FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE
GOVERNMENT SERVICES BUILDING
First Floor Conference Room B108
1769 EAST MOODY BOULEVARD BUILDING 2, BUNNELL FL 32110

AGENDA
DATE – OCTOBER 18, 2017
TIME – 9:00 A.M.

1. Application #3101 – APPLICATION FOR SITE DEVELOPMENT PLAN GREATER THAN 5 ACRES IN THE AC (AGRICULTURE) DISTRICT – request for review of site plan for The Polonia Society of Korona located at 2925 State Highway 100 W; Parcel Number 07-12-30-5550-00160-0030; 8.53 acres. Owner/ Applicant: Polonia Society of Korona, Florida, Inc
Project # 2017090028

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.
Distribution date: Friday, October 13, 2017

Project #: 2017090028

Application #: 3101

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

Rejected By: MARK BOICE  10/05/2017

The site plan must include accessible routes dedicated to the accessible parking spaces.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. Board of County Commission approval for the Semi Public Use for the Polonia Society approved on August 6, 2012 subject to the following conditions:
   a. this Semi-Public Use approval shall be binding upon the applicant and subject to all conditions as included within the applicant's submittal package, including application and preliminary site plan;
   b. this Semi-Public Use shall run with the land and shall survive conveyance and transfer to another owner or owners provided, however, that the conditions contained herein are maintained in perpetuity;
   c. submittal and approval of a site plan to the County demonstrating compliance with the technical requirements of the LDC;
   d. all signage related to the cultural center use will be located on the subject property in accordance with the Flagler County Land Development Code and all permit requirements;
   e. obtaining all other applicable state or federal permits before commencement of the development; and
   f. any lighting on-site will be the minimum necessary and will be shielded and aimed downwards so as to minimize the effects on adjacent properties.

2. Previous review comment at the time of review for the semi-public use questioned the use of the existing single family dwelling and stated that if the single family dwelling is used as a club house/social functions, such use may only be authorized through the approval of the special use followed by a Change of Occupancy Permit from Flagler County. Please provide a copy of the Certificate of Occupancy for the Change of Occupancy.

3. Provide survey of the subject property including wetlands and index tree.

4. Sheet C-2 indicates that SJRWMD and FDOT permits are available to the contractor. Please provide copies of these permits.

5. Minimum rear setback is 50', the future 50' x 60' building is not compliant with the required
setback.

6. County records do not reflect permit for the 4,228 sf Metal Pole Barn on concrete. Previously permitted residential carport was 24’ x 34’.

7. Provide survey of the subject property inclusive of wetland locations and existing index trees.

8. Parking calculation may be confirmed based on Change of Occupancy Permit.

9. Relocate parking spaces on north side of driveway outside of the upland buffer. Historical submittal documents associated with the Semi-Public Use reflect that area as upland buffer. Please provide survey as previously requested.

Additional comments may be provided following review of resubmittal.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Minimum 2 - way traffic drive aisle is 24 ft.

REVIEWING DEPARTMENT: FIRE INSPECTOR

NFPA 101 Life Safety Codes
Occupancy Type? Club House. Meaning assembly? or special Amusement Building the cooking equipment will need to be upgraded to commercial cooking equipment and a hood system will need to be installed

Need a water supply on property Due to no municipal water supply and the building being 560 feet from the road. As well as the structures need to be protected by an automatic sprinkler system and Fire Alarm system.

NFPA 1 Fire Codes
The drive way needs to be 20 feet in width per NFPA 18.2.3.4.1.1 and 13’ 6” in height per NFPA 18.2.3.4.1.2.

Due to the length of the drive way some sort of turn around needs to be done. In the plans it shows a loop. If this is what is going to be used then it to shall meet NFPA 18.2.3.4.3.1 The turning radius shall be as approved by the AHJ. 50 foot turning radius is needed for fire engines, and it to shall be 20 foot in width.

Access to Structures or Area NFPA 18.2.2
Fire Department shall have access to the property and well as the structures. Via the Knox Box
system. NFPA 18.2.2.1 and NFPA 18.2.2.2.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1- An approved Limited Use water system will be required to provide water service. Application for a Limited Use Commercial Water System shall be made through the Florida Department of Health in Flagler County prior to construction. If the system will be providing water that will be consumed by more than 25 people per day, for 60 or more days per year, a public water system permitted and approved by the Department of Environmental Protection will be required. The system shall be set back a minimum of 100ft from any septic system. The existing well may be used for irrigation.

2- Applicant shall make application for an existing septic system approval to change uses from a single family residence to a fraternal/social organization. If system does not meet the minimum requirements for the new use, or if sewage characteristics change (addition of food service), a system modification or new system installation will be required.

3- If food service is proposed, a commercial septic system operating permit will be required to be obtained annually. Yearly renewal fee is $150.00.

4- If food service is proposed, the facility will be required to obtain an annual Food Hygiene Permit as a fraternal/civic organization. Facility food service inspections would occur 3 times per year.

5- If a Consumption on Premises License is obtained, and no food service is proposed, the facility will be licensed as a bar/lounge as per s. 381.0072 F.S. and Chapter 64E-11, F.A.C.. Septic system will be sized accordingly.

6- Any temporary food service events that are proposed on this property, must be permitted as a Temporary Food Service Event by the Florida Department of Health in Flagler County. An application for the event must be submitted, and an inspection must be performed, prior to the event.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

No comments at this time
# APPLICATION FOR SITE DEVELOPMENT PLAN

## 5 ACRES OR LARGER

**FLAGLER COUNTY, FLORIDA**

1789 E. Moody Blvd, Suite 105

Bun nell, FL 32110

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

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## Application/Project #: 3101 / 2017090028

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
<th>Name(s): Polonia Society of Korona Fla, Inc</th>
<th>Mr. Marcin Waszkiewicz, President</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>2 Wainwood Place</td>
<td></td>
</tr>
<tr>
<td>City: Palm Coast</td>
<td>State: FL</td>
<td></td>
</tr>
<tr>
<td>Zip: 32164</td>
<td>Telephone Number: 386-793-8073</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>APPLICANT-AGENT</th>
<th>Name(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
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<tr>
<td>State: FL</td>
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<td>Zip:</td>
<td></td>
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<tr>
<td>Telephone Number:</td>
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<tr>
<td>Fax Number:</td>
<td></td>
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<table>
<thead>
<tr>
<th>SUBJECT PROPERTY</th>
<th>SITE LOCATION (street address): 2925 State Highway 100 W, Bunnell</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEGAL DESCRIPTION:</td>
<td>Book 10, Tract 5, Section 7, Township 12 S, Range 16 E, St. Johns Development Company's Subdivision, according to the plat or map thereof, as recorded in map book 1, Page 7, of the public records of Flagler County, Florida.</td>
</tr>
<tr>
<td>Parcel # (tax ID #):</td>
<td>07-12-30-5550-00160-0030</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>8.53 acres</td>
</tr>
<tr>
<td>Current Zoning Classification:</td>
<td>AC</td>
</tr>
<tr>
<td>Current Future Land Use Designation:</td>
<td>Agriculture / Agriculture and Timberlands</td>
</tr>
<tr>
<td>Subject to A1A Scenic Corridor IDO?</td>
<td>NO</td>
</tr>
</tbody>
</table>

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**PROJECT DATA:** Proposed driveway paving and parking improvements.

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

**Signature of Chairman:**

**Date:**

**OFFICIAL USE ONLY**

**PLANNING BOARD RECOMMENDATION/ACTION:**

*APPROVED [ ]

*APPROVED WITH CONDITIONS [ ]

DENIED [ ]

**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.
SPECIAL WARRANTY DEED

State of Florida

County of FLAGLER

THIS SPECIAL WARRANTY DEED is made this Jan 19, 2010, between Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Pass-Through Certificates Series 2007-HE2, having a business address at: 1761 East Saint Andrew Place, Santa Ana, CA 92705 (“Grantor”), and POLONIA SOCIETY OF KORONA, FLA., INC, a Florida corporation having a mailing address of: P.O. Box 351615, Palm Coast, FL 32135 (“Grantee”),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said “Grantee”, its successors and assigns forever, the following described land, situate, lying and being in the County of FLAGLER, State of Florida, to-wit:

Block 16, Tract 3, Section 7, Township 12 South, Range 30 East, ST. JOHNS DEVELOPMENT COMPANY’S SUBDIVISION, according to the Plat or Map thereof, as recorded in Map Book 1, Page 7, of the Public Records of Flagler County, Florida.

Commonly known as: 2925 W HWY 100, BUNNELL, FL 32110

Tax Parcel Identification Number: 0712305550001600030

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2009. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Wells Fargo Bank, N.A. as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Pass-Through Certificates Series 2007-HE2

By: ______________________________
    Desmond Cline-Smythe
    VP Loan Documentation

Signed, sealed and delivered in our presence:

Witness Signature

Traci Cordell
Print Name

State of Maryland
County of Washington

The Foregoing Instrument Was Acknowledged before me on January 19, 2010 by

Witness Signature

Shane Barry
Print Name

Kimberly E. McGargle
Notary Public
Washington County
Maryland
My Commission Expires Apr 7, 2013

Kimberly E. McGargle
Notary Print Name
My Commission Expires: Apr 7, 2013