City of Flagler Beach

Planning and Architectural Review Board

Tuesday, January 3, 2012 at 5:30 p.m.
City Hall Commission Chambers

Agenda

1. Call the meeting to order.
2. Call the roll.
3. Pledge of Allegiance.
4. Approve the minutes of the Regular Meeting of December 6, 2011.
5. Election of Officers.
6. Approve the 2012 Regular Meeting dates.
7. Old Business:
   A. Discussion and recommendation of an ordinance of the City of Flagler Beach, Florida, adding measurable standards to prevent glare or excessive light on an adjacent property within residential areas.
   B. Discussion and recommendation of an ordinance of the City of Flagler Beach, Florida, amending Section 2.04.02.8., Zoning Schedule One Land Use Controls, of the *City of Flagler Beach Land Development Regulations* to add bar, cocktail lounge, saloon, or tavern to the special exception uses of the GC, General Commercial zoning district.
8. New Business:
   A. Application #SE 12-01-01
   Special Exception to allow a single-family dwelling.
   Applicant: John Lynch
   1736 South Ocean Shore Boulevard
   Property Owner: Harrison Wilder, Jr.,
9. PARB Member Comments.
10. Adjournment.

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript, or you may buy a CD of the meeting for $3.00 at the City Clerk's office. Copies of CDs are only made upon request. The City is not responsible for any mechanical failure of the recording equipment.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext. 235 at least 72 hours prior to the meeting.

Please take notice that individual Elected Officials of the City of Flagler Beach may attend this meeting. Those Elected Officials who attend will not take any action or take any vote at this committee meeting. This is not an official meeting of the Flagler Beach City Commission. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that Elected Officials may be present at this committee meeting.

Posted December 22, 2011

Planning and Building Department
P.O. Box 70 ● 116 3rd Street South, Flagler Beach, Florida 32136 ● Phone (386) 517-2000 ● Fax (386) 517-2016

FLAGLER BEACH PLANNING AND ARCHITECTURAL REVIEW BOARD
TUESDAY, DECEMBER 6, 2011 AT 5:30 P.M
MINUTES

PRESENT: Chairman Don Deal, Vice Chairman Roseanne Stocker, Dan Bayerl, Catherine Feind, Theodore Johnson, Lea Stokes, City Planner Chad Lingenfelter, Board Secretary Kate Settle.

ABSENT: Joseph Pozzuoli.

1. CALL THE MEETING TO ORDER: Chairman Deal called the meeting to order at 5:31 p.m.

2. CALL THE ROLL: Ms. Settle called the roll.

3. PLEDGE OF ALLEGIANCE: Ms. Stokes led the pledge.

4. APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 1, 2011: **Motion** by Ms. Stocker, seconded by Mr. Johnson, that we approve the minutes of our last meeting. The **motion** carried unanimously.

5. OLD BUSINESS:
   A. APPLICATION #VAR 11-11-10
   Variance to allow a single-family dwelling 17.5' from the east property line, 12' from the south property line, and 10' from the wetland line.
   Applicant: Dennis K. Bayer
   1401 North Daytona Avenue
   Property Owner: John and Joyce Fanelli

   Mr. Deal read the title of the item into the record. Attorney Dennis Bayer, representing the property owners, explained the nature of his request. He outlined that the property is uniquely located. His clients were applying for three variances because of the location of the property and the size of the lot. The there is an unimproved City right-of-way from 14th Street North along the south property line. The second variance being applied for is the setback to the wetlands. The property owners were looking to reduce the setback from 25 feet to a ten foot requirement. Mr. Bayer reminded the Board that the only impact to the setback would be the pilings. They are planning to xeriscape the property and remove the Brazilian Peppers. The third variance is the front yard setback. Without the front yard setback being considered, the structure would be very narrow and not aesthetically pleasing. Mr. Bayer asked for direction from the Board as to which of the variances is more desirable to the Board, front or the wetland setbacks. Mr. Bayer reviewed the finding from Joe Young, a biologist consultant, indicating the removal of the Brazilian Peppers would be an improvement to the property. He reviewed the criteria for a variance and made an argument for each criterion in favor of the variance. Mr. Bayer also noted the property was once zoned conservation but the City changed the zoning in the 1990s to single-family residential. Mr. Deal asked if the Board had questions for Mr. Bayer. John Fanelli, son of the property owners read a statement into the record urging the Board to approve the variance for his parents. Mike Fanelli, son of the property owners, spoke to his experience

in regard to wetland properties he manages at Daytona Beach Golf Club. The public hearing was opened. The following citizens came forward to give their concerns opinions and suggestions: Frank Vignati, Craig Wiggin, Richard Price, Rosemarie Price and Sandra Mason. The public hearing was closed. Mr. Deal asked the City Attorney if there would be any liability because the zoning on the property had been changed from P, Preservation to R-1, Single-Family Residential. Attorney Smith reported no because it predated the date of the purchase of the property. Mr. Deal questioned the Ms. Mason's comment regarding a section of the Code. Attorney Smith indicated if there are permits required for the property, then they would need to be presented before building on the property. Mr. Bayer stated that the biologist consultant reported permits will not be necessary because there will be no impact to the wetlands. He further stated that the wetland buffer is not required by the US Army Corps of Engineers, Florida Department of Environmental Protection or St. Johns River Water Management District. Mr. Deal remembered in the past, variance for wetland buffers were sunsetted. He hoped Mr. Lingenfelter or Attorney Smith could clarify the issue for him. Mr. Lingenfelter reported there was a settlement agreement with DCA in which language was added to the Comprehensive Plan. The language regarding "wetland waivers" was stricken from the Code in 2005 and was not replaced with any other language addressing the issue. Mr. Lingenfelter reminded the Board in order to grant the variance, all six criteria must be met. He continued to say that when there is an inconsistency between the Land Development Regulations and the Comprehensive Plan, the Comprehensive Plan rules. He felt it was up to the appointed and legislative bodies to make the interpretation of the Comprehensive Plan. Attorney Bayer rebutted the comments, thus far, and offered to bring back the site plan for a final review to ensure to the board that the buffer will not be affected. Mr. Johnson walked the property and was in favor of building on the property. He defined to the Board and the public the difference between the "wetlands" and the "wetland buffer." He felt because their proposal was still ten feet from the wetland, he would like to grant the variance. Cathy Feind was not in favor of building on the property. She thought the lot was unbuildable unless they put the very narrow house on the property. She reviewed the situation with the Blackburns and their inability to build on the same lot. Ms. Feind reviewed the criteria and felt strongly that the criteria for a variance had not been met. Ms. Stocker felt the issue was the Comprehensive Plan and the criteria in the Code. She felt a good argument could be made for each of the criteria. She spoke of the house being on pilings, with the correct landscaping, could work on that lot. Ms. Stokes agreed with Ms. Stocker and commended staff for their research. Mr. Bayerl also agreed with his colleagues and based on the recommendation, he would approve the variance. Mr. Deal was not content with work done on the part of the property owners. He was of the impression from the November 1, 2011 meeting that the applicant would be bring back different setback information for the PAR Board to review. He did not believe they met the criteria for the variance requested. He hoped the Board would entertain the option of amending the variance request to include the house being closer to the road, etc. Attorney Smith reviewed the site plan review process**.** **Motion** by Lea Stokes, seconded by Ted Johnson, that we recommend the City Commission approve the requested variances based

on the five criteria that have been met, with our staff recommendation and that the site plan come back to the Planning Board for review and the property owner agree not to build a dock. The **motion** carried four to two, with Mr. Deal and Mrs. Feind voting no.

B. DISCUSSION AND RECOMMENDATION OF AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, ADDING MEASURABLE STANDARDS TO PREVENT GLARE OF EXCESSIVE LIGHT ON AN ADJACENT PROPERTY WITHIN RESIDENTIAL AREAS: Mr. Lingenfelter reported on regulations in other cities in the area in terms of excessive light and glare. He reported on the homes that may affect sea turtles and the need for shielding. He would did not recommend that be done for the entire residential community. Mr. Lingenfelter was comfortable with Ormond Beach's ordinance and felt it would be something the City could enforce. The PAR Board reviewed the language in the ordinance referencing "glare and heat." Mr. Johnson asked that heat be removed from the ordinance. Ms. Stocker felt the word "glare" needed to be more clearly defined in the Flagler Beach ordinance. Ms. Stokes felt the City might be over regulating. Mr. Bayerl was in favor of the change. The public hearing was opened. The following citizens came forward to give their concerns, opinions and suggestions: Frank Vignoti and Bob Lehr. The public hearing was closed. It was the direction of the PAR Board for staff to make the suggested changes to the Ormond Beach ordinance and bring it back for PAR Board review.

6. NEW BUSINESS:

A. DISCUSSION AND RECOMMENDATION OF ORDINANCE 2011-19 OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING CHAPTER 16, CREATING ARTICLE VI, PAIN MANAGEMENT CLINIC REGULATIONS AND DEFINITIONS OF THE CITY OF FLAGLER BEACH CODE OF ORDINANCES, PROVIDING FOR FINDINGS OF FACT, INTENDED PURPOSE AND SUPPLEMENTAL REGULATIONS OF PAIN MANAGEMENT CLINICS, PROVIDING FOR SEVERABILITY AND CONFLICTS, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE: Attorney Smith reported the ordinance has been before the City Commission on first reading. Because the ordinance touches on land use, it is being brought before the PAR Board for your review. The ordinance will be going back to the City Commission for second and final reading on December 15. Ms. Stokes asked if the ordinance was in keeping with our surrounding communities. Attorney Smith reported the ordinance was based from the Palm Coast's ordinance. **Motion** by Ted Johnson, seconded by Lea Stokes, we send it back to the Commission with our recommendation to approve. Ms. Feind was in favor of having this type of business in Flagler Beach. Attorney Smith clarified they are allowed and the ordinance is much stronger language than what is currently in the code. This ordinance regulates the problem as much as possible and was brought before the municipalities. The public hearing was opened. No comments were received. The public hearing was closed. The **motion** carried unanimously.

B. DISCUSSION AND RECOMMENDATION OF AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING SECTION 2.04.02.8., ZONING SCHEDUOLE ONE LAND USE CONTROLS, OF THE CITY OF FLAGLER BEACH LAND DEVELOPMENT REGULATIONS TO ADD BAR, COCKTAIL LOUNGE, SALOON, OR TAVERN TO THE SPECIAL EXCEPTION USES OF THE GC, GENERAL COMMERCIAL ZONING DISTRICT: Mr. Lingenfelter reviewed the packet of information and maps of the GC, General Commercial zoning districts currently are within the City limits. He reported of one or two applicants that are interested in opening such establishments and was asked to present it to the Board to see if it was an issue worth exploring. There was a great deal of discussion regarding where the GC, General Commercial zoning districts currently lie and where it may affect residential properties; specialty bars, such as jazz, piano, cigar bars; how to define such an establishment; and defining the area within the GC, General Commercial zoning districts where this type of use would be allowed. Mr. Deal was not comfortable moving forward with this issue unless directed by the City Commission. The public hearing was opened. Dennis Bayer came forward to express his concern. He stated the states definition of a bar is proceeds are less than 51% is from food sales. Mr. Kimball, his client, was interested in opening a bar at his property, formerly, *Mothers*. The public hearing was closed. Staff was directed to bring the topic to the Commission to see if they would like the PAR Board to spend more time on it.

C. APPLICATION #SE 11-12-01
Special exception to allow a single-family dwelling.
Applicant: Sherwood P. and Nancy T. Keck
1932 South Ocean Shore Boulevard
Property Owner: Sherwood P. and Nancy Keck

Gregory Carmen, homebuilder, spoke for this client, the Kecks. He spoke of the nature of his request. They have requested a special exception to build a home in TC, Tourist Commercial zoning. He reported his clients are aware of the issues that come along with being in the TC, Tourist Commercial zoning district. **Motion** by Roseanne Stocker, seconded by Cathy Feind, that we approve the matter before us, single-family residential being built in Tourist Commercial. The public hearing was opened, no comments were received. The public hearing was closed. The **motion** carried unanimously. The applicant was notified the item will be before the City Commission on December 15.

D. APPLICATION #SP 11-12-01
Site plan review of Flagler Bridge Marina Boat Hoist Launching Piers.
Applicant: Charlie Faulkner
127 Lehigh Avenue
Property Owner: 110 Holly Avenue Corporation

Mr. Faulkner reported on the nature of his request. He reported the permits would be presented prior to the building of the hoist. **Motion** by Ted Johnson, seconded by Lea Stokes, that we recommend the approval of this boat haul out ramp proposal and send it on to the Commission for approval. The public hearing was opened. No comments were received. The public hearing was closed. The **motion** carried unanimously.

7. PARB MEMBER COMMENTS: Ms. Stokes asked if Internet Cafés has come before the City yet. Attorney Smith reported the ordinance will be presented to the Commission for first reading on December 15.

8. ADJOURNMENT: **Motion** by Ms. Stocker, seconded by Mr. Johnson, to adjourn. The **motion** carried unanimously.

City of Flagler Beach

Planning and Architectural Review Board

First Tuesday of Each Month at 5:30 p.m.
City Hall Commission Chambers

DRAFT 2012 Schedule

Application Submittal Deadline[1]	Post Agenda and Send Public Notices	Regular Meeting Date
Friday, December 09, 2011	Friday, December 16, 2011	Tuesday, January 3, 2012
Friday, January 13, 2012	Friday, January 27, 2012	Tuesday, February 7, 2012
Friday, February 10, 2012	Friday, February 17, 2012	Tuesday, March 6, 2012
Friday, March 2, 2012	Friday, March 16, 2012	Tuesday, April 3, 2012
Thursday, April 5, 2012[2]	Friday, April 13, 2012	Tuesday, May 1, 2012
Friday, May 4, 2012	Friday, May 18, 2012	Tuesday, June 5, 2012
Friday, June 8, 2012	Friday, June 15, 2012	Tuesday, July 3, 2012
Friday, July 6, 2012	Friday, July 20, 2012	Tuesday, August 7, 2012
Friday, August 3, 2012	Friday, August 17, 2012	Tuesday, September 4, 2012
Friday, August 31, 2012	Friday, September 14, 2012	Tuesday, October 2, 2012
Friday, October 5, 2012	Friday, October 19, 2012	Wednesday, November 7, 2012[2]
Friday, November 2, 2012	Friday, November 16, 2012	Tuesday, December 4, 2012
Friday, November 30, 2012	Friday, December 14, 2012	Wednesday, January 2, 2013[2]

[1] Deadlines are subject to change dependent upon staff workload and project complexity

[2] Rescheduled due to a holiday or a schedule conflict

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Planning and Building Department
P.O. Box 70 ● 116 3rd Street South, Flagler Beach, Florida 32136 ● Phone (386) 517-2000 ● Fax (386) 517-2016

City of Flagler Beach

TO: Don Deal, Chairperson, Planning and Architectural Review Board
Planning and Architectural Review Board Members

FROM: Chad T. Lingenfelter, AICP, PTP, City Planner

RE: Glare or Excessive Light within Residential Areas

DATE: December 29, 2011

Applicant: City of Flagler Beach, P.O. Box 70, Flagler Beach, Florida 32136

Summary

Discussion and recommendation of an ordinance of the City of Flagler Beach, Florida, adding measurable standards to prevent glare or excessive light on an adjacent property within residential areas.

Analysis

On October 27, 2011, the City Commission directed staff to research the *Code of Ordinances* for regulations regarding glare or excessive light within residential zoning districts and present possible language to be added to the *Land Development Regulations*. There are the following measurable standards in the *Land Development Regulations* for glare or excessive light in residential areas/uses from industrial and downtown areas, parking lots, and mini-warehouses:

- Section 2.04.02.5., Industrial Performance Standards, requires "…outdoor lighting shall be designed to minimize the illumination cast on adjacent residential areas by directing such lights, if possible, toward the interior of the industrial property and/or by reducing the wattage or candle power of the lights."
- The Downtown Design Guidelines states, "Lighting should be designed to minimize the illumination cast on adjacent residential areas by directing the lights towards the interior of the property and/or by reducing the wattage or candle power of the lights."
- Section 2.06.02.1.(10), Off-Street Parking, states that lighting "should avoid any annoyance to the neighbors from brightness or glare."
- Section 2.06.11., Mini-warehouses, requires that, "If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially zoned district to the extent that it interfered with the residential use of that area."

On November 1, 2011, the Planning and Architectural Review Board continued this request until the December 6, 2011, meeting. At the request of the Board, staff researched and found the following similar regulations from other jurisdictions:

Flagler County – Per Section 3.03.18.G.7., the industrial zoning districts have the following glare provisions:

(a) Every industrial use shall be so operated as to prevent the emission of glare of such intensity as to be readily perceptible beyond the lot line of the property on which the use is located.

(b) Outdoor lighting, including the illumination of the parking areas, pedestrian paths, signage, and spot lighting used for aesthetic or decorative reasons, is exempted from this provision except that such outdoor lighting shall be designed to minimize the illumination cast on adjacent residential areas by directing such lights, if possible, toward the interior of the industrial property and/or by reducing the wattage or candle power of the lights.

Ormond Beach – Per Section 14-102., Glare and heat, states that "no direct or sky-reflected glare, whether from floodlights, parking lot lighting, signs, spotlights, flood lights, etc. or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line, shall be permitted. There shall be no emission or transmission of heat or heated air so as to be discernable at the lot line."

Palm Coast – Per Section 3.04.03.G.8., the Gateway Overlay Zone requires that site lighting "[i]llumination shall be limited to the site and shall not cause glare or visual disturbance to adjacent properties. Per Section 9.07., parking lot and roadway lighting have a shielding requirement where [l]ighting shall be designed to prevent direct glare, light spillage, and hazardous interference with automotive, aircraft, and pedestrian traffic on adjacent streets and on all adjacent properties.

On December 6, 2011, the Planning and Architectural Review Board continued this request until the January 3, 2012, meeting. At the request of the Board, staff prepared an ordinance similar to the City of Ormond Beach's glare regulation.

Recommendation

Staff requests that the Planning and Architectural Review Board recommend that the City Commission consider an amendment to the *Code of Ordinances* to include a measurable standard for glare or excessive light at the adjacent property lines within and between all areas including residential.

Chapter 13. Nuisances

Article I. In General

Sec. 13-1. Definition.

Every condition, substance or activity within the city which exists or occurs in such manner and to such extent as to threaten or endanger the public health, safety or welfare, or adversely affect and impair the economic welfare of adjacent property, is hereby declared to be a nuisance. Without in any way limiting the foregoing definition, the following conditions, substances and activities are hereby specifically declared to be a nuisance within the intent and meaning of this section:

(1) Low places upon lots upon which pools of water accumulate or are likely to accumulate, and which may become stagnant or be a breeding place for mosquitoes or other insects;

(2) The accumulation or maintenance of trash, filth, rubbish, garbage, dead animals and fish, improperly treated sewage or other materials in such manner and to the extent as to cause infestation by rodents and other wild animals, the breeding of mosquitos and vermin, or that will threaten or endanger the public health, safety or welfare, or adversely affect and impair the economic welfare of adjacent property;

(3) The existence of escessive accumulation, or untended growth of weeds and grass, not to include natural vegetation, twelve (12) inches or greater in height, upon any parcel of land improved or unimproved, within fifty (50) feet of a boundary line of any improved property, within the city, to the extent and in the manner that such parcel of land endangers the public health, safety, or welfare of the adjacent properties;

(4) Partition fences, buildings or other structures which have fallen into such a poor state of repair to the extent and in the manner that they may reasonably become infested or inhabited by rodents, vermin or wild animals, or may threaten or endanger the public health, safety or welfare, or may adversely affect and impair the economic welfare of adjacent property;

(5) The accumulation or maintenance of lumber, stone, concrete, sand or any other building or construction material on a lot, tract or parcel after the completion of a structure or other improvements, or after abandonment of such structure or improvements, in such manner and to the extent as to threaten or endanger the public health, safety or welfare;

(6) Except as otherwise allowed in the *Land Development Regulations*, no direct light or sky-reflected glare, whether from floodlights, parking lot lighting, signs, spotlights, flood lights, etc. or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line, shall be permitted.

Sec. 13-2. Prohibition.

Nuisances are hereby prohibited. It shall be unlawful for any person to cause such nuisance to come into existence anywhere within the city, or to permit the same to exist on property owned, leased, occupied or otherwise under the control of such person.

Sec. 13-3. Notice to abate.

(a) If the building official, or in his absence or unavailability, his deputy or assistant, finds and determines that a public nuisance exists, he shall so notify the record

owner or owners of the property on which such nuisance exists in writing and demand that such owner cause the condition to be remedied. The notice shall be given by registered or certified mail, addressed to the owner or owners of the property described, as their names and addresses are shown upon the record of the county tax assessor, and shall be deemed complete and sufficient when so addressed and deposited in the United States mail with proper postage prepaid. If such notice is returned by postal authorities, the superintendent of public works, his deputy or assistant, shall cause a copy of the notice to be served by a law enforcement officer upon the occupant of the property or upon any agent of the owner thereof. If personal service upon the occupant of the property or upon any agent of the owner thereof cannot be performed after reasonable search by a law enforcement officer, the notice shall be accomplished by physical posting on such property, and by publication of such notice in a newspaper of general circulation in the city one (1) time.

(b) The notice shall be sufficient if in substantially the following form:

NOTICE OF PUBLIC NUISANCE

Name of Owner_____

Address of Owner_____

Our records indicate that you are the owner(s) of the following property in Flagler Beach, Flagler County, Florida:

(describe property)

An inspection of this property discloses, and I have found and determined that a public nuisance exists thereon so as to constitute a violation of the Flagler Beach Nuisances Chapter (Code of Ordinances Chapter 13) in

(describe here the condition which

places the property in violation)

You are hereby notified that unless the condition above described is remedied so as to make it nonviolative of the Flagler Beach Nuisance Chapter within twenty (20) days from the date hereof, Flagler Beach will proceed to remedy this condition and the cost of the work, including advertising costs and other expenses, will be imposed as a lien on the property, if not otherwise paid within thirty (30) days after receipt of billing by the city clerk.

City of Flagler Beach

By: _____

Sec. 13-4. Hearing.

Within twenty (20) days after the mailing or service of notice to or on him, or publication, as the case may be, the owner of the property may make written request to the city clerk for a hearing before the special magistrate or code enforcement board to show that the condition alleged in the notice under section 13-3 does not exist or that such condition does not constitute a public nuisance. At the hearing, the building official, his deputy or assistant, and the property owner may introduce such evidence as is deemed necessary. The property owner shall have a right to be represented by counsel. Such hearing shall be open to the public and subject to the procedures and remedies of the special magistrate or code enforcement board.

Following a review by the special magistrate or code enforcement board, the owner will have exhausted his administrative remedies.

Sec. 13-5. Abatement; expenses; lien.

If within twenty (20) days after mailing, service or publication of the notice under section 13-3, no hearing has been requested and the condition described in the notice has not been remedied, the building official, his deputy or assistant, may cause the condition to be remedied by the city at the expense of the property owner. If the hearing has been held and concluded adversely to the property owner, the building official, his deputy or assistant, may cause the condition to be remedied by the city at the expense of the property owner, unless the city council in its order has otherwise directed.

Sec. 13-6. Remedies cumulative.

Any action taken pursuant to this chapter in regard to the disposal, abatement or removal of the conditions declared nuisances in this chapter shall be considered cumulative and in addition to penalties and other remedies provided elsewhere in this chapter, in other ordinances of the city, and under the laws of the state and United States of America.

Secs. 13-7--13-21. Reserved.

City of Flagler Beach

TO: Don Deal, Chairperson, Planning and Architectural Review Board
Planning and Architectural Review Board Members

FROM: Chad T. Lingenfelter, AICP, PTP, City Planner

RE: #SE 12-01-01 – 1736 South Ocean Shore Boulevard Special Exception

DATE: December 29, 2011

Applicant: John Lynch, Stoughton Luxury Homes, 7 Lakecliff Drive, Ormond Beach 32174

Property Owner: Harrison Wilder, Jr., 9021 South Wilderwood Lane, Cordova, Tennessee 38016

Property: 1736 South Ocean Shore Boulevard – 18-12-32-2750-00030-0100

Future Land Use: Commercial

Zoning District: Tourist Commercial

Summary

Pursuant to the *City of Flagler Beach Code of Ordinances, Appendix A, Land Development Regulations*, Section 2.06.01., Special Exception Uses, the applicant is requesting a special exception to allow a single-family dwelling. The subject property is zoned as TC, Tourist Commercial, contains approximately 0.15 acre, and is generally located northwest of the intersection of 18th Street South and South Ocean Shore Boulevard. The subject property is vacant.

Analysis

Special exception uses, as enumerated in Schedule One, Zoning Schedule of Use Controls, shall be permitted only upon authorization of the City Commission after review by the Planning and Architectural Review Board. In recommending approval or denial of the use, the reviewing boards shall provide findings and recommendations on whether the requirements of Section 2.06.01 (1. through 7.) are met as well as other comments such board feel will assist the City Commission in the determination of whether to grant the use. Staff's responses to each of the prescribed criteria are as follows:

1. That the use is a permitted special use as set forth in Schedule One hereof.

   Single-family dwellings are a permitted principal use in the MDR, Medium Density Residential zoning district and all principal uses permitted in the MDR zoning district are permitted special uses as set forth in Schedule One for the TC, Tourist Commercial zoning district.

2. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

The proposed structure will be built and occupied consistent with the requirements of a single-family dwelling.

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

   The proposed structure is a 2,570 square foot house.

4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

   The adjacent lot to the south presently has a residential use.

5. That the adequate landscaping and screening is provided as required herein, or otherwise required.

   The proposed development will comply with the tree removal, lot clearing, and landscape requirements for a single-family dwelling.

6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

   The proposed single-family dwelling must include two (2) 10' x 20' parking spaces. Driveway access is preferred from the west alley.

7. That the use conforms with all applicable regulations governing the district where located.

   The proposed structure is a single-family dwelling.

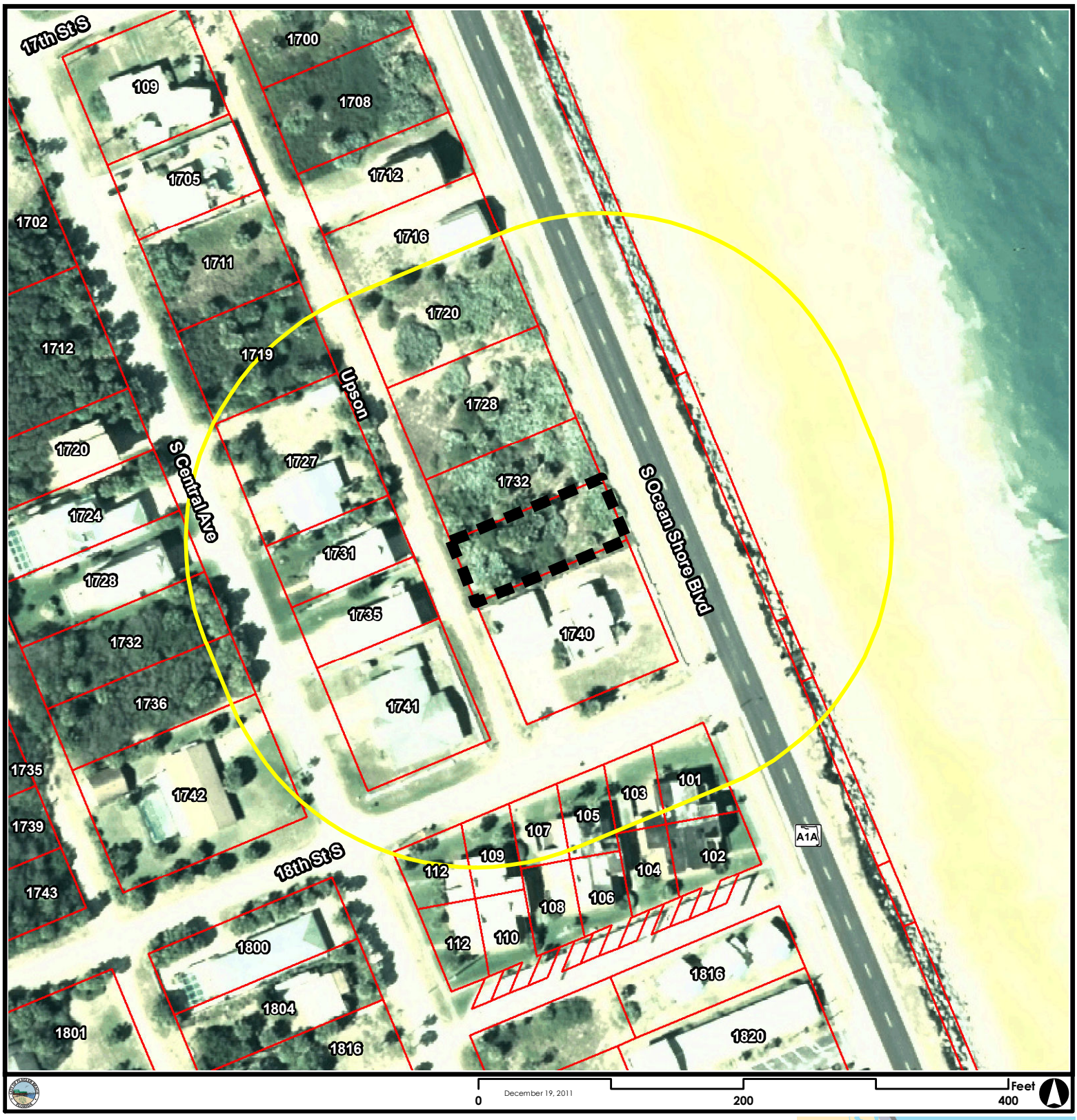
The property owner responded to the above criteria as follows:

"All seven statements above are true and I agree to comply with all regulations."

Recommendation

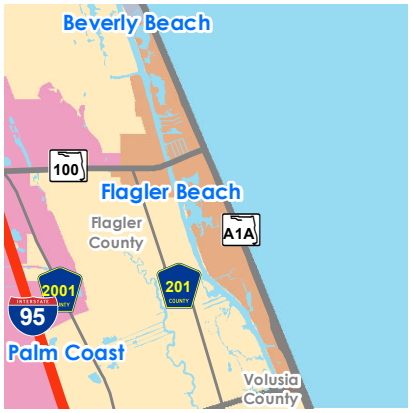
Staff recommends that the Planning and Architectural Review Board recommend that the City Commission approve the special exception to allow a single-family dwelling at the subject property.

Enclosure: Special Exception Application Packet



Legend

- Subject Property
- 200 Foot Radius of 1736 South Ocean Shore Boulevard
- Parcels



Sources: Flagler County Property Appraiser's Office, Florida Department of Transportation, and United States Geological Survey Earth Resources Observation Systems Data Center

The data contained in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, timeliness, completeness, merchantability, and fitness for, or the appropriateness for, the use rests solely with the requester. The City of Flagler Beach makes no warranties, expressed or implied, as to the appropriate use of the data contained in this map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

City of Flagler Beach
PO Box 70 105 South 2nd Street
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2016

Special Exception – (SPEX)

PETITION NO.: _____

DATE: _____

Pursuant to Appendix A, Land Development Regulations, Section 2.06.01 of the Zoning Ordinance, I hereby request a Special Exception as described below:

PURPOSE FOR THE SPECIAL EXCEPTION PETITION: New Home

PETITIONER: S Toughton Luxury Homes

PROJECT ADDRESS: 1736 S Ocean Shore Blvd PHONE NO.: _____

OWNER OF SUBJECT PROPERTY: Harrison Wilder

ADDRESS: 9021 S Wilderwood Lane PHONE NO.: 386 901 · 3882611

PETITIONER'S RELATION TO SUBJECT PROPERTY: Builder of home

ADDRESS/LEGAL DESCRIPTION: 18-12-32-2750 00030-0100

LOT: 16 BLOCK: 3 SUBDIVISION: Faguay ZONING DISTRICT: TC

ATTACH JUSTIFICATION STATEMENTS ADDRESSING ALL SEVEN (7) REQUIREMENTS FOR THIS SPECIAL EXCEPTION REQUEST AS REQUIRED: (See Attachment "A" Special Exception Requirements.)

TO BE COMPLETED BY THE PLANNING & ZONING DEPARTMENT

ACCEPTED BY: _____ DATE: _____

PETITION #: _____

RECEIVED
DEC 19 2011
BY: _____

Authorzation

Owner/Applicant

THIS IS TO CERTIFY THAT I AM THE OWNER AND/OR PETITIONER OF THE SUBJECT PROPERTY DESCRIBED IN THIS SPECIAL EXCEPTION PETITION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF PETITIONER: John Lynch

SIGNATURE OF OWNER: HARRISON B. WILDER JR / Harrison B. Wilder Jr

DATE: 12-15-11

Owner- Designating Agent on his/her behalf

AS OWNER, I AUTHORIZE John Lynch TO ACT AS MY AGENT IN THIS MATTER. PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, IF APLICABLE.

NAME: John Lynch

ADDRESS: 7 Lakecliff Dr Ormond Beach FL 32174

PHONE: 386-931-3290

STATE OF ~~FLORIDA~~; TENNESSEE
County of ~~Flagler~~ SHELBY

Subscribed and Sworn to (or affirmed) before me by

Harrison B. Wilder Jr
SIGNATURE OF OWNER

HARRISON B. WILDER JR
OWNER'S NAME (Print/Type)

ADDRESS (Street, City) & Phone Number

This 15 day of December 2011. Who is personally known to me or has produced A TENNESSEE DRIVER'S LICENSE as identification.

Commission Number & Expiration

Notary Public

JOSEPH A. LIVESAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 20, 2012

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SPECIAL EXCEPTION STANDARDS - ATTACHMENT A

The Planning and Architectural Review Board may grant Special Exceptions only upon finding that the request meets the criteria set forth in Appendix A, Land Development Regulations, Section 2.06.01. Describe how your request meets each requirement.

1. That the use is a permitted Special Exception use as set forth in Schedule One hereof.
2. That the use is so designed located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That the adequate landscaping and screening is provided as required herein, or otherwise required.
6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
7. That the use conforms with all applicable regulations governing the district where located.

In advocating any Special Exception, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is advocated, shall be deemed a violation of this ordinance. The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the Special Exception is required shall be begun or completed or both. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a Special Exception to permit use not generally permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocation of a Special Exception.

ALL SEVEN STATEMENTS ABOVE ARE TRUE AND I AGREE TO COMPLY WITH ALL REQUIREMENTS.

HARRISON B. WILDER JR 12/15/11

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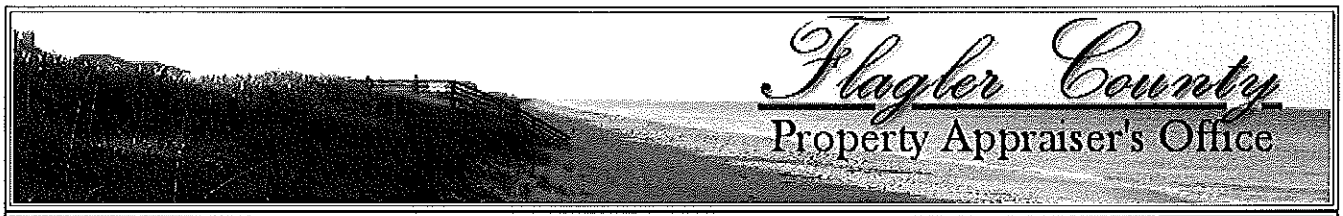

Appraiser Home | Return to Main Search Page | Previous Parcel | Next Parcel | Show Parcel Map | Sales in Area

Property Address	Parcel Number
	18-12-32-2750-00030-0100

Owner Name and Address

WILDER HARRISON JR
9021 S WILDERWOOD LANE
CORDOVA, TN 38016

Homestead	Primary Millage District	2010 Millage Rate	Property Type
NO	FLAGLER BEACH AREA (21)	20.26720	VACANT COM

Recent Value Information (Historical Values)

	2009 Certified	2010 Certified	2011 Certified
Building Value	0	0	0
Extra Feature Value	0	0	0
Land Value	270,000	215,810	150,000
Agricultural Value	0	0	0
* Just (Market) Value	270,000	215,810	150,000
Assessed Value	270,000	215,810	150,000
Exempt Value	0	0	0
Tax Collector Information			View 2011 Trim Notice

LEGAL DESCRIPTION

FUQUAY SUBD BLK 3 LOT 10 OR 611 PG 779 OR 653 PG 298 OR 1191/329 OR 1733/1724-DC OR 1763/987 OR 1813/1428
The legal description shown here may be condensed for assessment purposes. Exact description may be obtained from the recorded deed.

* Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price

* 2011 Preliminary Values are a work in progress

BUILDING INFORMATION

No buildings associated with this parcel.

EXTRA FEATURES DATA

Description	Quantity	Quantity Type	Effective Year Built
No records associated with this parcel.			

SALES INFORMATION

OR Book/Page	Sale Date	Sale Price	Instrument	Qualification	Vacant/Improved	Grantor	Grantee
1813/1428	04-06-2011	124,900	WARRANTY DEED	UNQUALIFIED	VACANT	WACHOVIA BANK	
1763/987	04-07-2010	0	CERTIFICATE OF TITLE	UNQUALIFIED	VACANT	DANIELS LEE	
1191/329	01-12-2005	430,000	WARRANTY DEED	QUALIFIED	VACANT	WHITTAKER PAUL & ELIZABETH H&W	
653/298	05-01-1999	50,000		QUALIFIED	VACANT	HARCAVI RAMI &	
611/779	04-01-1998	45,000		QUALIFIED	VACANT		

Generate Owner List By Radius

LAND INFORMATION

For land plat information see Flagler Clerk of Court Website

The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, it's use or interpretation. Assessed values are from the last certified taxroll. All data is subject to change before the next certified taxroll.. Website Last Updated: December 15, 2011

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APPLICATION FOR WATER AND/OR SEWER AVAILABILITY

1. APPLICANT
NAME John Lynch (Applicant) Harrison B Wicker Jr (Owner)

ADDRESS: 1736 Ocean Shore Blvd PHONE: 386 931-3290

2. PROPERTY
STREET ADDRESS: 1736 S Ocean Shore Blvd
LEGAL DESCRIPTION: 18-12-38-2750-00030-0100

Has the site plan been approved by the City Commission? No If yes, when?_____

3. PROPOSED DEVELOPMENT
What is the property to be used for? Home (Type of Use)

If commercial use, please give information on water and sewer flow requirements:

_____(FLOW/G.P.D.)

4. CERTIFICATION
I certify that to the best of my knowledge that all information supplied with this application is true.

HARRISON B. WICKER JR (Print Name) (Signature)

FOR CITY USE ONLY:

AVAILABILITY:		YES	NO		YES	NO
	WATER	X		SEWER	X	
COST ITEMS:		YES	NO		YES	NO
	WATER LINE TAP	X		SEWER LINE TAP	X	
	WATER LINE ROAD BORE			SEWER LINE ROAD BORE		
	STREET CUT			STREET CUT		
	WATER LINE DEPTH			SEWER LINE DEPTH		

UTILITIES OPERATIONS COORDINATOR_____ (DATE)_____

PUBLIC WORKS DIRECTOR [signature] DATE) 12/19/11

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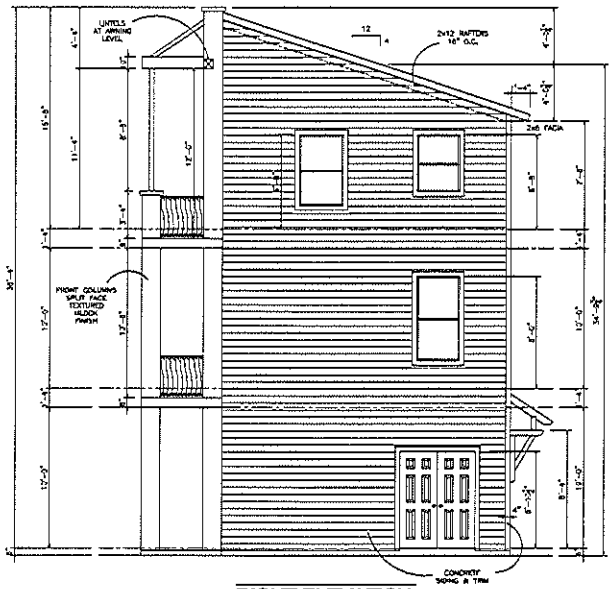
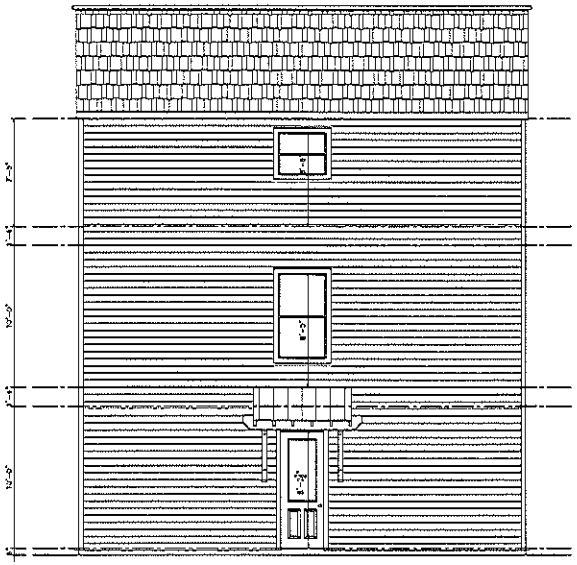
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



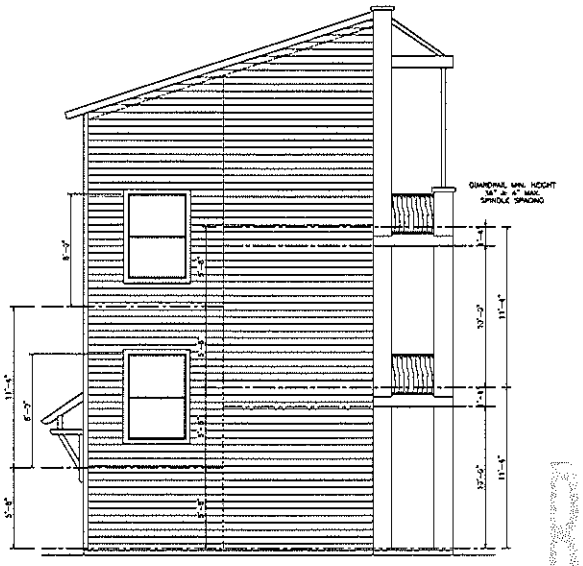
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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BY:

SUNSTATE DESIGN GROUP, LLC
Jim Estridge
Residential Designer
FL Lic. #AD-26000024
Cell: (386) 672-8368
Office: (386) 672-5668
Fax: (386) 672-8832
E-Mail: sunstatedesigngroup@yahoo.com

ALL CONTRACTORS & SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON JOB BEFORE PROCEEDING WITH WORK. DO NOT SCALE PLANS. NO OR EXPIRED OR INCOMPLETE PLANS ARE NOT TO BE BUILT. NO CHANGES MADE WITHOUT WRITTEN APPROVAL OF ARCHITECT.

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STOUGHTON LUXURY HOMES
CUSTOM 3 STORY
Customized For
HARRISON WILDER

STOUGHTON LUXURY HOMES
802 EAST MOODY BLVD.
BUNNELL, FLA.
(386) 586-2000

JOB NUMBER
1505

PLAN DATE
11/18/11

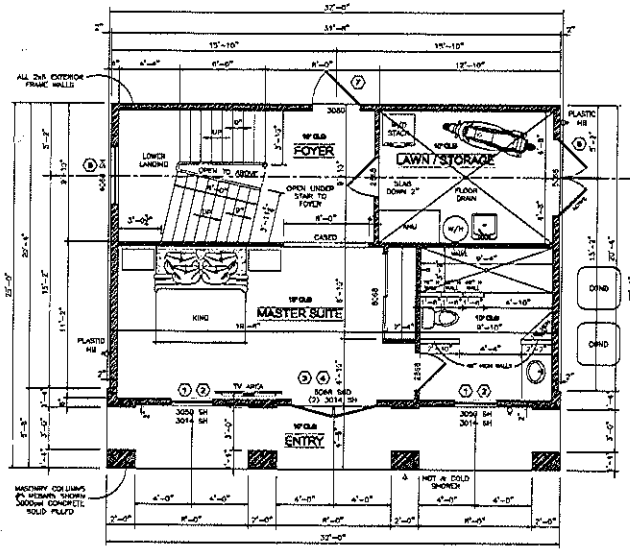
PLANS CONFORM TO 2007 FBC/ 2009 SUPPLEMENTS & 2006 IRC & DESIGN CRITERIA USING 2006 IBC AND ARE STRUCTURALLY ADEQUATE FOR ALTITUDE LEVEL:
WIND VELOCITY (MPH): 120
IMPORTANCE FACTOR: 1.00
EXPOSURE CATEGORY: C
ENCLOSED BUILDING

STANLEY P. BOELLE
ARCHITECT. #9033

LOT:
1735 S OCEANSHORE
FLAGLER BEACH
FLAGLER CO. FLA

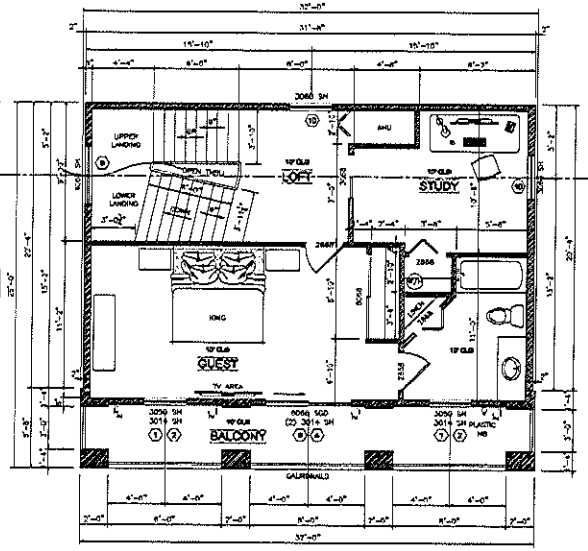
ELEVATIONS

SHEET
D1



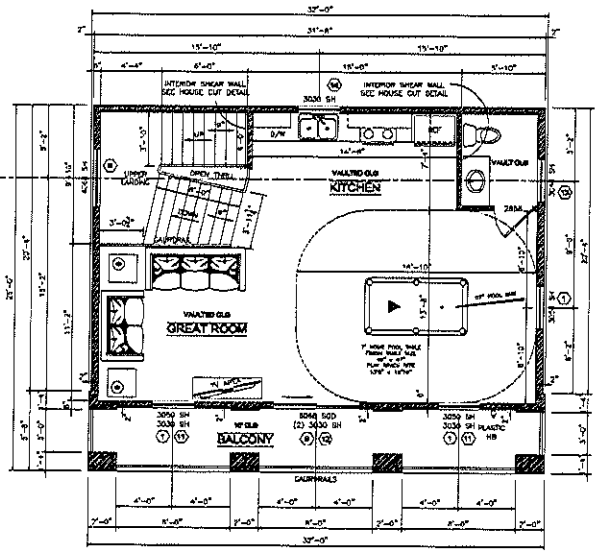
1st FLOOR

SCALE: 1/4" = 1'-0"



2nd FLOOR

SCALE: 1/4" = 1'-0"



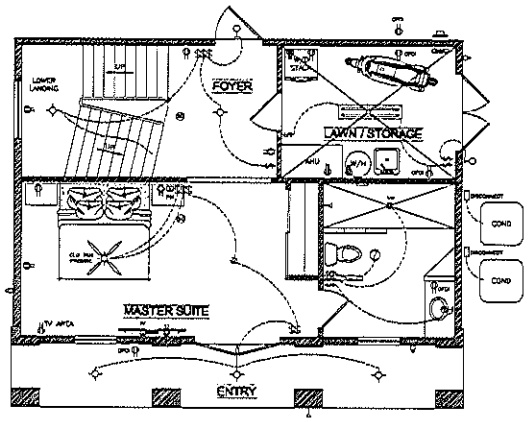
3rd FLOOR

SCALE: 1/4" = 1'-0"

1st LIVING	882 sf
1st ENTRY	143 sf
2nd LIVING	882 sf
2nd BALCONY	143 sf
3rd LIVING	882 sf
3rd BALCONY	143 sf
TOTAL	2971 sf

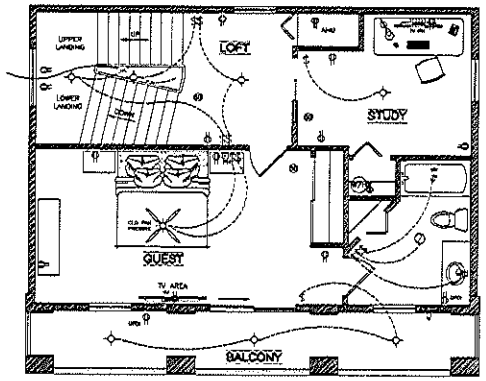
ELECTRICAL & SMOKE DETECTOR NOTES:

ALL OUTLETS ARE TO BE AFCI PROTECTED EXCEPT WHERE GFCI OUTLETS ARE REQUIRED IN KITCHEN, GARAGE, LAUNDRY ROOMS, BATH ROOMS & EXTERIOR OUTLETS
ALL OUTLETS ARE TO BE TAMPER RESISTANT.
BUILDING USING FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE COMBINATION TAMPER/CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
PLANS SHALL COMPLY WITH SECTION 4.05.05 OF THE FLAGLER COUNTY CODE, LIGHTING STANDARDS IN REFERENCE TO SEA TURTLES.



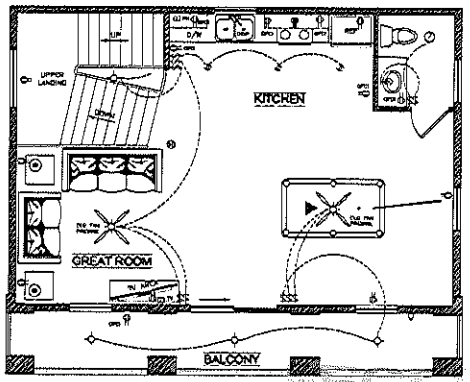
1st FLOOR

SCALE: 1/4" = 1'-0"



2nd FLOOR

SCALE: 1/4" = 1'-0"



3rd FLOOR

SCALE: 1/4" = 1'-0"

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BY:

SunState Designs, LLC
Phone: (386) 446-7966
Fax: (386) 446-7966
Cell: (386) 446-1188
Cell: (386) 446-1188
Cell: (386) 446-1188
SunStateDesigns@AOL.com
Building Designers

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THE USE OF THESE BOOKS, PLANS, SPECIFICATIONS IS EXPRESSLY RESTRICTED TO THE NAMED CLIENT FOR THE PROJECT SHOWN. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT OR BY ANYONE OTHER THAN THE NAMED CLIENT WITHOUT WRITTEN PERMISSION OF SUNSTATE DESIGNS, LLC. THESE PLANS, SPECIFICATIONS OR BLUEPRINTS BY ANY MEANS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, PUBLISHED OR DISPLAYED TO ANYONE WITHOUT WRITTEN PERMISSION OF SUNSTATE DESIGNS, LLC. ANY UNAUTHORIZED USE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THE USE OF THESE PLANS, SPECIFICATIONS OR BLUEPRINTS IS RESTRICTED TO THE ORIGINAL SITE INDICATED. ANY REUSE ON OTHER SITES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF SUNSTATE DESIGNS, LLC. ANY REUSE WITHOUT WRITTEN CONSENT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

STOUGHTON LUXURY HOMES
CUSTOM 3 STORY
Customized For
HARRISON WILDER

STOUGHTON LUXURY HOMES
802 EAST MOORE BLVD.
BUNNELL, FL 32110
(386) 446-5665

JOB NUMBER
1505

PLAN DATE
11/18/11

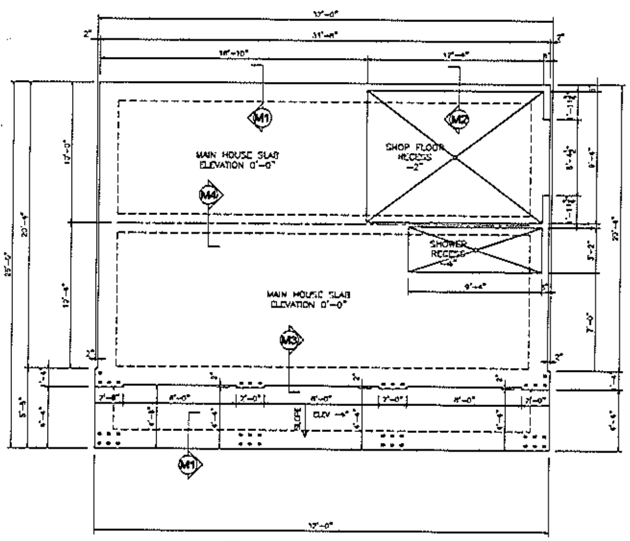
PLANS CONFORM TO 2007 FBC/ 2008 SUPPLEMENTS & 2008 FBC & DESIGN CRITERIA USING IBC8-CSBC AND ASCE STRUCTURALLY ADEQUATE FOR ALTERATION LEVEL:
WIND VELOCITY (MPH): 130
IMPORTANCE FACTOR: 1.00
EXPOSURE CATEGORY: C
ENCLOSED BUILDING

STANLEY P. HOELLE
ARCHITECT. #9033

LOT:
1735 S OCEANSHORE
FLAGLER BEACH
FLAGLER CO. FLA

FLOOR/ELEC

SHEET
2

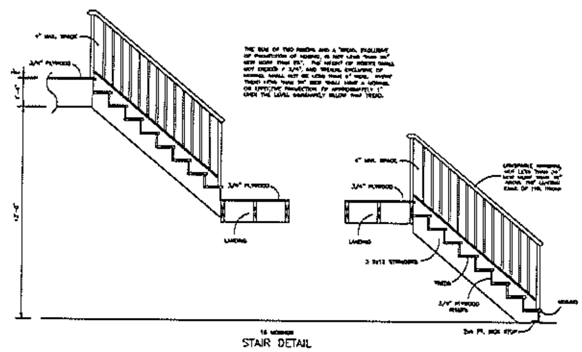


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

WALL OPENINGS

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING DIMENSIONS WIDTH (ft)	OPENING DIMENSIONS HEIGHT (ft)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
1	WINDOW	4		[illegible]	[illegible]	34.8	-39.6
2	WINDOW	4		[illegible]	[illegible]	37.8	-40.6
3	DOOR	4		6	6.67	34.1	-37.3
4	WINDOW	4		6	[illegible]	37.0	-40.2
6	DOOR	5		6	6.67	34.5	-44.3
7	DOOR	4		3	8	36.3	-39.0
8	WINDOW	4		4	6	36.3	-38.5
9	SLIDING GLASS DOOR	4		6	6.67	34.1	-37.3
10	WINDOW	4		[illegible]	[illegible]	36.0	-39.2
11	WINDOW	4		[illegible]	[illegible]	37.5	-40.8
12	WINDOW	4		6	[illegible]	36.0	-39.2
13	WINDOW	4		[illegible]	4	37.0	-40.2
14	WINDOW	4		[illegible]	[illegible]	37.8	-40.6



STAIR DETAIL

SEC R309 GARAGE NOTES:

R309.1 OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM)THICK, OR 20-MINUTE FIRE RATED DOORS.

R309.1.1 DUCT PROTECTION: THE USE OF MINIMUM 1" CLASS 0 OR 1 RIGID DUCT BOARD THAT HAS BEEN TESTED, LISTED AND LABELED IN ACCORDANCE WITH UL181 IS ACCEPTABLE FOR USE IN GARAGES. THE USE OF DUCT BOARD MEETS THE INTENT OF FRC 309.1.1 AS "OTHER APPROVED MATERIAL. DUCTWORK ALSO NEEDS TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING, CHAPTER 13 ENERGY EFFICIENCY, "ALL DUCTWORK SHALL BE INSULATED TO AT LEAST R-6 OR SHALL BE LOCATED IN CONDITIONED SPACE." IN MOST CASES, 1 1/2" DUCT BOARD WILL BE REQUIRED TO MEET THE R-6 OR SHALL BE REQUIRED TO MEET THE R-6 REQUIREMENTS.

R309.2 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT.
THE GARAGE ATTIC ACCESS WILL HAVE 1/2-INCH (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE (BOTTOM SIDE).

EXTERIOR OPENING NOTES:

- ALL EXTERIOR OPENING SIZES (ROUGH-OPENINGS) ARE TO BE PROVIDED AND/OR VERIFIED BY THE WINDOW AND DOOR SUB-CONTRACTORS BEFORE CONSTRUCTION.
- ALL BEDROOMS MUST HAVE MINIMUM ONE EGRESS OPENING, MINIMUM 20" WIDE, MINIMUM 24" HIGH AND MINIMUM 5.7 SQUARE FOOT OVERALL OPENING. THERE IS NO CODE REQUIREMENT THAT EGRESS OPENINGS ARE TO BE CALLED OUT ON THE PLANS.
- ALL EXTERIOR OPENING BUCKS, FASTENERS, WINDOWS AND DOORS ARE TO BE INSTALLED BY THE EXTERIOR OPENING SUB-CONTRACTORS. IT IS THE EXTERIOR OPENING SUB-CONTRACTOR RESPONSIBILITY TO ENSURE THAT ALL WINDOW AND DOORS ARE INSTALLED TO COMPLY WITH LOCAL AND STATE CODES.

PLUMBING SIZE NOTES:

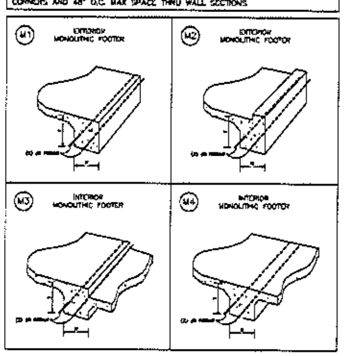
MAIN DRAIN LINE 4" TO SEWER
MAIN DRAIN LINE 3" ALL OTHER THAN SEWER UNLESS OTHERWISE NOTED
DRAIN LINE 3" FOR WATER CLOSETS (W/C)
DRAIN LINE 2" FOR TUBS & SHOWERS
DRAIN LINE 2" FOR LAV/SINK BRANCH ARMS & P-TRAPS
DRAIN LINE 2" WASH MACHINES & P-TRAPS
DRAIN LINE 1½" KITCHEN SINK, AIR ADMITTANCE VALVE PIPING & P-TRAPS
VENT PIPE 2" UNLESS OTHERWISE NOTED

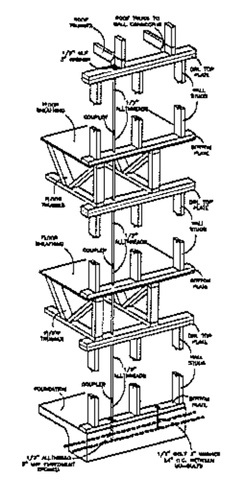
TRUSS COMPANY NOTES:

THE TRUSS COMPANY WILL "NEVER" USE INTERIOR WALLS AS TRUSS LOAD BEARING WALLS WITHOUT VARIFYING THAT ON THE FOUNDATION PLAN, THERE ARE THE PROPER STRUCTURAL FOOTERS TO SUPPORT THE LOAD BEARING WALLS AND TRUSSES ABOVE.
THE TRUSS COMPANY WILL "ONLY" PROVIDE TRUSSES THAT WILL STRUCTURALLY WORK WITH THE WALL HEIGHTS ON THE STRUCTURAL PLAN PROVIDED ON THESE PLANS.
THE TRUSS COMPANY WILL PROVIDE ROOF TRUSSES FOR "ALL" AREAS OF THE ROOF AND FLOOR TRUSSES AND BEAMS FOR "ALL" AREAS OF THE FLOOR SYSTEM WITH "ALL THE PROPER TRUSS AND BEAM ENGINEERING. NO AREAS OF THE ROOF AND FLOOR TRUSSES ARE TO BE DESIGNED AND FRAMED BY "OTHERS"
THE TRUSS COMPANY WILL DESIGN ALL GABLE TRUSSES AS TO BE FLAT BOTTOMED, IN CONTACT WITH ALL MASONRY WALLS EVEN IF THE CEILING INSIDE IS VAULTED.
THE TRUSS COMPANY IS TO REPAIR "ALL" DAMAGED TRUSSES WITH THE PROPER TRUSS ENGINEERING. TRUSSES DAMAGED BY THE TRUSS COMPANY DELIVERY AND WEAK TRUSSES THAT FAIL DURING CONSTRUCTION ARE TO BE REPAIRED BY THE COMPANY WHO DESIGNED AND DAMAGED THE TRUSSES.
THE TRUSS COMPANY WILL PROVIDE NO LESS THAN A 22 1/2" WIDE SPACE ABOVE THE AIR HANDLER BASE FOR THE A/C DUCTS.
THE TRUSS COMPANY WILL CONTACT SUNSTATE DESIGNS OF ANY CHANGES THAT THEY MAY WANT TO BE REQUIRED TO SUNSTATE DESIGNS ORIGINAL STRUCTURAL PLAN.

FBC 2007 TABLE R403.1.1 FOUNDATION UPLIFT DESIGN DETAILS MINIMUM FOOTER SIZES FOR ALL 1, 2 & 3 STORY HOUSES WITH (2) #5 REBAR		
MONOLITHIC EXTERIOR	(T) THICKNESS 20"	(W) WIDTH 18"
MONOLITHIC INTERIOR	(T) THICKNESS 20"	(W) WIDTH 18"
STEMWALL	(T) THICKNESS 10"	(W) WIDTH 20"

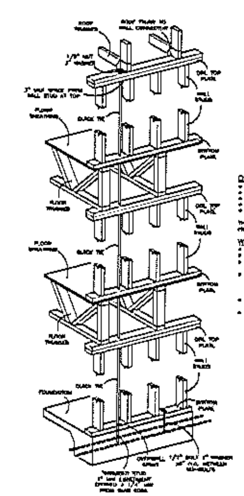
DOWELS SHOWN ARE FOR MASONRY WALLS ABOVE, STEMWALL DOWEL AT ALL CORNERS AND 48" O.C. MAX SPACE THRU WALL SECTIONS





ALTERNATIVE TIE DOWN FOR FRAME WALLS

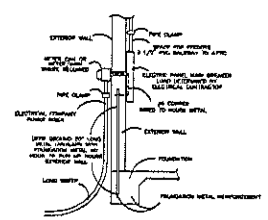
GO-BOLT OR EQUAL CONTINUOUS THREADED ROD TIE DOWNS



ALTERNATIVE TIE DOWN FOR FRAME WALLS

QUICK TIE AIRCRAFT WIRE ROPE ROD TIE DOWNS

QUICK TIE SPACING TABLE



UNDER GROUND ELECTRICAL RISER DETAIL

RECEIVED DEC 19 2011 BY:

ALL CONTRACTORS & SUB-CONTRACTORS PLEASE CHECK & TRY TO HELP RESOLVE ANY POSSIBLE PROBLEMS OR ERRORS ON THESE PLANS & ARE TO INFORM THE BUILDER AND DESIGNER BEFORE CONSTRUCTION.

SUNSTATE DESIGNS, LLC

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STOUGHTON LUXURY HOMES
CUSTOM 3 STORY
Customized For
HARRISON WILDER

STOUGHTON LUXURY HOMES
802 EAST MOODY BLVD.
BUNNELL, FLA
(386) 586-5665

JOB NUMBER
1505

PLAN DATE
11/18/11

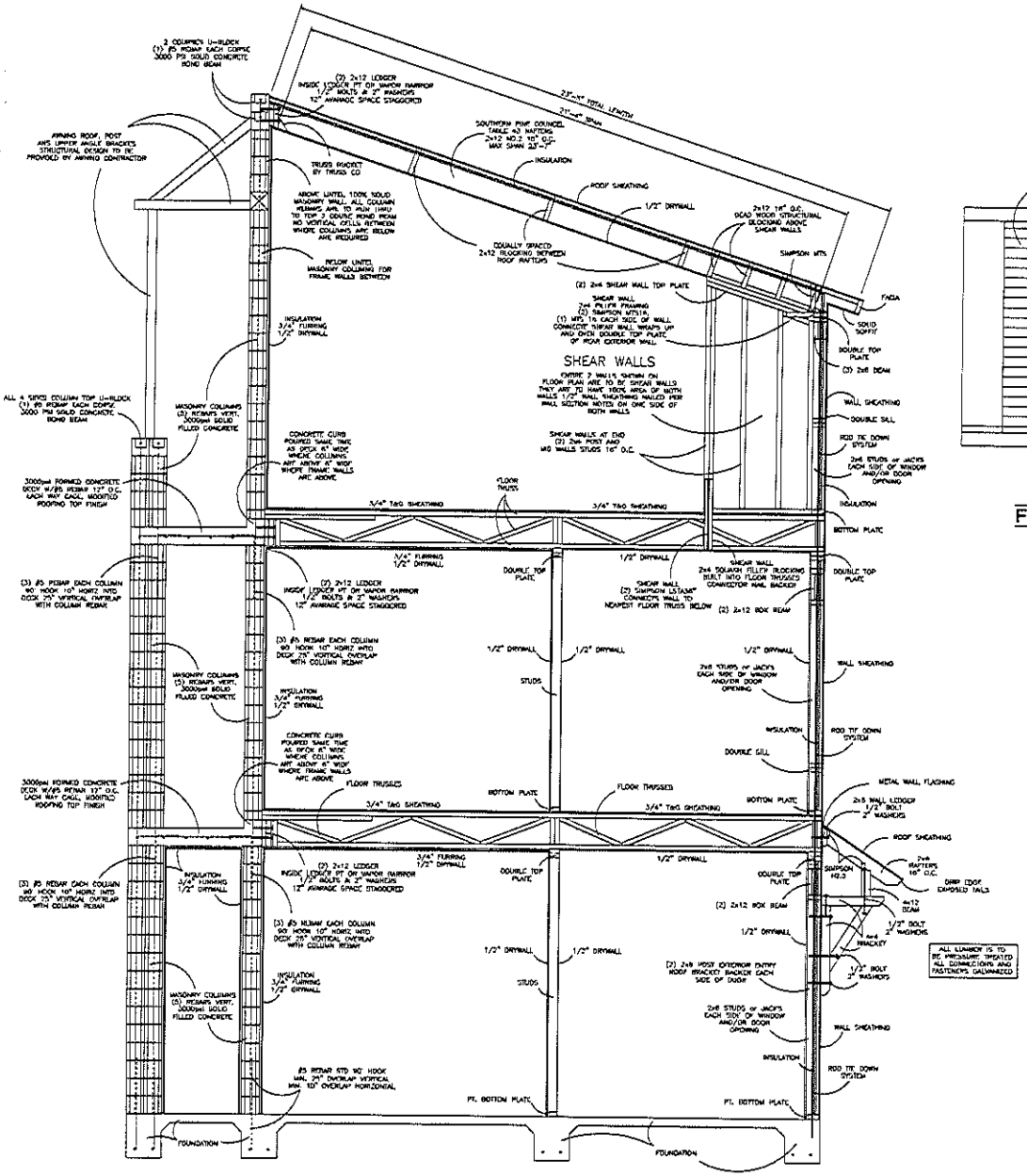
PLANS CONFORM TO 2007 FBC/ 2009 SUPPLEMENTS & 2008 NEC & DESIGN CRITERIA USING 1998-ASCE AND ARE STRUCTURALLY ADEQUATE FOR ALTERATION LEVEL: WIND VELOCITY (MPH): 120 IMPORTANCE FACTOR: 1.00 EXPOSURE CATEGORY: C ENCLOSED BUILDING

STANLEY P. HOELLE
ARCHITECT, #9033

LOT:
1735 S OCEANSHORE
FLAGLER BEACH
FLAGLER CO. FLA

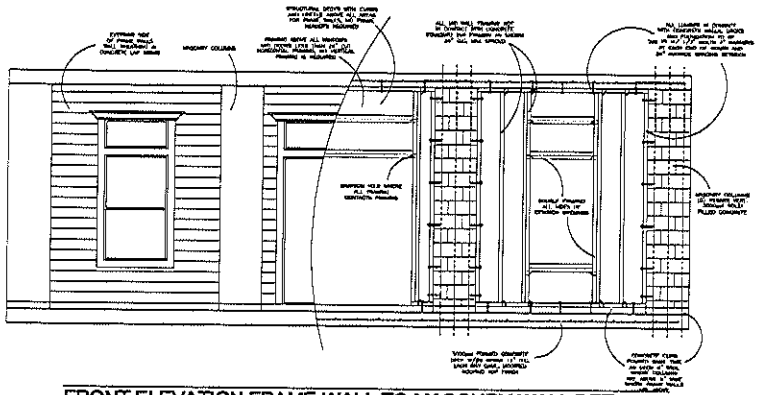
FOUNDATION

SHEET
3



RIGHT ELEVATION HOUSE CUT DETAIL

SCALE: 1/2" = 1'-0"



FRONT ELEVATION FRAME WALL TO MASONRY WALL DETAIL

SCALE: 3/8" = 1'-0"

WALL SECTION NOTES:

GENERAL

ALL CONNECTORS SHOWN IN THESE DRAWINGS CAN BE SUBSTITUTED WITH OTHER SUITABLE CONNECTORS. OPENING SIZE, SHAPE AND LOCATION & WALL HEIGHTS MAY VARY WITH PLAN. ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 ASTM.

FOUNDATION

SEE FOUNDATION PLAN AND FOOTING DETAILS FOR INFORMATION. BOTH MONOLITHIC AND OR SEPARATE FOOTINGS MAY BE USED FOR ALL WALL DETAILS. SEPARATE WALL HEIGHT MAY VARY DUE TO FIELD CONDITIONS.

FLOORS AND DECKS

3/4" SHEATHING = TONGUE & GROOVED, GLUED AND NAILED 10d SCREW OR RING SHANKED 6" O.C. EDGES & 6" O.C. FIELD

EXTERIOR FINISH

SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: SHINGLES, TILE, OR METAL ROOF) MASONRY WALLS = 4" THICK FACE FOR EXTERIOR WORK, 12" VERT. 24" OUT, FOR USE ON NONSTANDARD MATERIAL TEXTURED FINISH = STUCCO ON EXTERIOR PORTLAND COATED PLASTER, 3-COAT WORK OVER METAL PLASTER BASE THICKNESS SUBJECT MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS OUT MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM. FRAME WALLS AND GABLES = APPLY 1 LAYER OF APPROVED HOUSE WRAP & PAPER BACK WIRE LATH

ROOFING

SEE ELEVATIONS FOR ROOFING TYPE (EXAMPLES: SHINGLES, TILE, OR METAL ROOF) MANSARD ROOF 7:12 TO 12:12 PITCH PRO LAYERS OR UNDERLAYMENT ARE REQUIRED ROOF = NAILS (5 TO 6) 110 MOISTED. ALL ROOFING NAILS ARE 10 NC 3d SCREW OR RING SHANKED. SHEATHING ROOF=SHINGLE =1/2" FELT 7/16" W/ 6d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD SHEATHING ROOF=TILE =1/2" FELT 19/32" W/ 8d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD SHEATHING ROOF=METAL =1/2" FELT 19/32" W/ 8d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD

BLOCK WALLS

CONCRETE = SMALL MIX & MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNITS = PRE-CAST W POURED MOR UNITS W/(1) #5 REBAR HORIZ. SOLID FILLED CONCRETE BLOCK WALL = STANDARD 8" THICK, HEIGHT, WIDTH AND LENGTH OF EACH BLOCK CAN VARY. BLOCK COLUMN = SIZE, SHAPE AND HEIGHT MAY VARY W/(1) #5 REBAR VERTICAL SOLID FILLED CONCRETE. SEE FLOOR PLAN OR STRUCTURAL PLAN FOR HEIGHT OF REBAR BEAM = U-BLOCK WITH (1) #5 REBAR HORIZONTAL SOLID CONCRETE FILLED MASONRY WALL = PRECAST MASONRY WALL REBAR MC MESH = #5 REBAR 10" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL VERTICAL FILLED COLL = (1)#5 REBAR VERTICAL SOLID FILLED CONCRETE

FRAME WALLS

SHEATHING WALL = EXTERIOR WALL MIN. 7/16" W/RING NAILS AT 6" O.C. EDGES & 6" O.C. IN FIELD. USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE. STUDS = 2x4 MIN. @ 24" O.C. OR 2x6 MIN. @ 16" O.C. TOP PLATE = 2x4 MIN. @ 24" O.C. (2) 2x4 MIN. FOR LOAD BEARING WALLS BOTTOM PLATE = 2x4 MIN. @ 24" O.C. SILL = (2) 2x4 MIN. @ 24" JACKS = (1) EACH SIDE OF HEADER SPAN 0" TO 4'-0" (2) EACH SIDE OF HEADER SPAN 4'-0" TO 7'-0" JACKS = (1) EACH SIDE OF HEADER SPAN 7'-0" TO 9'-0" (3) EACH SIDE OF HEADER SPAN 9'-0" AND UP HEADER = (2) 2x12 #2 SYP OR LAMINATE BEAM SEE FLOOR OR STRUCTURAL PLAN FOR COD SIZE

RECEIVED
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BY:

ALL CONTRACTORS & SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO BEGINNING WORK. ALL DIMENSIONS TO BE VERIFIED ON JOB SITE BY THE CONTRACTOR.

SUNSTATE DESIGNS&BOL, INC
FOR BUSINESS
P.O. BOX 1111
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(386) 517-1455
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CUSTOM 3 STORY
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802 EAST MOODY BLVD.
(386) 439-5555

JOB NUMBER
1505

PLAN DATE
11/18/11

PLANS CONFORM TO 2007 FBC/ 2006 SUPPLEMENTS & 2004 NEC & DESIGN CRITERIA UNDER 2010-CEDOC AND ARE STRUCTURALLY ADEQUATE FOR ALTITUDE LEVEL: WIND VELOCITY (MPH) 130 IMPORTANCE FACTOR: 1.00 EXPOSURE CATEGORY: C ENCLOSED BUILDING

STANLEY P. HOELLE
ARCHITECT. #0033

LOT:
1735 S OCEANSHORE
FLAGLER BEACH
FLAGLER CO. FLA

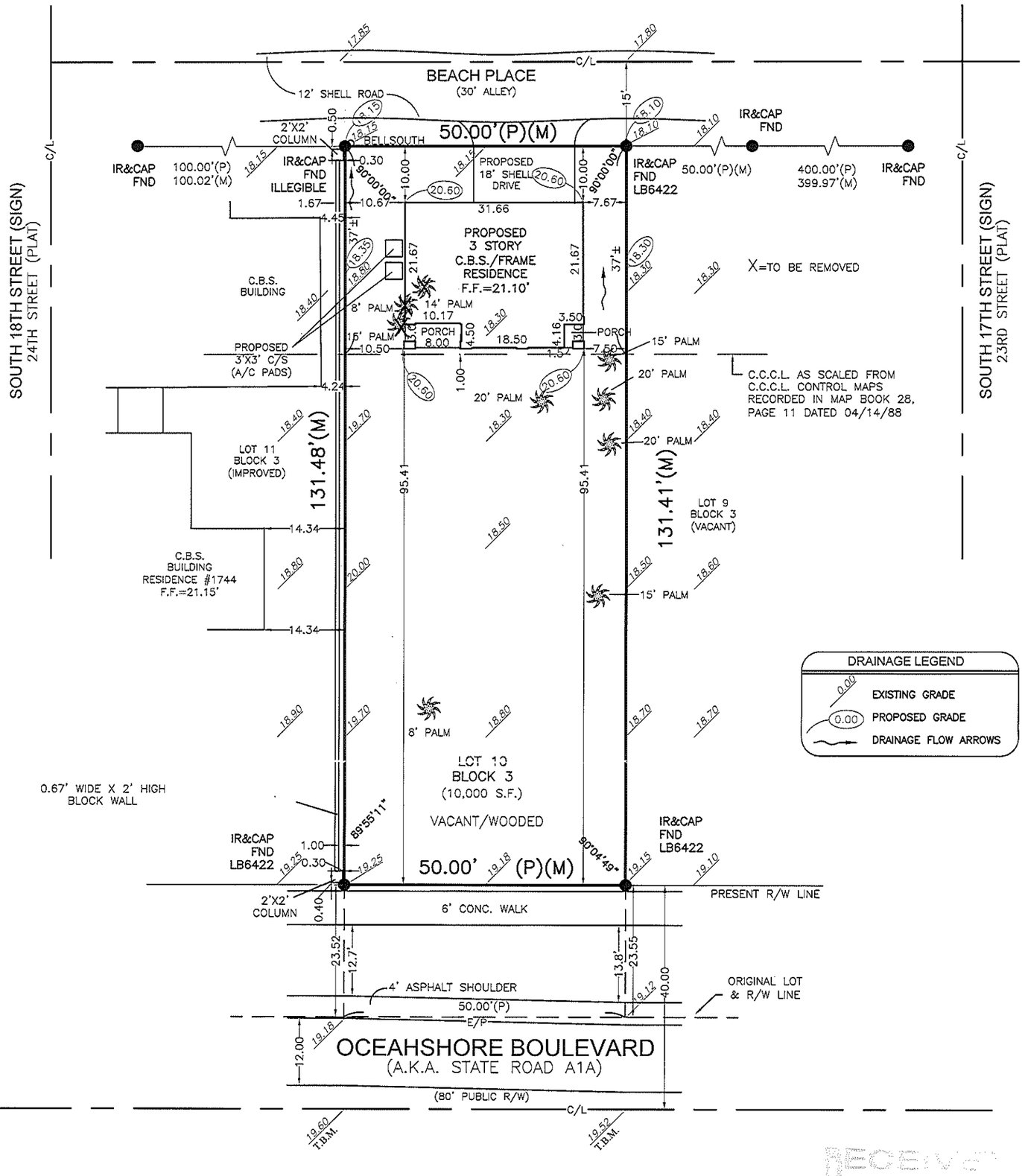
DETAILS

SHEET
4

ADDRESS: 1735 SOUTH OCEANSHORE BOULEVARD

JOB #11-0802

NORTH
SCALE: 1"=20'



RECEIVED
DEC 19 2011
BY:

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHICAL/TREE LOCATION

REVISED PLOT PLAN 12/05/11 JAP
PLOT PLAN 11/30/11 AC

DESCRIPTION: LOT 10, BLOCK 3, FUQUAY SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LEGEND:

○ IR&C	5/8" Iron Rod & Cap set	Δ	Delta	B.M.	Bench Mark	Conc.	Concrete
● IR&C	5/8" Iron Rod & Cap found	R	Radius	T.B.M.	Temporary Bench Mark	C/S	Concrete Slab
● IP	1/2" Iron Pipe	L	Length	TOP	Top of Bank	A/C	Air Conditioner Pad
○ N/D	Nail and Disk set	CB	Chord Bearing	TOE	Toe of Slope	LB	Licensed Business
● N/D	Nail and Disk found	CH	Chord Distance	O/E	Overhead Electric	LS	Licensed Surveyor
◉ PCP	Permanent Control Point	PC	Point of Curvature	P/P	Power Pole	F.F.	Finish Floor Elevation
□ CM	4"x4" Concrete Monument set	PI	Point of Intersection	PEP	PEP Tank	N.R.	Non-Radial to Curve
■ CM	4"x4" Concrete Monument found	MSL	Mean Sea Level	Ⓜ	Manhole	(P)	Plat Bearing & Distance
FND	Found	C.M.P.	Corrugated Metal Pipe		Television Riser	(M)	Measured Bearing & Distance
C/L	Center Line	C.B.S.	Concrete Block & Stucco		Cable Television Riser		
E/P	Edge of Pavement	O.R.	Official Records Book & Page		Water Meter		
R/W	Right of Way	N.G.V.D.	National Geodetic Vertical Datum		Electric Meter		
		N.A.V.D.	North American Vertical Datum		Fire Hydrant		

NOTES

1. The entire map encompassing this survey is recorded in Map Book 1, Page 26.
2. Elevations refer to N.G.V.D. 1929 datum and referenced to local datum.
3. Underground improvements and utilities not located.
4. No bearings shown on plat.
5. Property lies in Flood Zone "X", with reference to Map No. 12035C0253D, Effective Date: July 17, 2006. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.G.V.D. 1929 datum.
6. Description provided by client.
7. No search for encumbering instruments was made by surveyor.
8. Error of closure meets or exceeds 1:7500 feet.

PREPARED FOR:
STOUGHTON LUXURY HOMES, LLP
4 PONCE DELEON DRIVE
PALM COAST, FL 32164

STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 / LB#7672)
204 N. Railroad Street PO Box 186 Bunnell FL 32110
Phone: 386.437.2363 Fax: 386.437.0030
Email: info.swa@gmail.com
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	07/28/11	07/28/11	11-0802	AC
Form Board				
Foundation				
Final				

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.

12-05-2011

DAN A. WILCOX Jr., PSM No.5749, PE No. 57633 DAVID T. WILCOX, PSM No.5871

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

SHEET 1 of 1

\\192.168.1.19\wd usb (h)\SWA Server Backup\Cad Server\sdsk projects\0000-Flagler\000-PLATS\Fuquay\BLK 3 LOT 10.dwg