

Growth Management Department
Planning & Development
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110



www.flaglercounty.gov
Phone: (386)313-4003
Fax: (386)313-4102

FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING
First Floor Conference Room B108

1769 EAST MOODY BOULEVARD, BUILDING 2, BUNNELL, FL 32110

A G E N D A

DATE – FEBRUARY 15, 2023

TIME – 9:00 A.M.

WHILE THE TECHNICAL REVIEW COMMITTEE IS OPEN TO THE PUBLIC, IT IS **NOT A PUBLIC HEARING**. COMMENTS MAY BE SUBMITTED PRIOR TO THE MEETING BY EMAIL TO PLANNINGDEPT@FLAGLERCOUNTY.GOV.

1. Application #3340 – **RESUBMITTAL REVIEW - REQUEST FOR SETBACK VARIANCES FOR PROPOSED REPLACEMENT HOME IN THE MH-1 (RURAL MOBILE HOME) DISTRICT** – request for front and street side setback variances for proposed replacement home at 3052 County Road 13 on Parcel Number 31-11-30-3450-000B0-0070 being 0.133 acres in size. Owner/Applicant: Stephen D. Woodin, Sr.
Project 2022120029 (TRC, PDB)
2. Application #3343 – **REQUEST FOR RIGHT SIDE SETBACK VARIANCE FOR PROPOSED SCREEN ENCLOSURE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for right side setback variance for proposed screen enclosure at 49 Northshore Drive on Parcel Number 04-11-31-3603-00000-0080 being 14,950 sf in size. Owner: Carmino Salgado / Applicant: Wesley Cordell, A Screen Concepts, LLC
Project 2023010042 (TRC, PDB)

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Andy Dance
District 1

Greg Hansen
District 2

David Sullivan
District 3

Leann Pennington
District 4

Donald O'Brien, Jr.
District 5

FLAGLER COUNTY
TECHNICAL REVIEW COMMITTEE COMMENTS
MEETING DATE: 2 / 15 / 2023
VARIANCE IN THE MH-1 (RURAL MOBILE HOME) DISTRICT
APPLICANT / OWNER: Stephen D. Woodin, Sr.

Distribution date: February 10, 2023

Project #: 2022120029

Application #: 3340

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

1. No comments at this time

REVIEWING DEPARTMENT: COUNTY ATTORNEY

1. No comments at this time.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

1. No comments at this time.

REVIEWING DEPARTMENT: E-911 STAFF

1. No comments at this time.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1. No further comments.

REVIEWING DEPARTMENT: FIRE INSPECTOR

1. . No issues with the request.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. No further comments.

OAK STREET

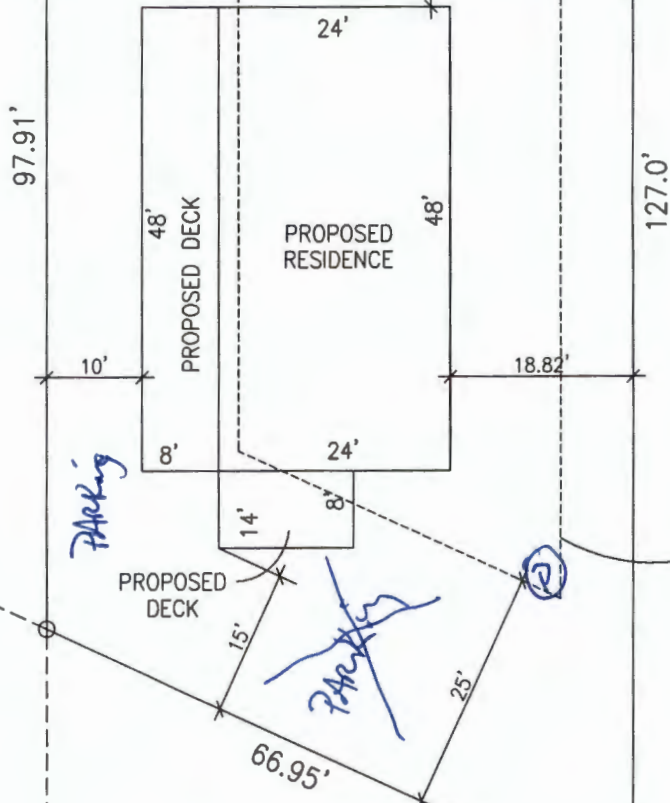
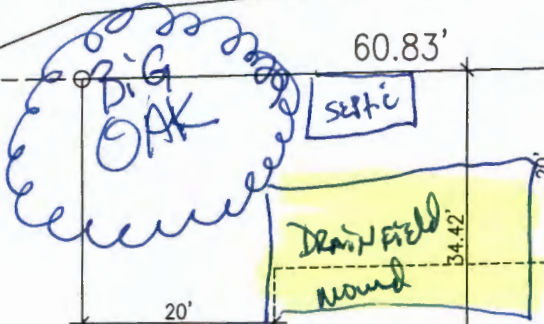
MAIN STREET

REVISED SITE PLAN

RECEIVED

JAN 31 2023

Flagler County
Planning & Zoning Dept.



SET BACK LINES

SITE PLAN

SCALE: 1"=20'

**STEPHENS
DESIGN & DRAFTING**

P.O. BOX 1221
1002 E. MOODY BLVD.
BUNNELL, FL. 32110
(386) 437-5903 PH.



WOODIN RESIDENCE
PROPOSED SITE PLAN

PROJECT: STEPHEN WOODIN
P.O. BOX 1155
BUNNELL, FL. 32110

REV.		DRAWING No.: WOODIN23C
		DATE: JAN. 26, 23
	SHEET NO.	SHEET 1 OF 1

Gina Lemon

From: Adam Mengel, AICP, LEED AP BD+C
Sent: Friday, February 3, 2023 11:44 AM
To: Gina Lemon
Subject: FW: Application #3340 - Variance

Adam Mengel, AICP, LEED AP BD+C
Growth Management Director

E: amengel@flaglercounty.gov | V: 386-313-4065 | W: www.flaglercounty.gov



Flagler County Board of County Commissioners
1769 E. Moody Blvd., Bldg 2
Bunnell, FL 32110



The mission of Flagler County is to provide high-quality services through a responsive workforce committed to excellence, integrity, in collaboration with the cities and to act as a fiscally responsible steward.

From: Stephen Woodin, Sr Awesome Mediator Guy <stephenwoodin@gmail.com>
Sent: Friday, February 3, 2023 11:32 AM
To: Adam Mengel, AICP, LEED AP BD+C <amengel@flaglercounty.gov>
Subject: Re: Application #3340 - Variance

Good morning Mr. Mengel;

Below is/are the responses to the comments of the meeting from Jan 18, 2023.

Building Department/No response

County Attorney/No response

Development Engineering/response:

As stated, even though I have owned this property for several years, I have never had any problems/issues with the septic tank during my ownership. It has been a steady rental with the exception of 1 or 2 months between tenants. This 2BR/1BA mobile home has an older (I believe from the 1970s) septic system that was installed by family of the woman that I purchased the house from. She has owned and maintained the property for many years prior to my buying it and she also has not had any issues with the septic system. I have never had any issues that would require the tank to be pumped, which is the reason I am not sure exactly where the tank currently is, except for my exploring.

That said, in my estimate, the system is almost 60+ years old and I assume at some point in the future, it will need to be updated and or replaced. That will include the installation of a "septic mound" which there will be no space for (within

guidelines) if the setback distances are not relaxed as requested. It will have to be installed on the N end of the property which will then keep the 75' distance rule between the well and the septic in tact. In this process, I am not only asking to have a little additional "back yard" than the 7' but also to have space to put the drainfield if/when one needs to be installed.

E-911 Staff/No response

Environmental Health Dept/response

Understand, and I will do whatever is necessary to comply with the requirements. I believe that currently on the new building site plan all of the components you require other than the permit have been/are listed and are within guidelines.

Fire Inspector/No response

Planning Department/response

1. My main justification for the request to a variance to the updated setbacks is to have the space to install a "septic mound" at some point in the future when it is needed/required. The house that I am proposing to build will in fact fit into the required setbacks, but if a septic mound is at some future point required, there will be no option except within the 20' (front side) or the 25' (front) area. If required to place the mound it would eliminate the required space between the county property and the house and do not believe that that amount of space is large enough to keep the mound from encroaching on the minimum space between the building and the mound. If place in the 25' "front of the house" space it would eliminate my area for parking and would place it VERY close (within 15'-20' of the well location. If the setbacks are granted, then I will have space close to the septic tank location and with plenty of space from the well location.

2. Yes, the proposed building would in fact fit within the subject property with the regular set-backs, however, if you refer to #1 above, if/when a drain field mound needs to be installed, we will be back into this process (I think) to ask for variance to the setbacks at that time, which would, in my opinion, be a waste of time for this committee, and an unnecessary process that can be resolved at this point now, with no future issue. No need to "kick the can" down the road if the future issue can be resolved now with this process.

3. I have provided to Gina the updated/at scale site plan with the proposed location for the future septic drain field and the location where a very large, VERY old oak tree currently sits. A tree that I would not want to remove to install part of a septic system.

4. On the provide site plan, I have indicated space for 3 parking spaces on the property. (1) to the front/side of the house and (2) on the south end of the property to the "front" of the house. Shifting the house with the setbacks will still allow for 3 parking spaces within the property boundaries. Allowing the relaxed setback distances does not change this.

5. This property is not large enough for a pool or an additional deck. I did have a thought about placing a deck to the rear of the property in the future, however, that idea was scrapped because the future drain field system would be needing that space. The site plan provided contains everything that is to be built at this point in time. There is plenty of living and outdoor space with the current plan that has been submitted. The approval of the variance to the setbacks has been addressed, I believe appropriately, and without the approval, the future problem will be created due to no space being left to install a septic drain field.

No further comments.

In closing, I believe that my request for variance for set-backs is not unreasonable. The current home was place prior to a time when the current setbacks were imposed with no issue up to the current date. My intent is to replace an old mobile home that is at the end of its' life with a modern home that will both compliment and enhance the neighborhood

especially in such a prominent location. In the end, my request is for 10' on one side and 10' on the front side of the house. Still plenty of distance from the property line(s).

If you have any questions, please feel free to contact me at 813-504-7854 or by this email address.

Stephen Woodin
Owner 3052 CR 13
Bunnell, FL 32110

On Wed, Feb 1, 2023 at 2:54 PM Adam Mengel, AICP, LEED AP BD+C <amengel@flaglercounty.gov> wrote:

Comments are attached.

Adam Mengel, AICP, LEED AP BD+C
Growth Management Director

E: amengel@flaglercounty.gov | V: 386-313-4065 | W: www.flaglercounty.gov



Flagler County Board of County Commissioners
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Bunnell, FL 32110



The mission of Flagler County is to provide high-quality services through a responsive workforce committed to excellence, integrity, in collaboration with the cities and to act as a fiscally responsible steward.

This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

From: Adam Mengel, AICP, LEED AP BD+C
Sent: Wednesday, February 1, 2023 10:04 AM
To: stephenwoodin@gmail.com
Cc: Chuck Merenda <cmerenda@flaglercounty.gov>; Gina Lemon <glemon@flaglercounty.gov>
Subject: RE: Application #3340 - Variance

Hi Mr. Woodin:

We received your updated site plan sketch on January 31, 2023. Will you also be submitting a written response to the Technical Review Committee (TRC) comments?

Please anticipate returning to the TRC on Wednesday, February 15th at 9 a.m. You do not have to attend this meeting but your updated sketch (and any written responses and additional materials) will be routed to TRC reviewers: we will provide any additional comments to you no later than close of business on Friday, February 10th.

Please mark your calendar for the Planning and Development Board meeting on March 14, 2023 at 6 p.m. in the Board Chambers. We will complete public notice for this meeting – including letters and signs – sometime shortly after the February 15th TRC meeting date.

I look forward to any response and additional information that you are submitting. Please contact us with any questions.

Thank you,

Adam

From: Gina Lemon <glemon@flaglercounty.gov>

Sent: Friday, January 13, 2023 6:18 PM

To: stephenwoodin@gmail.com

Cc: Adam Mengel, AICP, LEED AP BD+C <amengel@flaglercounty.gov>; Chuck Merenda <cmerenda@flaglercounty.gov>

Subject: Application #3340 - Variance

Good afternoon –

Attached please find the agenda and TRC review comments for the above referenced application to be reviewed by the Technical Review Committee at their Wednesday meeting on January 18, 2023, at 9:00 a.m. in the 1st Floor Conference Room of the Government Services Building at 1769 E. Moody Boulevard, Building 2 in Bunnell. Please have a representative available at the meeting for this item.

The complete agenda and backup may be viewed at the following [LINK](#), scroll to the bottom of the page for the Committee Documents.

Have a good day,

Gina

Gina Lemon

Development Review Planner

E: glemon@flaglercounty.gov | V: 386-313-4067 | W: www.flaglercounty.gov



Flagler County Board of County Commissioners

1769 E. Moody Blvd., Bldg 2
Bunnell, FL 32110



The mission of Flagler County is to provide high-quality services through a responsive workforce committed to excellence, integrity, in collaboration with the cities and to act as a fiscally responsible steward.

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Be smart, Stay cool, Take a time out if necessary!

Stephen Woodin, Sr., MDR
Florida Supreme Court Certified
County/Civil/Family Mediator
County/Circuit Mediator
Mediator 18549CFR since 2005
813-504-7854
www.CEUworks.com
(813) 855-1225

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APPLICATION FOR VARIANCE

FLAGLER COUNTY, FLORIDA
1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

RECEIVED
DEC 16 2022
Flagler County
Planning & Zoning Dept.

Subject Property: 3052 County Road 13 (Espanola)

E. *Variance guidelines.* A variance may be granted, upon application, from the terms and provisions of this article as will not be contrary to the public health, safety, welfare and morals where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in unnecessary hardship. Such variances may be granted by the planning board in such individual case of unnecessary hardship upon a written finding that:

1. There are extraordinary and exceptional conditions pertaining to particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or part, creates an unnecessary hardship; and

The property has an early 1970's 12'x60' mobile home that is at the end of its' useful life. I would like to remove it and replace it with a modern site built 24'x48' house built to current standards. Current setbacks would prevent me from using any of the property which would be a hardship. The lot is irregular in shape and undersized for the zoning district. New structure would be built 25"-30" above current grade and higher than the current building.

2. Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and

I purchased this house/property in 2019 & the current mobile home has been on this property since I believe the mid-1970's. I am attempting to improve the property, the neighborhood, and the area with a new house. Since this lot is a "corner" lot of much smaller dimensions of all other lots surrounding it, it is subject to larger setback distances than the other lots. There is an 80' road right of way with plenty of space for future road improvements without any hinderance to the community health, safety or welfare.

3. The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and

I do not believe this variance to the setback distances would cause detriment to public health, welfare, or safety, by replacing the current mobile home it would improve the look of the community, the health and safety of the community. The new house would have the same use, residential as the current structure, slightly larger.

4. No variance may be granted for a use of land or building that is not permitted by this article.

I understand. A single family dwelling is a permitted use in this area.

A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variance the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

If I was to remove this old mobile home, the setback distances would prevent me from putting another exact dimension home in its' place. I believe that without this variance it would cause an unnecessary hardship and deprive me of the use of this property. My plan to replace the mobile home with a modern building is reasonable and improves the area.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 09/16

RECEIVED

DEC 16 2022

Flagler County
Planning & Zoning Dept.

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 7th day of February, 2018, by and between MELISSA ATKINSON BROCK, as Personal Representative of the Estate of FANNIE BEATRICE COCKRELL, deceased, hereinafter referred to as the party of the first part, and JOANN C. ATKINSON, hereinafter referred to as the party of the second part, whose address is P.O. Box 715, Bunnell, FL 32110.

WHEREAS, MELISSA ATKINSON BROCK has been duly appointed Personal Representative in this matter of the Estate of FANNIE BEATRICE COCKRELL, deceased, and is at the present time acting in the capacity of Personal Representative in executing this deed;

WITNESSETH:

FANNIE BEATRICE COCKRELL died testate a resident of Flagler County, Florida on August 2, 1991 seized and possessed of the real property hereinafter described;

WHEREAS, title to said property passed to the party of the second part as of the date of decedent's death pursuant to the laws of testacy, and the laws of descent and distribution as more determined and which more fully appears from those certain proceedings in the Circuit Court for Flagler County, Florida, Probate Division, Case No. 2017-CP-000448, and the court determined that any creditor claims were barred; and

WHEREAS the party of the first part wishes to execute this instrument of conveyance of said real property so as to place in the public records evidence of said title in the name of the party of the second part and to evidence that the same was not subject to the claims of creditors or any right of sale that the personal representative might otherwise have had;

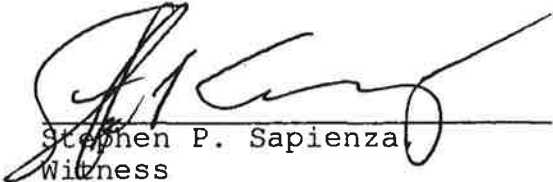
NOW THEREFORE, in consideration of the foregoing and in consideration of Ten Dollars and other valuable consideration in hand paid to the party of the first part, the party of the first part does hereby grant, bargain, sell, convey, and confirms unto the said party of the second part, their heirs and assigns forever, the following described lands, lying and being in the County of FLAGLER and State of Florida, more particularly described as follows:


LOTS 9 and 10, Block 20, in the TOWN OF BUNNELL Flagler County, Florida according to Plat of said Town on file in the Office of the Clerk of the Circuit Court of Flagler County, Florida recorded in Plat Book 1, Page 1 together with any and all rights to the abutting alley way (Parcel #10-12-30-0850-0020-0090); and


LOT 7 and the adjoining Westerly fifteen feet of Lot 8,
Block 2, Kroy Jones Subdivision of the Town of Espanola

IN WITNESS WHEREOF, the said party of the first part has executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



Stephen P. Sapienza,
Witness


MELISSA ATKINSON BROCK, as
Personal Representative of
the ESTATE OF FANNIE BEATRICE
COCKRELL, Deceased.


Karen A. Hunt,
Witness

STATE OF FLORIDA
COUNTY OF FLAGLER

17th Before me, the undersigned authority, personally appeared this day of February, 2018, MELISSA ATKINSON BROCK, in her capacity as Personal Representative of the Estate of FANNIE BEATRICE COCKRELL, and she is personally known to me and did take an oath and affirm that the statements made herein are true and correct and that she, as Personal Representative, did all things pre-requisite to the execution of this deed on behalf of said estate.


NOTARY PUBLIC



PREPARED BY: STEPHEN P. SAPIENZA, Esq.
P. O. Box 635
Bunnell, FL 32110

3052 CR 13
Bunnell, FL 32110
N ↑

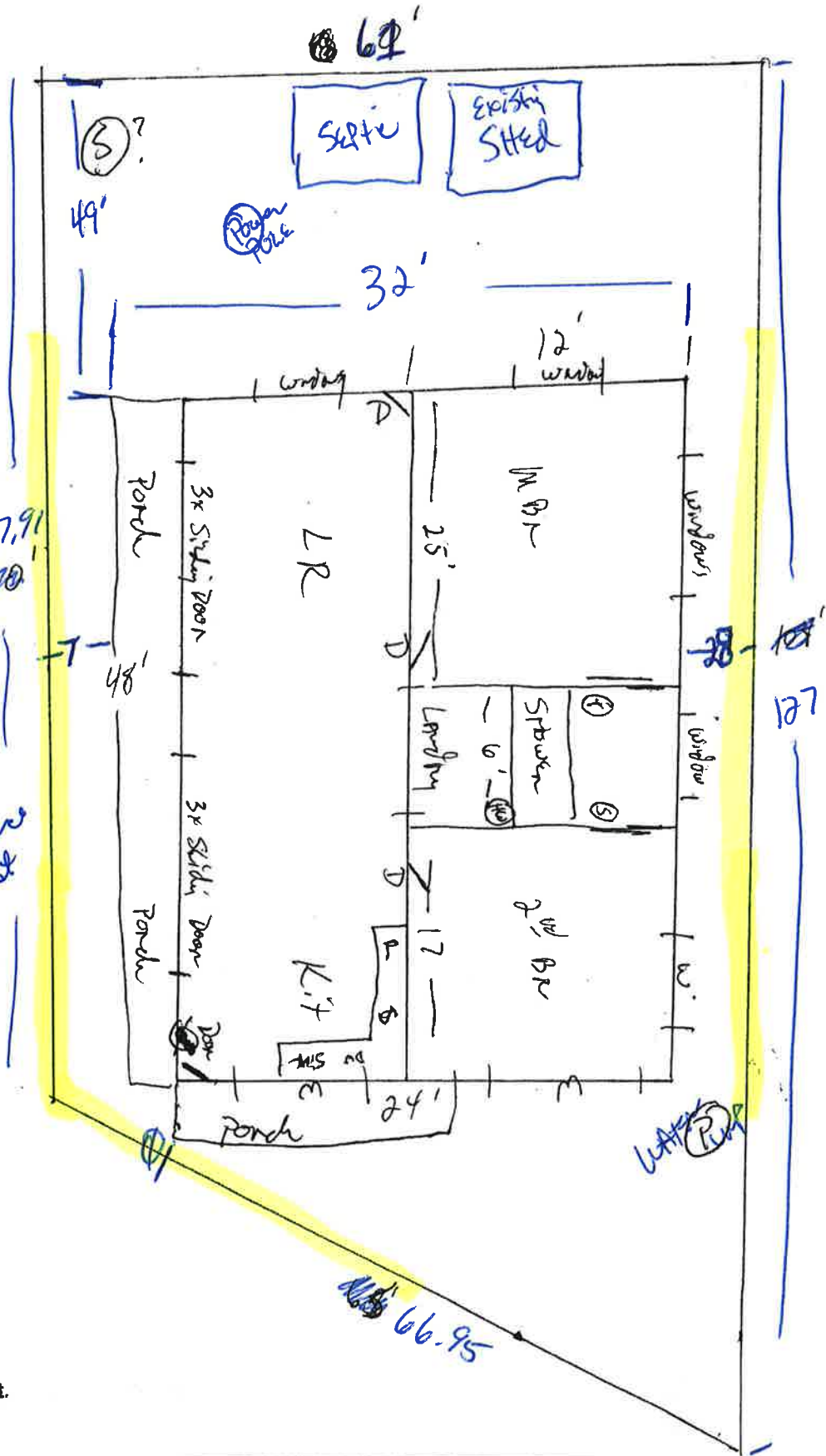
Variance needed
for setbacks

NOT TO SCALE

STEPHEN WOODIN
813-504-7854
Cell

97.91
~~880~~

Variance
Request

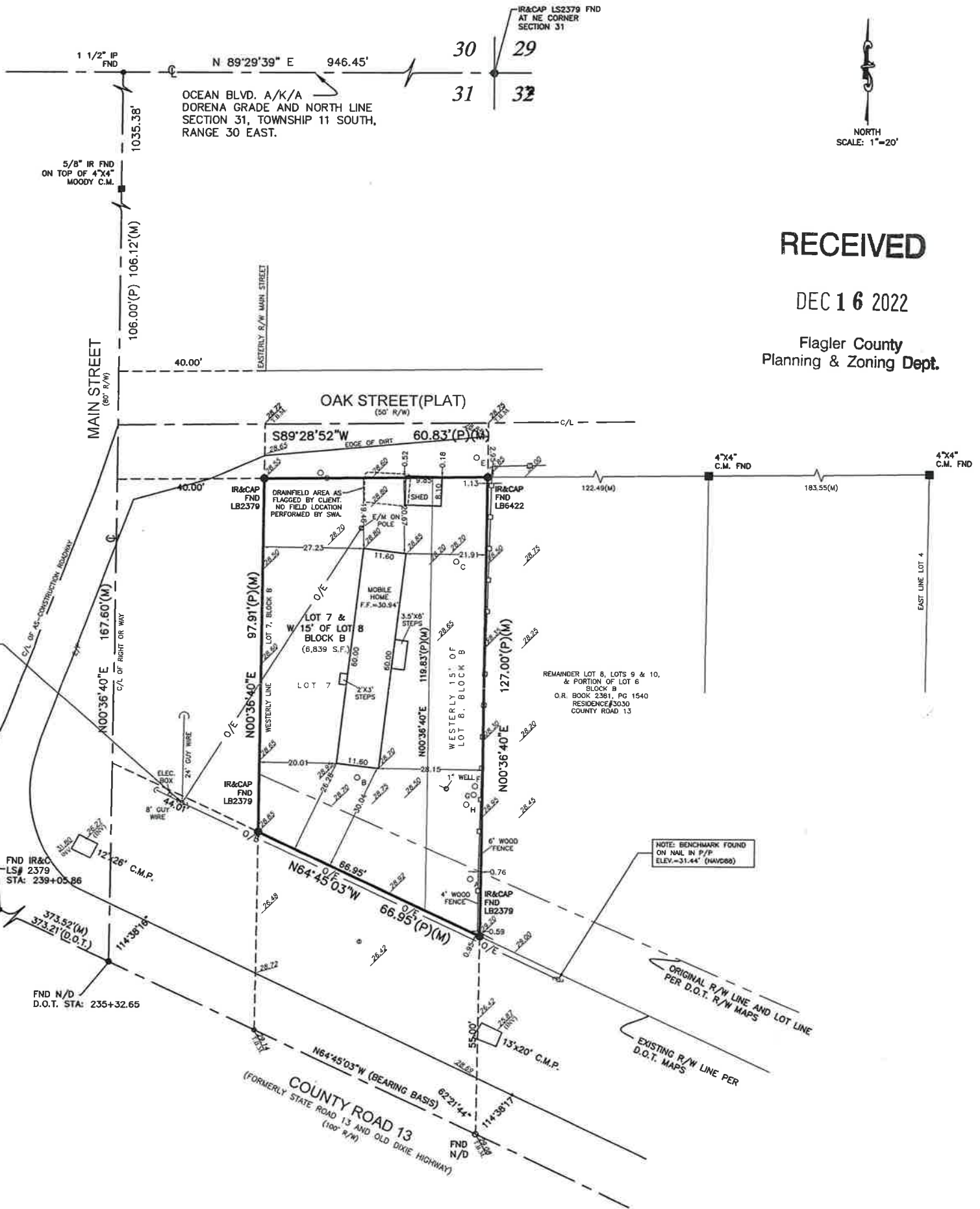


RECEIVED

DEC 16 2022

Flagler County
Planning & Zoning Dept.

CR 13



TREE LEGEND:
 A. 5" MAGNOLIA
 B. 12" PALM
 C. 5" SWEETGUM
 D. 28" OAK
 E. 5" MAGNOLIA
 F. 7" OAK
 G. 6" OAK
 H. 7" OAK

NOTE: BENCHMARK FOUND ON NAIL IN P/P ELEV.=33.63' (NAVD88)

NOTE: BENCHMARK FOUND ON NAIL IN P/P ELEV.=31.44' (NAVD88)

DESCRIPTION:
 LOT 7 AND THE ADJOINING WESTERLY 15 FEET OF LOT 8, BLOCK B, KNOX JONES SUBDIVISION, OF THE TOWN OF ESPANOLA, SECTION 31, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. A SUBDIVISION PER THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

NOTES:
 1. UNPLATTED.
 2. ELEVATIONS REFER TO N.A.V.D. 1988 DATUM AND REFERENCE LOCAL DATUM.
 3. UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED.
 4. BEARINGS REFER TO THE CENTERLINE OF COUNTY ROAD 13 AS BEING S. 64°45'03" W.
 5. PROPERTY LIES IN FLOOD ZONE "X", WITH REFERENCE TO MAP NO. 12055C0120E, EFFECTIVE DATE: JUNE 8, 2018. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY AND BASED ON N.A.V.D. 1988 DATUM.
 6. DESCRIPTION PROVIDED BY CLIENT.
 7. NO SEARCH FOR ENCUMBERING INSTRUMENTS WAS MADE BY SURVEYOR.
 8. ERRORS OF CLOSURE MEETS OR EXCEEDS 1:7500 FEET.

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

PREPARED FOR: STEPHEN WOODIN P.O. BOX 1155 BUNNELL, FL 32110		LEGEND: O 1/2" Iron Rod set "107672" R 5/8" Iron Rod found P 1/2" Iron Pipe N/D Nail and Disk set "187972" N/D Nail and Disk found PCP Permanent Control Point CM Concrete Monument and FND Found LS Licensed Surveyor PSM Professional Surveyor & Mapper		S.R. Official Records Book P.C. Page B.S. Dead Bearing & Distance B.T. Back Bearing & Distance M. Measured Bearing & Distance C.C. Calculated Bearing & Distance C.L. Center Line E/P Edge of Pavement E/R Edge of Road R/W Right of Way A. Delta R. Radius L. Length CH Chord Bearing CD Chord Distance		P.C. Point of Curvature P.R. Point of Reverse Curvature N.R. Non-Radius Curve P.T. Point of Tangency P.I. Point of Intersection U.E. Utility Easement D.E. Drainage Easement L.E. Landscape Easement N.A.V.D. National Geodetic Vertical Datum H.A.V.D. North American Vertical Datum B.M. Bench Mark T.B.M. Temporary Bench Mark T.O.B. Top of Bench T.O.E. Top of Edge F.F. Finish Floor Elevation I.W. Inset		C.B.S. Concrete Block & Stance C.C. Concrete C/S Concrete Slab E.P. Foot Equipment Pad P.E.P. Prefabricated Effluent Pumping Tank O.E. Overhead Electric P/P - Power Pole W. Well T.P. Telephone Pole C.T. Cable Television Pole F.O.R. Fiber Optic Pole W.M. Water Meter T.H. Fire Hydrant		STEPHENSON, WILCOX & ASSOCIATES, INC. 2729 E. Moody Blvd., Ste 400 PO Box 186 Bunnell FL 32110 Phone: 386.437.2363 - Email: info.swa@gmail.com CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 477.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code. DAN A. WILCOX, Jr. PSM No. 5749, PE No. 57633 Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.	
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FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 2 / 15 / 2023

VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT

APPLICANT: WESLEY CORDELL / OWNER: CARMINO SALGADO

Distribution date: February 10, 2023

Project #: 2023010042

Application #: 3343

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

1. No comments at this time

REVIEWING DEPARTMENT: COUNTY ATTORNEY

1. No comments at this time.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

1. No comments at this time.

REVIEWING DEPARTMENT: E-911 STAFF

1. No comments at this time.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1. No comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

1. No issues with the request.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. Provide a statement for justification statement number 2 that relates to the affirmative actions of the applicant and that the applicant has acted in good faith.
2. Provide a statement for justification statement number 3 and 4.
3. Provide a statement for the final statement to alleviate the hardship.



APPLICATION FOR VARIANCE

FLAGLER COUNTY, FLORIDA

1769 E. Moody Blvd, Suite 105

Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: 3343 / 2023010042

PROPERTY OWNER(S)	Name(s): Carmino Salgado		
	Mailing Address: 49 Northshore Dr.		
	City: Palm Coast	State: FL	Zip: 32136
	Telephone Number 917-299-9020	Fax Number	

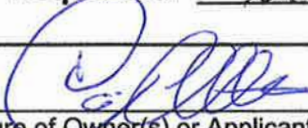
RECEIVED
JAN 25 2023

Flagler County
Planning & Zoning Dept.

APPLICANT/AGENT	Name(s): Wesley Cordell, A Screen Concepts LLC		
	Mailing Address: 873 Hull Rd. #20		
	City: Ormond Beach	State: FL	Zip: 32174
	Telephone Number 386-852-2209	Fax Number	
	E-Mail Address: ascreenconceptsllc@gmail.com		

SUBJECT PROPERTY	SITE LOCATION (street address):	49 Northshore Dr.	
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")	northshore plat 3 lot 8 or 757 pg 853	
	Parcel # (tax ID #):	04-11-31-3603-00000-0080	
	Parcel Size:	14,950sq/ft	
	Current Zoning Classification:	PUD	
	Current Future Land Use Designation	MUL	
	Subject to A1A Scenic Corridor IDO?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Relief Requested: need additional 5' on side setback to make it 10' setback


Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

01-10-2023
Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED []
*APPROVED WITH CONDITIONS []
DENIED []

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.



Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA

1769 E. Moody Boulevard, Suite 105

Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # 2022120098

Wesley Cordell, is hereby authorized TO ACT ON BEHALF OF Carmino Salgado, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for Pool enclosure & Footer.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: X [Signature]
Signature of Owner

Carmino Salgado
Printed Name of Owner / Title (if owner is corporation or partnership)

~~Signature of Owner~~

~~Printed Name of Owner~~

RECEIVED

FEB 09 2023

Flagler County
Planning & Zoning Dept.

Address of Owner:
49 Northshore Dr.
Mailing Address

Telephone Number (incl. area code)
917-299-9020

Palm Coast, FL
City State Zip

STATE OF Florida

COUNTY OF Flagler

The foregoing was acknowledged before me this 26 day of January, 2023 by Carmino Salgado and _____ who is/are personally known to me or who has produced _____ as identification, and who (did) / (did not) take an oath.

X [Signature]
Signature of Notary Public

FLDL
Vicki M. Moore
Notary Public
State of Florida
Comm# HH055631
Expires 12/31/2024
Notary Stamp



APPLICATION FOR VARIANCE

FLAGLER COUNTY, FLORIDA

1769 E. Moody Blvd, Suite 105

Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Subject Property: 49 Northshore Dr.

E. *Variance guidelines.* A variance may be granted, upon application, from the terms and provisions of this article as will not be contrary to the public health, safety, welfare and morals where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in unnecessary hardship. Such variances may be granted by the planning board in such individual case of unnecessary hardship upon a written finding that:

1. There are extraordinary and exceptional conditions pertaining to particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or part, creates an unnecessary hardship; and

Pool and surrounding deck were existing at the purchase of the property. Current pool and deck are 5' into side setback. Can not build pool enclosure over pool.

2. Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and

Is wanting to improve the value of his home.

3. The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and

4. No variance may be granted for a use of land or building that is not permitted by this article.

A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variance the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.

Rev. 09/16

Prepared By and Return To:
Knight Barry Title Solutions Inc.
Attn: Kaitlin Larywon
1760 A1A South, Ste. A
St. Augustine, FL 32080

Order No.: 2095376

Property Appraiser's Parcel I.D. (folio) Number:
0411313603000000080

WARRANTY DEED

THIS WARRANTY DEED dated November 1, 2021, by Edward Combs and Teresa Combs, husband and wife, whose post office address is 26661 Pierce Circle, Murrieta, California 92562 (the "Grantor"), to Carmino Salgado and Teresa Salgado, husband and wife, whose post office address is 9 Haddington Drive, Old Westbury, New York, 11568 (the "Grantee").

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

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

Lot 8, of Northshore Plat Three, according to the Plat thereof, recorded in Plat Book 32, Page 76-78, of the Public Records of Flagler County, Florida.

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

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

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

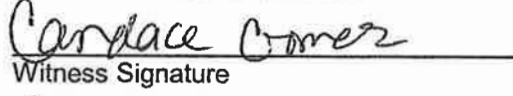
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2021.

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

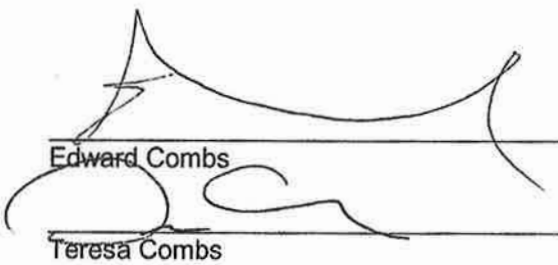
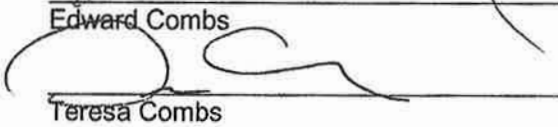
Signed, sealed and delivered in presence of:


Witness Signature

Kaitlin Larywon
Printed Name of First Witness


Witness Signature

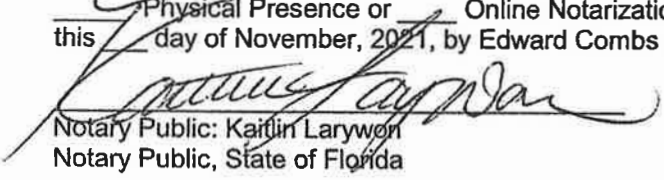
Candace Comer
Printed Name of Second Witness

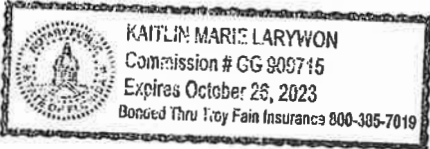

Edward Combs

Teresa Combs

Grantor Address:
26661 Pierce Circle
Murrita, CA 92562

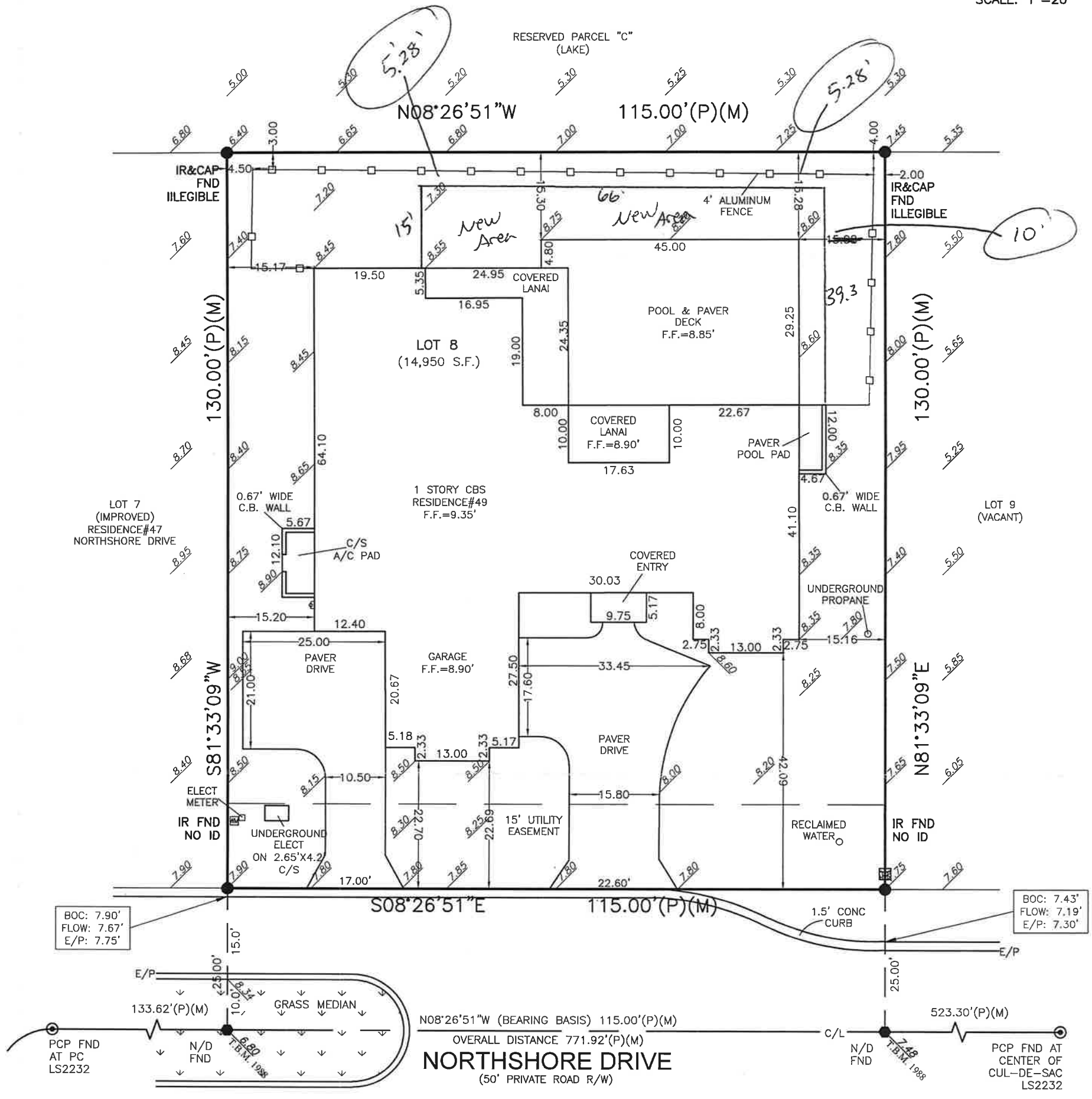
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of
 Physical Presence or Online Notarization
this day of November, 2021, by Edward Combs and Teresa Combs.


Notary Public: Kaitlin Larywon
Notary Public, State of Florida



Produced identification:
 driver's license / state identification card
 other:
Kaitlin Larywon



REVISIONS:

TYPE OF SURVEY: AS-BUILT (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: LOT 8, NORTHSHORE PLAT 3, A SUBDIVISION AS RECORDED IN MAP BOOK 32, PAGE 78, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LEGEND:

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

NOTES:

- The entire map encompassing this survey is recorded in Map Book 32, Pages 76-78.
- 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 NORTHSHORE DRIVE as being N08°26'51"W.
- Property lies in Flood Zone "X", (0.2% ANNUAL CHANCE FLOOD) with reference to Map No. 12035C0127E, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.A.V.D. 1988 datum.
- Description provided by client.
- No search for encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

PREPARED FOR:
CARMINO SALGADO
49 NORTHSHORE DRIVE
PALM COAST, FL 32137



STEPHENSON, WILCOX & ASSOCIATES, INC. CA#27726-LB#7672
2729 E. Moody Blvd., Ste. 400
PO Box 186 Bunnell FL 32110
Phone: 386.437.2363 • Email: info.swa@gmail.com
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

SURVEY TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	06/21/22	07/13/22	22-2395	CJB
Site Plan				
Formboard				
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.
Dan A. Wilcox Jr.
DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

SHEET
1 of 1