FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING
First Floor Conference Room B108
1769 EAST MOODY BOULEVARD, BUILDING 2, BUNNELL, FL 32110

AGENDA

DATE – July 15, 2020  TIME – 9:00 A.M.

PURSUANT TO FLORIDA GOVERNOR’S EXECUTIVE ORDER 20-69, THE FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE WILL CONDUCT ITS REGULAR MEETING USING COMMUNICATIONS MEDIA TECHNOLOGY.

DUE TO SOCIAL DISTANCING REQUIREMENTS THERE WILL BE LIMITATIONS ON THE NUMBER OF MEMBERS OF THE PUBLIC PERMITTED TO ENTER THE MEETING ROOM AND/OR GOVERNMENT SERVICES BUILDING. SCREENING OF VISITORS WILL BE REQUIRED PRIOR TO ENTERING THE GOVERNMENT SERVICES BUILDING AND THE WEARING OF CLOTH FACE COVERINGS IS REQUIRED.

WHILE THE TECHNICAL REVIEW COMMITTEE IS OPEN TO THE PUBLIC, IT IS NOT A PUBLIC HEARING. DUE TO COVID-19, THE PUBLIC IS DISCOURAGED FROM ATTENDING THIS MEETING IN PERSON.

COMMENTS MAY BE SUBMITTED PRIOR TO THE MEETING BY EMAIL TO PLANNINGDEPT@FLAGLERCOUNTY.ORG.

1. Application #3221 – APPLICATION FOR SITE DEVELOPMENT PLAN – UNDER 5 ACRES IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT – request for site development plan approval for proposed Bronx Pizza at 5384 N. Oceanshore Boulevard. Parcel Number: 40-10-31-0010-00010-0150; 0.69 acres. Owner: A1A 5384, LLC/Applicant: Jerry Finley, P.E.
   Project #SDP-000201-2020  (TRC)

2. Application #3218 – APPLICATION FOR A VARIANCE IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) DISTRICT – request for monument sign variances: setback variance; variance to exceed maximum allowalbe sign area, and variance to exceed maximum allowable sign height in Airport Commons at 5615 State Highway 100 East. Parcel Number: 08-12-31-0650-000B0-0072; 3.83+/- acres. Owner: Airport Commons, LLC/Applicant: Charlie Faulkner.
   Project #VAR-000210-2020  (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.
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
No comments at this time

REVIEWING DEPARTMENT: E-911 STAFF
No comments for this project.

REVIEWING DEPARTMENT: COUNTY ATTORNEY
Comments pending.

REVIEWING DEPARTMENT: FIRE INSPECTOR
Comments pending.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT
1. An Onsite Sewage Treatment and Disposal System Construction Permit will be required to be obtained from the Florida Department of Health in Flagler County for commercial wastewater flows of 5000gpd or less. Septic system sizing will be based on the total number of restaurant seats. Estimated flows for a full service restaurant are 40 gal/day/seat or 20 gal/day/seat for establishments using single service articles only.
2. Based on the proposed site plan, the available unobstructed area appears to be 2,580 sq. ft. This will allow for a 1700 sqft trench drainfield system that can support up to 68 seats, using single service items only.
3. Systems where the required drainfield area is greater than 1000sqft shall be designed by a professional engineer, licensed in Florida, as a low pressure dosed system. Please note that Engineered designed septic system specifications will be reviewed after a septic system construction permit has been applied for and a soil evaluation has been performed. This cannot be adequately reviewed at this time.
4. All components of the system must be setback from normally dry retention areas, detention areas, swales, and ditches by at least 15ft. It appears the tanks are currently shown between 2-3 ft from these features. A new location for the tanks is required if stormwater conveyance cannot be moved.
5. A dosing tank with 1900 gallons of total capacity will be required do to low pressure dosing requirements. Please include the dosing tank on the site plan, that maintains all required setbacks.
6. The 2200 gallon septic tank proposed on the site plan will likely be increased to 2700 gallons to meet requirements of 64E-6, FAC. Please not the dimensions of the actual tank will be wider than 4.5ft tank width shown on the site plan. Depending on tank manufactures, the width will likely be several feet wider/longer.
7. An Annual Operating Permit will be required due to the generation of commercial wastewater, if estimated
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
1. Please provide stormwater calculations.
2. Provide a signed and sealed survey.
3. Update the reference to the FEMA map on the cover sheet to the current FEMA maps.
4. Provide the street names on the site plan sheets.
5. For clarity, turn off the dimensions on the grading sheet.
6. The grading on the west side of the building appears to exceed 3:1 slope to the RA. Revise as needed.
7. Grading on the east side of the building will drain into the street. Revise as needed.
8. Provide gutters on the building to direct the impervious runoff to the retention areas.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT
App #3024 approved for Special Exception for Restaurant with conditions. Order recorded at Official Records Book 2122, Page 309, PRFCF.
1. Add to Sheet C-1 Maximum Seating Capacity allowed = 160 persons, then identify Seating Capacity Provided.
2. Parking requirements, provide number of spaces per employee per shift, see LDC, Section 3.06.04(A)(15).
3. Order condition Section 1(4) states that no commercial access will be permitted off of 17th Road. The residential use has been removed from the proposed development, therefore connection to 17th Road to be removed as it will be commercial access.
4. On Sheet C-3 locate future cross-access easement to parcel adjacent to the north, this cross-access easement shall be located at least fifty (50) feet from the r/w line of A1A for nonresidential sites.
5. Order condition Section 1(7), use of shell material for off-street parking is subject to approval of a parking surface deviation by the Board of County Commissioners.
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 #: 3221 / SDP-00201-2020

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
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<tbody>
<tr>
<td>Name(s): AIA 5384, LLC</td>
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<tr>
<td>Mailing Address: 13 Capri Court</td>
</tr>
<tr>
<td>City: Palm Coast  State: FL  Zip: 32137</td>
</tr>
<tr>
<td>Telephone Number 516-852-4229  Fax Number</td>
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<tr>
<th>APPLICANT - AGENT</th>
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<tr>
<td>Name(s): Jerry K. Finley, P.E.</td>
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<tr>
<td>Mailing Address: 3959 So. Nova Road, Suite B34</td>
</tr>
<tr>
<td>City: Port Orange  State: FL  Zip: 32127</td>
</tr>
<tr>
<td>Telephone Number (386) 756-8676  Fax Number</td>
</tr>
<tr>
<td>Email Address <a href="mailto:jfinley@finleyengineers.com">jfinley@finleyengineers.com</a></td>
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<tr>
<th>SITE LOCATION (street address):</th>
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<tr>
<td>5384 No. Oceanshore Blvd</td>
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<th>LEGAL DESCRIPTION:</th>
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<tr>
<td>(briefly describe, do not use &quot;see attached&quot;)</td>
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<tr>
<td>Lots 15,16,17,18,33,34, Block 1, Map of Artesia, Plat Bk3, Pg 21, PRFCE</td>
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<tr>
<th>Parcel # (tax ID #):</th>
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<tr>
<td>40-10-31-0010-00010-0150</td>
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<th>Parcel Size:</th>
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<tr>
<td>0.69 acres</td>
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<th>Current Zoning Classification:</th>
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<td>R/C with Special Exception for Restaurant</td>
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<th>Current Future Land Use Designation</th>
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<tr>
<td>Mixed Use-Low Intensity</td>
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<tr>
<th>Subject to A1A Scenic Corridor IDO?</th>
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<tr>
<td>☑ YES  ☐ NO</td>
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<tr>
<th>PROJECT DATA:</th>
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Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached
Michael Goodman, AIA 5384, LLC

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
October 17, 2019

Adam Mengel
Gina Lemon
Flagler County
1769 E. Moody Blvd.
Bunnell, Fl 32110

Re: Bronx Pizza (formerly known as “The Shed”)
Project # 2016100004 / Application # 3054

Adam and Gina:

Enclosed you will find ten copies and a digital file of the plans for Bronx Pizza (formerly The Shed) located at A-1-A and 17th. The project has the same Ownership with a slightly different use. Some of the changes since the last drawing you commented on (November 16, 2016) and County Commission approval August 1, 2016 are:

1. The small existing building partially located in the front setback has been lost to hurricanes and no longer is part of the project.
2. The Dumpster area has been moved to the 17th Road side of the project to improve entry aesthetics. Parking spaces now occupy the old dumpster location.
3. Provisions for a future parking connection to the north have been deleted since a single family residence now occupies the land to the north.
4. The building configuration has changed and now includes a covered outdoor seating area.

Driveway Access and Drainage applications have been submitted to FDOT and Tommy Russ is ready to issue these permits upon receipt of local Agency approval. An application is in process with SJRWMD. A water service application has been initiated with the City of Palm Coast.

Let me know if you need anything further for approval. Thank you for your assistance.

Sincerely,

Jerry K. Finley, P.E.
Personal Representative's Deed

This Personal Representative's Deed made this 4th day of May, 2016 between Stephen M. Haas as Personal Representative of the Estate of Carl J. Haas, deceased, whose post office address is 3530 SW 121st Avenue, Miami, FL 33175, grantor, and A1A 5384, LLC, a Florida limited liability company, whose post office address is 5384 North Oceanshore Blvd., Palm Coast, FL 32137, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

Lots 15, 16, 17, 18, 33. and 34, Block 1, of Map of Artesia, according to a plat thereof recorded in Plat Book 3, Page 21, Public Records of Flagler County, Florida.

Parcel Identification Number: 40-10-31-0010-00010-0150

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, 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 has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness Name: Rachael Hernandez

B. Miquel

Stephen M. Haas, Personal Representative

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 4th day of May, 2016 by Stephen M. Haas, Personal Representative of the Estate of Carl J. Haas, deceased, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

B. Miquel
Notary Public
Printed Name: ________________________________
My Commission Expires: __________________________
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
No comments at this time.

REVIEWING DEPARTMENT: E-911 STAFF
No comments for this project.

REVIEWING DEPARTMENT: COUNTY ATTORNEY
No comments for this project.

REVIEWING DEPARTMENT: FIRE INSPECTOR
No comments.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT
No comments.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
No comments.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT
1. This development was designed in accordance with the Flagler County Land Development Code requirements for a general commercial use with the assumption the property upon its completion will annex into the City of Palm Coast. The requested additional signage is consistent with the City of Palm Coast.

2. The site plan provided the 96 sq. ft. sign along State Road 100 is labeled Sign “C”, but should be labeled Sign “A”. Please correct.
**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 #: VAR-000210-2020

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**PROPERTY OWNER(S)***

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>AIRPORT COMMONS LLC</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>3700 AIRPORT ROAD SUITE 302</td>
</tr>
<tr>
<td>City:</td>
<td>Boca Raton</td>
</tr>
<tr>
<td>State:</td>
<td>FL</td>
</tr>
<tr>
<td>Zip:</td>
<td>33431</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>954-254-1025</td>
</tr>
</tbody>
</table>

**APPLICANT/AGENT***

| Name(s): | Charlie Faulkner |
| Mailing Address: | 291 Byrd Road |
| City: | Crescent City |
| State: | FL |
| Zip: | 32112 |
| Telephone Number | 386-931-9147 |

**SITE LOCATION (street address):***

| 5615 State Hwy 100 E. Palm Coast, FL 32164 |

**LEGAL DESCRIPTION:**

| SR 100 & Aviation Drive |

**Parcel # (tax ID #):***

| 08-12-31-0650-000B0-0072 |

**Parcel Size:**

| 3.84 Acres |

**Current Zoning Classification:**

| General Commercial |

**Current Future Land Use Designation:**

| Commercial High Intensity |

**Subject to A1A Scenic Corridor IDO?:***

| NO |

**Relief Requested:**

| for Monument Sign setbacks, area, and height to be consistent with COPC LDC |

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**Signature of Owner(s) or Applicant/Agent**

| June 23, 2020 |

**Signature of Chairman:**

| *approved with conditions, see attached. |

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**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
Subject Property: Airport Commons

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

This project is subject to a PRE-ANNEXATION, ECONOMIC DEVELOPMENT AND JOINT PLANNING AGREEMENT between COPC, Flagler County and Airport Commons, LLC and an earlier Settlement Agreement. The effective date of the Annexation is expected to be September 1, 2020. It would be an unnecessary hardship to require the applicant to conform with Flagler County's sign requirements for the reasons stated in #2 below and because the property will be subject to the COPC's jurisdiction within weeks of the approval of the variance.

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

The above referenced Agreement requires the project obtain permits and C.O. from Flagler County, then annex into the City of Palm Coast. As such, we have attempted to incorporate various City aesthetic design elements in order to be consistent with the City's character. The applicant did not create the hardship by unilaterally volunteering to annex into the COPC. The City threatened litigation against the County for agreeing to provide water to the applicant's project, which initially was not going to be annexed into the COPC. The applicant, Flagler County, and the COPC reached a settlement agreeing to annex as set forth in the Pre-Annexation Agreement.

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

All sign setbacks, heights and size are consistent with the City of Palm Coast Land Development Code requirements, which will apply to the property upon annexation and the property's incorporation into the City's zoning and future land use maps.

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

Commercial signage is permitted in the General Commercial zoning district.

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.

We are requesting this variance in good faith to fulfill the intent of the PRE-ANNEXATION, ECONOMIC DEVELOPMENT AND JOINT PLANNING AGREEMENT between COPC, Flagler County and Airport Commons, LLC. Our mutual goal is to have Airport Commons look similar to the other commercial projects within the City of Palm Coast.

**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:
Michael D. Chiumento, Esquire
Chiumento & Associates, P.A.
4 Old Kings Road North
Palm Coast, Florida 32137
Attn: Kelly DeVore

Property Appraisers Parcel
Identification Numbers
081231-0650-00080-0070

WARRANTY DEED

THIS INDENTURE, Made this _/___ day of January, 2006, Florida Landmark Communities, Inc., a Florida corporation, successor by merger to Palm Coast Holdings, Inc., 1 Corporate Drive, Suite 3A, Palm Coast, FL 32137-4715, hereinafter called the Grantor, to Flagler Pines Properties, L.L.C., a Florida limited liability company, whose post office address is 5 Montilla Place, Palm Coast, FL 32137, hereinafter called the Grantee:

WITNESSETH, That said Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See attached Exhibit "A"

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

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO taxes for the year 2006 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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 December 31, 2005.
IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Florida Landmark Communities, Inc., a Florida corporation, successor by merger to Palm Coast Holdings, Inc.

By: William I. Livingston, Division President

(Corporate Seal)

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 18th day of January, 2006, by William I. Livingston, Division President of Florida Landmark Communities, Inc., a Florida corporation, on behalf of the corporation. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

Danielle M. Dahl
Notary Public

Printed Name: Danielle M. Dahl

My Commission Expires: January 13, 2016
LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING A PORTION OF PARCEL 412 RECORDED IN OFFICIAL RECORDS BOOK 601, PAGES 1989 THROUGH 2025, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE WEST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE SOUTH 01°13'43" EAST ALONG THE WEST LINE OF SECTION 8 A DISTANCE OF 161.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID WEST LINE OF SECTION 8 RUN NORTH 89°09'05" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 100 A DISTANCE OF 520.36 FEET TO THE NORTHWEST CORNER OF ALBANO'S PARCEL RECORDED IN OFFICIAL RECORDS BOOK 363, PAGES 319 AND 320, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 06°50'55" EAST A DISTANCE OF 415.00 FEET, THENCE NORTH 89°09'05" EAST ALONG THE SOUTH LINE OF ALBANO'S PARCEL A DISTANCE OF 420.00 FEET, THENCE NORTH 06°50'55" WEST A DISTANCE OF 415.00 FEET TO THE NORTHEAST CORNER OF ALBANO'S PARCEL, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 100, THENCE DEPARTING ALBANO'S PARCEL RUN NORTH 89°09'05" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 100 A DISTANCE OF 1658.33 FEET TO A POINT BEING THE NORTHWEST CORNER OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1109, PAGE 662, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE DEPARTING STATE ROAD 100 RUN SOUTH 02°27'02" EAST ALONG THE WESTERLY BOUNDARY OF SAID LAND RECORDED IN BOOK 1109, PAGE 662, A DISTANCE OF 583.88 FEET, THENCE SOUTH 38°32'06" WEST A DISTANCE OF 410.00 FEET, THENCE SOUTH 02°50'07" EAST ALONG THE WESTERLY BOUNDARY OF SAID LAND RECORDED IN BOOK 1109, PAGE 662, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE FLAGLER COUNTY AIRPORT, THENCE DEPARTING SAID LAND RECORDED IN BOOK 1109, PAGE 662, RUN SOUTH 89°39'53" WEST ALONG THE NORTH BOUNDARY LINE OF THE FLAGLER COUNTY AIRPORT A DISTANCE OF 2357.05 FEET, THENCE NORTH 01°13'43" WEST ALONG THE AIRPORT BOUNDARY A DISTANCE OF 1059.82 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 57.8236 ACRES MORE OR LESS.

SUBJECT TO A 30' WIDE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 546, PAGES 1477 THROUGH 1479, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT TO A 15 FOOT WIDE EASEMENT FOR PUBLIC ROAD ALONG EACH SIDE OF ALL SECTION AND HALF SECTION LINES ACCORDING TO PLAT OF BUNNELL DEVELOPMENT COMPANY'S LAND AT BUNNELL, FLORIDA, MAP BOOK 1, PAGE 1, FLAGLER COUNTY RECORDS.

SUBJECT TO GLIDE PATH EASEMENT C-8, FLAGLER COUNTY AIRPORT.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 IN THE VICINITY OF THE DESCRIBED PARCEL, BEING NORTH 89°09'05" EAST.

2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

3. THIS IS NOT A BOUNDARY SURVEY.

ABBREVIATIONS

D=DEGREES

T=THIRD

R=ROD

L=LENGTH

CH=CHORD

GB=GENER

B=BEARING

MR=MAP BOOK

PC=PAGE

P/C=POINT OF CURVE

P/H=POINT OF TANGENCY

Q=CENTER LINE

F=PO-OF BEGINNING

M/F=NOW OR FORMERLY

P/C=PERMANENT CONTROL POINT

P/R=PERMANENT REFERENCE MONUMENT

ORD=OFFICIAL RECORD BOOK

TOMOKA ENGINEERING

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976

DAYTONA BEACH

FLAGLER PALM COAST

MAIN OFFICE 903 S. Woodland Ave., Daytona Beach, FL 32114

PHONE 386-257-4060   FAX 386-257-4063

TOMOKAENGINEERING.COM

PROJECT NO. TJ07PC1H

LOCATION 1007P-432-W-6L

DATE NOVEMBER 18, 2004

SHEET NO. 2 OF 2
Fabricate & install one (1) 8'-0" X 21'-8" X 2'-0" deep double face LED internally illuminated stucco finished free standing sign cabinet decorated with twelve (12) flat 1/16" acrylic tenant panels decorative utilizing 3M translucent vinyl. Airport Commons header copy to be pan and embossed. Two (2) sets of 1/4" flat cutout non-illuminated aluminum 5615 address numerals. Color: White. Free standing Sign Color: T.B.D. Ends Column decorated utilizing faux stone.
PROPOSED:
Fabricate & install one (1) 8'-0" X 17'-8" X 2'-0" deep double face LED internally illuminated stucco finished free standing sign cabinet decorated with twelve (12) flat 177" acrylic tenant panels decorative utilizing 3M translucent vinyl.
Airport Commons header copy to be pan and embossed.
Two (2) sets of 1/4" flat cut out non-illuminated aluminum 5615 address numerals - Color: White
Free standing Sign Color: T.B.D
Ends Columns decorated utilizing faux stone.

AVIATION DRIVE: 316 LINEAL FEET
ALLOWABLE SIGN AREA: 62 SQ/FT
PROPOSED SIGN AREA: 62 SQ/FT
ALLOWABLE AGGREGATE AREA: 124 SQ/FT
PROPOSED AGGREGATE AREA: 124 SQ/FT
PROPOSED:

Fabricate & install one (1) 7'-0" X 6'-10" X 1'-8" deep double face LED internally illuminated stucco finished freestanding sign, copy and logo to be routed out backed up utilizing .177" acrylic with 3M translucent vinyl overlay.

Color: T.B.D

AVIATION DRIVE: 316 LINEAL FEET
ALLOWABLE SIGN AREA: 24 SQ/FT
PROPOSED SIGN AREA: 24 SQ/FT
ALLOWABLE AGGREGATE AREA: 48 SQ/FT
PROPOSED AGGREGATE AREA: 48 SQ/FT