residences. There are also two commercial businesses operating across the roadway within the same block. Further down North Forsyth St is another commercial lot with an operating business. Behind the property are two multi-family zoned lots and the Pine Forest Mobile Home Park. The general nature in an estimated 300-foot radius of the property is an evenly mix of residential and commercial uses.

According to Sec. 34-112, use being requested is not listed within the permitted special exceptions; however, it does state "Other uses not listed above that may be compatible with and compliment the permitted uses of the district as approved by the planning, zoning, and appeals board." The character and intent of the requested use is not intense in nature and does not pose a nuisance or a detriment to the surrounding properties. The property itself has an opaque white vinyl fence surrounding the entire lot and any potential vehicles parked on site will be visually buffered from the Right of Way. The applicant is also proposing to construct a garage/carport to house his company's vehicles should his request be approved.

The applicant has stated the company's employees will not operate on site in between the hours of operation except for the pickup of vehicles, trailers, and/or equipment and for dropping off said company equipment at the end of the business day. He has also stated there are plans, once the building is brought back up to standards, to utilize the existing residence for workforce housing.

Staff Recommendation:

Staff is recommending approval of the special exception to allow the parking/storage and operation of the landscaping business on the subject property with the following conditions to ensure the use does not adversely impact the surrounding area:

1. The property must adhere to the noise limitations outlined in Section 26-199 of the Code of Ordinances. Any violation of these limitations will follow adhere to Section 26-203 of the Code of Ordinances.
2. All proposed parking for the storage of the company's vehicles and/or trailers shall be that of a sealed surface according to Section 34-202(7).
3. The special exception use shall remain incidental and accessory to the existing residential building.
4. Commercial vehicles permitted to park overnight on the property shall be small in nature such as pickup trucks and associated light duty single axle landscape trailers. Trailers used for hauling small lawn mowers, edgers, weed eaters, and associated small equipment shall be allowed as well. No more than five (5) company vehicles and/or trailers shall be stored on site at any given time.
5. Heavy Duty trucks and trailers shall be prohibited on the property. These will include, but are not limited to, dump trucks, industrial vehicles, and tow trucks.
6. Storage of any landscaping materials and/or supplies on the subject property, such as sod,

pavers, stones, concrete, mulch, fill material, soil, and other materials considered to be used by the landscaping company, shall be prohibited.

7. Storage of any debris collected through business operations, such as, but not limited to, tree and landscape debris, shall be prohibited on site.
8. This special exception use shall only be effective for the current owner of the property, Udell's Landscaping Services LLC, and will not be transferrable should the ownership of the property ever change. If under any circumstance the ownership of the property changes, this special exception shall become null and void.
9. The business will be required to obtain a business tax receipt with the City to operate their business out of this site and within city limits.

City Attorney Review:

Approved

Location Map





STEPHENSON, WILCOX & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS - CONSULTANTS - PLANNERS
2729 E MOODY BLVD, STE 400 - PO BOX 186 - BUNNELL, FL 32110
OFFICE 386.437.2363 - FAX 386.437.0030 - EMAIL INFO.SWA@GMAIL.COM

October 16, 2023

Planning, Zoning, & Appeals Board Members
City of Bunnell

RE: 105 North Forsyth Street
Special Exception Narrative
Parcel ID: 10-12-30-0850-02710-0030

Dear Board Members,

The firm of **Stephenson, Wilcox and Associates, Inc. (SWA, Consultant)** is pleased to submit the following narrative for the Special Exception application for 105 North Forsyth Street on behalf of **Udell's Landscaping Services LLC (Client, Company)**.

OVERVIEW

Project Description

The subject property is located along Forsyth Street, being approximately 160 feet northwest of its intersection with Moody Boulevard (a.k.a. State Road 11), having a municipal address of 105 North Forsyth Street, Bunnell, FL 32110. The property is currently developed as a single-family residence that has been previously in a state of disrepair. The purpose of the Special Exception is to allow the current property owner, Udell's Landscape Services LLC, to add the use of storing vehicles, trailers, and/or equipment, etc. that is imperative to the operation of the company.

Site Data

The existing zoning classification for this parcel is R-2 (Multiple-Family Residential District) in accordance with the Bunnell Zoning Code. The Future Land Use Map designation for the site is SF-MED (single family – medium density). The proposed use is in accordance with the existing zoning classification and the Future Land Use Map for the City of Bunnell.

EXISTING SITE CONDITIONS

Existing Use and Cover

In 1960, this site was developed as a 900 square foot single family residence. This same home remains on the property, but now is in a state of disrepair and is vacant. The new owners are working diligently to renovate the home and return it to a condition that will be appreciated by neighbors and the City of

Bunnell. The majority of the property, from the front of the house rearward, is surrounded by a fully opaque vinyl fence with a gate to restrict access and visually buffer the property.

PROPOSED SITE CONDITIONS

Proposed Structure

The landowner is currently in the permitting process to add an 840 square foot garage/carport structure to the rear of the site. This building will accommodate the new use of the property. City of Bunnell Land Development Code (LDC) establishes a framework and criteria for the design and approval of this site. The proposed project has been designed in accordance with these and other provisions of the LDC. All lot dimensions, coverage, and setbacks are proposed in accordance with the LDC.

SPECIAL EXCEPTION

Use

Within the R-2 zoning, parking/storage of commercial vehicles, trailers or equipment is not a principally permitted use. However, under Section 34-112.c.5 in the LDC, "other uses not listed above that may be compatible with and compliment the permitted uses of the district as approved by the planning, zoning, and appeals board" are permitted under special exception. The proposed use of parking/storage will be an accessory use to the primary use, which is a single-family residence. To be more specific, the land owner will use the property as a safe site to park the company vehicles and equipment when not in use. The proposed garage/carport mentioned previously will act as the main storage location for the vehicles/equipment. Any other parking will remain on a stabilized surface as allowed within the LDC and shall not infringe on the maneuverability within the site.

Justification

While this property is residential, the proposed use will not result in a large commercial presence. Employees will arrive in the morning to pick up their trailer/equipment and depart the site promptly to perform work activities within their service area. At the end of business hours, employees will drop off their trailer/equipment and once again depart the site promptly. The fence surrounding the property has been utilized to offer visual buffering to the neighboring properties.

These residences do not exist within a residential neighborhood. Across Forsyth Street and State Road 11, the majority of parcels are B-1 (Business District), so there is already a commercial presence in the area as well as the site's proximity to State Road 11, being a major thoroughfare. It is our opinion that the impacts will be negligible.

Hardship

Unfortunately, if the special exception is not granted and the site can not be used by Udell's Landscape Services LLC in this manner, they will be forced to sell the property and move the business elsewhere, most likely within City of Palm Coast city limits. This event would cease residence renovations as well.

We appreciate the time and effort of the board members in their review of this site.

Sincerely,

STEPHENSON, WILCOX AND ASSOCIATES, INC.

Noah Goerlich 10/19/23

Noah Goerlich

Engineering Division Manager

Udell's Landscape Services, LLC.

16 Piedmont Drive, Palm Coast, FL 32164
Office: 386-931-6539/Direct Cell: 386-225-0154

10/23/2023

To Whom it May Concern,

My name is Corey Udell and I am the owner of Udell's Landscape Services LLC. I opened Udell's in 2004 and have proudly serviced Flagler County area for 19 years. I grew up in Flagler County and decided to stay and raise my own family here. My wife Michelle and I have two children, Tyler, and Leah. We are involved in our community, local sports, and our church.

Udell's proudly sponsors local sports, community events, and currently takes care of the historic courthouse in Bunnell that is being used as a Christian school. We also maintain other commercial properties in Palm Coast. I believe there is so much potential to bring more business into Bunnell. With landscape being our focus, we believe having a property with curb appeal makes a huge difference. 105 N Forsyth is surrounded by business and us taking over that run-down building will make a huge difference. As we believe in well landscaped property, I have attached pictures of our residence in Palm Coast and the upkeep of our personal home.

We operate out of that property Monday - Friday usually from 7:30-5. We are normally not there between those times. We go there, get set up for the day in our trucks and trailers and are gone until our day is done. The only time we are later or must go there on Saturday's is if the weather or some unforeseen circumstance comes up.

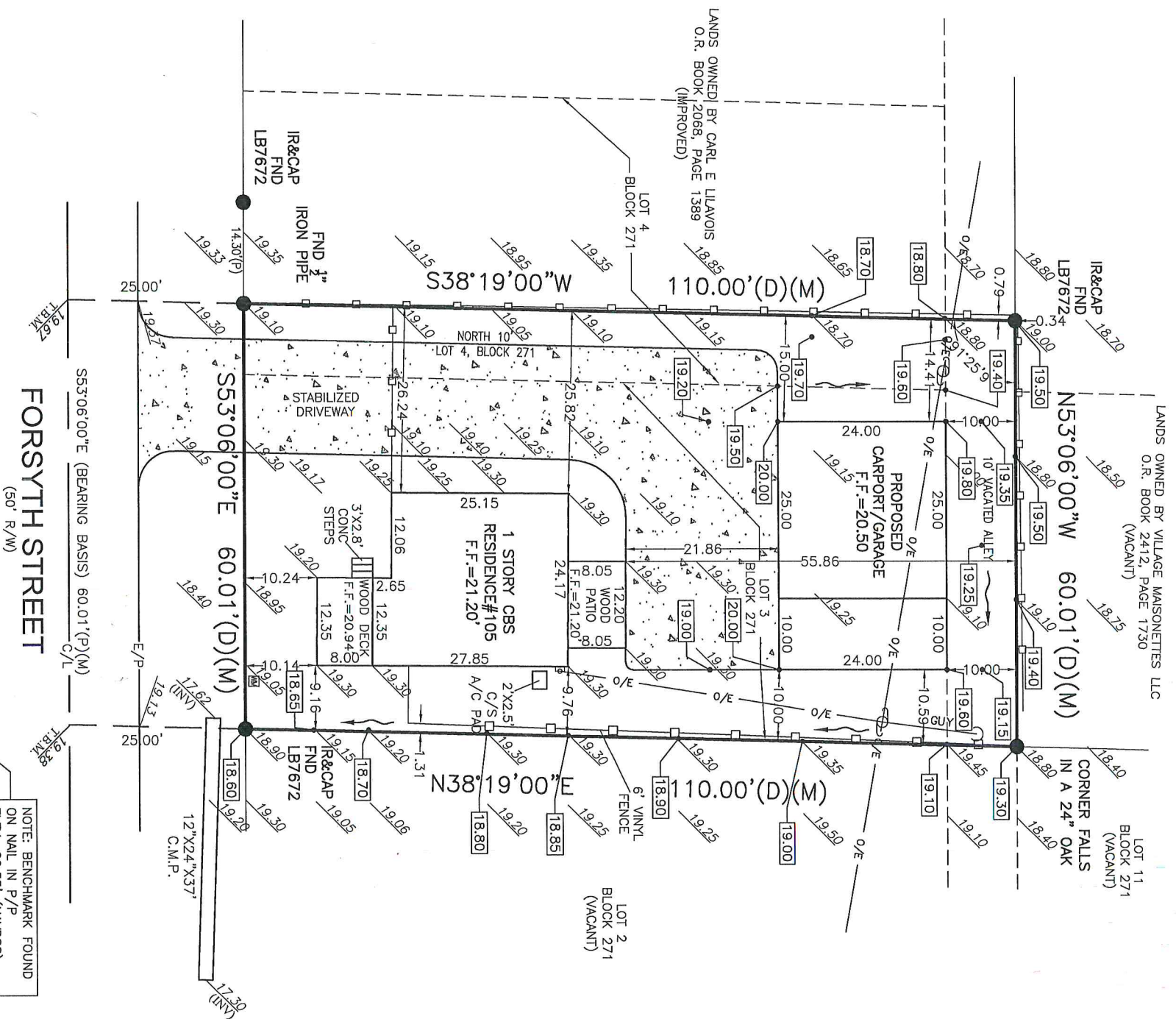
We purchased the property back in November of 2021 and have been working out of the property with no problems. The surrounding people have been very pleasant and welcoming and happy to see us there.

Our focus of the property is to use this property for the hub of Udell's Landscape with the intentions to store our trailers at the property. We would greatly appreciate approval of this request as Udell's can offer upscale services to the Bunnell area proudly!

Sincerely,



Corey Udell

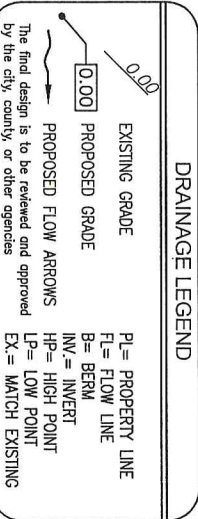


SITE DATA TABLE

PARCEL ID / ADDRESS	105 NORTH FORSTH STREET
PARCEL SIZE	6,599 SQFT
EXISTING USE	RESIDENTIAL
PROPOSED USE	SINGLE-FAMILY RESIDENCE / COMPANY EQUIPMENT STORAGE
CURRENT ZONING	R-2 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)
FLUM DESIGNATION	SF-MED (SINGLE FAMILY - MEDIUM DENSITY) REQUIRED
BUILDING AREA	3,300 SQFT MAX
BUILDING HEIGHT	35 FT MAX
BUILDING COVERAGE	50% MAX
LOT COVERAGE	50% MAX
FRONT SETBACK	15 FT MINIMUM
REAR SETBACK	10 FT MINIMUM
LEFT SIDE SETBACK	10 FT MINIMUM
RIGHT SIDE SETBACK	10 FT MINIMUM

REVISIONS:
ENGINEERED SITE PLAN / GRADING PLAN
TYPE OF SURVEY: BOUNDARY / LOCATION / TOPOGRAPHIC
NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

DESCRIPTION: PARCEL C: LOTS 3 AND THE NORTH 10' OF LOT 4 ADJOINING PORTION OF A VACATED ALLEY OF BLOCK 271, TOWN OF BUNNELL, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



- LEGEND:
- IR 1/2" Iron Rod set "LB7672"
 - IR 5/8" Iron Rod found
 - IP 1/2" Iron Pipe
 - N/D Nail and Disk set "LB7672"
 - N/D Permanent Control Point
 - CM Concrete Monument set
 - CM Permanent Reference Monument
 - RND Found
 - RND Licensed Business
 - LS Licensed Surveyor
 - LS Professional Surveyor & Mapper
 - O.R. Official Records Book
 - P.C. Point of Curvature
 - P.R.C. Point of Reverse Curvature
 - N.R. Non-Radial Curve

- (D) Deed Bearing & Distance
- (P) Plat Bearing & Distance
- (M) Measured Bearing & Distance
- (C) Calculated Bearing & Distance
- (C/L) Center Line
- (E/P) Edge of Pavement
- (R/W) Right of Road
- (A) Delta
- (R) Radius
- (L) Chord Bearing
- (CB) Chord Distance
- (PC) Point of Curvature
- (P.R.C.) Point of Reverse Curvature
- (N.R.) Non-Radial Curve

- NOTES:
- The entire map encompassing this survey is recorded in Map Book 1, Pages 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Elevations refer to N.A.V.D. 1988 datum and reference local datum.
 - Underground improvements and utilities not located.
 - Bearings refer to plat datum and to the centerline of Forsyth Street as being S53°06'00"E.
 - Property lies in Flood Zone "X", with reference to Map No. 1203500209E, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Find location and flood zone determination rest with said agency and based on N.A.V.D. 1988 datum.
 - Description provided by client.
 - No search for encumbering instruments was made by surveyor.
 - Error of closure meets or exceeds 1:7500 feet.

CLIENT INFO

COREY UDELL
16 PIEDMONT DRIVE
PALM COAST, FL 32164

JOB TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	09/21/23	10/05/23	23-3283	CJB
Site Plan	10/16/23		23-3283	NJC
House Stake				
Formboard				
Foundation				
Final				

SW2 CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

STEPHENSON, WILCOX & ASSOCIATES, INC. CA#27726-LB#7672 Phone: 386.437.2363 • Email: info.swa@gmail.com

2729 E. Moody Blvd., Ste. 400
PO Box 186 Bunnell FL 32110

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

DANA A. WILCOX Jr., PSM No. 5749, PE No. 57633

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

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