



# Planning & Architectural Review Board Regular Meeting Agenda

Tuesday, August 5, 2025 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136



All meeting items will be continued until meeting is complete.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approve Minutes
  - a. July 15, 2025 Meeting Minutes
5. Old Business
6. New Business
  - a. **Application PCON25-0002:** Conceptual Site Plan – A proposed, 2513 SQFT two-story, mixed-use building. The ground floor proposes two (2) retail spaces ~686 SQ FT per commercial space; a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.  
**Parcel ID No.:** 01-12-31-1100-00050-0050  
**FLUM:** Commercial  
**Zoning District:** Tourist Commercial  
**Owner:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136  
**Applicant:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136;  
**Representative:** Joseph Pozzuoli Architect, P.A., 314 Moody Boulevard, Flagler Beach, FL 32136
  - b. **Application PVAR25-0002:** Variance – Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. Design Guidelines, Location (2) and (5). Applicant requests relief from the land development code minimum standards for a two-way drive requiring eighteen feet (18') for a two-way drive for commercial use to a twelve-foot (12') lane for a two-way commercial use drive.  
**Parcel ID No.:** 01-12-31-1100-00050-0050  
**FLUM:** Commercial  
**Zoning District:** Tourist Commercial  
**Owner:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136  
**Applicant:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136;  
**Representative:** Joseph Pozzuoli Architect, P.A., 314 Moody Boulevard, Flagler Beach, FL 32136
7. Other Business
8. City Planner Report
9. Board Comments
10. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



# Planning & Architectural Review Board Special Meeting Minutes

Tuesday, July 15, 2025 at 5:30 PM



City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

---

## 1. Call the meeting to order

Chair Suzie Johnston called the meeting to order at 5:30 p.m.

## 2. Pledge of Allegiance

Chair Suzie Johnston led the Pledge of Allegiance.

## 3. Roll Call / Determination of Quorum

Present: Paul Mykytka, Barbara Revels, Suzie Johnston, Lisa Smith, Boudie Estberg

Absent: Joann Soman, Scott Chappuis

Staff Present: Acting City Attorney Hollie New, City Planner Lupita McClenning and Secretary Michele Ficocello

## 4. Approve Minutes

### a. June 3, 2025 Meeting Minutes

Motion by Lisa Smith, seconded by Boudie Estberg to approve meeting minutes. The motion carried unanimously.

## 5. Old Business

None

## 6. New Business

- a. ORDINANCE NO. 2025-09: COMPREHENSIVE PLAN AMENDMENT AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR

UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Acting City Attorney Hollie New presented the item. Board comments included confirming the ordinance was previously before the PAR Board. There were no comments from the public. Barbara Revels made a motion to approve item 6a.; Lisa Smith seconded. Motion passed unanimously after a roll call vote.

- b. ORDINANCE NO. 2025-10: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Acting City Attorney Hollie New presented the item. The Board's comments included confirming the ordinance was previously before the PAR Board and clarification on the attached FAQ. There were no comments from the public. Barbara Revels made a motion to approve item 6b.; Lisa Smith seconded. Motion passed unanimously after a roll call vote.

- c. ORDINANCE NO. 2025-11: AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Acting City Attorney Hollie New presented the item. The Board's comments included confirming the ordinance was previously before the PAR Board. Discussion ensued related to affordable housing, property rights vs. property value, density vs. intensity, the property rights element contained in the Comprehensive Plan and the proposed ordinance aligning with state legislation. There were no comments from the public. Lisa Smith made a motion to approve item 6c.; Paul Mykytka seconded. Motion passed unanimously after a roll call vote.

## **7. Other Business**

None

## **8. City Planner Report**

The City Planner provided an action plan update on the mobility study. The study is scheduled for completion and adoption in March 2026. Discussion ensued related to the definition of a mobility study, the study providing possible solutions to the downtown parking concerns, the upcoming October external stakeholders coordination vs. the community workshop and data collection. The

City Planner stated a separate study is being conducted to address the parking concerns. Public comment was opened. Commissioner Rick Belhumeur's comments included clarification on parties working on the study and if the study included multimodal forms of transportation.

**9. Board Comments**

The Board welcomed a new member, Paul Mykytka.

**10. Adjournment**

Motion by Boudie Estberg to adjourn the meeting. Chair Johnston adjourned the meeting at 5:58pm.



# Staff Report

## Planning & Architectural Review Board Regular Meeting



August 5, 2025

---

**To:** Planning & Architectural Review Board  
**From:** Lupita McClenning, Planner  
**Meeting Date:** August 5, 2025  
**Item Name:** **Application PCON25-0002:** Conceptual Site Plan – A proposed, 2513 SQFT two-story, mixed-use building. The ground floor proposes two (2) retail spaces ~686 SQ FT per commercial space; a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.  
**Parcel ID No.:** 01-12-31-1100-00050-0050  
**FLUM:** Commercial  
**Zoning District:** Tourist Commercial  
**Owner:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136  
**Applicant:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136;  
**Representative:** Joseph Pozzuoli Architect, P.A., 314 Moody Boulevard, Flagler Beach, FL 32136

### Background:

In February of 2025 applicant for the owner attended the Technical Review Committee (TRC) meeting to gather technical feedback on a proposed 2513 SQFT two-story, mixed-use building. The ground floor proposes two (2) retail spaces ~686 SQ FT per commercial space; a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit. The property owner of the subject property owns the abutting property to the west. In order to for the proposed development to meet required space for parking and maneuverability for ingress/egress of vehicles parked in the rear, the property owner provided XX feet of the abutting property to the subject property.

### Fiscal Impact:

N/A

### Staff Recommendation:

The proposed shared access drive of 6' on the subject property and 6' on the abutting commercial lot to the north do not meet minimum requirements for shared drive access for

commercial properties as prescribed in the land development code. The concept plan for the proposed development at 907 N Oceanshore is recommended to be denied. The proposed two-way drive access with 6' from each lot does not meet the minimum requirement of 12' for each lot as specified in the LDC Section 02.02.04. The insufficient width of the proposed shared driveway impacts safety and traffic flow, creating a potential safety hazard by hindering safe vehicle ingress and egress. The applicant is encouraged to revise the plan to comply with required standards.

**Attachments:**

- 1. Concept Plan PCON25-0002 907 Oceanshore Blvd\_STAFF FINDINGS
- 2. APPLICATION\_PCON25-0002\_FINAL
- 3. CORRECTED\_SITE PLANS 907 N OCEAN SHORE



# City of Flagler Beach

---

**Date:** July 27, 2025

**To:** Planning and Architectural Review Board (PARB)

**From:** Lupita McClenning, City Planner  
Presented to PARB by Bill Freeman, City Engineer

**RE:** 907 N Oceanshore Blvd., Flagler Beach, FL  
Conceptual Site Plan PCON25-0002

---

## Land Use Data

**Applicant:** Joseph Pozzuoli, Architect

**Owner:** Gaspar Family Holdings

## **Property**

**Address:** 907 N Oceanshore Blvd., Flagler Beach, FL

**Parcel ID:** 01-12-31-1100-00050-0050  
.14 of an acres – vacant/undeveloped land

**Zoning:** Tourist Commercial

**Overlay:** Downtown Mixed-Use Overlay

**FLUM:** Commercial

## Background:

In February of 2025 applicant for the owner attended the Technical Review Committee (TRC) meeting to gather technical feedback on a proposed 2513 SQFT two-story, mixed-use building. The ground floor proposes two (2) retail spaces ~686 SQ FT per commercial space; a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.

The property owner of the subject property owns the abutting property to the west. In order to for the proposed development to meet required space for parking and maneuverability for ingress/egress of vehicles parked in the rear, the property owner provided XX feet of the abutting property to the subject property.

## Design Guidelines

The Design Guidelines establish three (3) planning areas within the designated Downtown area based on existing land uses, zoning classifications, desired development characteristics and

geographic locations. The three (3) areas represent distinct character districts. The character areas are as follows:

- (1) Downtown Mixed-Use District—Provides general guidelines for commercial and mixed-use areas in the Downtown Core excluding the parcels located along the Oceanshore Boulevard.
- (2) Downtown A1A Core Retail Corridor—Provides design guidelines for properties located along the A1A Corridor.
- (3) Residential Neighborhoods—Includes general design guidelines for new developments/renovations of residential areas in the Downtown.

These guidelines define the physical character of each area through the establishment of site planning and architectural design standards based on the community's desired vision for its aesthetic character.

#### **Ordinance 2015-05**

Ordinance 2015-05 further extended the Mixed-Use District to North 11th Street for properties lying within the Tourist Commercial District adjacent to Oceanshore Blvd. The Downtown Mixed-Use District contains varying types of lot sizes and configurations.

#### **B. General Requirements:**

- a. Mixed Use Building Authorization: The city shall permit, as a principal permitted use as a mixed use building wherein the property of interest exhibits a General Commercial or Tourist Commercial zoning designation, and lies within the Mixed-Use District.
- b. Mixed Use Building District Development Requirements:
  1. All new buildings shall subscribe to the following adopted character area district development standards as established in the adopted Downtown Design Guidelines.
    - a. Downtown Mixed-Use District
    - b. Downtown A1A Retail Corridor
    - c. Residential Neighborhoods

#### **C. Development Requirements - All requests for mixed use development shall be subject to the following:**

- i. Site Plan Review - Planning and Architectural Review Board and City Commission.
- ii. Shall include a residential component together with those permitted commercial uses listed in SECTION 4. Section 2.04.02.12 C., as provided in this ordinance.
- iii. The mix of commercial and residential uses for all new development shall be limited to the same building, with commercial uses limited to the first floor below the residential component use(s).

- iv. The commercial floor area should not exceed fifty percent (50%) of the gross floor area of the building.
- v. The mix of residential and commercial uses shall be designed to minimize to the greatest extent practical the potential detrimental influence of commercial uses on the residential uses.
- vi. Locate entranceways to minimize noise intervention between the residential and commercial use(s).
- vii. Sound Attenuation - The use of soundproofing materials to assure sound minimization between the commercial and residential use(s) shall be provided. Sound Transmission classification technical data must be submitted at the time of Site Plan Review application and incorporated with the Building Permit application. A minimum Sound Transmission Classification (STC) rating of fifty (50) is required.

### **Land Development Code**

Parking and ingress/egress requirements for commercially zoned properties is challenging for commercial properties, including commercial lots along A1A/Oceanshore Blvd., which were taken under consideration in the City’s established Design Guidelines.

#### **Section 2.04.02**

The City of Flagler Beach Land Development Regulations address the parking and landscaping requirements for each zone district and use. All buildings and land uses, including a change, expansion or renovation of a building or change in land use, shall provide parking areas in accordance with the Schedule of Off-Street Parking Requirements, Section 2.06.02.1.

### **Service, Refuse and Delivery Design**

#### *Location*

1. Service, refuse, and delivery areas should be located to the rear of the buildings with convenient vehicular access, unless facing a single-family residence or the front of another building; in which case service areas shall be shielded from view of adjacent buildings.
2. Locate trash storage, loading, and truck parking so as to minimize visibility from the street/sidewalk and building entrances. Avoid locating service and loading areas along important view corridors and pedestrian traffic areas.

### **Scope**

The Downtown Mixed-Use District contains varying types of lot sizes and configurations ranging from parcels fronting the arterial roads and secondary streets to interior lots and vacant lots covering the entire blocks. The development proposals should be evaluated on a site-specific level because of the variations in lot sizes and orientation and the unique conditions presented by each individual parcel. The following lot configurations have been taken into consideration in the development of design guidelines for the Downtown Mixed-Use District:

1. Interior Lots—fifty (50) feet by one hundred (100) feet
2. Corner Lots
3. Frontage along major arterial roads (Moody Boulevard)
4. Redevelopment opportunities at block level

### **Off-Street Parking**

Within the Downtown Mixed-Use District and Downtown A1A Mixed-Use District, a combination of off-street parking and on-street parking in accordance with the Schedule of Off-Street parking requirements, the Combined Use Ordinance and the Downtown Master Plan Parking Plan is permitted to satisfy the parking requirements. On-street parking shall not exceed forty (40) percent of required off-street parking.

### **Location**

1. On-street parking shall be provided along the perimeter of the development parcel, on the public right-of-way. N/A See 02.06.05
2. Street or sidewalk areas may not be used for off-street parking purposes. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and eighteen (18) feet for a two-way drive.
3. Required off-street parking should be located on the same parcel as the uses served.
4. Off-street parking shall be limited to the sides or rear of the building(s) and screened from street view with appropriate perimeter landscape material per Section 5.04.02, Criteria for parking lots and vehicular use, Land Development Regulations. No off-street parking shall be located between a building and the adjacent street frontage.
5. Joint common access drives and shared parking provisions are encouraged for two (2) or more contiguous interior lots owned exclusively or under separate ownership to enhance two-way access thereby decreasing access width from fifteen (15) feet to twelve (12) feet for each lot.

**TC — TOURIST COMMERCIAL** The provisions of this district are to provide for uses to serve tourist needs in the community. The primary uses are intended for commercial uses for lodging, dining establishment(s), and minor retail establishments which primarily serve tourist(s) and other visitors to the city.

Section 2.06.05 provides for special requirements of Tourist Commercial in several areas of the city.

### **Permitted Uses**

1. Motels and hotels.
2. Bed and breakfast inns.
3. Restaurants.
4. Gift shops.
5. Convenience commercial uses such as:
  - a. Beauty or barber shops.
  - b. Laundromat, laundry and dry-cleaning pick-up stations.
  - c. Newsstands or bookstores.
6. Off-street parking and loading.

7. Commercial recreational entertainment facilities.
8. Boat and marine supply sales.
9. Marinas.
10. Resort dwellings.
11. Resort condominiums.
12. Mixed Use Buildings within the defined Downtown A1A Retail Corridor (See Note 11. Section 2.04.02.9, Zoning Schedule II.)
13. All principal uses permitted in MDR District.

**Special Exceptions**

1. Temporary structures including carnivals, circuses and other temporary commercial amusement activities and religious gatherings for special events of a temporary nature with the city commission establishing the period for which such events shall begin and end.
2. Professional Offices.
3. Mixed use building — Conversion of existing buildings within the Downtown Mixed-Use District and Downtown A1A Retail Corridor.
4. Convenience commercial uses such as: food, grocery, drug, or convenience stores.
5. Marinas allowing liveaboard vessels for residential uses.
6. Farmer's Markets. NOTE: All special exception uses are subject to Section 2.03.0, Section 2.06.01 and additional specific requirements as noted.
7. Private, social, recreational or fraternal clubs or organizations.
8. Churches, synagogues or other houses of worship.

**Sec. 2.06.05.** - Provisions to commercial uses on State Highway A1A which abut Central Avenue. For commercial uses in the TC or MDR districts along A1A which continue through to Central Avenue and face **or abut residential districts, the following provisions shall apply:**

**Section 2.06.05.1 Buffer zone.**

Within the rear yard setback, a **fifteen-foot buffer zone shall be provided.** Such buffer zone shall be treated with adequate fencing material and landscaping to block glare from the uses, including lights of automobiles, from reaching the residential areas. In addition, landscaping shall be provided and maintained which will enhance the character of the residential areas.

**Section 2.06.05.2 Automotive access.**

In no case shall automotive access to such lots be provided from Central Avenue. **All automotive access for guests, residents or customers shall be provided from state road A1A.**

**Section 2.06.05.3 Service vehicle access.**

All service access, including that for trash removal, shall be provided from A1A and such service or loading and unloading areas shall not be provided in the rear yard setback area.

**Section 2.06.05.5 [Commercial/multi-family uses on A1A/SR 100].**

For commercial land uses fronting on A1A or S.R. 100, the following provision shall apply:

**Section 2.06.05.6 Site plan review.**

All commercial development defined in Section 2.06.05 shall meet the requirements of Section 2.06.06.

**Compliance with the Comprehensive Plan**

**B. Land Use Element**

**Mixed Use**

The mixed-use designation provides for land that could support a variety of urban land uses, including commercial and office facilities, and medium density residential. Mixed use development shall be served by central water and sewer systems. The types, sizes, densities and intensity of land uses in this classification are outlined below:

Type of Use: Commercial professional office, business office, and medium density residential uses are permitted in this category. Industrial processing, manufacturing, and animal research facilities are not permitted. It is anticipated that the land use in this category will be principally commercial, with residential uses of between 15% and 30% of the land use mix encouraged, but location, community context and site characteristics may be considered in determining the mix of allowable uses appropriate for a site.

Intensity of Each Use: In order to maintain adequate open space and control the intensity of uses in this classification, the maximum allowable impervious surface for each use shall be 65%. Maximum building height is three stories, 35 feet.

Density of Use: The residential component within this classification provides for a density of five to 18 residential units per acre.

**Policy A.1.1.2**

The City shall maintain Land Development Regulations (LDRs), which contain the specific and detailed provisions that are necessary to implement the adopted Comprehensive Plan, including related development control ordinances.

**Policy A.1.1.3**

The LDRs shall address the location and extent of land uses in accordance with the categories, densities, and intensities of land uses contained in this Element and depicted on the Future Land Use Map.

### **Planning Staff Recommendation**

The proposed shared access drive of 6' on the subject property and 6' on the abutting commercial lot to the north do not meet minimum requirements for shared drive access for commercial properties as prescribed in the land development code.

The concept plan for the proposed development at 907 N Oceanshore is recommended to be denied. The proposed two-way drive access with 6' from each lot does not meet the minimum requirement of 12' for each lot as specified in the LDC Section 02.02.04. The insufficient width of the proposed shared driveway impacts safety and traffic flow, creating a potential safety hazard by hindering safe vehicle ingress and egress. The applicant is encouraged to revise the plan to comply with required standards.



CITY OF FLAGLER BEACH  
PLANNING & ZONING DEPARTMENT

RECEIVED

JUL 01 2025

INTAKE APPLICATION	
<input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Site Plan	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Site Development Plan(s)	<input type="checkbox"/> Plat Vacating
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Master Plan
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Non-statutory Land Division/Parcel Reconfiguration
<input type="checkbox"/> Future Land Use Map Amendment	<input type="checkbox"/> Site Plan Modification (Post approval)
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Development Order Modification
<input type="checkbox"/> Variance	<input type="checkbox"/> Wireless Communication Facility (new structure)

Application Submittal Date: \_\_\_\_\_ PCON 25-0002

Fee Paid: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_

Employee Accepting Application (print name): \_\_\_\_\_

Rejected Date: \_\_\_\_\_ Rejected by: \_\_\_\_\_

Reason for Rejection: \_\_\_\_\_

A. PROJECT NAME: Mixed Use @ 907 Ocean Shore Blvd N

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 907 Ocean Shore Blvd N

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 01-12-31-1100-00050-0050

D. LEGAL DESCRIPTION: See Dwg Corr Sheet Subdivision Name: Cochran Place

Section: \_\_\_\_\_ Block(s): 5 Lot(s): 5

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 6,227.129 SF

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: TC

OVERLAY DISTRICT: AIA Retail Character

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

H. CURRENT USE OF PROPERTY: Vacant

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS)  
A new mixed use commercial and residential Building

J. PROPOSED NUMBER OF LOTS (If Applicable): 1 Development Phasing: Yes  No



## CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION: **# SP 24-0001**

L. WATER/SEWER PROVIDER: \_\_\_\_\_

M. EXISTING MORTGAGE? Yes  No

<b>OWNER: Gaspar Family Holding</b>	<b>APPLICANT/AGENT: Joseph Pozzuoli Architect</b>
Name: <u>Cas Gaspar</u>	Name:
Mailing Address: <u>P.O. Box 730 Hastings FL</u>	Mailing Address: <u>(See Below)</u>
Phone Number: <u>908-451-7267</u>	Phone Number:
E-mail Address:	E-mail Address:

<b>MORTGAGE HOLDER: NA</b>	<b>ENGINEER OR PROFESSIONAL:</b>
Name:	Name: <u>Joseph Pozzuoli Architect</u>
Mailing Address:	Mailing Address: <u>314 Moody Boulevard</u>
Phone Number:	Phone Number: <u>386-439-5650</u>
E-mail Address:	E-mail Address:

Flagler Beach  
FL 32136

<b>SURVEYOR: Stephenson, Wilcox &amp; Assoc</b>	<b>LANDSCAPE ARCHITECT:</b>
Name: _____	Name:
Mailing Address: <u>Bunnell, FL</u>	Mailing Address:
Phone Number: <u>2729 E Moody Blvd #400</u>	Phone Number:
E-mail Address: <u>386-437-0030</u>	E-mail Address:

<b>PLANNER:</b>	<b>TRAFFIC ENGINEER:</b>
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

<b>ATTORNEY OF RECORD:</b>	<b>DEVELOPER:</b>
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

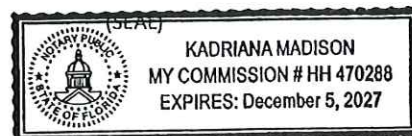
Signature of owner OR person authorized to represent this application:

Signature(s): [Handwritten Signature]

Printed or typed name(s): CASIMIRO GASPAR

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27 day of June 2021 by Casimiro Gaspar individual submitted by  Personal Knowledge  Satisfactory Evidence: Type \_\_\_\_\_

[Handwritten Signature]  
Signature of Notary Public, State of Florida



**CONCEPTUAL SITE DEVELOPMENT PLAN  
APPLICATION**

PROJECT TITLE:

Mixed Use @ 907 Ocean Shore Blvd N

ADDRESS: 907 Ocean Shore Blvd N

Subdivision: Cochran Place Block: 5 Lot(s): 5

TAX PARCEL NUMBER(S): 01-12-31-1100-00050-0050

ZONING DISTRICT: TC

**OWNER INFORMATION:**

OWNERS NAME: Gaspar Family Holding (Cas Gaspar)

ADDRESS: P.O. Box 730 Hastings FL

PHONE NUMBER: 908-451-7267 FAX NUMBER: \_\_\_\_\_

SIGNATURE OF OWNER: 

**APPLICANTS INFORMATION:**

APPLICANTS NAME (IF OTHER THAN OWNER): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_

**REPRESENTATIVE:**

NAME: Joseph Pozzuoli Architect

ADDRESS: 314 Moody Blvd. Flagler Beach FL 32136

PHONE NUMBER: 386-439-5650 FAX NUMBER: \_\_\_\_\_

SIGNATURE OF REPRESENTATIVE: 

**PROPERTY OWNER AUTHORIZATION**

FOR USE WHEN APPLICANT IS NOT THE OWNER OF SUBJECT PROPERTY:

Property Address: 907 N Ocean Shore Blvd  
Flagler Beach FL 32136

Parcel ID: 01-12-31-1100-00050-0050

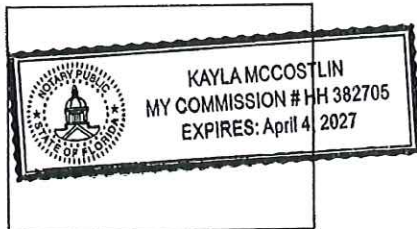
This is to certify that I am the owner of the subject property described above and that I authorize: (PRINT NAME) Joseph Pozzuoli to make and file the aforesaid application for site plan review.

OWNER'S SIGNATURE: \_\_\_\_\_

PRINT OWNER'S NAME: Casimiro Gaspar

Sworn to and subscribed before me this 23 day of June, 2025.  
Personally known to me or produced identification: Driver license (type)

Notary Public: Kayla McCostlin My commission expires: April 4, 2027



Notary Seal

PROJECT DESCRIPTION

PRINT OR TYPE INFORMATION

A. Provide a detailed description of the proposed project:

Mixed Use Project with one commercial space located on first floor and one residential unit on the second floor w/ a residential garage, four elevators on the first floor to serve the second floor.

B. Provide the lot size (parcel) and square footage of all building(s):

5,413 sq ft lot size  
2,488 sq ft building footprint

C. Provide the size, height and proposed use of each building:

mean roof height 27'-4"  
1st Floor Business Commercial 2nd Residential

D. Provide a detailed description of the following:

Exterior finish and color: Stucco Primary Color White SW 7656 accent

Roof material and color: Standing Seam Metal Roof Kawneer 500 Slate Grey

E. Indicate the project floor area ratio or lot coverage (if applicable):

Bldg 46% of Lot / Impervious 66%

F. Provide the total number of:

Required on-site parking spaces: 4

Proposed on-site parking spaces: 4

Required on-site Handicapped parking spaces: 1 (Included in total Above)

Proposed on-site Handicapped Parking spaces: 1 " "

G. Any off-site parking spaces proposed? If yes, describe number, location, and distance from proposed project location:

Yes, two spaces along road in front of property

H. Will project be accomplished in phases? If Yes, describe phasing plans and timeframe:

Yes, The Residential Unit and Commercial Shell will be completed. The Commercial Units will be finalized when specific tenants are signed.

Green SW 6472

I. Describe the nature of any tree and native vegetation removal, if applicable:

Lot contains 0 trees. Sand with minimal  
grass

J. If a Commercial use, describe the operational characteristics of the development (proposed hours of operation, any unique characteristics of the proposed use.

The future tenant spaces are intended to be  
rented to small businesses like a barber shop  
or similar that will have regular daytime  
hours and produce very minimal noise

K. Provide other pertinent information regarding the proposed development:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**----- EXISTING CONDITIONS -----**

A. Describe all previous uses or activities on the site:

No known Previous Development.

B. Describe all existing structures on the site in terms of their use, construction type, height, density, and size:

N/A

C. Describe the project site as it presently exists before the project in terms of:

- Site topography:

The site slopes approx 24-30" from front  
to back (See Survey)

- Plant life (existing trees, vegetative cover):

Minimal grass on the site

- Soil conditions:

Subsurface soil conditions consist of fine sand up to the boring termination depth of 50 ft

- Historic or cultural resources (if applicable):

N/A

D. Describe the land use and zoning of surrounding properties within 200 feet of project location:

North:

Duice De Leche Cafe      Nauti Pets (Pet Groomer)

South:

Residential / Short Term rental  
Break Awayz restaurant

East:

Beach

West:

Residential

-----APPLICATION CHECKLIST-----

**Note:** All plans submitted with the application must be folded and stapled to standard notebook size.

1. **SURVEY**

The survey shall be based on current title work and shall be reflected as such on the survey. The following information is required:

- Boundary survey

**NOTE: ALL SITE PLAN RELATED DOCUMENTS TO BE SUBMITTED ON PLAN SHEETS NO LARGER THAN 11" X 17".**

3. **LOCATION MAP**

4. **SITE PLAN**

**Note:** Drawn to a regular engineering scale (i.e., 1 inch = 10 feet, 1 inch = 20 feet, but no larger than 1 inch = 40 feet) and plotted on a sheet no larger than 24 by 36 inches in size.

- Parcel boundaries and dimensions.
- Title Block:
  1. Development's name
  2. Site address
  3. Scale
  4. North arrow
  5. Legend
  6. Name and address of the Developer and plan(s) designer.
  7. Date

Building footprint(s).

Dimensions - all proposed improvements.

- Street improvements (if applicable)
- Adjacent rights of ways and street names.
- Pedestrian Facilities.
- Driveways - points of access.
- Parking lots, including circulation patterns.
- Walls, fences and retaining walls, including height and materials
- Trash/Dumpster location, including screening material(s) and height.
- Drainage structures (if applicable).
- Minimum setback lines.
- Dimensions between building(s) and all perimeter uses.
- Open space and parks (if applicable).
- Phase lines (if applicable).

- Site Plan Summary to include, but not limited to:
  - Total site area
  - Pervious/impervious land coverage
  - Required vs. proposed parking spaces

**5. BUILDING ELEVATIONS**

Building elevations must be drawn for all sides of the building to an architectural scale (1/4 inch = 1 foot is preferred).

- The height of the building is measured from grade to the top of the roof for a flat roof, or from grade to the mean height between the eave and the ridge for pitched roofs.
- Elevations for all sides of structures as they will appear upon completion.
- Building materials and finishes for all exterior surfaces, including roofs.
- Color of all exterior surfaces, including roofs.

**6. PRELIMINARY LANDSCAPE PLAN (OPTIONAL))**

- Proposed landscape program.
- Walls, fences, screening materials (characteristics)
- Buffer areas and specific landscape treatment.
- landscape treatment (if applicable) – e.g., dumpsters, transformer vaults, lift stations, etc.

**9. PRELIMINARY SIGNAGE PLAN (OPTIONAL)**

- Sign type, location, characteristics of existing/proposed.

**10. OTHER DESIGN FEATURES (IF APPLICABLE)**

- Awnings (material, design and color).
- Address, directory signs.
- Hardscape features (e.g., pavement, walkway treatment, etc.)
- Other \_\_\_\_\_

PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esquire  
**CHIUMENTO LAW, PLLC**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Caroline McNeil

Property Appraisers Parcel  
Identification Numbers  
01-12-31-1100-00050-0050;

**PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

**“NOTE TO RECORDING CLERK:**

This deed conveys unencumbered property for nominal consideration from the Grantor to Grantee, its sole owners/members and is, therefore, exempt from Florida documentary stamp taxes pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So2d 913 (Fla. 2005)”

**WARRANTY DEED**

**THIS INDENTURE**, Made this 13 day of June, 2025, **GASPAR FAMILY HOLDING THREE, LLC, a Florida limited liability company**, whose post office address is 908 North Central Avenue, Flagler Beach, FL 32136, hereinafter called the Grantor, to **GASPAR FAMILY HOLDING THREE, LLC, a Florida limited liability company**, whose post office address is 908 North Central Avenue, Flagler Beach, FL 32136, 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:

**THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**TOGETHER WITH**

**Lot 5, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida, reserving unto the Grantor a six foot (6') easement along the Northerly lot line of Lot 5, Block 5, Cochran Place Subdivision. TOGETHER WITH a six foot (6') easement along the Southerly lot line of Lot 4, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida Cochran Place Subdivision.**

**TOGETHER WITH**

**The Southerly 25 feet of the following described property:**

**All that certain parcel of land and the riparian rights and accretions pertaining thereto, situated in U.S. Lot 2 of Section 1, Township 12 South, Range 31 East, more particularly described and bounded as follows: Bounded on the West by the Easterly boundary of the Right-of-Way for Atlantic Boulevard, also known as Ocean Shore Boulevard, and as State Road A1A, bounded on the East by the Atlantic Ocean, bounded on the North by the North line of Lot 5, of Block 5, of Cochran Place Addition to Ocean City Beach, (now Flagler Beach), Flagler County, Florida, according to the plat thereof on file in the Public Records of Flagler County, Florida, in Plat Book 1, at Page 12 produced Eastward to the Atlantic Ocean, and bounded on the South by the South line of Lot 5, of Block 5 of said Cochran Place Addition above mentioned produced Eastward to the Atlantic Ocean. Subject to the perpetual reservation of oil, gas and mineral rights reserved in that certain deed of conveyance bearing date of November 14, 1951 from J.D. Blalock and his wife, Minetta Blalock to Claude G. Varn and Mary Belle Varn, husband and wife, recorded in Deed Book 38, at page 25, of the Public Records of Flagler County, Florida.**

Grantor warrants that at the time of this conveyance this was not their homestead property.

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 2025 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, 2024.

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:

GASPAR FAMILY HOLDING COMPANY THREE, LLC, a Florida limited liability company  
By: GASPAR UMBRELLA HOLDING COMPANY, LLC, its Manager

Amanda A. Swift  
Witness Signature

By: [Signature]  
Casimiro Gaspar, Manager

Print Witness Name: Amanda A. Swift

Witness Address: 145 City Pl. Ste 301  
Palm Coast FL 32164

Karolyn N. Sheekey  
Witness Signature  
Print Witness Name: Karolyn N. Sheekey

Witness Address: 145 City Pl. Ste 301  
Palm Coast FL 32164

State of FLORIDA  
County of FLAGLER

The foregoing instrument was acknowledged before me by  means of physical presence or  online notarization this 13 day of June, 2025 by Casimiro Gaspar, as Manager of Gaspar Umbrella Holding Company, LLC, as Manager of Gaspar Family Holding Company Three, LLC, a Florida limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Karolyn N. Sheekey  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:



Michael D. Chiumento  
Michael D. Chiumento III  
William J. Bosch  
Vincent L. Sullivan  
Diane A. Vidal  
Kareen Movsesyan  
Sydney L. Nix  
Mark A. Hall  
Eric R. Sloan  
Thomas R. Pycraft, *of-counsel*

Michael D. Chiumento III  
Managing Partner  
Michael3@legalteamforlife.com



# CHIUMENTO LAW

145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

2 Camino Del Mar  
Palm Coast, FL 32137

57 W. Granada Blvd.  
Ormond Beach, FL 32174

*Proudly serving Flagler and Volusia Counties for over 50 years*

June 23, 2025

Gaspar Family Holding Three, LLC  
908 North Central Avenue  
Flagler Beach, FL 32136

**RE: Lot 5, Flagler Beach**

Dear Mr. Gaspar:

In connection with the above-referenced property, enclosed please find the original and a copy of the Warranty Deed that has been recorded in O.R. Book 2968, Page 1602, Flagler County, Florida.

If you have any questions or require anything further, please feel free to contact our office.

Sincerely,

Caroline McNeil  
Florida Registered Paralegal to  
Michael D. Chiumento III, Esq.

Enclosures

**Legal Discription**

LOT5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, FLORIDA RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION. ALONG WITH THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

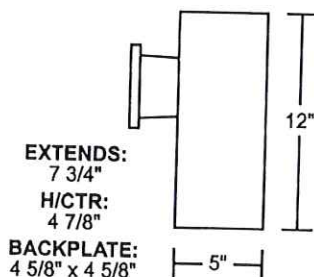
# Coastal Lighting

www.coastallighting.com

PROJECT \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 VOLTAGE \_\_\_\_\_

## OUTDOOR WALL FIXTURE S35W OUTDOOR DECORATIVE MARLEX

Wave Lighting's S35W is ideal for coastal areas. This fixture is available in incandescent with A19 LED lamp option and is turtle safe and dark sky friendly. Easily relamped via open bottom. Wave Lighting's S35W is designed for wall applications and mounting hardware is included.



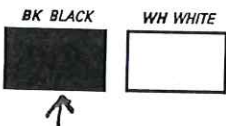
### SPECIFICATIONS

- Black or White
- Baffle Included
- Mounting Hardware Included
- Turtle Safe & Dark Sky Friendly
- Wall Mount Only
- Minimum Starting Temp -20°F
- UL Listed for Wet Locations
- Composite Construction
- Non-Corrosive



### LED SOURCE OPTIONS

- E26 REPLACEABLE LED - LE26C/W/A**
- 120V, 50/60Hz (LE26A models 120-277v)
  - "Screw-In" Medium Base A19/E26 LED Lamp
  - Estimated 15,000 Hrs L<sub>70</sub>
  - Low Flicker (3K models)
  - Dimmable (see compatible dimmer list)
  - 3000K CCT 90CRI or 4000K CCT 80CRI
  - 590nm Amber Models
  - 3 Year Warranty (LE26A models 5 Year)
  - LE26A models Florida Wildlife Approved
  - Energy Star



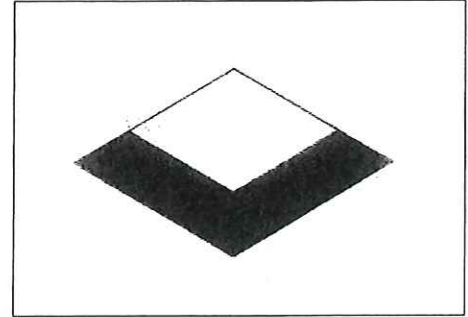
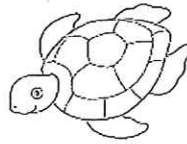
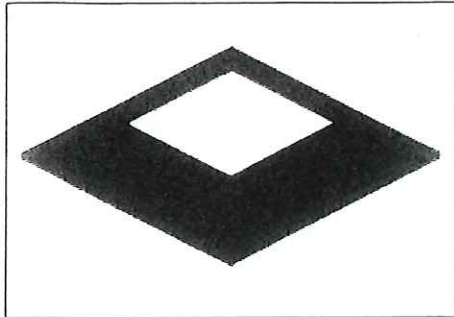
GUIDE CODE: S35W-BK

CALL FOR PHOTOMETRIC INFORMATION

ITEM #	LIGHT SOURCE	CCT	COLOR
S35W	<b>E26 MEDIUM BASE</b>	C-4K W-3K	BK-Black WH-White
	(1) 75W MAX Par 30 Lamp LE26-9.5W 800lm (E26 LED Lamp) + *		
	<b>120-277V E26 AMBER LED</b>	596nm	
	LE26A-11W 336lm (E26 LED Lamp) +		

# BeveLED® 2.2 Colors

## 4.5" Square Downlight - B4RD-UC1

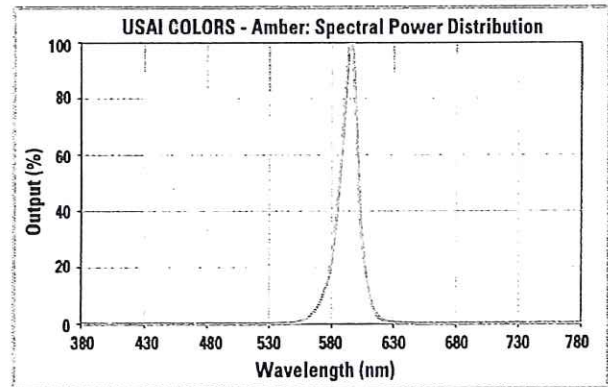


[usailighting.com/beveled](http://usailighting.com/beveled)

**BeveLED Colors - Amber Recessed Downlight** - USAI Lighting's sea turtle-safe lighting series is designed to promote and preserve existing nesting and hatchling patterns of endangered sea turtles on the North American coastline. The light output is specifically selected to have minimal impact on the sea turtle's vision in a dark environment, ensuring that the ocean will always be the brightest object in their field of view. Specify these products to meet Florida Fish and Wildlife Conservation sea turtle lighting requirements and give baby sea turtles their best chance of survival.

### DOWNLIGHT PERFORMANCE DATA

Colors Monochromatic		15W 15UC1
30° beam square optic Solite lens	Lumens	493
	lm/W	35
	Intensity (cd)	904
	UGR	10
50° beam square optic Solite lens	Lumens	486
	lm/W	34
	Intensity (cd)	531
	UGR	11
90° beam square optic Solite lens	Lumens	397
	lm/W	28
	Intensity (cd)	180
	UGR	19



USAI LIGHTING COLLABORATORY  
13 Crosby Street  
New York, NY 10013  
845-234-4090  
[showroom@usailighting.com](mailto:showroom@usailighting.com)

USAI LIGHTING HEADQUARTERS  
1126 River Road  
New Windsor, NY 12553  
T: 845-565-8500  
[info@usailighting.com](mailto:info@usailighting.com)

©2023, USAI, LLC. All rights reserved.  
All designs protected by copyright. Covered by US Patents: 8,581,520,  
8,456,109, 8,742,695, 9,671,091 and 7,832,889.  
Patents pending. USAI, BeveLED and Color Harmony  
are registered trademarks of USAI, LLC.  
Revised 05/08/2024.

# BeveLED® 2.2 Colors

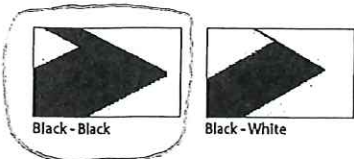
## 4.5" Square Downlight - B4RD-UC1 with Integral Driver

Specify fixture part number. (All boxes must be filled in to correctly order)

B4SDF	15UC1	595		S	BL		NT				
BeveLED Trim Style	Wattage Options	LED Color Options	Beam Options	Lens Options	Bevel Trim Finish	Flange Finish	Coastal Corrosion Protection	Housing Options	Voltage Options <i>Select one</i>	Dimming Driver Options	Mounting Accessories (Optional*)
B4SDF 4" Square downlight flanged trim (use with all materials)	15UC1 15W LED	595 Monochromatic 595nm Amber LED light engine	30 30° beam 50 50° beam 90 90° beam	S Solite (provided standard)	BL Black	BL Black WH White	NT Coastal triple-coat Corrosion resistant	FT Flat Housing New Construction FTIC Flat Housing IC-Rated NCSM New Construction Narrow Width	UNV 120V-277V	For use with Universal Voltage 120V-277V <b>No Additional Charge</b> D6E EldoLED 0-10V, 1% (provided standard) D6F EldoLED 0-10V, 1% D6A EldoLED 0-10V, 0.1% D6B EldoLED 0-10V, 0.1% D7A EldoLED DALI2, 0.1% D7B EldoLED DALI2, 0.1% D7E EldoLED DALI2, 1% D7F EldoLED DALI2, 1% D28 EldoLED DMX, 0.1% (1) <b>120V</b> For use with 120V only D19 Phase 2-wire, 1%	CB27 27" C-Channel Bars CB32 32" C-Channel Bars CB52 52" C-Channel Bars * Residential grade nailer bars provided standard * Contact factory for collar extender options for thick ceilings

Notes:  
1 Not available with FT and FTIC housing

### TRIM FINISH OPTIONS



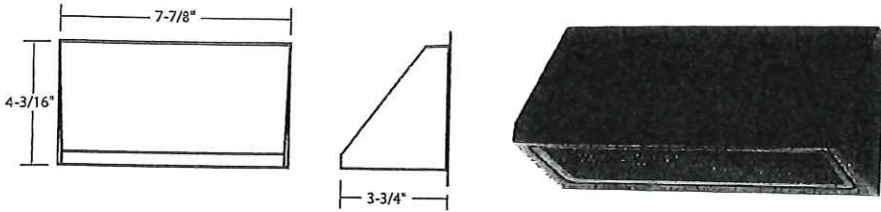
USAI LIGHTING COLLABORATORY  
13 Crosby Street  
New York, NY 10013  
845-234-4090  
showroom@usalighting.com

USAI LIGHTING HEADQUARTERS  
1126 River Road  
New Windsor, NY 12553  
T: 845-565-8500  
info@usalighting.com

©2023. USAI, LLC. All rights reserved.  
All designs protected by copyright. Covered by US Patents: 8,581,520, 8,456,109, 8,742,695, 9,671,091 and 7,832,889.  
Patents pending. USAI, BeveLED and Color Harmony are registered trademarks of USAI, LLC.  
Revised 05/08/2024.

# IWD1473 : 8" x 4" TRAPEZOID

1-DIRECTIONAL WALL MOUNT (IP65) AMBER (TURTLE SAFE) 250LM (15W)



- Now with Integral Emergency Option!
- Sleek architectural design
- Durable, corrosion resistant finish
- Emergency back up available
- 5-year limited warranty

## ORDERING : WD1473W-FR-DIN-TAM-LVR-BWW-EMB-FC-SDL

### WD1473

Fixture    Finish    Lens    Control    LED    Optics    Emergency Options    Options

Finish	Control	LED	Emergency Options
White (RAL 9003) <b>W</b>	Non-Dimming (120V) <b>Blank</b>	590nm AMBER <b>-TAM-LVR</b>	None <b>Blank</b>
Silver (RAL 7037) <b>S</b>	ELV and Triac Dimming (120V) <b>-DIN</b>	Optics	Remote <b>-EMAC</b>
Bronze (RAL 8019) <b>BZ</b>	0-10V Dimming (120V/277V) <b>UE-D10</b>	None <b>Blank</b>	Back Pack (Side Mount) <b>-EMB-SD<sup>2</sup></b>
<b>Black (RAL 9005) B</b>	UniDim™ 0-10V, ELV, Triac Dimming (120V/277V) <b>UE-DUN</b>	Forward Throw (Type IV) <b>-BIV</b>	Back Pack (Face Mount) <b>-EMB-FC<sup>2</sup></b>
Light Silver (RAL 7036) <b>LS<sup>2</sup></b>	0-10V 1% Dimming (120V/277V) <b>UE-D10P1</b>	Wall Wash <b>-BWW</b>	Back Pack (Empty) <b>-EMB-BLANK<sup>2,3</sup></b>
Dark Grey (RAL 7015) <b>DG<sup>2</sup></b>	0-10V Dimming (347V) <b>-347-D10<sup>1</sup></b>		
Metallic Gold (RAL 1001) <b>MG<sup>2</sup></b>	Casambi Wireless Dimming (120V/277V) <b>-DCSM<sup>5</sup></b>		
Metallic Black (RAL 7021) <b>MB<sup>2</sup></b>	BubblyNet Wireless System (120V/277V) <b>-DBNT<sup>5</sup></b>		
<b>Lens</b>	SimplySnap Wireless System (120V/277V) <b>-DSYN<sup>6</sup></b>		
Clear <b>Blank</b>			<b>Options</b>
Frosted <b>-FR</b>			None <b>Blank</b>
			Photocell Sensor <b>-SDL</b>
			Signage Plate <b>-PL<sup>1</sup></b>
			Cold Weather <b>-CW<sup>4</sup></b>
			<b>Marine Grade Finish -MGD<sup>2</sup></b>

<sup>1</sup> Special order. Minimum order quantity, extended lead time, and setup fee may apply. Consult factory.

<sup>2</sup> Special Order Finish. Minimum order quantity (MOQ) applies. Orders less than MOQ are subject to a special paint set-up fee for the quantity ordered. Extended lead times may apply. Consult Factory.

<sup>3</sup> Blank EM enclosure available for Non-EM units to provide a seamless design aesthetic when EM enabled products are installed.

<sup>4</sup> (-CW) is not compatible with (-EMB-SD), (-EMB-FC), and (UE-D10P1).

<sup>5</sup> Special Order.

<sup>6</sup> Special Order. Must be ordered with -EMB-BLANK.

Custom RAL Color: Please note that we appreciate custom finishes. Custom finishes are subject to a special paint setup fee for the quantity ordered. Extended lead times may apply. Consult Factory.

## SPECIFICATION

### Application

This WD1 series single direction wall mount luminaire can be used for both interior and outdoor locations. The single reflector design can be used for direct illumination downward or indirect illumination upward for new construction or retrofit installations. Typical locations are in residential, commercial, and architectural facades and retail spaces that contain walls and/or columns.

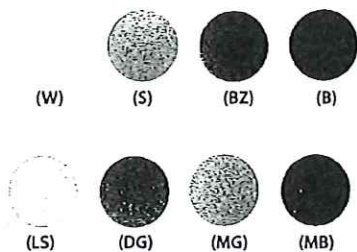
### Housing

Constructed from two (2) pieces of high grade die cast aluminum with a high grade powder coat finish. Includes a faceplate with a tempered glass lens (sits flush to the housing), LED array, reflector, LED driver, silicone gasket and a wire exit hole to junction box wiring. The two piece housing is secured together by four (4) tamper resistant stainless steel set screws.

### Mounting:

The fixture mounts on to a wall directly over standard 3-1/2" junction box or other similar size junction boxes.

### Finish:



A 7-stage electrostatic, polymer process provides an outdoor textured powder coat finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation. Consult factory for Custom Color. (More Information)

#### Standard Finishes:

White: RAL 9003 (W)  
 Silver: RAL 7037 (S)  
 Bronze: RAL 8019 (BZ)  
 Black: RAL 9005 (B)

#### Special Order Finishes:

Light Silver: RAL 7036 (LS)  
 Dark Gray: RAL 7015 (DG)  
 Metallic Gold: RAL 1001 (MG)  
 Metallic Black: RAL 7021 (MB)

### Certifications and Listings:



ETL / cETL Listed to UL1598 and UL8750 standards.

Suitable wet locations. (IP65)

Assembled in USA.

IK08 rated for impact resistance.

Certified by the Florida Fish and Wildlife Conservation Commission as Wildlife Lighting Approved.

ADA compliant and suitable for installation within 4ft of the ground.

**SPECIFICATION (Continued)**

**Caution:** LITON recommends use of surge protectors on the power entering LED Housings.  
Surge damage is not covered by warranty.

**Warranty**

Covered by a 5-Year Warranty to be free of defects in materials and craftsmanship.  
Fixture should not be installed in applications with ambient temperature above 50°C/122°F.  
Doing so will result in reduced lamp life and voided warranty.

**Optics**

The one piece, heavy-gauge aluminum reflector with deeply mounted LEDs provides 50° visual cutoff for a glare-free appearance.

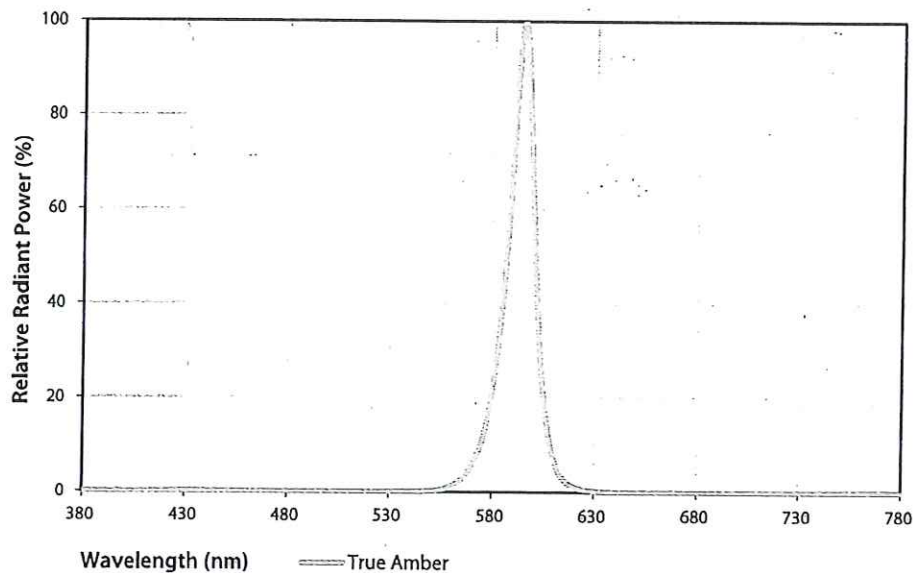
**LED**

Linear LED light source provides for smooth, uniform light output.

**Lumen Maintenance:** Lumen Maintenance is a minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

**Lumen Options (Nominal):** 250lm (15W)

**Color Temperature:** Binned with 4-step MacAdam ellipses as per ANSI Standard recommendation.



True Amber - Narrow Band LEDs centered at 590nm with no spectral content below 560nm are supplied.



# City of Flagler Beach

## Planning and Building Department

Date: ..... May 3, 2024

To: ..... X, Chairman Planning and Architectural Review Board  
Board Members

From: ..... Planning and Building Department

Subject: ..... Final Site Plan Approval: Application #SP24-0001; 907 North Ocean Shore Boulevard Mixed Use Building

### A. SUMMARY IN BRIEF:

#### Purpose

The applicant has submitted Application SP#24-XX-XX to appear before the Planning and Architectural Review Board (PARB) the purpose of which is to obtain a recommendation of approval as it relates to a mixed use building with retail on the ground floor and an apartment on the second floor.

#### Location:

907 North Oceanshore Boulevard  
(See Attachment #1 Location Map).

#### Zoning, Future Land Use and Current Use

Zoning District	Future Land Use Map	Current Land Use
Tourist Commercial (See Attachment 2)	Commercial (See Attachment 3)	Vacant

#### Description:

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

#### Existing Conditions

- a. Vacant Property

### B. Land Development Regulations Compatibility

#### Proposed Development

A two-story, mixed use building with approximately 2,392 square feet per floor. The ground floor contain ±1,445 of retail space and a two car garage with stairs directly into a 3 bedroom, 2 bathroom dwelling unit upstairs.

There are two parking spaces (including 1 required ADA space) located to the rear of the building. These spaces and the garage are accessed by a driveway shared with the property to the north, which is described in the legal description.

The property is located in the A1A Retail Character District (as it was extended in 2015) but not in the CRA district.

Retail uses and apartments are allowed in the Tourist Commercial zoning district.

## C. SITE DESIGN

Chapter 4 of the X lays out the site design requirements for the A1A Retail Character District:

1. **Build To Line** – The Code requires a 0' setback on the front, 0' setback on one side, and that a building occupy at least 65% of the lot frontage. The proposed building is set back 9' from the front property line, 0' from the south property line, and 10' from the north property line. The building occupies 79% of the lot frontage.

**Finding** – Recommend approval of front setback. The proposed minor difference from the requirement still helps create a unified street front, while making construction easier and allowing potential space for outdoor dining, display, signage, etc. Side and rear setbacks comply.

2. **Parking** – Parking is located in the rear of the lot, as required. A total of 6 spaces are provided – 2 within the garage, 2 at the rear of the lot, and 2 on-street spaces in front. Within the A1A Retail Character District, the "Maximum amount of off-street parking permitted for all uses in the Downtown A1A Retail District should conform to Section 2.06.02.1 Schedule of Off-Street Parking Requirements." That maximum amount would be 2 for the residential use and 1 space per 300 square feet of the retail use, or 5, for a total of 7 spaces.

**Finding** – Compliant

3. **Building Height** – The building plans show the building is 31.5' high from grade to the roof peak, within the 35' height limit.

**Finding** – Compliant

4. **Facade Guidelines** – Vertical setbacks are only required on buildings higher than 2 stories. The elevation drawings show the required 3 distinct bands of composition – base, mid-section, and roof.

**Finding** – Compliant

5. **Impervious Surface Area** – A maximum of 70% impervious surface is required. Based on the site plan, it appears that the project can achieve 56% impervious surface if the building footprint and ADA parking space are paved and the remaining driveway is built with a pervious material.

**Finding** – Compliant

**Staff Recommendation:** Recommend approval of site plan SP#24-XX-XX the City Commission.

### ATTACHMENTS:

Attachment #1 – Location Map

Attachment #2 – Zoning Map

Attachment #3 – Future Land Use Map

Attachment #4 – Site Development Plan and Data

Site Plan/Survey Overlay – See *Plan Set*



# City of Flagler Beach

## Planning and Architectural Review Board

Tuesday, May 7, 2024 at 5:30 p.m.

105 S. 2<sup>nd</sup> Street

Flagler Beach, FL 32136

---

### MEETING MINUTES (AMENDED)

Call meeting to order: Chairman Joseph Pozzuoli called the meeting to order at 5:30p.m

1. Pledge of Allegiance: Brenda Wotherspoon led the Pledge of Allegiance.

2. Roll Call:

Present: Chairman Joseph Pozzuoli, Vice Chairman Marshall Shupe, Joann Soman, Brenda Wotherspoon, Scott Chappuis, Lisa Smith and Paul Chestnut

Absent: None

Staff Present City Attorney Drew Smith, Secretary Michele Ficocello and Bonnie Bramer

3. Approval of Meeting Minutes:

Joann Soman motioned to approve April 2, 2024 meeting minutes. Brenda Wotherspoon seconded motion. Motion passed unanimously.

4. Old Business:

None

5. New Business:

**Application RZ 24-0001;** Request to rezone property from the General Commercial (GC) zoning district to the Single Family Residential (R1) zoning district. Property will combine with the adjoining parcel at 112 N 6<sup>th</sup> Street (Parcel No. 12-12-31-4500-00020-0070). Parcel ID No.:12-12-31-4500-00020-0081; Zoning District: General Commercial (GC); FLUM: Commercial; Owner: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136; Applicant: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136

Applicant Joseph Kovach was present for meeting. Drew Smith, City Attorney presented item to board. A rezoning request with a companion Future Land Use Map amendment to allow the property owner to develop the property with an accessory dwelling unit (ADU) in conjunction with the existing house at 112 North 6<sup>th</sup> Street. Under the current zoning, a single-family residence could be built on the subject property, however, the owners wish to construct an ADU smaller than the required minimum size for a house. The project would be consistent with the proposed Future Land Use Map designation.

**Staff Recommendation: Recommend approval of site plan RZ24-0001.**

Applicant requested clarification regarding the future land use zoning. Mr. Smith stated zoning is going from a more intense use to a less intense use which is Medium Density Residential.

Chairman Pozzuoli opened public comments. No public comments, Chairman Pozzuoli closed public comment.

Joann Soman motioned to recommend approval of Application RZ 24-0001 and to incorporate findings made by the planning staff. **Approve Rezoning Application to rezone Parcel I.D. No. 12-12-31-4500-00020-0081 from General Commercial to Single Family Residential based upon findings of fact which demonstrate the zoning change request is following all applicable Objectives and Policies of the City of Flagler Beach Comprehensive Plan.** Lisa Smith seconded the motion. Motion passed unanimously.

**Application FLUMA 24-0001:** Request to amend the Future Land Use Map designation of the property from Commercial to Medium Density Residential. Property will combine with the adjoining parcel at 112 N 6<sup>th</sup> Street (Parcel No. 12-12-31-4500-00020-0070); Parcel ID No.: 12-12-31-4500-00020-0081; Zoning District: General Commercial (GC); FLUM: Commercial; Owner: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136; Applicant: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136.

Drew Smith presented item to the board. A Future Land Use Map amendment request with a companion rezoning application to allow the property owner to develop the property with an accessory dwelling unit (ADU) in conjunction with the existing house at 112 North 6<sup>th</sup> Street. Under the current zoning, a single-family residence could be built on the subject property. An accessory use can only be built in conjunction with an allowed primary use. The owners plan to join the two properties, which requires a rezoning and Future Land Use amendment to avoid a split zoning. The project would be consistent with the proposed Future Land Use Map designation.

Joann Soman motioned to recommend approval of Application FLUMA 24-0001 and to incorporate findings made by the planning staff. **Approve Future Land Use Map Amendment Application to change Parcel I.D. No. 12-12-31-4500-00020-0081 from Commercial to Medium Family Residential based upon findings of fact which demonstrate the amendment request is following all applicable Objectives and Policies of the City of Flagler Beach Comprehensive Plan.** Paul Chestnut seconded the motion. Motion passed unanimously.

**Application SP 24-0001 Final Site Plan Approval** – Request to build a new mixed-use building at 907 N Ocean Shore Blvd. Parcel ID No.:01-12-31-1100-00050-0050; Zoning District: Tourist Commercial (TC); FLUM: Commercial; Owner: Gaspar Family Holding – 8601 E Church St, Hastings, FL 32145; Applicant: Luis Medeiros, A Plus Home Improvements; 306 S Railroad St, Bunnell, FL 32110.

Applicant Luis Medeiros, Contractor and Owner Mr. Gaspar are present for meeting.

Mr. Smith presented item to the board. The applicant has submitted Application SP#24-0001 to appear before the Planning and Architectural Review Board (PARB) the purpose of which is to obtain a recommendation of approval as it relates to a mixed-use building with retail on the ground floor and an apartment on the second floor.

***Staff Recommendation:*** Recommend approval of site plan SP#24-0001.

Chairman Pozzuoli opened board discussion. The following comments and concerns were received.

- Plans not reflecting downhill grade. Garage appears to be on the same level as the commercial spaces.
- Rear property parking
- Required total commercial parking spaces with handicap
- Parking spaces are contradicting on the site plan
- Unable to determine if parking is adequate
- Inconsistencies in plans submitted for review and show more detail on plans
- Retention area
- Fire code for stairs
- Change in grade not reflected on plan, inconsistent
- Sanitation/Trash bins storage
- Ingress/egress
- Building eastward of the CCCL
- Show calculations for pervious and imperious coverage
- Turtle lighting package not submitted
- Stairwell and elevator need proper egress
- Existing shared driveway
- Concern with not having a detailed site plan indicating square footage, number of parking spaces required, number of parking spaces exempted and number of required parking.
- Mixed Use Standards not showing on plan for required parking
- Show grade of driveway on the north side so as to see how it relates to the garage and entrance to the garage

Brenda Wotherspoon motioned to table final site plan Application SP 24-0001 Brenda Wotherspoon expressed the need to obtain a clearer detailed site plan and information for the following:

- Show grade relating to garage and show driveway grade
- Show residential calculation separated from commercial calculation and how calculation was determined.
- Show parking surface regarding parking out back
- Submit turtle lighting package
- Show square footage of retention area
- Stairwell and elevator need to be reviewed with professional to verify proper egress
- Show location of trash bin placement; need enough spaces for all three units

**Commented [MF1]:** Amended at the July 2, 2024 meeting. Chairman Pozzuoli thought the motion was to deny and could not find where the motion was made. Lisa Smith pointed out the motion was made by Brenda Wotherspoon to table the final site plan, but was out of order being further up the page in the minutes.

Brenda Wotherspoon motioned to table final site plan Application SP 24-0001. Joann Soman seconded the motion. Motion passed unanimously.

**Commented [MF2]:** Amended at the July 2, 2024 meeting. Moved for continuity.

**ORDINANCE 2024 -XX** - AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY OF FLAGLER BEACH LAND DEVELOPMENT REGULATIONS RELATING TO MOBILE HOME PARK SETBACKS; AMENDING SECTION 2.09.103 OF THE LAND DEVELOPMENT REGULATIONS TO REDUCE THE SETBACKS FOR MOBILE HOMES LOCATED WITHIN MOBILE HOME LOCATED WITHIN MOBILE HOME PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATIONS, CONFLICTS, AND EFFECTIVE DATE.

*ITEM WAS WITHDRAWN BY APPLICANT PRIOR TO MEETING.*

6. Board Comments - None

7. Other Business - None

8. Adjournment

Vice Chairman Marshall Shupe motioned to ~~adjourned~~ adjourn the meeting. Scott Chappuis seconded the motion.

Meeting adjourned at 7:00pm.

**Commented [MF3]:** Amended at the July 2, 2024 meeting. Joann Soman corrected the grammar from adjourned to adjourn the.

# A MIXED USE COMMERCIAL & RESIDENTIAL BUILDING FOR: CAS GASPAR

## 907 NORTH OCEAN SHORE BOULEVARD FLAGLER BEACH, FLORIDA 32136

**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

### GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THE WORK.
- AS INSTRUMENTS OF SERVICE, THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK UNLESS OTHERWISE REFERENCED.
- ALL DIMENSIONS ARE TO FACE OF STUDS, MASONRY AND SLAB EDGES.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEAN-UP AFTER COMPLETION OF THEIR WORK. ALL DEBRIS TO BE DEPOSITED IN ON-SITE DUMPSTER AND HOME / BUSINESS TO BE LEFT "BROOM CLEAN".
- SUBCONTRACTORS TO INSTALL ALL BLOCKING AND BRACING REQUIRED BY THEIR TRADE AND TO PERFORM ALL CUTTING AND PATCHING.
- THE CURRENT EDITION OF THE AIA GENERAL CONDITIONS OF THE CONTRACT SHALL BECOME A PART OF THESE DOCUMENTS.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
- ALL CHANGES TO THE DRAWING MUST BE APPROVED IN WRITING BY THE ARCHITECT. DO NOT ACCEPT VERBAL CHANGES.
- MAKE NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS.
- TAKE FIELD MEASUREMENTS FOR ALL OFF-SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, SCREENS, GRILLES, RAILINGS, ETC.
- PORCH AND PATIO OVERHANGS ARE TO BE ENGINEERED TO RESIST LOADS IMPOSED BY THE SCREEN ENCLOSURE ATTACHMENTS AS WELL AS ALL OTHER NORMALLY IMPOSED LOADS.
- SHOP DRAWINGS ARE TO BE PROVIDED TO BUILDER IN FIELD FOR CABINETS, WINDOW, DOOR, FIREPLACE, RAILINGS, ETC.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS.
- THIS OFFICE SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS AND SUBCONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK WITH THE OTHER SUBCONTRACTORS, UTILITY COMPANIES, AND OTHER ASSOCIATED OFFICES.
- CONTRACTORS SHALL CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE UPON BID ACCEPTANCE.
- BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS.
- EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THIS OFFICE'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.

### ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
ADF	ACCESSIBLE DRINKING FOUNTAIN	INT	INTERIOR
ALUM	ALUMINUM	JT	JOINT
∠	ANGLE	LAM	LAMINATED
APPROX	APPROXIMATE	LAV	LAVATORY
ARCH	ARCHITECT	LP	LIGHT POLE
∅	ARCHITECT	MH	MANHOLE
BRG	BEARING	MFD	MANUFACTURED
BLK	BLOCK	MFR	MANUFACTURER
BLKG	BLOCKING	MASONRY	MASONRY
BD	BOARD	MB	MASONRY BLOCKOUT
BLDG	BUILDING	MO	MASONRY OPENING
CLG	CEILING	MAT	MATERIAL
CH	CEILING HEIGHT	MAX	MAXIMUM
CL	CENTER LINE	MTL	METAL
CHNL	CHANNEL	MIN	MINIMUM
CLR	CLEAR	MR	MOISTURE RESISTANT
CO	CLEAR OPENING	MTD	MOUNTED
CR	COLD ROLLED	NIC	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	NO	NUMBER
CD	CONDENSATE DRAIN	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFSHORE
CONN	CONNECT / CONNECTION	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	FTN	FARTHING
CONTR	CONTRACTOR	FLAS	FLASTIC
CJ	CONTROL JOINT	FL	FLATE
DECOR	DECORATOR	FLWD	FLYWOOD
DTL	DETAIL	FR	PRESSURE TREATED
DIAG	DIAGONAL	R	RADIUS
DIA	DIAMETER	RL	RAIN LEADER
DWG(S)	DRAWING / DRAWINGS	REINF	REINFORCING
EA	EACH	RA	RETURN AIR
EW	EACH WAY	RD	ROOF DRAIN
EWC	ELECTRICAL WATER COOLER	RS	ROOF SCUPPER
ELV	ELEVATION	RTU	ROOF TOP UNIT
ERD	EMERGENCY ROOF DRAIN	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EF	EXHAUST FAN	SECT	SECTION
EXIST	EXISTING	SHT	SHEET
EJ	EXPANSION JOINT	SIM	SIMILAR
EXT	EXTERIOR	SCW	SOLID CORE WOOD
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SPEC	SPECIFICATIONS
FOF	FACE OF FINISH	SQ FT	SQUARE FOOT
FOM	FACE OF MASONRY	SS	STAINLESS STEEL
FOS	FACE OF STUD	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FFE	FINISH FLOOR ELEVATION	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T	TEMPERED
FR	FIRE RATED	TEMP	TEMPORARY
FRT	FIRE RETARDANT TREATED	THK	THICKNESS
FLR	FLOOR	THRESH	THRESHOLD
FD	FLOOR DRAIN	TOM	TOP OF MASONRY
FDN	FOUNDATION	TOS	TOP OF STEEL
FV	FIELD VERIFY	TOW	TOP OF WALL
GALV	GALVANIZED	T5	TUBE STEEL
GA	GAUGE	TRF	TYPICAL
GC	GENERAL CONTRACTOR	URNAL	URNAL
GB	GYP/SUM BOARD	VTR	VENT THROUGH ROOF
HC	HANDICAPPED	VERT	VERTICAL
HWC	HANDICAPPED WATER CLOSET	WH	WATER HEATER
HDW	HARDWARE	WUF	WELDED WIRE FABRIC
HT	HEIGHT	W	WIDTH
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	WD	WOOD
HR	HOUR		

### PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**  
NEW MIXED USE BUILDING AT 907 N OCEAN SHORE BLVD

**LEGAL DESCRIPTION:**  
LOTS, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, FLORIDA RESERVING INTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION, TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

**ZONED:** MIXED USE COMMERCIAL 4 RESIDENTIAL  
**OVERLAY DISTRICT:** TOURIST COMMERCIAL - DOWNTOWN AIA  
**FLUME:** COMMERCIAL  
**TOTAL SQ FT:** 4746 SQ FT GROSS (BLDG FOOTPRINT 2513 SQ FT)  
**OCCUPANCY:** BUSINESS (B) 4 RESIDENTIAL (R-3)  
**CONSTRUCTION TYPE:** III-B, NOT PROTECTED, NOT SPRINKLERED  
(2) HR SEPARATION REQUIRED BETWEEN OCCUPANCIES PER NFPA TABLE 6.114.1 BUSINESS (B) VS RESIDENTIAL (R-3)

**SETBACKS:**  
FRONT: 5' OR 10'-0" DRIVEWAY SIDE (NORTH): 5'-0"  
REAR: 10'-0" SIDE (SOUTH): 0'-0"

### APPLICABLE CODES

**APPLICABLE CODES:**  
FLORIDA BUILDING CODE 8 TH EDITION - BUILDING  
FLORIDA BUILDING CODE 8 TH EDITION - ACCESSIBILITY  
FLORIDA BUILDING CODE 8 TH EDITION - ENERGY CONSERVATION  
FLORIDA BUILDING CODE 8 TH EDITION - FUEL GAS  
FLORIDA BUILDING CODE 8 TH EDITION - MECHANICAL  
FLORIDA BUILDING CODE 8 TH EDITION - PLUMBING  
FLORIDA FIRE PREVENTION CODE 8 TH EDITION  
2020 NATIONAL ELECTRICAL CODE

### SYMBOL LEGEND

	DOOR NUMBER
	WINDOW NUMBER
	ROOM FINISH NUMBER
	REVISION MARK
	DETAIL NO.
	DIAG. NO.
	ELEV. NO.
	DIAG. NO.
	SECT. NO.
	DIAG. NO.
	LARGE SCALE DETAIL KEY

### LOCATION MAP

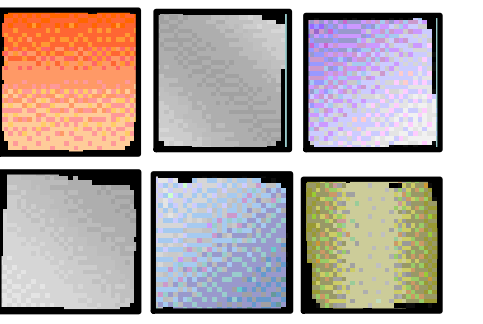


SHEET TITLE	SHEET NUMBER	ORIGINAL ISSUE DATE	LATEST REVISION DATE
COVER SHEET/NOTES/LOCATION MAP/ SURROUNDING LAND USE	C6	07.01.2025	
SURVEY FROM S/WA STEPHENSON, WILCOX & ASSOCIATES, INC.	SHEET 1 OF 1	07.01.2025	
SURROUNDING LAND USE MAP	LU	07.01.2025	
PROPOSED ARCHITECTURAL SITE PLAN AND SITE DATA	SP-1	07.01.2025	
PROPOSED FIRST FLOOR PLAN	A-1	07.01.2025	
PROPOSED SECOND FLOOR PLAN	A-2	07.01.2025	
PROPOSED ROOF PLAN	A-3	07.01.2025	
PROPOSED EXTERIOR ELEVATIONS - MATERIALS AND COLOR SELECTIONS	A-4	07.01.2025	
PROPOSED EXTERIOR ELEVATIONS - MATERIALS AND COLOR SELECTIONS	A-5	07.01.2025	
ELECTRICAL PLANS	E-1	07.01.2025	
COLOR RENDERINGS	REN	07.01.2025	

### COVER SHEET

DATE:	DRAWN:
07.01.2025	DLB
JOB No.:	CHECKED:
224144	JDP

**CS**



JPA

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019

PARB  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

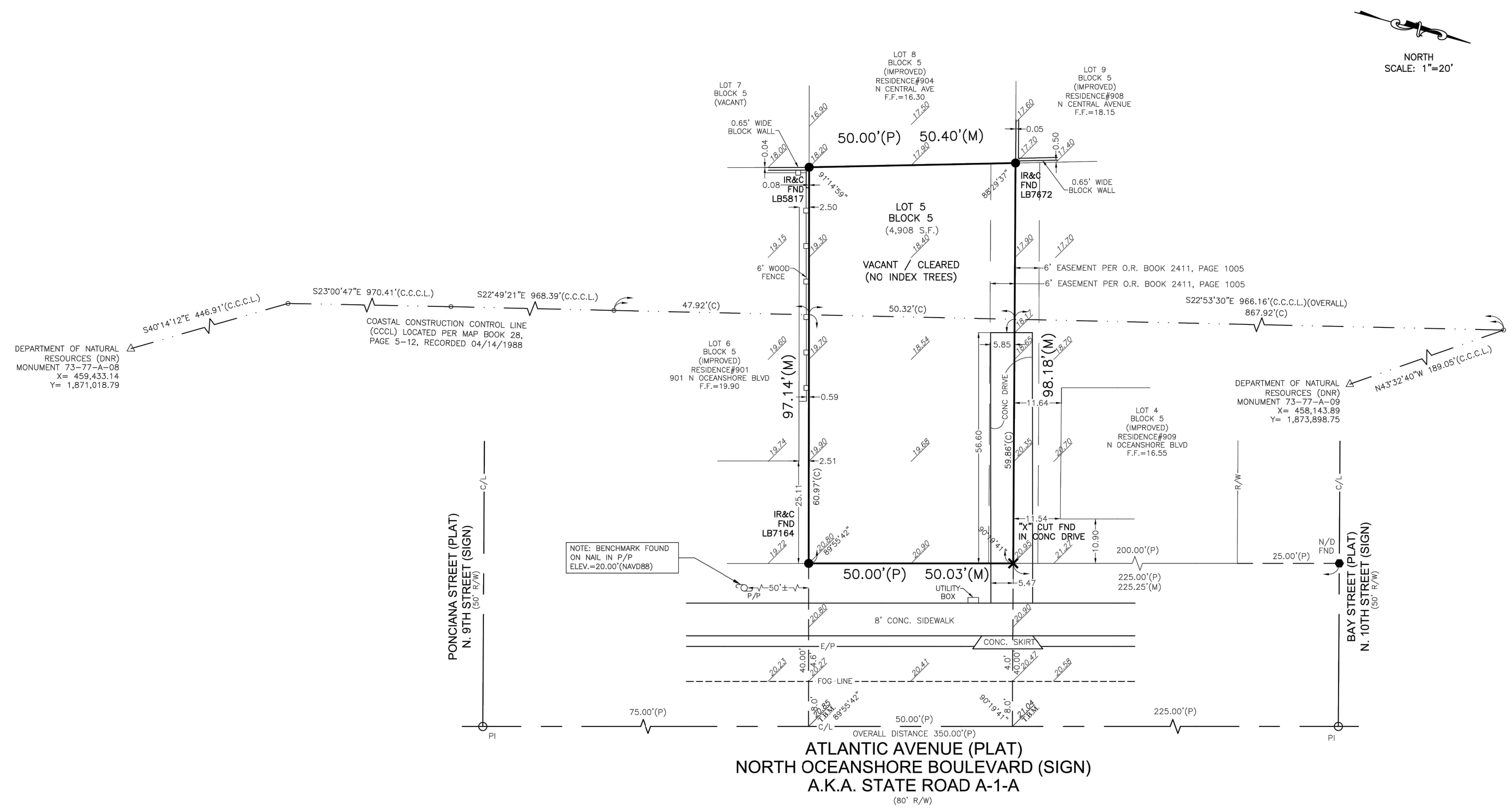
SURVEY BY SURVEY COMPANY	
REV #	DATE
ISSUE	ISSUE

DATE:	DRAWN:
07.01.2025	DLB
JOB No.:	CHECKED:
224144	JDP

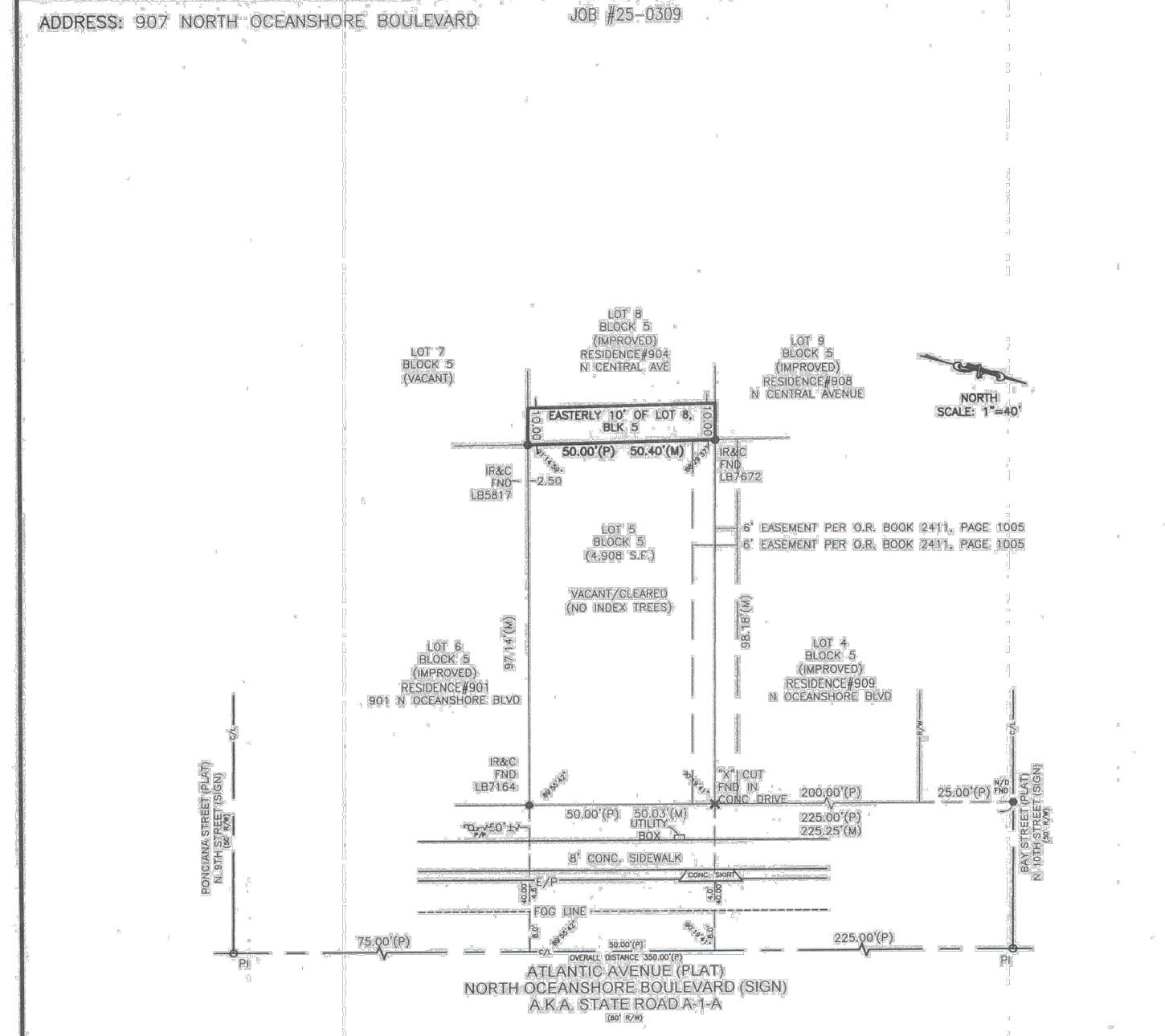
1 OF 1

ADDRESS: 907 NORTH OCEANSHORE BOULEVARD

JOB #25-0309



NORTH  
SCALE: 1"=20'



**DESCRIPTION:**  
THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**TYPE OF SURVEY: SKETCH AND LEGAL**  
NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK.

**LEGEND:**

1/2" Iron Rod w/ "187827"	100	Measured Bearing & Distance	100	1/2" of Iron
1/4" Iron Rod	101	Center Line	101	Small Block & Station
1/2" Iron Rod	102	Edge of Easement	102	Small Block & Station
1/2" Iron Rod	103	Right of Way	103	Small Block & Station
1/2" Iron Rod	104	Left of Way	104	Small Block & Station
1/2" Iron Rod	105	Right of Way	105	Small Block & Station
1/2" Iron Rod	106	Left of Way	106	Small Block & Station
1/2" Iron Rod	107	Right of Way	107	Small Block & Station
1/2" Iron Rod	108	Left of Way	108	Small Block & Station
1/2" Iron Rod	109	Right of Way	109	Small Block & Station
1/2" Iron Rod	110	Left of Way	110	Small Block & Station

**NOTES:**

- This entire map encompassing this survey is recorded in Map Book 1, Page 12.
- Elevations refer to N.A.V.D. 1988 datum and reference local datum.
- Underground improvements and utilities not located.
- Bearings refer to Coastal Construction Control Line (CCCL) per Map Book 28, Pages 5-12.
- Property line in Flood Zone "X", with reference to Map No. 12005C023E, Effective Date: June 6, 2018. 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.A.V.D. 1988 datum.
- Description provided by client.
- No search for encumbrances was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

**PREPARED FOR:**  
JPA FLORIDA  
614 MOODY BLVD  
FLAGLER BEACH, FL 32136

**STEPHENSON, WILCOX & ASSOCIATES, INC.**  
7729 E. Moody Blvd., Ste. 400 • PO Box 186 • Tallahassee, FL 32310  
Phone: 904.227.2611 • Fax: 904.227.6090 • Email: info@swa.com

**SWA** SURVEY TYPE: FIELD DATE: 01/21/25 OFFICE DATE: 01/28/25 JOB NO.: 25-0309 BY: CUB

**DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633**  
Date: 2025.03.28 17:00:25 -04'00'

**SHEET 1 of 1**

**DESCRIPTION:**  
LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

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

PREPARED FOR:	
JPA FLORIDA 614 MOODY BLVD FLAGLER BEACH, FL 32136	
SURVEY TYPE:	FIELD DATE: 01/21/25 OFFICE DATE: 01/28/25 JOB NO.: 25-0309 BY: CUB
Boundary:	
Site Plan:	
Formboard:	
Foundation:	
Final:	

DK	Official Records Book	PC	Point of Curvature	C.S.S.	Concrete Block & Shuco
PG	Page	PRC	Point of Reverse Curvature	CONC.	Concrete
(D)	Deed Bearing & Distance	NR	Non-Right Curve	C/S	Concrete Sub.
(P)	Plot Bearing & Distance	PT	Point of Tangency	EP	Post Equipment Foot
(M)	Measured Bearing & Distance	PI	Point of Intersection	EP	Engraving Effluent
(C)	Calculated Bearing & Distance	UE	Utility Easement	PE	Pumping Tank
C/L	Center Line	D.E.	Drainage Easement	ED	Overhead Electric
E/P	Edge of Pavement	L.E.	Landscape Easement	O/C	Overhead Cable
E/R	Edge of Road	N.A.V.D.	North American Vertical Datum	P/P	Power Pole
R/W	Right of Way	S.M.	Surveying Bench Mark	W	Well
R	Radius	BM	Bench Mark	W	Well
L	Length	DB	Drill Bit	W	Well
OB	Obstructed	LS	Licensed Surveyor	W	Well
OB	Obstructed	PS	Professional Surveyor & Mapper	W	Well
OB	Obstructed	PS	Professional Surveyor & Mapper	W	Well

**NOTES:**

- The entire map encompassing this survey is recorded in Map Book 1, Page 12.
- Elevations refer to N.A.V.D. 1988 datum and reference local datum.
- Underground improvements and utilities not located.
- Bearings refer to Coastal Construction Control Line (CCCL) per Map Book 28, Pages 5-12.
- Property line in Flood Zone "X", with reference to Map No. 12005C023E, Effective Date: June 6, 2018. 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.A.V.D. 1988 datum.
- Description provided by client.
- No search for encumbrances was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

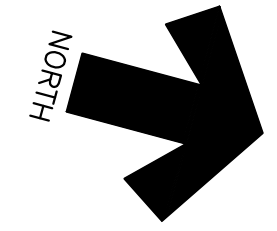
**swa** **STEPHENSON, WILCOX & ASSOCIATES, INC.** 2729 E. Moody Blvd., Ste. 202  
PO Box 186 Bunnell FL 32110  
Civil Engineers • Land Surveyors • Consultants • Planners  
Phone: 386.437.2363 • Email: info@swa.com

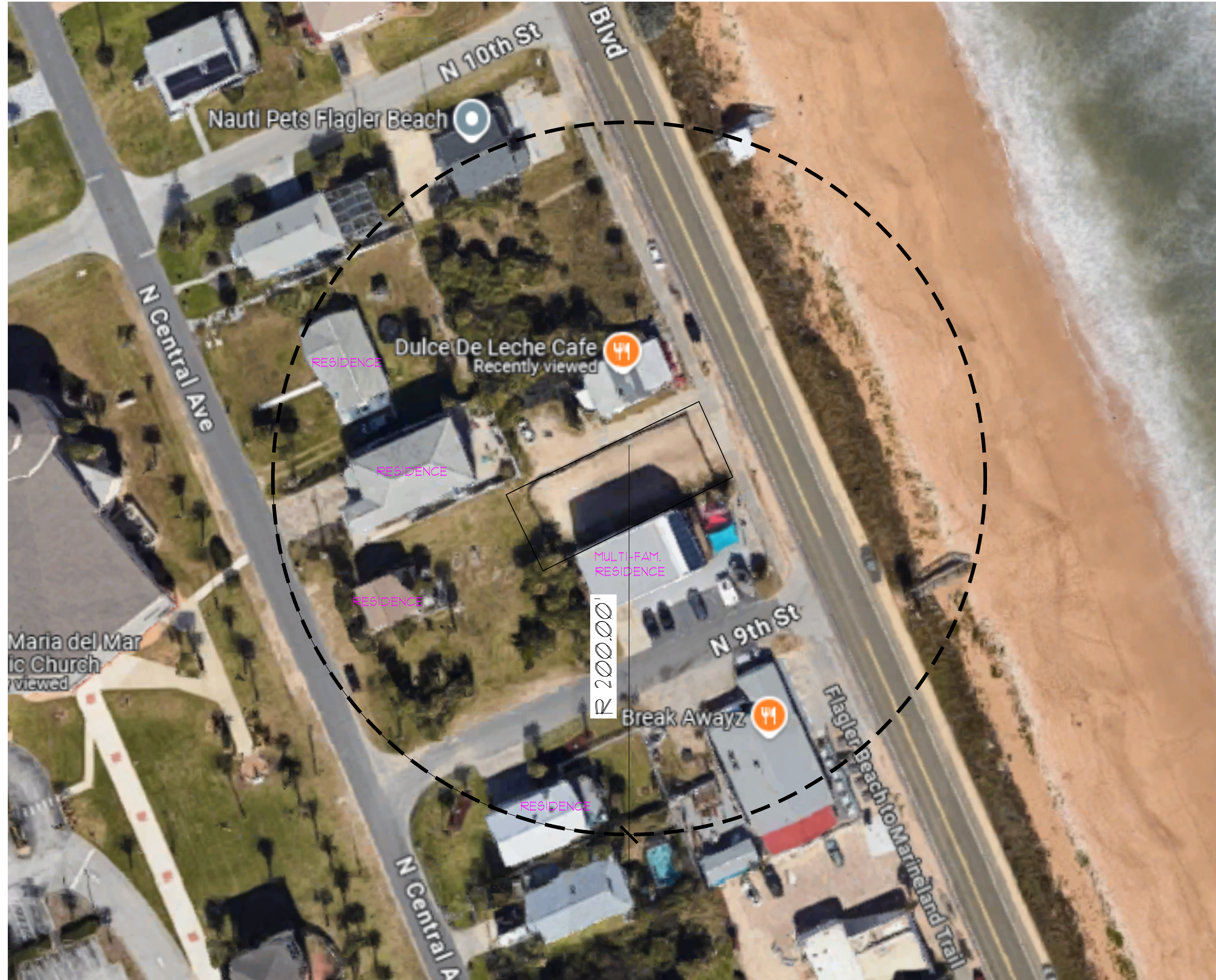
**Dan Wilcox** Digitally signed by Dan Wilcox to  
Date: 2025.03.28 17:00:25 -04'00'

**DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633**  
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

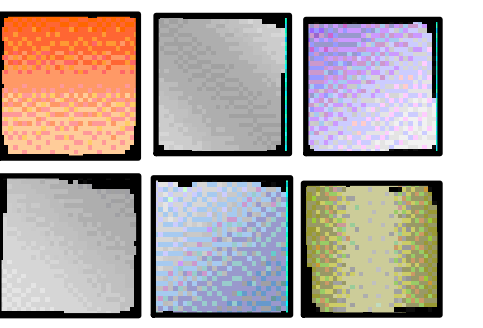
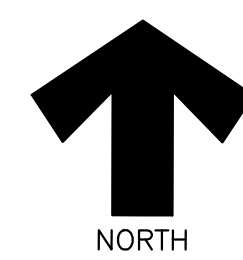
**SHEET 1 of 1**

SURVEY FROM SURVEY COMPANY  
SCALE: AS NOTED





**SURROUNDING LAND USE MAP**  
SCALE: 1" = 30'-0"



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019

**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:

**CAS GASPAR**

907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

**SURROUNDING LAND USE MAP**

REV #	DATE	ISSUE	REV #	DATE	ISSUE

DATE: 07.01.2025

DRAWN: DLB

JOB No.: 224144

CHECKED: JDP

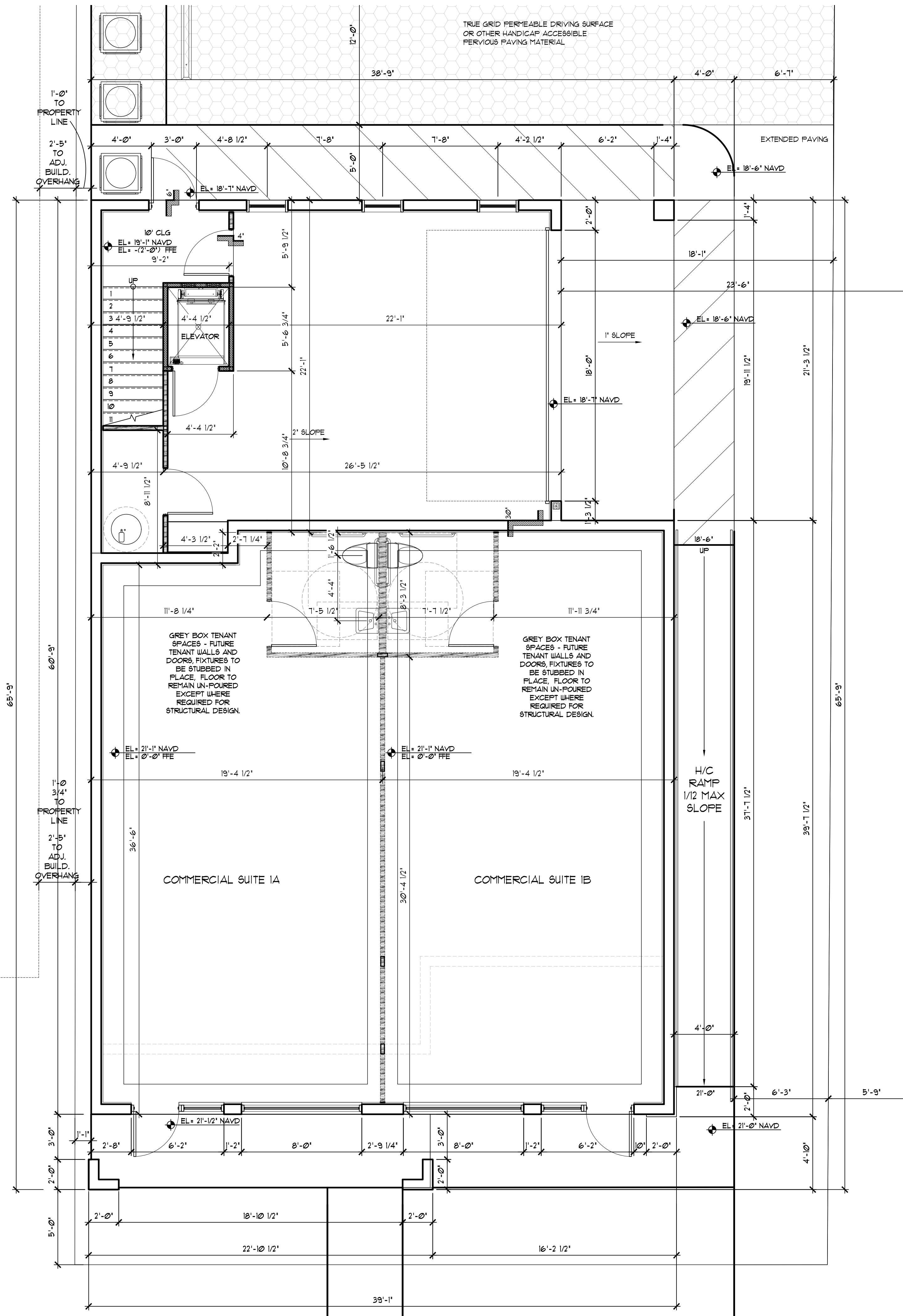
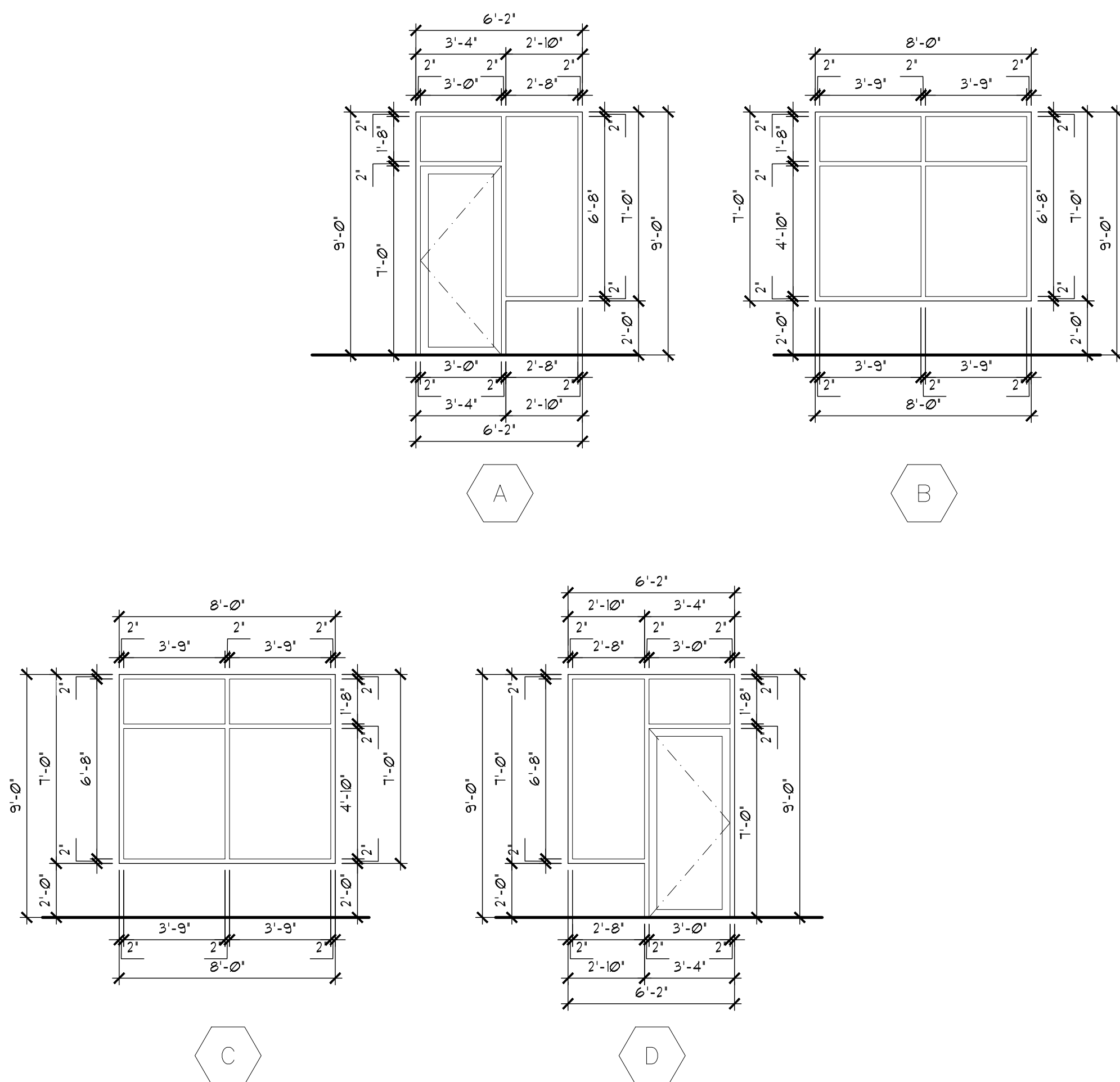
**LU**



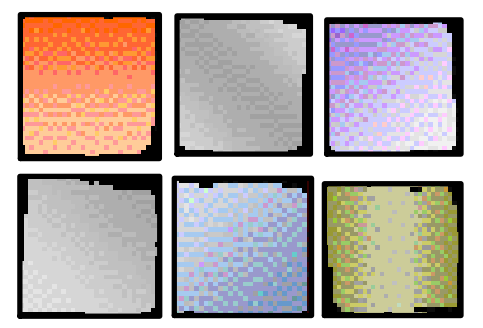
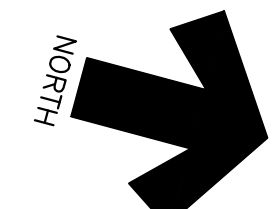
FIRST FLOOR WINDOW SCHEDULE							
TAG	TYPE	WINDOW OPENINGS		ROUGH OPENING		REMARKS	WINDOW PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
101	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT A	+28.44 F&F, -35.89 F&F
102	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT B	+28.44 F&F, -35.89 F&F
103	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT C	+28.44 F&F, -35.89 F&F
104	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT D	+28.44 F&F, -35.89 F&F
105	NOT USED						
106	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F
107	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F
108	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F

FIRST FLOOR DOOR SCHEDULE							
TAG	TYPE	DOOR OPENING		ROUGH OPENING		REMARKS	DOOR PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
01	Hinged - Single - Storefront	3'-0"	7'-0"	3'-4"	7'-2"	STOREFRONT A	+28.44 F&F, -35.89 F&F
02	Hinged - Single - Storefront	3'-0"	7'-0"	3'-4"	7'-2"	STOREFRONT D	+28.44 F&F, -35.89 F&F
03	NOT USED						
04	Hinged - Single - Exterior	3'-0"	7'-0"	3'-4"	7'-2"	--	--
05	Overhead - Sectional	18'-0"	8'-0"	18'-0"	8'-0"	--	+27.01 F&F, -33.03 F&F
06	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	Fire Rated to Garage	--
07	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	Elevator	--
08	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--
09	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--
10	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--

FIRST FLOOR STOREFRONT SCHEDULE					
TAG	TYPE	ROUGH OPENING		REMARKS	PRESSURES
		WIDTH	HEIGHT		
A	30"0 DOOR WITH TRANSOM & SIDELITE	6'-2"	9'-0"	DOOR & TRANSOM: 3'-4" x 9'-0" SIDELITE: 2'-10" x 7'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
B	(2) WINDOW PANELS WITH (2) TRANSOMS	8'-0"	7'-0"	TOP OF WINDOW 9'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
C	(2) WINDOW PANELS WITH (2) TRANSOMS	8'-0"	7'-0"	TOP OF WINDOW 9'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
D	30"0 DOOR WITH TRANSOM & SIDELITE	6'-2"	9'-0"	DOOR & TRANSOM: 3'-4" x 9'-0" SIDELITE: 2'-10" x 7'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F



**FIRST FLOOR - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID 4843  
COPYRIGHT © 2019

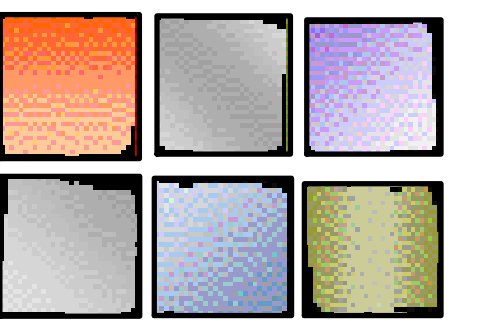
**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

FLOOR PLAN	
REV #	DATE / ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

**A-1**



JPA

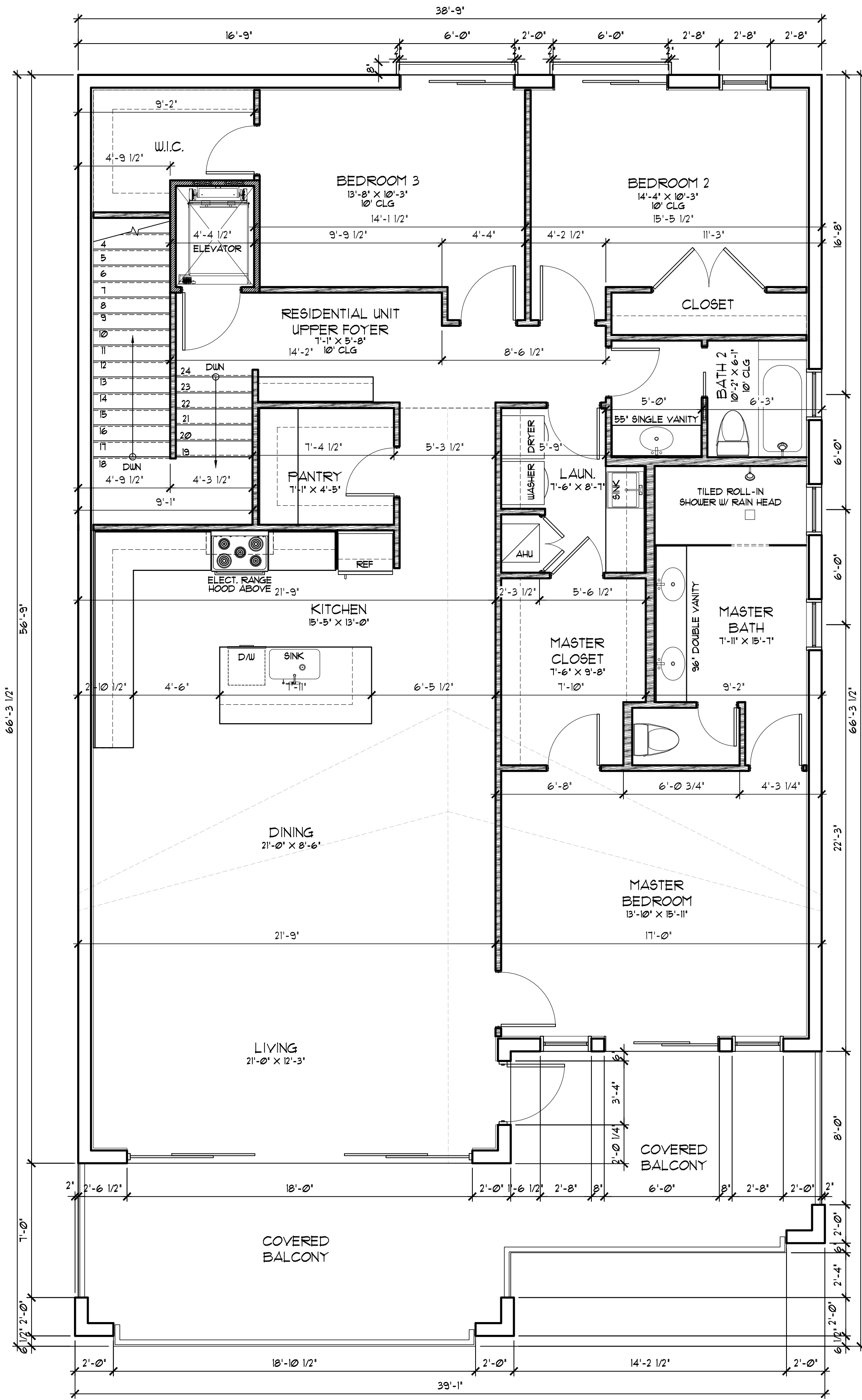
JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID 4843  
 COPYRIGHT © 2019

**PARB**  
 FOR REVIEW

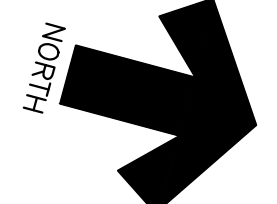
A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136

SECOND FLOOR WINDOW SCHEDULE							
TAG	TYPE	WINDOW OPENINGS		ROUGH OPENING		REMARKS	WINDOW PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
201	Casement	2'-8"	5'-3"	2'-8"	5'-3"	--	+31.71 F&F, -42.53 F&F
202	Casement	2'-8"	5'-3"	2'-8"	5'-3"	--	+31.71 F&F, -42.53 F&F
203	Casement	2'-8"	5'-3"	2'-8"	5'-3"	--	+31.71 F&F, -42.53 F&F
204	Casement	2'-8"	5'-3"	2'-8"	5'-3"	--	+31.71 F&F, -42.53 F&F
205	Casement	2'-8"	5'-3"	2'-8"	5'-3"	--	+31.71 F&F, -42.53 F&F
206	Casement	2'-8"	5'-0"	2'-8"	5'-0"	--	+31.71 F&F, -42.53 F&F

SECOND FLOOR DOOR SCHEDULE							
TAG	TYPE	DOOR OPENING		ROUGH OPENING		REMARKS	DOOR PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
16	4 Panel Sliding Door	18'-0"	8'-0"	18'-0"	8'-0"	--	+21.01 F&F, -33.03 F&F
17	Hinged - Single - Exterior	3'-0"	8'-0"	3'-4"	8'-2"	--	+30.33 F&F, -39.61 F&F
18	Hinged - Single	2'-10"	8'-0"	3'-0"	8'-1"	--	--
19	Hinged - Single	2'-8"	8'-0"	2'-10"	8'-1"	--	--
20	Hinged - Single	2'-0"	8'-0"	2'-2"	8'-1"	--	--
21	Hinged - Single	2'-8"	8'-0"	2'-10"	8'-1"	--	--
22	Hinged - Single	2'-8"	8'-0"	2'-10"	8'-1"	--	--
23	Hinged - Double	3'-0"	8'-0"	3'-0"	8'-0"	--	--
24	Hinged - Single	2'-8"	8'-0"	2'-10"	8'-1"	--	--
25	Hinged - Single	2'-6"	8'-0"	2'-8"	8'-1"	--	--
26	Hinged - Single	2'-6"	8'-0"	2'-8"	8'-1"	--	--
27	Pocket - Single	2'-6"	8'-0"	2'-8"	8'-1"	--	--
28	Hinged - Double	6'-0"	8'-0"	6'-0"	8'-0"	--	--
29	Sliding - Double - Full Lite	6'-0"	8'-0"	6'-0"	8'-0"	--	+30.33 F&F, -39.61 F&F
30	Hinged - Single	2'-10"	8'-0"	3'-0"	8'-1"	--	--
31	Hinged - Single	2'-10"	8'-0"	3'-0"	8'-1"	--	--
32	Sliding - Double - Full Lite	6'-0"	8'-0"	6'-0"	8'-0"	--	+30.33 F&F, -39.61 F&F
33	Hinged - Single	2'-6"	8'-0"	2'-8"	8'-1"	--	--
34	Hinged - Single	3'-0"	6'-8"	3'-2"	6'-9"	--	--
35	Sliding - Double - Full Lite	6'-0"	8'-0"	6'-0"	8'-0"	--	+30.33 F&F, -39.61 F&F



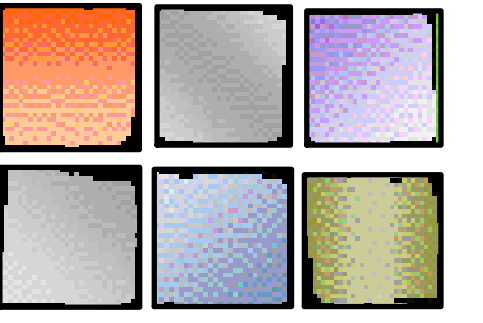
SECOND FLOOR - FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



FLOOR PLAN	
REV #	ISSUE

DATE:	DRAWN:
07.01.2025	DLB
JOB No.:	CHECKED:
224144	JDP

**A-2**

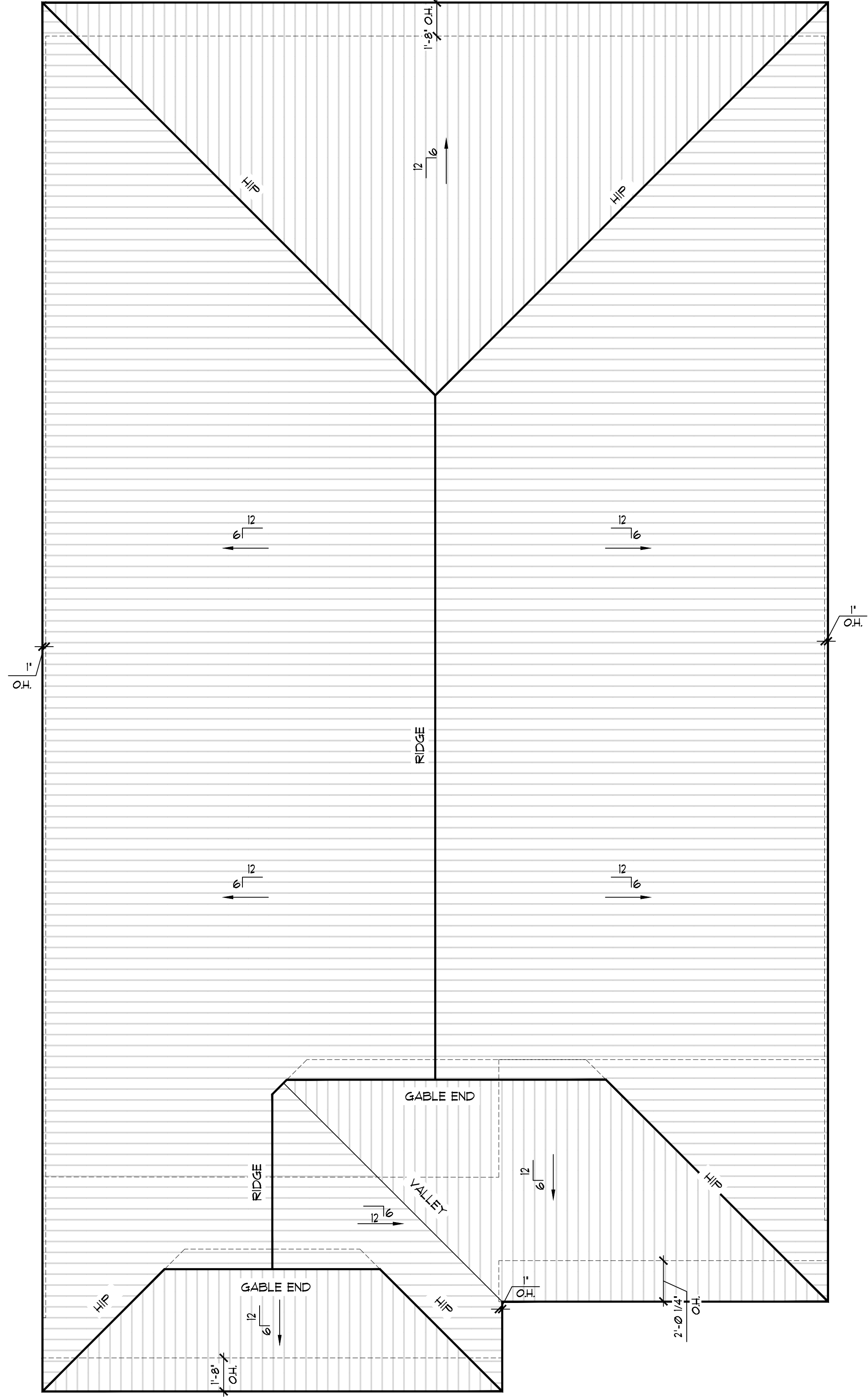


JPA

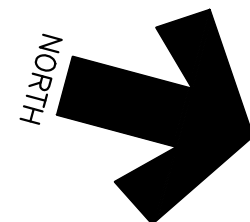
JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID 4843  
 COPYRIGHT © 2019

**PARB**  
 FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136



**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**ROOF PLAN**

REV #	DATE	ISSUE	REV #	DATE	ISSUE

DATE:  
07.01.2025

DRAWN:  
DLB

JOB No.:  
224144

CHECKED:  
JDP

**A-3**



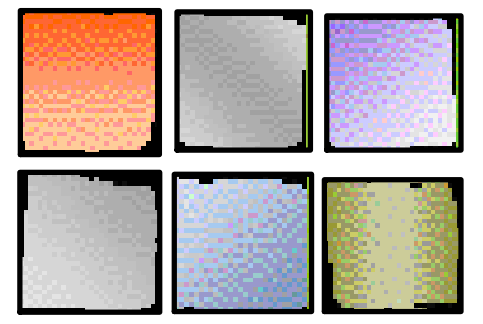
**FRONT ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"

- BUILDING MATERIALS**
- (A) STANDING SEAM METAL ROOF KAUNEER 500 SLATE GREY
  - (B) SMOOTH STUCCO FINISH FIELD COLOR
  - (C) 4" WIDE 1" THICK STUCCO BAND-ACCENT COLOR 1
  - (D) 4 PANEL SLIDING GLASS DOOR
  - (E) STOREFRONT SYSTEM
  - (F) TRIMBOARD
  - (G) 2 PANEL SLIDING GLASS DOOR
  - (H) WINDOW - SEE SCHEDULE
  - (I) GLASS TOP GARAGE DOOR SMOOTH STUCCO FINISH ACCENT COLOR 2 - NEEDS TO BE COORDINATED

- (A) STANDING SEAM METAL ROOF KAUNEER 500 SLATE GREY
- (B) SMOOTH STUCCO FINISH FIELD COLOR SW 7656
- (C) 4" WIDE 1" THICK STUCCO BAND-ACCENT COLOR 1 SW 6472
- (I) GLASS TOP GARAGE DOOR - WOOD GRAIN



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019



A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

**EXTERIOR ELEVATIONS**

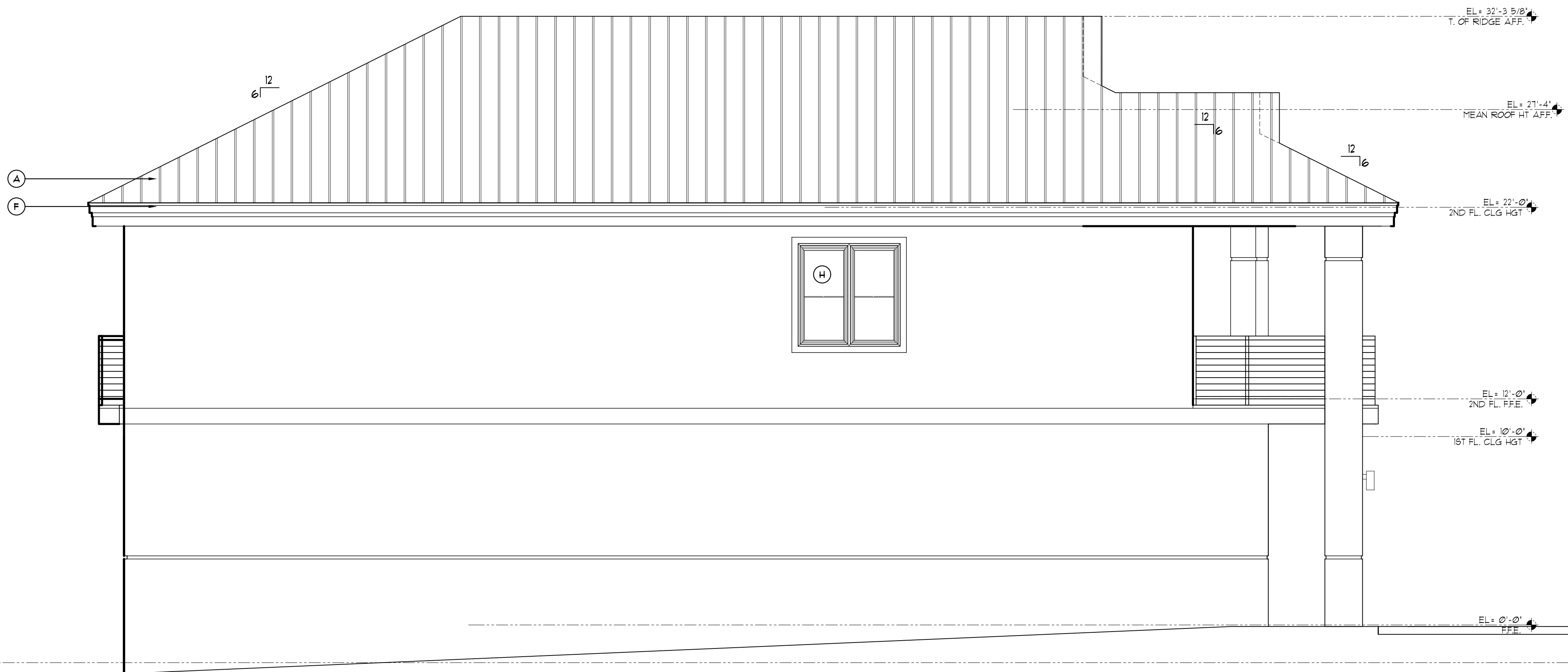
REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

**A-4**



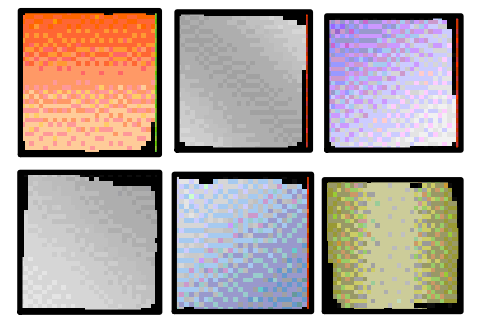
**REAR ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"

- BUILDING MATERIALS**
- (A) STANDING BEAM METAL ROOF  
KALNEER 500 SLATE GREY
  - (B) SMOOTH STUCCO FINISH FIELD  
COLOR
  - (C) 4" WIDE 1" THICK STUCCO BAND-  
ACCENT COLOR
  - (D) 4 PANEL SLIDING GLASS DOOR
  - (E) STOREFRONT SYSTEM
  - (F) TRIMBOARD
  - (G) 2 PANEL SLIDING GLASS DOOR
  - (H) WINDOW - SEE SCHEDULE
  - (I) GLASS TOP GARAGE DOOR  
SMOOTH STUCCO FINISH ACCENT  
COLOR 2- NEEDS TO BE  
COORDINATED

- (A) STANDING BEAM METAL ROOF  
KALNEER 500 SLATE GREY
- (B) SMOOTH STUCCO FINISH FIELD  
COLOR SW 1656
- (C) 4" WIDE 1" THICK STUCCO BAND-  
ACCENT COLOR 1 SW 6412
- (I) GLASS TOP GARAGE DOOR -  
WOOD GRAIN



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019



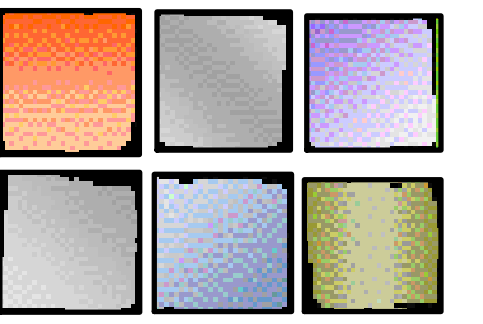
A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

**EXTERIOR ELEVATIONS**

REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

**A-5**



**JPA**

JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID 4843  
 COPYRIGHT © 2019

**PARB**  
 FOR REVIEW

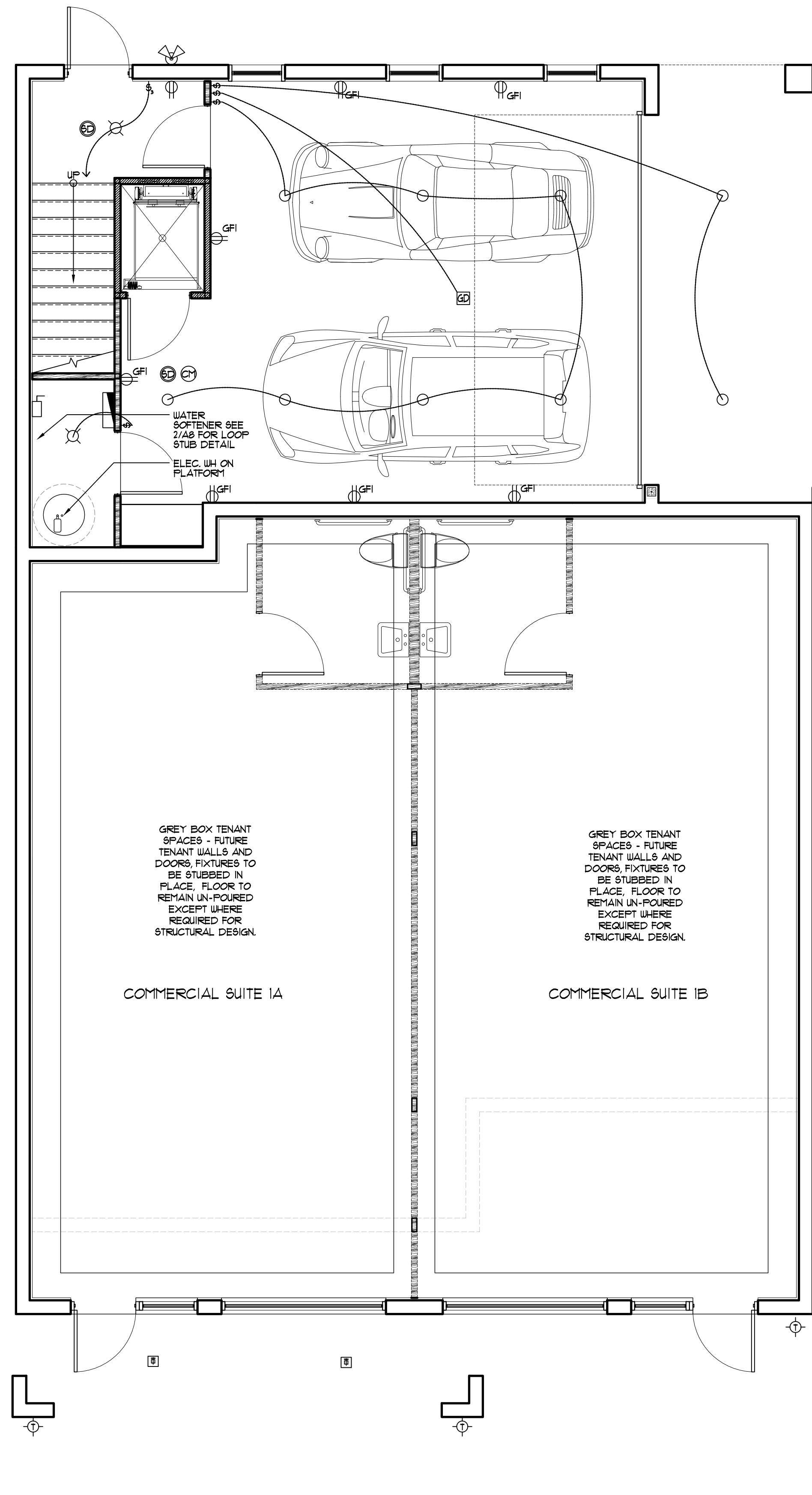
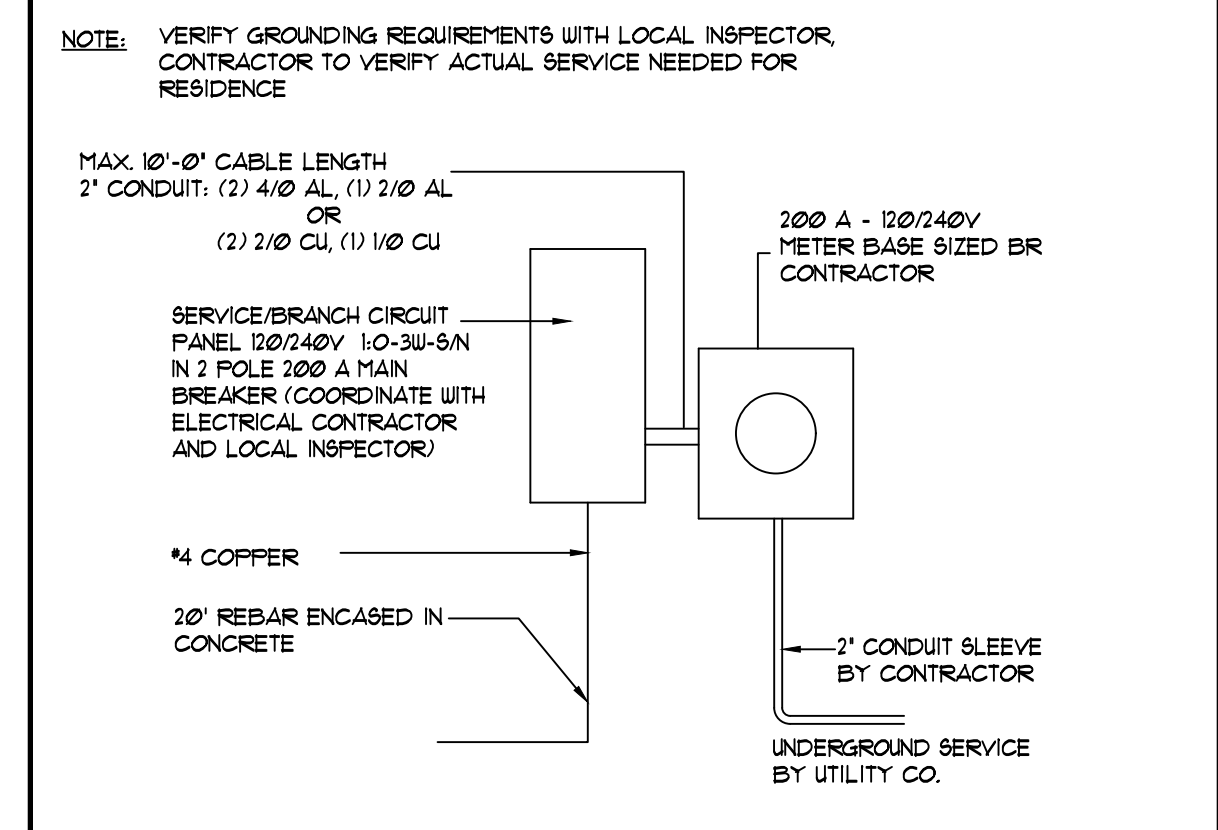
A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136

**ELECTRICAL LEGEND**  
 2023 NATIONAL ELECTRICAL CODE

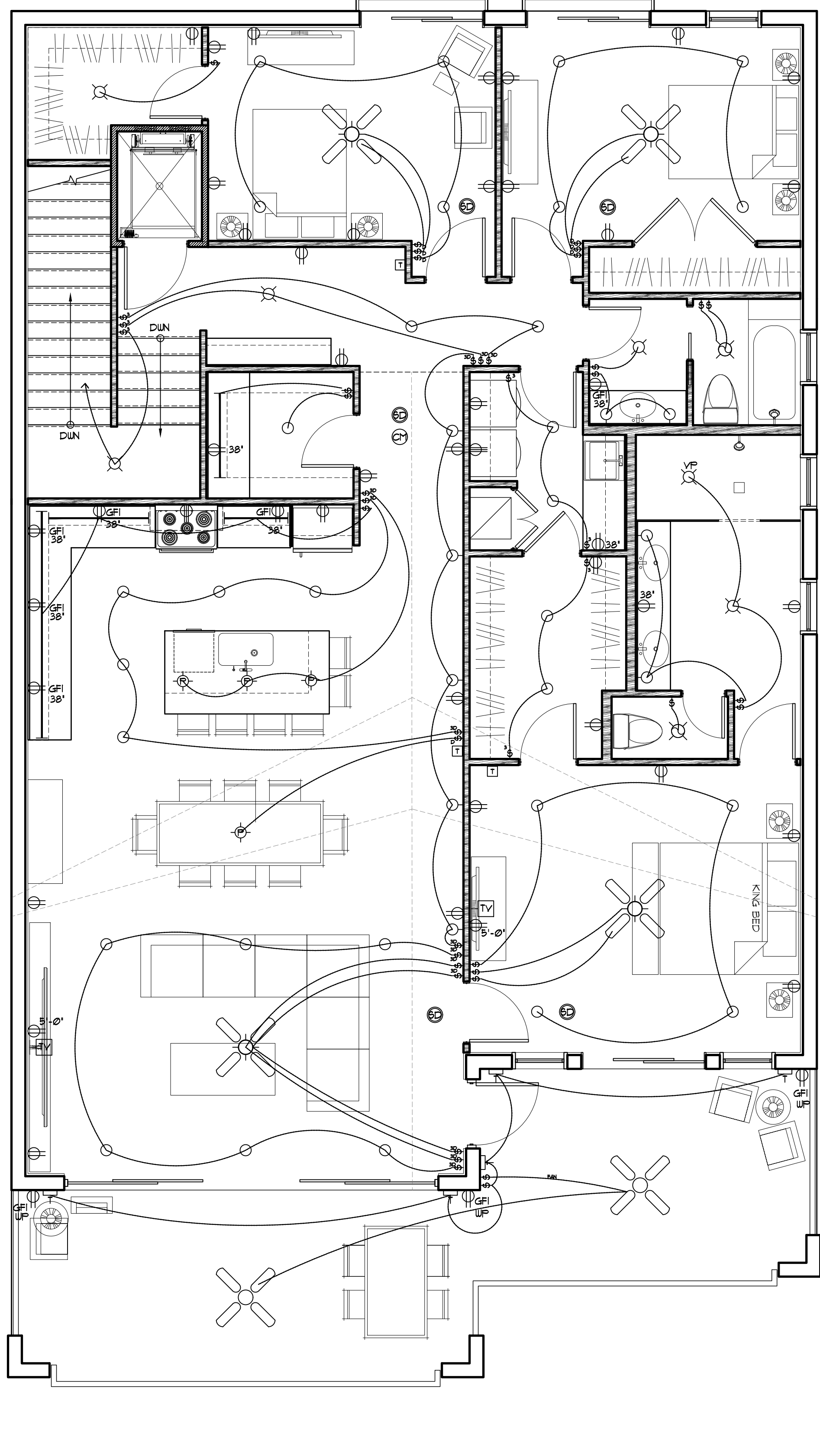
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>⊕ SINGLE RECEPTACLE</li> <li>⊕ DUPLEX RECEPTACLE</li> <li>⊕ 220V RECEPTACLE</li> <li>⊕ SWITCHED RECEPTACLE</li> <li>⊕ QUADRAPLEX RECEPTACLE</li> <li>⊕ SINGLE FLOOR RECEPTACLE</li> <li>⊕ DUPLEX FLOOR RECEPTACLE</li> <li>⊕ SWITCHED FLOOR RECEPTACLE</li> <li>⊕ QUADRAPLEX FLOOR RECEPTACLE</li> <li>⊕ FLUSH MOUNT GFI</li> <li>⊕ GFI</li> <li>⊕ UP GFI</li> <li>⊕ GFI</li> <li>⊕ VP</li> </ul> | <ul style="list-style-type: none"> <li>⊕ SINGLE FLOOD - WALL MOUNTED</li> <li>⊕ DOUBLE FLOOD - WALL MOUNTED</li> <li>⊕ SINGLE FLOOD - SOFFIT MOUNTED</li> <li>⊕ DOUBLE FLOOD - SOFFIT MOUNTED</li> <li>⊕ LIGHTING FIXTURE - CEILING MOUNTED</li> <li>⊕ LIGHTING FIXTURE - WALL MOUNTED</li> <li>⊕ TURTLE LIGHT FIXTURE</li> <li>⊕ SOFFIT MOUNTED TURTLE FIXTURE</li> <li>⊕ WALL WASH TURTLE FIX. 12" AFF.</li> <li>⊕ RECESSED HIGH HAT</li> <li>⊕ RECESSED MINI HIGH HAT</li> <li>⊕ WALL WASHER</li> <li>⊕ LED RECESSED LIGHTING</li> <li>⊕ LED UNDER CABINET</li> <li>⊕ LED COVE LIGHTING</li> <li>⊕ DOWN / STEP LIGHTING</li> <li>⊕ SINGLE POLE SWITCH</li> <li>⊕ 3 WAY SWITCH</li> <li>⊕ 4 WAY SWITCH</li> <li>⊕ DIMMER SWITCH</li> <li>⊕ GARAGE DOOR OPENER</li> <li>⊕ DISCONNECT SWITCH</li> <li>⊕ TV JACK</li> <li>⊕ PHONE JACK - PREWIRE ONLY</li> <li>⊕ COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTACLE)</li> <li>⊕ PHOTOCELL - SOFFIT MOUNT</li> <li>⊕ PHOTOCELL - WALL MOUNT</li> <li>⊕ ELECTRICAL PANEL</li> <li>⊕ JUNCTION BOX</li> <li>⊕ SMOKE DETECTOR</li> <li>⊕ CARBON MONOXIDE DETECTOR</li> <li>⊕ THERMOSTAT</li> </ul> |
|--|---|

**NOTES:**  
 ALL SMOKE DETECTORS PER 309.2.5 HARD WIRED INTO A/C 1 MONITORED BY BATTERY BACKUP - OUTSIDE OF BEDROOMS TO BE COMBINATION: SMOKE & CARBON MONOXIDE DETECTORS  
 ALL 120V SINGLE PHASE, 15 & 20 OUTLET RECEPTACLES TO BE GROUND - FAULT CIRCUIT-INTERRUPTER (GFCI) PER NEC 210.8  
 EXCEPT WHERE GFCI OUTLETS ARE REQUIRED ALL 120V SINGLE PHASE, 15 & 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES TO BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER NEC 210.12  
 ALL OUTLETS TO BE TAMPER RESISTANT

**SERVICE RISER DIAGRAM**



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



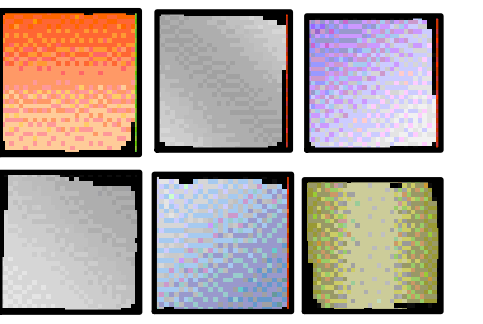
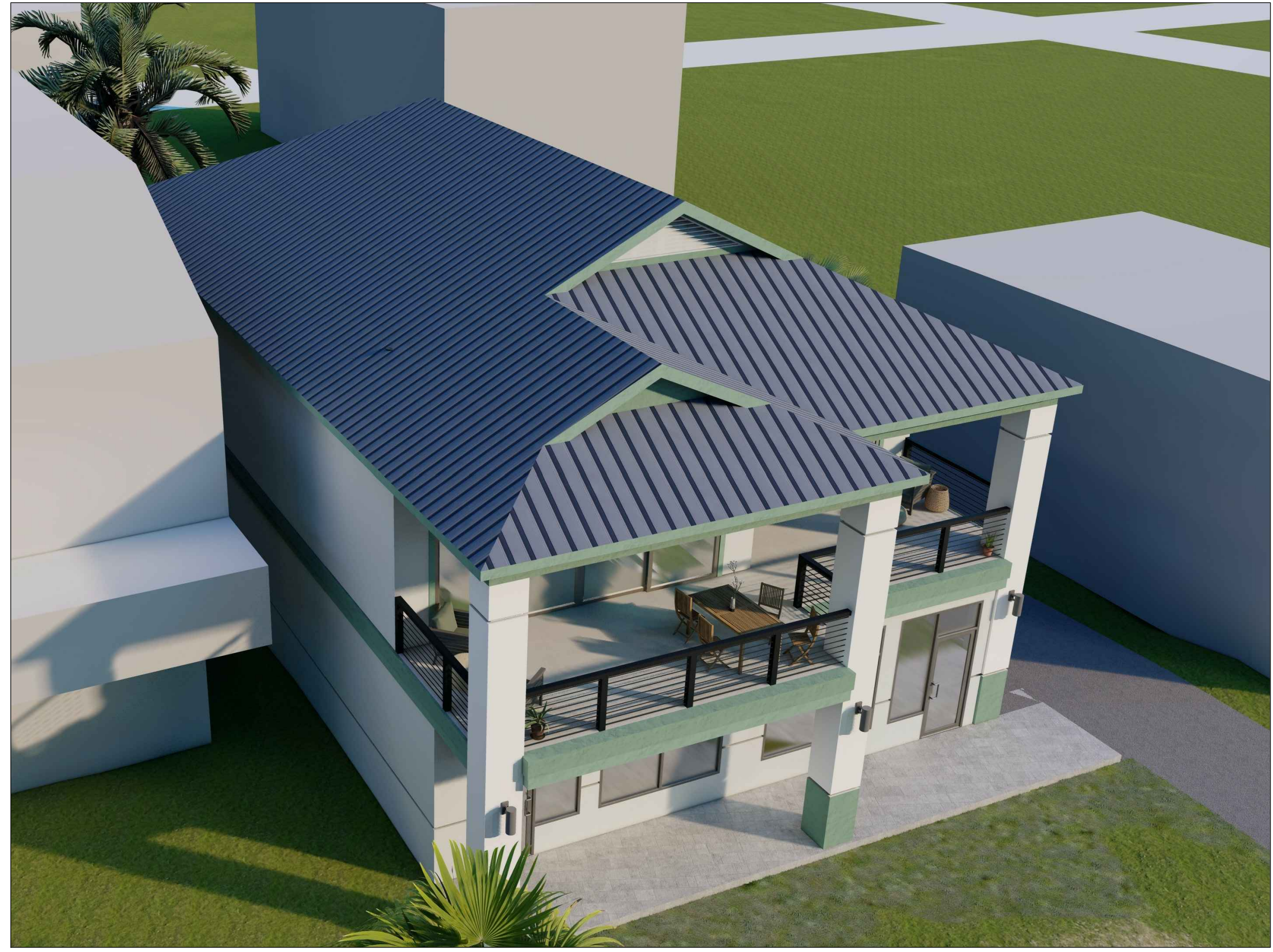
**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

ELECTRICAL PLANS

REV #	DATE	ISSUE	REV #	DATE	ISSUE

DATE:	07.01.2025	DRAWN:	DLB
JOB No.:	224144	CHECKED:	JDP

**E-1**



JPA

JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID-4843  
 COPYRIGHT © 2019

PARB  
 FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136

EXTERIOR ELEVATIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

REN



# Staff Report



## Planning & Architectural Review Board Regular Meeting

August 5, 2025

---

**To:** Planning & Architectural Review Board  
**From:** Lupita McClenning, Planner  
**Meeting Date:** August 5, 2025  
**Item Name:** **Application PVAR25-0002:** Variance – Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. Design Guidelines, Location (2) and (5). Applicant requests relief from the land development code minimum standards for a two-way drive requiring eighteen feet (18') for a two-way drive for commercial use to a twelve-foot (12') lane for a two-way commercial use drive.  
**Parcel ID No.:** 01-12-31-1100-00050-0050  
**FLUM:** Commercial  
**Zoning District:** Tourist Commercial  
**Owner:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136  
**Applicant:** Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136;  
**Representative:** Joseph Pozzuoli Architect, P.A., 314 Moody Boulevard, Flagler Beach, FL 32136

### Background:

In February of 2025 applicant for the owner attended the Technical Review Committee (TRC) meeting to gather technical feedback on a proposed two-story, mixed-use building with approximately 2513 SQFT per floor. The ground floor proposes two (2) retail spaces and a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.

### Variance Request

Design Guidelines Section 02.04.02 (2) and (5)

Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. Design Guidelines, Location (2) and (5)

(2) - Individual ingress and egress drives extending across the public sidewalks and curbs connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and eighteen (18) feet for a two-way drive.

Applicant requests relief from the land development code minimum standards for a two-way drive requiring eighteen feet (18') for a two-way drive for commercial use to a twelve-foot (12') lane for a two-way commercial use drive.

(5) - Joint common access drives and shared parking provisions are encouraged for two (2) or

more contiguous interior lots owned exclusively or under separate ownership to enhance two-way access thereby decreasing access width from fifteen (15) feet to twelve (12) feet for each lot.

Applicant requests relief from the land development code minimum standards for a joint common access drive on a contiguous interior commercial lot decreasing the land development code minimum standards for a two-way access from twelve feet (12') on each lot to six feet (6') on each lot.

**Fiscal Impact:**

N/A

**Staff Recommendation:**

The request to permit a twelve-foot (12') shared drive designed for single-family residential use does not meet the standards for "practical difficulty" or "undue hardship." Granting the variance for twelve-foot (12') drive for commercial use negatively impacts public safety, traffic flow, and surrounding neighborhood.

The Planning and Architectural Review Board, (PARB) and City Commission must also determine if the variance request is consistent with the goals and policies of the zoning code, including the specific regulations regarding driveways and access management along State Road A1A.

Staff recommends the Planning and Architectural Review Board recommend to the City Commission to deny the variance based on the following conditions:

1. An economic disadvantage or a desire for convenience is not sufficient to demonstrate undue hardship. According to Florida case law, a variance cannot be granted for self-created hardships. A hardship must be unique to the property; not conditions and standards applicable to other properties that are similarly zoned (tourist commercial with a mixed-use overlay.)
2. The reduction in shared-drive driveway access for use by two contiguous commercial properties poses a safety risk on State Road A1A, potentially impacting traffic flow, sight distance, with a high possibility of congestion for vehicles entering and existing the properties sharing the driveway access.
3. Reduced driveway access could increase the risk of accidents, especially for pedestrians and vehicles turning in and out of the property. Vehicles entering or exiting A1A simultaneously from either commercial property leads to unsafe traffic flow.
4. The applicant bears the burden of proof to justify the need for the variance by providing supporting documentation including a traffic study demonstrating the unique circumstance and the impact of denying the variance request. If applicant fails to provide sufficient evidence, the variance request can justifiably be denied.
5. FDOT Access Management Standards govern access to the state highway system, including State Road A1A. Although the City's Land Development Code reduces the width requirements for a shared drive access from fifteen-feet (15') to twelve-feet (12') on each lot, FDOT access management standards requires a twenty-four-foot (24') drive access for commercial uses.

**Attachments:**

1. VARIANCE\_PVAR25\_0002\_ 907 N Oceanshore Blvd\_Staff Findingsv2
2. APPLICATION\_PVAR25-0002\_FINAL
3. Mailing List\_300 FT
4. 25-00252F Legal Ad Affidavit
5. SURVEYS
6. CORRECTED\_SITE PLANS 907 N OCEAN SHORE



# City of Flagler Beach

---

**Date:** July 17, 2025

**To:** Planning and Architectural Review Board (PARB)

**From:** Lupita McClenning, City Planner  
Presented to PARB by Bill Freeman, City Engineer

**RE:** 907 N Oceanshore Blvd., Flagler Beach, FL  
Request for a Variance PVAR25-0002

---

## Land Use Data

**Applicant:** Joseph Pozzuoli, Architect  
**Owner:** Gaspar Family Holdings

## **Property**

**Address:** 907 N Oceanshore Blvd., Flagler Beach, FL

**Parcel ID:** 01-12-31-1100-00050-0050  
.14 of an acres

**Zoning:** Tourist Commercial  
**Overlay:** Downtown Mixed-Use Overlay

**FLUM:** Commercial

## Background:

In February of 2025 applicant for the owner attended the Technical Review Committee (TRC) meeting to gather technical feedback on a proposed two-story, mixed-use building with approximately 2513 SQFT per floor. The ground floor proposes two (2) retail spaces and a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.

## Variance Request

Design Guidelines Section 02.04.02 (2) and (5)

Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. *Design Guidelines, Location (2) and (5)*

**(2) - Individual ingress and egress drives extending across the public sidewalks and curbs connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and eighteen (18) feet for a two-way drive.**

Applicant requests relief from the land development code minimum standards for a two-way drive requiring eighteen feet (18') for a two-way drive for commercial use to a twelve-foot (12') lane for a two-way commercial use drive.

**(5) - Joint common access drives and shared parking provisions are encouraged for two (2) or more contiguous interior lots owned exclusively or under separate ownership to enhance two-way access thereby decreasing access width from fifteen (15) feet to twelve (12) feet for each lot.**

Applicant requests relief from the land development code minimum standards for a joint common access drive on a contiguous interior commercial lot decreasing the land development code minimum standards for a two-way access from twelve feet (12') on each lot to six feet (6') on each lot.

**Planning and Architectural Review Board Section 8.05.13**

The Planning and Architectural Review Board (PARB) may recommend to grant variances only upon finding that the request meets the six standards set forth in Appendix A, Land Development Regulations, Section 8.05.13.

In advocating any variance, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is advocated, shall be deemed a violation of this ordinance.

The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a variance to permit use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district.

No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocacy of a variance.

**Staff Analysis Appropriate Conditions and Safeguards Section 8.05.13**

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other structures or buildings in the same zoning district.
  - a. *No special conditions or circumstances exist which are peculiar to the land which are not applicable to other commercial buildings in the same zoning*

- district. Other commercial properties on A1A are required to meet the standards including those lots platted at 50' along S. Oceanshore/A1A.*
- b. A1A is a state road and FDOT requirements for driveways are more stringent than the City's land development code. FDOT requires commercial properties have a two-way access and be a minimum of twenty-four feet (24').*
  2. That the special conditions and circumstances do not result from the actions of the applicant.
    - a. The circumstances are the result from the actions of the applicant/owner due to the building size of the proposed project. The size of the project does not accommodate a two-way drive width.*
    - b. The Land Development Code encourages and makes concession for by joint access drives by decreasing the two-way access width from fifteen-feet (15') to twelve-feet (12') on each lot.*
  3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.
    - a. The granting of this variance confers special privileges which is denied to other commercial property in the same zoning district.*
  4. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
    - a. The granting of variance does not deprive the applicant of rights enjoyed by other properties in the same zoning district.*
  5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure,
    - a. The minimal granting of a variance will not make possible the reasonable use of the land as a smaller commercial structure and/or mixed-use building can be built to accommodate a two-way joint commercial drive.*
  6. That the grant of the variance will be in harmony with the general intent and purpose of this ordinance, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
    - a. The project proposes a joint/shared drive contiguous with the commercial property to the north with each commercial lot providing 6' drive easement to be utilized as two-way drive. The commercial property to the north is listed on the property appraiser's site as a restaurant/café use. Both commercial properties utilizing a one-way twelve-foot (12') drive for*

*ingress/egress onto A1A, Oceanshore Blvd is potentially injurious or otherwise detrimental to the public.*

**Planning Staff Recommendation**

The request to permit a twelve-foot (12') shared drive designed for single-family residential use does not meet the standards for "practical difficulty" or "undue hardship." Granting the variance for twelve-foot (12') drive for commercial use negatively impacts public safety, traffic flow, and surrounding neighborhood.

The Planning and Architectural Review Board, (PARB) and City Commission must also determine if the variance request is consistent with the goals and policies of the zoning code, including the specific regulations regarding driveways and access management along State Road A1A.

Staff recommends the Planning and Architectural Review Board recommend to the City Commission to deny the variance based on the following conditions:

1. An economic disadvantage or a desire for convenience is not sufficient to demonstrate undue hardship. According to Florida case law, a variance cannot be granted for self-created hardships. A hardship must be unique to the property; not conditions and standards applicable to other properties that are similarly zoned (tourist commercial with a mixed-use overlay.)
2. The reduction in shared-drive driveway access for use by two contiguous commercial properties poses a safety risk on State Road A1A, potentially impacting traffic flow, sight distance, with a high possibility of congestion for vehicles entering and existing the properties sharing the driveway access.
3. Reduced driveway access could increase the risk of accidents, especially for pedestrians and vehicles turning in and out of the property. Vehicles entering or exiting A1A simultaneously from either commercial property leads to unsafe traffic flow.
4. The applicant bears the burden of proof to justify the need for the variance by providing supporting documentation including a traffic study demonstrating the unique circumstance and the impact of denying the variance request. If applicant fails to provide sufficient evidence, the variance request can justifiably be denied.
5. FDOT Access Management Standards govern access to the state highway system, including State Road A1A. Although the City's Land Development Code reduces the width requirements for a shared drive access from fifteen-feet (15') to twelve-feet (12') on each lot, FDOT access management standards requires a twenty-four-foot (24') drive access for commercial uses.



CITY OF FLAGLER BEACH  
BUILDING AND PLANNING DEPARTMENT

GENERAL APPLICATION	
<input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Site Plan	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Site Development Plan(s)	<input type="checkbox"/> Plat Vacating
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Master Plan
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Non-statutory Land Division/Parcel Reconfiguration
<input type="checkbox"/> Future Land Use Map Amendment	<input type="checkbox"/> Site Plan Modification (Post approval)
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Development Order Modification
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Wireless Communication Facility (new structure)

Application Submittal Date: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_

Employee Accepting Application (print name): \_\_\_\_\_

Rejected Date: \_\_\_\_\_ Rejected by: \_\_\_\_\_

Reason for Rejection: \_\_\_\_\_

RECEIVED

JUL 01 2025

A. PROJECT NAME: Mixed use @ 907 Ocean Shore Blvd N

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 907 Ocean Shore Blvd N

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 01-12-31-1100-00050-0050

D. LEGAL DESCRIPTION: see Dwg Cover Sheets Subdivision Name: Cochran Place

Section: \_\_\_\_\_ Block(s): 5 Lot(s): 5

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 6,227.129 SF

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: TC  
OVERLAY DISTRICT: A1A retail Character

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

H. CURRENT USE OF PROPERTY: Vacant

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS)  
Variance for a 12' drive serving a mixed use, commercial and Residential New construction

J. PROPOSED NUMBER OF LOTS (If Applicable): 1 Development Phasing: Yes  No



**CITY OF FLAGLER BEACH  
PLANNING & ZONING DEPARTMENT**

K. LIST ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION: #SP24-0001

L. WATER/SEWER PROVIDER: \_\_\_\_\_

M. EXISTING MORTGAGE? Yes  No

<b>OWNER:</b> <u>Gaspar Family Holding</u>	<b>APPLICANT/AGENT:</b> <u>Joseph Pozzoli Architect</u>
Name:	Name:
Mailing Address: <u>P.O. Box 730 Hastings FL</u>	Mailing Address: <u>(See Below)</u>
Phone Number: <u>908-461-7267</u>	Phone Number:
E-mail Address:	E-mail Address:

<b>MORTGAGE HOLDER:</b> <u>N/A</u>	<b>ENGINEER OR PROFESSIONAL:</b>
Name:	Name: <u>Joseph Pozzoli Architect</u>
Mailing Address:	Mailing Address: <u>314 Moody Blvd Flagler Beach, FL</u>
Phone Number:	Phone Number: <u>386-439-5650</u>
E-mail Address:	E-mail Address:

<b>SURVEYOR:</b> <u>Stepanson, Wilcox Assoc.</u>	<b>LANDSCAPE ARCHITECT:</b>
Name:	Name:
Mailing Address: <u>2128 E Moody Blvd #400 Bunnell</u>	Mailing Address:
Phone Number: <u>386-437-6030</u>	Phone Number:
E-mail Address:	E-mail Address:

<b>PLANNER:</b>	<b>TRAFFIC ENGINEER:</b>
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

<b>ATTORNEY OF RECORD:</b>	<b>DEVELOPER:</b>
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

**I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:**

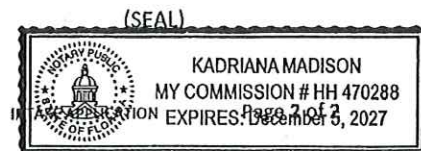
Signature of owner OR person authorized to represent this application:

Signature(s): [Handwritten Signature]

Printed or typed name(s): CASIMIRO GASPAR

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27 day of June 2025 by Casimiro Gaspar Individual submitted by  Personal Knowledge  Satisfactory Evidence: Type \_\_\_\_\_

Kadr-Madison  
Signature of Notary Public, State of Florida





City of Flagler Beach  
P.O. Box 70 \*800 S Daytona Avenue  
Flagler Beach, Florida 32136  
Phone (386) 517-2000 Fax (386) 517-2016

### Zoning Variance Application

Date:

Applicant: Joseph Pozzuoli Architect Email: joseph@jpaflorida.com

Address: 314 Moody Blvd. Flagler Beach FL 32136 Phone#: 386-439-5650

Owner of Subject Property: Gaspar Family Holding

Address: 8601 E Church St P.O. Box 730 Email: cgaspar@trailco-online.com  
Hastings FL 32145 Phone#: 908-451-7267

Applicant Status:  Owner  Agent for Owner  Attorney for Owner  Contract Purchaser

This is a request for a Variance for a 12' drive serving a new mixed use  
commercial/residential building

on TC zoned property. The Comprehensive Plan Future Land Use designation is Commercial

Size or Parcel 5,413 sq ft Tax Parcel# 01-12-31-1100-00050-0050

Address of Property 907 Ocean Shore Blvd N Flagler Beach FL

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL OF THE FOLLOWING ARE TTACHED:

- A. A filing fee of \$700.00 + \$35.00 intake fee, plus additional fees for mailing notifications to adjoining property owners and public notices in newspaper. All of these fees are non-refundable.
- B. A notarized authorization form from the owner or the attorney representing the owner.
- C. A copy of the legal description.
- D. A signed and sealed survey of the property prepared by a Florida Registered Land Surveyor that shows the location and dimensions of existing and proposed structure(s) and distances of existing and proposed structure(s) from all lot lines and proposed improvement for which the variance is requested.
- E. A completed signed written petition for a variance.

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY DESCRIBED IN THIS VARIANCE PETITION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF PETITIONER: *Joseph Pozzuoli* DATE: 8/4/2025  
*owner agent*

**Owner Authorization**

Property Address: 907 Ocean Shore Blvd N

Parcel Id: 01-12-31-1100-00050-0050

AS OWNER, I AUTHORIZE Joseph Pozzuoli TO ACT AS MY AGENT IN THIS MATTER.  
PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, IF APPLICABLE.

NAME: Casimiro Gaspar ADDRESS: 908 North Central Ave.

PHONE: (908) 451-7267

STATE OF FLORIDA,  
County of Flagler

Subscribed and Sworn to (or affirmed) before me by  
Casimiro Gaspar

*Casimiro Gaspar*  
 SIGNATURE OF OWNER

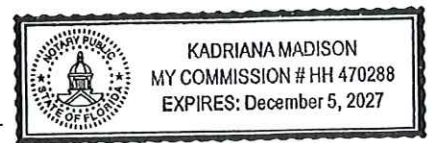
OWNER'S NAME (Print/Type)

ADDRESS (Street, City) & Phone Number

This 27 day of Jun, 2025. Who is personally known to me or has produced  
as identification.

Commission Number & Expiration

*Karl Madison*  
 Notary Public



## Variance Request

for 907 N Ocean Shore Blvd Parcel ID #01-12-31-1100-00050-0050

### NARRATIVE

The existing site is a 50 ft Lot with a zero-lot line on one side and a shared driveway on the other. The shared driveway is outlined in the deeds as a 6ft easement on each of the properties. There are two residential parking spaces in a Garage located in the rear of the building and two on site parking spaces behind the building. These are accessed by the shared driveway.

The property to the south was built in such a way that our property is unable to build to the required 0 lot line because the existing building was built with a cantilevered 2<sup>nd</sup> floor with egress windows exiting out toward our property and for Firefighters to access those windows, we have set our building 1ft to 1ft-1in off the property line leaving room for a ladder to be erected at the proper angle.

The adjacent property to the North has a structure within 5ft +/- of the existing drive. The owner has made little to no effort to improve any part of this property other than renting it out to the next tenant. It is believed he would be unwilling to participate in any joint improvement initiatives.

The low number of parking spaces in the rear of the lot, even when combined with the adjacent property, is very low and will have very few trips in and out of the site per day. There should be no detrimental impact from having only a 12 ft drive because of the low number of trips. A 20-24 ft drive off A1A would be impractical because of the low trip count and would go against the stated desire for driveways on A1A to have minimal width.

The owner has been working on developing this site for the past 4 years. He has been meeting with the Design Review and Zoning Staff at the City throughout this time. On May 3<sup>rd</sup>, 2024 #SP24-0001 went before the Planning and Building department for Final Site Plan approval and it was recommended by the staff for Approval with the shared 12ft Drive. (See attachment) We are requesting to continue to develop the site as shown in the #SP24-0001 review with the 12ft shared drive. We are addressing the other concerns stated during the PARB submission that caused the submission to be tabled.

The fact that both structures adjacent to our property have legacy status nonconforming anomalies makes development of our property to the stated zoning guidelines impractical and detrimental to the design and development of our lot.

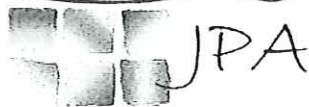
We also have a slope on the site of 24-30 inches from the front to the back so we are installing a Handicap ramp from the Parking spaces in the rear to the Commercial entrances along A1A.

How our Variance meets each Variance requirement.

1. There is an existing shared driveway to the North with 6' easements on both the property in question and the property to the North. To the South there is an existing three-story apartment building built with a cantilevered 2<sup>nd</sup> floor with egress windows exiting out toward our property. It is a 50 ft Wide Mixed-Use Lot.
2. The 3 conditions listed above in item 1 are existing.
3. No special Privileges would be granted; the applicant is following architectural guidelines in the LDR.
4. The literal interpretation would force the applicant to reduce the footprint of the first-floor commercial space because of a required two-way drive that is not practical for the low number of trips that the drive will serve daily. In addition, because the adjacent property that shares the drive is existing, they would not be required to make changes to their side of the shared drive and would end up utilizing more of the property in question than the 6ft easement grants them access to.
5. This is the minimal variance that makes possible the reasonable use of the land, utilizing the mixed-use guidelines intent.
6. Granting the variance will be in harmony with the general intent and purpose of the ordinance and will not be injurious to the area involved or otherwise detrimental to the public welfare because there should be no detrimental impact from having only a 12 ft drive because of the low number of trips. A 20-24 ft drive off A1A would be impractical because of the low trip count and would go against the stated desire for driveways on A1A to have minimal width.

Joseph D. Pozzuoli, AIA, ID, ICAA

Principal



Joseph Pozzuoli Architect, PA AA26003787

**Legal Discription**

LOT5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, FLORIDA RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION. ALONG WITH THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esquire  
**CHIUMENTO LAW, PLLC**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Caroline McNeil

Property Appraisers Parcel  
Identification Numbers  
01-12-31-1100-00050-0050;

**PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

**"NOTE TO RECORDING CLERK:**

This deed conveys unencumbered property for nominal consideration from the Grantor to Grantee, its sole owners/members and is, therefore, exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So2d 913 (Fla. 2005)"

**WARRANTY DEED**

**THIS INDENTURE**, Made this 13 day of June, 2025, **GASPAR FAMILY HOLDING THREE, LLC, a Florida limited liability company**, whose post office address is 908 North Central Avenue, Flagler Beach, FL 32136, hereinafter called the Grantor, to **GASPAR FAMILY HOLDING THREE, LLC, a Florida limited liability company**, whose post office address is 908 North Central Avenue, Flagler Beach, FL 32136, 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:

**THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**TOGETHER WITH**

**Lot 5, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida, reserving unto the Grantor a six foot (6') easement along the Northerly lot line of Lot 5, Block 5, Cochran Place Subdivision. TOGETHER WITH a six foot (6') easement along the Southerly lot line of Lot 4, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida Cochran Place Subdivision.**

**TOGETHER WITH**

**The Southerly 25 feet of the following described property:**

**All that certain parcel of land and the riparian rights and accretions pertaining thereto, situated in U.S. Lot 2 of Section 1, Township 12 South, Range 31 East, more particularly described and bounded as follows: Bounded on the West by the Easterly boundary of the Right-of-Way for Atlantic Boulevard, also known as Ocean Shore Boulevard, and as State Road A1A, bounded on the East by the Atlantic Ocean, bounded on the North by the North line of Lot 5, of Block 5, of Cochran Place Addition to Ocean City Beach, (now Flagler Beach), Flagler County, Florida, according to the plat thereof on file in the Public Records of Flagler County, Florida, in Plat Book 1, at Page 12 produced Eastward to the Atlantic Ocean, and bounded on the South by the South line of Lot 5, of Block 5 of said Cochran Place Addition above mentioned produced Eastward to the Atlantic Ocean. Subject to the perpetual reservation of oil, gas and mineral rights reserved in that certain deed of conveyance bearing date of November 14, 1951 from J.D. Blalock and his wife, Minetta Blalock to Claude G. Varn and Mary Belle Varn, husband and wife, recorded in Deed Book 38, at page 25, of the Public Records of Flagler County, Florida.**

Grantor warrants that at the time of this conveyance this was not their homestead property.

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 2025 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, 2024.

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:

GASPAR FAMILY HOLDING COMPANY THREE, LLC, a Florida limited liability company  
By: GASPAR UMBRELLA HOLDING COMPANY, LLC, its Manager

Amarda A. Swift  
Witness Signature

[Signature]  
By: Casimiro Gaspar, Manager

Print Witness Name: Amarda A. Swift

Witness Address: 145 City Pl. Ste 301  
Palm Coast FL 32164

Karolyn N. Sheekey  
Witness Signature  
Print Witness Name: Karolyn N. Sheekey

Witness Address: 145 City Pl. Ste 301  
Palm Coast FL 32164

State of FLORIDA  
County of FLAGLER

The foregoing instrument was acknowledged before me by  means of physical presence or  online notarization this 13 day of June, 2025 by Casimiro Gaspar, as Manager of Gaspar Umbrella Holding Company, LLC, as Manager of Gaspar Family Holding Company Three, LLC, a Florida limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Karolyn N. Sheekey  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:



Michael D. Chiumento  
Michael D. Chiumento III  
William J. Bosch  
Vincent L. Sullivan  
Diane A. Vidal  
Kareen Movsesyan  
Sydney L. Nix  
Mark A. Hall  
Eric R. Sloan  
Thomas R. Pycraft, *of-counsel*

Michael D. Chiumento III  
Managing Partner  
Michael3@legalteamforlife.com



# CHIUMENTO LAW

145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

2 Camino Del Mar  
Palm Coast, FL 32137

57 W. Granada Blvd.  
Ormond Beach, FL 32174

*Proudly serving Flagler and Volusia Counties for over 50 years*

June 23, 2025

Gaspar Family Holding Three, LLC  
908 North Central Avenue  
Flagler Beach, FL 32136

**RE: Lot 5, Flagler Beach**

Dear Mr. Gaspar:

In connection with the above-referenced property, enclosed please find the original and a copy of the Warranty Deed that has been recorded in O.R. Book 2968, Page 1602, Flagler County, Florida.

If you have any questions or require anything further, please feel free to contact our office.

Sincerely,

Caroline McNeil  
Florida Registered Paralegal to  
Michael D. Chiumento III, Esq.

Enclosures



# City of Flagler Beach

## Planning and Building Department

Date: ..... May 3, 2024

To: ..... X, Chairman Planning and Architectural Review Board  
Board Members

From: ..... Planning and Building Department

Subject: ..... Final Site Plan Approval: Application #SP24-0001; 907 North Ocean Shore  
Boulevard Mixed Use Building

**A. SUMMARY IN BRIEF:**

Purpose

The applicant has submitted Application SP#24-XX-XX to appear before the Planning and Architectural Review Board (PARB) the purpose of which is to obtain a recommendation of approval as it relates to a mixed use building with retail on the ground floor and an apartment on the second floor.

Location:

907 North Oceanshore Boulevard  
(See Attachment #1 Location Map).

Zoning, Future Land Use and Current Use

Zoning District	Future Land Use Map	Current Land Use
Tourist Commercial (See Attachment 2)	Commercial (See Attachment 3)	Vacant

Description:

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

Existing Conditions

- a. Vacant Property

**B. Land Development Regulations Compatibility**

Proposed Development

A two-story, mixed use building with approximately 2,392 square feet per floor. The ground floor contain ±1,445 of retail space and a two car garage with stairs directly into a 3 bedroom, 2 bathroom dwelling unit upstairs.

There are two parking spaces (including 1 required ADA space) located to the rear of the building. These spaces and the garage are accessed by a driveway shared with the property to the north, which is described in the legal description.

The property is located in the A1A Retail Character District (as it was extended in 2015) but not in the CRA district.

Retail uses and apartments are allowed in the Tourist Commercial zoning district.

### C. SITE DESIGN

Chapter 4 of the X lays out the site design requirements for the A1A Retail Character District:

1. **Build To Line** – The Code requires a 0' setback on the front, 0' setback on one side, and that a building occupy at least 65% of the lot frontage. The proposed building is set back 9' from the front property line, 0' from the south property line, and 10' from the north property line. The building occupies 79% of the lot frontage.

**Finding** – Recommend approval of front setback. The proposed minor difference from the requirement still helps create a unified street front, while making construction easier and allowing potential space for outdoor dining, display, signage, etc. Side and rear setbacks comply.

2. **Parking** – Parking is located in the rear of the lot, as required. A total of 6 spaces are provided – 2 within the garage, 2 at the rear of the lot, and 2 on-street spaces in front. Within the A1A Retail Character District, the "Maximum amount of off-street parking permitted for all uses in the Downtown A1A Retail District should conform to Section 2.06.02.1 Schedule of Off-Street Parking Requirements." That maximum amount would be 2 for the residential use and 1 space per 300 square feet of the retail use, or 5, for a total of 7 spaces.

**Finding** – Compliant

3. **Building Height** – The building plans show the building is 31.5' high from grade to the roof peak, within the 35' height limit.

**Finding** – Compliant

4. **Facade Guidelines** – Vertical setbacks are only required on buildings higher than 2 stories. The elevation drawings show the required 3 distinct bands of composition – base, mid-section, and roof.

**Finding** – Compliant

5. **Impervious Surface Area** – A maximum of 70% impervious surface is required. Based on the site plan, it appears that the project can achieve 56% impervious surface if the building footprint and ADA parking space are paved and the remaining driveway is built with a pervious material.

**Finding** – Compliant

**Staff Recommendation:** Recommend approval of site plan SP#24-XX-XX the City Commission.

#### ATTACHMENTS:

Attachment #1 – Location Map

Attachment #2 – Zoning Map

Attachment #3 – Future Land Use Map

Attachment #4 – Site Development Plan and Data

Site Plan/Survey Overlay – See *Plan Set*



# City of Flagler Beach

## Planning and Architectural Review Board

Tuesday, May 7, 2024 at 5:30 p.m.

105 S. 2<sup>nd</sup> Street

Flagler Beach, FL 32136

---

### **MEETING MINUTES (AMENDED)**

Call meeting to order: Chairman Joseph Pozzuoli called the meeting to order at 5:30p.m

1. Pledge of Allegiance: Brenda Wotherspoon led the Pledge of Allegiance.

2. Roll Call:

Present: Chairman Joseph Pozzuoli, Vice Chairman Marshall Shupe, Joann Soman, Brenda Wotherspoon, Scott Chappuis, Lisa Smith and Paul Chestnut

Absent: None

Staff Present City Attorney Drew Smith, Secretary Michele Ficocello and Bonnie Bramer

3. Approval of Meeting Minutes:

Joann Soman motioned to approve April 2, 2024 meeting minutes. Brenda Wotherspoon seconded motion. Motion passed unanimously.

4. Old Business:

None

5. New Business:

**Application RZ 24-0001:** Request to rezone property from the General Commercial (GC) zoning district to the Single Family Residential (R1) zoning district. Property will combine with the adjoining parcel at 112 N 6<sup>th</sup> Street (Parcel No. 12-12-31-4500-00020-0070). Parcel ID No.:12-12-31-4500-00020-0081; Zoning District: General Commercial (GC); FLUM: Commercial; Owner: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136; Applicant: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136

Applicant Joseph Kovach was present for meeting. Drew Smith, City Attorney presented item to board. A rezoning request with a companion Future Land Use Map amendment to allow the property owner to develop the property with an accessory dwelling unit (ADU) in conjunction with the existing house at 112 North 6<sup>th</sup> Street. Under the current zoning, a single-family residence could be built on the subject property, however, the owners wish to construct an ADU smaller than the required minimum size for a house. The project would be consistent with the proposed Future Land Use Map designation.

***Staff Recommendation: Recommend approval of site plan RZ24-0001.***

Applicant requested clarification regarding the future land use zoning. Mr. Smith stated zoning is going from a more intense use to a less intense use which is Medium Density Residential.

Chairman Pozzuoli opened public comments. No public comments, Chairman Pozzuoli closed public comment.

Joann Soman motioned to recommend approval of Application RZ 24-0001 and to incorporate findings made by the planning staff. *Approve Rezoning Application to rezone Parcel I.D. No. 12-12-31-4500-00020-0081 from General Commercial to Single Family Residential based upon findings of fact which demonstrate the zoning change request is following all applicable Objectives and Policies of the City of Flagler Beach Comprehensive Plan.* Lisa Smith seconded the motion. Motion passed unanimously.

**Application FLUMA 24-0001:** Request to amend the Future Land Use Map designation of the property from Commercial to Medium Density Residential. Property will combine with the adjoining parcel at 112 N 6<sup>th</sup> Street (Parcel No. 12-12-31-4500-00020-0070); Parcel ID No.: 12-12-31-4500-00020-0081; Zoning District: General Commercial (GC); FLUM: Commercial; Owner: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136; Applicant: Joseph Kovach - 112 N 6<sup>th</sup> Street, Flagler Beach, FL 32136.

Drew Smith presented item to the board. A Future Land Use Map amendment request with a companion rezoning application to allow the property owner to develop the property with an accessory dwelling unit (ADU) in conjunction with the existing house at 112 North 6<sup>th</sup> Street. Under the current zoning, a single-family residence could be built on the subject property. An accessory use can only be built in conjunction with an allowed primary use. The owners plan to join the two properties, which requires a rezoning and Future Land Use amendment to avoid a split zoning. The project would be consistent with the proposed Future Land Use Map designation.

Joann Soman motioned to recommend approval of Application FLUMA 24-0001 and to incorporate findings made by the planning staff. *Approve Future Land Use Map Amendment Application to change Parcel I.D. No. 12-12-31-4500-00020-0081 from Commercial to Medium Family Residential based upon findings of fact which demonstrate the amendment request is following all applicable Objectives and Policies of the City of Flagler Beach Comprehensive Plan.* Paul Chestnut seconded the motion. Motion passed unanimously.

**Application SP 24-0001 Final Site Plan Approval** – Request to build a new mixed-use building at 907 N Ocean Shore Blvd. Parcel ID No.:01-12-31-1100-00050-0050; Zoning District: Tourist Commercial (TC); FLUM: Commercial; Owner: Gaspar Family Holding – 8601 E Church St, Hastings, FL 32145; Applicant: Luis Medeiros, A Plus Home Improvements; 306 S Railroad St, Bunnell, FL 32110.

Applicant Luis Medeiros, Contractor and Owner Mr. Gaspar are present for meeting.

Mr. Smith presented item to the board. The applicant has submitted Application SP#24-0001 to appear before the Planning and Architectural Review Board (PARB) the purpose of which is to obtain a recommendation of approval as it relates to a mixed-use building with retail on the ground floor and an apartment on the second floor.

***Staff Recommendation:*** Recommend approval of site plan SP#24-0001.

Chairman Pozzuoli opened board discussion. The following comments and concerns were received.

- Plans not reflecting downhill grade. Garage appears to be on the same level as the commercial spaces.
- Rear property parking
- Required total commercial parking spaces with handicap
- Parking spaces are contradicting on the site plan
- Unable to determine if parking is adequate
- Inconsistencies in plans submitted for review and show more detail on plans
- Retention area
- Fire code for stairs
- Change in grade not reflected on plan, inconsistent
- Sanitation/Trash bins storage
- Ingress/egress
- Building eastward of the CCCL
- Show calculations for pervious and imperious coverage
- Turtle lighting package not submitted
- Stairwell and elevator need proper egress
- Existing shared driveway
- Concern with not having a detailed site plan indicating square footage, number of parking spaces required, number of parking spaces exempted and number of required parking.
- Mixed Use Standards not showing on plan for required parking
- Show grade of driveway on the north side so as to see how it relates to the garage and entrance to the garage

~~Brenda Wotherspoon motioned to table final site plan Application SP 24-0001~~ Brenda Wotherspoon expressed the need to obtain a clearer detailed site plan and information for the following:

- Show grade relating to garage and show driveway grade
- Show residential calculation separated from commercial calculation and how calculation was determined.
- Show parking surface regarding parking out back
- Submit turtle lighting package
- Show square footage of retention area
- Stairwell and elevator need to be reviewed with professional to verify proper egress
- Show location of trash bin placement; need enough spaces for all three units

**Commented [MF1]:** Amended at the July 2, 2024 meeting. Chairman Pozzuoli thought the motion was to deny and could not find where the motion was made. Lisa Smith pointed out the motion was made by Brenda Wotherspoon to table the final site plan, but was out of order being further up the page in the minutes.

Brenda Wotherspoon motioned to table final site plan Application SP 24-0001. Joann Soman seconded the motion. Motion passed unanimously.

**Commented [MF2]:** Amended at the July 2, 2024 meeting. Moved for continuity.

**ORDINANCE 2024 -XX** - AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY OF FLAGLER BEACH LAND DEVELOPMENT REGULATIONS RELATING TO MOBILE HOME PARK SETBACKS; AMENDING SECTION 2.09.103 OF THE LAND DEVELOPMENT REGULATIONS TO REDUCE THE SETBACKS FOR MOBILE HOMES LOCATED WITHIN MOBILE HOME LOCATED WITHIN MOBILE HOME PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATIONS, CONFLICTS, AND EFFECTIVE DATE.

*ITEM WAS WITHDRAWN BY APPLICANT PRIOR TO MEETING.*

6. Board Comments - None

7. Other Business - None

8. Adjournment

Vice Chairman Marshall Shupe motioned to ~~adjourned~~ adjourn the meeting. Scott Chappuis seconded the motion.

Meeting adjourned at 7:00pm.

**Commented [MF3]:** Amended at the July 2, 2024 meeting. Joann Soman corrected the grammar from adjourned to adjourn the.

**Mailing List\_300 FT**

addr1	addr2	addr3	addr4	addr5
01-12-31-1100-00090-0100	TANNER PAUL BISHOP DIOCESE OF	ST AUG/CATHOLIC CENTER	11625 OLD ST AUGUSTINE ROAD	JACKSONVILLE, FL 32258
01-12-31-1100-00040-0080	WILDER STEPHEN L & JULIE A H&W		25 PARK SHORE POINT	NEWNAN, GA 30263
01-12-31-1100-00050-0120	GILCHRIST WILLIAM R	& LINDA G H&W	922 N CENTRAL AVE	FLAGLER BEACH, FL 32136
MULTI PARCEL IDs	GORDON KEMMERLY LLC		106 HERNANDEZ AVE	PALM COAST, FL 32137
01-12-31-1100-00040-0060	FLAGLER RENTALS LLC		5458 TIERRA VERDE LANE	JACKSONVILLE, FL 32258
01-12-31-1100-00050-0090	GASPAR CASIMIRO & ANABELA	H&W	908 N CENTRAL AVE	FLAGLER BEACH, FL 32136
MULTI PARCEL IDs	GASPAR FAMILY HOLDING THREE LLC		908 NORTH CENTRAL AVENUE	FLAGLER BEACH, FL 32136
01-12-31-1100-00050-0070	WAGNER KEVIN ANDREW	& JODI SUE TRUSTEES	PO BOX 1014	FLAGLER BEACH, FL 32136
MULTI PARCEL IDs	AMORGINOS PLLC		103 AMBERWOOD DRIVE	LONGWOOD, FL 32779
01-12-31-1100-00060-0120	KERR JOSEPH A & MONA L TRUSTEES		5520 NINE MILE ROAD	MARYVILLE, TN 37801
MULTI PARCEL IDs	IRA FINANCIAL TRUST COMPANY	FBO GORDON KEMMERLY	106 HERNANDEZ AVE	PALM COAST, FL 32137
01-12-31-1100-00060-0110	TYLER JOHN KEVIN &	LYNE L TYLER	818 N CENTRAL AVE	FLAGLER BEACH, FL 32136
01-12-31-1100-00050-0040	FLAGLER BEACH LLC		8851 A1A SOUTH	ST AUGUSTINE, FL 32080
MULTI PARCEL IDs	FLAGLER BEACH PROPERTIES LLC		PO BOX 1414	PONTE VEDRA BEACH, FL 32004
01-12-31-1100-00060-0090	WALLACE LEHMAN R JR &	JUDITH C WALLACE H&W	812 CENTRAL AVE N	FLAGLER BEACH, FL 32136
01-12-31-1100-00050-0060	WALSH CHRISTOPHER M & JESSICA	L WALSH H&W	901 N OCEAN SHORE BLVD	FLAGLER BEACH, FL 32136
01-12-31-1100-00060-0010	ECKER PROPERTY MANAGEMENT LLC		3054 PAINTERS WALK	FLAGLER BEACH, FL 32136
01-12-31-1100-00170-0160	JOERGER BERNIE	& ELIZABETH JOERGER	345 N 11TH STREET	FLAGLER BEACH, FL 32136

Serial Number  
25-00252F

# Observer

You. Your Neighbors. Your Neighborhood.  
**PalmCoastObserver.com**

Palm Coast Observer  
Published Weekly  
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Nancy Kay Raymond who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

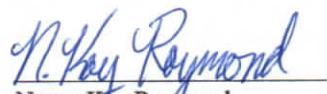
in the matter of August 5th and August 28th

in the Court, was published in said newspaper by print in the

issues of 7/24/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

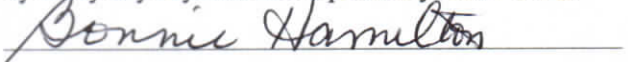
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Nancy Kay Raymond

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of July, 2025 A.D.

by Nancy Kay Raymond who is personally known to me.



Notary Public, State of Florida  
(SEAL)



**CITY OF FLAGLER BEACH  
PUBLIC HEARING NOTICE**  
Variance Application PVAR25-0002 - 907 N Ocean Shore Blvd. An application has been submitted requesting a variance from Appendix A - Land Development Regulations, Article II, Section 2.04.02.7.1. The request is to decrease two-way driveway width on a joint common access drive from 12' on each lot to 6' on each lot for a two-way driveway.

The subject property is identified as Parcel ID No. 01-12-31-1100-00050-0050 COCHRAN PLACE SUBD BLK 5 LOT 5 & S 1/2 LOT E OF AIA OPP BLK 5 LOT 5.

**A PUBLIC HEARING IS SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:**

**PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, AUGUST 5, 2025 AT 5:30 P.M.**

**CITY COMMISSION: THURSDAY, AUGUST 28, 2025 AT 5:30PM OR SOON THEREAFTER.**

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND.**

**PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT 386-517-2000 EXT. 231.**

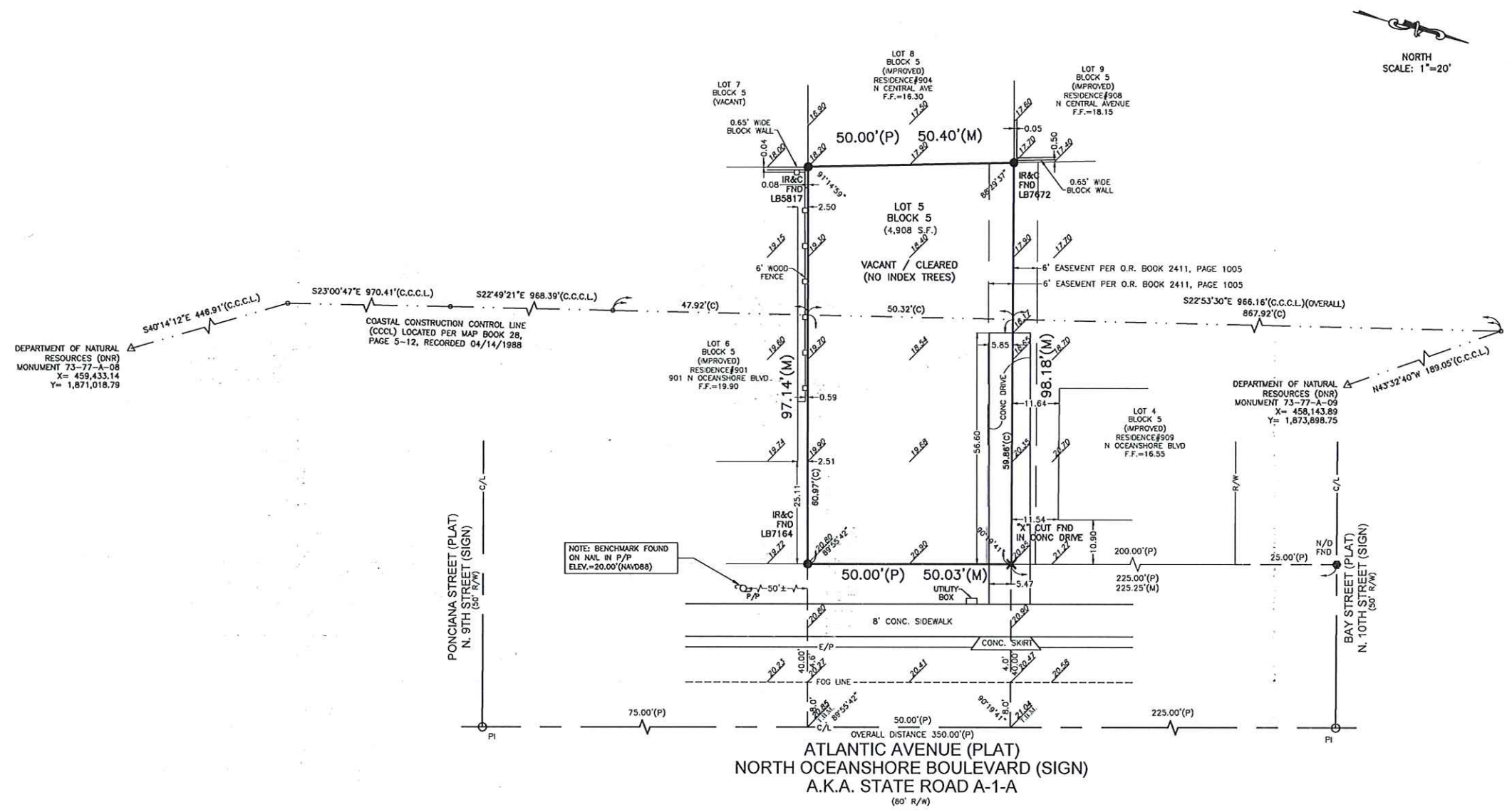
The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

For further information about this request, please call the Planning & Zoning Department at (386) 517-2000 Ext. 231. More detailed information may be inspected by the public at the Planning & Zoning Department, 800 S. Daytona Avenue, Flagler Beach, during office hours.

Jul. 24 25-00252F



**DESCRIPTION:**

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION, TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

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

PREPARED FOR:

JPA FLORIDA
614 MOODY BLVD
FLAGLER BEACH, FL 32136

SURVEY TYPE:	FIELD DATE:	OFFICE DATE:	JOB NO.:	BY:
Boundary	01/21/25	01/28/25	25-0309	CJB
Site Plan				
Formboard				
Foundation				
Final				

LEGEND:

OR	Official Records Book	PC	Point of Curvature	CBS	Concrete Block & Shove
FC	Flag	PC	Point of Reverse Curvature	Conc	Concrete
(D)	Dead Bearing & Distance	NR	Non-Radial Curve	C/S	Concrete Sub
(P)	Point Bearing & Distance	FT	Point of Tangency	EP	Foot Equipment Pad
(M)	Measured Bearing & Distance	PI	Point of Intersection	EP	Pre-treatment Effluent
(C)	Calculated Bearing & Distance	UE	Utility Easement	PT	Pumping Tank
C/L	Center Line	OE	Orange Easement	O/E	Overhead Electric
N/C	Natural Control Point	LE	Landscaping Easement	CD	Cable TV - Fiber Optic
IR	Iron Rod and Disk Found	N/CVD	Natural Geographic Vertical Datum	M	Manhole
IR	Iron Rod and Disk Found	N/V	Natural Vertical Datum	TR	Telephone Row
CM	Concrete Monument Found	N/V	Natural Vertical Datum	TV	Cable Television Row
PM	Permanent Reference Monument	BN	Benches	TR	Telephone Row
FO	Found	TM	Temporary Bench Mark	OT	Flow Optic Row
LB	Licensed Business	TR	Top of Road	TR	Telephone Row
LS	Licensed Surveyor	TR	Top of Road	TR	Telephone Row
PSM	Professional Surveyor & Mapper	TR	Top of Road	TR	Telephone Row
		TR	Top of Road	TR	Telephone Row

NOTES:

- The entire map encompassing this survey is recorded in Map Book 1, Page 12.
- Elevations refer to N.A.V.D. 1988 datum and reference local datum.
- Underground improvements and utilities not located.
- Bearings refer to Coastal Construction Control Line (CCCL) per Map Book 28, Pages 5-12.
- Property lies in Flood Zone "X", with reference to Map No. 1203500232C, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with local agency and based on N.A.V.D. 1988 datum.
- Description provided by client.
- No boundary encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

**swa** STEPHENSON, WILCOX & ASSOCIATES, INC. 2729 E. Moody Blvd., Ste. 202  
 PO Box 186 Bunnell FL 32110  
 Phone: 386-437-2563 • Email: info@swa.com

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

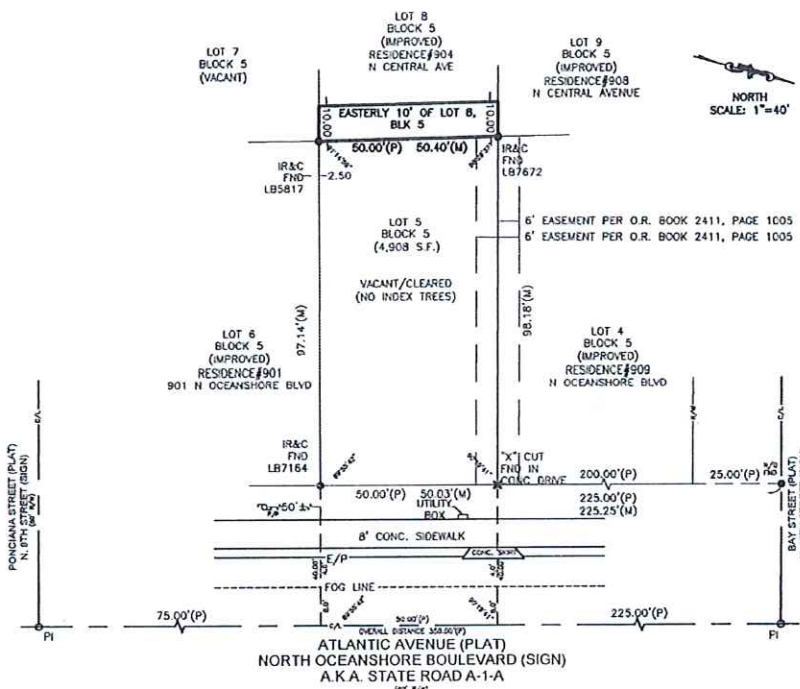
Dan Wilcox  
 Date: 2025.03.28 17:00:25 -04'00'

DAN A. WILCOX Jr., PSM No. 5749, PE No. 57633  
 Not valid without the signature and the original related seal of a Florida Licensed surveyor and mapper.

\\jpa\pr4100\res-01\CAD SERVER 2014\01\25\250309\000-Flagler\000-PLATS\COCHRAN PLACE\BLK 5, LOT 5.dwg

ADDRESS: 907 NORTH OCEANSHORE BOULEVARD

JOB #25-0309



**DESCRIPTION:**

THE EASTERLY 10.00' FEET OF LOT 8, BLOCK 5, COCHRAN PLACE ADDITION, PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**TYPE OF SURVEY: SKETCH AND LEGAL**

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

LEGEND:		NOTES:	
○ IR	1/2" Iron Rod set "LB7672"	(M)	Measured Bearing & Distance
● IR	5/8" Iron Rod found	C/L	Center Line
● IP	1/2" Iron Pipe	E/P	Edge of Pavement
○ H/D	Nail and Disk set "LB7672"	R/W	Right of Way
○ H/D	Nail and Disk found	A	Delta
○ PDP	Permanent Control Point	L	Length
□ CM	Concrete Monument set	CB	Chord Bearing
■ CM	Concrete Monument found	CD	Chord Distance
PRM	Permanent Reference Monument found	PC	Point of Curvature
FND	Found	PRC	Point of Reverse Curvature
LB	Licensed Business	N.R.	Non-Road Curve
LS	Licensed Surveyor	PI	Point of Intersection
PSM	Professional Surveyor & Mapper	PT	Point of Tangency
O.R.	Official Records Book	NGVD	National Geodetic Vertical Datum
PL	Page	N.A.V.D.	North American Vertical Datum
(P)	Plat Bearing & Distance	BM	Bench Mark
		T.B.M.	Temporary Bench Mark
		TOB	Top Of Bench
		TOE	TOE of slope
		F.F.	Finish Floor Elevation
		INVT	Invert
		C.B.S.	Concrete Block & Stucco
		Conc.	Concrete
		C/S	Concrete Slab
		A/C	Air Conditioner Pad
		EP	Pool Equipment Pad
		PEP	Pretreatment Effluent Pumping Tank
		O/E	Overhead Electric
		P/P	Power Pole
		Manhole	Manhole
		Telephone Riser	Telephone Riser
		Cable Television Riser	Cable Television Riser
		Fiber Optic Riser	Fiber Optic Riser
		Water Meter	Water Meter
		Electric Meter	Electric Meter
		Fire Hydrant	Fire Hydrant

NOTES:  
 1. The entire map encompassing this survey is recorded in Map Book 1, Page 12.  
 2. Underground improvements and utilities not located.  
 3. Bearings refer to Coastal Construction Control Line (CCCL) per Map Book 28, Pages 5-12.  
 4. Description provided by client.  
 5. No search for encumbering instruments was made by surveyor.  
 6. Error of closure meets or exceeds 1:7500 feet.

PREPARED FOR:  
 JPA FLORIDA  
 614 MOODY BLVD  
 FLAGLER BEACH, FL 32136

**swa** **STEPHENSON, WILCOX & ASSOCIATES, INC.** CA#27726-LB#1672  
 2729 E. Moody Blvd., Ste. 400 • PO-Box 186 Bunnell FL 32110  
 Phone: 386.437.2363 • Fax: 386.437.0030 • Email: info.swa@gmail.com

SURVEY TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Sketch&Legal	01/21/25	01/28/25	25-0309	CJB
Revision				
Revision				
Revision				

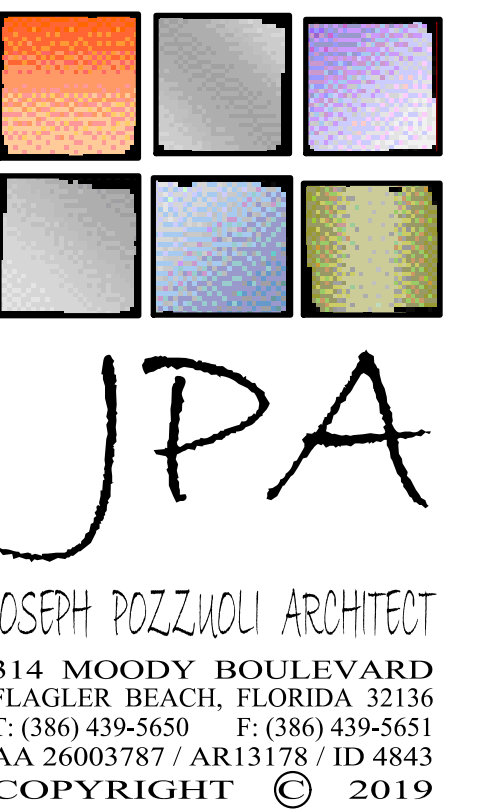
I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 54, Florida Administrative Code.  
 DAN A. WILCOX Jr., P.S.M. No. 5740, P.E. No. 57633  
 Not valid without the signature and the original paper plat of a Florida Licensed Surveyor and Mapper.

SHEET  
 1 of 1

\\MyComputer\4100\swa-01\CAD SERVER 2014\NOV12\SWA\Cad Server\psdk projects\0000-Flagler\000-PLAT\COCHRAN PLACE\BLK 5, LOT 5.dwg

# A MIXED USE COMMERCIAL & RESIDENTIAL BUILDING FOR: CAS GASPAR

907 NORTH OCEAN SHORE BOULEVARD  
FLAGLER BEACH, FLORIDA 32136



**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

## GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THE WORK.
- AS INSTRUMENTS OF SERVICE, THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK UNLESS OTHERWISE REFERENCED.
- ALL DIMENSIONS ARE TO FACE OF STUDS, MASONRY AND SLAB EDGES.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEAN-UP AFTER COMPLETION OF THEIR WORK. ALL DEBRIS TO BE DEPOSITED IN ON-SITE DUMPSTER AND HOME / BUSINESS TO BE LEFT "BROOM CLEAN".
- SUBCONTRACTORS TO INSTALL ALL BLOCKING AND BRACING REQUIRED BY THEIR TRADE AND TO PERFORM ALL CUTTING AND PATCHING.
- THE CURRENT EDITION OF THE AIA GENERAL CONDITIONS OF THE CONTRACT SHALL BECOME A PART OF THESE DOCUMENTS.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
- ALL CHANGES TO THE DRAWING MUST BE APPROVED IN WRITING BY THE ARCHITECT. DO NOT ACCEPT VERBAL CHANGES.
- MAKE NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS.
- TAKE FIELD MEASUREMENTS FOR ALL OFF-SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, SCREENS, GRILLES, RAILINGS, ETC.
- PORCH AND PATIO OVERHANGS ARE TO BE ENGINEERED TO RESIST LOADS IMPOSED BY THE SCREEN ENCLOSURE ATTACHMENTS AS WELL AS ALL OTHER NORMALLY IMPOSED LOADS.
- SHOP DRAWINGS ARE TO BE PROVIDED TO BUILDER IN FIELD FOR CABINETS, WINDOW, DOOR, FIREPLACE, RAILINGS, ETC.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS.
- THIS OFFICE SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS AND SUBCONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK WITH THE OTHER SUBCONTRACTORS, UTILITY COMPANIES, AND OTHER ASSOCIATED OFFICES.
- CONTRACTORS SHALL CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE UPON BID ACCEPTANCE.
- BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS.
- EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THIS OFFICE'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.

## ABBREVIATIONS

AFB ABOVE FINISH FLOOR	INSUL INSULATION
ADF ACCESSIBLE DRINKING FOUNTAIN	INT INTERIOR
ALUM ALUMINUM	JT JOINT
ANG ANGLE	LAM LAMINATED
APPROX APPROXIMATE	LAV LAVATORY
ARCH ARCHITECT	LP LIGHT POLE
AT AT	MH MANHOLE
BRG BEARING	MFD MANUFACTURED
BLK BLOCK	MFR MANUFACTURER
BLKG BLOCKING	MASONRY MASONRY
BD BOARD	MASONRY BLOCKOUT MASONRY BLOCKOUT
BLDG BUILDING	MO MASONRY OPENING
CLG CEILING	MAT MATERIAL
CH CENTER LINE	MAX MAXIMUM
CL CHANNEL	MTL METAL
CLR CLEAR	MIN MINIMUM
CO CLEAR OPENING	MR MOISTURE RESISTANT
CR COLD ROLLED	MTD MOUNTED
COL COLUMN	NIC NOT IN CONTRACT
CONC CONCRETE	NTS NOT TO SCALE
CC CONDENSATE DRAIN	NO NUMBER
CMU CONCRETE MASONRY UNIT	OC ON CENTER
CONN CONNECT / CONNECTION	OFF OPPOSITE
CONT CONTINUOUS	OD OUTSIDE DIAMETER
CONTR CONTRACTOR	FTN PARTITION
CJ CONTROL JOINT	FLA FLASTIC
DECOR DECORATOR	FL FLYWOOD
DTL DETAIL	FTW PRESURE TREATED
DIAG DIAGONAL	R RADIUS
DIA DIAMETER	RL RAIN LEADER
DWG(S) DRAWING / DRAWINGS	REINF REINFORCING
EA EACH	RA RETURN AIR
EW EACH WAY	RD ROOF DRAIN
EWC ELECTRICAL WATER COOLER	RS ROOF SCUPPER
ELV ELEVATION	RTU ROOF TOP UNIT
ERD EMERGENCY ROOF DRAIN	RM ROOM
EQ EQUAL	RO ROUGH OPENING
EQUIP EQUIPMENT	SCHED SCHEDULE
EF EXHAUST FAN	SECT SECTION
EXIST EXISTING	SHT SHEET
EJ EXPANSION JOINT	SIM SIMILAR
EXT EXTERIOR	SCW SOLID CORE WOOD
EIFS EXTERIOR INSULATION FINISH SYSTEM	SPEC SPECIFICATIONS
FOF FACE OF FINISH	SQ FT SQUARE FOOT
FOM FACE OF MASONRY	SS STAINLESS STEEL
FOS FACE OF STUD	STL STEEL
FIN FINISH	STRUCT STRUCTURAL
FFE FINISH FLOOR ELEVATION	SUSP SUSPENDED
FE FIRE EXTINGUISHER	T TEMPERED
FR FIRE RATED	TEMP TEMPORARY
FRT FIRE RETARDANT TREATED	THK THICKNESS
FLR FLOOR	THRESH THRESHOLD
FD FLOOR DRAIN	TOM TOP OF MASONRY
FDN FOUNDATION	TOS TOP OF STEEL
FV FIELD VERIFY	TOW TOP OF WALL
GALV GALVANIZED	T5 TYPICAL
GA GAUGE	TRF TYPICAL
GC GENERAL CONTRACTOR	URINAL URINAL
GB GYPSUM BOARD	VTR VENT THROUGH ROOF
HC HANDICAPPED	VERT VERTICAL
HWC HANDICAPPED WATER CLOSET	WH WATER HEATER
HDW HARDWARE	WLF WELDED WIRE FABRIC
HT HEIGHT	W WIDTH
HM HOLLOW METAL	W/ WITH
HORIZ HORIZONTAL	WD WOOD
HR HOUR	

## PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**  
NEW MIXED USE BUILDING AT 907 N OCEAN SHORE BLVD

**LEGAL DESCRIPTION:**  
LOTS, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, FLORIDA RESERVING INTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION, TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

**ZONED:** MIXED USE COMMERCIAL 4 RESIDENTIAL  
**OVERLAY DISTRICT:** TOURIST COMMERCIAL - DOWNTOWN AIA  
**FLUME:** COMMERCIAL  
**TOTAL SQ FT:** 4746 SQ FT GROSS (BLDG FOOTPRINT 2513 SQ FT)  
**OCCUPANCY:** BUSINESS (B) 4 RESIDENTIAL (R-3)  
**CONSTRUCTION TYPE:** III-B, NOT PROTECTED, NOT SPRINKLERED  
(2) HR SEPARATION REQUIRED BETWEEN OCCUPANCIES PER NFPA TABLE 6.114.1 BUSINESS (B) VS RESIDENTIAL (R-3)

**SETBACKS:**  
FRONT: 5' OR 10'-0" DRIVEWAY SIDE (NORTH): 5'-0"  
REAR: 10'-0" SIDE (SOUTH): 0'-0"

## APPLICABLE CODES

**APPLICABLE CODES:**  
FLORIDA BUILDING CODE 8 TH EDITION - BUILDING  
FLORIDA BUILDING CODE 8 TH EDITION - ACCESSIBILITY  
FLORIDA BUILDING CODE 8 TH EDITION - ENERGY CONSERVATION  
FLORIDA BUILDING CODE 8 TH EDITION - FUEL GAS  
FLORIDA BUILDING CODE 8 TH EDITION - MECHANICAL  
FLORIDA BUILDING CODE 8 TH EDITION - PLUMBING  
FLORIDA FIRE PREVENTION CODE 8 TH EDITION  
2020 NATIONAL ELECTRICAL CODE

## SYMBOL LEGEND

	DOOR NUMBER
	WINDOW NUMBER
	ROOM FINISH NUMBER
	REVISION MARK
	DETAIL NO.
	DIAG. NO.
	ELEV. NO.
	DIAG. NO.
	SECT. NO.
	DIAG. NO.
	LARGE SCALE DETAIL KEY

## LOCATION MAP



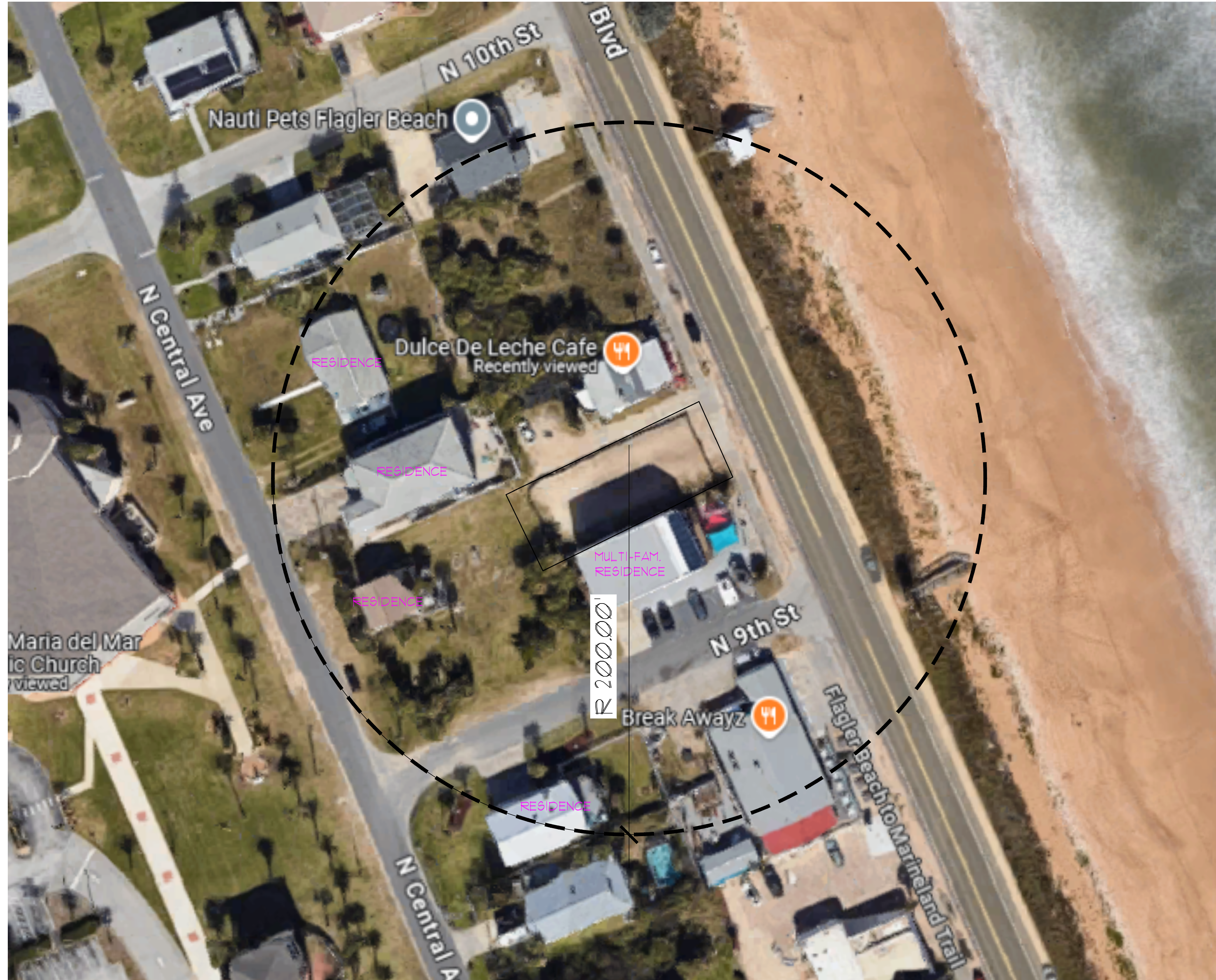
SHEET TITLE	SHEET NUMBER	ORIGINAL ISSUE DATE	LATEST REVISION DATE
COVER SHEET/NOTES/LOCATION MAP/ SURROUNDING LAND USE	C6	07.01.2025	
SURVEY FROM S/WA STEPHENSON, WILCOX & ASSOCIATES, INC.	SHEET 1 OF 1	07.01.2025	
SURROUNDING LAND USE MAP	LU	07.01.2025	
PROPOSED ARCHITECTURAL SITE PLAN AND SITE DATA	SP-1	07.01.2025	
PROPOSED FIRST FLOOR PLAN	A-1	07.01.2025	
PROPOSED SECOND FLOOR PLAN	A-2	07.01.2025	
PROPOSED ROOF PLAN	A-3	07.01.2025	
PROPOSED EXTERIOR ELEVATIONS - MATERIALS AND COLOR SELECTIONS	A-4	07.01.2025	
PROPOSED EXTERIOR ELEVATIONS - MATERIALS AND COLOR SELECTIONS	A-5	07.01.2025	
ELECTRICAL PLANS	E-1	07.01.2025	
COLOR RENDERINGS	REN	07.01.2025	

## COVER SHEET

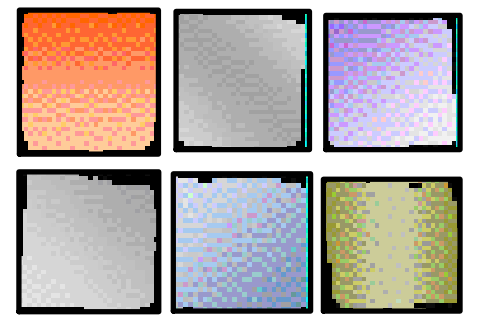
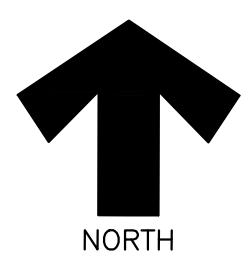
DATE:	DRAWN:
07.01.2025	DLB
JOB No.:	CHECKED:
224144	JDP

**CS**





**SURROUNDING LAND USE MAP**  
SCALE: 1" = 30'-0"



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019

**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

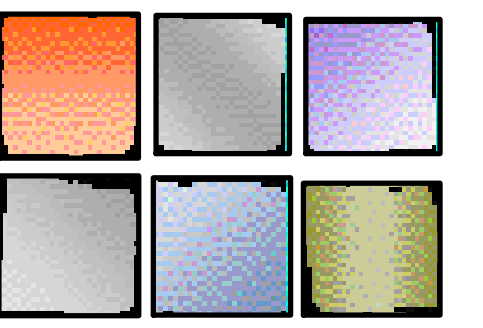
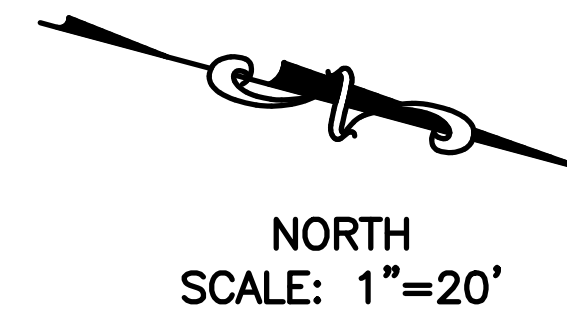
SURROUNDING LAND USE MAP			
REV #	DATE	ISSUE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
---------------------	---------------

JOB No.: 224144	CHECKED: JDP
--------------------	-----------------

**LU**

REQUIRED SETBACKS	SITE DATA
FRONT SETBACK: 5'-0" or 10'-0"	TOTAL LOT SQUARE FEET = 5,413 SQ.FT. (100%)
REAR SETBACK: 10'-0"	ALLOWABLE IMPERVIOUS = 4,811 SQ.FT. (90%)
DRIVEWAY SETBACK: 5'-0"	EXIST. BLDG = 0 SQ.FT.
SIDE SETBACK: 0'-0"	EXIST. PARKING/WALKS/ETC. = 320 SQ.FT.
PROPERTY INFO:	EXIST. IMPERVIOUS TOTAL = 320 SQ.FT. (6%)
ZONE: COMBINED USE	EXIST. GREEN TOTAL = 5,093 SQ.FT. (94%)
OVERLAY DISTRICT: TOURIST COMMERCIAL - DOWNTOWN AIA	NEW BLDG = 2,489 SQ.FT. (46%)
FLUME: COMMERCIAL	NEW IMPERVIOUS WALKS/STOOPS/ETC. = 115 SQ.FT.
	NEW IMPERVIOUS TOTAL = 3,603 SQ.FT. (66%)
	NEW IMPERVIOUS PAVERS (REAR) GREEN AREAS = 112 SQ.FT. (14%)
	NEW IMPERVIOUS AREA = 1,810 SQ.FT. (33%)
<b>SITE PARKING CALCULATIONS</b>	
RESIDENTIAL PARKING REQUIRED	2 SPACES FOR EVERY RESIDENTIAL UNIT
COMMERCIAL PARKING REQUIRED	1 SPACE FOR EVERY 350 SQ. FT. TOTAL FLOOR AREA
	133 SPACES PER 800 SQ. FT. ON SITE
<b>PROPOSED PARKING:</b>	
COMMERCIAL SPACES REQUIRED:	4/- 1,496 SQ. FT. / 350 = 421 SPACES REQUIRED
	4/- 1,496 SQ. FT. / 800 x 133 = 248 SPACES ON SITE
	Rounding Down as partial is under .5
COMMERCIAL SPACES PROVIDED:	2 SPACES ON SITE
	- 1 STANDARD SPACE
	- 1 ADA SPACE
	- 2 SPACES ON STREET
	- 2 SPACES IN GARAGE
RESIDENTIAL PARKING PROVIDED:	

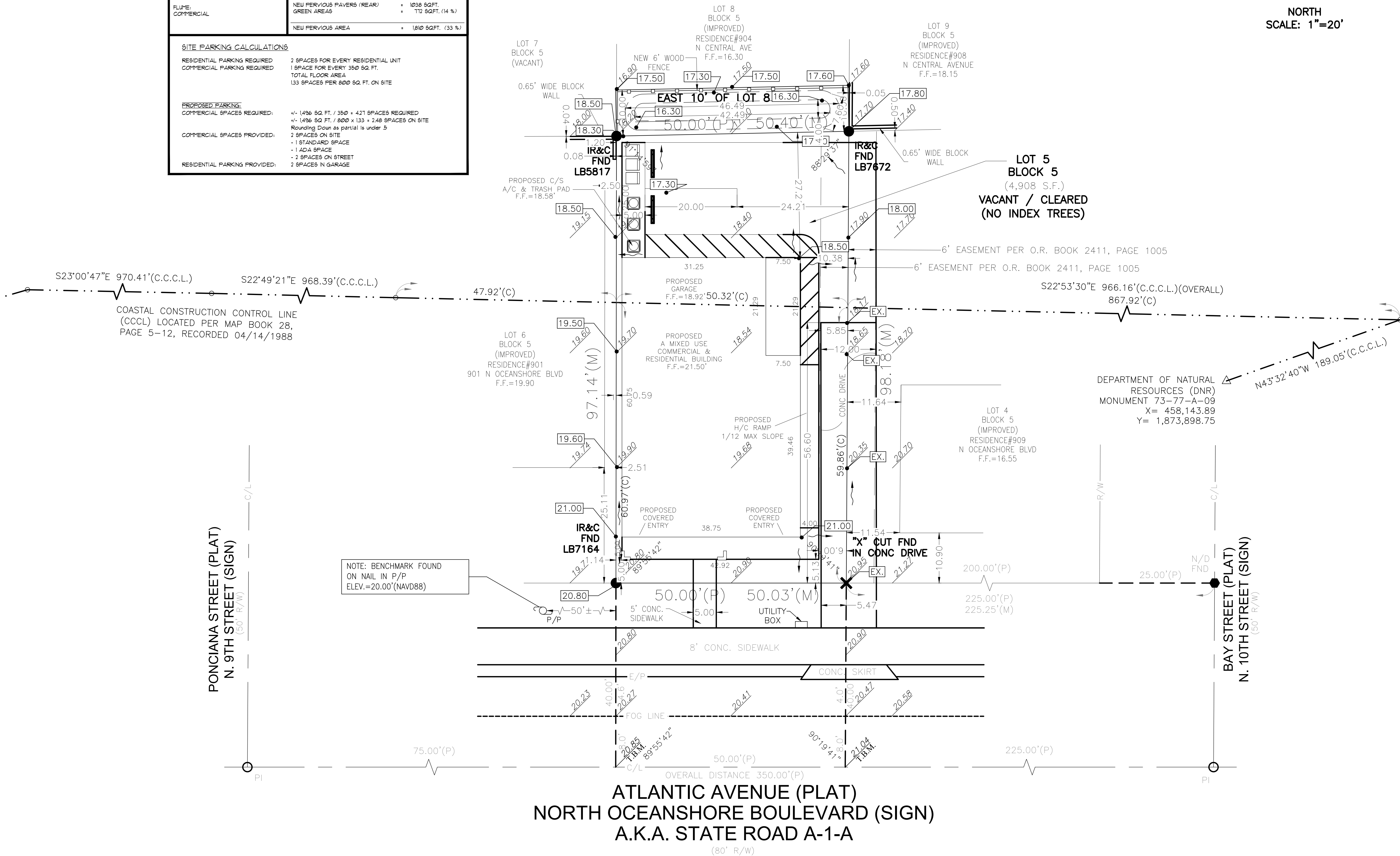


**JPA**

JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID-4843  
 COPYRIGHT © 2019

**PARB**  
 FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136



NOTE: BENCHMARK FOUND ON NAIL IN P/P ELEV.=20.00'(NAVD88)

**ATLANTIC AVENUE (PLAT)  
 NORTH OCEANSHORE BOULEVARD (SIGN)  
 A.K.A. STATE ROAD A-1-A**  
 (80' R/W)

**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 10'-0"

ARCHITECTURAL SITE PLAN	
REV #	DATE

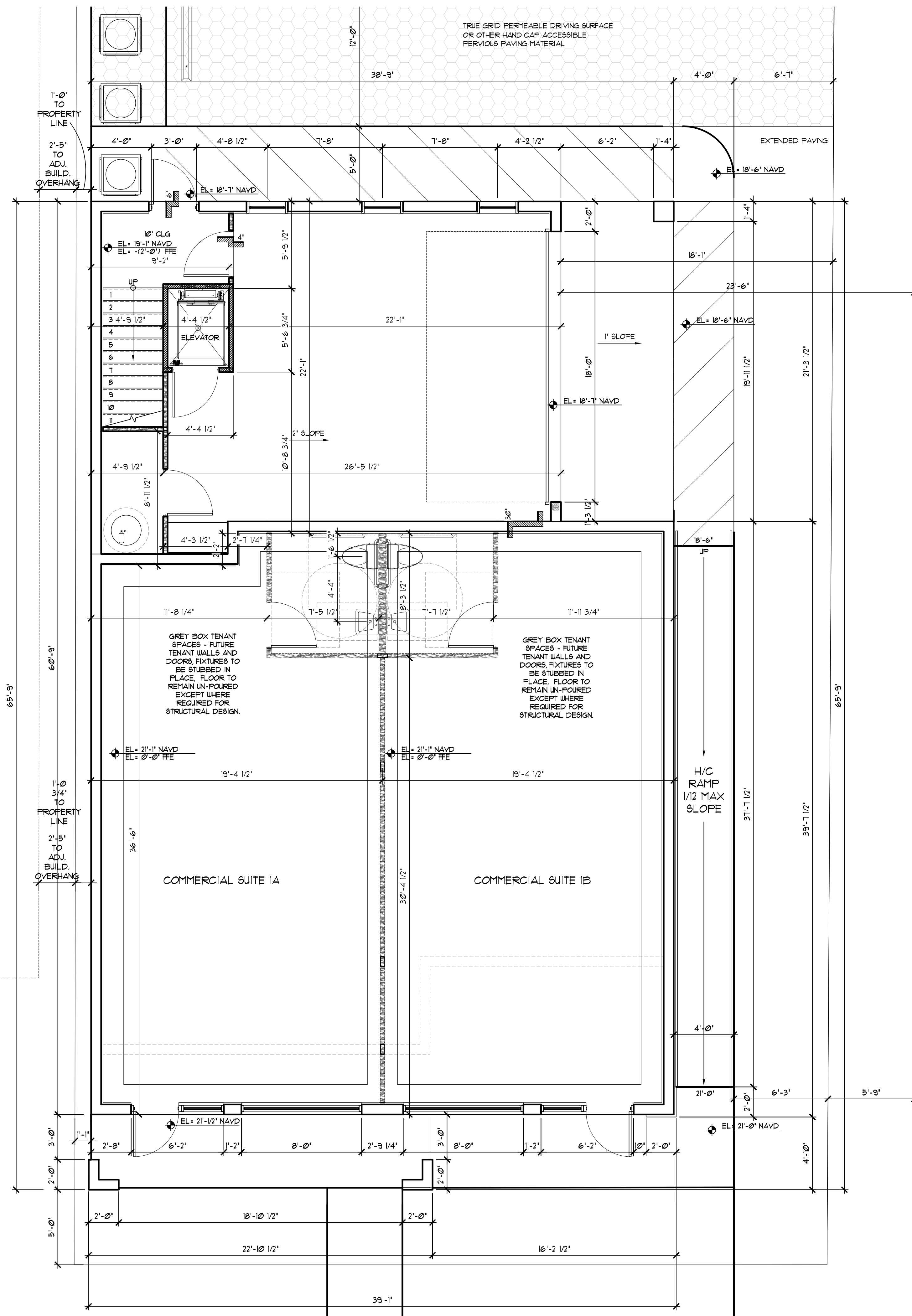
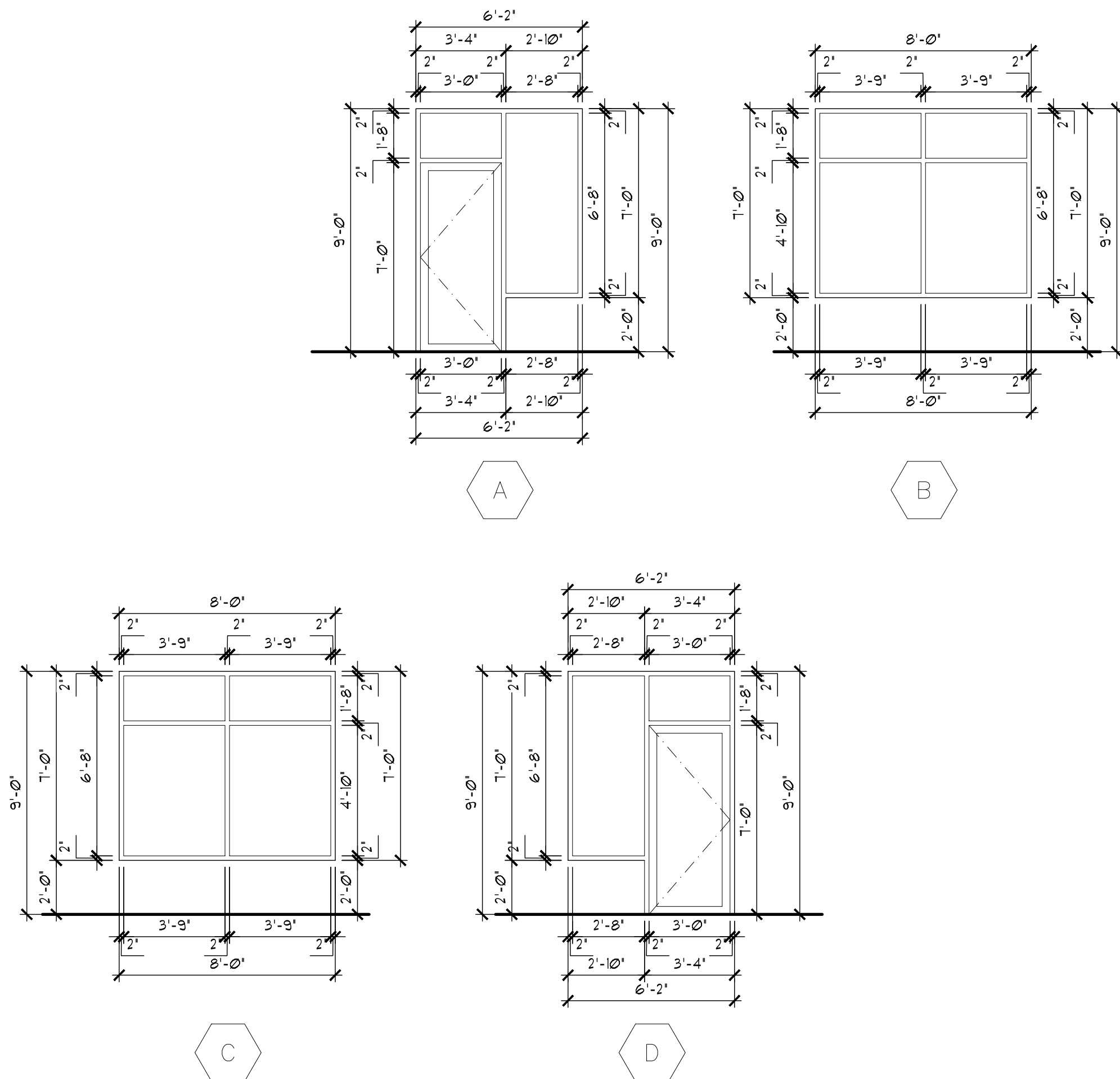
DATE:	DRAWN:
07.01.2025	DLB
JOB No.:	CHECKED:
224144	JDP

**SP-1**

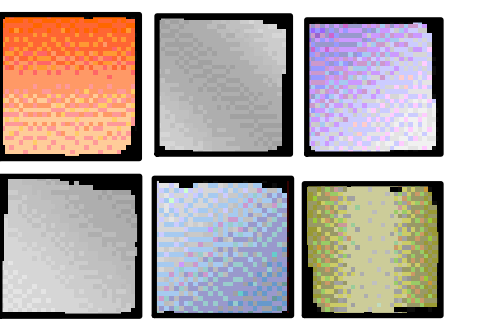
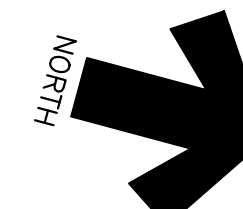
FIRST FLOOR WINDOW SCHEDULE							
TAG	TYPE	WINDOW OPENINGS		ROUGH OPENING		REMARKS	WINDOW PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
101	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT A	+28.44 F&F, -35.89 F&F
102	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT B	+28.44 F&F, -35.89 F&F
103	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT C	+28.44 F&F, -35.89 F&F
104	Storefront	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	STOREFRONT D	+28.44 F&F, -35.89 F&F
105	NOT USED						
106	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F
107	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F
108	Single Hung 2853	2'-9"	5'-3"	2'-9"	5'-3"	--	+31.77 F&F, -42.53 F&F

FIRST FLOOR DOOR SCHEDULE							
TAG	TYPE	DOOR OPENING		ROUGH OPENING		REMARKS	DOOR PRESSURES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
01	Hinged - Single - Storefront	3'-0"	7'-0"	3'-4"	7'-2"	STOREFRONT A	+28.44 F&F, -35.89 F&F
02	Hinged - Single - Storefront	3'-0"	7'-0"	3'-4"	7'-2"	STOREFRONT D	+28.44 F&F, -35.89 F&F
03	NOT USED						
04	Hinged - Single - Exterior	3'-0"	7'-0"	3'-4"	7'-2"	--	--
05	Overhead - Sectional	18'-0"	8'-0"	18'-0"	8'-0"	--	+27.01 F&F, -33.03 F&F
06	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	Fire Rated to Garage	--
07	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	Elevator	--
08	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--
09	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--
10	Hinged - Single	3'-0"	7'-0"	3'-2"	7'-1"	--	--

FIRST FLOOR STOREFRONT SCHEDULE					
TAG	TYPE	ROUGH OPENING		REMARKS	PRESSURES
		WIDTH	HEIGHT		
A	30" DOOR WITH TRANSOM & SIDELITE	6'-2"	9'-0"	DOOR & TRANSOM: 3'-4" x 9'-0" SIDELITE: 2'-10" x 7'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
B	(2) WINDOW PANELS WITH (2) TRANSOMS	8'-0"	7'-0"	TOP OF WINDOW 9'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
C	(2) WINDOW PANELS WITH (2) TRANSOMS	8'-0"	7'-0"	TOP OF WINDOW 9'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F
D	30" DOOR WITH TRANSOM & SIDELITE	6'-2"	9'-0"	DOOR & TRANSOM: 3'-4" x 9'-0" SIDELITE: 2'-10" x 7'-0" (SILL 24" AFF.)	+28.44 F&F, -35.89 F&F



FIRST FLOOR - FLOOR PLAN  
SCALE: 1/4" = 1'-0"



JPA

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID 4843  
COPYRIGHT © 2019

PARB  
FOR REVIEW

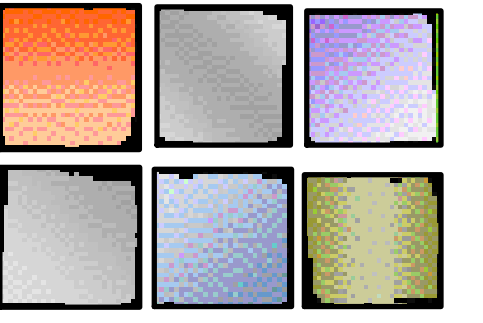
A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

FLOOR PLAN	
REV #	DATE / ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

A-1





JPA

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID 4843  
COPYRIGHT © 2019

PARB  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:

CAS GASPAR

907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

ROOF PLAN

REV #	DATE	ISSUE

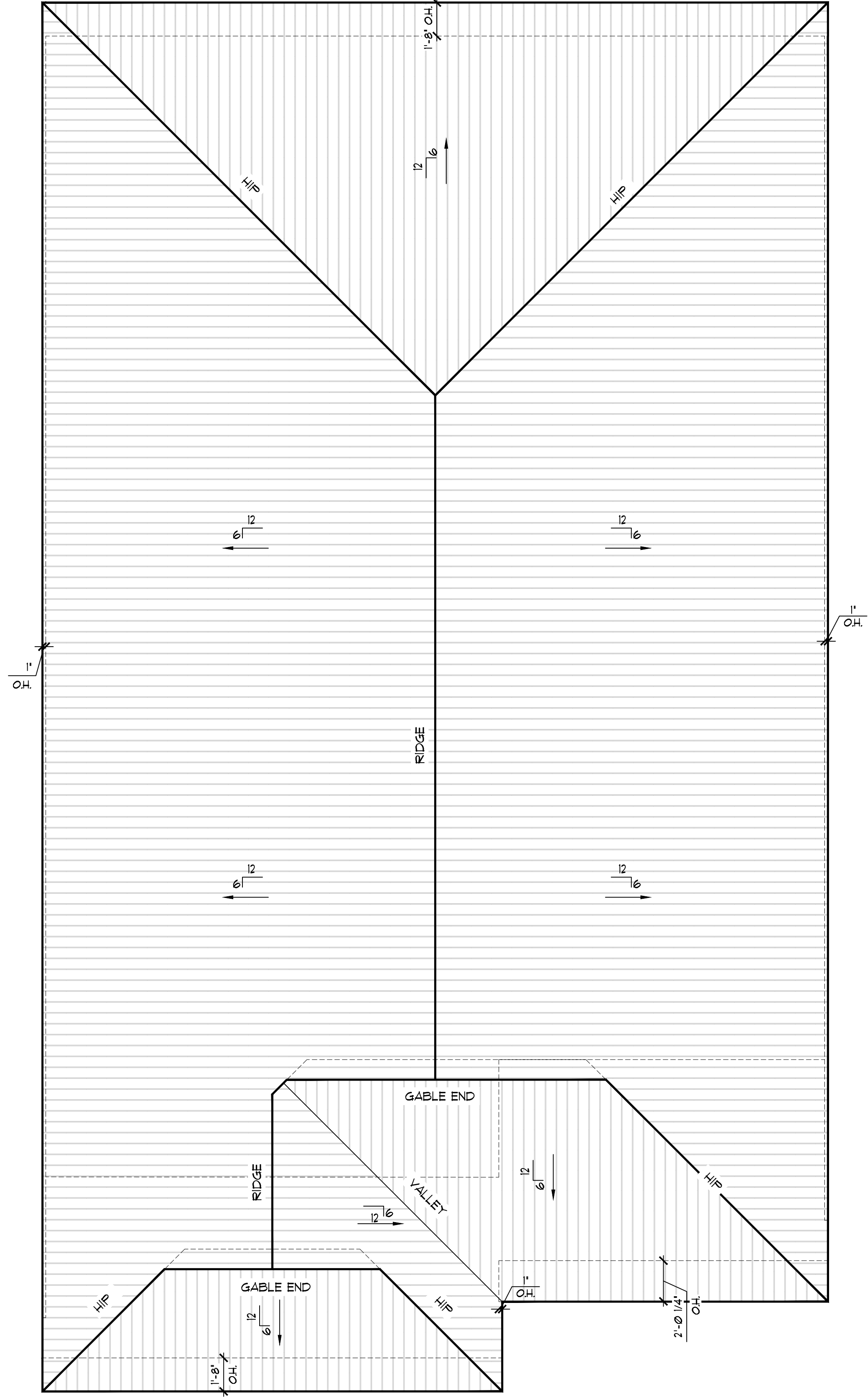
DATE:  
07.01.2025

DRAWN:  
DLB

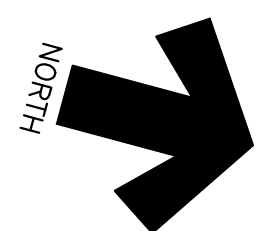
JOB No.:  
224144

CHECKED:  
JDP

A-3



ROOF PLAN  
SCALE: 1/4" = 1'-0"





**FRONT ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"

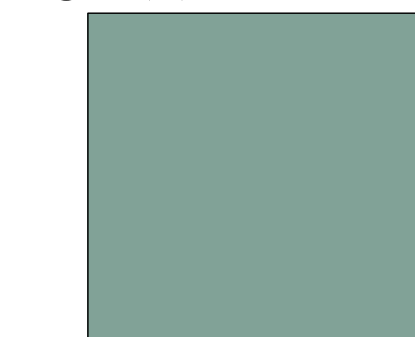
- BUILDING MATERIALS**
- (A) STANDING SEAM METAL ROOF KAUNEER 500 SLATE GREY
  - (B) SMOOTH STUCCO FINISH FIELD COLOR
  - (C) 4" WIDE 1" THICK STUCCO BAND-ACCENT COLOR 1
  - (D) 4 PANEL SLIDING GLASS DOOR
  - (E) STOREFRONT SYSTEM
  - (F) TRIMBOARD
  - (G) 2 PANEL SLIDING GLASS DOOR
  - (H) WINDOW - SEE SCHEDULE
  - (I) GLASS TOP GARAGE DOOR SMOOTH STUCCO FINISH ACCENT COLOR 2- NEEDS TO BE COORDINATED



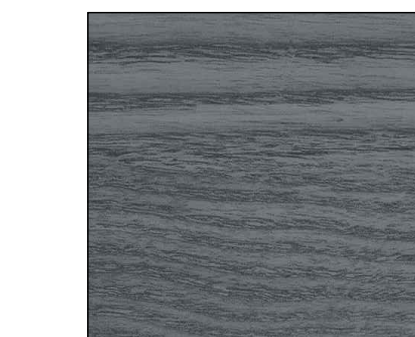
(A) STANDING SEAM METAL ROOF KAUNEER 500 SLATE GREY



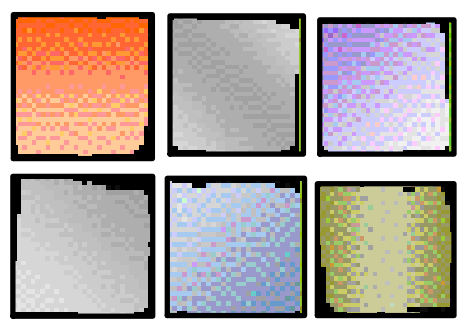
(B) SMOOTH STUCCO FINISH FIELD COLOR SW 7656



(C) 4" WIDE 1" THICK STUCCO BAND-ACCENT COLOR 1 SW 6472



(I) GLASS TOP GARAGE DOOR - WOOD GRAIN



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019

**PARB**  
FOR REVIEW

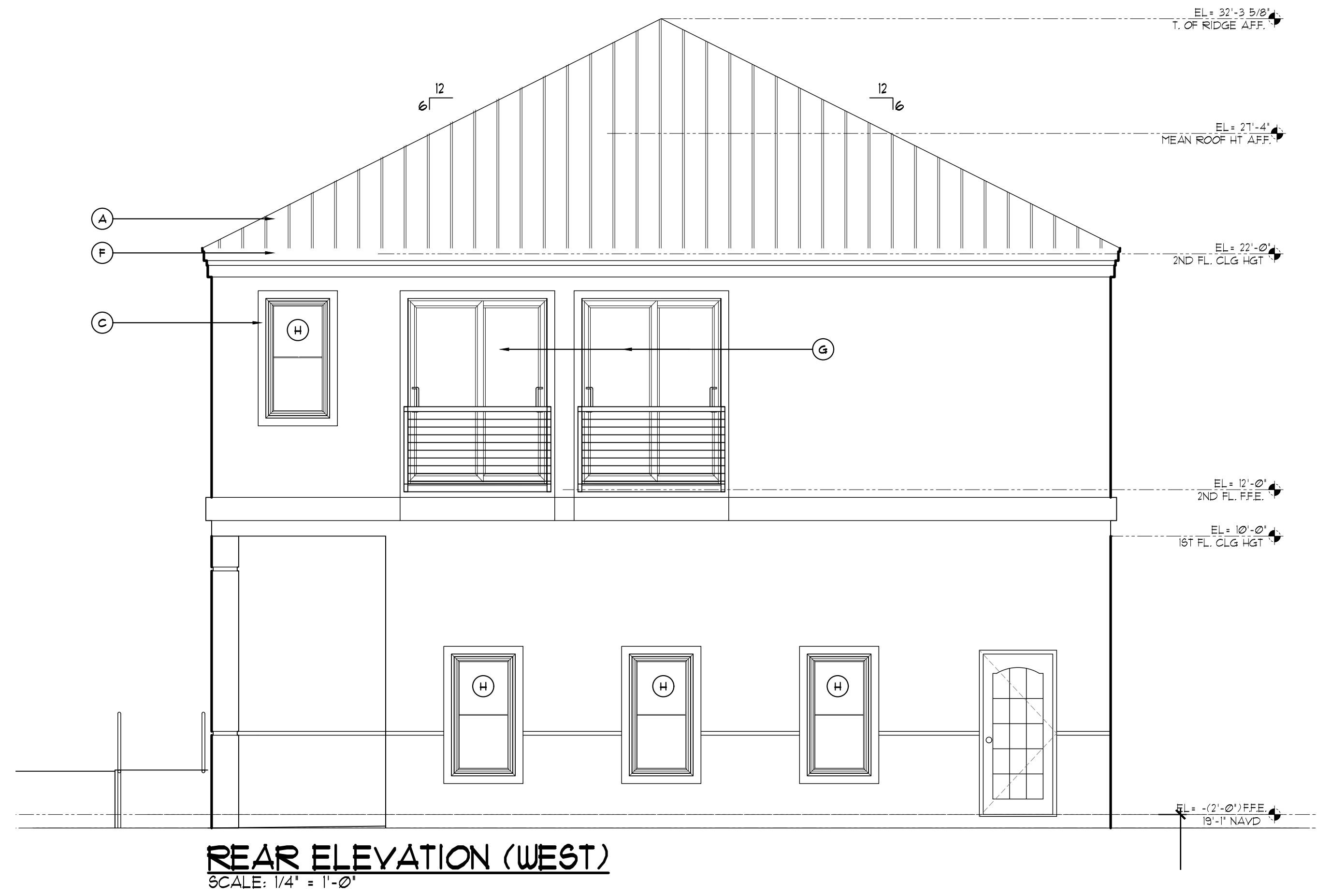
A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

EXTERIOR ELEVATIONS

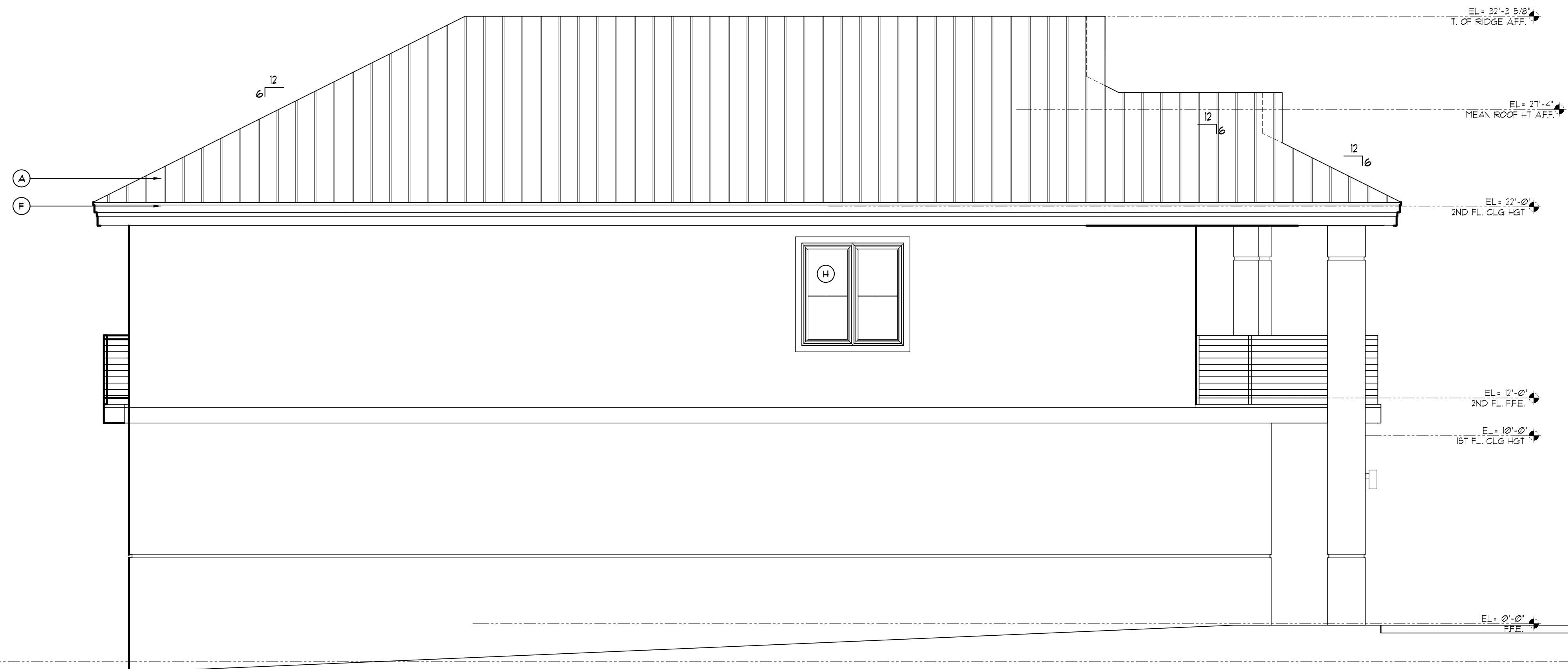
REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

**A-4**

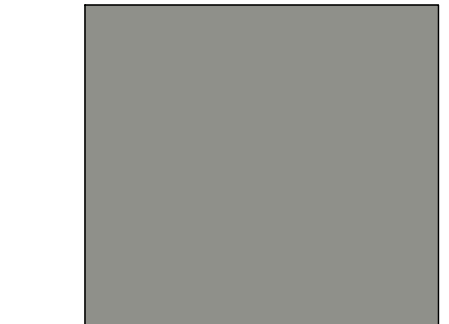


**REAR ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"

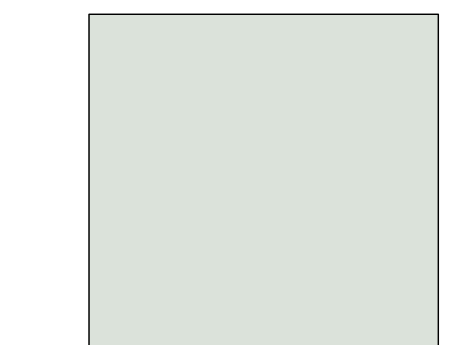


**LEFT ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"

- BUILDING MATERIALS**
- (A) STANDING BEAM METAL ROOF  
KALNEER 500 SLATE GREY
  - (B) SMOOTH STUCCO FINISH FIELD  
COLOR
  - (C) 4" WIDE 1" THICK STUCCO BAND-  
ACCENT COLOR
  - (D) 4 PANEL SLIDING GLASS DOOR
  - (E) STOREFRONT SYSTEM
  - (F) TRIMBOARD
  - (G) 2 PANEL SLIDING GLASS DOOR
  - (H) WINDOW - SEE SCHEDULE
  - (I) GLASS TOP GARAGE DOOR  
SMOOTH STUCCO FINISH ACCENT  
COLOR 2- NEEDS TO BE  
COORDINATED



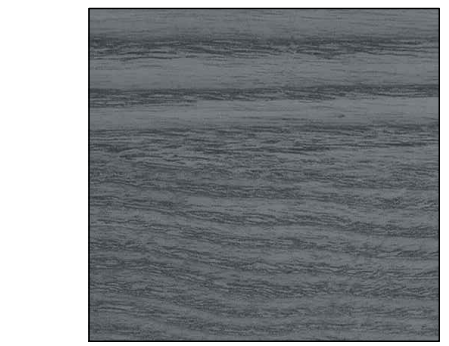
(A) STANDING BEAM METAL ROOF  
KALNEER 500 SLATE GREY



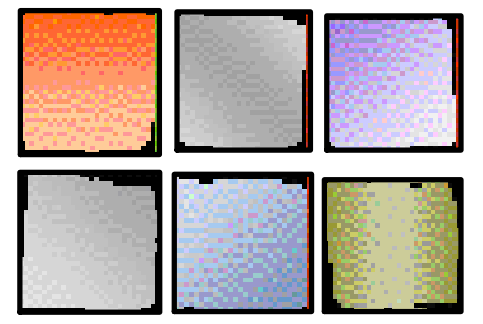
(B) SMOOTH STUCCO FINISH FIELD  
COLOR SW 1656



(C) 4" WIDE 1" THICK STUCCO BAND-  
ACCENT COLOR 1 SW 6412



(I) GLASS TOP GARAGE DOOR -  
WOOD GRAIN



**JPA**

JOSEPH POZZUOLI ARCHITECT  
314 MOODY BOULEVARD  
FLAGLER BEACH, FLORIDA 32136  
T: (386) 439-5650 F: (386) 439-5651  
AA 26003787 / AR13178 / ID-4843  
COPYRIGHT © 2019

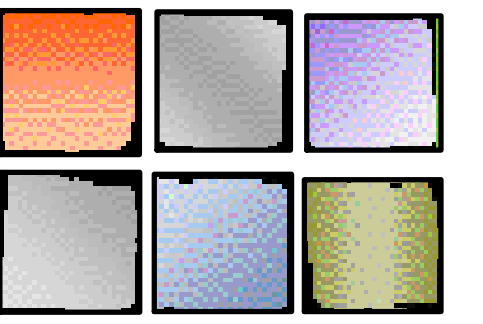
**PARB**  
FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
907 NORTH OCEAN SHORE BOULEVARD,  
FLAGLER BEACH, FLORIDA 32136

EXTERIOR ELEVATIONS		REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

**A-5**



JPA

JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID-4843  
 COPYRIGHT © 2019

**PARB**  
 FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136

ELECTRICAL PLANS		
REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

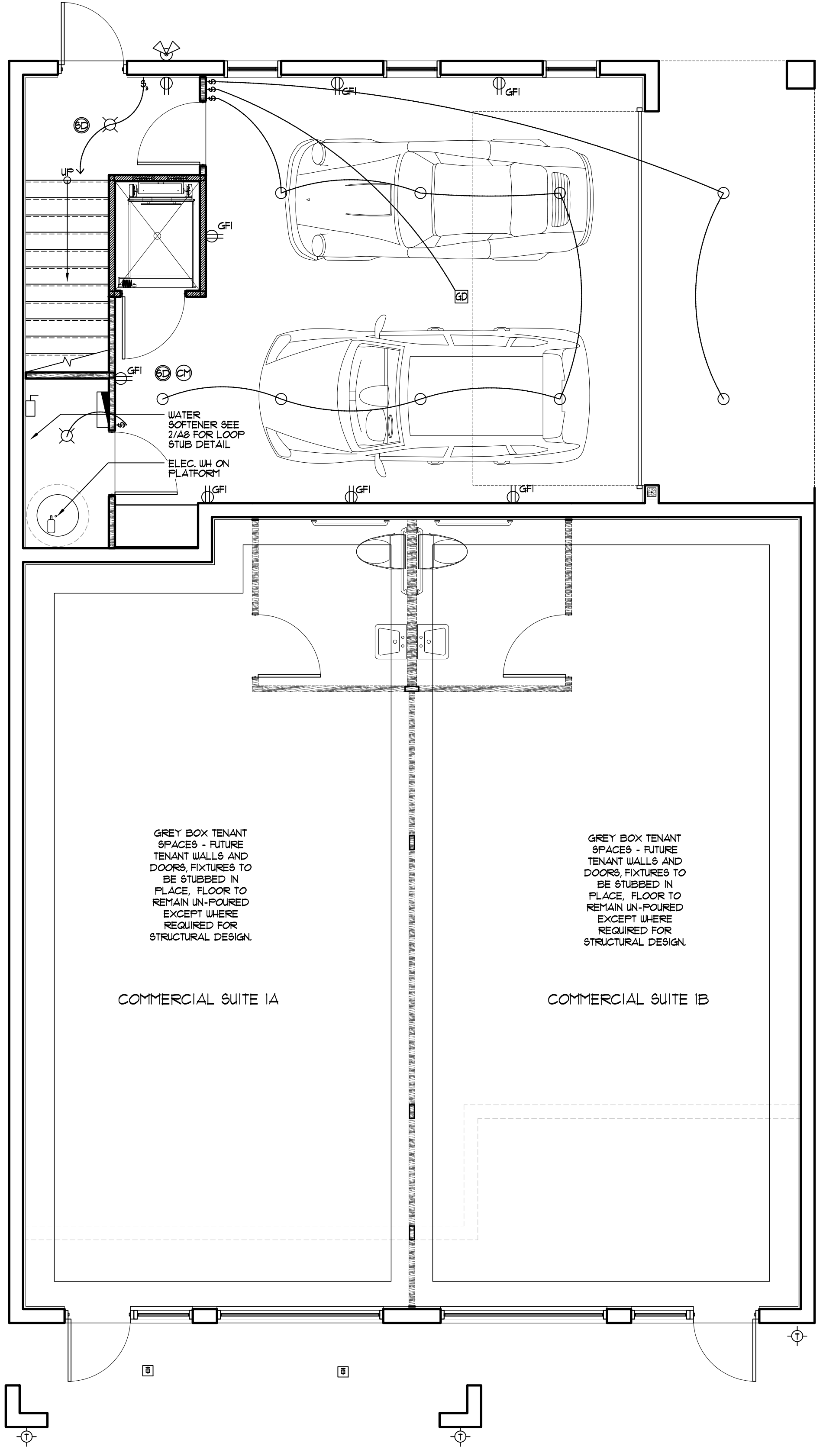
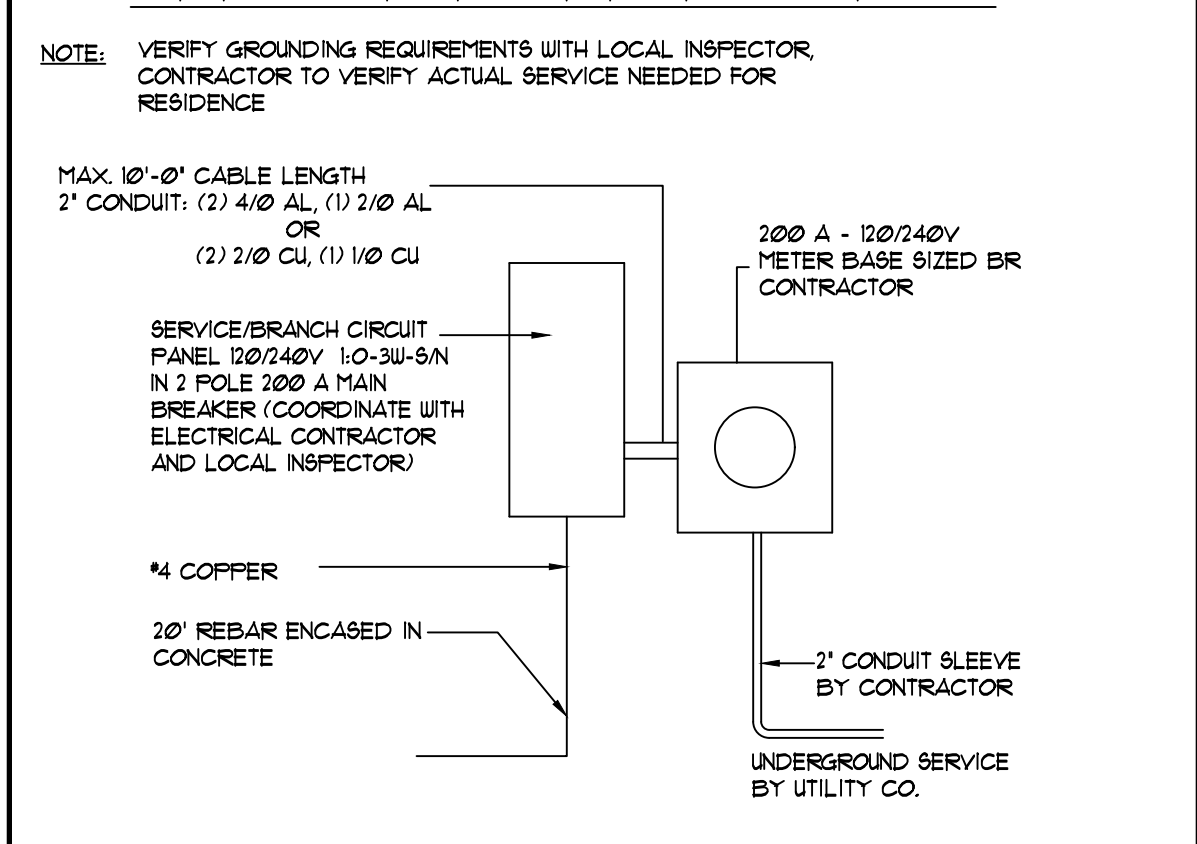
**E-1**

**ELECTRICAL LEGEND**  
 2023 NATIONAL ELECTRICAL CODE

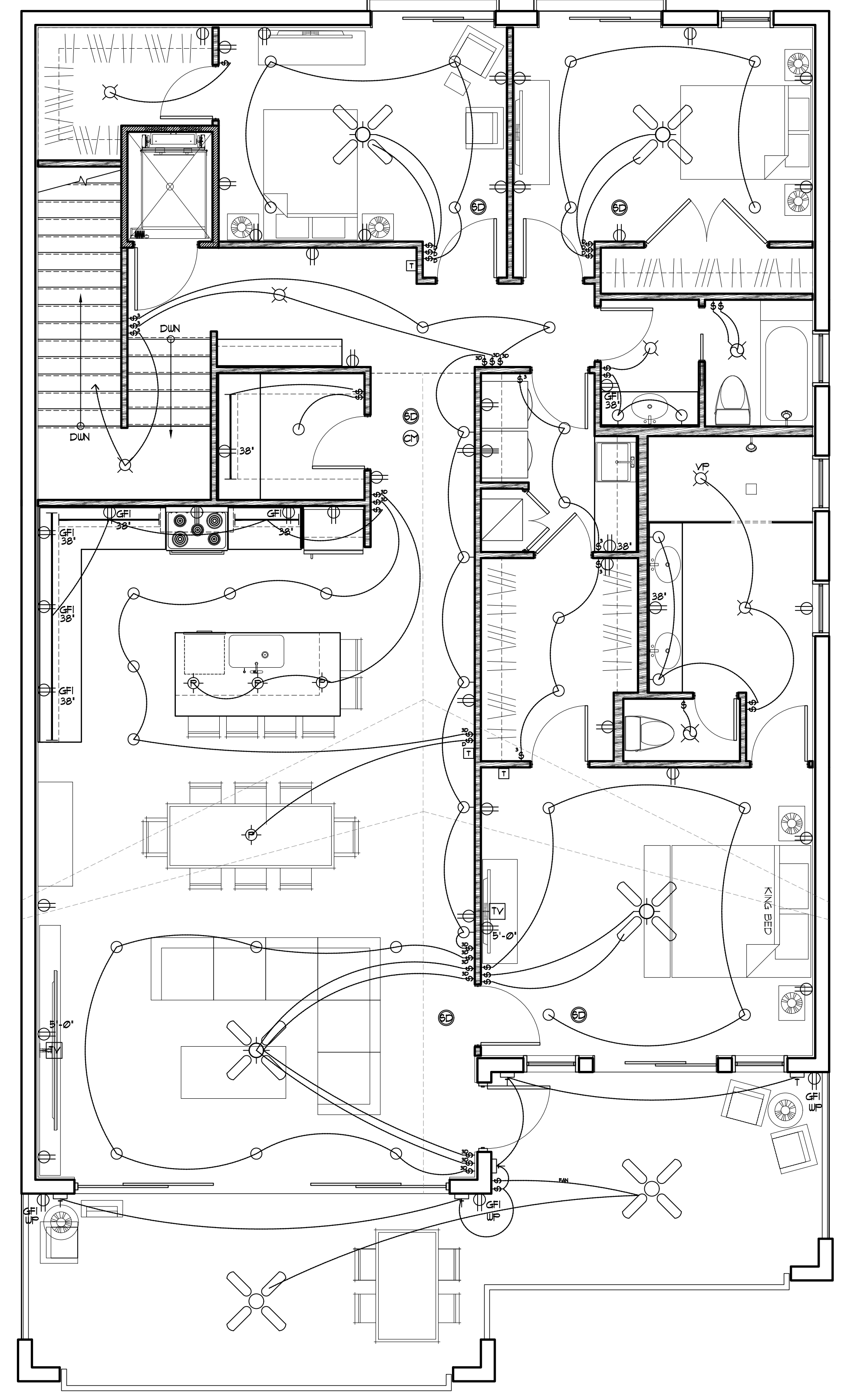
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>○ SINGLE RECEPTACLE</li> <li>○ DUPLEX RECEPTACLE</li> <li>○ 220V RECEPTACLE</li> <li>○ SWITCHED RECEPTACLE</li> <li>○ QUADRAPLEX RECEPTACLE</li> <li>○ SINGLE FLOOR RECEPTACLE</li> <li>○ DUPLEX FLOOR RECEPTACLE</li> <li>○ SWITCHED FLOOR RECEPTACLE</li> <li>○ QUADRAPLEX FLOOR RECEPTACLE</li> <li>□ FLUSH MOUNT GFI</li> <li>□ GFI</li> <li>□ UP GFI</li> <li>□ GFI</li> <li>□ VP</li> <li>□ 24x48 LED FIXTURE</li> <li>□ 12x48 LED FIXTURE</li> <li>○ EXHAUST FAN w/LIGHT</li> <li>○ EXHAUST FAN</li> <li>○ CEILING FAN</li> <li>○ CEILING FAN w/LIGHT</li> <li>□ ELECTRIC CO. METER</li> <li>□ G.M. GAS CO. METER</li> <li>□ BELL</li> <li>□ MOTION SENSOR</li> <li>□ CHARGING STATION</li> <li>□ OPT. CENTRAL VACUUM SYSTEM AS SELECTED</li> <li>○ OPT. CLG MOUNTED SPEAKER WIRING DROP</li> </ul> | <ul style="list-style-type: none"> <li>○ SINGLE FLOOD - WALL MOUNTED</li> <li>○ DOUBLE FLOOD - WALL MOUNTED</li> <li>○ SINGLE FLOOD - SOFFIT MOUNTED</li> <li>○ DOUBLE FLOOD - SOFFIT MOUNTED</li> <li>○ LIGHTING FIXTURE - CEILING MOUNTED</li> <li>○ LIGHTING FIXTURE - WALL MOUNTED</li> <li>○ TURTLE LIGHT FIXTURE</li> <li>○ SOFFIT MOUNTED TURTLE FIXTURE</li> <li>○ WALL WASH TURTLE FIX. 12" AFF.</li> <li>○ RECESSED HIGH HAT</li> <li>○ RECESSED MINI HIGH HAT</li> <li>○ WALL WASHER</li> <li>○ LED RECESSED LIGHTING</li> <li>○ LED UNDER CABINET</li> <li>○ LED COVE LIGHTING</li> <li>○ DOWN / STEP LIGHTING</li> <li>○ SINGLE POLE SWITCH</li> <li>○ 3 WAY SWITCH</li> <li>○ 4 WAY SWITCH</li> <li>○ DIMMER SWITCH</li> <li>○ GARAGE DOOR OPENER</li> <li>○ DISCONNECT SWITCH</li> <li>○ TV JACK</li> <li>○ PHONE JACK - PREWIRE ONLY</li> <li>○ COMPUTER OUTLET (w/ GENERAL USE DUPLEX RECEPTACLE)</li> <li>○ PHOTOCELL - SOFFIT MOUNT</li> <li>○ PHOTOCELL - WALL MOUNT</li> <li>□ ELECTRICAL PANEL</li> <li>□ JUNCTION BOX</li> <li>○ SMOKE DETECTOR</li> <li>○ CARBON MONOXIDE DETECTOR</li> <li>□ THERMOSTAT</li> </ul> |
|---|---|

**NOTES:**  
 ALL SMOKE DETECTORS PER 309.2.5 HARD WIRED INTO A/C 1 MONITORED BY BATTERY BACKUP. OUTSIDE OF BEDROOMS TO BE COMBINATION: SMOKE & CARBON MONOXIDE DETECTORS  
 ALL 120V SINGLE PHASE, 15 & 20 OUTLET RECEPTACLES TO BE GROUND -FAULT CIRCUIT-INTERRUPTER (GFCI) PER NEC 210.8  
 EXCEPT WHERE GFCI OUTLETS ARE REQUIRED ALL 120V SINGLE PHASE, 15 & 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES TO BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER NEC 210.12  
 ALL OUTLETS TO BE TAMPER RESISTANT

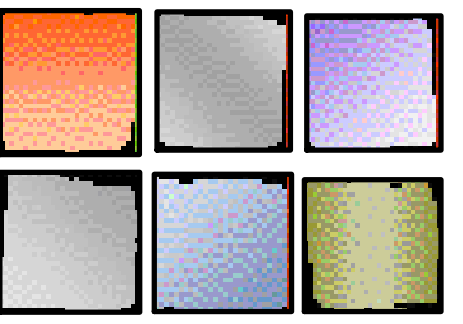
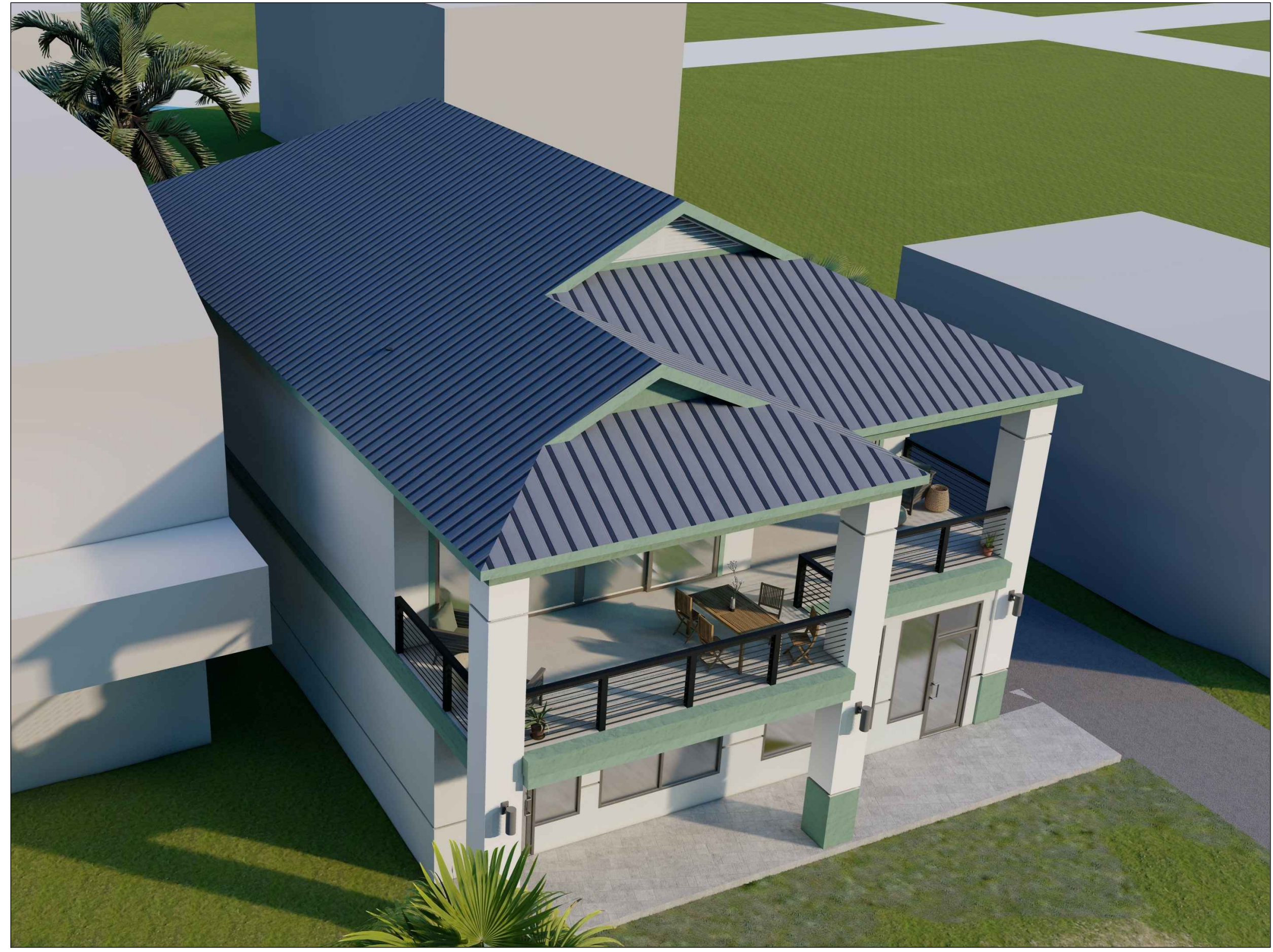
**SERVICE RISER DIAGRAM**



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



JPA

JOSEPH POZZUOLI ARCHITECT  
 314 MOODY BOULEVARD  
 FLAGLER BEACH, FLORIDA 32136  
 T: (386) 439-5650 F: (386) 439-5651  
 AA 26003787 / AR13178 / ID-4843  
 COPYRIGHT © 2019

PARB  
 FOR REVIEW

A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING FOR:  
**CAS GASPAR**  
 907 NORTH OCEAN SHORE BOULEVARD,  
 FLAGLER BEACH, FLORIDA 32136

EXTERIOR ELEVATIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE

DATE: 07.01.2025	DRAWN: DLB
JOB No.: 224144	CHECKED: JDP

REN