



Planning & Architectural Review Board Regular Meeting Agenda



Tuesday, November 4, 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. October 7, 2025 Meeting Minutes
5. Old Business
6. New Business
 - a. **Application PVAR26-0001:** Variance - 202 S. Daytona Avenue. Applicant is requesting a variance from Appendix A — Land Development Regulations, Article II, Section 2.04.02.12. Drive-through type businesses are prohibited in Downtown General Commercial, Mixed Use Overlay. Financial institutions with a drive-through component are only permitted by Special Exception in the Highway Commercial District.
Parcel ID No.: 12-12-31-4500-00500-0010
FLUM: Commercial
Zoning District: General Commercial / Mixed Use Overlay District
Owner/Applicant: Barwick Banking Company, 101 Marina Cove Drive, Saint Augustine, FL 32080
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 Regular Meeting Minutes

Tuesday, October 7, 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: Barbara Revels, Scott Chappuis, Suzie Johnston, Paul Mykytka, Joann Soman

Absent: Lisa Smith, Boudie Estberg

Staff Present: City Attorney Drew Smith, City Planner Lupita McClenning and Secretary Michele Ficocello

4. Approve Minutes

a. September 2, 2025 Meeting Minutes

A motion to approve the meeting minutes was made by Barbara Revels, seconded by Scott Chappuis. The motion carried unanimously.

5. Old Business - None

6. New Business

- a. **PAN25-0001 Ordinance 2025-21 (Veranda Bay): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON**

BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Chair Johnston inquired about the presentation process for all agenda items. City Attorney Smith clarified the City Planner would provide a consolidated presentation. Barbara Revels made comments related to the agenda packet being provided too late for the volume of material required to review, updates to the agenda packet were provided the day before the meeting and two members of the Board are absent. Barbara Revels made a motion to postpone all agenda items to a date and time certain with workshops being included prior to the meeting. Board discussion ensued. Scott Chappuis seconded the motion. The Applicant provided comments. Board discussion continued. Public comment was opened, and comments were received from John Tanner, R.J. Santore, Caleb Hathaway, Applicant Ken Belshe, Melanie Thomson, Linda Burge, Lori Ottlein and Rob Rotten. Public comment was closed. Board discussion continued related to possible dates for a special PAR Board meeting. Barbara Revels amended the motion to table all items on the agenda to a date and time certain of Wednesday, October 15, 2025, at 5:30pm in the City Commission Chambers. Scott Chappuis seconded the amended motion.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Nay; Joann Soamn, Nay; Chair Suzie Johnston, Nay. The motion failed to pass three (3) to two (2).

City Planner Lupita McClenning provided a history of the project along with a power point presentation for items 6a, 6b. and 6c. Board discussion and inquiries ensued during the presentation. The Applicant, Ken Belshe and his representatives, Michael Chiumento, Parker Mynchenberg and Jay Livingston provided comments throughout the presentation. City Attorney Smith provided clarity related to processes throughout the presentation. The Applicant and his representatives provided a history of the project along with a power point presentation. Public comment was opened, and comments were received from John Tanner, Flagler County Attorney Sarah Spector, Caleb Hathaway, James Fisk, Dawn Lynch, RJ Santore, Melonie Thomson and Matt Hathaway. Public comment was closed. The Applicant's representatives provided further comments in response to public comment. Further Board discussion ensued with the Applicant.

Chair Johnston passed the gavel to Vice-Chair Chappuis. Chair Johnston made a motion to recommend approval of item 6a., Joann Soman seconded. Roll Call: Scott Chappuis, Nay; Barbara Revels, Nay; Paul Mykytka, Nay; Joann Soamn, Nay; Chair Suzie Johnston, Yea. The motion failed to pass four (4) to one (1).

Joann Soman made a motion to recommend disapproval of item 6a., Paul Mykytka seconded. Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- b. **PFLUMA25-0001 Ordinance 2025-23 (Veranda Bay): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 233.92 ACRES OF CERTAIN REAL PROPERTY WITH ACCOMPANYING TEXT POLICY**

AMENDMENT TO VOLUNTARILY LIMIT DEVELOPMENT TO A MAXIMUM OF 377 RESIDENTIAL UNITS, A MAXIMUM OF 16,200 SQUARE FEET OF NON-RESIDENTIAL USES, A MAXIMUM OF 150 MARINA BERTHS PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Barbara Revels made a motion to recommend disapproval of item 6b., Paul Mykytka seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- c. **PRZ 25-0001 Ordinance 2025-24 (Veranda Bay MPDA): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 234 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

Barbara Revels made a motion to recommend disapproval of item 6c., Scott Chappuis seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- d. **PAN25-0002 ORDINANCE 2025-22 (Summertown): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY WITHIN CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 514.06 ACRES OF PROPERTY TO BE INCLUDED WITHIN THE CITY LIMITS OF FLAGLER BEACH; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

Board discussion ensued related to items 6d., 6e. and 6f. The Applicant's representatives provided comments and requested feedback. The Applicant waived the right to provide further presentations. Board discussion continued with the Applicant and his representatives. Public comment was opened for items 6d., 6e. and 6f. and comments were received from Dawn Lynch and R. J. Santore. Public comment was closed. Further Board discussion ensued.

Paul Mykytka made a motion to recommend disapproval of item 6d., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- e. **PFLUMA25-0002 ORDINANCE 2025-25 (Summertown): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 544.97 ACRES OF CERTAIN REAL PROPERTY; WITH ACCOMPANYING TEXT POLICY AMENDMENT TO VOLUNTARILY LIMIT DEVELOPMENT TO A MAXIMUM 1,640 RESIDENTIAL UNITS, A MAXIMUM OF 640,000 SQUARE FEET OF NON-RESIDENTIAL USES AND A MAXIMUM OF 250 HOTEL ROOMS, PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Paul Mykytka made a motion to recommend disapproval of item 6e., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- f. **PRZ25-0002 ORDINANCE 2025-26 (Summertown): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 545.54 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

Paul Mykytka made a motion to recommend disapproval of item 6f., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- 7. **Other Business** - None
- 8. **City Planner Report** - None
- 9. **Board Comments** - None
- 10. **Adjournment**

A motion to adjourn the meeting was made by Scott Chappuis, seconded by Paul Mykytka. The motion carried unanimously. Chair Johnston adjourned the meeting at 9:30pm.



Staff Report

Planning & Architectural Review Board Regular Meeting



November 4, 2025

To: Planning & Architectural Review Board
From: Lupita McClenning, Planner
Meeting Date: November 4, 2025
Item Name: **Application PVAR26-0001:** Variance - 202 S. Daytona Avenue. Applicant is requesting a variance from Appendix A — Land Development Regulations, Article II, Section 2.04.02.12. Drive-through type businesses are prohibited in Downtown General Commercial, Mixed Use Overlay. Financial institutions with a drive-through component are only permitted by Special Exception in the Highway Commercial District.
Parcel ID No.: 12-12-31-4500-00500-0010
FLUM: Commercial
Zoning District: General Commercial / Mixed Use Overlay District
Owner/Applicant: Barwick Banking Company, 101 Marina Cove Drive, Saint Augustine, FL 32080

Background:

This parcel is located on the SW corner of S. Daytona Avenue and 2nd St. The property is 50X150, 7500 SQ FT lot. A demolition permit was approved in June 2025. The applicant submitted plans for a 3-story commercial building with a one-way, one-lane, drive-through for a financial institution. The applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. *Design Guidelines*, Drive-through type businesses that have a drive-in component as part of their operation are a prohibited use. Financial institutions with a drive-through component are only permitted by Special Exception in the Highway Commercial District.

Fiscal Impact:

N/A

Staff Recommendation:

The request to permit a drive-through does not meet Section 8.05.01, standards for "undue hardship." The granting of variance does not deprive the applicant of rights enjoyed by other properties in the same zoning district. An updated set of plans for a commercial structure without a drive-through component were submitted for TRC review on 10/16/2025. The

proposed updated plans meet with land development regulations and design guidelines. The Downtown Mixed-use district prioritizes the public realm and encourages street-level pedestrian activity. Allowing a drive-through in the downtown area runs counter to the goals of the Mixed-use District as drive-throughs contribute to auto-oriented designs and lifestyles. Staff recommends the Planning and Architectural Review Board recommend to the City Commission to deny the variance to allow a drive-through in the Downtown Mixed-use district.

Attachments:

- 1. VARIANCE_PVAR26_0001_202 S Daytona Ave_Findings
- 2. APPLICATION_VARIANCE_PVAR26-0001
- 3. Legal Ad Affidavit
- 4. SURVEY_VARIANCE_PVAR26-0001
- 5. SITE PLANS_VARIANCE_PVAR26-0001



City of Flagler Beach

P.O. Box 70 • 116 3rd Street South
Flagler Beach, Florida 32136
Phone (386) 517-2000 • Fax (386) 517-2016

Date: October 22, 2025

To: Planning and Architectural Review Board (PARB)

From: Lupita McClenning, City Planner

RE: 202 S. Daytona Avenue, Flagler Beach, FL
Request for a Variance PVAR25-0002

Land Use Data

Applicant: Joseph Pozzuoli, Architect
Owner: Barwick Banking Company

Property

Address: 202 S. Daytona Avenue, Flagler Beach, FL

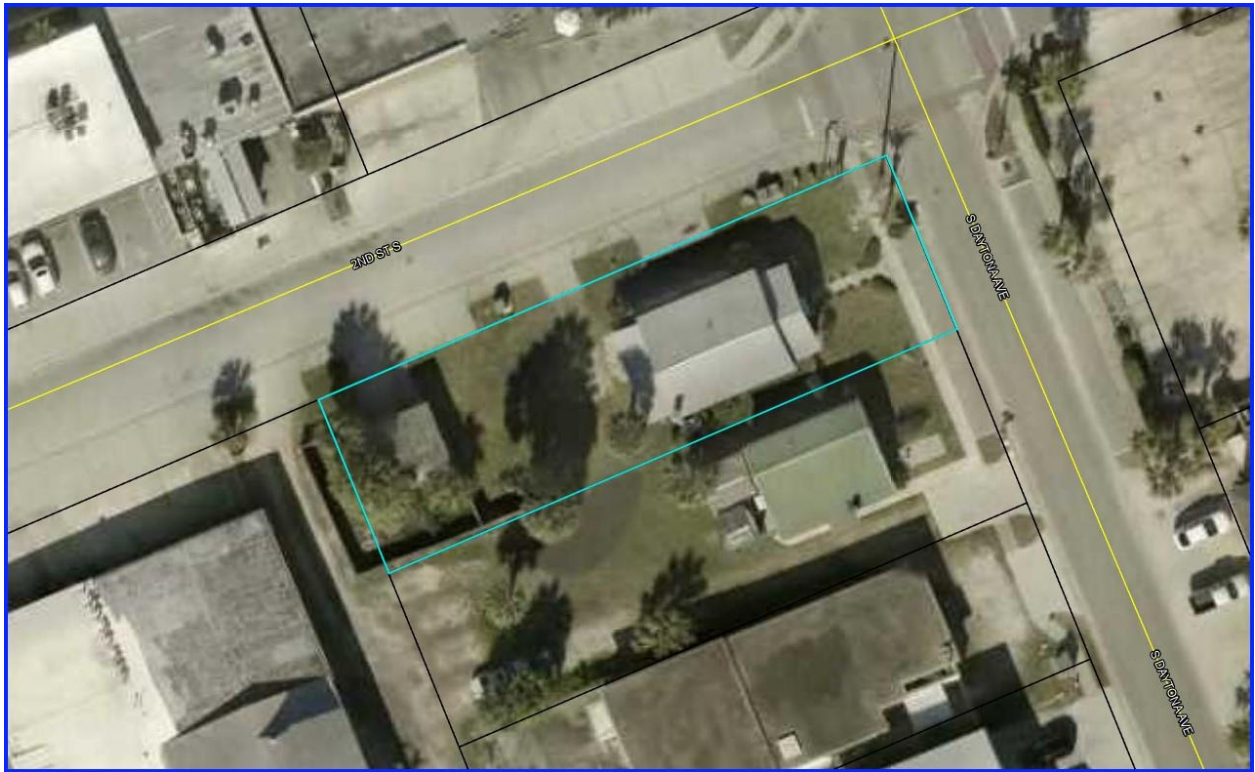
Parcel ID: 12-12-31-4500-00500-0010
.19 of an acre

FLUM: Commercial

Zoning: General Commercial
Overlay: Downtown Mixed-Use Overlay

Section 2.04.02 The urban design goals for the Downtown Mixed Use Overlay district are:

1. Enhance the pedestrian scale environment while retaining the eclectic beach town character.
2. Develop strong linkages between the residential neighborhoods and the Downtown.
3. Create a harmonious character that incorporates the City's historical and cultural heritage.
4. Provide flexible site development principles while maintaining a high level of aesthetic element.
5. Maintain a sense of connection with the traditional single-family houses while accommodating a mix of residential and beach oriented commercial uses.



Building Design

The built environment is vital in maintaining an area's visual integrity and unique character. Traditionally sized and smaller scaled buildings help to establish a pedestrian scale and also maintain the character of the Downtown. The guidelines in this section are applicable to properties located in the Downtown Mixed-Use Overlay District.

Guidelines

1. All new development, additions and/or renovations should reflect the traditional development patterns and strive to encourage an efficient pedestrian oriented environment.
2. New buildings should incorporate a clear division between street level and upper floors through a change of architectural elements, materials, and/or color.

Background:

A demolition permit for existing building on 202 S. Daytona was approved June 2025.

Proposal

Applicant attended the Technical Review Committee (TRC) meeting to gather technical feedback for:

- a three-story commercial building
- a one-way, one-lane drive-through for a bank

- ground floor proposes a 2,010 SQFT, with 2,313 SQFT of offices each for the 2nd floor and 3rd floors.
- Open covered areas include 897 SQFT on the ground floor, and 542 SQFT of open balconies on the 2nd and 3rd floors.

Variance Request

Section 02.04.02

Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. *Design Guidelines*, Drive-through type businesses that have a drive-in component as part of their operation is a prohibited use.

Applicant requests relief from the land development code minimum standards to allow for a one-way, one-lane drive through.

Financial institutions with a drive-through component **are only permitted by special exception in Highway Commercial district.**

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. No commercial properties within the Downtown Mixed Use Overlay district are permitted to have a drive-through component.*
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 to develop the property with a drive-through component.*
 - b. *The applicant recently submitted a revised set of plans to the TRC eliminating the drive-through and replacing with two (2) walk-up ATM's. Eliminating the drive-through component eliminated the request to remove existing ROW public parking to accommodate an additional curb cut for egress of the drive-through along S. Daytona Avenue*
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 mixed-use overlay 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.*
 - b. *A 3-story commercial structure **without** a drive-through component was submitted for review at the TRC on 10/16/2025 which can be built in accordance with land development regulations and design guidelines.*
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 drive-through in the heart of the downtown mixed-use district. The code and guidelines prescribe pedestrian-scale developments, with strong linkages between neighborhood and*

downtown, maintaining a sense of connection among mix of residential and beach oriented commercial uses.

- b. *A drive-through in the heart of downtown with pedestrian activity is potentially injurious or otherwise detrimental to the public.*

Planning Staff Recommendation

The request to permit a drive-through does not meet the standards for "practical difficulty" or "undue hardship." Granting the variance for a drive-through undermines the guidelines and code for a mixed-use district and negatively impacts public safety, pedestrian activity in the downtown and surrounding neighborhood.

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 (general commercial with mixed-use overlay.)
2. Sites with drive-throughs can have several features that detract from a pedestrian-oriented streetscape. The drive-through component poses a safety risk, potentially impacting pedestrian flow, with a high possibility of congestion for vehicles entering and exiting the drive-through.
3. The Downtown Mixed-use district prioritizes the public realm and encourages street-level pedestrian activity. Allowing a drive-through in the downtown area would run counter to the goals of the Mixed-use district as drive-throughs contribute to auto-oriented designs and lifestyles.
4. The applicant bears the burden of proof to justify the need for the variance by providing supporting documentation including a 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.

The applicant did not demonstrate how a drive-through would or would not present negative land use and/or transportation impacts on the surrounding area including:

- off-site queuing that could block the sidewalk, bike lane, or traffic lane;
- drive-throughs contribute directly to air pollution via vehicle idling that occurs as customers await service in a one-way drive;

- noise from drive through speakers can negatively impact residential neighbors;
- Additionally, consumers increasingly use self-service digital apps for many low-level routine financial transactions which reduces the need for drive-throughs and provides institutions with opportunity to focus on high-value services like mortgages and financial planning (which are not done in a drive-through scenario).



**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)

RECEIVED

SEP 24 2025

Application Submittal Date: _____ PVAR26-0001

Fee Paid: \$ _____ Date Received: _____

Employee Accepting Application (print name): _____

Rejected Date: _____ Rejected by: _____

Reason for Rejection: _____

A. PROJECT NAME: Barwick Banking Company - Flagler

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 202 S Daytona Ave, Flagler Beach, FL 32136

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(s): 12-12-31-4500-00500-0010

D. LEGAL DESCRIPTION: George Moody Subdivision Name; ~~Block 50~~

Section; _____ Block(s); 50 N 50 Lot(s); 1, 2, 3

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 8,251.942

F. FUTURE LAND USE MAP DESIGNATION: Commercial EXISTING ZONING DISTRICT: Flagler Beach Redevelopment Area

OVERLAY DISTRICT: District 22

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: _____ DATE: _____

H. CURRENT USE OF PROPERTY: Vacant, Previously Retail.

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS)
Request for a variance of a 1 lane drive thru on the south side of the property. Ingres into the parking lot on N side (S 2nd St.), Egres onto S Daytona Ave.

J. PROPOSED NUMBER OF LOTS (If Applicable): _____ 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:

L. WATER/SEWER PROVIDER: _____

M. EXISTING MORTGAGE? Yes No

OWNER: <u>Barwick Banking Company</u>	APPLICANT/AGENT: <u>Same - Barwick Banking Co.</u>
Name: <u>Barwick Banking Company</u>	Name:
Mailing Address: <u>101 Marina Cove Dr. St. Aug, FL</u>	Mailing Address:
Phone Number: <u>386-569-3505</u>	Phone Number:
E-mail Address: <u>sgrinstead@barwickbank.com</u>	E-mail Address:

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL: <u>JPA</u>
Name:	Name: <u>Joseph Pozzoli</u>
Mailing Address:	Mailing Address: <u>314 Maudy Blvd, Flagler Beach</u>
Phone Number:	Phone Number: <u>386-439-5650</u>
E-mail Address:	E-mail Address: <u>jpa@JPA Florida.com</u>

SURVEYOR: <u>Stephenson, Wilcox & Associates</u>	LANDSCAPE ARCHITECT: <u>JPA</u>
Name:	Name:
Mailing Address: <u>P.O. Box 196, Bunnell, FL</u>	Mailing Address:
Phone Number: <u>386-437-2363</u>	Phone Number:
E-mail Address:	E-mail Address:

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

ATTORNEY OF RECORD:	DEVELOPER: <u>ACTA TBD</u>
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): [Signature] [Signature]

Printed or typed name(s): Silas Grinstead James Bange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of Sept 2025 by Silas Grinstead + James Bange individual submitted by Personal Knowledge Satisfactory Evidence: Type DL

Gracie M Lee
Signature of Notary Public, State of Florida

(SEAL)

GRACIE M. LEE
Notary Public
State of Florida
Comm# HH689928
Expires 8/23/2027
Page 2 of 2

VARIANCE APPLICATION
INFORMATION PACKET



City of Flagler Beach
P.O. BOX 70 800 S. DAYTONA AVENUE
FLAGLER BEACH, FL 32136
Phone (386) 517-2000 Fax (386) 517-2016

Table of Contents

<u>Item</u>	<u>Page</u>
Outline of Requirements	1
Variance Petition	2
Owner Authorization	3
Variance Standards Attachment "A"	4
Checklist of Required Items	5
Deed Restriction Notice	6

REQUIREMENTS

The following provides the requirements involving a variance request

1. Application Checklist

Information needed to complete the variance application includes:

- A. A description of the variance request.
- B. The property owner's name, address, telephone number and email address.
- C. If the owner is not the applicant, the applicants name, address, telephone number and email address.
- D. Tax parcel number and address of parcel.
- E. Parcel size.

2. ADDITIONAL REQUIRMENTS CHECKLIST

The completed application must be returned to the Planning and Building Department with the following:

- A. A filing fee of \$700.00 plus \$35.00 Intake Fee. 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.



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: 9/8/2025

Applicant: Barwick Banking Company Email: sgrinstead@barwickbank.com

Address: 101 Marina Cove Dr. Phone#: 386-569-3505
St. Augustine, FL 32080

Owner of Subject Property: 202 S Daytona Ave, Flagler Beach, FL 32136

Address: 101 Marina Cove Dr. Email: sgrinstead@barwickbank.com
Saint Augustine, FL 32080 Phone#: 386-569-3505

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

This is a request for a Variance for a 2 lane Drive Thru on the South side of
the subject property.

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

Size or Parcel 8,250 sqft or .189 acres Tax Parcel# 12-12-31-4500-00500-0010

Address of Property 202 S Daytona Ave, Flagler Beach

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

- 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: _____ DATE: 9/24/25

Owner Authorization

Property Address: 202 S Daytona Ave
Flagler Beach, FL

Parcel Id: 12-12-31-4500-60500-0010

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

NAME: Silas Grinstead ADDRESS: 3 Boston Lane, Palm Coast, FL 32137

PHONE: 386-569-3505

STATE OF FLORIDA,
County of Flagler

Subscribed and Sworn to (or affirmed) before me by

SIGNATURE OF OWNER - James Benge

Barwick Banking Company
OWNER'S NAME (Print/Type)

101 Marina Cove Dr, St Augustine 904-484
ADDRESS (Street, City) & Phone Number -7678

This 24 day of September 2025, Who is personally known to me or has produced
DL as identification.

HH689928 8-23-2027
Commission Number & Expiration

Gracie M Lee
Notary Public



GRACIE M. LEE
Notary Public
State of Florida
Comm# HH689928
Expires 8/23/2027

VARIANCE APPLICATION -ATTACHMENT A

VARIANCE STANDARDS

The Planning and Architectural Review Board may grant variances only upon finding that the request meets the six standards set forth in Appendix A, Land Development Regulations, Section 8.05.13. Describe how your request meets each requirement.

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;
2. That the special conditions and circumstances do not result from the actions of the applicant;
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;
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;
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
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.

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.



For Locals. By Locals.

Variance Standards

1. Redevelopment Priority Area

This property is situated diagonally across from the new Compass Margaritaville Hotel and falls within the highest priority redevelopment area as designated in the 2006 CRA Master Plan. Its strategic location presents a unique opportunity to contribute meaningfully to the revitalization of this specific district.

2. Special Conditions Not Resulting from Applicant Actions

The unique conditions of this site and its intended use under the CRA vision are not the result of any actions by the applicant. Rather, the applicant is positioned to enhance and support the CRA's redevelopment efforts in this area.

3. No Special Privileges Granted

Approval of the requested variance for a drive-through lane does not constitute a special privilege. There are already two former bank locations within the CRA district that include drive-through lanes. Furthermore, other businesses in the district do not rely on drive-through facilities to enhance their services, underscoring that the request is consistent with existing precedents.

4. Prevention of Hardship and Preservation of Rights

Denial of this variance would deprive the applicant of rights commonly enjoyed by similar businesses within the CRA district. It would also impose a hardship by limiting Barwick Banking Company's ability to serve its clients effectively. Additionally, it would adversely affect numerous customers and Flagler Beach residents who face challenges entering and exiting vehicles, thus restricting access to essential banking services.

5. Consistent with Zoning and Intended Use

The property is zoned for general commercial use, which permits operation as a local community bank. The requested variance would enable Barwick Bank to utilize the site more effectively and deliver the highest level of service expected of a financial institution.

6. No Detriment to Public Welfare

Granting this variance would not negatively impact the surrounding area or public welfare. The drive-through would operate only during regular business hours (Monday–Friday, 8:00 AM–5:00 PM) and would remain closed on weekends and holidays, thereby minimizing any potential traffic or noise concerns.

CHECKLIST OF REQUIRED ITEMS

The information and attachments requested as part of this application are the minimum necessary to determine compliance with the requirements of the City of Flagler Beach Zoning Ordinance. The City may require additional information, or waive certain requirements, at any time during the application process depending upon the nature of the variance request.

ATTACHMENTS CHECKLIST:

DESCRIPTION OF HOW THIS APPLICATION MEETS THE SIX VARIANCE STANDARDS (Complete Attachment A, "Variance Standards")

WARRANTY DEED

OWNER'S AUTHORIZATION

OTHER AGENCY PERMITS (Certified statement re: required permits and copy of applications/ permits)

LOCATION MAP

SITE DEVELOPMENT PLAN (1"=20')

CURRENT SURVEY - To include:

- Wetlands jurisdiction line and wetlands buffer delineation (if applicable)
- Elevations relative to the National Geodetic Vertical Datum (NGVD)
- Spot elevations at property corners, and at least two intermediate points along side property lines and the high & low points along centerline of the property
- Proposed finished floor elevation
- Finished floor elevation of adjacent residences (if applicable)

DRAINAGE PLAN OR VERIFICATION OF EXISTING DRAINAGE IMPROVEMENTS (Wetlands, Mirror Lake Overlay District, Coastal Construction Zone (Additional Information as applicable or required)

BUILDING ELEVATIONS (Front, back, and side, showing height and setback compliance)

EXISTING / PROPOSED PLAN

12 COMPLETE SETS OF ALL REQUESTED MATERIALS

PREPARED BY & RETURN TO:
Susan Flanagan
Covenant Closing & Title Services
4879 Palm Coast Parkway NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 12-12-31-4500-00500-0010
File #: 25-207391

WARRANTY DEED

This Warranty Deed made this 28th day of April, 2025 by Christopher Anthony Lewis and Sarah Alma Lewis, husband and wife, whose post office address is: 1301 North Ocean Shore Blvd., Flagler Beach, FL 32136, hereinafter called the grantor,

to: Barwick Banking Company, a Georgia Corporation, whose post office address is: 101 Marina Cove Drive, Saint Augustine, FL 32080, hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of \$760,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Flagler County, Florida, viz:

The North 50 feet of Lot 1, the North 50 feet of Lot 2, and the North 50 feet of the Easterly 35 feet of Lot 3, Block 50, Moody Subdivision of Flagler Beach, Flagler County, Florida as recorded in Plat Book 1, Page 24, Public records of Flagler County Florida. Together with any and all rights, title, and interest that the grantor may have in and to the Westerly 15 feet of the North 50 feet of Lot 3, Block 50, Moody Subdivision of the Flagler County, Florida as recorded in Plat Book 1, Page 24, Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in FEE SIMPLE forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in FEE SIMPLE; that the 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 2025, reservations, restrictions and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Susan Flanagan
Witness #1 Sign

Susan Flanagan
Witness #1 Print

Christopher Anthony Lewis
Christopher Anthony Lewis

Sarah Alma Lewis
Sarah Alma Lewis

COVENANT CLOSING
Witness #1 Address
Palm Coast, FL 32137

Witness #1 City, State and Zip

Tracy Callahan Hennessey
Witness #2 Sign

Tracy Callahan Hennessey
Witness #2 Print

312 N 11th St
Witness #2 Address

Flagler Beach FL 32136
Witness #2 City, State and Zip

****TWO DIFFERENT WITNESSES REQUIRED****

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2025 by Christopher Anthony Lewis and Sarah Alma Lewis, who are personally known to me, or who have provided valid government issued identification.

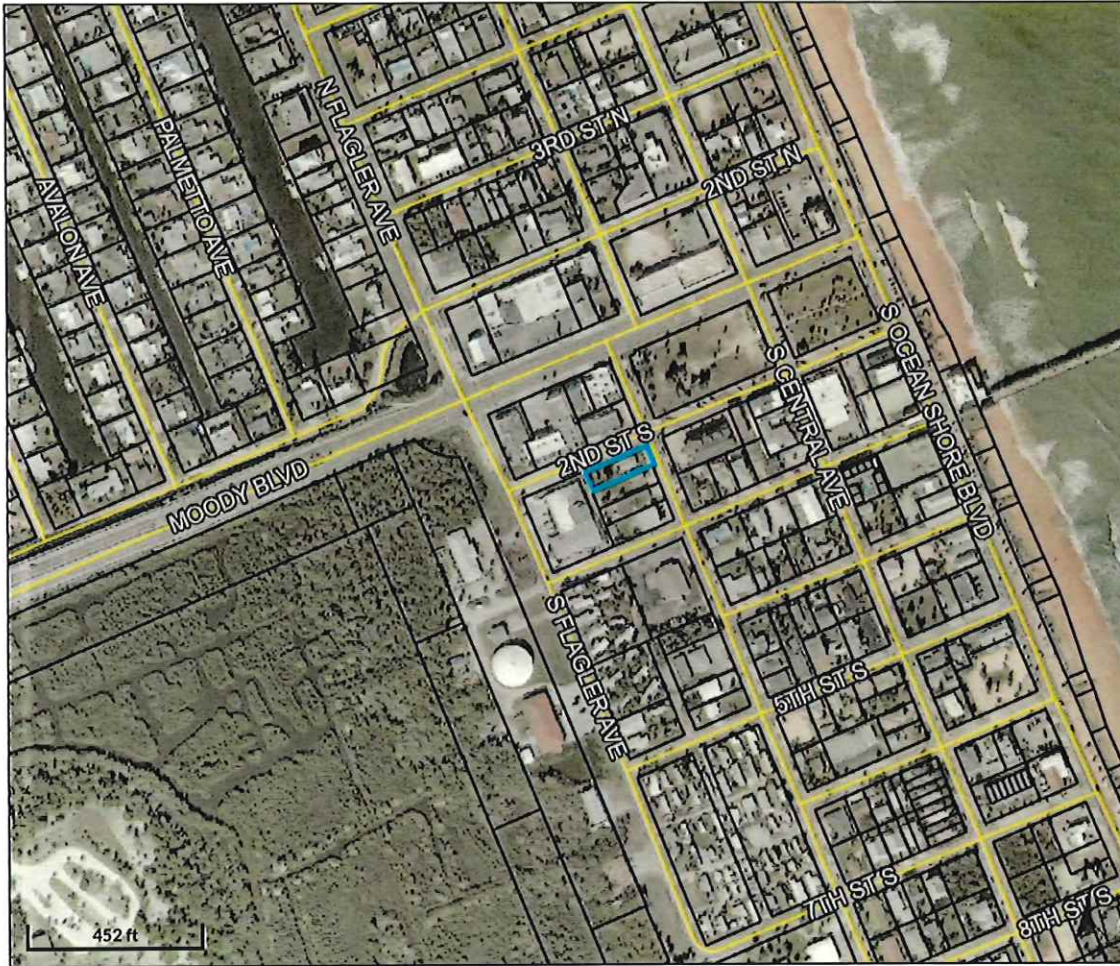
(NOTARY SEAL)



Susan Leigh Flanagan
Notary Public

My Commission Expires: _____

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	12-12-31-4500-00500-0010	Owner	BARWICK BANKING COMPANY	Land Value	\$199,500	Last 2 Sales							
Prop ID	78912		101 MARINA COVE DRIVE	Ag Land Value	\$0	Date	4/28/2025	Price	\$760000	Reason	I	Qual	U
Class Code	STORES, 1 STORY		SAINT AUGUSTINE, FL 32080	Building Value	\$68,422	Date	7/15/2024	Price	0	Reason	I	Qual	U
Taxing	22		202 S DAYTONA AVE	Misc Value	\$590								
District		Physical Address		Just Value	\$268,512								
GIS sqft	8,251.942			Assessed Value	\$268,512								
				Exempt Value	\$0								
				Taxable Value	\$268,512								

Date created: 9/24/2025
 Last Data Uploaded: 9/24/2025 7:19:56 AM

Developed by SCHNEIDER
 GEOSPATIAL

Serial Number
25-00387F

Observer

You. Your Neighbors. Your Neighborhood.
Palm CoastObserver.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 November 4th and November 13th

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

issues of 10/23/2025

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

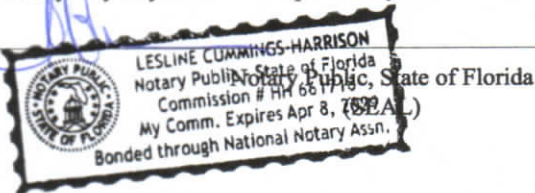
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Nancy Kay Raymond
Nancy Kay Raymond

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

23rd day of October, 2025 A.D.

by Nancy Kay Raymond who is personally known to me.



**CITY OF FLAGLER BEACH
PUBLIC HEARING NOTICE**
Variance Application PVAR26-0001 - 202 S. Daytona Avenue. An application has been submitted requesting a variance from Appendix A - Land Development Regulations, Article II, Section 2.04.02.12. The request is to include a drive-thru window service element to a proposed, new commercial financial institution building.

The subject property is identified as GEORGE MOODY SUB DIV BLOCK 50 N 50 FT OF LOTS 1,2,3 AND ANY RIGHTS IN ABUTTING ALLEY and has Tax Parcel ID No. 12-12-31-4500-00500-0010.

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, NOVEMBER 4, 2025, AT 5:30 P.M.

CITY COMMISSION: THURSDAY, NOVEMBER 13, 2025, AT 5:30PM OR AS SHORTLY 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.

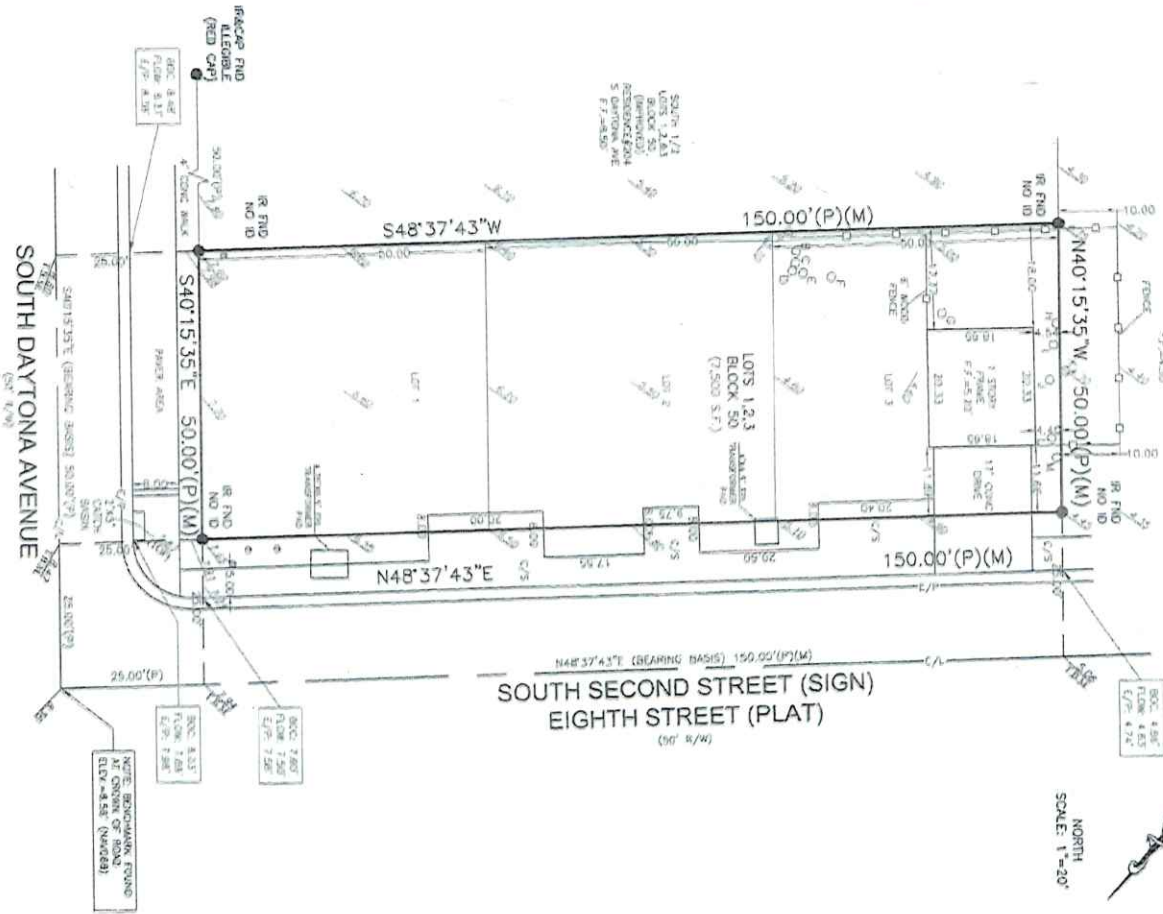
In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

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.

Oct. 23 25-00387F

PIPE LEGEND:

A	6" PCLM
B	12" PCLM
C	15" PCLM
E	14" PCLM
F	15" PCLM
G	15" PCLM
H	15" PCLM
I	18" PCLM
J	18" PCLM
K	18" PCLM
L	18" PCLM



TYPE OF SURVEY: BOUNDARY/LOCATION/TOPOGRAPHIC

DESCRIPTION: LOTS 1, 2 & 3, BLOCK 50, MOODY SUBDIVISION, FLAGLER BEACH, A SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:**
- 1. Lot & Block
 - 2. Subdivision
 - 3. Easement
 - 4. Right of Way
 - 5. Survey
 - 6. Boundary
 - 7. Monument
 - 8. Utility
 - 9. Structure
 - 10. Other
- NOTES:**
1. The lot area as recorded in Map Book 1, Page 24.
 2. The boundary lines are shown as they exist on the ground.
 3. The monument locations are shown as they exist on the ground.
 4. The utility lines are shown as they exist on the ground.
 5. The structure locations are shown as they exist on the ground.
 6. The other features are shown as they exist on the ground.
 7. The bearings and distances are given in feet and inches.
 8. The monument locations are given in feet and inches.
 9. The utility lines are given in feet and inches.
 10. The structure locations are given in feet and inches.
 11. The other features are given in feet and inches.

CLIENT: BARWICK BANKING COMPANY
101 MARINA COVE DRIVE
ST. AUGUSTINE, FL 32080

SWA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

1329 E. Moody Blvd., Ste. 409
PO Box 188 Burnett FL 32110
Phone: 386-427-2841 • Email: info@swa.com

DATE: 06/13/25
BY: DAN A. WILCOX, P.E., P.S.M. No. 5749, P.E. No. 57633

SHEET 1 of 1



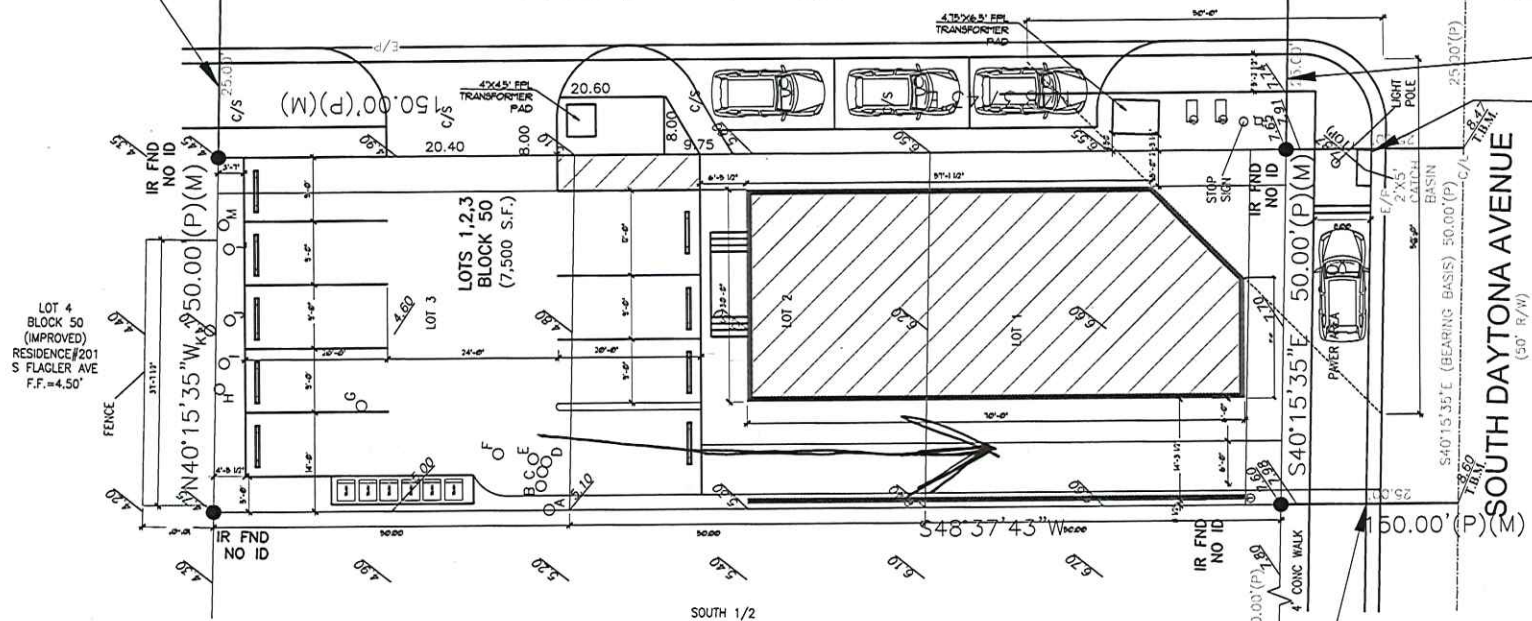
TREE LEGEND:

A.	6' PALM
B.	12' PALM
C.	15' PALM
D.	15' PALM
E.	14' PALM
F.	15' PALM
G.	15' PALM
H.	15' PALM
I.	14' PALM
J.	18' PALM
K.	18' PALM
L.	14' PALM

BOC: 4.86'
FLOW: 4.63'
E/P: 4.74'

**SOUTH SECOND STREET (SIGN)
EIGHTH STREET (PLAT)**

N48°37'43"E (BEARING BASIS) 150.00'(P)(M)



NOTE: BENCHMARK FOUND AT CROWN OF ROAD ELEV.=8.56' (NAVD88)

BOC: 7.60'
FLOW: 7.50'
E/P: 7.58'

BOC: 8.03'
FLOW: 7.89'
E/P: 7.98'

SITE DATA	
TOTAL LOT SQUARE FEET	SGFT.
ALLOWABLE IMPERVIOUS	SGFT.
EXIST. ROCK	SGFT.
EXIST. PAVEMENT	SGFT.
EXIST. PAVEMENT TOTAL	SGFT.
ZONED	SGFT.
NEW PAVED	SGFT.
NEW PAVEMENT TOTAL	SGFT.
NEW IMPERVIOUS TOTAL	SGFT.
NEW IMPERVIOUS PER 4 SIDES	SGFT.
NEW IMPERVIOUS PAVED	SGFT.
NEW PAVED AREA	SGFT.

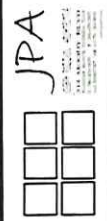
SITE PARKING CALCULATIONS	
COMMERCIAL PARKING REQUIRED	1 SPACE FOR EVERY 300 SQ. FT. TOTAL FLOOR AREA + 4'x4' IF 133 SPACES PER 800 SQ. FT. ON SITE

PROPOSED PARKING	
COMMERCIAL SPACES REQUIRED	4'x4' 80 FT. x 200 = 23 SPACES REQUIRED
COMMERCIAL SPACES PROVIDED	4'x4' 80 FT. x 100 = 133 = 10 SPACES REQUIRED
	8 SPACES ON SITE (14 SPACES REQUIRED ON SITE)
	1 STANDARD SPACES
	1 ADA SPACE
	ADDITIONAL 4 POSSIBLE PARALLEL PARKING SPACES
	WILL NEED 3 ADDITIONAL PERM PARKING POOL

SCHEMATIC SITE PLAN
SCALE: 1/8" = 1'-0"

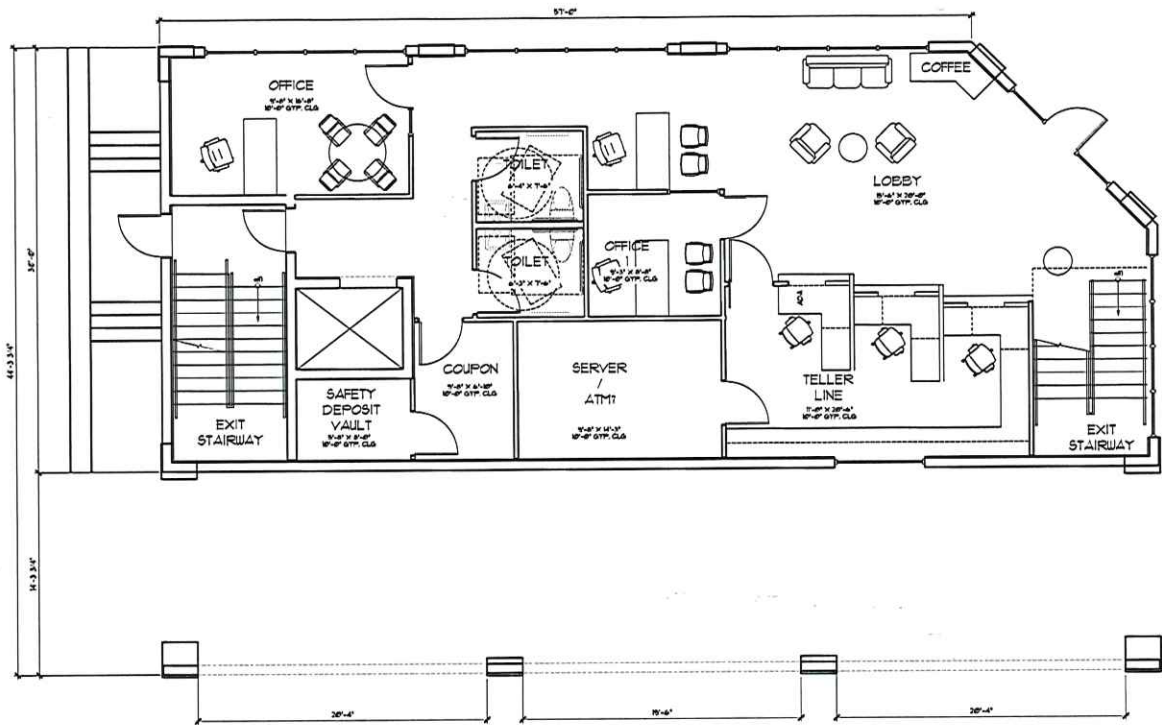
SOUTH 1/2
LOTS 1,2,&3
BLOCK 50
(IMPROVED)
RESIDENCE#204
S DAYTONA AVE
F.F.=8.50'

IR&CAP FND
ILLEGIBLE
(RED CAP)
BOC: 8.48'
FLOW: 8.27'
E/P: 8.38'

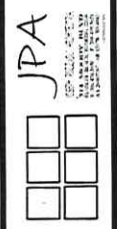


A NEW BUILDING FOR:
BARWICK BANK

SCHEMATIC PRESENTATION I
PROJECT # 23115
DATE: 06.01.2025

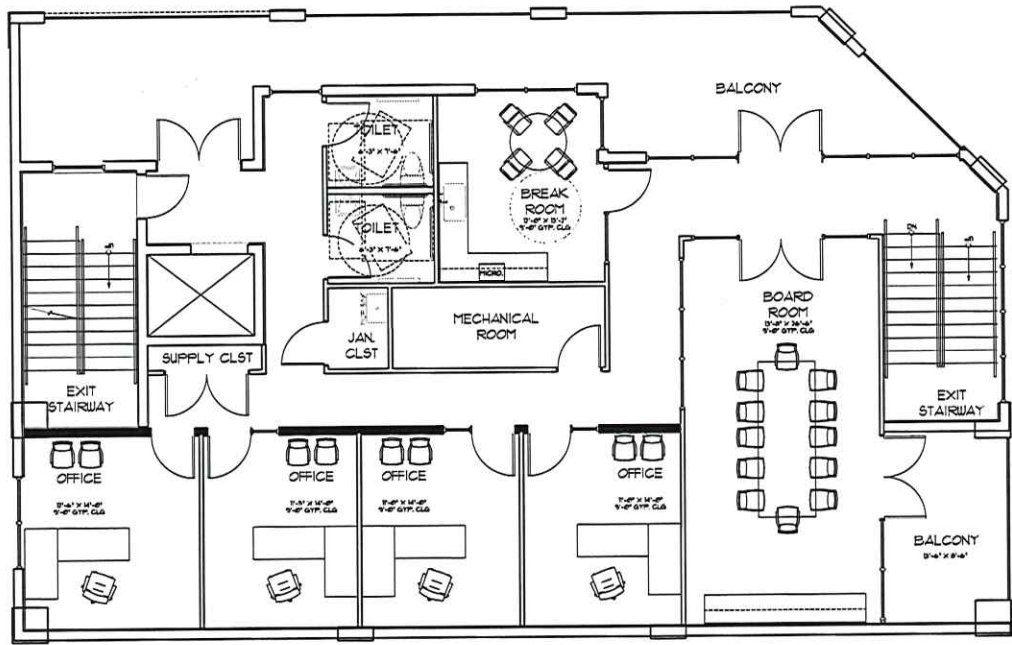


FIRST FLOOR PLAN CLASSICAL
SCALE: 1/4" = 1'-0"



A NEW BUILDING FOR:
BARWICK BANK

SCHEMATIC PRESENTATION 2
PROJECT F23113
DATE: 01.17.2013

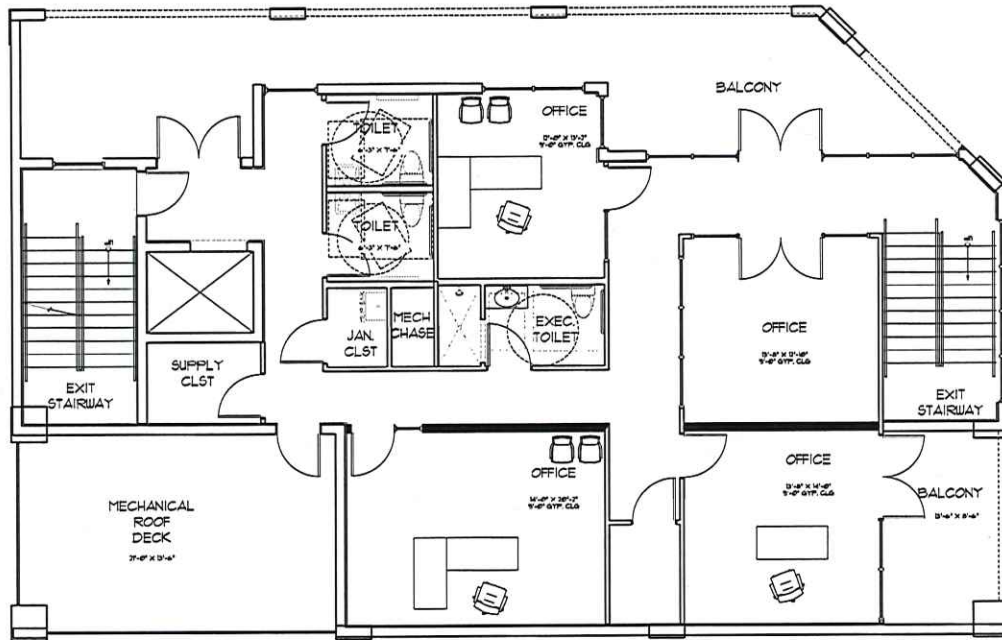


SECOND FLOOR PLAN OPTION B
SCALE: 1/4" = 1'-0"

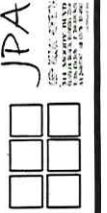
JPA
 1111
 1111
 1111
 1111

A NEW BUILDING FOR:
BARWICK BANK

SCHEMATIC PRESENTATION 2
 PROJECT # 25115
 DATE: 09.17.2015

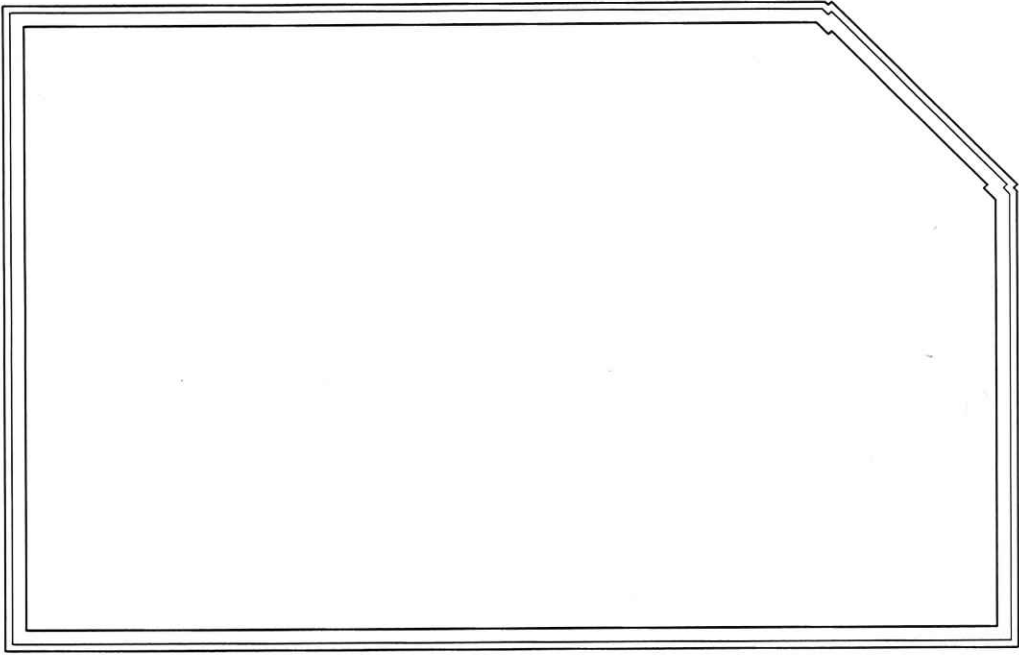


THIRD FLOOR PLAN OPTION B
SCALE: 1/4" = 1'-0"

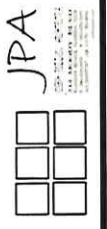


A NEW BUILDING FOR:
BARWICK BANK

SCHEMATIC PRESENTATION 2
PROJECT # 22115
DATE: 01/17/2015



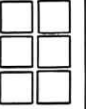
ROOF PLAN CLASSICAL
SCALE: 1/4" = 1'-0"



A NEW BUILDING FOR:
BARWICK BANK

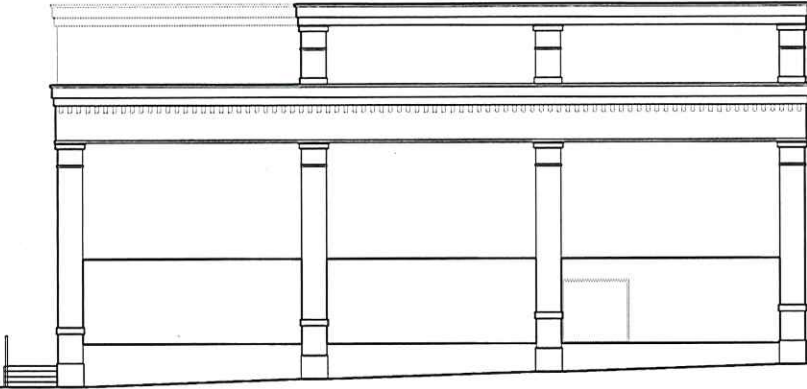
SCHEMATIC PRESENTATION 2
PROJECT P 23115
DATE 09/17/05

JPA
J.P. Associates, Inc.
1000 W. 10th Street, Suite 200
Anchorage, Alaska 99501
Tel: 907.562.1234
Fax: 907.562.1235



A NEW BUILDING FOR:
BARWICK BANK

SCHEMATIC PRESENTATION 2
PROJECT # 223115
DATE: 09/17/2025



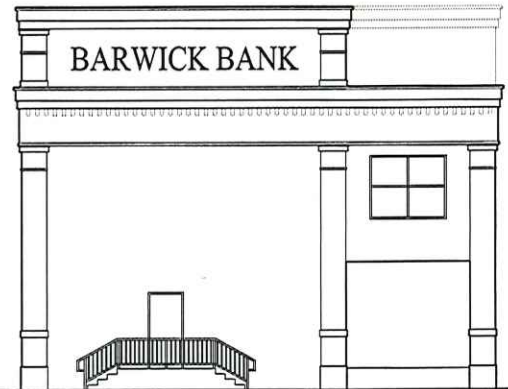
SOUTH ELEVATION - CLASSICAL



EAST ELEVATION - CLASSICAL
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - CLASSICAL
SCALE: 3/16" = 1'-0"



WEST ELEVATION - CLASSICAL
SCALE: 3/16" = 1'-0"