

Growth Management Department
Planning & Development
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110



www.flaglercounty.gov
Phone: (386)313-4003
Fax: (386)313-4102

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 – APRIL 20, 2022

TIME – 9:00 A.M.

WHILE THE TECHNICAL REVIEW COMMITTEE IS OPEN TO THE PUBLIC, IT IS **NOT A PUBLIC HEARING**. COMMENTS MAY BE SUBMITTED PRIOR TO THE MEETING BY EMAIL TO PLANNINGDEPT@FLAGLERCOUNTY.ORG.

1. Application #3304 – **SITE DEVELOPMENT PLAN UNDER 5 ACRES IN THE I (INDUSTRIAL) DISTRICT** – request for site development plan review for a five-unit 6,000 sf office/warehouse at 8 Enterprise Drive, Town & Country Business Park, Lot 28, on parcel number: 22-11-30-5780-00000-0280; 0.63+/- acres. Owners: Hamiltons Complex, LLC/Agent: Dickinson Consulting, Inc.
SPD-000691-2022 (TRC)
2. Application #3305 – **SPECIAL EXCEPTION IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) DISTRICT** – request for a Roadside Vendor (Food Truck) at 3468 N. Oceanshore Boulevard on parcel number: 15-11-31-0000-0121-0010; 0.86 acres. Owner: Karim Andreas Biglari/Applicant: Christopher Huddleston.
COND-000692-2022 (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.

Andy Dance
District 1

Greg Hansen
District 2

David Sullivan
District 3

Joe Mullins
District 4

Donald O'Brien, Jr.
District 5



SUBMITTAL SUMMARY REPORT (SDP-000691-2022) FOR FLAGLER COUNTY

PERMIT ADDRESS: 8 ENTERPRISE DR
BUNNELL, FL 32110 **PARCEL:** 22-11-30-5780-00000-0280

APPLICATION DATE: 03/29/2022 **SQUARE FEET:** 0 **DESCRIPTION:** Hamiltons Complex

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Architect / Engineer	BOB DICKINSON	DICKINSON CONSULTING, INC.	25 OLD KINGS RD N PALM COAST, FL 32137
Owner	HAMILTON & HELIA RODRIGUES	HAMILTONS COMPLEX, LLC	7 FLORIDA PARK DR N SUITE E PALM COAST, FL 32137

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1	04/06/2022	05/19/2022		REQUIRES RE-SUBMIT

SUBMITTAL DETAILS

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building)	Robert Snowden	05/19/2022	04/06/2022	Approved
County Attorney (County Attorney)	Sean Moylan	04/28/2022	04/14/2022	Received
<i>Comments</i>	Comments pending at this time.			
E-911 (E-911)	Gina Lemon	04/28/2022	04/14/2022	Received
<i>Comments</i>	Comments pending at this time.			
Engineering (Engineering)	Susan Graham	05/19/2022	04/14/2022	Requires Re-submit
<i>Comments</i>	<ol style="list-style-type: none"> 1. No access permitted from US 1. 2. What is the timeframe between phase 1 and 2. 3. What types of vehicles will be stored in the facility? 4. All drainage is to the front of the site to the existing stormwater system. 5. Provide site data table for both phases. 6. What is the proposed surface for the proposed vehicle use area? 7. Where is the proposed potable well? 8. How will the drainage flow past the septic mound? Provide gutter and downspouts on the building and run all the runoff to the vehicular use area to convey the runoff to the existing stormwater system. 9. Provide finished floor elevations, grading plan, dimension plan, and site-specific details. 10. Additional comments may be provided upon further submittals. 			
Environmental Health (Health and Sanitation)	Gina Lemon	05/19/2022	04/14/2022	Requires Re-submit
<i>Comments</i>	<p>1 - An Onsite Sewage Treatment and Disposal System (OSTDS) Construction Permit is required to be obtained from the Florida Department of Health in Flagler County prior to system construction. Please note that the proposed drainfield mound on the site plan will not fit as proposed. A properly sized drainfield mound for the proposed use would be approximately 87 feet long if it maintained the currently proposed 30ft width. The building would need to be shortened 3ft-7ft in order to properly fit the mounded drainfield. In addition the location of the fence and parking area would need to be slightly altered so that fence posts and parking area are not located within the drainfield or mound shoulder area. Setback of 100ft to the onsite and neighboring Limited Use Commercial wells shall apply.</p> <p>2 - System Sizing will be based on proposed building usage. If used as a warehouse, the estimated flow will be calculated as 100gpd for each bay door, 15 gallons per each employee per 8 hour shift, and/or 15 gallons per each 100sqft of office space.</p> <p>3 - An Annual OSTDS Operating Permit will be required due to the Industrial Zoning. Application and issuance of an Annual Operating permit is required prior to operation.</p> <p>4 - An approved potable water system will be required to provide water service. Application for a Limited Use Commercial Water System, along with a Well Construction Permit shall be made through the Florida Department of Health in Flagler County prior to construction. The system shall be set back a minimum of 100ft from any septic system. Sampling clearance required.</p>			
Fire (Fire)	Jerry Smith	05/19/2022	04/14/2022	Received
<i>Comments</i>	Comments pending at this time.			

SUBMITTAL SUMMARY REPORT (SDP-000691-2022)

Planning/Zoning (Planning/Zoning)

Gina Lemon

05/19/2022

04/14/2022

Requires Re-submit

Comments

1. Proposed use(s) must comply with Flagler County Land Development Code, Section 3.03.18(G) Industrial Performance Standards.
2. Site Development Plan for Phase 1 needs to include a 25' landscape buffer along US Highway 1. This is shown on both the Phase 1 and Phase 2 plans but will need to be augmented with plantings as necessary to achieve opacity to meet the buffer's intent.
3. Site Development Plan for Phase 1 - front perimeter is to be landscaped inclusive of front perimeter material requirements as required in LDC, Section 5.01.00 Landscaping and Buffer Yard Requirements.
4. Site Development Plan for Phase 2 needs to provide at a minimum the following:
 - 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;
 - d. Percentage pervious area;
 - e. Existing tree groupings and their fate;
 - f. Location, floor area and maximum height of existing and proposed buildings;
 - g. Lot lines, easements, public right-of-ways;
 - h. Location of circulation system, including streets, pedestrian and bicycle paths, driveways, and location and number of all parking spaces, and whether public or private. Notes concerning signage and parking control should be included on site or landscape plan.
 - General landscape plan including existing and proposed vegetation; proposed treatment of perimeter of development;
 - Existing and proposed utility systems, their capacities and specifications, including storm drainage system.
5. LDC, Section 6.01.03(C) requires that each non-residential parcel must preserve or replant at least twenty (20) percent of the total pre-development caliper inches existing on the site. The subject site requires a minimum of 15 inches of index trees.
6. Based on the area of driveway and parking ("vehicular use areas" in the LDC), please depict interior planting areas meeting the requirements of LDC Sec. 5.01.04(5)(e) on the Phase 2 plan.
7. Specific comments related to the Phase 2 plan:
 - please add the dimensions of the handicapped-accessible parking space and one of the regular parking spaces
 - add a curb stop to the handicapped-accessible parking space
 - add the dimension from the North edge of pavement of the parking lot southward to the back of the parking spaces to provide the dimension of the vehicular maneuvering area
 - will the parking lot be bordered by high-backed curbing or Miami-type (mountable) curbing?
 - the location of the dumpster at the northeast corner of the parking lot will make the use of the last two (easternmost) parking spaces infeasible
 - will a monument sign and parking lot lighting be provided? If so provide a detail of the monument sign meeting the requirements of LDC Sec. 7.03.02 and as to lighting, notation that lighting will be shielded and aimed downward so as to reduce offsite light trespass onto adjacent lots



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 #: _____

PROPERTY OWNER(S)	Name(s): HAMILTON & HEVA RODRIGUES		
	Mailing Address: 7 FLORIDA PARK DRIVE N STE E		
	City: PALM COAST	State: FLORIDA	Zip: 32137
	Telephone Number: 386 569 4621	Fax Number	

APPLICANT - AGENT	Name(s): ROBERT E. DICKINSON		
	Mailing Address: 2500 KINGS RD N. STE 2B		
	City: PALM COAST	State: FL	Zip: 32137
	Telephone Number: 386 931 2853	Fax Number	
	Email Address: DICKINSON.CONSTRUCTING.INC@GMAIL.COM		

SUBJECT PROPERTY	SITE LOCATION (street address):		8 ENTERPRISE DRIVE PALM COAST
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")		LOT 28 TOWN & COUNTRY INDUSTRIAL PARK
	Parcel # (tax ID #):		22-11-30-5780-00000-0280
	Parcel Size:		.632 ACRES
	Current Zoning Classification:		INDUSTRIAL
	Current Future Land Use Designation		INDUSTRIAL
	Subject to A1A Scenic Corridor IDO?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT DATA: _____

_____ Date: 3.28.22
 Signature of Owner(s) or Applicant/Agent
 if Owner Authorization form attached

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



LANDSCAPE ARCHITECTURE
LAND PLANNING
FEASIBILITY STUDIES

March 28, 2022

Mr. Adam Mengel
Flagler County Director of Planning & Zoning
1769 E. Moody Blvd. Building #2
Bunnell, Florida 32110

**RE: Application for Site Development Plan Less Than 5 Acres
Hamiltons Complex, 8 Enterprise Drive**

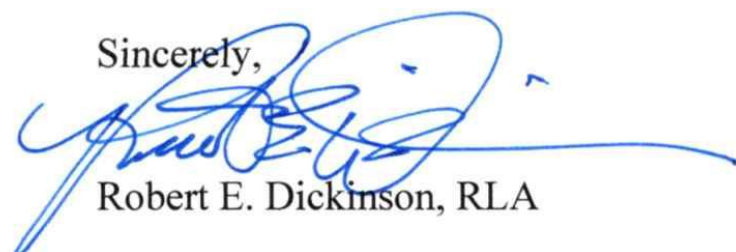
Dear Mr. Mengel,

The following items are attached as an Application for Site Development Plan Less Than 5 Acres for Hamiltons Complex , 8 Enterprise Drive for consideration at Flagler County Technical Review Committee April 20, 2022.

1. Application for Site Development Plan Less than 5 Acres
2. Copy of Owner(s) recorded Warranty Deed
3. Owner's Representative Affidavit
4. Phased Development Plans (7 sheets, 11x17)
5. Application Fee \$ 2,250.00

Should you have any questions or need additional information please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert E. Dickinson", is written over a horizontal line. The signature is fluid and cursive.

Robert E. Dickinson, RLA

25 OLD KINGS RD. NORTH
SUITE 2B
PALM COAST, FL 32137

CELL: 386.931.2853

EMAIL: DICKINSON.CONSULTING.INC@GMAIL.COM

Inst No: 2021027331 5/17/2021 12:07 PM
BK:2563 PG:1517 PAGES:2
RECORDED IN THE RECORDS OF
Tom Bexley Clerk of the Circuit Court & Comptroller
Flagler FL
DOCTAX PD \$1,050.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.
25 OLD KINGS ROAD NORTH, STE 4A
PALM COAST, FL 32137
Our File No.: **F2212322**

Property Appraisers Parcel Identification (Folio) Number: **07-11-31-7026-00520-0030**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$150,000.00**. Florida Documentary Stamps in the amount of **\$1,050.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made the 3RD day of May, 2021 by ROSA F. COSTA and MANUEL D. COSTA, WIFE AND HUSBAND, CO-TRUSTEES OF THE ROSA F. COSTA REVOCABLE TRUST DATED DECEMBER 10, 2010, whose mailing address is 2 CAITLIN COURT, PALM COAST, FL 32137, herein called the Grantors, to HAMILTON'S COMPLEX LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 7 FLORIDA PARK DRIVE N, STE. E, PALM COAST, FL 32137, hereinafter called the 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)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in FLAGLER County, State of Florida, viz.:

LOT 28, TOWN AND COUNTRY BUSINESS PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE(S) 13 AND 14, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL NO. 07-11-31-7026-00520-0030

MORE COMMONLY KNOWN AS 8 ENTERPRISE DRIVE, BUNNELL, FL 32110

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda M. Niday
Witness #1 Signature

Linda M. Niday
Witness #1 Printed Name

Karen Carnevale
Witness #2 Signature

KAREN CARNEVALE
Witness #2 Printed Name

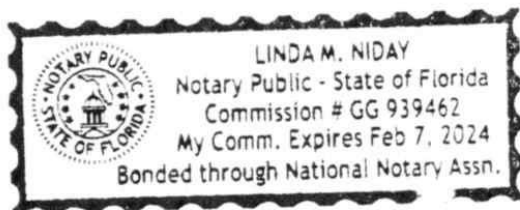
Rosa F. Costa
**ROSA F. COSTA, INDIVIDUALLY AND CO-TRUSTEE
OF THE ROSA F. COSTAREVOCABLE TRUST DATED
DECEMBER 10, 2010**

Manuel Costa
**MANUEL D. COSTA, INDIVIDUALLY AND CO-TRUSTEE
OF THE ROSA F. COSTAREVOCABLE TRUST DATED
DECEMBER 10, 2010**

**STATE OF FLORIDA
COUNTY OF FLAGLER**

The foregoing instrument was acknowledged before me **BY PERSONAL APPEARANCE** this 3rd day of May, 2021, by **ROSA F. COSTA and MANUEL D. COSTA, INDIVIDUALLY and AS CO-TRUSTEES OF THE ROSA F. COSTA REVOCABLE TRUST DATED DECEMBER 10, 2010**, who are personally known to me or have produced Drivers License as identification and did did not take an oath.

SEAL



Linda M. Niday
Notary Public

Linda M. Niday
Printed Notary Name
My Commission Expires:



Owner's Authorization for Applicant/Agent

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

Application/Project # _____

ROBERT DICKINSON, is hereby authorized TO ACT ON BEHALF OF HAMILTONS COMPLEX LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for SITE DEVELOPMENT PLAN LESS THAN 5 ACRES

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By:
Signature of Owner

Hamilton RODRIGUES President
Printed Name of Owner / Title (if owner is corporation or partnership)

Signature of Owner

Helea RODRIGUES Treasurer
Printed Name of Owner

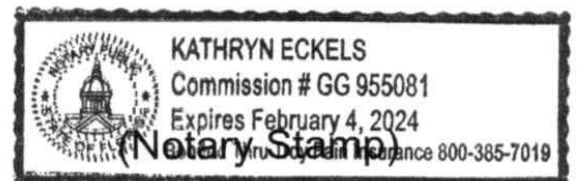
Address of Owner:
67 Fair Castle Lane
Mailing Address
Palme Coast, FL 32137
City State Zip

Telephone Number (incl. area code)
386-569-4621 / 386-931-3034

STATE OF Florida
COUNTY OF Flagler

The foregoing was acknowledged before me this 26 day of March, 2022 by Helea Rodriguez and Hamilton Rodriguez who is/are personally known to me or who has produced FL DL as identification, and who (did) / (did not) take an oath.

Signature of Notary Public

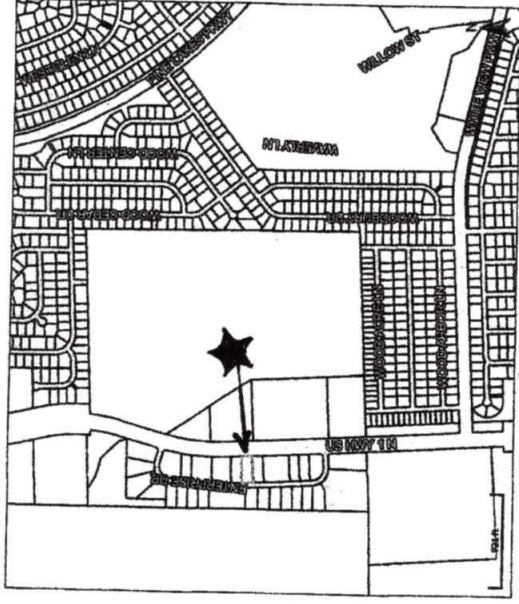


<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

Revised 5/08

HAMILTONS COMPLEX, LLC
PHASED DEVELOPMENT PLANS
8 ENTERPRISE DRIVE, PALM COAST, FLORIDA

OWNERS
 HAMILTON & HELIA
 RODRIGUEZ
 7 FLORIDA PARK DRIVE
 PALM COAST, FLORIDA



LOCATION MAP

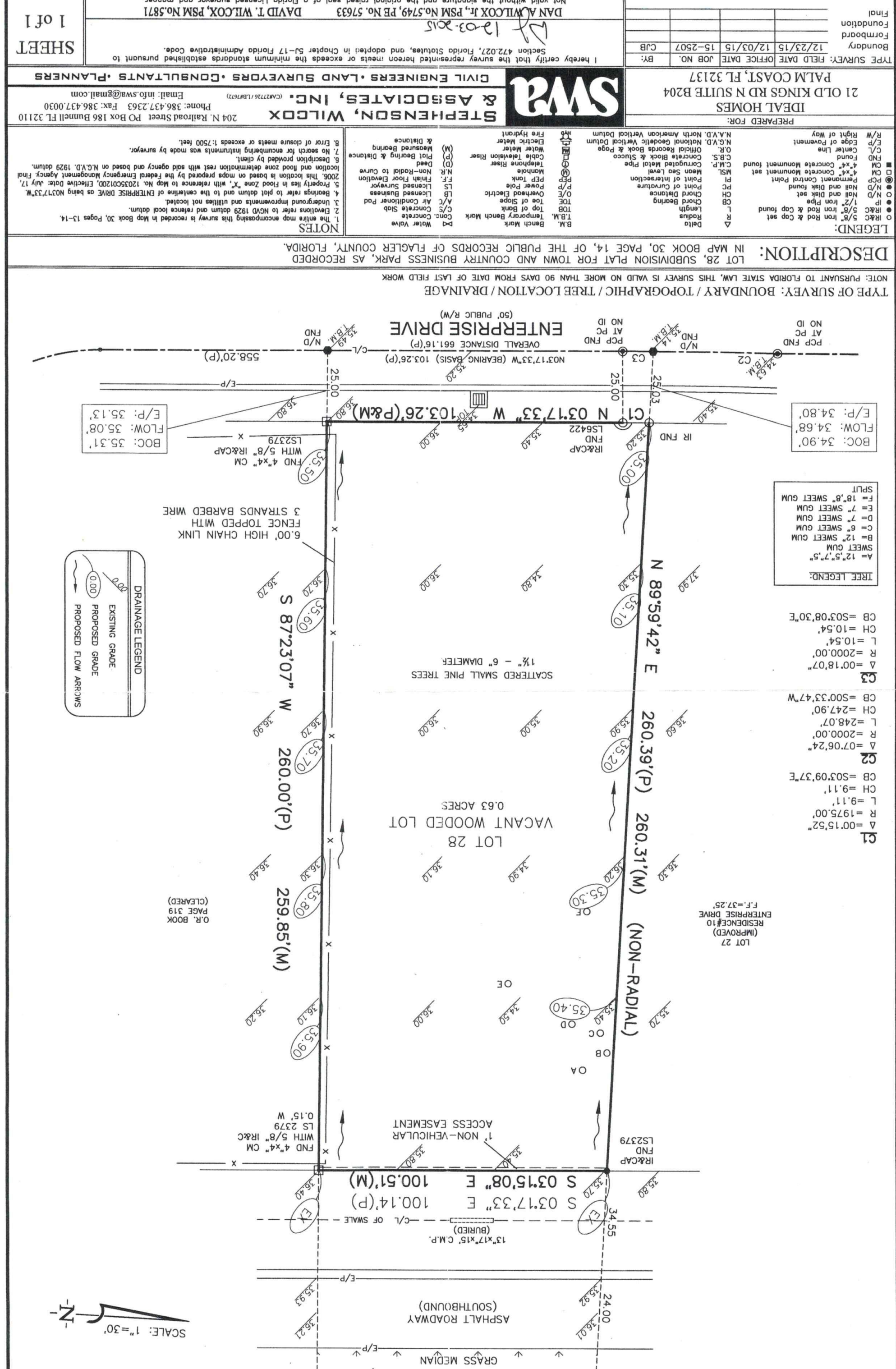
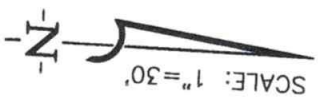
PLANNER
 ROBERT E. DICKINSON, RLA
 DICKINSON CONSULTING, INC.
 25 OLD KINGS ROAD NORTH,
 SUITE 2B
 PALM COAST, FLORIDA 32137
 PH: 386 931 2853
 EMAIL: DICKINSON.CONSULTING.INC
 @GMAIL

SITE DATA

EXISTING LAND USE: INDUSTRIAL
EXISTING ZONING: INDUSTRIAL
PARCEL ID: 22-11-30-5780-00000-0280
LOT SIZE: .63 ACRES, 27,443 SF
SETBACKS: FRONT 30 FT, REAR 20 FT, SIDE 20 FT
BUILDING HEIGHT: 21 FT
PERVIOUS COVERAGE: PHASE 1, 0%, PHASE 2 40%
PARKING: PHASE 1 NA, PHASE 2, 6000 SF, 20 SPACES

SHEET KEY

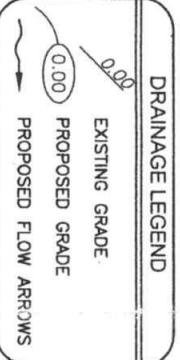
COVER SHEET CV1
SURVEY
AERIAL PHOTO
EXISTING CONDITIONS LS1
PHASE 1 DEVELOPMENT LS2
PHASE 2 DEVELOPMENT LS3
PHASE 2 BUILDING SCHEMATIC LS4



TREE LEGEND:

A	12"5.7.5"
B	12" SWEET GUM
C	6" SWEET GUM
D	7" SWEET GUM
E	7" SWEET GUM
F	18"8" SWEET GUM
SPLIT	

Δ	00'15.52"
R	1975.00'
L	9.11'
CH	9.11'
CB	S03'09'37"E
Δ	07'06'24"
R	2000.00'
L	248.07'
CH	247.90'
CB	S00'33'47"W
Δ	00'18'07"
R	2000.00'
L	10.54'
CH	10.54'
CB	S03'08'30"E



O.R. BOOK PAGE 319 (CLEARED)

LOT 28
VACANT WOODED LOT
0.63 ACRES
SCATTERED SMALL PINE TREES
1 1/2" - 6" DIAMETER

BOC: 35.31'
FLOW: 35.08'
E/P: 35.13'

BOC: 34.90'
FLOW: 34.68'
E/P: 34.80'

LEGEND:

Δ	Delta
R	Radius
L	Length
CB	Chord Bearing
CH	Chord Distance
PC	Point of Curvature
PI	Point of Intersection
MSL	Mean Sea Level
C.M.P.	Corrugated Metal Pipe
C.B.S.	Concrete Block & Stucco
O.R.	Official Records Book & Page
N.G.V.D.	National Geodetic Vertical Datum
N.A.V.D.	North American Vertical Datum
B.M.	Bench Mark
T.B.M.	Temporary Bench Mark
TOB	Top of Bench
O/E	Overhead Electric
P/P	Power Pole
PEP	Power Pole
Manhole	Manhole
Telephone Riser	Telephone Riser
Cable Television Riser	Cable Television Riser
Water Meter	Water Meter
Electric Meter	Electric Meter
Fire Hydrant	Fire Hydrant
Water Valve	Water Valve
Conc.	Concrete
C/S	Concrete Slab
A/C	Air Conditioner Pad
LS	Licensed Surveyor
N.R.	Non-Radial to Curve
F.F.	Finish Floor Elevation
N.R.	Non-Radial to Curve
D	Dead
(P)	Plat Bearing & Distance
(M)	Measured Bearing & Distance
Δ	Water Valve

NOTES:

- The entire map encompassing this survey is recorded in Map Book 30, Pages 13-14.
- Elevations refer to NGVD 1929 datum and reference local datum.
- Underground improvements and utilities not located.
- Beardings refer to plot datum and to the centerline of ENTERPRISE DRIVE as being N037'33"W.
- Property lies in Flood Zone "X", with reference to Map No. 12035C0120D, Effective Date: July 17, 2006. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.G.V.D. 1929 datum.
- Description provided by client.
- No search for encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

DESCRIPTION: LOT 28, SUBDIVISION PLAT FOR TOWN AND COUNTRY BUSINESS PARK, AS RECORDED IN MAP BOOK 30, PAGE 14, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PREPARED FOR: IDEAL HOMES
21 OLD KINGS RD N SUITE B204
PALM COAST, FL 32137

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
STEPHENSON, WILCOX & ASSOCIATES, INC.
204 N. Railroad Street, PO Box 186 Bunnell FL 32110
Phone: 386.437.2363 Fax: 386.437.0030
Email: info.swa@gmail.com

TYPE OF SURVEY: BOUNDARY / TOPOGRAPHIC / TREE LOCATION / DRAINAGE
NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

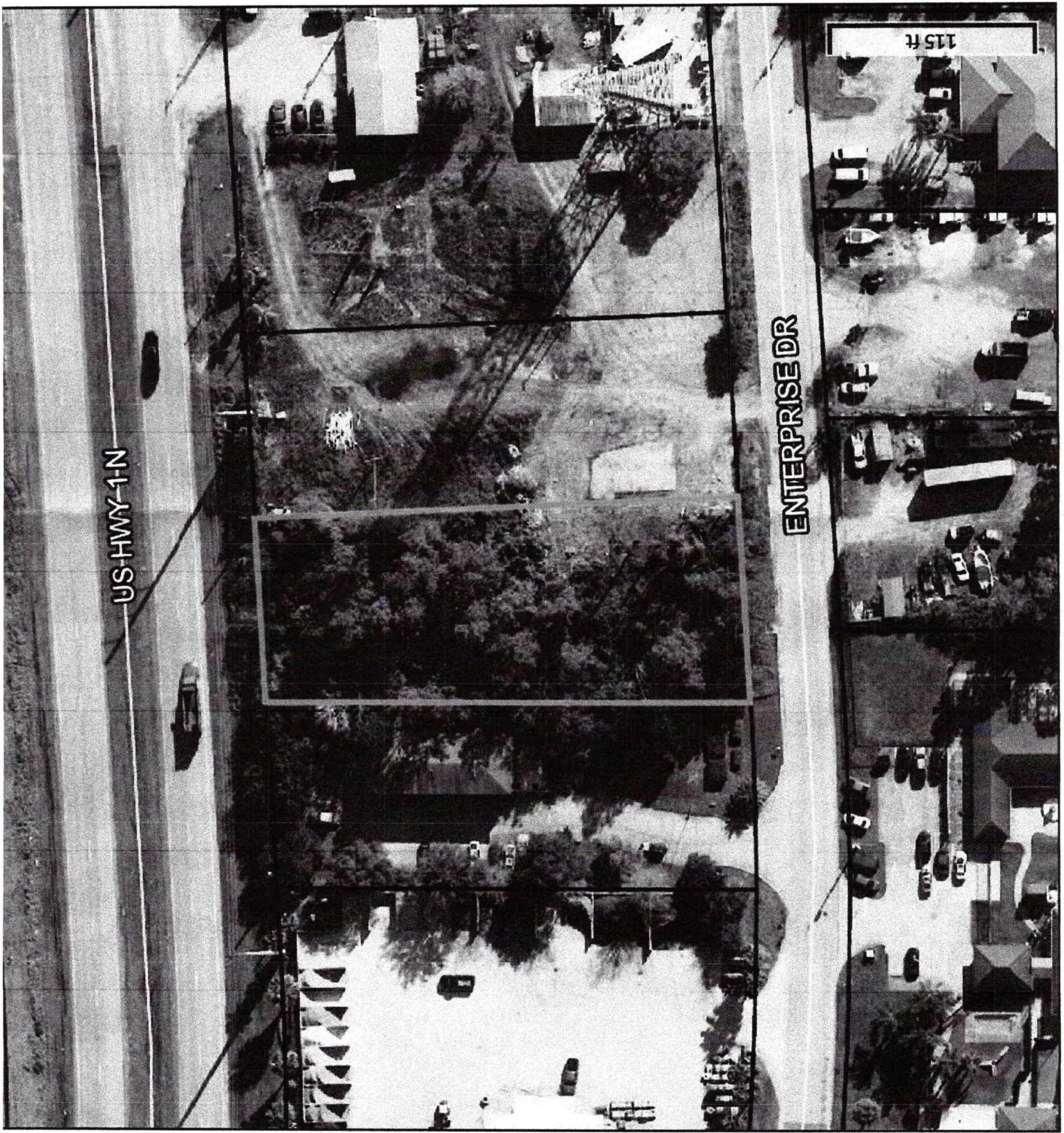
TYPE OF SURVEY: FIELD DATE OFFICE DATE JOB NO. BY:
12/23/15 12/03/15 15-2507 CJB

Final
Foundation
Boundary

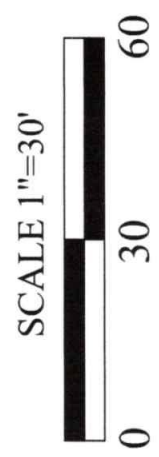
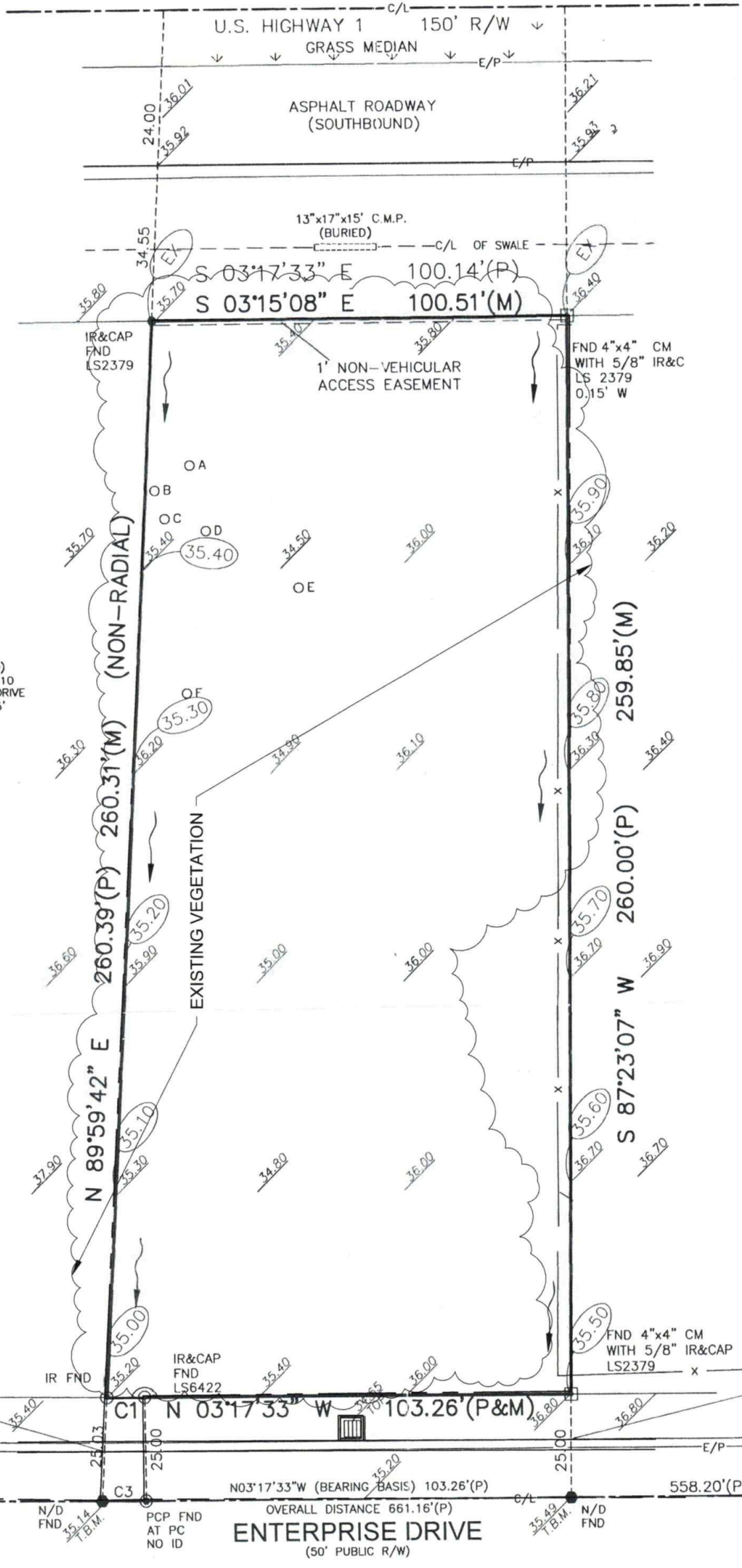
DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633
DAVID T. WILCOX, PSM No. 5871

1 of 1 SHEET

Parcel ID	Class Code	Taxing District	Acres	Owner	Physical Address
22-11-30-5780-0000-	VACANT INDUSTRIAL	5	0.632	HAMILTONS COMPLEX LLC	8 ENTERPRISE DR PALM COAST, FL 32137



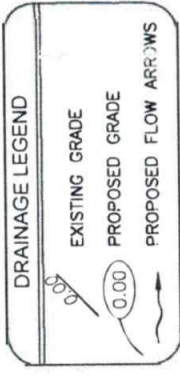
ADDRESS: 8 ENTERPRISE DRIVE



TREE LEGEND:
 A= 12"5",7",5"
 SWEET GUM
 B= 12" SWEET GUM
 C= 6" SWEET GUM
 D= 7" SWEET GUM
 E= 7" SWEET GUM
 F= 18",8" SWEET GUM
 SPLIT

BOC: 34.90'
 FLOW: 34.68'
 E/P: 34.80'

BOC: 35.31'
 FLOW: 35.08'
 E/P: 35.13'



LOT 27
 (IMPROVED)
 RESIDENCE #10
 ENTERPRISE DRIVE
 F.F.=37.25'

PCP FND
 AT PC
 NO ID

N/D
 FND

PCP FND
 AT PC
 NO ID

N/D
 FND

ENTERPRISE DRIVE
 (50' PUBLIC R/W)

N03°17'33"W (BEARING BASIS) 103.26'(P)

558.20'(P)

N 03°17'33" W 103.26'(P&M)

E/P

FND 4"x4" CM
 WITH 5/8" IR&CAP
 LS2379

IR&CAP
 FND
 LS6422

IR FND

EXISTING VEGETATION

(NON-RADIAL)

1' NON-VEHICULAR
 ACCESS EASEMENT

FND 4"x4" CM
 WITH 5/8" IR&C
 LS 2379
 0.15' W

13"x17"x15' C.M.P.
 (BURIED)

U.S. HIGHWAY 1 150' R/W

ASPHALT ROADWAY
 (SOUTHBOUND)

GRASS MEDIAN

E/P

C/L OF SWALE

S 03°17'33" E 100.14'(P)

S 03°15'08" E 100.51'(M)

IR&CAP
 FND
 LS2379

OA

OB

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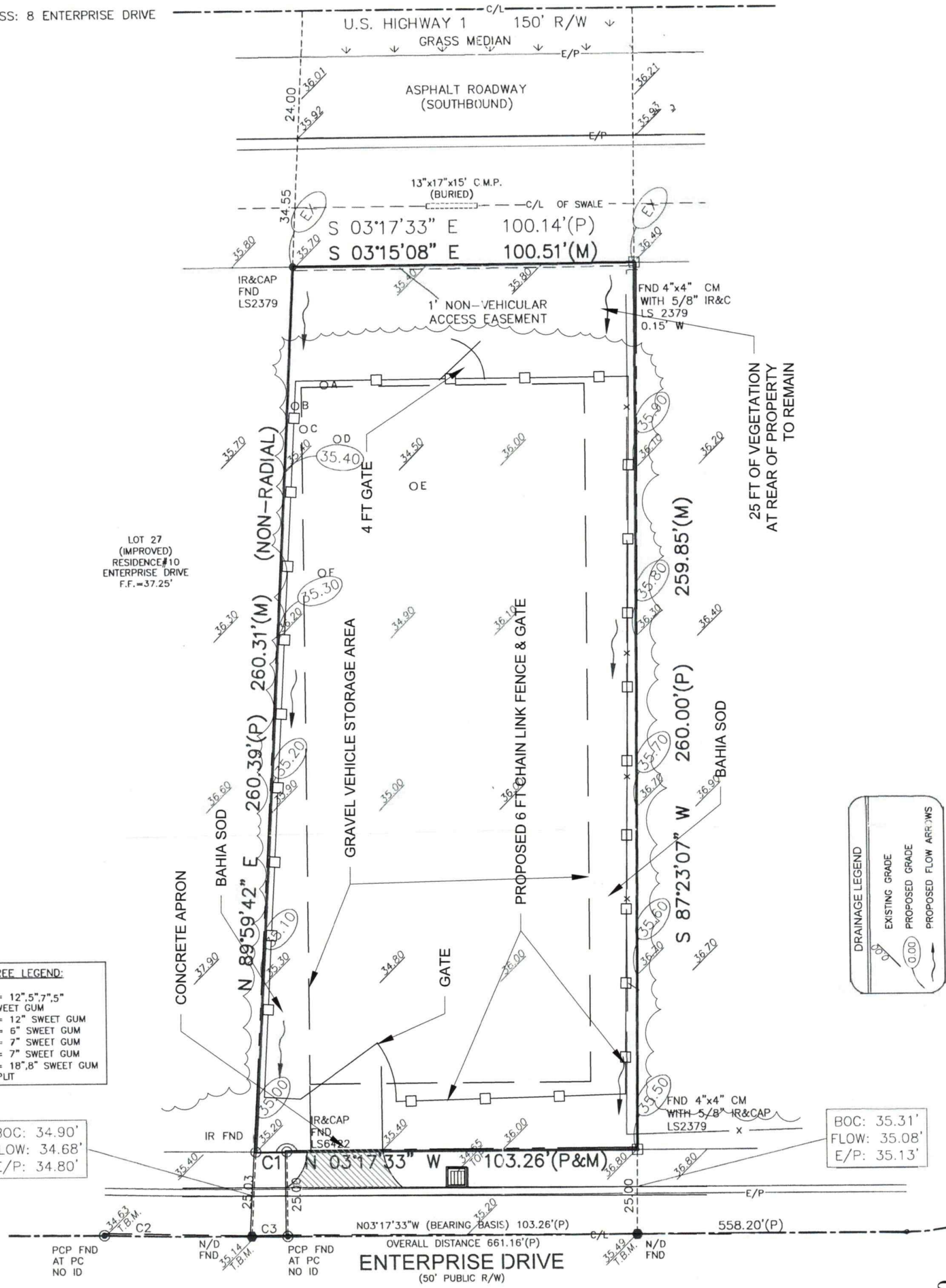
SCALE AS SHOWN
DATE 3-18-22
DRAWN JWK/DCI
REVISIONS X

**8 ENTERPRISE DRIVE
LOT 8
TOWN & COUNTRY INDUSTRIAL PARK
PHASE 1**

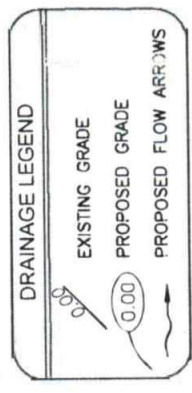
Robert E. Dickinson, R.L.A.
25 Old Kings Road North, Suite 2B
Palm Coast, FL 32137
Phone (M): 386.931.2853
Phone (xt): 386.931.2853
Email: dickinson.consulting.inc@gmail.com

BC
DICKINSON CONSULTING, INC.
Landscape Architecture
Land Planning
Feasibility Studies

ADDRESS: 8 ENTERPRISE DRIVE



TREE LEGEND:
 A= 12", 5", 7", 5" SWEET GUM
 B= 12" SWEET GUM
 C= 6" SWEET GUM
 D= 7" SWEET GUM
 E= 7" SWEET GUM
 F= 18", 8" SWEET GUM SPLIT



BOC: 34.90'
 FLOW: 34.68'
 E/P: 34.80'

BOC: 35.31'
 FLOW: 35.08'
 E/P: 35.13'





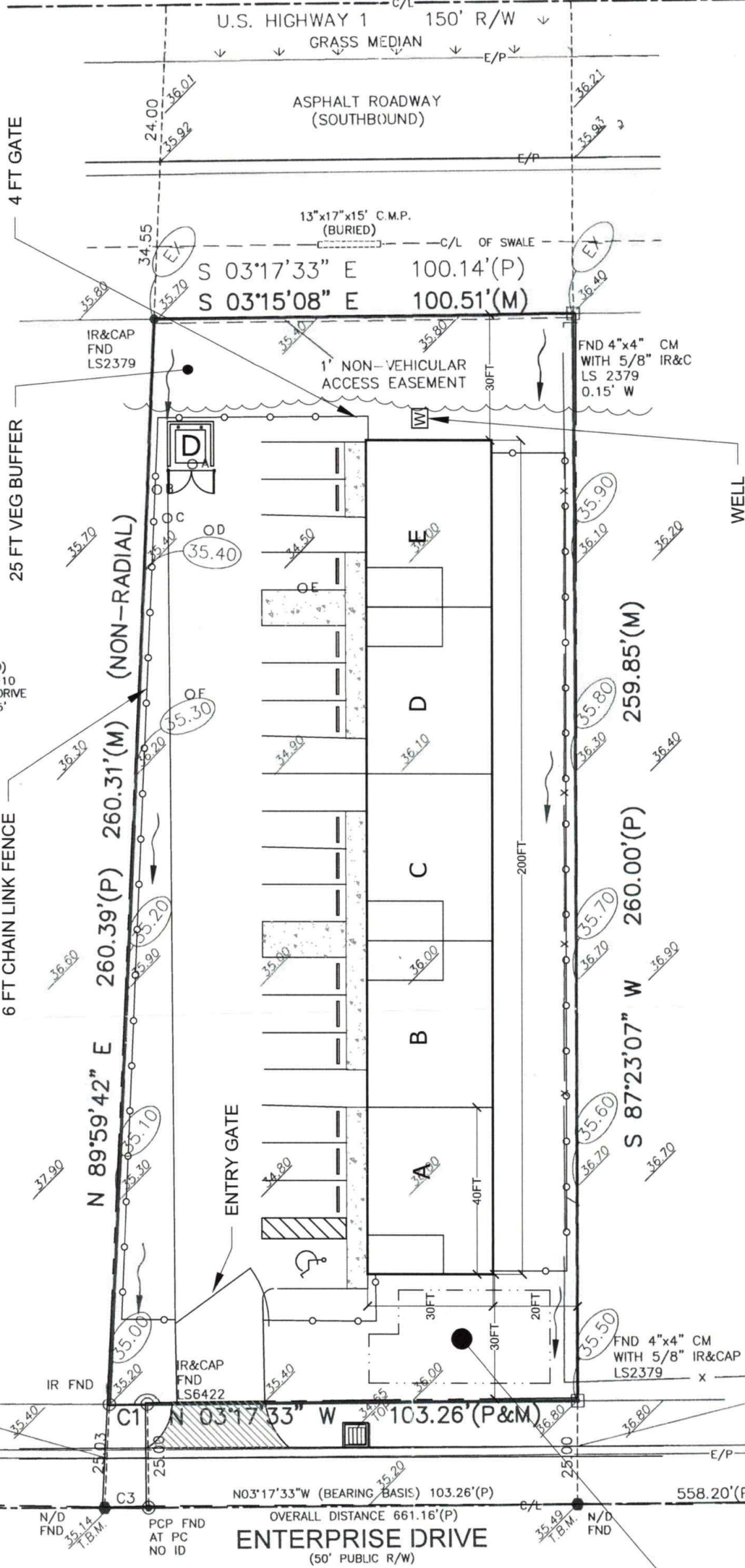
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DATE	3-18-22
DRAWN	JW/DCI
REVISIONS	X
DWG: 8 ENTERPRISE DRIVE PHASE 2 (11/22)	

8 ENTERPRISE DRIVE
LOT 8
TOWN & COUNTRY INDUSTRIAL PARK
PHASE 2

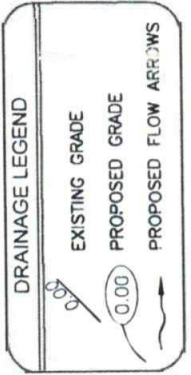
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Phone (xt): 386.931.2853
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ADDRESS: 8 ENTERPRISE DRIVE



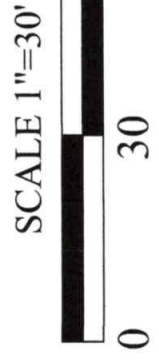
6000 SF OFFICE / WAREHOUSE
5 UNITS @1200 SF
200 SF OFFICE / RESTROOM
1000 SF WAREHOUSE
20 VEHICLE PARKING



TREE LEGEND:
A= 12",5",7",5"
SWEET GUM
B= 12" SWEET GUM
C= 6" SWEET GUM
D= 7" SWEET GUM
E= 7" SWEET GUM
F= 18",8" SWEET GUM
SPLIT

BOC: 34.90'
FLOW: 34.68'
E/P: 34.80'

BOC: 35.31'
FLOW: 35.08'
E/P: 35.13'



PCP FND AT PC NO ID
N/D FND
PCP FND AT PC NO ID
N/D FND
N03°17'33"W (BEARING BASIS) 103.26'(P)
OVERALL DISTANCE 661.16'(P)
ENTERPRISE DRIVE (50' PUBLIC R/W)
558.20'(P)
SEPTIC FIELD

LOT 27 (IMPROVED) RESIDENCE #10 ENTERPRISE DRIVE F.F.=37.25'

N 89°59'42" E 260.39'(P) 260.31'(M)
S 03°17'33" E 100.14'(P)
S 03°15'08" E 100.51'(M)
S 87°23'07" W 260.00'(P) 259.85'(M)

4 FT GATE

25 FT VEG BUFFER

6 FT CHAIN LINK FENCE

U.S. HIGHWAY 1 150' R/W
GRASS MEDIAN
ASPHALT ROADWAY (SOUTHBOUND)

13"x17"x15" C.M.P. (BURIED)
C/L OF SWALE

1' NON-VEHICULAR ACCESS EASEMENT

FND 4"x4" CM WITH 5/8" IR&C LS 2379 0.15' W

WELL

ENTRY GATE

FND 4"x4" CM WITH 5/8" IR&CAP LS2379

PCP FND AT PC NO ID

N/D FND

PCP FND AT PC NO ID

N/D FND

SEPTIC FIELD

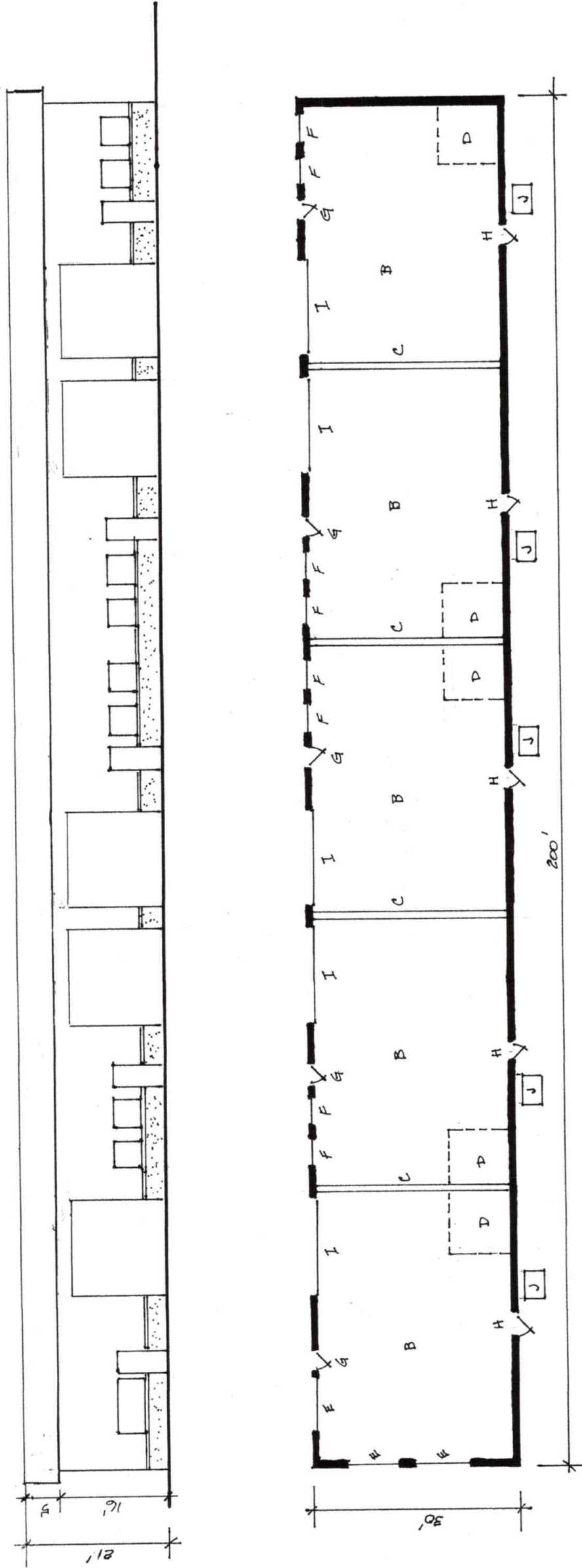
LS4

SCALE	AS SHOWN
DATE	
DRAWN	DICKINSON
REVISIONS	

8 ENTERPRISE DRIVE
LOT 8
TOWN & COUNTRY INDUSTRIAL PARK

Robert E. Dickinson, RLA
33 Old Kings Road North, Suite 1
Palm Coast, FL 32137
Phone (M): 386.931.2853
Phone (ext): 386.931.2853
Email: Dickinsonr@aol.com

DICKINSON CONSULTING, INC.
Landscape Architecture
Land Planning
Feasibility Studies



HAMILTON COMPLEX
8 ENTERPRISE DR. PALM COAST
BUILDING CONCEPT PLAN
AUGUST 13, 2019

DRAWING LEGEND

- A PREFAB METAL BUILDING (30 FT X 200 FT ,6000 SF)
16 FT EAVE HEIGHT, 21 FT PEAK HEIGHT
STANDING SEAM ROOF TREATMENT 4/12 PITCH
30" STUCCO BASE
- B FIVE TENANT UNITS (1200 SF)
- C FIRE WALL PROTECTION (4)
- D RESTROOM PLUMBING ROUGH IN (5)
- E WINDOW UNIT 4 FT X 8 FT (3)
- F WINDOW UNIT 4 FT X 4 FT (8)
- G STOREFRONT DOOR 3 FT (5)
- H METAL EXIT DOOR 3 FT (5)
- I ROLL UP DOOR 16 FT WIDTH X14 FT HEIGHT (5)
- J AIR CONDITIONING PAD ONLY (5)



SUBMITTAL SUMMARY REPORT (COND-000692-2022) FOR FLAGLER COUNTY

PERMIT ADDRESS: 3468 N OCEAN SHORE BLVD
 FLAGLER BEACH, FL 32136
 PARCEL: 15-11-31-0000-01210-0010

APPLICATION DATE: 03/29/2022
 SQUARE FEET: 0
DESCRIPTION: 3468 N. Ocean Shore Blvd. - Mobile Food Vendor

EXPIRATION DATE:
VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Chris Huddleston	Good Timnes Dog Bar	
Owner	BIGL BIGLARI KARIM ARI KARIM ANDREAS BIGLARI		50 LEANNI WAY PALM COAST, FL 32137

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1	03/29/2022	05/11/2022	04/14/2022	REQUIRES RE-SUBMIT
TRC Review v.2				Not Received

SUBMITTAL DETAILS

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building)	Robert Snowden	05/11/2022	04/06/2022	Approved
County Attorney (County Attorney)	Sean Moylan	04/20/2022	04/14/2022	Received
<i>Comments</i>	Comments pending at this time.			
E-911 (E-911)	Gina Lemon	04/20/2022	04/14/2022	Received
Engineering (Engineering)	Susan Graham	05/11/2022	04/14/2022	Requires Re-submit
<i>Comments</i>	<ol style="list-style-type: none"> 1. What is the timeframe in which the truck will be placed at the site during each day of the week? 2. Provide a site plan to scale that depicts the actual size of the truck. Is the truck being placed on pavement or grass. 3. Will the truck take away any existing parking spaces? 4. Do you plan to hook up to the utilities on-site? 5. Is there food being served from the building as well as utilizing the food truck. 6. Will there be walk up traffic or just patrons of the existing business. 7. How many parking spaces are in the existing vehicular use area. 8. Additional comments may be provided upon further submittals. 			
Environmental Health (Health and Sanitation)	Gina Lemon	05/11/2022	04/14/2022	Requires Re-submit
<i>Comments</i>	<p>1 - Department records indicate that this property is serviced by two septic systems. If property is serviced by public sewer, please provide documentation of sewer service. Please note that if property is on a private septic system, an existing septic system approval is required for bar activities and mobile food unit.</p> <p>2 - Food truck must obtain Mobile Food Unit License from Department of Business and Professional Regulation, Division of Hotels and Restaurants.</p> <p>3 - Mobile Food Unit shall not have permanent connections to onsite utilities.</p>			
Fire (Fire)	Jerry Smith	05/11/2022	04/14/2022	Received
<i>Comments</i>	Comments pending at this time.			
Planning/Zoning (Planning/Zoning)	Gina Lemon	05/11/2022	04/14/2022	Requires Re-submit
<i>Comments</i>				

SUBMITTAL SUMMARY REPORT (COND-000692-2022)

1. Narrative does not clearly identify that the vendor will remove the truck/trailer from the site nightly, please clarify.
2. Provide site plan drawn to scale showing at a minimum:
 - a. Location and size of vending area;
 - b. Locations and sizes of trailers, tables and canopy;
 - c. Delineated parking spaces and pedestrian path from parking area to vending area;
3. Copy of application for permit from Florida Department of Agriculture and Consumer Services as well as all other regulatory agency permits.
4. The ingress and egress will be onto a Florida DOT right of way. The proposed application will generate additional vehicular trips. Provide evidence of permitting/approval from the Florida DOT for this use. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.
5. Provide evidence of the allowed dumpster use and adequate dumpster volume. Refuse and service areas shall be located so as to shield these from adjacent parcels and provide for convenient access.
6. Provide details of any portable signs inclusive of size and locations on the site plan. Include a description of the hours the signs will be active. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.
7. The proposed use shall be compatible with the availability and location of utility services, whether public or private. Show the restroom facilities on the site plan.
8. Must obtain county occupational license, if the Special Exception is approved.

Below are the Special Exception Guidelines as provided in the LDC. The applicant must provide responses to demonstrate compliance with all nine (9) of the guidelines outlined below.

Special Exception Criteria Analysis: Section 3.07.03, (F), Special Exception Guidelines, states that the Planning Board shall hear and decide upon requests for special exceptions as authorized by land classifications. The board may approve, with conditions, requests which are in harmony with the intent and purpose of the regulations. In making its determination, the board shall be guided by the following:

1. Ingress to and egress from the property shall provide for automotive and pedestrian safety and convenience, shall not unduly interfere with traffic flow and control, and shall provide access in case of fire or catastrophe.

Applicant Response:

2. Offstreet parking and loading areas shall be provided as required, shall take into account relevant factors in subsection 1. preceding, and shall be located to minimize economic, noise, glare or odor effects on adjacent and nearby properties.

Applicant Response:

3. Refuse and service areas shall be located with consideration for relevant factors in subsections 1. and 2. preceding.

Applicant Response:

4. The proposed use shall be compatible with the availability and location of utility services, whether public or private.

Applicant Response:

5. Screening and buffering shall be provided which preserves or improves compatibility and harmony of use and structure between the proposed use and adjacent and nearby properties, according to the type, dimensions and character of the proposed use.

Applicant Response:

6. Signs and exterior lighting, if any, shall maintain traffic safety and minimize glare and economic effects on adjacent and nearby properties.

Applicant Response:

7. Required yards and open spaces shall be provided.

Applicant Response:

8. The height of structures shall be in harmony with that of adjacent and nearby uses and structures.

Applicant Response:

9. The economic effect of the proposed use on adjacent and nearby properties shall be positive.

Applicant Response:

SUBMITTAL SUMMARY REPORT (COND-000692-2022)

Additional comments may be provided upon review of re-submittals.



APPLICATION FOR SPECIAL EXCEPTION

MAR 29 2022

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

Flagler County
 Planning & Zoning Dept.

Application/Project #: 3305/COND-000692-2022

PROPERTY OWNER(S)	Name(s): <u>Karim & Elizabeth Biglari</u> <u>POA: Robert Schroeder</u>	
	Mailing Address: <u>50 Leanni Way Unit D3</u> <u>Palm Coast, FL 32137</u>	
	City: <u>Palm Coast</u> State: <u>FL</u>	Zip: <u>32137</u>
	Telephone Number <u>386-445-2400</u>	Email Address: <u>bob@schroedercpa.com</u>
	Fax Number: <u>386-445-3215</u>	

APPLICANT/AGENT	Name(s): <u>Christopher Huddleston</u> <u>Rebecca Blackowicz</u>	
	Mailing Address: <u>3468 N. Ocean Shore Blvd.</u>	
	City: <u>Flagler Beach</u> State: <u>FL</u>	Zip: <u>32136</u>
	Telephone Number <u>386-225-4033</u>	Fax Number
	Email Address <u>chris@goodtimesdogbar.com</u>	

SUBJECT PROPERTY	SITE LOCATION (street address):	<u>3468 N. Ocean Shore Blvd. Flagler Beach FL, 32136</u>	
	LEGAL DESCRIPTION: (briefly describe, do not use "see attached")	<u>mobile food vendor / good times dogbar</u>	
	Parcel # (tax ID #):	<u>15-11-31-0000-01210-0010</u>	
	Parcel Size:	<u>1.5 ACRES</u>	
	Current Zoning Classification:	<u>R/C and C-2</u>	
	Current Future Land Use Designation		
	Subject to A1A Scenic Corridor IDO?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Requested Use: to place a food truck next to fence on an extra gravel parking spot on north side

Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached: R. Blackowicz Date: 3/28/22

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION: APPROVED []
 APPROVED WITH CONDITIONS []
 DENIED []

Signature of Chairman: _____ 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. 08/14



Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110

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

Application/Project # _____

ROBERT E SCHROEDER, is hereby authorized TO ACT ON BEHALF OF KARIM A BIGLARI, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for SPECIAL EXCEPTION FOR CHRISTOPHER HUDDLESTON AND REBECCA BLACKWICK
(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: [Signature]
Signature of Owner

ROBERT E SCHROEDER - POWER OF ATTORNEY
Printed Name of Owner / Title (if owner is corporation or partnership)

Signature of Owner

Printed Name of Owner

Address of Owner: Telephone Number (incl. area code)

50 LEANNI WAY UNIT D-3
Mailing Address

386-445-2400

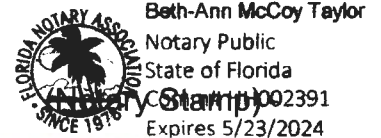
PALM COAST FL 32137
City State Zip

STATE OF Florida

COUNTY OF Flagler

The foregoing was acknowledged before me this 29th day of March, 2022 by Robert E Schroeder and _____ who is/are personally known to me or who has produced _____ as identification, and who (did) / (did not) take an oath.

Beth Ann McCoy Taylor
Signature of Notary Public



<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

STATE OF FLORIDA
COUNTY OF FLAGLER

DURABLE POWER OF ATTORNEY

BY THIS DURABLE POWER OF ATTORNEY, I, **KARIM BIGLARI**, individually and d/b/a US Trading Center, appoint as my attorney in fact to manage my affairs as set forth below, **ROBERT E. SCHROEDER**.

This Durable Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees, and personal representatives. This Power of Attorney is nondelegable.

I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations, or discharges.
2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.
3. Execute in my behalf any tax return and act for me in any examination, audit, hearing, conference or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlements.
4. Rent, lease for any term, or exchange any real estate or interests in it for such considerations and upon such terms and conditions as my attorney may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me and another person jointly.
5. Prosecute, defend, and settle all actions or other legal proceedings touching my estate or any part of it or touching any matter in which I may be concerned in any way.
6. Do anything regarding my business, US Trading Center, or my property at 3468 North Oceanshore Blvd, Flagler Beach, FL 32136, that I could do myself.
7. To apply for and receive any and all permits or benefits on my behalf with regard to any and all federal, state and local governments

This instrument is executed by me in the State of Florida, but it is my intention that this Power of Attorney shall be exercisable in any other State or jurisdiction where I may

have any property or interests in property.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any person relying upon this Power of Attorney, may rely upon an Affidavit from my attorney-in-fact, to the effect that I am alive, have not been adjudicated incompetent and have not revoked this power. Such Affidavit shall be conclusive proof that this power has not been revoked and said person shall be entitled to rely on said Affidavit. Any act that is done under this Power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the fact had notice of that revocation.

This Durable Power of Attorney is executed in accordance with the provisions of Florida Statutes Section 709.08 and pursuant thereto, notification of execution of this Durable Power of Attorney will be mailed to my spouse or if no spouse to my adult children at their last known address.

IN WITNESS WHEREOF, I have set my hand and seal on this 7th day of September, 2011.

Signed, sealed and delivered
in the presence of:

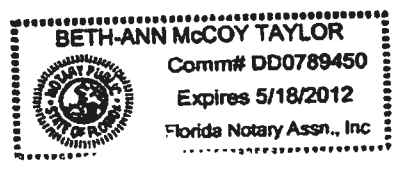
[Signature]
Bonnie Lennon

[Signature]
KARIM BIGLARI

STATE OF FLORIDA
COUNTY OF FLAGLER

BEFORE ME, the undersigned authority, on this 7th day of September, 2011, personally appeared Karim Biglari, who is personally known to me, and who acknowledged before me that he executed the above and foregoing instrument.

Beth-Ann McCoy Taylor
Notary Public
State of Florida
My Commission Expires:



Prepared by and Return to:

Dawn O'Day-Sica
FLAGLER COUNTY ABSTRACT CO.
305 E. Moody Blvd. -P.O. Box 398
Bunnell, FL 32110
SS# - GRANTEE 1: - -

Inst No: 98002982 Date: 02/17/1998
Doc Stamp-Deed : 2940.00
SYD CROSSBY, FLAGLER County
By: M. Stevens D.C. Time: 13:17:4

OFF REC 0605 PAGE 1658

[Space Above This Line for Recording Date]

WARRANTY DEED

File No. 30871-PC

THIS INDENTURE, made this 13th day of February, A.D. 1998 between
Michel Roux

as Grantor*, whose address is: 58 Island Estates Parkway, Palm Coast, FL 32137

and
Karim A. Biglari and Elizabeth P. Biglari, husband and wife
as Grantee*, whose address is: C/O ROGER CHRISTENSEN 122 DIANE DR PALM COAST FL 32137

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

A part of Section 14 and of Government Lot 12 of Section 15, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described in attached Exhibit "A".

SUBJECT TO THE FOLLOWING: Taxes for the year 1998 and subsequent years. Restrictions, Covenants, Easements, Dedications, Reservations, Resolutions and Conditions of record, if any. Balances due on utility assessments, if any.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Property Tax ID Number: 15-11-31-0000-01210-0010

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1998 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(SIGN HERE 1) [Signature]

[Signature]
Michel Roux

PRINT OR TYPE NAME: [Name]

(SIGN HERE 2) [Signature]

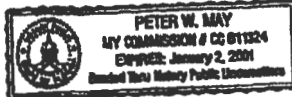
PRINT OR TYPE NAME: PETER W. MAY

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me on this 13th day of February, 1998 by Michel Roux, who is known to me or who has produced as identification and did not take an oath.

My Commission Expires: 2-15-2001
(SEAL)

[Signature]
NOTARY PUBLIC
PRINT OR TYPE NAME:



LEASE AGREEMENT

THIS LEASE AGREEMENT entered into on the 24th day of June 2021, by and between US TRADING CENTER, KARIM BIGLARI, hereinafter referred to as "LANDLORD", AND Good Times Dog Bar, Chris Huddleston, Rebecca Blackowicz hereinafter referred to as "TENANT", for the hereinafter described premises, does hereby contain the parties entire understanding and agreement. In consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. LEASED PREMISES

LANDLORD hereby leases to TENANT, and TENANT leases from LANDLORD, two units, consisting of the front unit and the back unit located at 3468 N. Oceanshore Blvd., Suite A & B, Flagler Beach, Florida 32136, hereinafter referred to as the "LEASED PREMISES", to which LANDLORD claims title, beginning on or before 1st day of August 2021 and ending on or before 31st day of July 2024 for rental payments as hereinafter specified.

2. RENT

TENANT agrees to pay to the order of LANDLORD in advance at the time of occupancy Fifteen Thousand Dollars (\$15,000) for security deposit and first month rent (\$4,260.00) and last month of the rent (\$6,390.00) which includes tax for a total of \$25,650.00.

The first-year rent shall be \$4,000/month together with the applicable sales tax, currently at the rate of 6.5% (\$260) for a total monthly rental charge of \$4,260.

Hereinafter called the base rent for the years 2 & 3, payable starting on or before August 1, 2022, until on or before 31st of July 2024 will be \$6,000/month plus applicable sales tax \$390 for total of \$6,390 monthly. Said rent shall be paid without set-off, demand, or deductions. All rental payments shall be made to:

US TRADING

c/o ROBERT E. SCHROEDER, CPA

50 LEANNI WAY, UNIT D-3

PALM COAST, FL 32137-4756

28. OPTION TO PURCHASE

LANDLORD grants TENANT at the end of the term of this lease an option to purchase the entire property at 100% of appraised value as determined below. TENANT's option to purchase shall expire on March 31, 2024 or if the tenant is in arrears with the rent payments during any time of the lease term. The fee for this option to purchase shall be \$15,000 payable upon TENANTS occupancy of the property.

Determination of purchase price:

The purchase price of said property is to be determined at the time TENANT exercises this Option using one hundred percent (100%) of appraised value as determined by a mutually agreed MAI appraiser. In the event LANDLORD and TENANT do not agree on an MAI appraiser, each party shall select their own MAI appraiser, and if the price determined by the two appraisers is within ten percent (10%) of each other, the two appraisals shall be averaged to determine purchase price. The purchase price shall be paid by TENANT to LANDLORD in certified funds via wire transfer, and the terms and conditions of the closing shall be customary for commercial real estate closings in Flagler County, Florida for an "As Is" sale of commercial property.

In the event TENANT elects to purchase said property then TENANT shall be represented by Southern Realty of St. Augustine and Crescent Beach (BUYERS/TENANTS brokerage) Seller agrees to pay BUYERS/TENANTS brokerage three percent (3%) of the purchase price as a sales commission at the time of the closing. This paragraph shall be terminated upon expiration of this lease agreement or any extension of the lease term by the TENANT.

29. ENTIRE AGREEMENT

The foregoing constitutes the entire agreement between the parties and maybe modified only by a writing signed by both parties. The following exhibits, if any, have been made a part of this agreement before the parties' execution hereof:

- a. Description and list of changes that will be done to the premises.
- b. Drawing of the LEASED PREMISES
- c. Plan describing the space used in the exterior and parking.
- d. List of personal property belonging to others.
- e. List of personal property belonging to LANDLORD leased to TENENT.
- f. Legal description of property

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.



Witness

Bonnie Lennon



Karim Biglari, Lessor/Owner BY

ROBERT E. SCHROEDER TDA

Witness

Michael R Pimental dotloop verified
06/30/21 1:10 PM EDT
K1R4-QW3-POR-IVOT

Witness

Michael R Pimental dotloop verified
06/30/21 1:10 PM EDT
ZNVY-RVCH-XCZB-JENV

Witness

Rebecca Blackowicz dotloop verified
06/30/21 9:29 AM AKDT
ZSLR-TACW-TZPX-VDA1

Rebecca Blackowicz, Co-Owner of

Good Times Dog Bar

Chris Huddleston dotloop verified
06/30/21 9:22 AM
AKDT
ABCC-ORUB-ASXV-IZKT

Chris Huddleston, Co-Owner of

Good Times Dog Bar

Description and list of changes that will be done to the premises.

TENANT RESPONSIBILITY

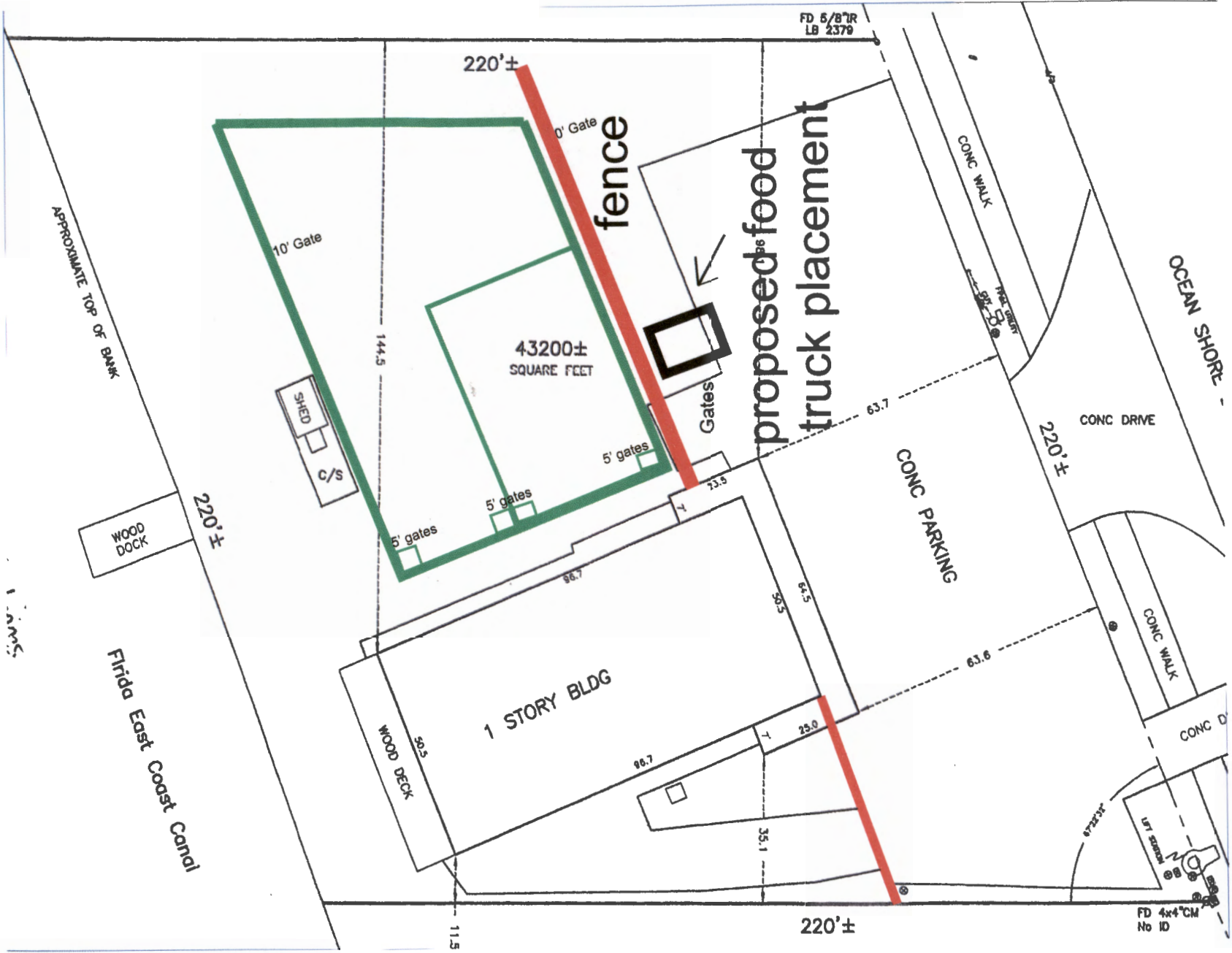
1. Repair, paint and improve back deck with owner. TENANT shall pay 50%, LANDLORD shall pay 50%

Good Times Dog Bar
Food Truck Exception Narrative

Good Times Dog Bar would like allow a mobile food vendor to reside on the north side of the property. The location of the vendor will not be an existing parking space; we have allotted a spot near the privacy fence for the vendor. The location will allow safe ingress and egress for customers to walk up and order food. The food truck must obtain their own occupational license and health certificates for Flagler County. The vendor will not be within 500ft, in all directions, allowed to sell the same products and services of an existing business. The vendor will only be allowed to operate during our business hours of operation, Wed-Fri 1pm-9pm, Sat/Sun 11am-9pm. Thank you for your consideration of this addition to our new business in Flagler County.

Best Regards,

Chris & Rebecca Huddleston
Good Times Dog Bar



FD 5/8/7R
LB 2379

fence

proposed food
truck placement

43200±
SQUARE FEET

1 STORY BLDG

Florida East Coast Canal

OCEAN SHORE

FD 4x4" CM
No ID