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 – September 18, 2019    TIME – 9:00 A.M.

1. Application #3193 - APPLICATION FOR SITE DEVELOPMENT PLAN UNDER 5 ACRES - request is for site improvements and construction of a 3,500 sf building at 4551 N US Highway 1. Parcel Number: 22-11-30-0000-03041-0000; 1.47 acres+/- Owner / Applicant: R & K Certified Roofing of Fl, Inc.
   Plan SDP-000037-2019

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.
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.
REVIEWING DEPARTMENT: BUILDING DEPARTMENT

1. No comments at this time

REVIEWING DEPARTMENT: COUNTY ATTORNEY

1. No comments received.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

1. Provide a fully engineered site plan to scale, signed and sealed by a registered professional. This should include a complete dimension plan, grading plan, and utility plans with all approvals by the utility provider(s). It will also need to have complete details with the site plan, to include but not limited to, pavement section, sidewalks, handicap parking, utilities, and stormwater.

2. Stormwater calculations signed and sealed by a registered professional which meet the requirements of the Flagler County Land Development Code as well as the St. Johns River Water Management District.

3. A Driveway permit from the FDOT will be required.

4. Additional comments may be provided upon subsequent submitting.

REVIEWING DEPARTMENT: E-911 STAFF

1. Presently we have 4551 Units A & B US Hwy 1 N on this parcel in addition to 4555 for the cell tower. We are showing R & K Roofing in unit A & Paradise Landscaping in unit B. If this building is in addition to what we have then we’ll need to issue an additional address for it. Please advise so we can do that prior to permitting.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

1. The existing septic system may be required to be modified or replaced to meet current rule standards of Chapter 64E-6, FAC. More information is required (Number of employees, steel building usage).

2. An Annual Operating Permit will continue to be required due to industrial zoning. Amended Application and issuance of an Annual Operating permit is required prior to operation.

3. Location of well and water system needed on site plan.
REVIEWING DEPARTMENT: FIRE INSPECTOR

1. No issues with this site plan.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

1. Provide site plan containing the following data at an appropriate scale:
   a. Lot area in acres or square feet;
   b. Percentage and square feet of building coverage;
   c. Percentage and square feet of driveway and parking (minimum space size 9'x20');
   d. Percentage and square feet of pervious area;
   e. Existing tree groupings and their fate;
   f. Location, floor area, use, and maximum height of existing and proposed buildings;
   g. Lot lines, easements, public right-of-ways;
   h. Location and number of all parking spaces with dimension of space sizes.
   i. Existing and proposed utility systems, their capacities and specifications, including storm drainage system.

2. General landscape plan including existing and proposed vegetation, proposed treatment of perimeter of development and minimum 25' front landscape buffer;

3. Provide copy of permit from Florida Department of Transportation.
APPLICATION FOR SITE DEVELOPMENT PLAN
LESS THAN 5 ACRES

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

Application/Project #: 3193/SDP-000037-2019

| PROPERTY OWNER(S) | | |
|-------------------|-------------------|
| Name(s):          | R&K Certified Roofing of Fl, Inc |
| Mailing Address:  | 4551 N US Highway 1 Unit A |
| City:             | Bunnell |
| State:            | Fl |
| Zip:              | 32110 |
| Telephone Number  | 386-446-3100 |
| Fax Number        | 386-445-6074 |

| APPLICANT - AGENT | | |
|-------------------|-------------------|
| Name(s):          | R&K Certified Roofing of Fl, Inc |
| Mailing Address:  | 4551 N US Highway 1 Unit A |
| City:             | Bunnell |
| State:            | Fl |
| Zip:              | 32110 |
| Telephone Number  | 386-446-3100 |
| Fax Number        | 386-445-6074 |
| Email Address     | estimates@rkroof.com |

| SITE LOCATION (street address): | 4551 N US Highway 1 Bunnell, Fl 32110 |
| LEGAL DESCRIPTION: | 0.00147 ACRES PART OF SE1/4 800' NORTH OF SOUTH LINE OF SECTION PARCEL 246' ON US #1 BY 260' DEEP |
| Parcel # (tax ID #): | 22-11-30-0000-03041-0000 |
| Parcel Size: | 1.470 |
| Current Zoning Classification: | Mixed use (001200) |
| Current Future Land Use Designation | Commercial |
| Subject to A1A Scenic Corridor IDO? | NO |

| PROJECT DATA: | Demo old building, pour new concrete pad, erect new manufactured metal warehouse, install electric |
| Grade property to improve drainage, re-pave existing parking lot and driveway to improve property aesthetic and functionality |

Signature of Owner(s) or Applicant/Agent | 08/18/2019 |
if Owner Authorization form attached |
Date |

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. 05/08
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of August, 2014, by SUNTRUST BANK, a Georgia banking corporation, whose mailing address is 303 Peachtree Street, N.E., Suite 3600, Atlanta, Georgia 30303, Attention: Legal and Regulatory Affairs Department (the “Grantor”), in favor of R & K Certified Roofing of Florida Inc., a Florida corporation whose address is 2 Enterprise Drive, Suite B, Bunnell, FL 32110 (the “Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Flagler, State of Florida, as more particularly described on Exhibit “A” hereto.

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

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.
IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized the day and year first above written.

SIGNATURE WITNESSED BY:

GRANTOR:

SUNTRUST BANK,
a Georgia banking corporation
303 Peachtree Street, N.E., Suite 3600
Atlanta, Georgia 30303

By
Name: Christyne Albury
Title: First Vice President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of August, 2014, by Christyne Albury as the First Vice President of SUNTRUST BANK, a Georgia banking corporation, on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

Notary Public, State of Florida

My commission expires:

Printed Name of Notary Public

[Seal Image]
Exhibit “A”
[Legal Description]

PARCEL A:

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE ORIGINAL QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 22, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 86°01'40" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 578.10 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY NO. 1; THENCE NORTH 4°39' WEST, ALONG SAID WES TERLY RIGHT OF WAY BOUNDARY, A DISTANCE OF 804.00 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 4°39' WEST, ALONG THE WES TERLY RIGHT OF WAY BOUNDARY, A DISTANCE OF 200.00 FEET; THENCE SOUTH 86°01'40" WEST A DISTANCE OF 300.00 FEET; THENCE SOUTH 4°39' EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND

PARCEL B:

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE ORIGINAL SOUTH 1/4 CORNER OF SAID SECTION 22, RUN NORTH 87°23'42" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 578.50 FEET TO THE WES TERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 87°23'42" WEST ALONG SAID WES TERLY RIGHT OF WAY A DISTANCE OF 804.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 87°23'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 260.00 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 3°17'33" EAST A DISTANCE OF 46.15 FEET; THENCE NORTH 87°23'42" EAST, A DISTANCE OF 260.00 FEET TO THE WES TERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE NORTH 3°17'33" EAST, ALONG SAID WES TERLY RIGHT OF WAY LINE A DISTANCE OF 46.15 FEET TO THE POINT OF BEGINNING.

AND

PARCEL C:

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE ORIGINAL SOUTH 1/4 CORNER OF SAID SECTION 22, RUN NORTH 87°23'42" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 578.50 FEET TO THE WES TERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 87°23'42" WEST ALONG SAID WES TERLY RIGHT OF WAY A DISTANCE OF 804.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 87°23'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°23'42" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 40.00 FEET; THENCE NORTH 3°17'33" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 300.00 FEET; THENCE NORTH 87°23'42" EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 40.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL, RUN SOUTH 3°17'33" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED IN OFFICIAL RECORDS VOLUME 447, PAGE 561, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT MARKING THE ORIGINAL SOUTH 1/4 CORNER OF SAID SECTION 22, RUN NORTH 87°23'42" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 578.50 FEET TO THE WES TERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 3°17'33" WEST ALONG SAID WES TERLY RIGHT OF WAY A DISTANCE OF 804.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 87°23'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°23'42" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 40.00 FEET; THENCE NORTH 3°17'33" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DEED BOOK 54, PAGE 319, A DISTANCE OF 300.00 FEET; THENCE NORTH 87°23'42" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND AGREEMENTS MADE IN THAT CERTAIN EASEMENT AGREEMENT AND TERMINATION OF LEASE BY AND BETWEEN SUNTRUST BANK AND AMERICAN TOWER ASSET SUB, LLC. RECORDED ON FEBRUARY 6, 2014 IN OFFICIAL RECORDS BOOK 1988, PAGE 1660 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.