



**CITY OF BUNNELL  
AGENDA  
PLANNING, ZONING AND APPEALS BOARD  
Tuesday, January 19, 2016 at 7pm  
Bunnell City Complex  
201 W. Moody Blvd., Chambers Meeting Room  
Bunnell, FL 32110**

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**Planning and Zoning Agenda**

1.		Call to Order for Planning and Zoning Meeting. Roll Call.
2.		Disclosure of ex parte communications.
3.		Approval of the minutes from the December 15, 2015 meeting.

**New Business:**

4.		<b>Case #2016-01:</b> Request for Site Plan Approval for Fraser's Outdoor Storage located at 1800 Old Moody Blvd.
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5.		<b>Public Comment:</b> Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.
6.		<b>Board Comment.</b>
7.		<b>Adjournment of Planning and Zoning Meeting.</b>

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**NOTICE:** If any person decides to appeal any decision made by the Planning, Zoning and Appeals Board with respect to any item considered at any meeting of this board; He or She will need a record of the proceedings, and for this purpose, He or She may need to ensure that a verbatim record of the proceedings is made, which record is to include the testimony and evidence upon which the appeal is based. (286.0105 Florida Statutes). Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's office at (386) 437-7500.

Mick Cuthbertson



**CITY OF BUNNELL  
MINUTES  
PLANNING, ZONING AND APPEALS BOARD  
Tuesday, December 15, 2015 at 7pm  
Bunnell City Complex  
201 W. Moody Blvd., Chambers Meeting Room  
Bunnell, FL 32110**

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**Planning and Zoning Agenda**

1.	<p>Call to Order for Planning and Zoning Meeting. Roll Call.</p> <p><b>Present:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger; Randy Morris (Alternate)</p> <p><b>Excused:</b></p> <p><b>Not Present:</b></p> <p><b>Non-Voting:</b> Charlie Cino; Kristen Bates</p>
2.	<p>Disclosure of ex parte communications.</p> <p>None.</p>
3.	<p>Approval of the minutes from the October 20, 2015 meeting. (<i>Note: There was no meeting in November 2015</i>)</p> <p><b>Motion:</b> Approve the minutes of the October 20, 2015 meeting. <b>Moved By:</b> Thea Mathen <b>Second By:</b> Shannon Strickland <b>Vote:</b> Motion carried by a unanimous vote. <b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>

**New Business:**

4.	<p><b>Case #2015-19:</b> Ordinance 2016-XX Request to Vacate a Portion of Bluege St. between Block 194 Lot 3 and Block 195 Lots 6 and 7.</p> <p>This item was introduced by Kristen Bates. The applicant, Anthony Marotta, submitted a request to the City of Bunnell asking a portion of the right-of-way known as Bluege St. be vacated. Mr. Marotta plans to use this right-of-way in the development of the .43 acre property he owns to the east of this right-of-way as the current size and shape of this parcel makes it hard to develop without having additional space. If this right-of-way is vacated, half of the street will go to one adjacent property owner and half will go to the other adjacent property owner.</p> <p>The applicant was represented by Don Hubert.</p> <p>Public Comment: None</p> <p><b>Motion:</b> Approve Ordinance 2016-XX Request to Vacate a Portion of Bluege St.</p>
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	<p>between Block 194 Lot 3 and Block 195 Lots 6 and 7.</p> <p><b>Moved By:</b> Shannon Strickland</p> <p><b>Second By:</b> Jan Reeger</p> <p><b>Vote:</b> Motion carried by a unanimous vote.</p> <p><b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
5.	<p><b>Case #2015-20:</b> Special Exception Request to allow a business office to operate on property located at 308 N. Church St., a property with a single family residential zoning designation.</p> <p>This item was introduced by Kristen Bates. This item was advertised in accordance with the Land Development Code regulations. The applicant, Steve Woodin, requested permission to operate his office out of this location which has a residential zoning designation. Mr. Woodin's business is currently classified as a home occupation because he operates it out of his residence. Mr. Woodin recently bought this property as he no longer has the space needed to operate his existing business out of his actual residence. There would be no residents at this address and it would be used solely as a business office. As a result, a home occupation business tax receipt cannot be issued. If approved, Mr. Woodin would have to pay commercial water/sewer rates and would have to pass the annual fire inspection required of all non-home occupation businesses. The only comments the City has received in response to the notification letters were concerns about possible noise and if the Board could review the request if any of the neighbors made a complaint to the City about how this use is impacting their residential properties.</p> <p>Mr. Woodin was present to answer any questions. Mr. Woodin explained he operates a web based business. Most days the only people in the office would be either him or his wife. On occasion there may be a guest speaker to provide training over the internet to people in other locations.</p> <p>The Board discussed notification to the surrounding residents. It was noted that it seemed the type of work being done in the office would be no more than any other person who might bring work to a home type environment with them.</p> <p><b>Public Comment:</b> Timothy Kennedy expressed his concern for allowing this use. He is concerned about the high traffic and the noise.</p> <p>Michelle Woodin stated Florida Irrigation located on the block closest to N. State St. parks a semi-truck on this portion of N. Church St. and they only park in the driveway of this property.</p> <p><b>Motion:</b> Approve the special exception request to allow a business office to operate at 308 N. Church St with the following conditions: 1. The intensity of the use does not change from what was presented to the Planning Board. If any changes to the use are requested, they must come back before the Board for consideration; 2. City staff reviews the impact/use annually. If needed, staff can bring the matter back before the Board to resolve any issues that may have come up during the review; 3. No signage is allowed; 4. There is a limit of 3 cars to be parked on the property.</p>

	<p><b>Moved By:</b> Shannon Strickland  <b>Second By:</b> Jan Reeger  <b>Vote:</b> Motion carried by a unanimous vote.  <b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
6.	<p><b>Case #2015-21:</b> Special Exception Request to allow a single use development exceeding 5,000 square feet of building area at 1202 E. Moody Blvd. located in the B-2, Business zoning district.</p> <p>This item was introduced by Kristen Bates. This item was advertised in accordance with the Land Development Code regulations. The applicant, Eastern Flooring Center, requested special exception permission to allow a single use development that would exceed a total of 5,000 square feet in the B-2, Business zoning district. The proposed development includes a total of 3 new buildings totaling 13,500 square feet of building area. Eastern Flooring would like to have adequate storage for their product/materials and not impact the display or sales area of the main building.</p> <p>Mike Idzior was present on behalf of Eastern Flooring to answer any questions.</p> <p>Jan Reeger advised that she is concerned about the use of a steel building in this area. She provided a picture to all Board members, staff and the applicant to show what she felt would be an appropriate way to address the outside of a steel building. There was additional discussion of the traffic in this area during school times and the direction of the one way drive located between the buildings on the property.</p> <p><b>Public Comment:</b> None.</p> <p>The Board requested the applicant take into consideration their comments about the building and the one way driveway when re-submitting their site plan to the City.</p> <p><b>Motion:</b> Approve the special exception request to allow a single use development exceeding 5,000 square feet of building area at 1202 E. Moody Blvd. located in the B-2, Business zoning district.  <b>Moved By:</b> Jan Reeger  <b>Second By:</b> Jerry Jones  <b>Vote:</b> Motion carried by a unanimous vote.  <b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
7.	<p><b>Case #2015-22:</b> Request for Final Plat Approval for Grand Reserve Golf Course: Re-Platting portions of the Grand Reserve Golf Course.</p> <p>This item was introduced by Kristen Bates. The owner of the property needed to re-plat portions of the golf course. The proposed re-plat revises the boundaries of Golf Course Parcel 1, Golf Course Parcel 2, and Parcel 16. Additionally, 4 new pond tracts will be created and the boundaries of 9 existing pond tracts will be revised. It does not affect the existing 157 residential lots. This item will go before the Commission for approval.</p> <p>Gil Howatt was present on behalf of the applicant. He confirmed the information provided by City staff.</p>



	<p>There was no discussion on this item.</p> <p>Public Comment: None.</p> <p><b>Motion:</b> Approve the Request for Final Plat Approval for Grand Reserve Golf Course: Re-Platting portions of the Grand Reserve Golf Course.  <b>Moved By:</b> Shannon Strickland  <b>Second By:</b> Thea Mathen  <b>Vote:</b> Motion carried by a unanimous vote.  <b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
8.	<p><b>Case #2015-23:</b> Ordinance 2016-XX Changing the Zoning Designation of ±15 Acres of Property from an undesignated classification to City of Bunnell R-1, Single Family Residential district.</p> <p>This item was introduced by Kristen Bates. The applicant, Gerardo Malagisi, is the owner of approximately 15 acres of property within the City of Bunnell located at 425 Elm Ave. Currently, the property has a future land use designation of City of Bunnell Single Family Low Density, but there is not a current zoning designation for the property. Mr. Malagisi requested the zoning designation of City of Bunnell R-1, Single Family Residential zoning district be applied to this property. This request is consistent with the current future land use designation of this property. Applying this designation helps to clean up the City's zoning map.</p> <p>Brian Smith of GHD was present on behalf of the applicant.</p> <p>Public Comment:  Mike Williams- asked what kind of project was going to be built. Mr. Williams was advised this item is a zoning change request and the type of project needs to be discussed in the following agenda item.</p> <p>Doris Williams (Sherman St.)- was unclear which property was being discussed. She was provided a copy of the location map. She stated she is opposed to applying residential housing to this property.</p> <p>Mike Williams- spoke again to state he is opposed to re-zoning this property. He stated putting more people in this area would not be good since there is only one way in and one way out of this neighborhood.</p> <p>Amy Canna- advised Elm Ave. is not built for more people. She is concerned that the portion of S. Bay St. that is near this neighborhood is still unpaved. She is also concerned that there is a lot of criminal activity in this area particularly with drug deals.</p> <p>The Planning Board explained to the audience the zoning designation requested matches the City's Comprehensive Plan, the current land use designation for a residential use and that this category is the lowest density residential classification available.</p>

	<p><b>Motion:</b> Approve Ordinance 2016-XX Changing the Zoning Designation of ±15 Acres of Property from an undesignated classification to City of Bunnell R-1, Single Family Residential district.</p> <p><b>Moved By:</b> Shannon Strickland</p> <p><b>Second By:</b> Jerry Jones</p> <p><b>Vote:</b> Motion carried by a unanimous vote.</p> <p><b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
9.	<p><b>Case #2015-24:</b> Special Exception Request to allow a multi-family residential project on property with a Single-Family Low Density land use designation and Undesignated zoning.</p> <p>This item was introduced by Kristen Bates. This item was advertised in accordance with the Land Development Code regulations. The applicant, Gerardo Malagisi, requested special exception permission to allow a multi-family residential project on a 15 acre, vacant property located at 425 Elm. Ave. This property currently has a Single Family Low Density land use designation, but the zoning is undesignated. This was a companion item to a previous agenda item which requested the zoning designation of R-1, Single-Family Residential district be applied to this property. The applicant would like to develop the property into 50 multi-family affordable housing units. The Land Development Code provides a density of 4 units per acre in the R-1, Single-Family Residential district. The proposed density meets the Land Development Code requirements for the R-1, Single-Family Residential district.</p> <p>Brian Smith of GHD was present on behalf of the applicant.</p> <p>There was discussion by the Board about the allowed density for the proposed zoning district. The requested number of units is actually less than what is allowed by the Land Development Code. There was discussion about the traffic and the railroad crossing at US 1 South and Elm Ave. The Board asked what funding would be used for this project. Mr. Smith advised that they would be applying at the end of February 2016 for State funding. The Board recognized concerns already brought up by the residents in the previous agenda item and agreed that the impact to the infrastructure needs to be addressed.</p> <p>Public Comment:</p> <p>Doris Williams (Sherman St.)- stated she objected to developing this property as a number of streets in the area are dead ends or unfinished streets, there is a large canal in the area and developing this property would leave the wild animals such as deer, hogs, and bird in the area with no place to live.</p> <p>Beulah Johnson (Lincoln St.)- stated she is not concerned about the number of units proposed or the type of housing proposed, but she is concerned about the traffic flow in the neighborhood, the condition of the roads in this area and the state of the railroad crossing.</p> <p>Ezekiel Canna (Elm Ave.)- stated he is a high school senior and grew up in this neighborhood. He reported that Gambia Woods used to be a safety concern for the residents in this area until changes were made. He also stated there are a number of crimes going on in the area such as drug deals and it seems that nothing is being</p>



	<p>done to stop them. He does not want this project to bring more crime to his neighborhood.</p> <p>Amy Canna (Elm Ave.)- stated security/safety are major concerns for this area. The Bunnell Police force has already been reduced and Flagler County has not responded to calls when drug deals have been seen on the streets.</p> <p>Mike Williams- stated he is concerned the crime rate will increase if this project is allowed. He is glad Gambia Woods took measures to improve their security, but not all properties take safety or security measures. He is also concerned there is only one way in and out of this area and the condition of S. Bay St. and Elm Ave. He believes adding any more residences to this area would be too extreme.</p> <p>Ezekiel Canna (spoke again responding to question from the Board about the changes Gambia Woods made to their site for better security)- He reported Gambia Woods added a gate, security cameras, and a security guard lives on the property. He also advised that the property has fencing or thick woods to limit entry to the property from anywhere but the gate.</p> <p>The Board had further discussion about what types of conditions they are legally allowed to impose with the special exception request. Board Attorney, Charlie Cino, advised that reasonable restrictions could be imposed. The Board recognized the site plan review process would require the submittal of a traffic study which should address the impacts to the roads in the area of this property. The City does not have the authority to tell the Florida East Coast Railway to redesign the railway crossing. There was also discussion about requiring additional documents in the site plan review packet.</p> <p><b>Motion:</b> Approve the special exception request to allow a multi-family residential project on 425 Elm Ave. with the following conditions: 1. The number of housing units/density shall not exceed 50 units; 2. The project shall include security measures including but not limited to a gated entrance, security cameras and on-site management; 3. A management agreement shall be submitted with the site plan review packet; 4. The management plan shall be reviewed with City staff annually to ensure that all safety and security needs are being met and addressed; 5. The impact to the infrastructure will be addressed during the site plan review process; 6. Staff provides notice of the site plan approval hearing to the same people notified of the special exception request and all residents on Elm Ave.</p> <p><b>Moved By:</b> Shannon Strickland</p> <p><b>Second By:</b> Jan Reeger</p> <p><b>Vote:</b> Motion carried by a unanimous vote.</p> <p><b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger</p>
10.	<p><b>Public Comment:</b> Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.</p>

		Doris Williams started to talk about the ditch on Sherman St. She was advised that she needs to take any complaints about the City roads, ditches or other infrastructure to the City Public Works Department or bring them up at a City Commission meeting during Public Comments. She stated she would.
11.		<p><b>Board Comment.</b></p> <p>The Board wished each other Merry Christmas and Happy Holidays.</p>
12.		<p><b>Adjournment of Planning and Zoning Meeting.</b></p> <p><b>Motion:</b> Adjourn.  <b>Moved By:</b> Jan Reeger  <b>Second By:</b> Shannon Strickland  <b>Vote:</b> Motion carried by a unanimous vote.  <b>Yes:</b> Don McCalligan; Shannon Strickland; Thea Mathen; Jerry Jones; Jan Reeger; Randy Morris (Alternate)</p>

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Don McCalligan, Chair





**City of Bunnell, Florida**  
**Agenda Item No. 4**

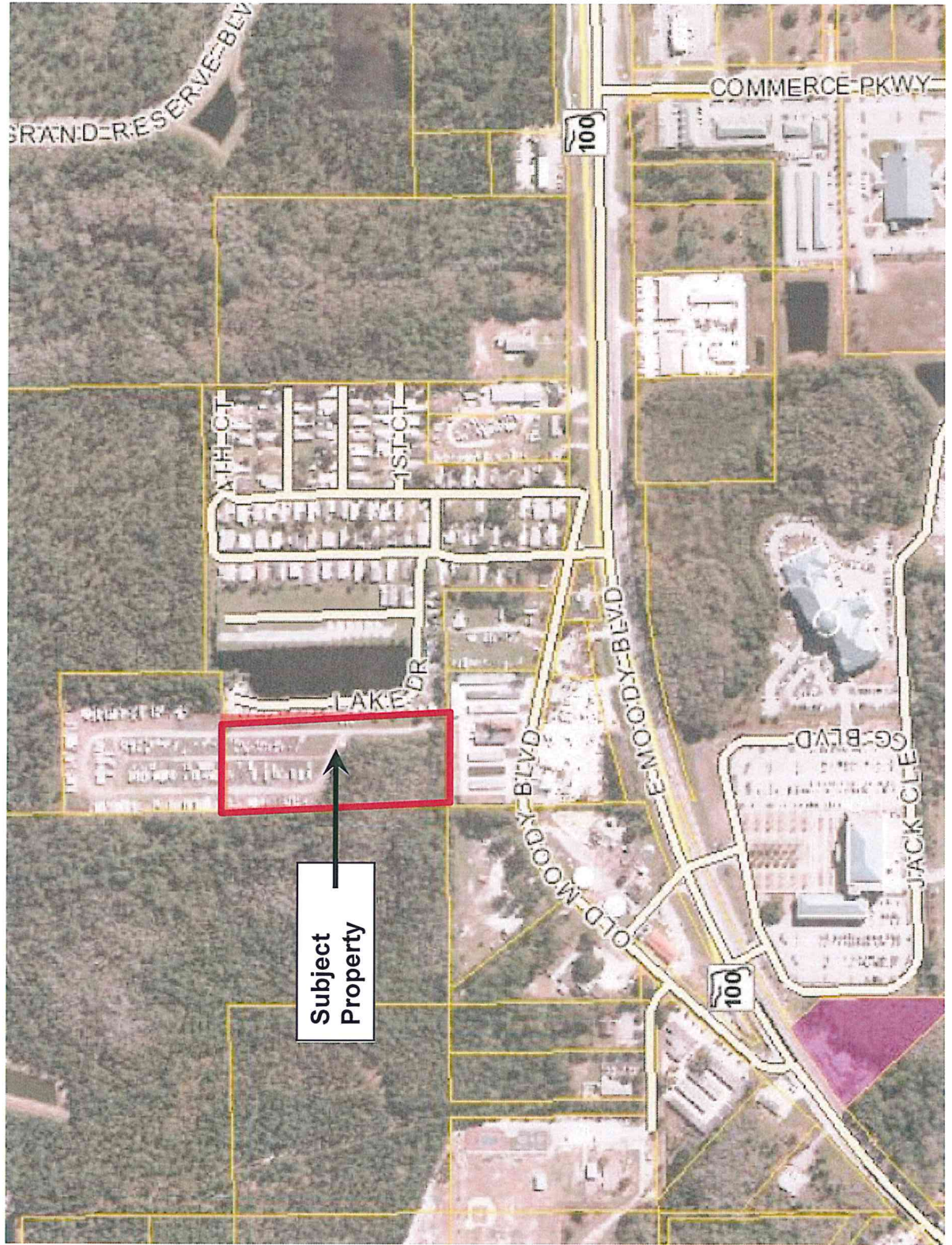
<b>Document Date:</b>	January 6, 2016	<b>Amount:</b>
<b>Department:</b>	Community Development- Kristen Bates	<b>Account #:</b>
<b>Subject:</b>	Request for Site Plan approval for the modification and expansion of Fraser Storage located at 1800 Old Moody Blvd.	
<b>Attachments:</b> <i>Please number items as they will appear on the agenda.</i>	1. Location Map. 2. Developer comment letter. 3. Site Plan.	
<b>Agenda Section:</b>	New Business	
<b>Summary/Highlights:</b> This is a request for Site Plan approval for the modification and expansion of Fraser Storage located at 1800 Old Moody Blvd.		
<b>Background:</b> This is a request for Site Plan approval for Fraser Storage located at 1800 Old Moody Blvd. The applicant owns 3 different adjacent parcels. Fraser Storage has already developed the lot that fronts on Old Moody Blvd and operates its business on this property. The remaining parcels are currently used for outdoor storage.  This site plan proposes minor changes to the developed parcel and the development of the vacant parcel immediately to the north of the developed property. The parcel to be developed is currently used for outdoor storage.  This property has a Commercial Medium land use designation and carries a B-1, Business District zoning designation.  This is a permitted use for this property. <b><i>Sec. 34-117. B-1 Business district.</i></b> <i>(b) Permitted principal and accessory uses and structures. Within any B-1 Business district, no building, structure, or land shall be used except for one or more of the following uses:</i> <i>(1) Any retail business or commercial use which does not involve the manufacturing, harvesting, or processing of products from raw materials.</i>  At its July 15, 2015 meeting, the Planning Board granted the variance request to reduce the side setback on the eastern property line to 3½ feet.  The site plan meets all the standards established in the City of Bunnell Land Development Code Chapter 22 Site Plan Review and Approval.  The applicant has obtained their St. Johns River Water Management District permit.  The applicant can answer any additional questions about the project.		

<b>Staff Recommendation:</b> Approval of the Fraser Storage modification and expansion site plan.
<b>City Attorney Review:</b>
<b>Finance Department Review/Recommendation:</b>

<b><u>PZA ACTION TAKEN:</u></b>	
<input type="checkbox"/> <b>Approved as Recommended</b>	<input type="checkbox"/> <b>Approved with Modifications:</b>
<input type="checkbox"/> <b>Tabled to:</b> _____	_____
<input type="checkbox"/> <b>Continued Date:</b> _____	_____
<input type="checkbox"/> <b>Failed</b>	<input type="checkbox"/> <b>Other:</b> _____
<input type="checkbox"/> <b>No Action Taken</b>	_____
 <b>Motion made by:</b> _____ <b>Seconded by:</b> _____	
<b>Vote:</b> _____	



# Fraser Outdoor Storage Site Plan Approval- Location Map







ALANN ENGINEERING  
GROUP, INC.

CONSULTING ENGINEERS

880 AIRPORT ROAD  
SUITE 113  
ORMOND BEACH, FL 32174

CA No. 5479

PH: 386-673-7640  
FAX: 386-673-3927

SITE DESIGN

ROAD DESIGN

SUBDIVISION DESIGN

STORMWATER DESIGN

WATER/SEWER DESIGN

CONTRACT ADMINISTRATION

EMAIL:  
KAB@AE-GROUP.COM

KIMBERLY A. BUCK, P.E.  
PRESIDENT  
LICENSE No. 38565

Mick Cuthbertson  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110

Re: AE-1417-1 Fraser Mini Storage

Dear Mr. Cuthbertson:

Please provide the location, height (six feet is what Derek is requesting), and type (Derek is requesting solid vinyl) of the proposed fencing, not just a note on the plans. Additionally the area of existing natural landscaping needs to be shown on the plans.

- A fence line was added and called out on sheet C2B and the callout for trees and landscaping was removed from C4B. A detail for the vinyl fence was added on the sheet Details 3.
- A note was added to indicate that the existing natural vegetation should remain.
- Please provide a lighting plan meeting the requirements of our land development code. Staff is particularly interested in the lighting adjacent to the mobile home park. The plan needs to demonstrate residents of the mobile home park will not be negatively affected by the proposed lighting. (Derek indicated there will not be lights on the back side of the buildings).
  - Wallpack lighting was added and called out on sheet C2B. The wallpacks are shown 21'-8" from the end of each building so they will cover the entrances. The wallpacks are only shown on the west side of the building. A spec sheet was added to the sheet C9 and shows a shielded fixture so there should be no adverse lighting to affect the neighboring residents.
- Please provide the location of the backflow preventer. Derek said he intends to use the existing backflow preventer, please indicate its location on the plans.
  - A text label was added to the location of the backflow preventer on sheet C4A.
- I did not see the interior layout drawings in the plans. Not needed at this time for site plan approval but will be needed for building permit.
  - Not required at this time.
- Location of dry hydrant is good. Additional plans needed for type, size and installation before building permit is issued.
  - A detail for the dry hydrant has been added to C8.

Sincerely,

The Alann Engineering Group, Inc.

Kimberly A. Buck, P.E.  
President

cc: File

RECEIVED  
JAN 06 2016

BY: .....



Fraser Outdoor Storage Site Plan Approval-  
Color Elevation Example



**To view a copy of the  
proposed Site Plan,  
please visit the  
Community  
Development  
Department  
at  
201 W. Moody Blvd.**