Agenda Item #5

Application #3117
Rezoning
PUD to AC

QUASI-JUDICIAL
Application #3117
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3117, rezoning from PUD to AC for 60.77+/- acres consisting of Parcel #04-13-29-5550-00050-0010 located at 1255 County Road 2007, finding that the rezoning is consistent with the adopted Comprehensive Plan and the Land Development Code and that the County’s rezoning standards have been met.
Agenda Item #6

Application #3119
SDP for Special Use in PUD
Plantation Bay Water Treatment

QUASI-JUDICIAL
SUMMARY OF WORK

Provide all labor, equipment and materials needed to construct: one (1) prefabricated metal building that houses the reverse osmosis treatment system, three (3) vertical pressure filters, three (3) booster pumps, two (2) backwash pumps, one (1) duplex pump station, and associated yard piping, controls, electrical, asphalt pavement, and site improvements; along with other items included in the Contract, Drawings and Technical Specifications. Project is located at the Plantation Bay Water Treatment Facility at 1600 S Old Dixie Highway, Bunnell, FL 32110.
<table>
<thead>
<tr>
<th>PHOTOGRAPH NO.</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-1</td>
<td>REMOVE STAIRWAY AT WEST END OF FILTERS TO PREVENT ACCESS. REMOVE 90° ELBOW OFF RISER AT EAST END OF FILTERS AND BLIND FLANGE THE RISER</td>
</tr>
<tr>
<td>P-2</td>
<td>REMOVE PIPING AS SHOWN AND BLIND FLANGE TOP OF BURIED PIPE</td>
</tr>
<tr>
<td>P-3, P-4</td>
<td>REMOVE CLARIFIER SLUDGE PIPING AND BLIND FLANGE AT SUMP. REMOVE WASTE SLUDGE PUMP DISCHARGE PIPING AND CAP FORCE MAN AT GRADE</td>
</tr>
<tr>
<td>P-5</td>
<td>REMOVE INLET PIPE 90° ELBOW AND BLIND FLANGE INLET RISER</td>
</tr>
<tr>
<td>P-6</td>
<td>REMOVE PIPE AND PIPE TRAY FROM LIVE SILO TO CLARIFIER. REMOVE MINIMUM 15 FEET OF LADDER AND BOLT ENTRY DOOR TO PREVENT ACCESS</td>
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</tbody>
</table>
Application #3119
Staff Recommendation

The Planning Department recommends that the Planning and Development Board find that the site plan presented is sufficient and approve Application #3119 for an Application for Review – Site Development Plan Approval for improvements to the Plantation Bay Wastewater Treatment Facility, an existing Special Use in the Planned Unit Development (PUD) District.
Agenda Item #7

Application #3122
Special Exception for a Restaurant in R/C

QUASI-JUDICIAL
Application #3122
Staff Recommendation

Staff recommends that the Planning and Development Board find that based on the testimony and evidence presented that all special exception guidelines have been met and approve Application #3122, a Special Exception in the R/C zoning district for a restaurant at 5047 North Oceanshore Boulevard, subject to the following conditions:

1. This Special Exception runs with the land.
Application #3122
Staff Recommendation

2. Approval is limited to the use as a restaurant:
   a. sit down and take out only, without drive-through;
   b. with a maximum seating capacity subject to the lesser of:
      1. provision of minimum off-street parking consistent with the adopted Flagler County Land Development Code, currently requiring a minimum of one (1) space for each fifty (50) square feet of gross seating area, plus one (1) space for each employee per shift; or
Application #3122
Staff Recommendation

2. as limited by the Flagler County Environmental Health Department based on permitted onsite sewage disposal system (OSDS) treatment capacity;

c. with a maximum of forty (40) seats located outdoors or otherwise visually screened from adjacent right-of-ways; and

d. through an onsite brewery, allowing incidental production and consumption on premises of alcoholic beverages subject to issuance of a State alcoholic beverage license.
Application #3122
Staff Recommendation

3. All development to occur consistent with the submitted site plan, subject to changes approved by staff based on outstanding agency review comments.

4. Commercial traffic associated with this Special Exception will utilize the North Oceanshore Boulevard driveway, subject to issuance of a driveway permit by the Florida Department of Transportation. Emergency egress to Live Oak Road will be provided through a locked gate at the East parcel line.
5. Should the parcel to the North develop with a commercial use (also subject to Special Exception approval), a cross-access easement shall be provided, said easement being at least 15 feet in width so as to provide a single drive lane between both parcels. Prior to completion of the development of the parcel to the North as a commercial use, the applicant, their successors, or assigns, shall remove any landscape buffer, fencing, or other impediment to this cross access easement and further provide onsite improvements so as to provide a physical roadway connection between the two parcels.
6. Utility service drops shall be installed underground and shall be done in a manner which protects index trees.

7. All refuse collection containers shall be screened from public view, with vegetative screening that includes shrubs which will achieve a height of five feet within one year, planted with a spacing not exceeding five feet on center, or as an alternative, another form of vegetative screening that creates an effective visual screen. At the applicant’s discretion, smaller refuse collection and disposal containers may be used instead of a commercial dumpster so as to reduce the noise impacts to neighboring parcels resulting from servicing a commercial dumpster.
8. Signs shall be limited as follows:
   a. The existing sign may be utilized provided that a permit is issued for a face change (change of copy). Any modification beyond a face change of the existing sign will require issuance of a variance due to the encroachment of this sign into the minimum twenty (20) foot front setback for signs within fifty (50) feet of a driveway intersection.
   b. Any new proposed signage will require a permit demonstrating compliance with the minimum setback requirements from the adopted Flagler County Land Development Code, with a single freestanding (double-sided, monument type) sign to be permitted and limited to no more than 32 square feet in area (as measured for any single sign face) and a maximum height of six feet.
9. Proposed lighting will demonstrate compliance through building permit application with the County’s sea turtle lighting requirements.

10. The applicant shall not commence development until all other agency approvals and/or permits are issued.
Agenda Item #8
Application #3120
Variance in R/C

QUASI-JUDICIAL
Application #3120
Staff Recommendation

Based on the provided application and supplemental information, the Planning Department recommends that the Planning and Development Board make a finding that all criteria as listed in the guidelines at Land Development Code Section 3.07.03.E been met and therefore recommends approval of a landscape buffer variance for Lot 27, Unit 1, Magnolia Manor Subdivision, as recorded at Map Book 5, Page 32, Public Records of Flagler County, Florida, conditioned that a minimum six (6) foot high privacy fence, wall, or trellis planted with natural vegetation will be maintained for the duration of the restaurant use along the North, East, and South property lines.