



# City Commission Regular Meeting Agenda

Thursday, June 11, 2026 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 followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders**
- 3. Deletions and changes to the agenda**
- 4. Public comments regarding items not on the agenda**

Citizens are encouraged to speak. However, comments should be limited to three minutes. A thirty-minute allocation of time for public comment on items not on the agenda. Each speaker has up to three-minutes to address the Chair, and one opportunity to speak, no time can be allotted to another speaker.
- 5. Consent Agenda**
  - a. Approve the Regular Meeting Minutes of May 28, 2026 and the Special Meeting Minutes of June 01, 2026.
- 6. Public Hearings**
  - a. Final Site Plan Application PMS26-0002: Flagler Beach Vacation Rentals, 1708 S. Ocean Shore Blvd.; Parcel ID: 18-12-32-2750-00030-0030; Applicant: Theodore Barnhill; Request for final site plan approval to construct a three-story, eight-unit, oceanfront vacation rental apartment building in the Tourist Commercial Zoning District.
  - b. Site Plan Application PMS26-0003: House of Crego, 2205 N. Oceanshore Blvd.; Parcel ID: 36-11-31-5630-00020-0110 ; Applicant: Brent and Evelyn Crego; Request Final Site Plan approval to construct a mixed-use building in the Tourist Commercial Zoning District outside the A1A Retail Corridor Boundary and Mixed-Use Overlay District.
  - c. Ordinance 2026-08. An Ordinance of the City of Flagler Beach, Florida, relating to littering regulations; amending Chapter 14, Offenses and Miscellaneous Provisions; adopting more stringent littering regulations; restricting the use of plastic and metallized party decorations outside on public properties; providing for penalties and enforcement; providing for appeals and payment of citations; providing for conflicts; providing for severability; and providing and effective date (Second [Final] Reading).
- 7. Staff Reports**
  - a. City Attorney
  - b. City Manager
- 8. Commission Comments**
  - a. Commission comments, including reports from meetings attended
  - b. Public comments regarding items not on the agenda. Citizens are encouraged to speak. However, comments should be limited to three minutes. A thirty-minute allocation of time for public comment on

items not on the agenda. Each speaker has up to three-minutes to address the Chair, and one opportunity to speak, no time can be allotted to another speaker.

**9. 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.





# City Commission Regular Meeting Minutes

Thursday, May 28, 2026, at 5:30 PM

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

**PRESENT:** Mayor Patti King, Chairman Eric D. Cooley, Vice-Chair Scott Spradley, Commissioners John Cunningham, RJ Santore, and James Sherman, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin and City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chairman Cooley called the meeting to order at 5:31 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders.** Mayor King led the pledge to the flag.
3. **Proclamations and Awards**
  - a. Pinning Firefighters who have successfully passed probation. Fire Chief Jennifer Fiveash introduced Firefighter Matthew Malach, his parents were present to pin him.
4. **Deletions and changes to the agenda.** Consensus to discuss scheduling a special meeting for approval of an Interlocal Agreement with the City of Palm Coast for Temporary Fire Rescue Assistance. Item will be discussed under General Business.
5. **Public comments regarding items not on the agenda**

Citizens are encouraged to speak. None.
6. **Consent Agenda**
  - a. Approve the Regular Meeting Minutes of May 14, 2026. Motion by Commission Sherman that we approve the consent agenda. Commissioner Spradley seconded the motion. The motion carried unanimously.
7. **General Business**

Discussion Interlocal Agreement with the City of Palm Coast for Temporary Fire Rescue Services. The Commission reached a consensus to schedule a Special Meeting at 5:00 p.m. on Monday , June 1, 2026.

- a. Resolution 2026-40. A Resolution buy the City Commission of the City of Flagler Beach, Florida, approving the purchase of a 2026 Ford Ranger from Alan Jay Fleet Sales in an amount not to exceed \$36,343, utilizing Building Department funds; providing for conflict and providing for an effect date. Attorney Smith read the title of the Resolution into the record. Mr. Martin introduced the new Building Official Glen Urquhart. Motion by Commissioner Spradley to approve Resolution 2026-40. Commissioner Cunningham seconded the motion. Chair Cooley opened public comment. None offered. Chair Cooley closed public comments. The motion carried unanimously, after a roll call vote.
- b. Resolution 2026-41. A Resolution by the City Commission of the City of Flagler Beach approving reimbursement to CRE-KL Seminole Woods Owner, LLC for FPL power-pole relocation required to provide electrical service to a City well; providing for conflict and an effective date. Attorney Smith read the title of the Resolution into the record. Mr. Martin noted the amended resolution to correct the transposed numbers. Motion by Commissioner Spradley to approve Resolution 2026-41. Commissioner Sherman seconded the motion. Chair Cooley opened public comment. No comments were offered. Chair Cooley closed public comment. The motion carried unanimously, after a roll call vote.

- c. Resolution 2026-43. A Resolution of the City Commission of the City of Flagler Beach, Florida, amending the Employment Agreement of the City Manager to remove any automatic renewal provision; requiring an annual performance evaluation and annual review of the Employment Agreement by the City Commission; providing for implementation; and providing for an effective date. Attorney Smith read the title of the Resolution into the record. Commissioner Cunningham stated the purpose of his proposal for this resolution is outlined in the summary. Attorney Smith reviewed the effect if the resolution is adopted, stating it would direct him to amend the contract when the current contract ends. Discussion ensued and included the timing of when to schedule the performance review. Commissioner Cunningham stated his intent is to not have automatic renewal without the performance evaluation being done. The discussion led to a non-formal consensus to retain the automatic renewal and move the contract renewal to after the evaluation period at the end of the fiscal year. Motion by Commissioner Cunningham to approve Resolution 2026-43. Commissioner Cooley noted his intent to second the motion, not in support of it, but because he wanted the votes on record. Chair Cooley passed the gavel and seconded the motion. Vice-Chair Spradley opened public comments. Sarah (last name in audible) Lambert Avenue commented. Vice-Chair Spradley closed public comment. The motion failed four to one, with Commissioners Cooley, Santore, Sherman and Spradley voting no.

## **8. Public Hearings**

- a. Ordinance 2026-09. An Ordinance by the City of Flagler Beach, Florida, amending Article V, Development Design and Improvement Standards of the City of Flagler Beach Land Development Regulations relating to Utility Services, amending Section 5.03.02, Deferment of Charges Due to Broken Waterlines, Etc. to provide for credits or adjustments in utility charges under certain conditions; establishing procedures for determining eligibility, calculating and approving adjustments; creating Section 5.03.43, "Data Logs," to provide for the collection, transmission, and review of water meter data; providing for authorized access for inspection and establishing water meter data collection, transmission, and review procedures; providing for codification, severability, conflicts and for an effective date (Second [Final] Reading). Attorney Smith read the title of the Ordinance into the record. Crystal Nobre, Utility Billing Manager, spoke of instances that brought about the need for the ordinance. Motion by Commissioner Santore to approve Ordinance 2026-09. Commissioner Spradley seconded the motion. Chair Cooley opened public comment. None offered. Chair Cooley closed public comment. The motion carried unanimously, after a roll call vote.
- b. Ordinance 2026-12. An Ordinance of the City of Commission of the City of Flagler Beach, Florida, amending the Code of Ordinances of the City of Flagler Beach related to credits and adjustments to utility bills; providing for severability, codification, conflicts, and an effective date (First Reading). Attorney Smith read the title of the Ordinance into the record. Motion by Commissioner Sherman to approve Ordinance 2026-12. Commissioner Cunningham seconded the motion. Chair Cooley opened public comment. No comments were offered. Chair Cooley closed public comment. The motion carried unanimously, after a roll call vote.

## **9. Staff Reports**

- a. City Attorney. Attorney Smith reported a Motion to Dismiss was filed in the Moisao case and it is scheduled to be heard July 8, 2026. Attorney Smith reported the Commission will likely see a resolution in June to address the adoption of HB 1049 that amends how building permit fees are assessed specifically not requiring a permit if the valuation of the project is under \$7,500. Attorney Smith reported the city received the third extension of the contingency period for the Purchase and Sale Agreement of the golf course.
- b. City Manager. Mr. Martin congratulated Police Chief Lance Blanchette, Deputy Chief Mike Schoenbrod, Sergeant Maria Guerrero, on their promotions and Officers Michelle Gonzalez and William Gray on their completion of probation. Mr. Martin thanked Johnny Lulgjuri, Oceanside Beach Bar and Grille for the donation of food and the Staff who attended. Thanked Commissioners Santore and Spradley for attending the inaugural Third Thursday Staff open house event. Mr. Martin reported two of our project submissions to the Volusia Flagler Transportation Planning Organization were highly ranked for both feasibility studies. Mr.

Martin reported the Request for Qualifications seeking a paid parking consulting and enforcement will be posted on Monday, June 1<sup>st</sup>. Mr. Martin indicated the Officials will receive the draft budget on July 15<sup>th</sup>. FIND Grant Presentations are in Cocoa, he will be presenting our application Saturday, May 30<sup>th</sup>. Mr. Martin distributed his responses to Former Commissioner Belhumeur's questions. Chair Cooley suggested the City Manager speak with Ken Belshi regarding a FIND Grant application for Veranda Bay.

#### **10. Commission Comments**

- a. Commission comments, including reports from meetings attended. Mayor King reported her attendance at the Police Pinning, and the Wickline Playground ribbon cutting.

Commissioner Santore reported he attended Wickline Playground ribbon cutting, attended Friends of Scenic A1A Meeting and that he met with Chief Fiveash today and got a tour of the station.

Commissioner Spradley reported attending the Wickline Playground ribbon cutting Wickline Park. Commissioner Spradley spoke of mediation and suggested Commissioner Cunningham start meeting with the City Manager to address his concerns.

Commissioner Cunningham responded to Commissioner Spradley indicting his meetings and choice to attend or not are his business. Expressed opinion that if the Inflow and Infiltration (I&I) were addressed/repaired on the south end of town, we would not need the reverse osmosis system. Commissioner Cunningham spoke of the high electricity cost associated with reverse osmosis and thinks a new engineer needs to look at it. Chair Cooley commented that information was brought to us by Mr. Fries and while he generally does not support studies, he would be interested in this. Mr. Martin stated it is believed a majority of the I&I is coming from the lateral's lines that lead to the residences, and not the city's side of the lines.

Chair Cooley spoke of the need to discuss the Election Ordinance and the possibility of creating districts. Attorney Smith agreed if that is a change you are seeking then yes, now is the time to start planning. City Clerk Overstreet reported the deadlines for adding a charter amendment ballot item.

- b. Public comments regarding items are not on the agenda. Crystal Nobre questioned the current water pressure and reverse osmosis. Ed Lansdowne thanked the City for the Wickline Park improvements. Melody Thompson requested the Veranda Bay Developer install the buffer along John Anderson, and the feasibility study for Moody Blvd, indicating her concern that it is an evacuation route.

#### **11. Adjournment Commissioner Spradley motioned to adjourn the meeting at 7:37 p.m.**

Attest:

---

Eric D. Cooley, Chairman

---

Penny Overstreet, City Clerk



# City Commission Special Meeting Minutes

Monday, June 1, 2026, at 5:00 PM

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

---

**Present:** Mayor Patti King, Vice-Chair Scott Spradley, Commissioners John Cunningham, RJ Santore and James Sherman, City Manager Dale Martin, Fire Chief Jennifer Fiveash, Deputy Chief Morgan Rainey and City Clerk Penny Overstreet.

1. **Call the meeting to order.** Vice-Chair Spradley called the meeting to order at : p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders.** Mayor King led the pledge to the flag.
3. **General Business.**
  - a. Approve an Interlocal Agreement between the City of Palm Coast and the City of Flagler Beach for Temporary Fire Rescue Assistance Services. Mr. Martin reviewed the purpose of the ILA and thanked Chief Fiveash for her work to have the Agreement in place. Vice-Chair Spradley stated the Commission had questioned if Flagler County had been included in the request for assistance, as an update to that question, he reported he had spoken to Flagler County Commissioner Kim Carney, and she advised the Flagler County Fire Department Union had voted against agreeing to provide the assistance. Motion by Commissioner Sherman to approve the Interlocal Agreement for Temporary Fire and Rescue Service. Commissioner Cunningham seconded the motion. Vice-Chair Sherman opened public comment. No comments were offered. Vice-Chair Sherman closed public comment. The motion carried unanimously, after a roll call vote.
4. **Adjournment.** Commissioner Sherman put forth a motion to adjourn the meeting at 5:03 p.m.

---

Scott Spradley, Vice-Chairman

---

Penny Overstreet, City Clerk



## Staff Report

### City Commission Regular Meeting

June 11, 2026

---

**To:** City Commission  
**From:** Lupita McClenning, Planner  
**Meeting Date:** June 11, 2026  
**Item Name:** Final Site Plan Application PMS26-0002: Flagler Beach Vacation Rentals, 1708 S. Ocean Shore Blvd.; Parcel ID: 18-12-32-2750-00030-0030; Applicant: Theodore Barnhill; Request for final site plan approval to construct a three-story, eight-unit, oceanfront vacation rental apartment building in the Tourist Commercial Zoning District.

#### Background:

At the 03/26/2026 Regular Meeting, the City Commission voted that the applicant return to the PARB Board with an amended design. The amended site plan was presented to the PARB at their 05/05/2026 Regular Meeting. The applicant made editions by relocating the parking plan from the rear to the front of the lot, with access off A1A. Additionally, edits to the building design were made by adding dormers in accordance with all new non-residential development follow appropriate design guidelines.

#### Fiscal Impact:

Impact fees are a one-time charge calculated by square footage for new construction and assessed during the permitting process.

#### Staff Recommendation:

Staff recommends the City Commission approve the final site plan with the following conditions: replace 6' wooden fence on the south side with 6' masonry fence, screen the sanitation and HVAC units, and label the rear delivery parking area.

#### Attachments:

1. Staff Report Final Site Plan 1708 S. Ocean Shore Blvd.
2. Flagler Beach Vacation Rentals 1708 S. Ocean Shore Blvd. Presentation 5-19-2026
3. 1708 S. OCEAN SHORE BLVD. (6)
4. 1708 S. OCEAN SHORE BLVD. S-3 (1)
5. 1708 S. OCEAN SHORE BLVD. S-2
6. 1708 S. OCEAN SHORE BLVD. S-1



# City of Flagler Beach

800 South Daytona Avenue  
Flagler Beach, Florida 32136  
Phone 386-517-2000 Ext. 257

To: City Commission, City of Flagler Beach, FL  
From: Lupita McClenning, City Planner  
Date: May 6, 2026  
RE: Staff Report – 1708 S. Ocean Shore Blvd. - Site Plan

---

Applicant: Theodore Barnhill  
PO Box 390  
Flagler Beach, FL 32136

Project  
Address: 1708 S. Ocean Shore Blvd.  
Flagler Beach, FL 32136

Parcel ID: 18-12-32-2750-00030-0030  
Zoning: Tourist Commercial  
FLUM: General Commercial

Overlay: None

Existing  
Condition: 9,174 SQFT vacant, undeveloped lot fronting S. Ocean Shore Blvd.

Surrounding  
Properties: Property to the north is a vacant, undeveloped lot zoned Tourist Commercial (TC)  
Property to the east is Hwy A1A Oceanfront  
Property to the south is zoned TC with adjacent use listed as multi-family  
Property to the west is an existing, unimproved right-of-way, alley which abuts Single Family Residential (SFR) District

## **SUMMARY BACKGROUND SITE PLAN**

In accordance with Section 2.02.02, the proposed parking area for guests was originally designed in the rear with access from the unimproved ROW alley; and included two parking spaces for primary access from A1A. The at the PARB regular meeting of 02/03/2026, the PARB recommended that the City Commission approve the site plan with the condition that the unimproved alley be stabilized and/or meet the City's standards for improved alleys.

At the 03/26/2026 Regular Meeting, the City Commission voted that the applicant return to the PARB Board with an amended design to include the parking area be in the front with access from A1A. The

applicant amended the final site plan to reflect the City Commission direction to relocate the rear parking to A1A. The amended site plan was presented to the PARB at their 05/05/2026 Regular Meeting.



### **Project Description**

The applicant made editions to the design by adding dormers and relocated the parking plan from the rear to the front of the lot, with access off A1A.

- 3-story, eight (8) one (1) bedroom vacation rental/hotel
- Building 2,558 SQFT.
- Building height 34'1/2"
- Ten (10) 10x20 parking spaces including 1 ADA w/access off A1A
- Delivery parking in the rear
- Total ten (10) designated parking spaces
- 24' wide commercial access off A1A

### **Definitions Section 2.02.00**

Hotel—Shall mean a public lodging establishment consisting of one (1) or more buildings including accessory uses properly licensed by the State of Florida which offers facilities such as:

- a. Eating and drinking facilities.
- b. One (1) or more recreation facilities.
- c. [Off-street](#) parking for each unit.
- d. Rental units exiting into internal corridors.
- e. Sleeping room with or without cooking facilities.
- f. No intention of long-term occupancy.
- g. Recognized as a [hotel](#) in the community in which it is situated, or by the industry.

### **Section 2.04.02.8 Tourist Commercial**

The proposed project meets the permitted uses in Tourist Commercial as prescribed in Section 2.04.02.8

1. **Motels and hotels.**
2. Bed and breakfast inns.
3. Restaurants.

4. Gift shops.
5. Convenience commercial uses such as:
  - Beauty or barber shops.
  - Laundromat, laundry and dry-cleaning pick-up stations.
  - 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.
13. All principal uses permitted in MDR District.

#### **Section 8.05.02 Site Plan Approval**

A major site plan is required for (c) new non-residential buildings or structures; and (h) parking lots containing more than seven (7) automobile parking spaces.

#### **Section 8.05.05 Minimum Site Improvements**

All site development plans shall reflect the installation of all improvements required in this Code, in a manner consistent with standards of this Code.

- A. Improvements include stormwater management systems, utilities, parking, and loading areas, lighting, sidewalks, and landscaping and buffering, and any other facility required by this Code.
- B. Easements and miscellaneous dedications.

#### **Sec. 6.00.11. – Stormwater Management.**

Prepared in accordance with the performance and design standards specified in the city's adopted stormwater management ordinance, and in compliance with *Section 9.04.02 Stormwater Design Criteria*, consistent with regulations and policies of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

#### **Sec. 2.06.06.06 - Site planning design principles.**

*A. Purpose:* Site planning and project design shall address the potential impacts on existing and planned adjacent uses. Project designs shall apply best practices as they relate to traffic planning, services (e.g. sanitation) and deliveries (if applicable), access, parking, circulation, traffic and pedestrian safety, light and glare, noise, odors, and security.

#### **Compliance**

The proposed vacation rental/hotel is compliant with applicable land development code and meets Policy A.1.1.3 and Policy 1.4.4 of the Comprehensive Plan.



**Staff Recommendation**

PARB recommends that the City Commission approve the Final Site Plan for 1708 S. Ocean Shore Blvd. as it is permitted use in Tourist Commercial; with the following conditions:

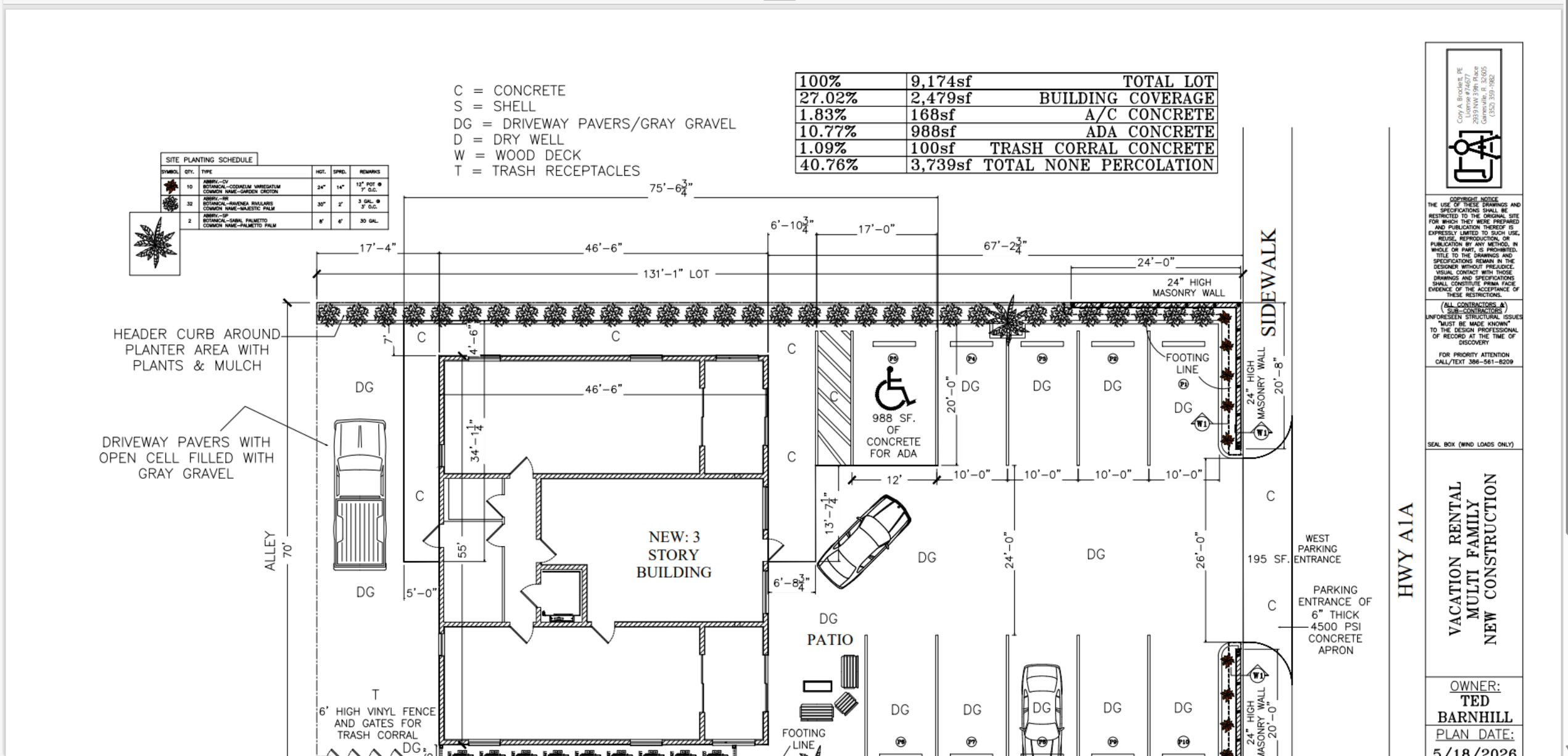
- That a 6' masonry wall on the south side of the property be reflected on the site plan vs a wooden fence;
- That the proper screening for sanitation and the HVAC units be reflected on the site plan; and
- That the rear delivery/parking area be labeled on the site plan.

[illegible]

# Flagler Beach Vacation Rental Characteristics

- Attractive three story concrete block building 34 ½ feet high built off of pilings
- Eight one-bedroom apartments (544 SF to 638 SF) with great views
- Private direct ocean view balconies and Florida rooms (124 SF to 153 SF)
- 2,558 sf building foot print
- 5,490 sf total living area, 7,752 sf total area including balconies and Florida rooms
- Shared dining/lounge/ lobby area
- Shared Laundry Facilities on each floor
- New (in contrast to older motels in Flagler)
- Nicely furnished
- Relatively affordable
- Quieter (not in downtown Flagler Beach)

- The PAR Board previously reviewed this proposed project and sent it to the Flagler Beach City Council.
- The City Council expressed concerns about using the ally between 17'th and 18'th Street South to access parking in the rear of the project and sent the project back to the PAR Board.
- The site plan was revised with parking moved from the rear to the front of the building.
- The PAR Board reviewed the revised site plan and made a few recommendation for additional changes, all of which we accepted:
  - Concrete block wall on South Boundary
  - Screening for AC units
  - Signage for exiting the parking lot on to A1A.
  - Show parking in the rear of the building.



# Location Layout Characteristics

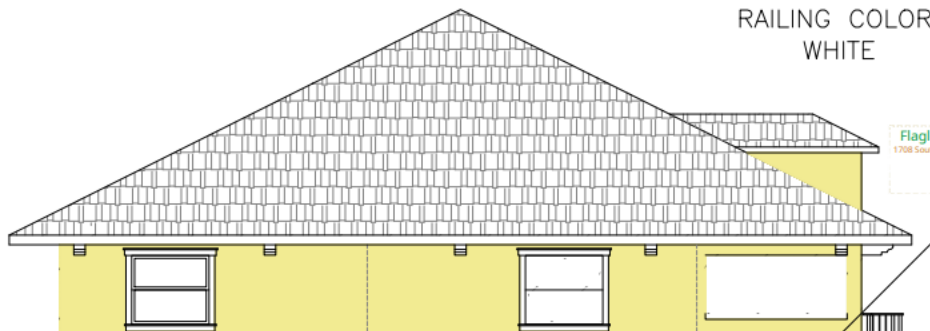
- 1708 S. Ocean Shore Blvd. is zoned Tourist Commercial
- Residential house to south (zoned TC), vacant lot to north (zoned TC), residential house to west (zoned residential)
- Nine 10 foot by 20 foot regular and one 12 foot by 20 foot handicapped parking spaces in front of building with access from South Ocean Shore Blvd
- Rollaway garbage containers in the rear of the building.
- Lot size 9,174 sf
- Pervious 5,643 sf (59.24%) with porous sandy soil. Many ways for civil engineer to design adequate storm water management (forthcoming).
- 2,558 sf building coverage (27.02%)





FRONT  
EAST

TRIM COLOR  
WHITE  
RAILING COLOR  
WHITE



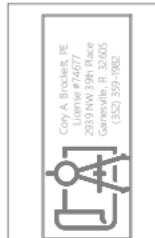
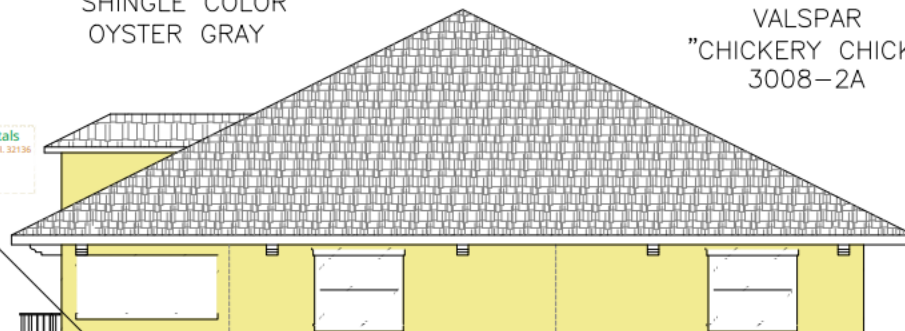
Flagler Beach Vacation Rentals  
1708 South Ocean Shore Blvd, Flagler Beach, FL 32136  
WWW.FBVR.NET  
386-517-6700



REAR  
WEST

SHINGLE COLOR  
OYSTER GRAY

WALL COLOR  
VALSPAR  
"CHICKERY CHICK"  
3008-2A



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS / UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL  
PLAN DATE:



## Summary

- The redesigned project site plan has:
  - moved the parking lot to the front of the building with access from South Ocean Shore Blvd.
  - service parking in rear.
  - added two dormers on the East side of the building to better align with City architectural guidelines.
  - added a masonry wall on the Southern boundary.
  - moved the AC units to the South building wall and screened them
- We believe the proposed project meets all land use regulations and architectural guidelines.
- Questions?

STUCCO INSTALLATION, PROCEDURES AND GUIDELINES

THE FOLLOWING DOCUMENT IS BASED ON THE 2020 FB, FBCR, ASTM C926, ASTM C1063, AND OTHER APPLICATION PROCEDURES AND PRACTICES. THIS DOCUMENT IS NOT A SPECIFICATION AND DOES NOT COVER ALL THE REQUIREMENTS FOR COMPLIANT INSTALLATION OF STUCCO. THIS DOCUMENT IS INTENDED TO BE USED AS A GUIDE TO ADDRESS SOME OF THE COMMON INSTALLATION AND PROPER APPLICATION ISSUES FOUND DURING FIELD INSPECTIONS.

CONVENTIONAL STUCCO OVER MASONRY SURFACES MAY BE APPLIED WITH TWO OR THREE COATS. TWO-COAT SYSTEMS (WHICH MAY BE USED ON VERTICAL SURFACES) SHALL BE APPLIED AS FOLLOWS:

1. MASONRY CONSIST OF: FIRST COAT = 3/8 INCH THICK AND FINISH COAT = 1/8 INCH THICK; OR OVER CAST CONCRETE CONSIST OF: FIRST COAT = 1/4 INCH THICK AND FINISH COAT = 1/8 INCH THICK. THREE-COAT SYSTEMS CONSIST OF: FIRST COAT = 1/4 INCH THICK, SECOND COAT = 1/4 INCH THICK, AND FINISH COAT = 1/8 INCH THICK OVER BOTH MASONRY AND CAST CONCRETE.

2. WHEN REQUIRED BY ASTM C 926, SECTION 5.2.2; AN EXTERIOR BONDING AGENT, CONFORMING TO ASTM C 932, SHALL BE USED ON ALL MASONRY SURFACES, IN LIEU OF A BONDING AGENT, A DASH COAT, ROUGHING THE SURFACE, OR METAL LATH, ARE ALSO ACCEPTABLE METHODS FOR BONDING.

3. FINISH STUCCO INSTALLATION SHALL BE APPLIED TO FORMS OR OTHER OBSTRUCTIONS (INCLUDING MASONRY CUT NALS FOR CLEAN OUT OPENING FORMS) TO BE REMOVED OR TRIMMED BACK EVEN WITH THE SURFACE OF THE SOLID BASE. IN ADDITION, IF THE NALS ARE TO BE TRIMMED FLUSH AND LEFT IN PLACE, THEY NEED TO BE CORROSION RESISTANT AND WILL BE REQUIRED FOR LATH OR OTHER METAL ACCESSORIES. ASTM C 926 SECTION 5.2 AND C 1063 SECTION 6.

WOOD:

CONVENTIONAL STUCCO OVER WOOD SHOULD ALWAYS BE APPLIED AS A THREE-COAT SYSTEM. SCRATCH COAT = 3/8 INCH THICK, BROWN COAT = 3/8 INCH THICK, AND FINISH COAT = 1/8 INCH THICK. THE SCRATCH COAT MUST BE SCORED TO PROVIDE KEY ON VERTICAL SURFACES. THE FINISH COATS SHOULD BE APPLIED AS SOON AS POSSIBLE AFTER THE UNDERLYING COAT HAS SUFFICIENT STRENGTH AND RIGIDITY TO RESIST DAMAGING. WHEN THE NEXT COAT IS APPLIED, MUST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS.

WHERE STRUCTURAL WOOD PANELS ARE USED FOR SHEATHING, A MINIMUM 1/8 INCH SEPARATION SHALL BE PROVIDED.

THE WEATHER RESISTANT BARRIER (WRB) MUST BE INSTALLED PER SECTIONS R703.6.3 OF THE FLORIDA BUILDING CODE, SECTIONS 1403.10 AND 1403.11 OF THE FLORIDA BUILDING CODE, WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION. MEASURES SHALL BE TAKEN TO PREVENT THE WRB FROM BEING CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:

1. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER MATERIAL.
2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP.
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LATHING SHALL BE CONNECTED TO THE FRAMING MEMBERS 7 INCHES ON CENTER. LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1.5 INCH ROOFING NAILS AND TO VERTICAL WOOD FRAMING MEMBERS WITH 2 INCH COMMON NAILS OR 1 INCH ROOFING NAILS DRIVEN TO PENETRATION OF NOT LESS THAN 3/4 INCH, OR 1 INCH WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN 3/4 INCH AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4 INCH. THE LATH SHALL BE CONNECTED TO THE FRAMING MEMBERS NOT LESS THAN 3/4 INCH AND NOT BE INSTALLED RANDOMLY IN THE WALL SHEATHING.

EXPANDED 3/8 INCH LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES. STAPLES SHALL BE DRIVEN AT MORE THAN 12 INCHES INTO HORIZONTAL WOOD MEMBERS, 12 INCHES INTO VERTICAL WOOD FRAMING MEMBERS.

LAPPING OF METAL PLASTER BASE, SIDE LAPS SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN FRAMING MEMBERS WITH 12 INCHES ON CENTER. END LAPS SHALL BE TIED BETWEEN FRAMING MEMBERS WITH 12 INCHES ON CENTER. WHERE END LAPS OCCUR BETWEEN THE FRAMING MEMBERS, THE ENDS OF THE SHEETS SHALL BE LAPPED OR WIRE TIED.

LATHING SHALL BE SELF-FURRING OR FURRED OUT FROM SOLID BASES AND COMPLY WITH ASTM C 1063, TABLE 3. MAXIMUM ON CENTER SPACING OF FRAMING MEMBERS SHALL BE NO MORE THAN 24 INCHES. LATH WEIGHT SHOULD BE MINIMUM 2.5 LB/SQYD.

EXPANDED LATH SHALL HAVE PERFORATED OR EXPANDED FLANGES, TO PERMIT COMPLETE EMBEDMENT IN THE PLASTER, AND BE DESIGNED TO RECEIVE THE SPECIFIED THICKNESS OF PLASTER. ACCESSORIES INCLUDE CONTROL JOINTS, EXPANSION JOINTS, CORNER BEAD, CASING BEAD (PLASTER STOP), CORNERE, WEEP SCREED, ETC.

CONTROL JOINTS (EXPANSION JOINTS) SHALL BE LOCATED AT 10 FEET ON CENTER. DELINEATE AREAS NOT MORE THAN 144 SQ. FT. ON VERTICAL SURFACES AND 100 SQ. FT. ON HORIZONTAL SURFACES. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET, IN EITHER DIRECTION, OR EXCEED LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1. THE ASTM STANDARD METHOD OF INSTALLATION SHALL BE USED TO PROVIDE THE WEATHERED AND FINISHED SURFACE. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND FASTENED (WIRE TIED) ON EACH SIDE OF THE CONTROL JOINT. ALL ACCESSORIES MUST BE INSTALLED TO RECEIVE A MINIMUM 7/8 INCH APPLICATION FOR A THREE-COAT SYSTEM OVER BROWN COAT.

CONTROL JOINTS MUST BE CONTINUOUS THROUGH DECORATIVE BANDS OR OTHER EMBELLISHMENTS, SO THEY WILL NOT RESTRICT PLANT MOVEMENT.

TYPICAL LOCATIONS FOR CONTROL JOINTS WOULD INCLUDE: OFF CORNERS OF WINDOWS, STRUCTURAL PLATE LINES (EXPECTING MINIMAL MOVEMENT) AND JUNCTURES OF DISSIMILAR SUBSTRATES.

TYPICAL LOCATIONS FOR EXPANSION JOINTS WOULD INCLUDE: STRUCTURAL PLATE LINES (EXPECTING SIGNIFICANT MOVEMENT) AND AT STRUCTURE EXPANSION JOINTS.

CONTROL JOINTS AND END LAPS OF METAL LATH, WHERE THEY OCCUR BETWEEN FRAMING MEMBERS, MAY BE STAPLED OR NAILED TO THE SUBSTRATE OR WIRE; 9 INCHES ON CENTER FOR END LAPS AND 18 INCHES ON CENTER FOR ACCESSORIES.

EXPANDED LATH SHALL BE USED FOR VERTICAL AND HORIZONTAL CONTROL JOINTS. THE HORIZONTAL CONTROL JOINT SHALL BE CUT TO FIT THE SUBSTRATE. THE VERTICAL CONTROL JOINT SHALL BE CUT TO FIT THE SUBSTRATE. THE CUTS SHALL BE AT 45 DEGREE ANGLES, BUT NOT OVER THE BROWN COAT, USING CHISEL AND MINIMUM FASTENERS PENETRATING THE STUCCO (SEE RECOMMENDED PRACTICE SECTION).

ALTERNATIVE METHODS: (ACCENT FEATURES APPLIED DIRECTLY OVER METAL LATH)

1. ACCENT FEATURES MAY BE APPLIED DIRECTLY OVER SOLID, OR PERFORM THEM IF THEY ARE PROPERLY FLASHERD OR THE WRB AND LATH EXTEND OVER THE TOP SECTION OF THE ACCENT FEATURE.
2. ACCENT FEATURES MAY BE INSTALLED DIRECTLY OVER METAL LATH WHEN THEY ARE ISOLATED FROM THE SUBSTRATE BY A MINIMUM 1/8 INCH AIR SPACE. THIS METHOD WILL REQUIRE A RENEWABLE BACKER-ROD AND SEALANT JOINT.
3. PROPRIETARY METHOD: (ACCENT FEATURES OVER STUCCO) (OVER ACCENT STRIPS, BANDS, AND TRIM) SHOULD BE INSTALLED OVER THE BROWN COAT, USING CHISEL AND MINIMUM FASTENERS PENETRATING THE STUCCO (SEE RECOMMENDED PRACTICE SECTION).

NOTE: DETAILS FOR ALTERNATIVE METHODS MUST BE SHOWN ON PLANS AND APPROVED BY THE BUILDING OFFICIAL.

THE TERMINATION OF THE STUCCO AT THE BASE OF A WOOD STRUCTURE SHALL BE PER ASTM C-926, SECTION A2.2.2.

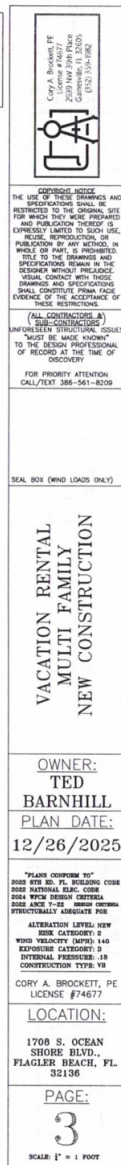
A WEEP SCREED SHALL BE INSTALLED PER ASTM STANDARD 1063-06 SECTION 7.11.5. SEE BELOW.

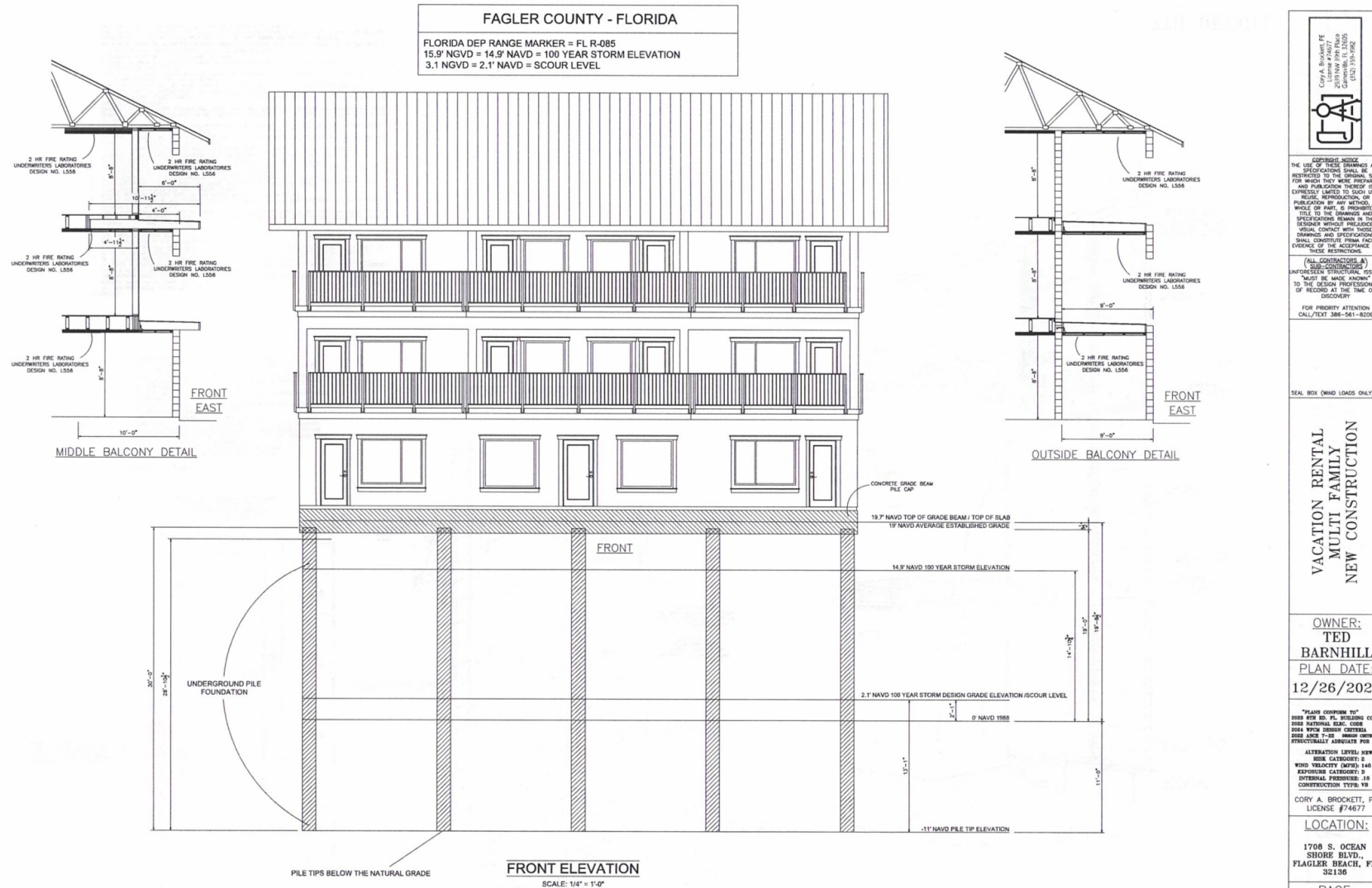
1. WEEP SCREED SHALL BE LOCATED AT THE BASE OF THE WALL OR OVER SOLID, OR PERFORM THEM IF THEY ARE PROPERLY FLASHERD TO FACILITATE THE REMOVAL OF MOISTURE FROM THE WALL CAVITY AND VERTICAL ATTACHMENT FLANGE NOT LESS THAN 3.5 INCHES LONG. THE BOTTOM EDGE OF THE WEEP SCREED IS PLACED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND WALL. THE WEEP SCREED SHALL BE INSTALLED OVER THE LATH ENTIRELY COVER THE VERTICAL ATTACHMENT FLANGE AND TERMINATE AT THE TOP EDGE OF THE NOSE OR GROUND FLANGE.

2. RAW EARTH, GRADE SHALL BE NOT LESS THAN 4 INCHES BELOW THE NOSE OF THE WEEP SCREED, PAVED SURFACES SHALL BE NOT LESS THAN 2 INCHES BELOW THE NOSE OF THE WEEP SCREED.

3. ROOF LINES SHALL BE NOT LESS THAN 2 INCHES BELOW THE STUCCO TERMINATION.

RECOMMENDED PRACTICE SECTION







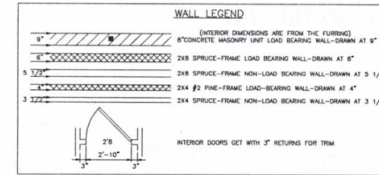
| 2ND FLOOR AREA TABULATIONS |                    |
|----------------------------|--------------------|
| 638sf                      | UNIT #3 LIVING     |
| 153sf                      | UNIT #3 OCEAN DECK |
| 544sf                      | UNIT #4 LIVING     |
| 124sf                      | UNIT #4 OCEAN DECK |
| 638sf                      | UNIT #5 LIVING     |
| 153sf                      | UNIT #5 OCEAN DECK |
| 347sf                      | LAUNDRY ROOM       |
|                            | CORRIDOR           |
|                            | STAIR WELL         |
|                            | ELEVATOR           |
| 1,820sf                    | 2ND LIVING TOTAL   |
| 2,597sf                    | 2ND FLOOR TOTAL    |

| 3RD FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #6 LIVING       |
| 153sf                      | UNIT #6 OCEAN DECK   |
| 544sf                      | UNIT #7 LIVING       |
| 124sf                      | UNIT #7 FLORIDA ROOM |
| 638sf                      | UNIT #8 LIVING       |
| 153sf                      | UNIT #8 OCEAN DECK   |
| 347sf                      | LAUNDRY ROOM         |
|                            | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,820sf                    | 3RD LIVING TOTAL     |
| 2,597sf                    | 3RD FLOOR TOTAL      |

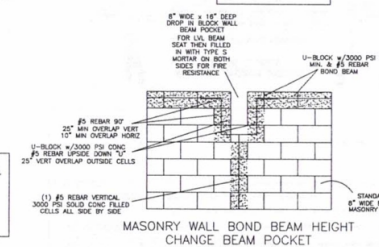
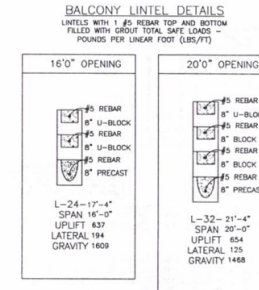
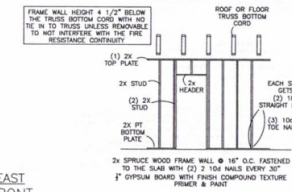
**AREA UNDER THE STAIRS SHALL NOT BE USED AS STORAGE**

**TILE WALLS NOTES**  
 SHOWER AREA TILE BACKER BOARD WITH TILE FASTENED WITH 1" TILE BACKER SCREWS EVERY 5" ON 5" PER TUBES, TUBES & 2X4 STD FRAMING

**CONCRETE - SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.**  
**BLOCK WALLS, NOTES**  
 UNITS - PRE-CAST OF POWER BLOCK LABEL W/11) #8 REBAR HORIZ. SOLID FILLED CONCRETE  
 BLOCK WALL - STANDING AT THICK. HEIGHT, WIDTH AND SHAPE OF EACH BLOCK, CAN VARY.  
 BLOCK COLUMNS - SIZE, SHAPE AND HEIGHT MAY VARY W/11) #8 REBAR VERT. SOLID FILLED CONCRETE. SEE FLOOR PLAN FOR STRUCTURAL PLAN FOR REINFORCING OF REBAR.  
 1" BLOCK WITH 11) #8 REBAR HORIZ. SOLID CONCRETE FILLED  
 MASONRY SILL - PRECAST MASONRY SILL  
 REBAR BY FOOT - #8 REBAR 15" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL.  
 VERTICAL FILLED CELL - 11) #8 REBAR VERTICAL SOLID FILLED CONCRETE



|  |                     | <b>SIMPSON ANCHOR SYSTEM<br/>CATALOG C-2010</b> |                                     |      |           |  |        |      |                              |     |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------|------|-----------|-------------------------------------------------------------------------------------|--------|------|------------------------------|-----|
| <b>2500 PSI MIN. CONCRETE STRENGTH</b>                                              |                     |                                                 |                                     |      |           |                                                                                     |        |      |                              |     |
| ANCHOR DIA.                                                                         | DRILL BIT DIA. (IN) | EMBEDMENT DEPTH (IN)                            | TENSION LOAD BASED ON BOND STRENGTH |      |           |                                                                                     |        |      | TENSILE LOAD CAPACITY (LBS.) |     |
|                                                                                     |                     |                                                 | NO EDGE                             |      | NEAR EDGE |                                                                                     | CORNER |      |                              |     |
|                                                                                     |                     |                                                 | AT                                  | SAT  | AT        | SAT                                                                                 | AT     | SAT  |                              |     |
| 5/8"                                                                                | 1 1/8"              | 3 3/4"                                          | 2 1/2                               | 2125 | 1895      | 1065                                                                                | 815    | 1085 | 815                          | 567 |
|                                                                                     |                     |                                                 | 5 1/2                               | 6505 | 6980      | 3325                                                                                | 3205   | 2340 | 2245                         |     |
|                                                                                     |                     |                                                 | 9 3/8                               | 7920 | 8350      | 4830                                                                                | 5345   | 3330 | 3630                         |     |



1ST FLOOR PLAN

**AV**

Cory A. Buckert, PE  
License #74677  
2039 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1982

**CONFIDENTIAL NOTICE**  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION, OR REPRODUCTION BY ANY MEANS, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE POSSESSION OF THE ARCHITECT WITHOUT VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE VIOLATION OF THESE RESTRICTIONS.

**(ALL CONTRACTORS & SUB-CONTRACTORS UNFORESEEN STRUCTURAL ISSUE "MUST BE MADE KNOWN" TO DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY**

**FOR PRIORITY ATTENTION**  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL  
PLAN DATE:  
12/26/2025

"PLANS CONFORM TO"  
2012 8TH ED. FL. BUILDING CODE  
2012 NATIONAL ELEC. CODE  
2012 WFCM DESIGN CRITERIA  
2012 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: .10  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:

1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:

5

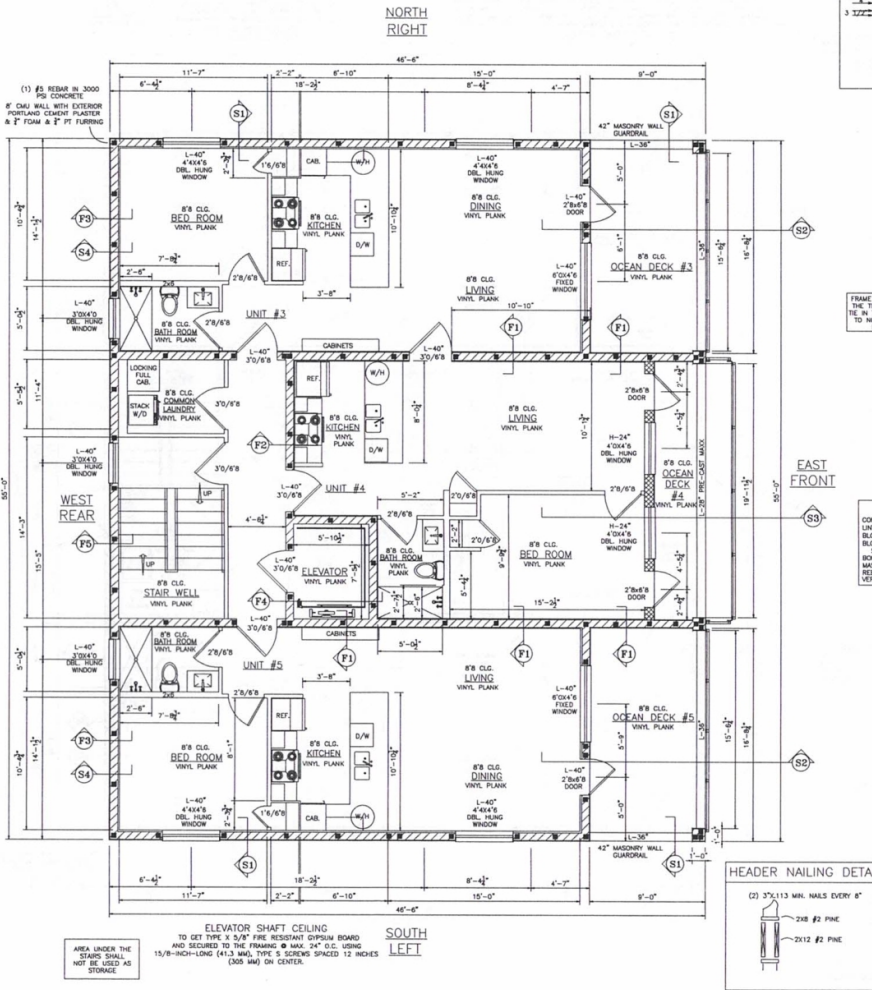
SCALE:  $\frac{1}{4}" = 1 \text{ FOOT}$

| 1ST FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #1 LIVING       |
| 153sf                      | UNIT #1 FLORIDA ROOM |
| 638sf                      | UNIT #2 LIVING       |
| 153sf                      | UNIT #2 FLORIDA ROOM |
| 578sf                      | COMMON AREA LIVING   |
|                            | STORAGE AREA         |
|                            | LAUNDRY ROOM         |
| 398sf                      | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,850sf                    | 1ST LIVING TOTAL     |
| 2,558sf                    | 1ST FLOOR TOTAL      |

| 2ND FLOOR AREA TABULATIONS |                    |
|----------------------------|--------------------|
| 638sf                      | UNIT #3 LIVING     |
| 153sf                      | UNIT #3 OCEAN DECK |
| 544sf                      | UNIT #4 LIVING     |
| 124sf                      | UNIT #4 OCEAN DECK |
| 638sf                      | UNIT #5 LIVING     |
| 153sf                      | UNIT #5 OCEAN DECK |
|                            | LAUNDRY ROOM       |
|                            | CORRIDOR           |
| 347sf                      | STAIR WELL         |
|                            | ELEVATOR           |
| 1,820sf                    | 2ND LIVING TOTAL   |
| 2,597sf                    | 2ND FLOOR TOTAL    |

| 3RD FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #6 LIVING       |
| 153sf                      | UNIT #6 OCEAN DECK   |
| 544sf                      | UNIT #7 LIVING       |
| 124sf                      | UNIT #7 FLORIDA ROOM |
| 638sf                      | UNIT #8 LIVING       |
| 153sf                      | UNIT #8 OCEAN DECK   |
|                            | LAUNDRY ROOM         |
|                            | CORRIDOR             |
| 347sf                      | STAIR WELL           |
|                            | ELEVATOR             |
| 1,820sf                    | 3RD LIVING TOTAL     |
| 2,597sf                    | 3RD FLOOR TOTAL      |

| TOTAL AREA TABULATIONS |        |
|------------------------|--------|
| 5,490sf                | LIVING |
| 7,752sf                | TOTAL  |



2ND FLOOR PLAN

**VACATION RENTAL MULTI FAMILY NEW CONSTRUCTION**

**OWNER:**  
TED BARNHILL

**PLAN DATE:**  
12/26/2025

**\*PLAIN CHANGING 8"**  
2008 STD. 8" PL. REINFORCING CODE  
2008 NATURAL BLDG. CODE  
2004 WPC DESIGN CRITERIA  
2008 LACE 7-55 MINIMUM OVERLAP  
STRUCTURALLY APPROPRIATE FOR

**ALTERNATE LATERAL NEW**  
RISK CATEGORY 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY B  
INTERNAL PRESSURE: -18  
CONSTRUCTION TYPE: VB

**CORP. A BROCKETT, P.E.**  
LICENSE #74677

**LOCATION:**  
1708 S. OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136

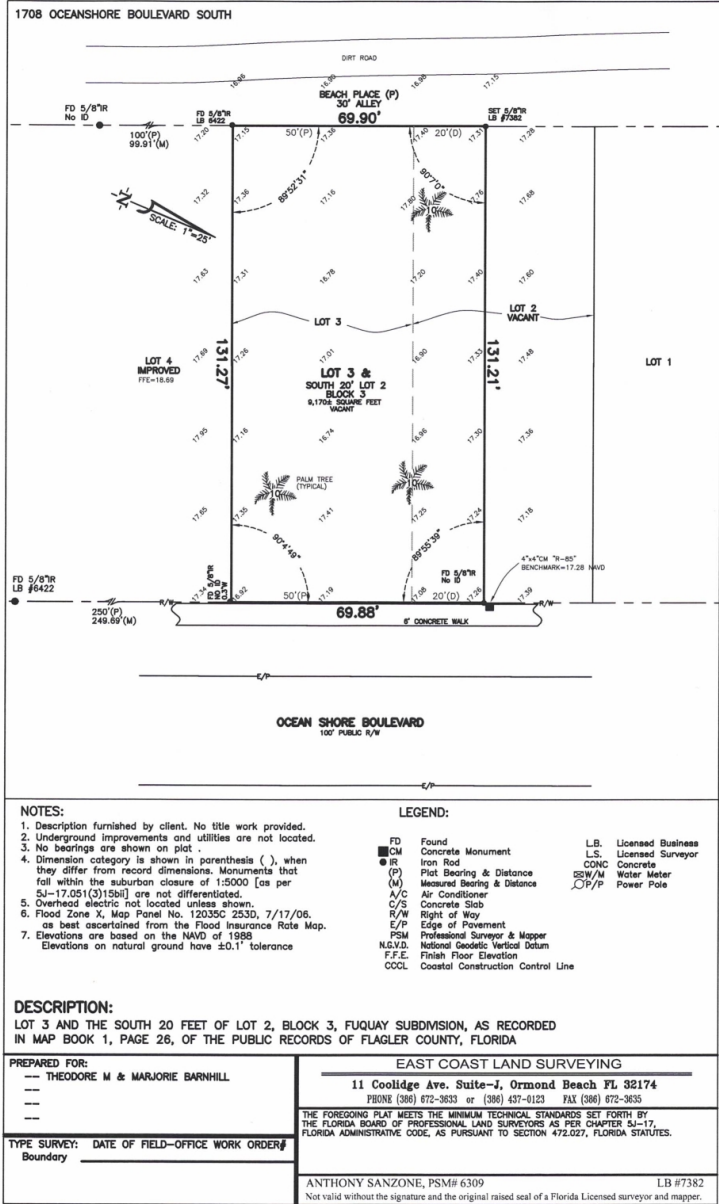
**SCALE:**  
1" = 1' FOOT

# Flagler Beach Vacation Rental Characteristics

- Attractive three story concrete block building 34 ½ feet high built off of pilings
- Eight one-bedroom apartments (544 SF to 638 SF) with great views
- Private direct ocean view balconies and Florida rooms (124 SF to 153 SF)
- 2,558 sf building foot print
- 5,490 sf total living area, 7,752 sf total area including balconies and Florida rooms
- Shared dining/lounge/ lobby area
- Shared Laundry Facilities on each floor
- New (in contrast to older motels in Flagler)
- Nicely furnished
- Family oriented
- Relatively affordable
- Quieter (not in downtown Flagler Beach)



# 1708 S. Ocean Shore Blvd. Survey





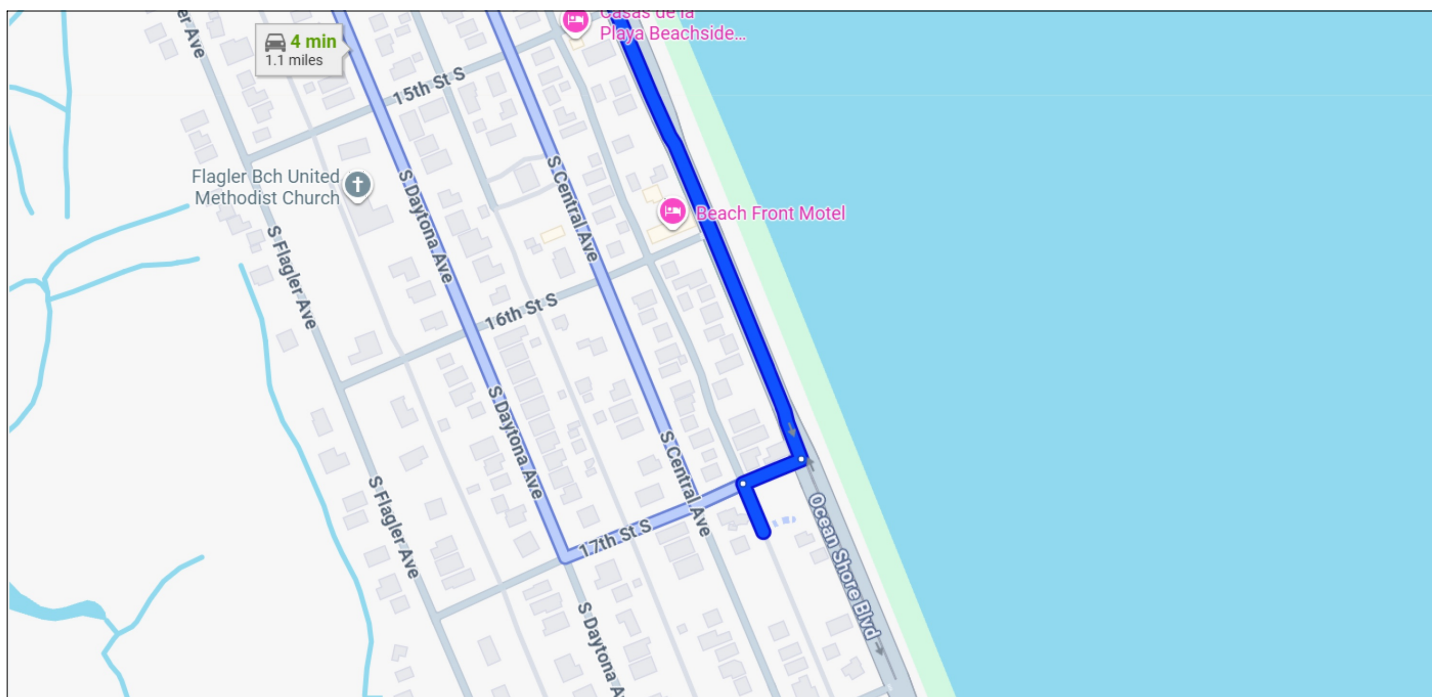
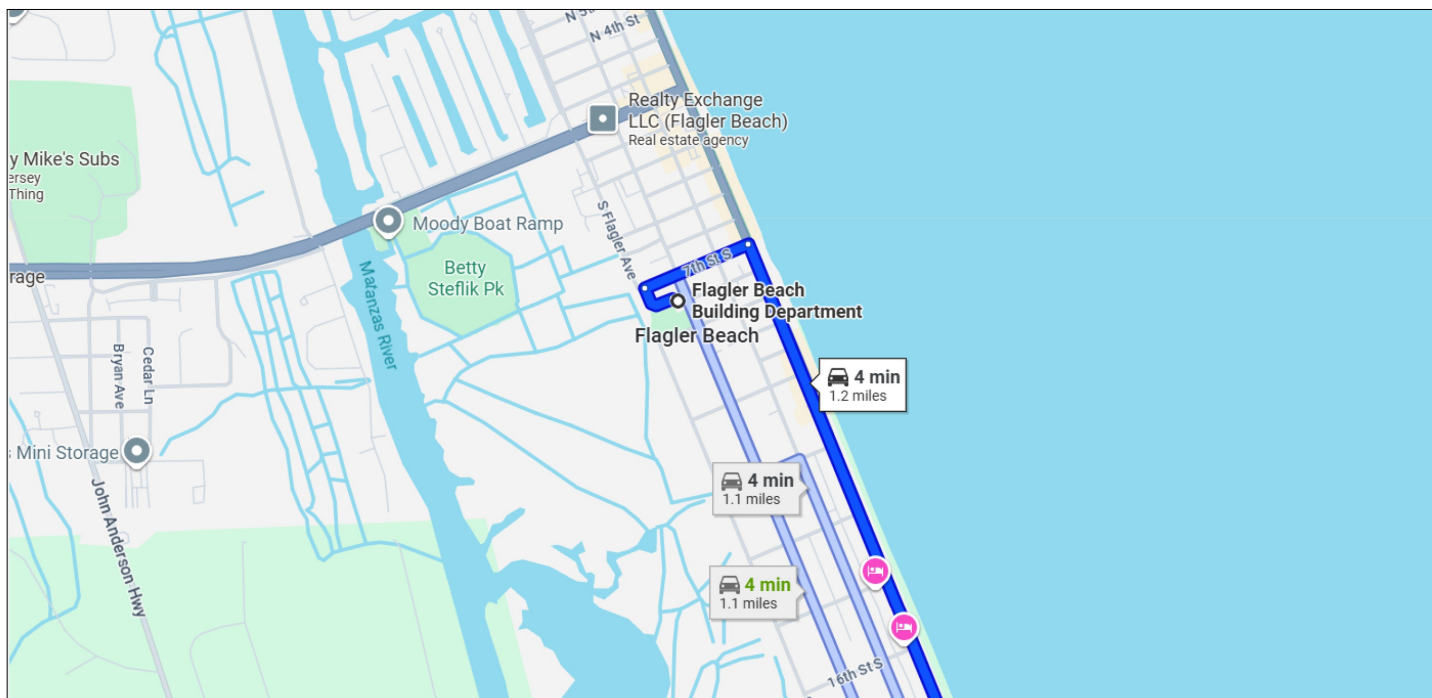
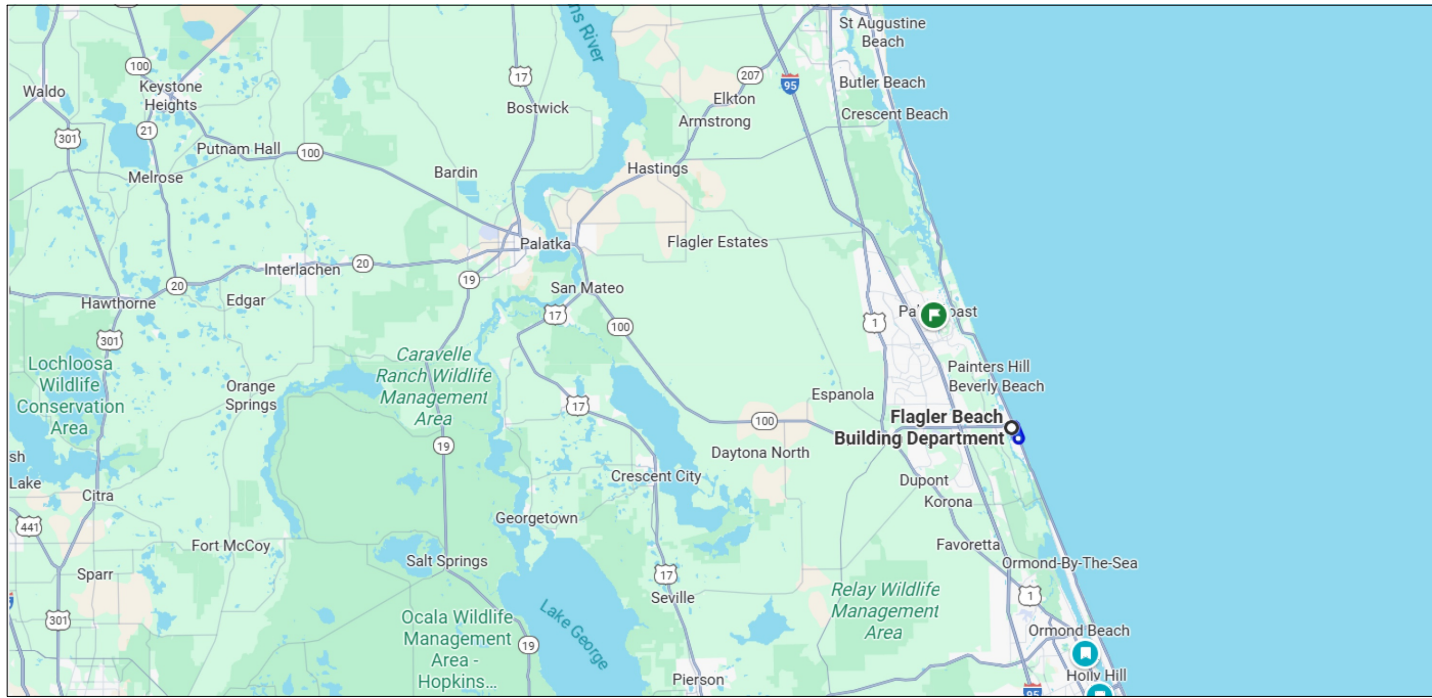
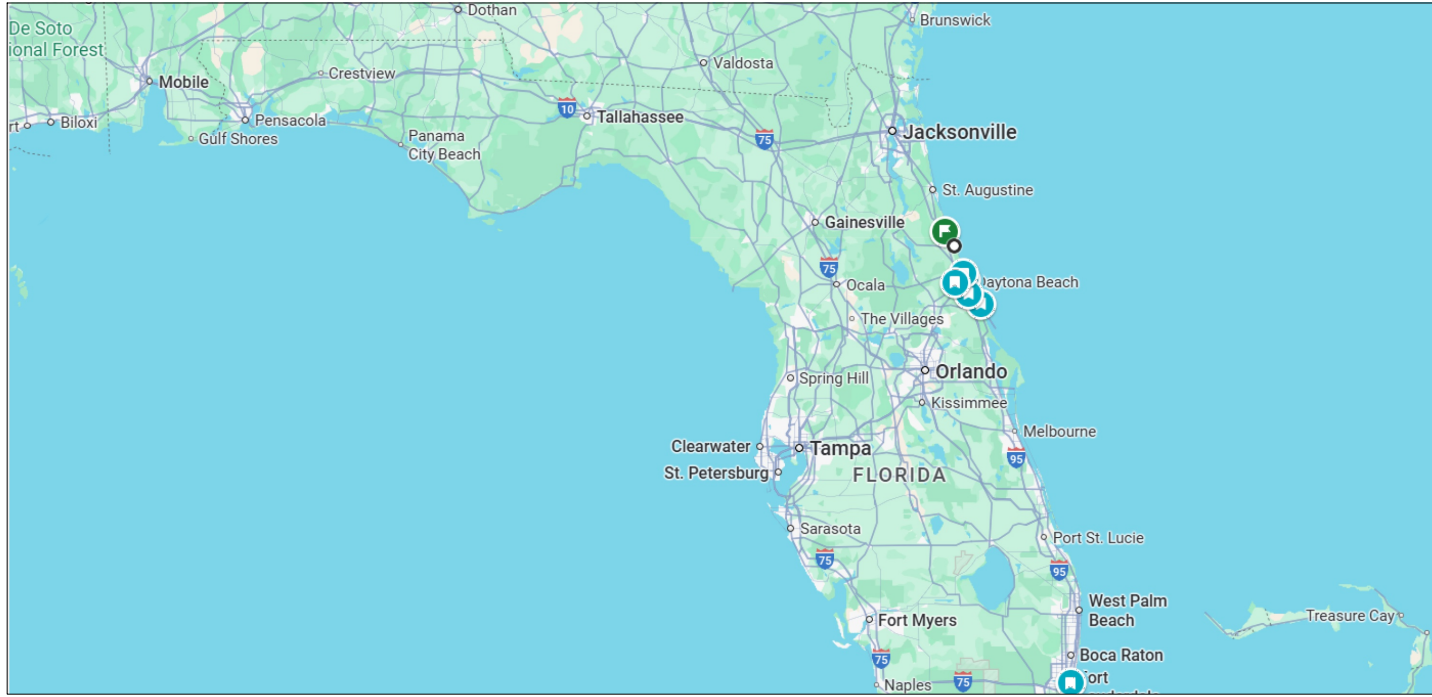


# Location Layout Characteristics

- 1708 S. Ocean Shore Blvd. is zoned Tourist Commercial
- Residential house to south (zoned TC), vacant lot to north (zoned TC), residential house to west (zoned residential)
- Nine 10 foot by 20 foot regular and one 12 foot by 20 foot handicapped parking spaces in front of building with access from South Ocean Shore Blvd
- Rollaway garbage containers in the rear of the building.
- Lot size 9,174 sf
- Impervious 973 sf (10.61%)
- Pervious 5,643 sf (61.51%) with porous sandy soil. Many ways for civil engineer to design adequate storm water management (forthcoming).
- 2,558 sf building coverage (27.02%)



LOCATION:



BOX FOR OFFICIALS USE

ALL TEXT REQUESTED TO BE PRESENTED THAT ARE NOT PRESENTED ON THESE DOCUMENTS SHALL BE REGARDED AS PRESENTED IN INITIALLY REQUIRED STATEMENT, "THESE PLANS CONFORM TO THE 2020 FLORIDA BUILDING CODE"

ABBREVIATIONS:

|        |                                     |        |                         |         |                                   |         |                                |
|--------|-------------------------------------|--------|-------------------------|---------|-----------------------------------|---------|--------------------------------|
| AB     | ANCHOR BOLT                         | EA     | EACH                    | M       | MASTER                            | REQ'D   | REQUIRED                       |
| ABV    | ABOVE                               | EB     | EYE BROW                | MANUF.  | MANUFACTURER                      | RM.     | ROOM                           |
| A/C    | AIR CONDITIONER                     | ELECT. | ELECTRICAL              | MAX.    | MAXIMUM                           | RND.    | ROUND                          |
| ACI    | AMERICAN CONCRETE INSTITUTE         | ELEV.  | ELEVATION               | MIN.    | MINIMUM                           | S       | SHELF                          |
| AFF    | ABOVE FINISHED FLOOR                | EMBED. | EMBEDMENT               | MIRR.   | MIRROR                            | SDP.    | SOIL BEARING PRESSURE          |
| AFI    | ARC FAULT INTERRUPT                 | EW     | EACH WAY                | MJ      | MECHANICAL JOINT                  | SD      | SMOKE DETECTOR                 |
| AH     | AIR HANDLER                         | EXT.   | EXTERIOR                | MONO.   | MONOLITHIC                        | SECT.   | SECTION                        |
| ALUM.  | ALUMINUM                            | FEC.   | FLORIDA BUILDING CODE   | MPH.    | MILES PER HOUR                    | SF      | SQUARE FOOT                    |
| AMP.   | AMPERE                              | FIN.   | FINISH                  | MWFRS.  | MAIN WINDS FORCE RESISTING SYSTEM | SGD.    | SLIDING GLASS DOOR             |
| APA    | THE ENGINEERED WOOD ASSOCIATION     | FIX.   | FIXTURE                 | NA      | NOT APPLICABLE                    | SH      | SINGLE HUNG                    |
| ASCE   | AMERICAN SOCIETY OF CIVIL ENGINEERS | FG.    | FIXED GLASS             | NDS.    | NATIONAL DESIGN SPECIFICATION     | SPEC.   | SPECIFICATIONS                 |
| ATR.   | ALL THREADED ROD                    | FLR.   | FLOOR                   | NIC.    | NOT INCLUDED                      | SPF.    | SPRUCE PINE FIR                |
| B      | BOTTOM                              | FOUND. | FOUNDATION              | NO.     | NUMBER                            | SQ.FT.  | SQUARE FOOT                    |
| BFF    | BELOW FINISH FLOOR                  | FTG.   | FOOTING                 | NTS.    | NOT TO SCALE                      | SW      | SWITCH                         |
| BLK.   | BLOCK                               | FWC.   | FOR WOOD CONSTRUCTION   | OBS.    | OBSCURD                           | SWC.    | SHEAR WALL CONNECTOR           |
| BOT.   | BOTTOM                              | GA.    | GYPSUM ASSOCIATION      | OC.     | ON CENTER                         | SWS.    | SHEAR WALL SEGMENT             |
| BRG.   | BEARING                             | GAL.   | GALLON                  | OHD.    | OVERHEAD DOOR                     | SYP.    | SOUTHERN YELLOW PINE           |
| C+C    | COMPONENTS AND CLADDING             | GALV.  | GALVANIZED              | OSB.    | ORIENTED STRAND BOARD             | T       | TOP                            |
| CANT.  | CANTILEVER                          | GB.    | GLASS BLOCK             | PRESS.  | PRESSURE                          | T&G.    | TONGUE AND GROOVE              |
| CIR.   | CIRCLE                              | GDR.   | GIRDER                  | PARA.   | PARALLEL                          | TEMP.   | TEMPERED                       |
| CLG.   | CEILING                             | GFI.   | GROUND FAULT INTERRUPT  | PL.     | PRECUT LINTEL                     | THK.    | THICK                          |
| CMU.   | CONCRETE MASONRY UNIT               | GLS.   | GLASS                   | PED.    | PEDESTAL                          | T-NAIL. | TOENAIL                        |
| CO.    | CLEAN OUT                           | GYP.   | GYPSUM                  | PERP.   | PERPENDICULAR                     | TV.     | TELEVISION                     |
| COL.   | COLUMN                              | HB.    | HOSE BIB                | PK.     | POCKET                            | TYP.    | TYPICAL                        |
| COMP.  | COMPACTED                           | HDR.   | HEADER                  | PLA.    | PLATE                             | U.      | URNAL                          |
| COND.  | CONDENSER                           | HGT.   | HEIGHT                  | PLB.    | PLUMBING                          | UL.     | UNDERWRITERS LABORATORIES INC. |
| CONT.  | CONTINUOUS                          | HT     | HORIZONTAL              | PW.     | PLYWOOD                           | UNO.    | UNLESS NOTED OTHERWISE         |
| CPT.   | CARPET                              | HVAC.  | HEAT.VENT.+COND.        | PREF.   | PREFABRICATED                     | USG.    | UNITED STATES GYPSUM COMPANY   |
| PENNY  | PENNY                               | INSUL. | INCANDESCENT            | PSF.    | POUNDS PER SQUARE FOOT            | V.      | VOLTS                          |
| DBL.   | DOUBLE                              | KD.    | KILN DRIED LUMBER       | PT.     | POUNDS PER SQUARE INCH            | VENT.   | VENTILATED                     |
| DECOR. | DECORATIVE                          | L.     | LAVATORY                | PVC.    | POLYVINYL CHLORIDE                | VIN.    | VINYL                          |
| DET.   | DETAIL                              | LBS.   | POUNDS                  | Q.      | QUANTITY                          | VISQ.   | VISQUEEN                       |
| DH.    | DOUBLE HUNG                         | LT.    | LAUNDRY TUB             | R.      | ROD                               | VOL.    | WASHER                         |
| DIA.   | DIAMETER                            | LVL.   | LAMINATED VAINER LUMBER | RECEPT. | RECEPTACLE                        | W.      | WITH                           |
| DISC.  | DISCONNECT                          |        |                         | REF.    | REFERENCE                         | WC.     | WATER CLOSET                   |
| DR.    | DOOR                                |        |                         | RFD.    | REINFORCED                        | WD.     | WOOD                           |
| DRY.   | DRYER                               |        |                         | RES     | RESIDENCE                         | WH.     | WATER HEATER                   |
|        |                                     |        |                         |         |                                   | TWH.    | TANKLESS WATER HEATER          |
|        |                                     |        |                         |         |                                   | WIC.    | WALK-IN CLOSET                 |
|        |                                     |        |                         |         |                                   | WWF.    | WELDED WIRE FRAME              |

LEGEND & SYMBOLS:

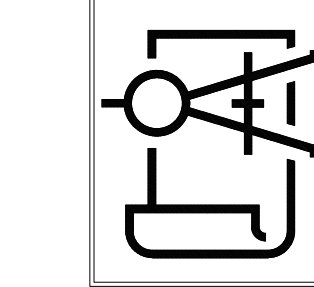
|                                       |                                                                 |                       |
|---------------------------------------|-----------------------------------------------------------------|-----------------------|
| ■ #5 DIA. ROD IN FILLED CELL          | ⌚ DUPLEX REC.                                                   | ⌚ WATER CLOSET        |
| — 2X4 FRAME WALL                      | ⌚ 220 VOLT REC.                                                 | ⌚ LAVATORY            |
| /// 6" CMU WALL                       | ⌚ WP GFI WEATHER PROOF REC.                                     | ⌚ KITCHEN SINK        |
| xxxxx INTERIOR BEARING WALL           | ⌚ GFI GROUND FAULT CIRCUITS INTERRUPTER REC.                    | ⌚ LAUNDRY TUB         |
| — PRECAST LINTEL                      | ⌚ SWITCHED REC.                                                 | ⌚ BATH TUB AND SHOWER |
| — CARPET TO TILE TRANSITION           | ⌚ SWITCH                                                        | ⌚ CORNER TUB          |
| — REFER TO DETAIL SHEET               | ⌚ 3 WAY SWITCH                                                  | ⌚ SHOWER              |
| — PRECAST COMPOSITE LINTEL SIZE       | ⌚ 4 WAY SWITCH                                                  | ⌚ WASHING MACHINES    |
| — FRAME HEADER SIZE                   | ⌚ INCAND. CEILING FIX.                                          | ⌚ WATER HEATER        |
| — LAMINATED VENEER LUMBER SIZE        | ⌚ INCAND. WALL FIX.                                             | ⌚ SHOWER HEAD & VALVE |
| — TRUSS I.D.                          | ⌚ FLUORESCENT FIX.                                              |                       |
| — WALL FIX.                           | ⌚ CEILING FAN                                                   |                       |
| — ELECT. PANEL                        | ⌚ 220 VOLT JUNCTION BOX                                         |                       |
| — ELECT. METER                        | ⌚ 110 VOLT JUNCTION BOX                                         |                       |
| — EMERGENCY LIGHT WITH BATTERY BACKUP | ⌚ EXHAUST FAN                                                   |                       |
| — VAPOR PROOF RECESSED CAN LIGHT      | ⌚ SMOKE DETECTOR WITH BATTERY BACKUP & CARBON MONOXIDE DETECTOR |                       |
| — RECESSED LIGHT                      | ⌚ PHONE JACK                                                    |                       |
| — EXTERIOR FLOOD LIGHT                | ⌚ CABLE CONNECTION                                              |                       |

SCOPE OF WORK:

1. CONSTRUCTION OF A MULTI-FAMILY VACATION RENTAL BUILDING



Cory A. Brockett, PE  
License #74677  
2939 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1962



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS)  
UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL  
PLAN DATE:  
5/18/2026

"PLANS CONFORM TO"  
2024 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 1B  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:  
1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:  
1



# NOTES & SPECIFICATIONS:

## FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.  
BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.  
STEMWALL BLOCK WALL HEIGHT MAY VARY DUE TO FIELD CONDITIONS.

## BLOCK WALLS

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRANGTH OF 2500 PSI AT 28 DAYS.  
C.M.U WALL=STANDARD 8" THICK, HIEGHT, WIDTH AND SHAPE MAY VARY PER BLOCK AND PER PLAN.  
BLOCK COLUMN=SIZE, SHAPE AND HIEGHT MAY VARY, SEE FLOOR OF STRUCTURAL PLAN FOR SIZE.  
LINTEL=PRE-CAST AND/OR STEEL LINTEL MAY BE USED.  
BOND BEAM=U-BLOCK OR LINTEL MAY BE USED.  
BOND BEAM=#5 CORNER BAR MINIMUM LAP 25" EACH WAY.  
#5 REBAR 90 DEGREE HOOK VERTICAL=MINIMUM 10" OVERLAP REBAR HORIZONTAL AND 25" OVERLAP VERTICAL  
EACH SIDE OF EXTERIOR OPENINGS ARE TO BE MINIMUM SOLID WITH REBAR.  
#5 REBAR VERTIAL FILLED CELLS=AT ALL CORNERS, 8' MAXIMAM SPACE AND BOTH SIDES OF OPENINGS.  
(2) #5 REBAR ON EACH SIDE OF OPENINGS 12' AND WIDER  
#5 REBAR AT EACH END OF PORCH LINTES  
REBARs ARE NOT REQIARED TO LINE UP FROM FLOOR TO FLOOR AND ARE NOT REQIARED AT T-INTERSECTIONS OF 2 MASONRY WALLS

## FRAME WALLS

FRAME WALLS=LOAD BEARING TO BE MINIMUM 2X4 FRAMING #2 SPF WITH STUDS AT 16" O.C.  
JACKS=(1) EACH SIDE OF HEADER SPAN 0"-49"  
JACKS=(2) EACH SIDE OF HEADER SPAN 49" TO 73"  
JACKS=(3) EACH SIDE OF HEADER SPAN 73" TO 97"  
JACKS=(4) EACH SIDE OF HEADER SPAN 97" AND UP  
HEADER=STANDARD (2) 2X12 OR LAMINATED BEAM, SEE FLOOR OR TRUSS PLAN FOR ODD SIZES.  
POST=MINIMUM 4X4 SEE FLOOR PLAN FOR ACTUAL SIZE.  
ALL FRAMING IN CONTACT WITH MASONRY IS TO BE PRESURE TREATED OR TO HAVE A VAPOR BARRIER.  
BOLTS=FOUNDATION ½" BOLT X 10" MINIMUM WITH 7" EMBEDMENT, EPOXIED ALL THREAD IF MISSING OR 8" WEDGE ANCHORS  
2"x2"x½" WASHERS ON ALL BOLTS  
21" MAXIMUM SPACING ON ALL BOLTS  
SIMPSON SP1 OR SPH4=AT STUD BOTTOM, 16"O.C. MAXIMUM SPACING AND EACH SIDE OF OPENINGS.  
SIMPSON SP2 OR SPH4=AT STUD TOP, 16" O.C. MAXIMUM SPACING (NOT AT HEADERS)  
SIMPSON CS16 OR LSTA=EACH SIDE OF HEADERS. (UNLESS MORE IS SPECIFIED)

## INSULATION

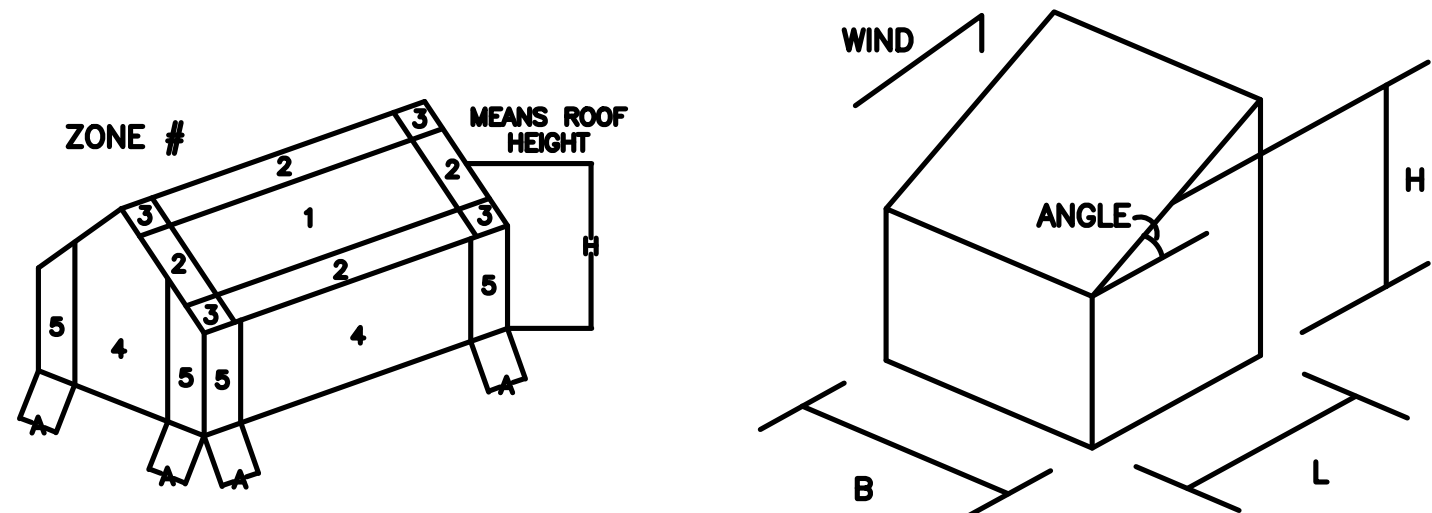
MASONRY WALLS WILL REQUIRE R-11 RIDGED FOIL AND FOAM INSULATION.  
FRAME WALLS WILL REQUIRE R-13 IN 2X4'S MIN.  
CEILINGS WILL REQUIRED R-30 BLOWN OR BATTED.  
IF USING SPRAYED FOAM INSULATION TO BOTTOM OF ROOFING SYSTEM THEN NO ROOF OR SOFIT VENTING IS REQUIRED.  
ALL VOIDS/HOLES TO OUTSIDE, ATTIC, OR FLOOR SYSTEMS WILL BE FILLED WITH FIRE PROOF SPRAY FOAM.  
ALL PIPES EXPOSED TO INSIDE OR OUTSIDE WILL REQUIRE PIPE INSULATION.

## EXTERIOR FINISH

SEE ELEVATION FOR EXTERIOR FINISH.  
BLOCK WALLS ADD 1X4 P.T. FURRING HORIZONTAL OR VERTICAL AT 16" O.C. FOR LAP CEMENT BOARD SIDING.  
FRAME WALLS, LUMBER THAT IS IN CONTACT WITH MASONRY IS TO BE P.T..  
FRAME WALLS WILL HAVE 1/2" SHEATHING NAILED W/8d AT 4" ON THE HORIZONTAL EDGES. 6" O.C. ON THE VERTICAL EDGES & 8" IN THE FIELD.  
FRAME WALL WILL RECEIVE ROLL INSULATION HOUSE WRAP, THEN 15# FELT MIN. THEN WIRE OR PLASTIC LATH NAILED TO MANUFACTURES SPECIFICATIONS WITH REGARDS TO WALLS OR CEILINGS WITH A MIN. OF 7/8" OF PORTLAND CEMENT PLASTER.  
(1) COAT OF ACRYLIC PRIMER SEALER.  
(2) COATS OF ACRYLIC PAINT.

## ROOFING

SEE ELEVATIONS FOR ROOFING TYPE.  
ROOF-SHINGLES TO BE 110 MODIFIED.  
ROOF-SHINGLES=30# FELT, 1/2" SHEATHING NAILED W/8d AT 4" ON EDGES & 6" IN THE FIELD.  
ROOF-TILE=90# FELT, ⅝" SHEATHING NAILED W/8d AT 4" O.C. ON EDGES & 6" O.C. IN FIELD.  
ROOF-METAL=30# FELT, ⅝" SHEATHING NAILED W/8d AT 4" O.C. ON EDGES & 6" O.C. IN FIELD.  
FACIA=2X4 MIN. SEE ELEVATIONS FOR SIZE, CUT & OVERHANG.



WIND SPEEDS CONVERSIONS (A,B,C,)

| V <sub>ref</sub> | 100 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| V <sub>ref</sub> | 78  | 85  | 93  | 101 | 108 | 116 | 124 | 132 | 139 | 147 | 155 |

FOR SI: 1 MILE PER HOUR = 0.447 M/S.  
A) LINEAR INTERPOPULATION IS PERMITTED.  
B) V<sub>ref</sub> = NOMINAL DESIGN WIND SPEED.  
C) V<sub>ult</sub> = ULTIMATE DESIGN WIND SPEED DETERMINED FROM FIGURE R301.2(4).

## COMPONENTS AND CLADDING WALLS

Structures less than or equal to 60 ft

## COMPONENT PRESSURES:

| AREA | PRESSURE (psf) |
|------|----------------|
| 4    | MAX = 73.83    |
| 4    | MIN = -82.22   |
| 5    | MAX = 73.83    |
| 5    | MIN = -82.22   |

Dimension a = 4.45 ft  
Note, when max absolute value is less than 10 psf, use 10 psf or -10 psf as applicable.

## WALLS – CONSTANTS USED

Ref: ASCE 7-22, Equation 6-17  
Walls are less than or equal to 60 ft high.  
Roof Angle = 26.57 deg  
Mean Roof Height = 34.10 ft  
Area = 7753.00 sf  
Cp VALUES  
AREA Cp

|   |             |
|---|-------------|
| 4 | 0.70, -0.80 |
| 5 | 0.70, -0.80 |

Velocity Pressure Roof, q = 83.90 psf  
Exposure Coeff. Roof, Kz = 1.19  
Wind Speed, V = 180.0 MPH  
Exposure Cat. = D  
Importance Cat. = 2  
Internal Pressure Coef., GCp<sub>i</sub> = 0.18  
Topographic Factor, Kzt = 1.00  
Wind Direction Factor, Kd = 0.85

# BUILDING CODE SUMMARY

## 5 UNIT BUILDING

THIS PROJECT COMES UNDER THE JURISDICTION OF THE FOLLOWING AGENCIES FOR PERMITTING AND APPROVALS:  
VOLUSIA COUNTY, FLORIDA

## APPLICABLE CODES

2023 FLORIDA BUILDING CODE: BUILDING EDITION  
2023 FLORIDA BUILDING CODE: EXISTING BUILDING 8TH EDITION  
2023 FLORIDA BUILDING CODE: ACCESSIBILITY 8TH EDITION  
2023 FLORIDA BUILDING CODE: ENERGY CONSERVATION 8TH EDITION  
2023 FLORIDA BUILDING CODE: FUEL GAS 8TH EDITION  
2023 FLORIDA BUILDING CODE: PLUMBING 8TH EDITION  
2023 FLORIDA BUILDING CODE: ENERGY CODE 8TH EDITION  
2023 FLORIDA BUILDING CODE: MECHANICAL 8TH EDITION  
2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION  
ALL AS ADOPTED BY THE STATE OF FLORIDA AND THE COUNTY OF VOLUSIA

## 2023 FLORIDA BUILDING CODE : BUILDING

CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION – RESIDENTIAL GROUP R-2  
(602.1) – TYPE OF CONSTRUCTION – TYPE VB –SPRINKLED

## (602)PROTECTION REQUIREMENTS OF BUILDING ELEMENTS

- INTERIOR NONBEARING WALLS: 2 HOUR
- SEPARATION WALLS: NC
- COLUMNS: NC
- BEAMS, GIRDERS: NC
- FLOORS & FLOOR/CEILING ASSEMBLIES: NC
- ROOFS & ROOF/CEILING ASSEMBLIES: 2 HOUR
- EXTERIOR BEARING WALLS: 2 HOUR

## INTERIOR FINISHES

ALL INTERIOR FINISHES TO BE CLASS "C" OR BETTER.  
ALL EXITS AND EXIT ACCESS SHALL BE CLASS "B" OR BETTER.  
CLASS "B" INTERIOR FINISH FLAME SPREAD 26 – 75 SMOKE DEVELOPMENT  
0 – 450, CLASS "C" INTERIOR FINISH FLAME SPREAD 76 – 200 SMOKE DEVELOPMENT 0 – 450.

## (TABLE 1004.5) MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL R-2 1 OCCUPANT PER 200 GROSS SQ. FT. (621 SQ FT PER UNIT / 200 = 4 OCCUPANTS)  
(5,349 SQ FT ALL UNITS / 200 = 27 OCCUPANTS)

## (1005.3.1 & 1005.3.2) EGRESS WIDTH PER OCCUPANT SERVED

OTHER EGRESS 0.2 INCHES X 74 OCCUPANTS = 14.8 INCHES REQUIRED (64 INCHES PROVIDED)

(1005.7.1)DOOR ENCROACHMENT DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE-HALF DURING THE COURSE OF THE SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES (178 MM) INTO THE REQUIRED WIDTH.

## (1008.3.2)BUILDINGS EGRESS ILLUMINATION

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:  
1.INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.  
2.INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.  
3.EXIT PASSAGEWAYS.  
4.VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.  
5.EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

(1010.3.2)DOOR SWING. EGRESS DOORS SHALL BE PIVOTED OR SIDE HINGED SWINGING TYPE.  
PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

(1017.2) EXIT ACCESS TRAVEL DISTANCE – R-2 UN-SPRINKLED 200 (FEET)

## (TABLE 1017.2) EXIT ACCESS TRAVEL DISTANCE

OCCUPANT LOAD (PERSONS PER STORY): 1-500 PERSONS  
MINIMUM NUMBER OF EXITS (PER STORY): 2 EXITS PER STORY (2 EXITS PROVIDED)  
CANNOT EXIT THROUGH A STORAGE AREA

## 2023 FLORIDA BUILDING CODE: PLUMBING

## (TABLE 403.1) MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

TOTAL OCCUPANTS – RESIDENTIAL R-2 74  
MALE WATER CLOSETS REQUIRED – (ONE PER UNIT)  
FEMALE WATER CLOSETS REQUIRED – (ONE PER UNIT)  
LAVATORIES REQUIRED – (ONE PER UNIT)  
BATHTUBS / SHOWERS REQUIRED – (ONE PER UNIT)  
DRINKING FOUNTAINS REQUIRED – (NONE REQUIRED)  
SERVICE SINK – (NONE REQUIRED)

## 2023 NFPA 1: FIRE CODE

(NFPA 1: 11.1.7.1\*)  
MEANS SHALL BE PROVIDED FOR THE FIRE DEPARTMENT TO DISCONNECT THE ELECTRICAL SERVICE TO A BUILDING,STRUCTURE,OR FACILITY WHEN THE ELECTRICAL INSTALLATION IS COVERED UNDER THE SCOPE OF NFPA 70

## 2023 NFPA 101: LIFE SAFETY CODE

(NFPA 101: 7.10.1.3) EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET THE FOLLOWING CRITERIA UNLESS PROVIDED IN 7.10.1.4 (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT. (3) TACTILE SIGNAGE SHALL COMPLY WITH 703 OF FBCA AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDING AND FACILITIES

EXIT DOORS – SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE

## GENERAL NOTES

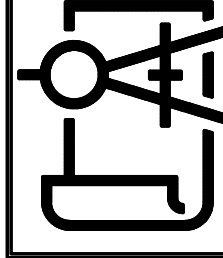
## EGRESS DOORS

EACH DOOR IN MEANS OF EGRESS MAY BE PROVIDED WITH A LATCH OR LOCK ONLY IF IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE, WHICH RELEASES WHEN PRESSURE OF NO MORE THAN 15 LB. IS APPLIED TO THE RELEASING DEVICE IN THE DIRECTION OF EXIT TRAVEL. SUCH RELEASING DEVICE MAY BE BARS OR PANELS EXTENDING NOT LESS THAN ONE-HALF THE WIDTH OF THE DOOR AND PLACED AT HEIGHTS SUITABLE FOR THE SERVICE REQUIRED, BUT NOT LESS THAN 30 INCHES OR MORE THAN 44 INCHES ABOVE THE FLOOR. WHENEVER PANIC HARDWARE IS USED ON A LABELED FIRE DOOR, THE PANIC HARDWARE SHALL BE LABELED AS FIRE EXIT HARDWARE.

## FLOOR & WALL PENETRATIONS

TO BE ACCORDING TO RATING OF ASSEMBLY BY A SYSTEM BEARING THE APPROPRIATE UL DESIGN NO. THESE ASSEMBLIES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND COPIES OF ASSEMBLY DETAILS TO BE KEPT ON SITE BY CONTRACTOR DURING CONSTRUCTION.

Cory A. Brackett, PE  
License #74677  
2939 NW 38th Place  
Gainesville, FL 32605  
(352) 359-1982



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AN SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SIT FOR WHICH THEY WERE PREPAREI AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE O THESE RESTRICTIONS.

(ALL CONTRACTORS &) SUB-CONTRACTORS UNFORESEEN STRUCTURAL ISSUI MUST BE MADE KNOWN\* TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

## OWNER:

TED  
BARNHILL

## PLAN DATE:

5/18/2026

\*PLANS CONFORM TO\*  
2023 8TH ED. FL. BUILDING COD  
2022 NATIONAL ELEC. CODE  
2024 WPCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 1.0  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

## LOCATION:

1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL  
32136

## PAGE:

2

SCALE: ¼" = 1 FOOT

## NOTES



EXTERIOR PLASTERING GUIDELINES:

STUCCO INSTALLATION, PROCEDURES AND GUIDELINES

THE FOLLOWING DOCUMENT IS BASED ON THE 2020 FBC, FBCR, ASTM C926, ASTM C1063, AND OTHER APPLICATION GUIDES REGARDING STUCCO INSTALLATION, PROCEDURES AND PRACTICES. THIS DOCUMENT IS NOT ALL INCLUSIVE AND DOES NOT COVER ALL THE REQUIREMENTS FOR COMPLIANT INSTALLATION OF STUCCO. THIS DOCUMENT IS MEANT TO BE USED AS A GUIDE TO ADDRESS SOME OF THE COMMON INSTALLATION AND PROPER APPLICATION ISSUES FOUND DURING FIELD INSPECTIONS.

CONVENTIONAL STUCCO OVER MASONRY SURFACES MAY BE APPLIED WITH TWO OR THREE COATS. TWO-COAT SYSTEMS OVER MASONRY CONSIST OF: FIRST COAT = 3/8 INCH THICK AND FINISH COAT = 1/8 INCH THICK; OR OVER CAST CONCRETE CONSIST OF: FIRST COAT = 1/4 INCH THICK AND FINISH COAT = 1/8 INCH THICK. THREE-COAT SYSTEMS CONSIST OF: FIRST COAT = 1/4 INCH THICK, SECOND COAT = 1/4 INCH THICK, AND FINISH COAT = 1/8 INCH THICK OVER BOTH MASONRY AND CAST CONCRETE.

□ WHEN REQUIRED BY ASTM C 926, SECTION 5.2.2; AN EXTERIOR BONDING AGENT, CONFORMING TO ASTM C 932, SHALL BE USED ON ALL MASONRY SURFACES. IN LIEU OF A BONDING AGENT, A DASH COAT, ROUGHING THE SURFACE, OR METAL LATH ARE ALSO ACCEPTABLE METHODS FOR BONDING.

□ FBC 2510.3 INSTALLATION, REFERENCES ASTM C 926 REQUIRES FORM TIES OR OTHER OBSTRUCTIONS (INCLUDING MASONRY CUT NAILS FOR CLEAN OUT OPENING FORMS) TO BE REMOVED OR TRIMMED BACK EVEN WITH THE SURFACE OF THE SOLID BASE. IN ADDITION, IF THE NAILS ARE TO BE TRIMMED FLUSH AND LEFT IN PLACE, THEY NEED TO BE CORROSION RESISTANT AS WOULD BE REQUIRED FOR LATH OR OTHER METAL ACCESSORIES, ASTM C 926 SECTION 5.2 AND C 1063 SECTION 6.

WOOD:

CONVENTIONAL STUCCO OVER WOOD SHOULD ALWAYS BE APPLIED AS A THREE-COAT SYSTEM. SCRATCH COAT =3/8 INCH THICK, BROWN COAT =3/8 INCH THICK, AND FINISH COAT =1/8 INCH THICK. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY ON VERTICAL SURFACES. SUCCESSIVE COATS SHOULD BE APPLIED AS SOON AS POSSIBLE AFTER THE UNDERLYING COAT HAS SUFFICIENT STRENGTH AND RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS.

□ WHERE STRUCTURAL WOOD PANELS ARE USED FOR SHEATHING, A MINIMUM 1/8 INCH SEPARATION SHALL BE PROVIDED.

□ THE WEATHER RESISTANT BARRIER (WRB) MUST BE INSTALLED PER SECTIONS R703.6.3 OF THE FLORIDA BUILDING CODE RESIDENTIAL AND 1404.2.1 OF THE FLORIDA BUILDING CODE. WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:

1. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER MATERIAL, OR
2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

□ LATHING SHALL BE CONNECTED TO THE FRAMING MEMBERS 7 INCHES ON CENTER. LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1.5 INCH ROOFING NAILS AND TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS OR 1 INCH ROOFING NAILS DRIVEN TO PENETRATION OF NOT LESS THAN ¾ INCH, OR 1 INCH WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN ¾ INCH AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN ¾ INCH. THE FASTENERS MUST PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 3/4 INCH AND NOT BE INSTALLED RANDOMLY IN THE WALL SHEATHING.

□ EXPANDED 3/8"RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1 ¾" PENETRATION INTO HORIZONTAL WOOD MEMBERS, ¾" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS.

□ LAPPING OF METAL PLASTER BASE. SIDE LAPS SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN SUPPORTS WITH WIRE AT INTERVALS NOT MORE THAN 9 INCHES. LATH SHALL BE LAPPED ½ INCH AT THE SIDES, 1 INCH AT ENDS. WHERE END LAPS OCCUR BETWEEN THE FRAMING MEMBERS, THE ENDS OF THE SHEETS SHALL BE LACED OR WIRE TIED.

□ LATHING SHALL BE SELF-FURRING OR FURRED OUT FROM SOLID BASES AND COMPLY WITH ASTM C 1063, TABLE 3. MAXIMUM ON CENTER SPACING OF FRAMING MEMBERS SHALL BE NO MORE THAN 24 INCHES. LATH WEIGHT SHOULD BE MINIMUM 2.5 LB/SQYD.

□ LATH ACCESSORIES SHALL HAVE PERFORATED OR EXPANDED FLANGES, TO PERMIT COMPLETE EMBEDMENT IN THE PLASTER, AND BE DESIGNED TO RECEIVE THE SPECIFIED THICKNESS OF PLASTER. ACCESSORIES INCLUDE CONTROL JOINTS, EXPANSION JOINTS, CORNER BEAD, CASING BEAD (PLASTER STOP), CORNERITE, WEEP SCREED, ETC.

□ CONTROL JOINTS (EXPANSION AND CONTRACTION) SHALL BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQ. FT. ON VERTICAL SURFACES AND 100 SQ. FT. ON HORIZONTAL SURFACES. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET, IN EITHER DIRECTION, OR EXCEED LENGTH- TO-WIDTH RATIO OF 2-1/2 TO 1. THE ASTM STANDARD REQUIRES THE PAPER TO BE INSTALLED, CONTINUOUS, BEHIND THE JOINT MATERIAL AND THAT LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND FASTENED (WIRE TIED) ON EACH SIDE OF THE CONTROL JOINT. ALL ACCESSORIES MUST BE INSTALLED TO RECEIVE A MINIMUM 7/8 INCH APPLICATION FOR A THREE-COAT SYSTEM OVER WOOD.

□ CONTROL JOINTS MUST BE CONTINUOUS THROUGH DECORATIVE BANDS OR OTHER EMBELLISHMENTS, SO THEY WILL NOT RESTRICT PANEL MOVEMENT.

□ TYPICAL LOCATIONS FOR CONTROL JOINTS WOULD INCLUDE: OFF CORNERS OF WINDOWS, STRUCTURAL PLATE LINES (EXPECTING MINIMAL MOVEMENT) AND JUNCTURES OF DISSIMILAR SUBSTRATES.

□ TYPICAL LOCATIONS FOR EXPANSION JOINTS WOULD INCLUDE: STRUCTURAL PLATE LINES (EXPECTING SIGNIFICANT MOVEMENT) AND AT STRUCTURE EXPANSION JOINTS.

□ ACCESSORIES AND END LAPS OF METAL LATH, WHERE THEY OCCUR BETWEEN FRAMING MEMBERS, MAY BE STAPLED OR NAILED TO THE SUBSTRATE OR WIRED; 9 INCHES ON CENTER FOR END LAPS AND 18 INCHES ON CENTER FOR ACCESSORIES.

□ AT THE INTERSECTIONS OF VERTICAL AND HORIZONTAL CONTROL JOINTS, THE HORIZONTAL CONTROL JOINT SHALL BE CUT TO FIT AND BUTTED TO THE CONTINUOUS, UNINTERRUPTED, VERTICAL CONTROL JOINT. EMBED ALL ACCESSORY ENDS, ANGLES, BUTTS, AND INTERSECTIONS IN SEALANT AT TIME OF INSTALLATION.

□ IN WOOD-FRAME CONSTRUCTION, ACCENT FEATURES (FOAM, ACCENT STRIPS, BANDING, AND TRIM) SHOULD BE INSTALLED OVER THE BROWN COAT, USING ADHESIVE AND MINIMUM FASTENERS PENETRATING THE STUCCO. (SEE RECOMMENDED PRACTICE SECTION)

ALTERNATIVE METHODS: (ACCENT FEATURES APPLIED DIRECTLY OVER METAL LATH)

1. ACCENT FEATURES MAY BE INSTALLED DIRECTLY OVER METAL LATH WHEN THEY ARE PROPERLY FLASHED OR THE WRB AND LATH EXTEND OVER THE TOP SECTION OF THE ACCENT FEATURE.
2. ACCENT FEATURES MAY BE INSTALLED DIRECTLY OVER METAL LATH WHEN THEY ARE ISOLATED FROM THE STUCCO AS PRESCRIBED IN ASTM C 926, SEC. A2.3.3. THIS METHOD MAY REQUIRE A RENEWABLE BACKER-ROD AND SEALANT JOINT.
3. A PROPRIETARY DETAIL, USING SYNTHETIC STUCCO AND REINFORCING MESH.

NOTE: DETAILS FOR ALTERNATIVE METHODS MUST BE SHOWN ON PLANS AND APPROVED BY THE BUILDING OFFICIAL.

□ THE TERMINATION OF THE STUCCO AT THE BASE OF A WOOD STRUCTURE SHALL BE PER ASTM C-926, SECTION A2.2.2.

□ A WEEP SCREED SHALL BE INSTALLED PER ASTM STANDARD 1063-06 SECTION 7.11.5. SEE BELOW:

□ A FOUNDATION WEEP SCREED SHALL HAVE A SLOPED, SOLID, OR PERFORATED, GROUND OR SCREED FLANGE TO FACILITATE THE REMOVAL OF MOISTURE FROM THE WALL CAVITY AND VERTICAL ATTACHMENT FLANGE NOT LESS THAN 3.5 INCHES LONG. THE BOTTOM EDGE OF THE WEEP SCREED IS PLACED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE WATER RESISTIVE BARRIER AND LATH SHALL ENTIRELY COVER THE VERTICAL ATTACHMENT FLANGE AND TERMINATE AT THE TOP EDGE OF THE NOSE OR GROUND FLANGE.

□ RAW EARTH, GRADE SHALL BE NOT LESS THAN 4 INCHES BELOW THE NOSE OF THE WEEP SCREED, PAVED SURFACES SHALL BE NOT LESS THAN 2 INCHES BELOW THE NOSE OF THE WEEP SCREED.

□ ROOF LINES SHALL BE NOT LESS THAN 2 INCHES BELOW THE STUCCO TERMINATION. RECOMMENDED ALTERNATIVE



Cory A. Brockett, PE  
License #74677  
2839 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1962

COPYRIGHT NOTICE

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
**TED BARNHILL**

PLAN DATE:  
**5/18/2026**

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 1B  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:  
**1708 S. OCEAN SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136**

PAGE:  
**3**

SCALE: ¼" = 1 FOOT



EXTERIOR PLASTERING GUIDELINES:

PLEASE NOTE THE POSITION OF THE WOOD STRUCTURAL PANEL (OSB OR PLYWOOD), IN THE RECOMMENDED ILLUSTRATION. IT IS RAISED OFF THE CONCRETE AND ALIGNED WITH THE FACE OF THE FOUNDATION. CARE MUST BE TAKEN TO CONSTRUCT FOUNDATION WALLS STRAIGHT AND TRUE. IN AREAS WHERE THE BOTTOM OF THE WOOD STRUCTURAL PANEL IS EXPOSED, IT SHALL HAVE AN 'EXTERIOR' BOND CLASSIFICATION ('EXPOSURE 1' IS NOT RATED FOR LONG-TERM EXPOSURE) OR BE OTHERWISE PROTECTED AS SHOWN IN THE ALTERNATIVE ILLUSTRATION, OR AS APPROVED BY THE BUILDING OFFICIAL. BOAF INFORMAL INTERPRETATION NUMBER 2656, ATTACHED, MAY BE USED BY THE BUILDING OFFICIAL FOR GUIDANCE AS TO THE INTENT OF THE FLORIDA BUILDING CODE.

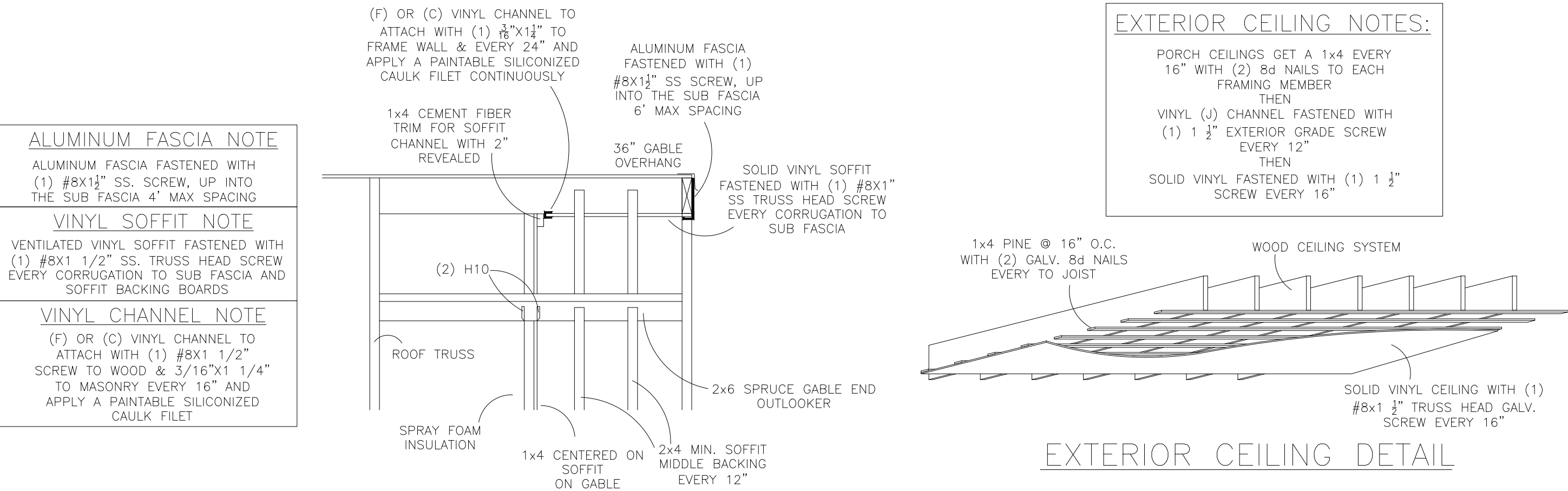
MID-WALL  
□ FBC-R703.15 DRAINED ASSEMBLY WALL OVER MASS ASSEMBLY WALL. REQUIRES FLASHING OR OTHER APPROVED DRAINAGE SYSTEM (SIMILAR TO THE DETAIL ABOVE), INSTALLED AS REQUIRED BY SECTION R703.8, AT THE BASE OF FRAMED WALLS OVER MASONRY WALLS. ONE-PIECE AND TWO-PIECE ACCESSORIES ARE AVAILABLE TO MEET THIS REQUIREMENT.  
□ SEPARATION SHALL BE PROVIDED WHERE STUCCO PLASTER ABUTS DISSIMILAR MATERIALS, OPENINGS, AND FENESTRATION PRODUCTS AND THE JUNCTURE SHALL BE SEALED WITH SEALANT. SEE FBC-R703.6.5, R612.12 AND ASTM C 926, SEC. 7.1.4.  
□ THE WEATHER-RESISTANT BARRIER (WRB), BOND-BREAK, LATH, AND STUCCO SHALL BE INSTALLED TO THE TOP OF THE WALL TOP PLATE, INCLUDING BEHIND SOFFITS. WHERE WALLS BUTT INTO PERPENDICULAR WALLS, ROUGH FRAMING SHALL NOT CONTACT PERPENDICULAR WALL SHEATHING; PROVIDE SUFFICIENT SPACE TO INSTALL CONTINUOUS WRB, BOND-BREAK, LATH, AND STUCCO.

□ 2010 FBC, SEC. R703.6.5 FENESTRATION STATES:  
THE JUNCTURE OF EXTERIOR PLASTER AND FENESTRATION PRODUCTS SHALL BE SEALED WITH A SEALANT COMPLYING WITH SECTION R612.12. THE DOCUMENTS REFERENCED IN SECTION R612.12 SPECIFY TYPES OF SEALANT AND SEALANT JOINTS, WITH BACKER-ROD. THIS METHOD OF SEALING JOINTS AROUND WINDOWS IS THE RECOMMENDED PRACTICE. RECOMMENDED PRACTICE:

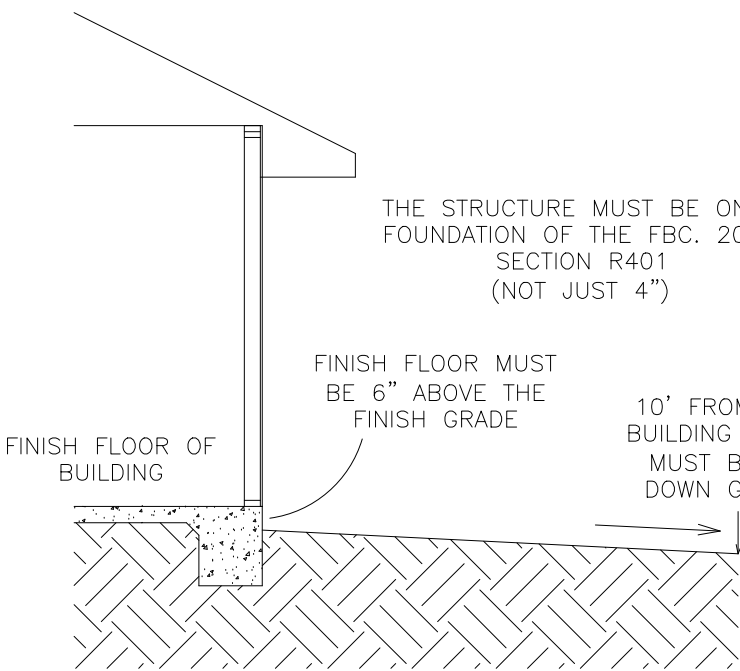
THE FOLLOWING RECOMMENDED PRACTICES, WHEN CAREFULLY DONE, WILL PROVIDE ENHANCED PROTECTION AGAINST WATER INTRUSION INTO FRAMED WALL SYSTEMS.  
□ INSTALLING ACCENT FEATURES (FOAM, ACCENT STRIPS, BANDING, AND TRIM) OVER A PROPER STUCCO BASE COAT (SCRATCH AND BROWN COATS) HELPS ELIMINATE A MAJOR SOURCE OF MOISTURE INTRUSION. THIS METHOD IS HIGHLY ENCOURAGED AND CONSIDERED RECOMMENDED PRACTICE.

GENERAL NOTES:

1. STUCCO ON WOOD FRAME SHALL BE MIN. 7/8", 3-COAT APPLICATION.
2. STUCCO ON MASONRY SHALL BE MIN. 1/2", 2-COAT APPLICATION OR 5/8", 3-COAT APPLICATION.
3. WRB SHOULD EXTEND DOWN, OVER THE UPPER FLANGE OF WEEP SCREED OR ACCESSORY IN A SHINGLE-LAP FASHION.  
□ INSTALLING A STRIP OF SELF-ADHERING FLASHING OR SELF-SEALING MEMBRANE UNDER TRIM, BANDING, AND LATH ACCESSORIES (BOTH VERTICAL AND HORIZONTAL) HELPS PROTECT AGAINST WATER INTRUSION WHERE FASTENERS PENETRATE THE WRB.  
□ SELF-FURRING, PAPER-BACK LATH (MADE WITH 10-MINUTE, GRADE D PAPER) OVER HOUSE WRAP MEETS ALL OF THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. SELF-FURRING, UNBACKED LATH OVER TWO LAYERS OF WRB, CONSISTING OF A LAYER OF 60-MINUTE, GRADE D PAPER (OR BETTER) OVER A LAYER OF HOUSE WRAP WILL PROVIDE ENHANCED PROTECTION AGAINST WATER INTRUSION.  
□ WHEN INSTALLING THE WRB'S, CARE MUST BE TAKEN TO KEEP THE MEMBRANES TIGHT INTO THE CORNER, SO THE LATH CAN BE INSTALLED WITHOUT PUNCTURING THE WRB'S.  
□ IN MULTISTORY, FRAME CONSTRUCTION, WHERE STUCCO WALL COVERING IS CONTINUOUS PAST A FLOOR; A WEEP SCREED SHOULD BE PROVIDED, WITH EXPANSION/CONTRACTION CAPABILITIES, OR OTHER EFFECTIVE MEANS TO DRAIN AWAY ANY WATER THAT MAY GET BEHIND THE PLASTER,



GABLE OVERHANG DETAIL



FOUNDATION CLEARANCE NOTE  
MIN. 6" CLEARANCE FOR FINISH GRADE TO FINISH FLOOR ELEVATION

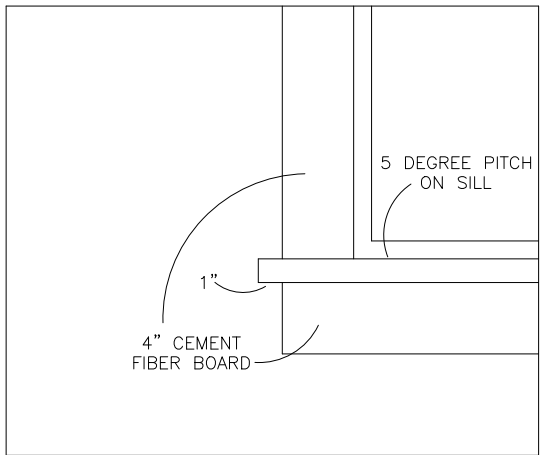
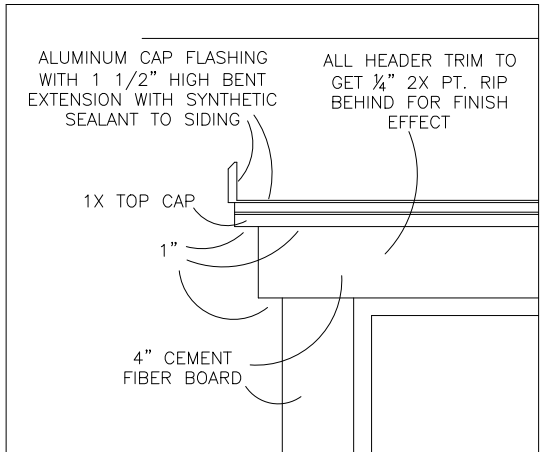
EXTERIOR TEXTURE NOTES: MASONRY

2-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT TO MATCH EXISTING METHODS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.

EXTERIOR TEXTURE NOTES: FRAME

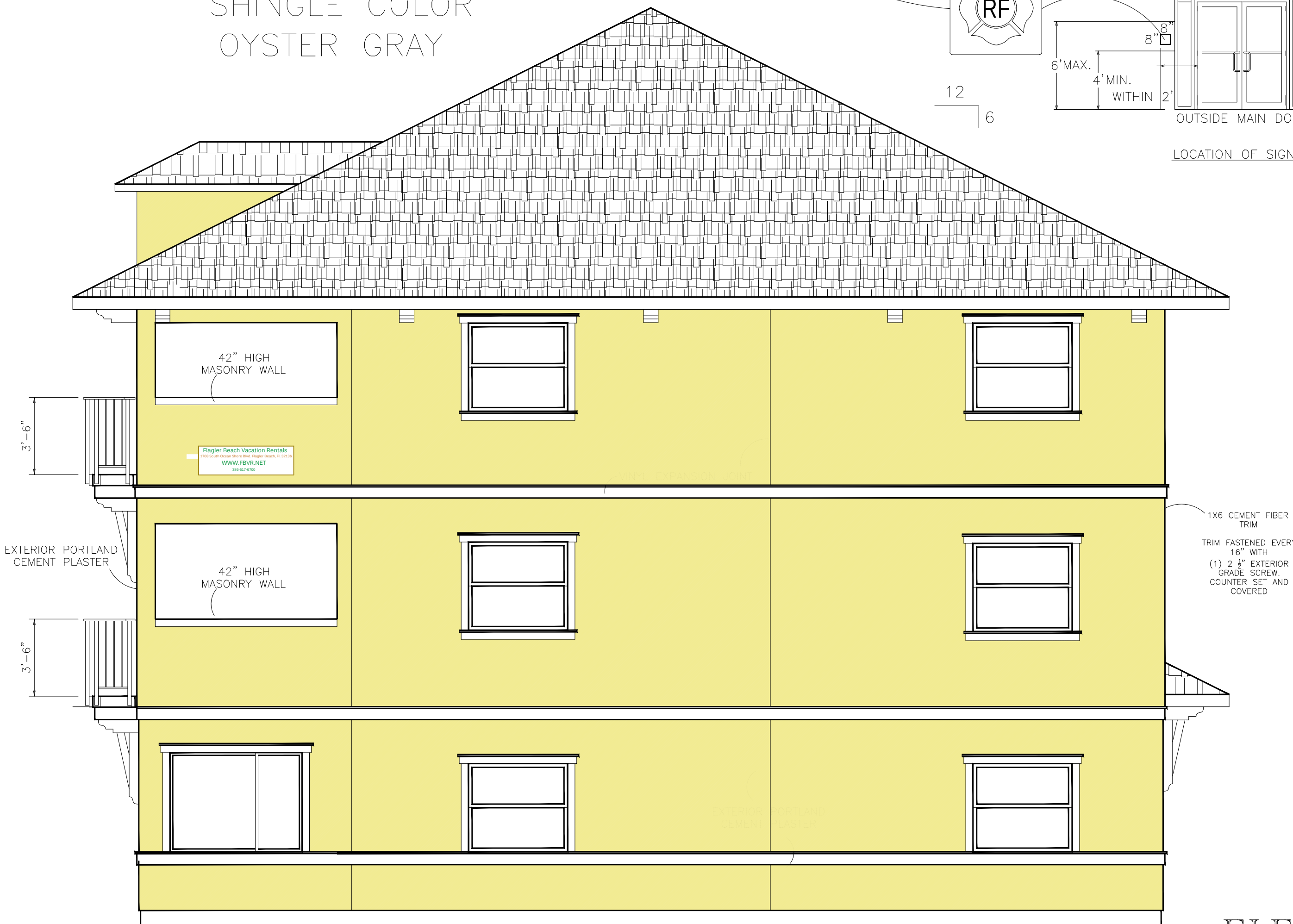
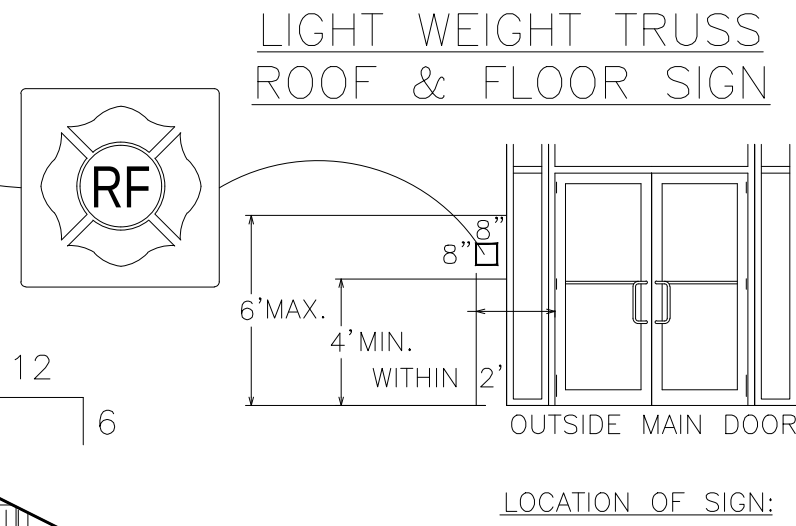
ALL WOOD FRAME WALL AREAS THAT GET PLASTERED GET (2) APPLICATIONS OF HOUSE WRAP, PLASTIC LATH NAILED WITH 1 1/2" GALV. ROOFING NAILS EVERY 5" APART MAX. 3-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT, 7/8" TOTAL THICKNESS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.

ALL MASONRY WALL GET 2-COAT SYSTEM OF GRAY EXTERIOR PORTLAND CEMENT TO MATCH EXISTING METHODS WITH PLASTIC STOPS, CORNER BEADS, PRIMER AND PAINT.



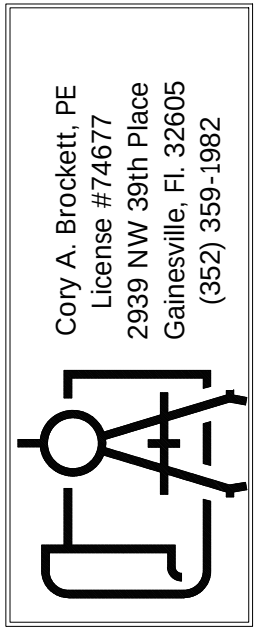
REAR  
WEST

SHINGLE COLOR  
OYSTER GRAY



NORTH  
RIGHT

ELEVATIONS



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS)  
UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:

TED  
BARNHILL

PLAN DATE:

5/18/2026

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 1B  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:

1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:

4

SCALE: 1/4" = 1 FOOT

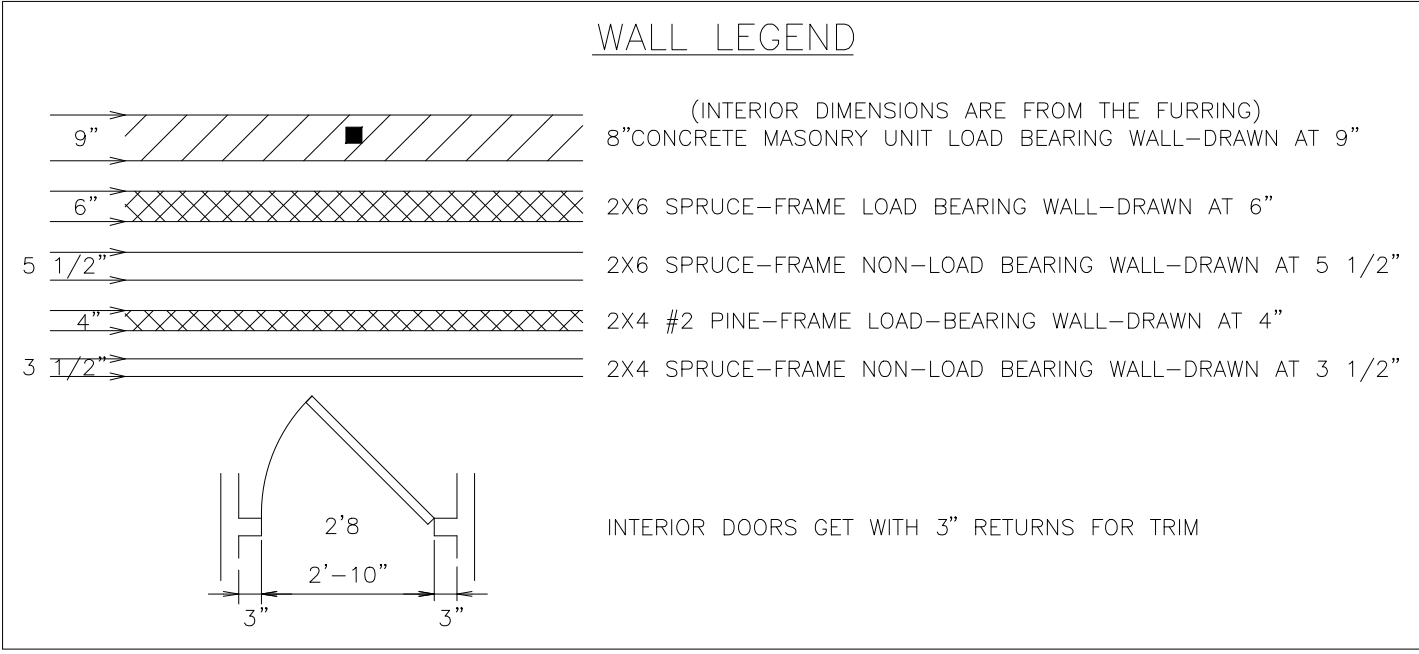
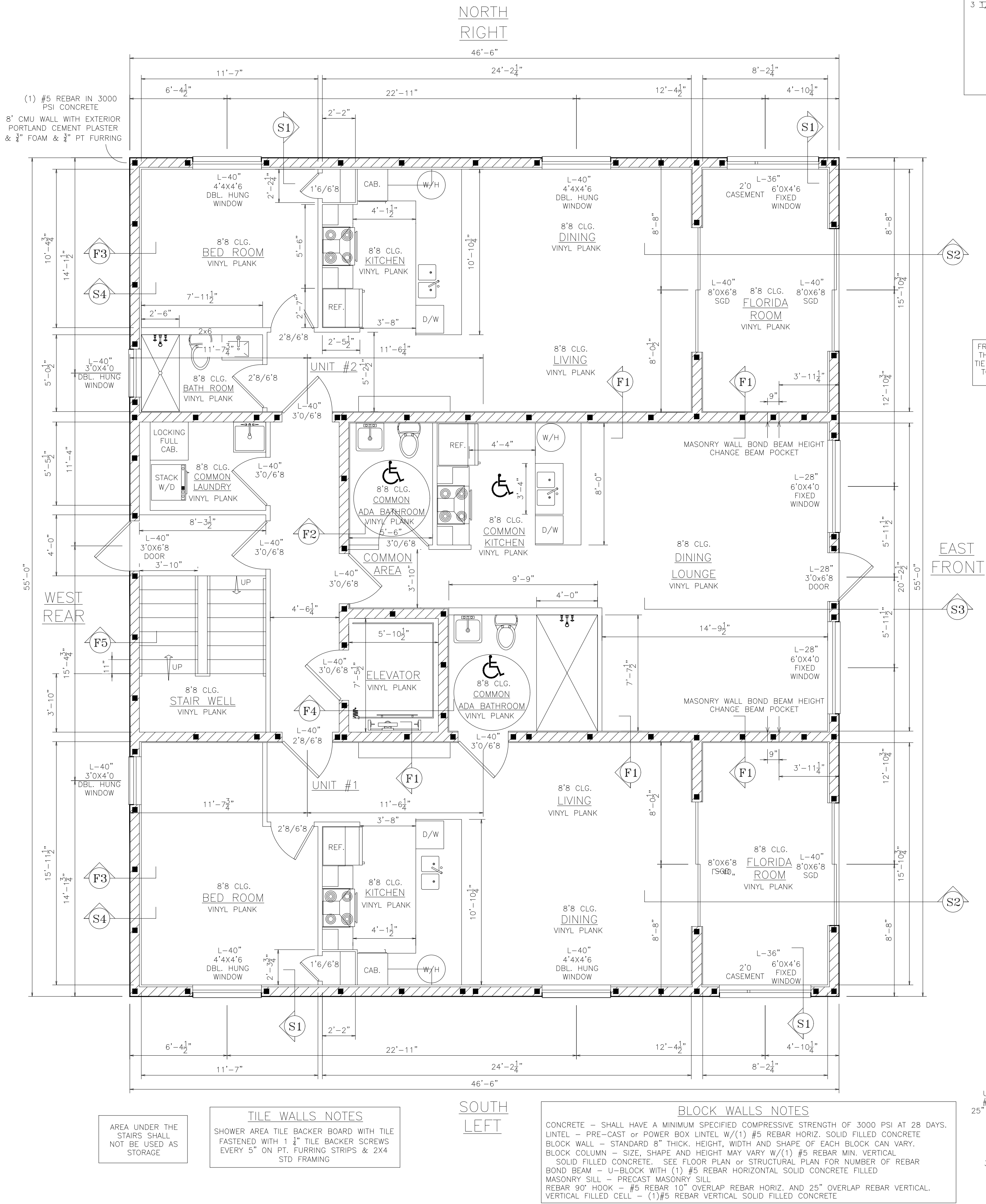


| 1ST FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #1 LIVING       |
| 153sf                      | UNIT #1 FLORIDA ROOM |
| 638sf                      | UNIT #2 LIVING       |
| 153sf                      | UNIT #2 FLORIDA ROOM |
| 578sf                      | COMMON AREA LIVING   |
| 398sf                      | STORAGE AREA         |
|                            | LAUNDRY ROOM         |
|                            | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,850sf                    | 1ST LIVING TOTAL     |
| 2,558sf                    | 1ST FLOOR TOTAL      |

| 2ND FLOOR AREA TABULATIONS |                    |
|----------------------------|--------------------|
| 638sf                      | UNIT #3 LIVING     |
| 153sf                      | UNIT #3 OCEAN DECK |
| 544sf                      | UNIT #4 LIVING     |
| 124sf                      | UNIT #4 OCEAN DECK |
| 638sf                      | UNIT #5 LIVING     |
| 153sf                      | UNIT #5 OCEAN DECK |
| 347sf                      | LAUNDRY ROOM       |
|                            | CORRIDOR           |
|                            | STAIR WELL         |
|                            | ELEVATOR           |
| 1,820sf                    | 2ND LIVING TOTAL   |
| 2,597sf                    | 2ND FLOOR TOTAL    |

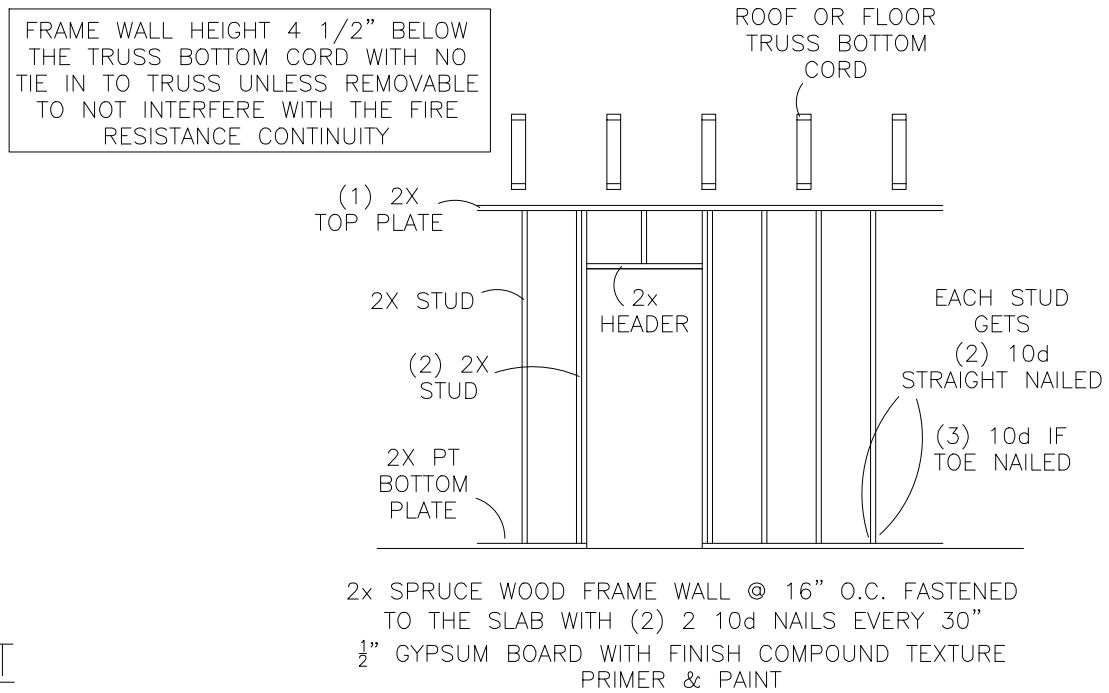
| 3RD FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #6 LIVING       |
| 153sf                      | UNIT #6 OCEAN DECK   |
| 544sf                      | UNIT #7 LIVING       |
| 124sf                      | UNIT #7 FLORIDA ROOM |
| 638sf                      | UNIT #8 LIVING       |
| 153sf                      | UNIT #8 OCEAN DECK   |
| 347sf                      | LAUNDRY ROOM         |
|                            | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,820sf                    | 3RD LIVING TOTAL     |
| 2,597sf                    | 3RD FLOOR TOTAL      |

| TOTAL AREA TABULATIONS |        |
|------------------------|--------|
| 5,490sf                | LIVING |
| 7,752sf                | TOTAL  |



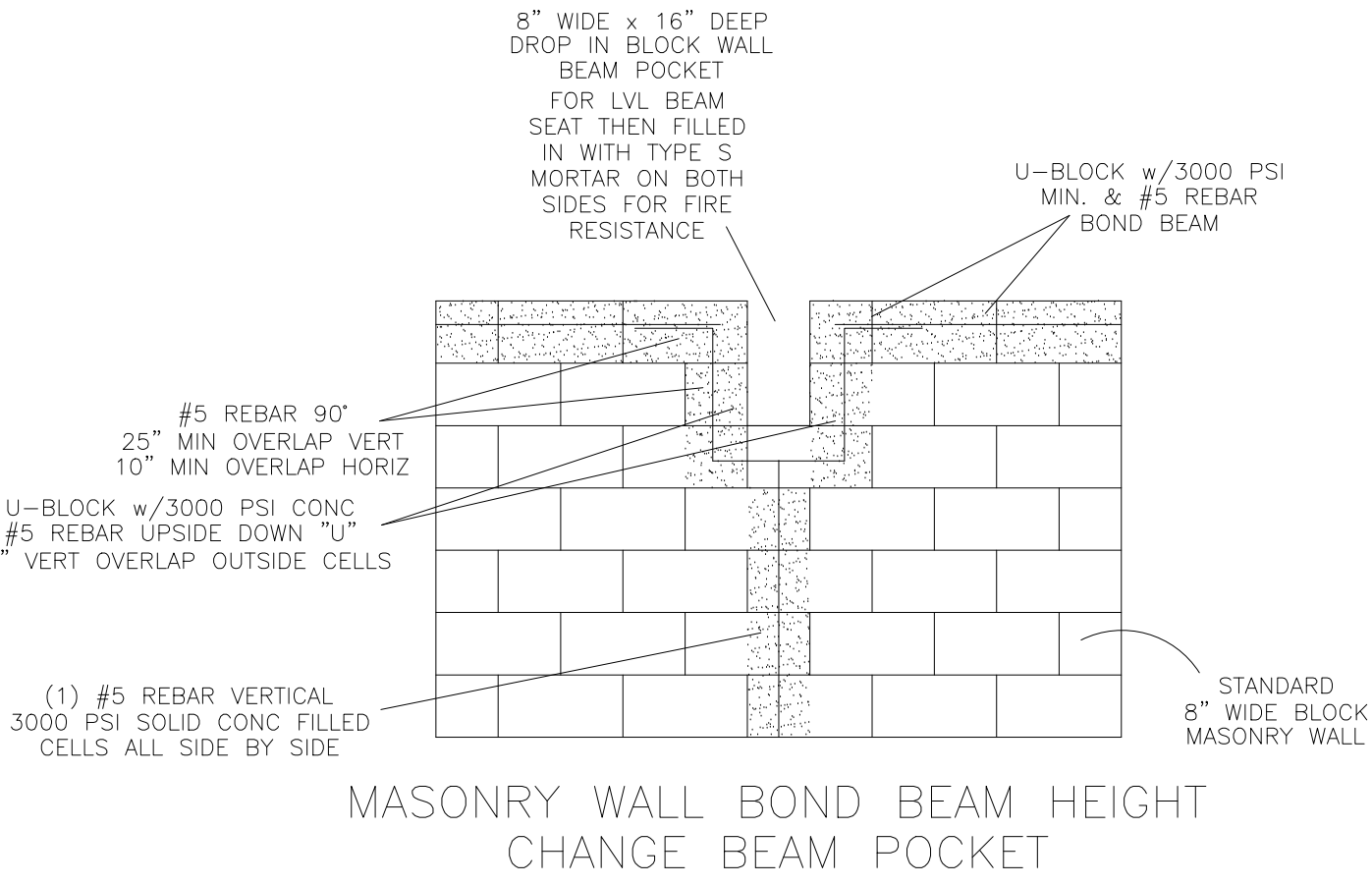
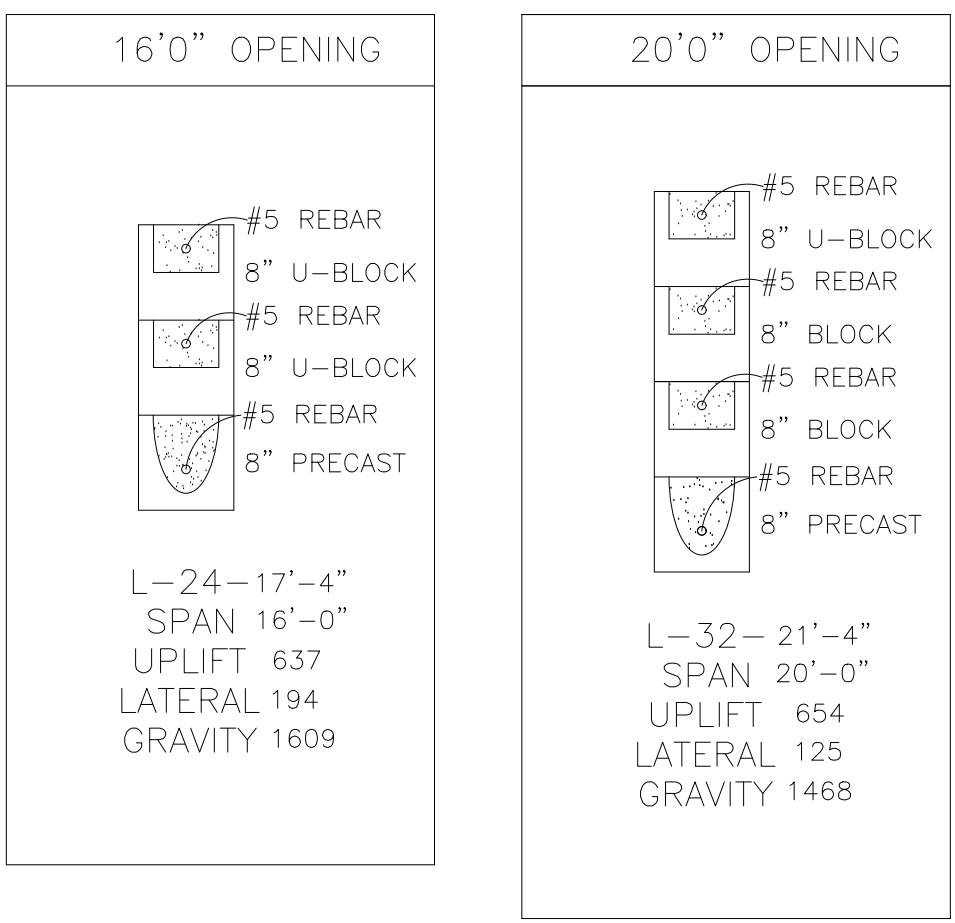
| SIMPSON ANCHOR SYSTEM                |        | CATALOG C-2010                       |      |
|--------------------------------------|--------|--------------------------------------|------|
| ANCHOR DIA.                          |        | DRILL BIT DIA. (IN)                  |      |
| EMBED. DEPTH (IN)                    |        | TENSION LOAD BASED ON BOND STRENGTH  |      |
| NO EDGE                              |        | NEAR EDGE                            |      |
| AT SAT                               |        | AT SAT                               |      |
| CORNER                               |        | AT SAT                               |      |
| TENSION LOAD BASED ON STEEL STRENGTH |        | TENSION LOAD BASED ON STEEL STRENGTH |      |
| 5/8"                                 | 11/16" | 3/4"                                 |      |
| 2 1/2"                               | 2125   | 1695                                 | 1065 |
| 5 1/2"                               | 6505   | 6680                                 | 3255 |
| 9 3/8"                               | 7920   | 8350                                 | 4830 |
|                                      |        |                                      | 5345 |
|                                      |        |                                      | 3335 |
|                                      |        |                                      | 3820 |
|                                      |        |                                      | 5875 |

### INTERIOR NONE BEARING FRAME WALL DETAIL



### BALCONY LINTEL DETAILS

LINTELS WITH 1 #5 REBAR TOP AND BOTTOM FILLED WITH GROUT TOTAL SAFE LOADS - POUNDS PER LINEAR FOOT (LBS/FT)



## 1ST FLOOR PLAN

Cory A. Brockett, PE  
License #74677  
2939 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1962

COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL

PLAN DATE:  
5/18/2026

"PLANS CONFORM TO"  
2023 8TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 1.18  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:  
1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:  
5  
SCALE: 1/4" = 1 FOOT

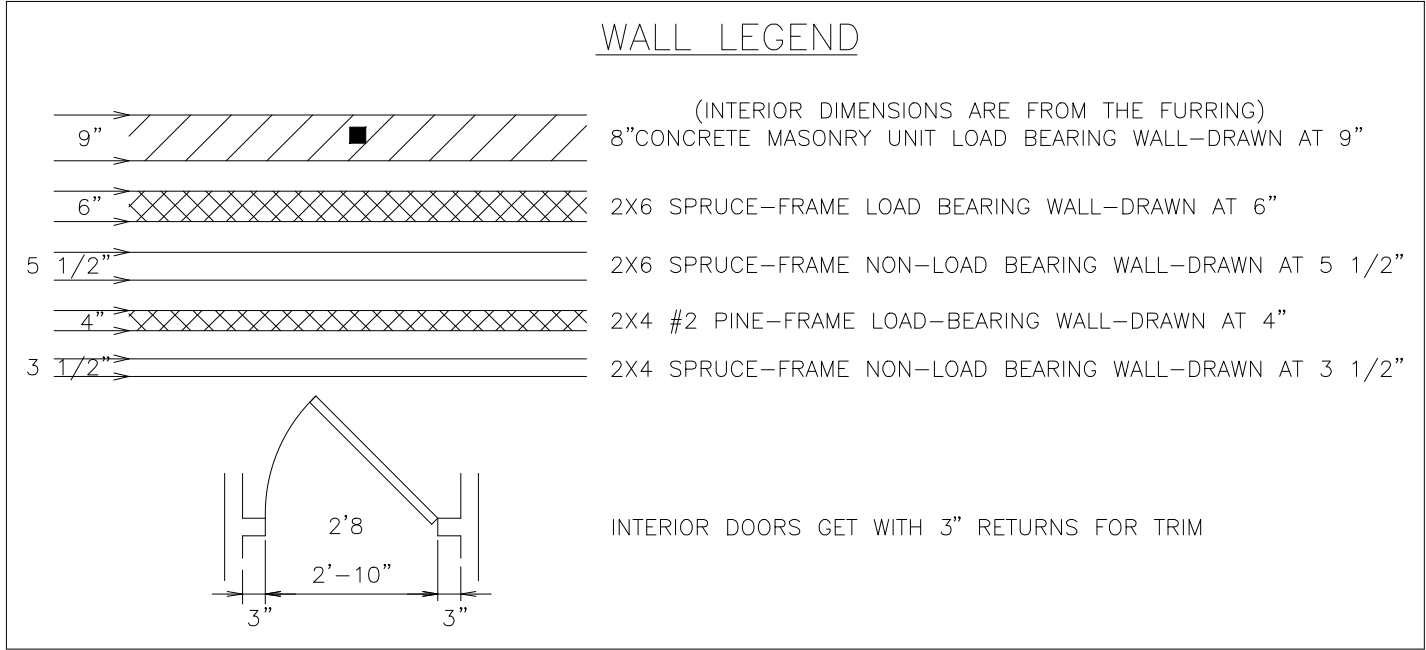
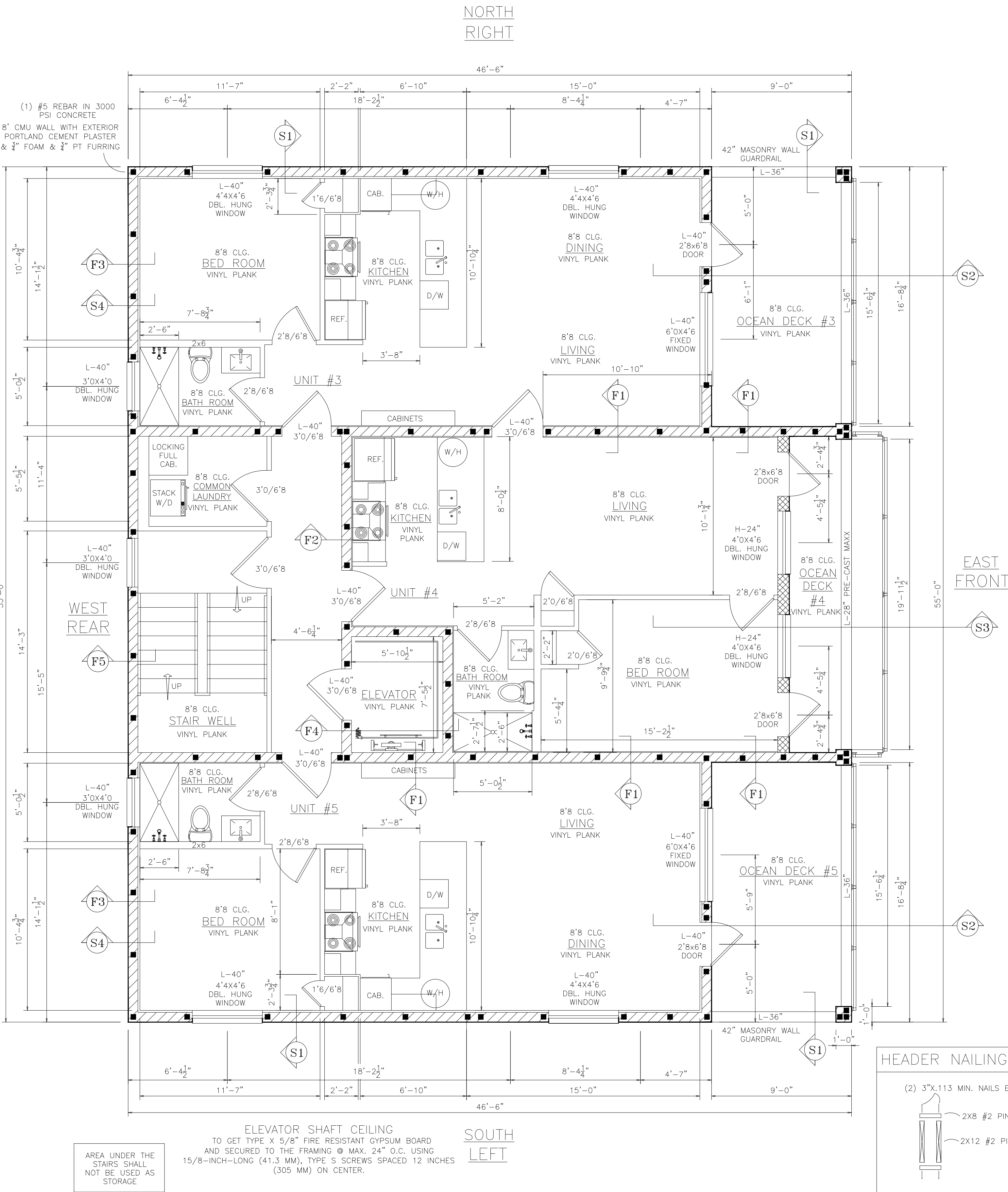


| 1ST FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #1 LIVING       |
| 153sf                      | UNIT #1 FLORIDA ROOM |
| 638sf                      | UNIT #2 LIVING       |
| 153sf                      | UNIT #2 FLORIDA ROOM |
| 578sf                      | COMMON AREA LIVING   |
| 398sf                      | STORAGE AREA         |
|                            | LAUNDRY ROOM         |
|                            | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,850sf                    | 1ST LIVING TOTAL     |
| 2,558sf                    | 1ST FLOOR TOTAL      |

| 2ND FLOOR AREA TABULATIONS |                    |
|----------------------------|--------------------|
| 638sf                      | UNIT #3 LIVING     |
| 153sf                      | UNIT #3 OCEAN DECK |
| 544sf                      | UNIT #4 LIVING     |
| 124sf                      | UNIT #4 OCEAN DECK |
| 638sf                      | UNIT #5 LIVING     |
| 153sf                      | UNIT #5 OCEAN DECK |
| 347sf                      | LAUNDRY ROOM       |
|                            | CORRIDOR           |
|                            | STAIR WELL         |
|                            | ELEVATOR           |
| 1,820sf                    | 2ND LIVING TOTAL   |
| 2,597sf                    | 2ND FLOOR TOTAL    |

| 3RD FLOOR AREA TABULATIONS |                      |
|----------------------------|----------------------|
| 638sf                      | UNIT #6 LIVING       |
| 153sf                      | UNIT #6 OCEAN DECK   |
| 544sf                      | UNIT #7 LIVING       |
| 124sf                      | UNIT #7 FLORIDA ROOM |
| 638sf                      | UNIT #8 LIVING       |
| 153sf                      | UNIT #8 OCEAN DECK   |
| 347sf                      | LAUNDRY ROOM         |
|                            | CORRIDOR             |
|                            | STAIR WELL           |
|                            | ELEVATOR             |
| 1,820sf                    | 3RD LIVING TOTAL     |
| 2,597sf                    | 3RD FLOOR TOTAL      |

| TOTAL AREA TABULATIONS |        |
|------------------------|--------|
| 5,490sf                | LIVING |
|                        |        |
| 7,752sf                | TOTAL  |

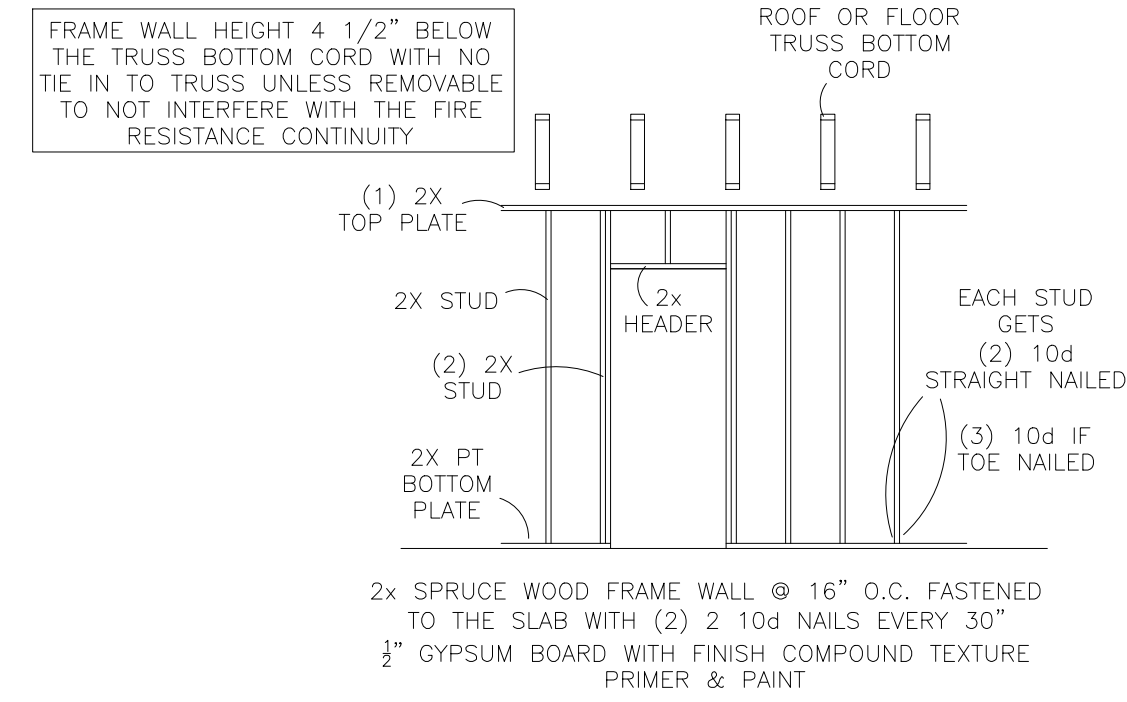


SIMPSON ANCHOR SYSTEM  
CATALOG C-2010

2500 PSI MIN. CONCRETE STRENGTH

| ANCHOR DIA. | DRILL BIT DIA. (IN.) | EMBED. DEPTH (IN.) | TENSION LOAD BASED ON BOND STRENGTH |           |        |      | TENSION LOAD BASED ON STEEL STRENGTH |
|-------------|----------------------|--------------------|-------------------------------------|-----------|--------|------|--------------------------------------|
|             |                      |                    | NO EDGE                             | NEAR EDGE | CORNER |      |                                      |
| 5/8"        | 11/16"               | 3/4"               | AT                                  | SAT       | AT     | SAT  | 5875                                 |
|             |                      | 2 1/2"             | 2125                                | 1695      | 1065   | 815  |                                      |
|             |                      | 5 1/2"             | 6505                                | 6680      | 3255   | 3205 |                                      |
| 3/4"        | 3/4"                 | 2 1/2"             | 1695                                | 1065      | 815    | 5875 | 5875                                 |
|             |                      | 5 1/2"             | 6680                                | 3255      | 3205   | 2245 |                                      |
| 3/4"        | 3/4"                 | 3 3/8"             | 7920                                | 8350      | 4830   | 5345 | 3820                                 |
|             |                      | 5 1/2"             | 8350                                | 4830      | 5345   | 3820 |                                      |

INTERIOR NONE BEARING  
FRAME WALL DETAIL



BLOCK WALLS NOTES

CONCRETE - SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

LINTEL - PRE-CAST OR POWER BOX LINTEL W/(1) #5 REBAR HORIZ. SOLID FILLED CONCRETE

BLOCK WALL - STANDARD 8" THICK. HEIGHT, WIDTH AND SHAPE OF EACH BLOCK CAN VARY.

BLOCK COLUMN - SIZE, SHAPE AND HEIGHT MAY VARY W/(1) #5 REBAR MIN. VERTICAL

SOLID FILLED CONCRETE - SEE FLOOR PLAN OR STRUCTURAL PLAN FOR NUMBER OF REBAR

BOND BEAM - U-BLOCK WITH (1) #5 REBAR HORIZONTAL SOLID CONCRETE FILLED

MASONRY SILL - PRECAST MASONRY SILL

REBAR 90° HOOK - #5 REBAR 10" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL.

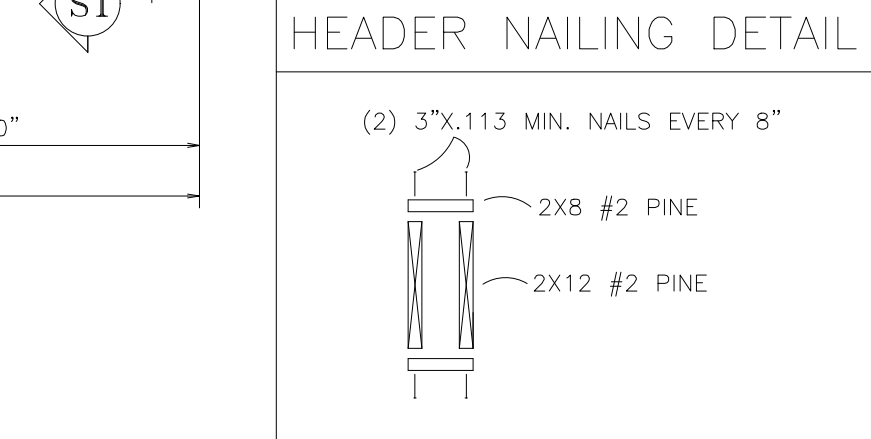
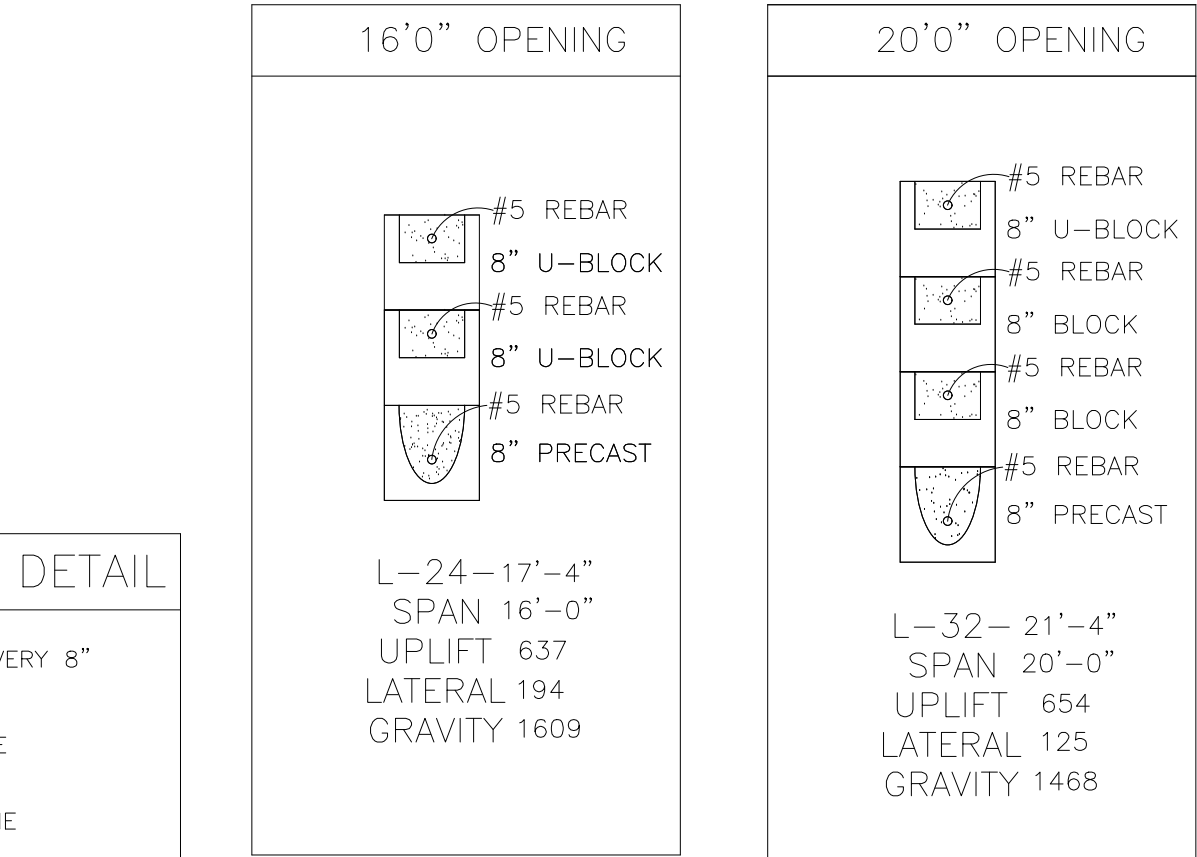
VERTICAL FILLED CELL - (1) #5 REBAR VERTICAL SOLID FILLED CONCRETE

TILE WALLS NOTES

SHOWER AREA TILE BACKER BOARD WITH TILE FASTENED WITH 1 1/4" TILE BACKER SCREWS EVERY 5" ON PT. FURRING STRIPS & 2X4 STD FRAMING

BALCONY LINTEL DETAILS

LINTELS WITH 1 #5 REBAR TOP AND BOTTOM FILLED WITH GROUT TOTAL SAFE LOADS - POUNDS PER LINEAR FOOT (LBS/FT)



Cory A. Brockett, PE  
License #74677  
2939 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1962

COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL  
PLAN DATE:  
5/18/2026

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: 18  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:  
1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:  
6  
SCALE: 1/4" = 1 FOOT

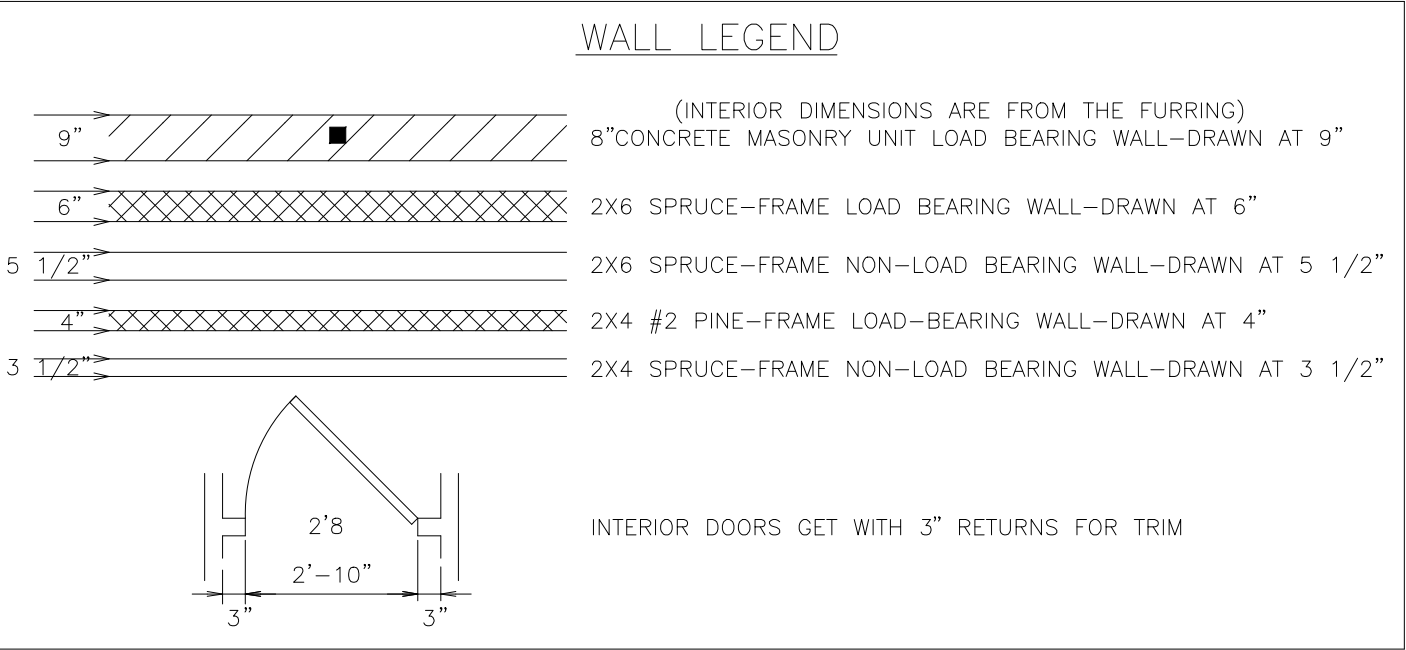
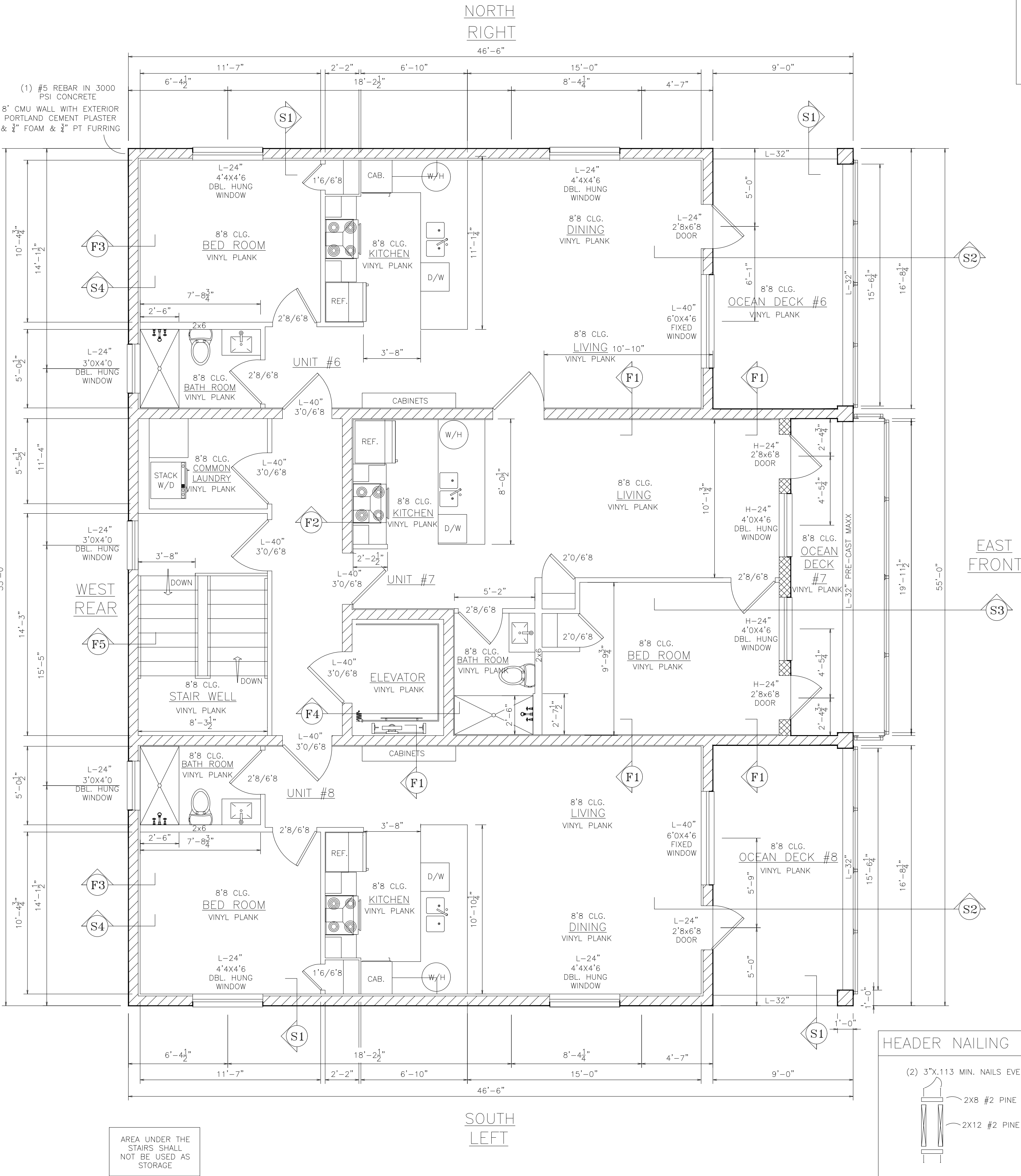


| 1ST FLOOR AREA TABULATIONS |                      |  |
|----------------------------|----------------------|--|
| 638sf                      | UNIT #1 LIVING       |  |
| 153sf                      | UNIT #1 FLORIDA ROOM |  |
| 638sf                      | UNIT #2 LIVING       |  |
| 153sf                      | UNIT #2 FLORIDA ROOM |  |
| 578sf                      | COMMON AREA LIVING   |  |
|                            | STORAGE AREA         |  |
|                            | LAUNDRY ROOM         |  |
| 398sf                      | CORRIDOR             |  |
|                            | STAIR WELL           |  |
|                            | ELEVATOR             |  |
| 1,850sf                    | 1ST LIVING TOTAL     |  |
| 2,558sf                    | 1ST FLOOR TOTAL      |  |

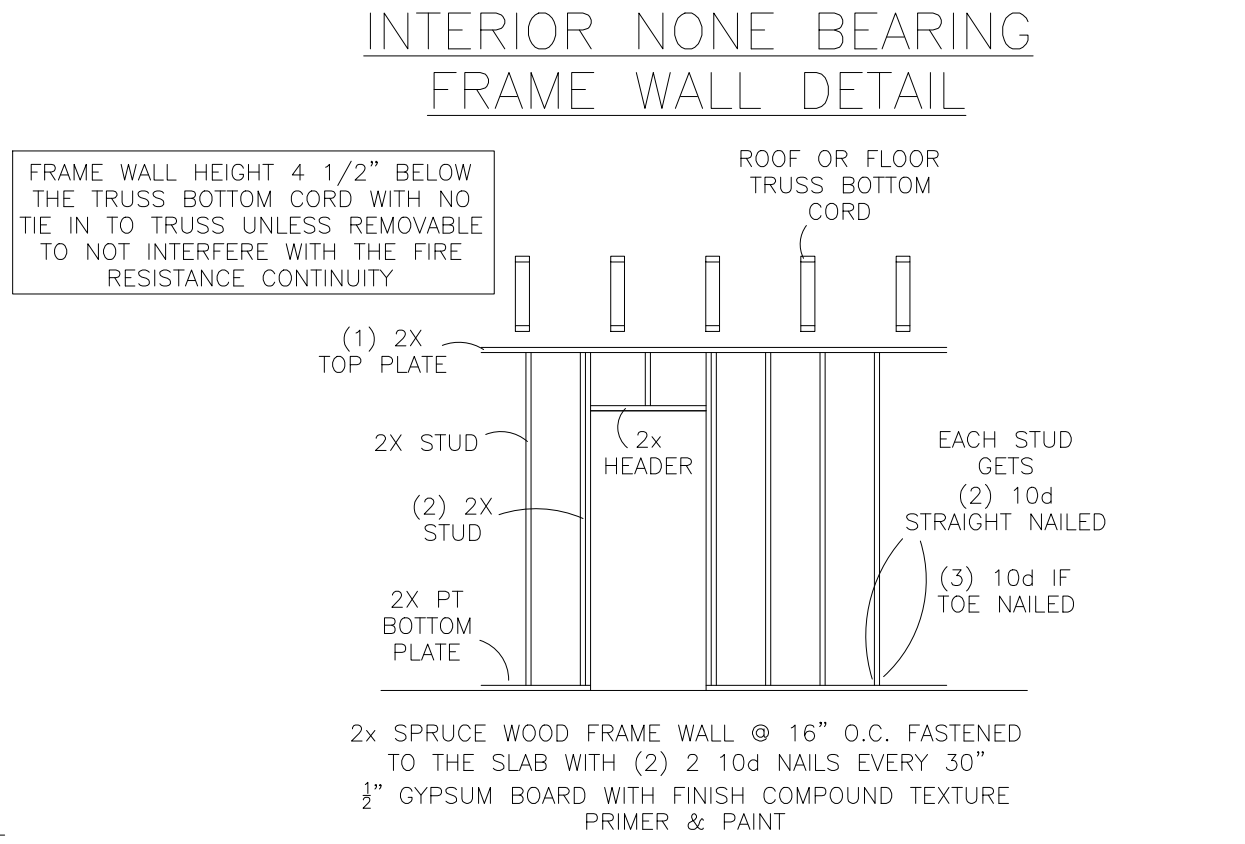
| 2ND FLOOR AREA TABULATIONS |                    |  |
|----------------------------|--------------------|--|
| 638sf                      | UNIT #3 LIVING     |  |
| 153sf                      | UNIT #3 OCEAN DECK |  |
| 544sf                      | UNIT #4 LIVING     |  |
| 124sf                      | UNIT #4 OCEAN DECK |  |
| 638sf                      | UNIT #5 LIVING     |  |
| 153sf                      | UNIT #5 OCEAN DECK |  |
|                            | LAUNDRY ROOM       |  |
|                            | CORRIDOR           |  |
|                            | STAIR WELL         |  |
|                            | ELEVATOR           |  |
| 1,820sf                    | 2ND LIVING TOTAL   |  |
| 2,597sf                    | 2ND FLOOR TOTAL    |  |

| 3RD FLOOR AREA TABULATIONS |                      |  |
|----------------------------|----------------------|--|
| 638sf                      | UNIT #6 LIVING       |  |
| 153sf                      | UNIT #6 OCEAN DECK   |  |
| 544sf                      | UNIT #7 LIVING       |  |
| 124sf                      | UNIT #7 FLORIDA ROOM |  |
| 638sf                      | UNIT #8 LIVING       |  |
| 153sf                      | UNIT #8 OCEAN DECK   |  |
|                            | LAUNDRY ROOM         |  |
|                            | CORRIDOR             |  |
|                            | STAIR WELL           |  |
|                            | ELEVATOR             |  |
| 1,820sf                    | 3RD LIVING TOTAL     |  |
| 2,597sf                    | 3RD FLOOR TOTAL      |  |

| TOTAL AREA TABULATIONS |        |
|------------------------|--------|
| 5,490sf                | LIVING |
| 7,752sf                | TOTAL  |



|  |                      |                    | <b>SIMPSON ANCHOR SYSTEM</b><br><b>CATALOG C-2010</b> |      |           |      |        |      |  |      |  |
|-------------------------------------------------------------------------------------|----------------------|--------------------|-------------------------------------------------------|------|-----------|------|--------|------|-------------------------------------------------------------------------------------|------|--|
| <b>2500 PSI MIN. CONCRETE STRENGTH</b>                                              |                      |                    |                                                       |      |           |      |        |      |                                                                                     |      |  |
| ANCHOR DIA.                                                                         | DRILL BIT DIA. (IN.) | EMBED. DEPTH (IN.) | TENSION LOAD BASED ON BOND STRENGTH                   |      |           |      |        |      | TENSION LOAD BASED ON STEEL STRENGTH                                                |      |  |
|                                                                                     |                      |                    | NO EDGE                                               |      | NEAR EDGE |      | CORNER |      |                                                                                     |      |  |
|                                                                                     |                      |                    | AT                                                    | SAT  | AT        | SAT  | AT     | SAT  |                                                                                     |      |  |
| 5/8"                                                                                | 11/16"               | 3/4"               | 2 1/2"                                                | 2125 | 1695      | 1065 | 815    | 1065 | 815                                                                                 | 5875 |  |
|                                                                                     |                      |                    | 5 1/2"                                                | 6505 | 6680      | 3255 | 2340   | 2245 |                                                                                     |      |  |
|                                                                                     |                      |                    | 9 3/8"                                                | 7920 | 8350      | 4830 | 5345   | 3335 | 2820                                                                                |      |  |



**BLOCK WALLS NOTES**

CONCRETE - SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

LINTEL - PRE-CAST OR POWER BOX LINTEL W/(1) #5 REBAR HORIZ. SOLID FILLED CONCRETE

BLOCK WALL - STANDARD 8" THICK. HEIGHT, WIDTH AND SHAPE OF EACH BLOCK CAN VARY.

BLOCK COLUMN - SIZE, SHAPE AND HEIGHT MAY VARY W/(1) #5 REBAR MIN. VERTICAL

SOLID FILLED CONCRETE - SEE FLOOR PLAN OR STRUCTURAL PLAN FOR NUMBER OF REBAR

BOND BEAM - U-BLOCK WITH (1) #5 REBAR HORIZONTAL SOLID CONCRETE FILLED

MASONRY SILL - PRECAST MASONRY SILL

REBAR 90° HOOK - #5 REBAR 10" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL.

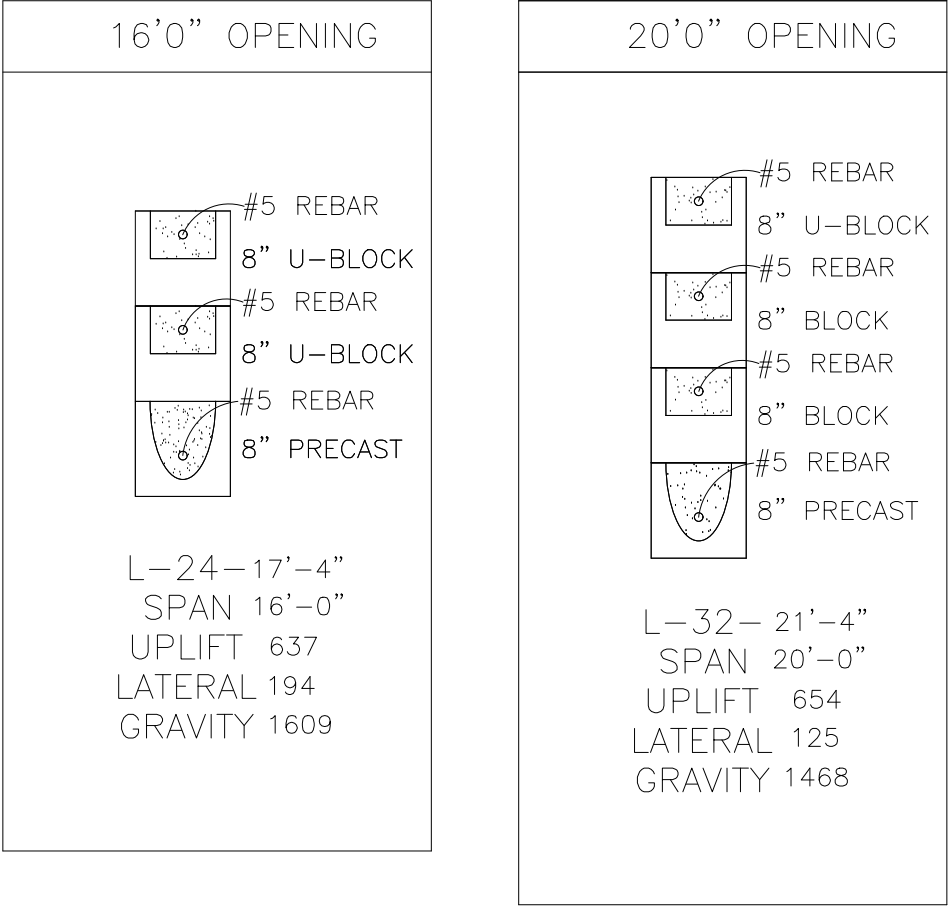
VERTICAL FILLED CELL - (1) #5 REBAR VERTICAL SOLID FILLED CONCRETE

**TILE WALLS NOTES**

SHOWER AREA TILE BACKER BOARD WITH TILE FASTENED WITH 1 1/4" TILE BACKER SCREWS EVERY 5" ON PT. FURRING STRIPS & 2X4 STD FRAMING

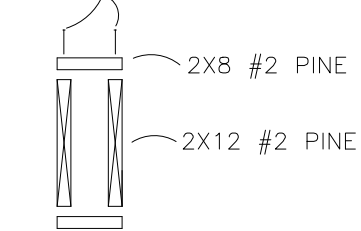
**BALCONY LINTEL DETAILS**

LINTELS WITH 1 #5 REBAR TOP AND BOTTOM FILLED WITH GROUT TOTAL SAFE LOADS - POUNDS PER LINEAR FOOT (LBS/FT)

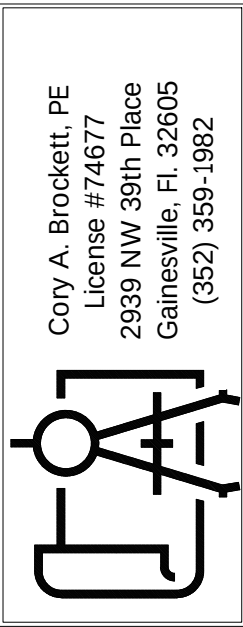


**HEADER NAILING DETAIL**

(2) 3"x113 MIN. NAILS EVERY 8"



**3RD FLOOR PLAN**



**COPYRIGHT NOTICE**

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

**VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION**

**OWNER:  
TED  
BARNHILL**  
**PLAN DATE:  
5/18/2026**

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

**ALTERATION LEVEL: NEW**  
**RISK CATEGORY: 2**  
**WIND VELOCITY (MPH): 140**  
**EXPOSURE CATEGORY: D**  
**INTERNAL PRESSURE: 18**  
**CONSTRUCTION TYPE: VB**

**CORY A. BROCKETT, PE**  
**LICENSE #74677**

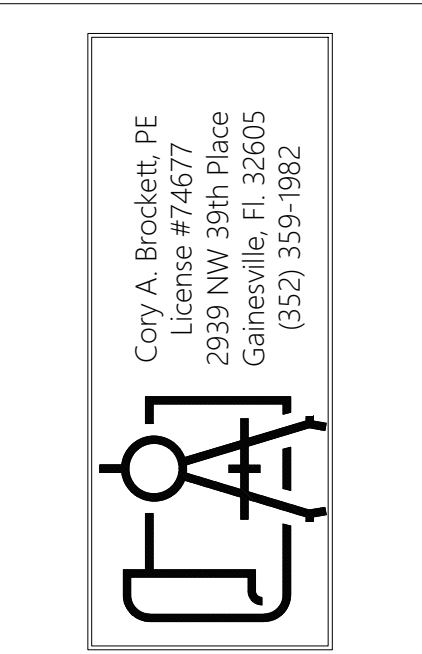
**LOCATION:**  
**1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136**

**PAGE:**

**7**

SCALE: 1/4" = 1 FOOT





**COPYRIGHT NOTICE**

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITH ALL RIGHTS. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS &  
SUB-CONTRACTORS)  
UNFORESEEN STRUCTURAL ISSUES  
"MUST BE MADE KNOWN"  
TO THE DESIGN PROFESSIONAL  
OF RECORD AT THE TIME OF  
DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL

PLAN DATE:  
5/18/2026

"PLANS CONFORM TO"  
2023 8TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: .18  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

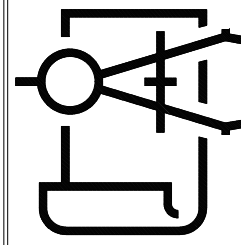
LOCATION:

1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:  
S - 3



Cory A. Brackett, PE  
License #74677  
2939 NW 39th Place  
Gainesville, FL 32605  
(352) 359-1982



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS)  
UNFORESEEN STRUCTURAL ISSUES  
"MUST BE MADE KNOWN"  
TO THE DESIGN PROFESSIONAL  
OF RECORD AT THE TIME OF  
DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

SEAL BOX (WIND LOADS ONLY)

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
TED  
BARNHILL

PLAN DATE:  
5/18/2026

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: .18  
CONSTRUCTION TYPE: VB

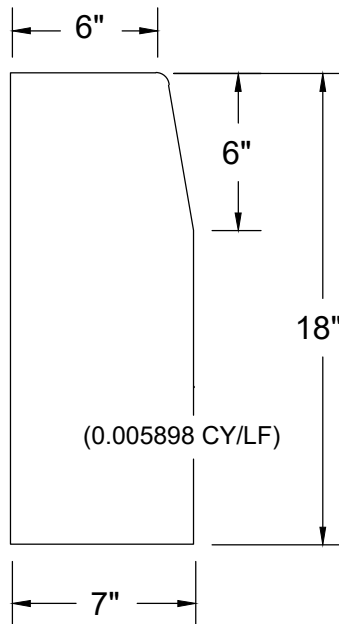
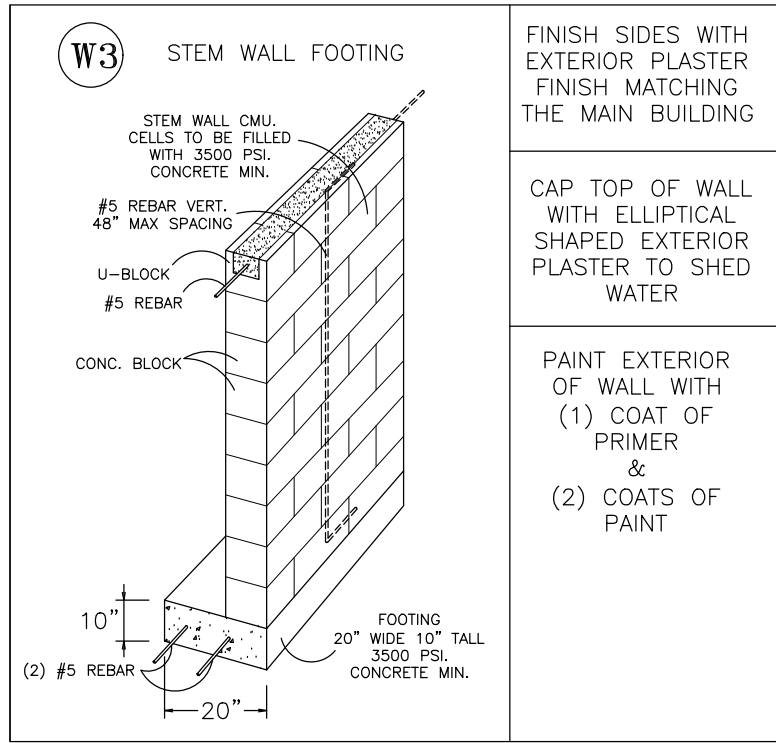
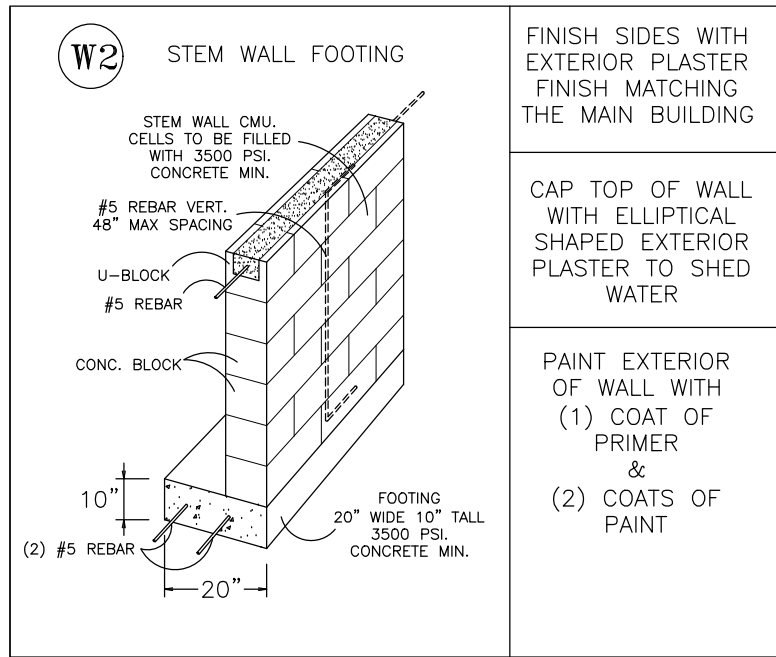
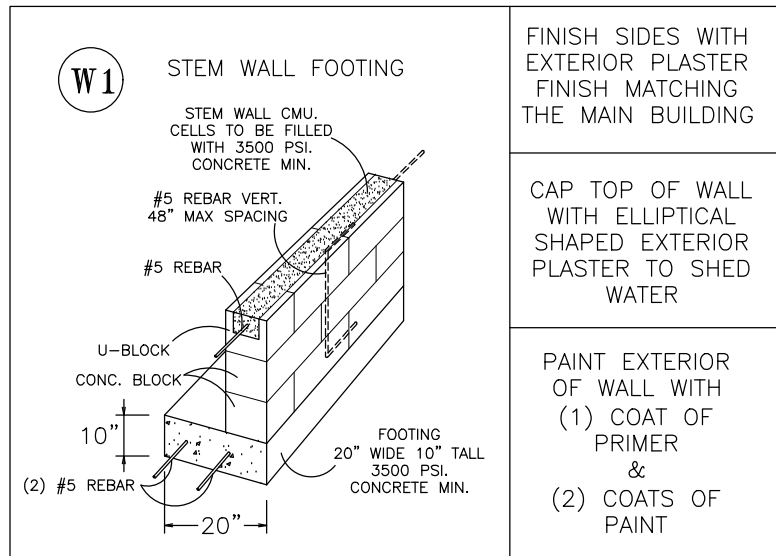
CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:

1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

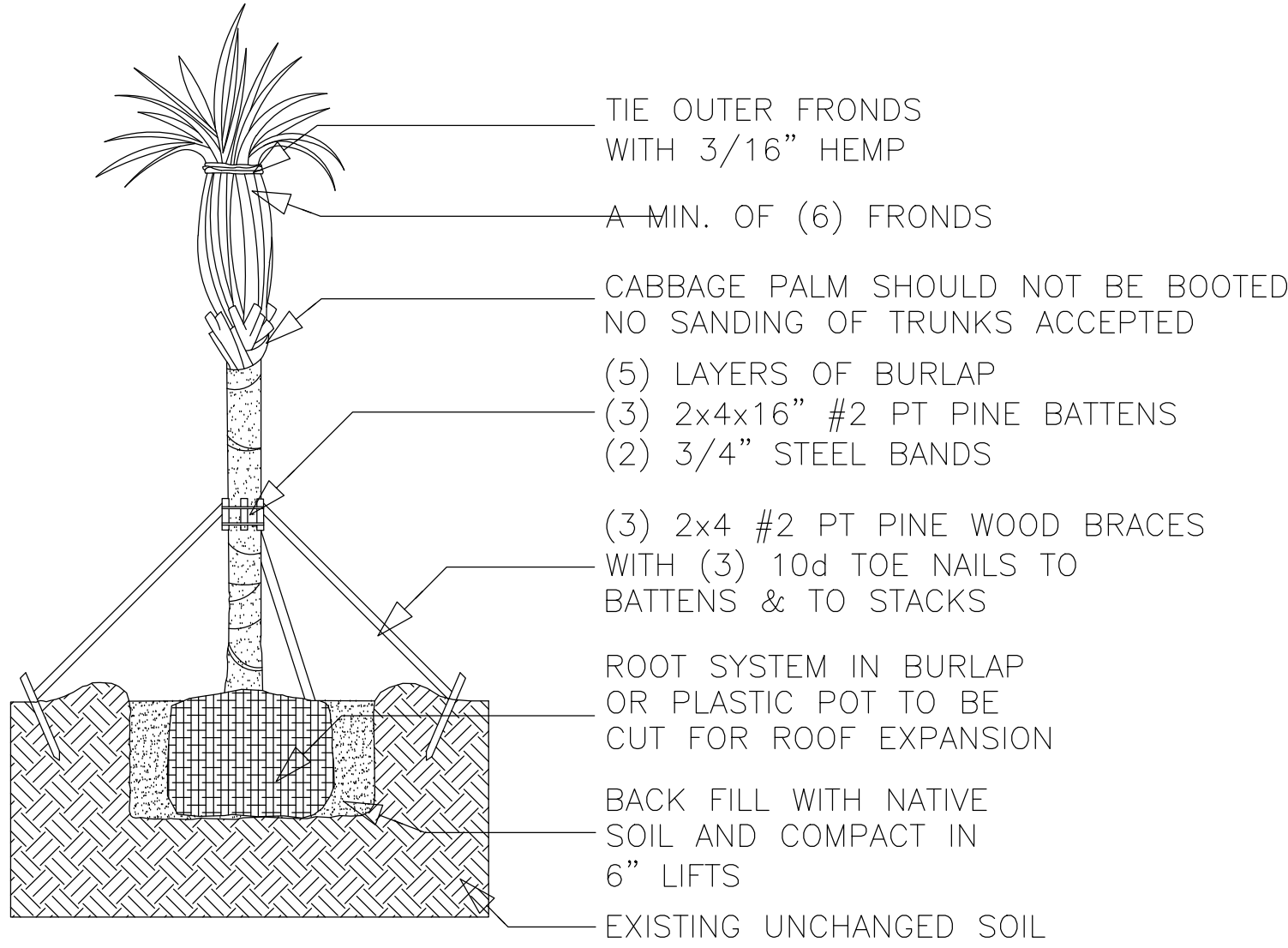
PAGE:

S-2



HEADER CURB  
SPECIFIC USE: PARKING LOTS, TREE PROTECTION, ETC. NOT FOR USE IN ROADWAYS UNLESS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT

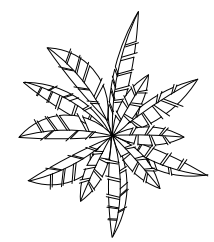
8' HIGH PALM PLANTING  
& STACKING DETAIL



LOCATION LAYOUT NOTES



| SITE PLANTING SCHEDULE                                                            |      |                                                                          |      |       |                      |
|-----------------------------------------------------------------------------------|------|--------------------------------------------------------------------------|------|-------|----------------------|
| SYMBOL                                                                            | QTY. | TYPE                                                                     | HGT. | SPRD. | REMARKS              |
|  | 10   | ABBRV.-CV<br>BOTANICAL.-CODIAEUM VARIEGATUM<br>COMMON NAME-GARDEN CROTON | 24"  | 14"   | 12" POT @<br>7" O.C. |
|  | 32   | ABBRV.-RR<br>BOTANICAL.-RAVENEA RIVULARIS<br>COMMON NAME-MAJESTIC PALM   | 30"  | 2'    | 3 GAL. @<br>3' O.C.  |
|  | 2    | ABBRV.-SP<br>BOTANICAL.-SABAL PALMETTO<br>COMMON NAME-PALMETTO PALM      | 8'   | 6'    | 30 GAL.              |



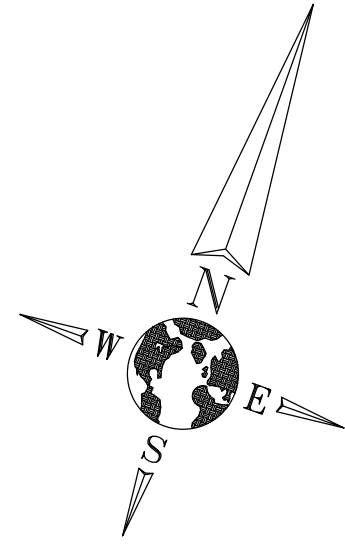
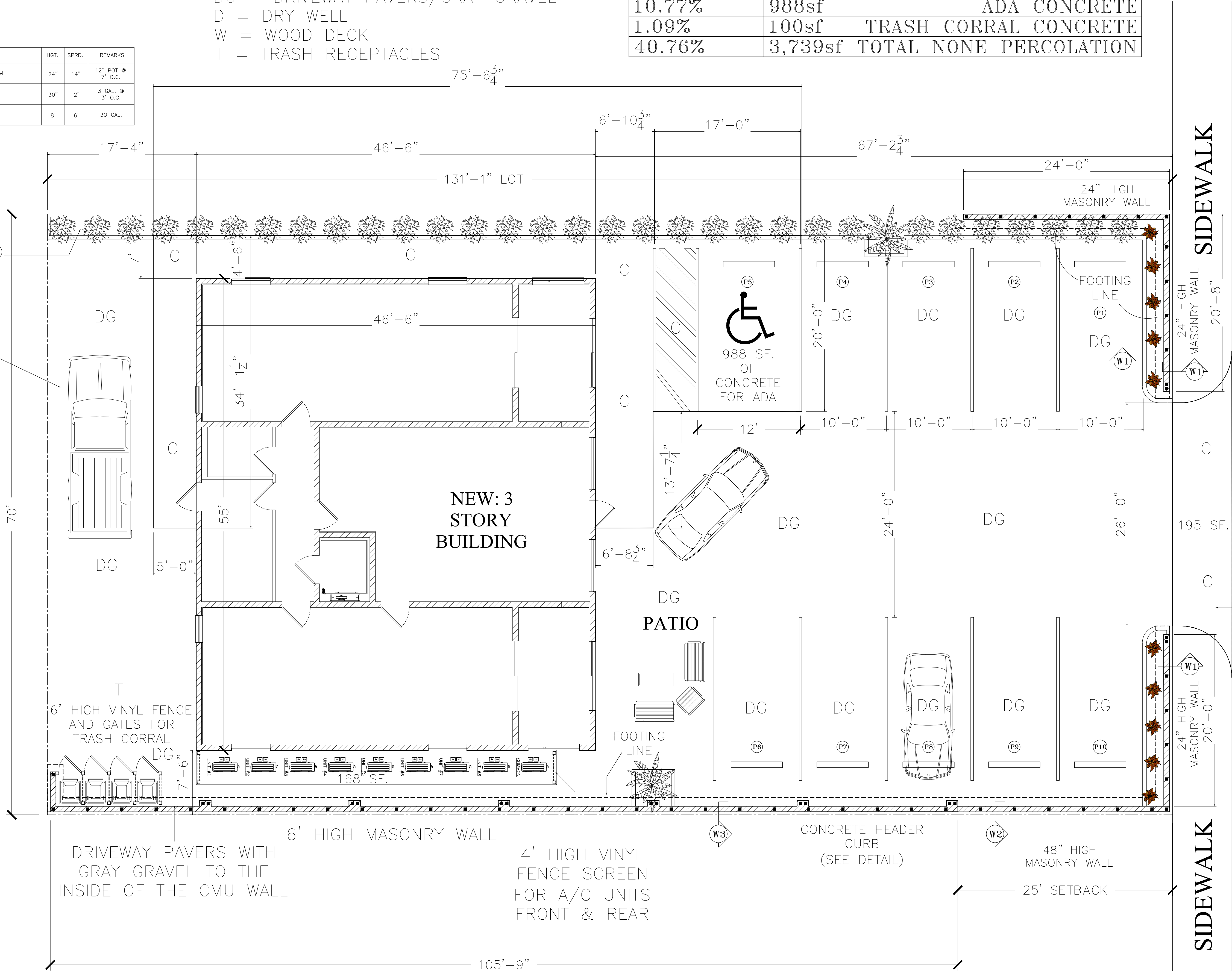
C = CONCRETE  
S = SHELL  
DG = DRIVEWAY PAVERS/GRAY GRAVEL  
D = DRY WELL  
W = WOOD DECK  
T = TRASH RECEPTACLES

|        |         |                        |
|--------|---------|------------------------|
| 100%   | 9,174sf | TOTAL LOT              |
| 27.02% | 2,479sf | BUILDING COVERAGE      |
| 1.83%  | 168sf   | A/C CONCRETE           |
| 10.77% | 988sf   | ADA CONCRETE           |
| 1.09%  | 100sf   | TRASH CORRAL CONCRETE  |
| 40.76% | 3,739sf | TOTAL NONE PERCOLATION |

HEADER CURB AROUND  
PLANTER AREA WITH  
PLANTS & MULCH

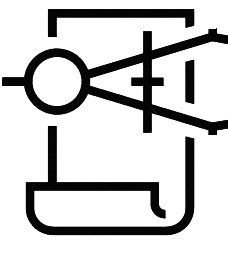
DRIVEWAY PAVERS WITH  
OPEN CELL FILLED WITH  
GRAY GRAVEL

ALLEY



LOCATION LAYOUT

HWY A1A



COPYRIGHT NOTICE  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

(ALL CONTRACTORS & SUB-CONTRACTORS) UNFORESEEN STRUCTURAL ISSUES "MUST BE MADE KNOWN" TO THE DESIGN PROFESSIONAL OF RECORD AT THE TIME OF DISCOVERY

FOR PRIORITY ATTENTION  
CALL/TEXT 386-561-8209

VACATION RENTAL  
MULTI FAMILY  
NEW CONSTRUCTION

OWNER:  
**TED BARNHILL**  
PLAN DATE:  
**5/18/2026**

"PLANS CONFORM TO"  
2023 6TH ED. FL. BUILDING CODE  
2022 NATIONAL ELEC. CODE  
2024 WFCM DESIGN CRITERIA  
2022 ASCE 7-22 DESIGN CRITERIA  
STRUCTURALLY ADEQUATE FOR

ALTERATION LEVEL: NEW  
RISK CATEGORY: 2  
WIND VELOCITY (MPH): 140  
EXPOSURE CATEGORY: D  
INTERNAL PRESSURE: .18  
CONSTRUCTION TYPE: VB

CORY A. BROCKETT, PE  
LICENSE #74677

LOCATION:  
1708 S. OCEAN  
SHORE BLVD.,  
FLAGLER BEACH, FL.  
32136

PAGE:  
**S-1**  
SCALE: 1/4" = 1 FOOT



## Staff Report

### City Commission Regular Meeting

June 11, 2026

---

**To:** City Commission  
**From:** Lupita McClenning, Planner  
**Meeting Date:** June 11, 2026  
**Item Name:** Site Plan Application PMS26-0003: House of Crego, 2205 N. Oceanshore Blvd.; Parcel ID: 36-11-31-5630-00020-0110 ; Applicant: Brent and Evelyn Crego; Request Final Site Plan approval to construct a mixed-use building in the Tourist Commercial Zoning District outside the A1A Retail Corridor Boundary and Mixed-Use Overlay District.

#### Background:

Project Description from the applicant's submittal includes a site plan for a mixed-use consisting of a +/-600 SQ FT retail shop on the first floor; three (3) +/-813.2 SQ FT residential living areas including 3 bedrooms, 4 bath, laundry facilities, kitchen on the 2<sup>nd</sup> floor; 3rd floor rooftop area w/powder room; a ground level 2-car garage with access from Central Ave; and commercial parking off A1A. The proposed mixed-use project is outside the Downtown Mixed-Use Overlay Boundary Map; outside A1A Retail Corridor District Boundary; and Mixed-Use Overlay District. Additionally, the code prohibits commercial traffic access from Central Avenue.

#### Fiscal Impact:

For permitted developments, the City receives relevant impact and building fees and post Certificate of Occupancy receives ad Valorem taxes.

#### Staff Recommendation:

The proposed mixed-use project is outside the Downtown Mixed-Use Overlay Boundary, the A1A Retail Corridor Boundary. Per Section 2.06.05.1, 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 provision shall apply in accordance with Section 2.06.05.2 — *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.* PARB recommend that the City Commission deny the site plan and request the applicant submit plans in compliance with permitted uses in TC or MDR as noted in Section 2.04.02.8.

#### Attachments:

1. Staff Report 2205 N Oceanshore Blvd



2. 2205 N OCEAN SHORE BLVD\_04012026-compressed
3. Digitally S&S Survey
4. APPLICATION\_PMS26-0003



# City of Flagler Beach

800 South Daytona Avenue  
Flagler Beach, Florida 32136  
Phone 386-517-2000 Ext. 257

To: Planning Architectural Review Board, City of Flagler Beach, FL  
From: Lupita McClenning, City Planner  
Date: April 28, 2026  
RE: Staff Report – 2205 N. Oceanshore Blvd - Site Plan

---

Applicant: Brent and Evelyn Crego  
133 Bridgeport Rd  
Daytona Beach Shores, FL 32118133

Project  
Address: 2205 N. Oceanshore Blvd  
Flagler Beach, FL 32136

Parcel ID: 36-11-31-5630-00020-0110  
Zoning: Tourist Commercial  
FLUM: General Commercial

Overlay: None

Existing  
Condition: Vacant, undeveloped lot fronting N. Oceanshore Blvd

Surrounding  
Properties: Properties to the north include five (5) residential homes; two (2) vacant lots; and one (1) commercial property. Properties abutting the subject property to the south include a multi-tenant commercial building with professional services/office, retail, and a coffee shop.

## **SITE PLAN**

Project Description from the applicant's submittal includes a site plan for a mixed-use consisting of a +/- 600 SQ FT retail shop on the first floor; and three (3) +/-813.2 SQFT residential living areas including 3 bedrooms, 4 bath/ laundry facilities, kitchen on the 2<sup>nd</sup> floor; and a roof top area with bathroom; and a ground level 2 car garage.

The proposed parking spaces for the residential component are at the rear with access from Central Avenue; and the proposed commercial parking spaces are at the front with access off A1A.

### Section 2.04.02.7.1 Downtown Mixed-Use Overlay

The proposed mixed-use project is outside of the Downtown Mixed-Use Overlay Boundary Map. The Downtown Mixed-Use Overlay is defined by the CRA Boundary to the north, South 5th Street to the south, Flagler Avenue to the west, and properties east of Central Avenue, half a block west of A1A form the eastern extent.



### Section 2.04.02.12 Mixed-use Building Regulations

The proposed mixed-use project is outside of the A1A Retail Corridor Character District Boundary Map and the Mixed-Use Overlay District.

#### B. General requirements.

- a. Mixed use building authorization. The city shall permit, as the principal permitted use of 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 described as follows:**

By the CRA boundary to the north, and having been further **extended to North 11th Street for properties lying within the Tourist Commercial District adjacent to Oceanshore Blvd.**, Flagler Avenue to the west, South 5th Street to the south, and an eastern extent which begins at South 5th Street, extends to South 9th Street along Central Avenue to include all property lying one-half ( $\frac{1}{2}$ ) block west of A1A, and having **been further extended to South 13th Street for properties lying within the general commercial district and tourist commercial district adjacent to Oceanshore Blvd.**



### Section 2.06.05.1 Commercial Uses in TC or MDR along A1A

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 2.04.02.8 TC - Tourist Commercial

#### 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 Two.
13. All principal uses permitted in MDR District.

Section 2.04.02.8 Medium Density Residential

| PRINCIPAL USES PERMITTED in MDR District                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. <a href="#">Single-family</a> dwellings.</li><li>2. <a href="#">Two-family</a> dwellings.</li><li>3. Townhouse dwellings.</li><li>4. Multifamily dwellings.</li><li>5. Parks and recreational facilities.</li><li>6. Essential public services and facilities.</li><li>7. Community residential homes in accordance with chapter 419, F.S.</li></ol> |

Staff Recommendation

Staff recommends the PARB deny the site plan and request the applicant submit a site plan in accordance with permitted uses for Tourist Commercial, Section 2.04.02.8; and/or submit site plan in accordance with permitted uses in Medium Density Residential as noted in district standards Section 2.04.02.8.

And/or PARB recommend that the City Commission deny the site plan and request that the applicant submit a site plan in accordance with permitted uses as prescribed in Tourist Commercial and/or Medium Density Residential.



# NEW SINGLE FAMILY

## CREGO RESIDENCE

### 2205 N OCEAN SHORE BLVD.

### FLAGLER BEACH, FL 32136

#### INDEX OF DRAWINGS:

GN-101 COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

#### SURVEY

A-050 LOCATION MAP  
A-051 SURROUNDING LAND USE MAP  
A-100 SITE PLAN  
A-201 GROUND FLOOR PLAN  
A-202 SECOND FLOOR PLAN  
A-203 ROOF TOP PLAN  
A-301 GROUND FLOOR REFLECTED CEILING PLAN  
A-401 FRONT ELEVATION  
A-402 SIDE ELEVATION  
A-403 SIDE ELEVATION  
A-404 REAR ELEVATION  
L-100 LANDSCAPE PLAN  
C-100 WATER, SEWER, PAVING AND DRAINAGE PLAN

1. THE GENERAL CONTRACTOR MUST HAVE OPERATING FAX MACHINE AND A TELEPHONE ON THE JOB SITE AT ALL TIMES.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST WORKMANSHIP PRACTICES OF THE CONSTRUCTION TRADE. ARCHITECT RESERVES THE RIGHT TO REJECT A MATERIAL OF WORK, WHICH DOES NOT CONFORM TO THESE STANDARDS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE LOCAL AND NATIONAL CODES.
4. ALL MATERIALS FURNISHED ON THE SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS. GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
5. THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING AND MECHANICAL WORK REQUIRED FOR COMPLETE AND OPERATIONAL JOB AS SHOWN AND/OR INDICATED ON THESE DRAWINGS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ALL WORK PROVIDED BY SUBCONTRACTORS OF THE VARIOUS TRADES.
8. SUBSTITUTIONS OR "APPROVED EQUALS" PRODUCTS SHALL BE LISTED AND APPROVED BY ARCHITECT. ALL MATERIALS SHALL BE ORDERED IN TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE ARCHITECT SHALL BE PROVIDED WITH SAMPLES, SUBMITTALS, SHOP DRAWINGS, FOR FIXED AND OPERABLE HURRICANE SHUTTERS, MILLWORK, FIREPLACE, WINDOWS AND DOORS, AND TRUSSES, ETC. THE DRAWINGS ARE FOR CONSTRUCTION. THE DIMENSIONS MAY VARY DO TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
10. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS MAY VARY ON SITE DUE TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. DRAWINGS ARE NOT TO BE SCALED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DO COURSE AND COORDINATION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LICENSES AND TAXES, RELATED TO WORK.
12. SURFACES TO BE PAINTED SHALL BE FILLED, SEALED AND SANDED AS REQUIRED. COLORS TO BE SELECTED BY THE ARCHITECT. FOUR TEST SAMPLES SHALL BE MADE, PRIOR TO EXECUTION OF WORK. THE ARCHITECT SHALL ALSO SELECT COLORS OF READY-BUILT PRODUCTS.
13. ALL INTRUSION PREVENTING DEVICES, SHALL CONFORM TO CHAPTER 36 OF THE FLORIDA BUILDING CODE.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE THAT ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL DRAWINGS ARE EMPLOYED SIMULTANEOUSLY IN THE CONSTRUCTION OF THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
15. NO DEVIATIONS OF THESE PLANS ARE ALLOWED EXCEPT WITH WRITTEN CONSENT OF THE ARCHITECT.
16. BEFORE SUBMISSION OF BID, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS.
17. LAWFUL AND PROPER DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS AND COORDINATE WITH THE OWNER THAT THE BUILDING IS SECURE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH OWNER AND HIS SECURITY SERVICES PRIOR TO CONSTRUCTION START. AND BLOCKING TO FIRE TREATED.
19. ANY DEMOLITION SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERING REQUIREMENTS. REFER TO SHORING AND DEMOLITION PLANS ON THE STRUCTURAL SHEETS. SPECIAL CARE SHALL BE TAKEN DURING THE DEMOLITION AND CONSTRUCTION PERIOD, THAT NO DAMAGE WILL OCCUR TO ANYTHING IN EXISTING AREAS WHICH ARE INTENDED TO REMAIN.
20. GENERAL CONTRACTOR SHALL INSTALL A FIRST AID KIT AT JOB SITE IN A READILY ACCESSIBLE LOCATION.
21. CONTRACTOR SHALL PROVIDE 8"X 8" CONCRETE LINTEL OVER ALL OPENINGS NOT COVERED BY PROPER TIE BEAM OR OTHER HEADER.
22. ALL FIXED GLASS WINDOWS ARE TO HAVE SIZES VERIFIED IN THE FIELD.
23. ALL CEILING HEIGHTS ARE REFERENCED FROM NEAREST FINISH FLOOR ELEVATION. ALL BEARING ELEVATIONS ARE BASED ON 0'-0" (REFERENCED ELEVATION)
24. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER SECT. 1408.2 (B) F.B.C.
25. TOILET ROOMS SHALL COMPLY WITH SECT. 1405.2B F.B.C.
26. ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH TABLE 46-R2 F.B.C.
27. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
28. ALL PARTITIONS ARE DIMENSIONED FOR STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N. AND MUST BE ACCURATLY MAINTAIN WITH A MINIMUM VARIATION OF 1/8".
29. DIMENSIONS MARKED + MEANS A TOLERANCE NOT GREATER OR SMALLER THAN 2" INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD. IN CASE OF CONFLICT NOTIFY ARCHITECT'S OFFICE FOR CLARIFICATION.
30. ALL DIMENSIONS TO THE EXTERIOR WINDOWS WALL ARE TO THE INSIDE FACE OF SILL U.O.N.
31. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
32. ALL WORK ERECTED AND PLUMBING INSTALLED SHALL BE LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
33. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
34. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIERS LOCATIONS.
35. REFER TO POWER AND EQUIPMENT PLANS, AND REFLECTED CEILING PLANS FOR LOCATION OF SWITCHES, OUTLETS AND THE LIKE TO BE REMOVED, PATCH & REPAIR PARTITIONS TO MATCH ADJACENT SURFACE AND FINISH.
36. DIMENSIONS, LOCATING DOORS ARE TO BE INSIDE EDGE OF JAMB U.O.N.
37. ALL MILLWORK TO BE FASTENED TO THE PARTITION, PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT. ALL CONCEALED LUMBER AND BLOCKING TO FIRE TREATED.
38. COORDINATE SCHEDULE AND BARRICADES WITH MALL MANAGEMENT.
39. REMOVE ALL DEBRIS FROM PREMISES ON A DAILY BASIS AND PLACE IN A CONSTRUCTION DUMPSTER.
40. ALL ITEMS TO BE HUNG FROM TOP CORD OR STEEL JOISTS AND NOT FROM METAL DECKS NOR CEILING TILE OR GRIDS.
41. ANY OUTDOOR FURNITURE, OUTDOOR PAINTING, OUTDOOR LETTERING, ETC. TO BE COORDINATED WITH THE MALL, TO MEET THEIR CRITERIA.
42. PROVIDE NAMEPLATE ON ROOF TOP A/C UNIT IF NOT CURRENTLY LABELLED.
43. NO PVC PIPING TO BE PERMITTED.
44. ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT. SHOP DRAWINGS TO BE SUBMITTED TO MALL FOR APPROVAL.

#### OWNER:

EVELYN & BRENT CREGO

#### ARCHITECT:

SIMJA DESIGNERS LIC#0016093,

#### ENGINEER:

T.B.D

#### CONTRACTOR:

ED FORTICH, SIMJA CONSTRUCTION, CEL 954-804-7362

#### LEGAL DESCRIPTION:

FOLIO# 36-11-31-5630-00020-0110

LEGAL DESCRIPTION: SUNRISE BEACH  
SUB BLOCK 2 LOT 11 OR 57 PG 482  
OR 123 PG 274-276 OR 643 PG 1527  
OR 645 PG 263 OR 673 PG  
948-STARKOVICH TRUST OR  
762 PG 1121 OR 1890/1499-QC  
OR 1917/747-CD



NEW SINGLE FAMILY

CREGO RESIDENCE  
2205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

REVISIONS

NO. DATE REMARKS

TITLE OF SHEET

GENERAL NOTES

| ISSUE DATE | PROJECT NO.  |
|------------|--------------|
| 03/06/2026 | 26-100       |
| SEAL       | SHEET NUMBER |

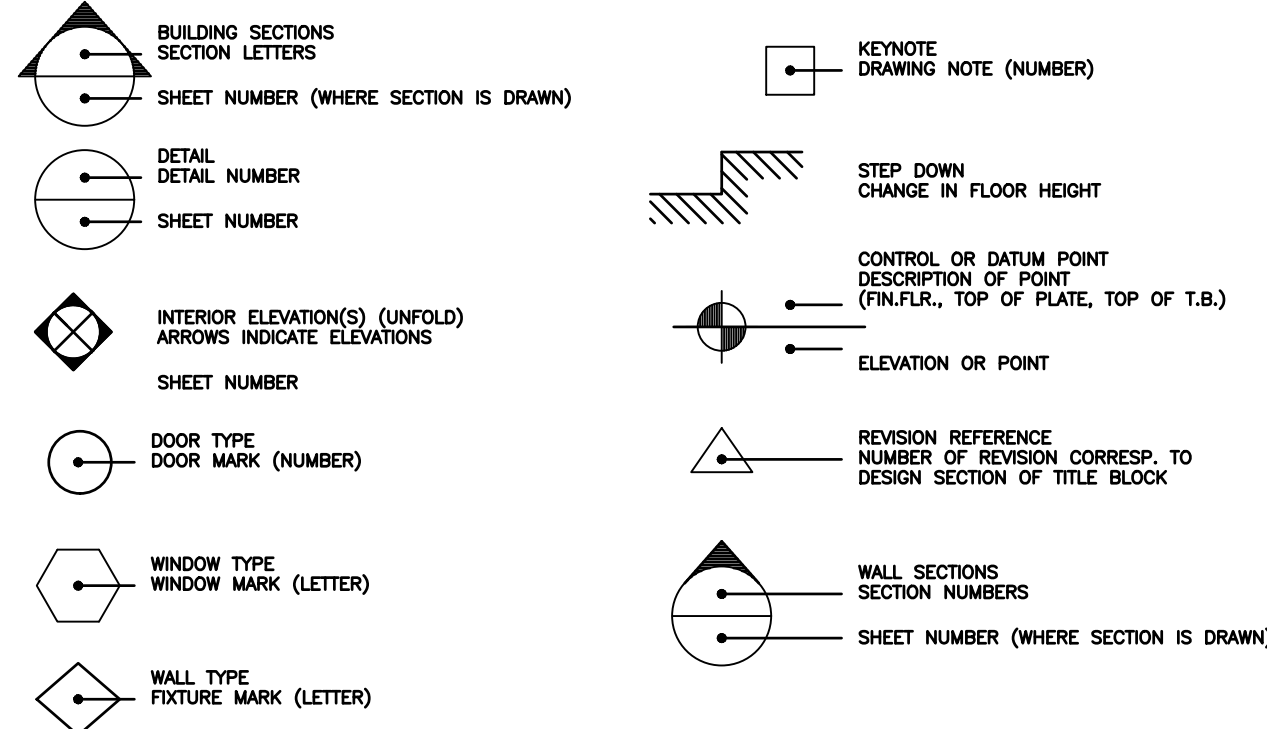


GN-101

OF SHEET

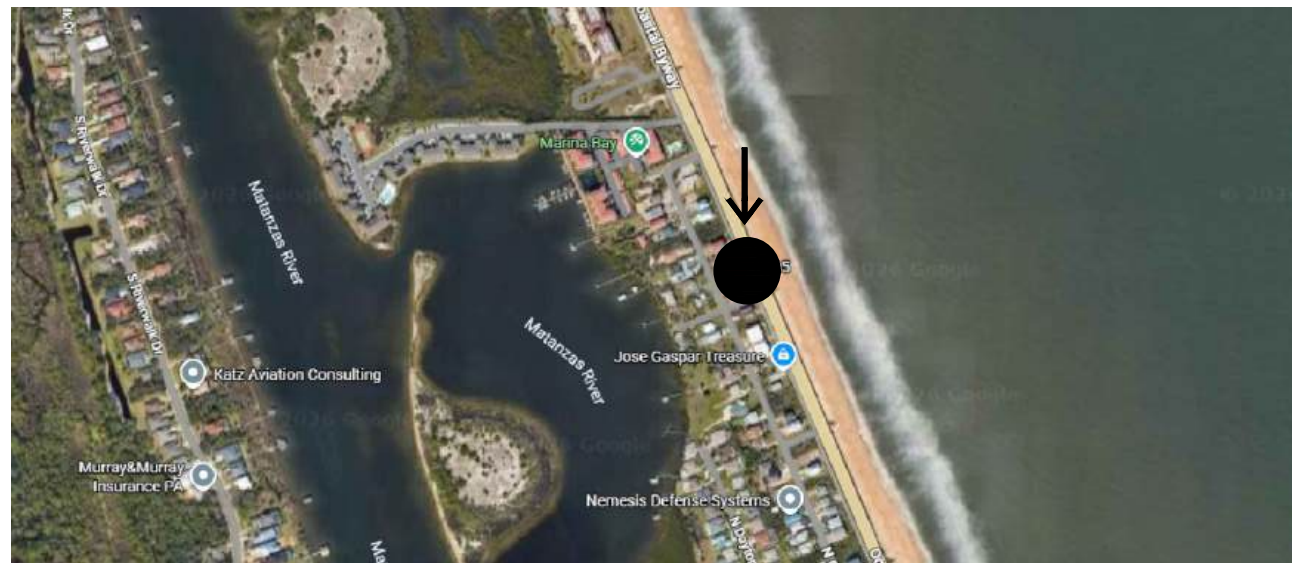
ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS

#### SYMBOLS:

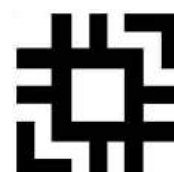


#### ABBREVIATIONS:

|                                                                                                                         |                                                             |                                                 |                                              |                                                                                                                                                                                                                              |                                                                                                                                                          |                                                                                                    |                                                                         |                                                                                                                                                         |                                                                                                   |                                     |                          |                                                                               |                                                                               |                                                                                                                                                                |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AIR CONDITIONING<br>AIR HANDLING UNIT<br>ALTERNATE<br>ALUMINUM<br>ANCHOR BOLT<br>ANGLE<br>AVERAGE<br>ABOVE FINISH FLOOR | A/C<br>A.H.U.<br>ALT.<br>AL.<br>A.B.<br>C<br>AVG.<br>A.F.F. | BEAM<br>BLOCKING<br>BOARD<br>BOTTOM<br>BUILDING | B.M.<br>BLDG.<br>BD. / BRD.<br>BOT.<br>BLDG. | CABINET<br>CEILING<br>CEILING JOISTS<br>CEMENT<br>CENTER LINE<br>CERAMIC TILE<br>CHAMFER<br>CHANNEL<br>CLEAR<br>COLUMN<br>COMPOSITION<br>CONCRETE BLOCK<br>CONSTRUCTION GRADE<br>CONTINUOUS<br>COLD WATER<br>CULTURED MARBLE | CAB.<br>CLC.<br>CLG.<br>C.E.M.<br>CEN.<br>CER. T.<br>CHAM.<br>[OR ]<br>CLR.<br>COL.<br>COMPO.<br>CONC. BLK.<br>CONST. GR.<br>CONT.<br>C.W.<br>CULT. MAR. | DETAIL<br>DIAMETER<br>DISHWASHER<br>DOUBLE<br>DOUBLE PLATE<br>DOOR<br>DOWN<br>DOWNSPROUT<br>DRAWER | EA.<br>ELEV./EL.<br>EQ.<br>EXH.<br>EXP. JT.<br>EXT.<br>EXT.<br>ETCETERA | FACE OF MASONRY<br>FACE OF STUD<br>FINISH<br>FINISH FLOOR<br>FINISH GRADE<br>FLASHING<br>FLOOR<br>FLOOR DRAIN<br>FLOOR JOISTS<br>FLUORESCENT<br>FOOTING | F.O.W.<br>F.O.S.<br>FIN.<br>F.F.<br>F.G.<br>FLSH'G<br>FLR.<br>F.D.<br>FLR. JST.<br>FLOOR.<br>FTG. | GALVANIZED<br>GRADE<br>GYPSUM BOARD | GALV.<br>GRD.<br>GYP.BD. | PAIR<br>PENN<br>PLATE<br>PLYWOOD<br>PROPERTY LINE<br>P.O.<br>PRESSURE TREATED | PAIR<br>PENN<br>PLATE<br>PLYWOOD<br>PROPERTY LINE<br>P.O.<br>PRESSURE TREATED | PR.<br>J<br>J<br>PL.<br>PLYWD.<br>P<br>P.S.I.<br>P.T.<br>RAD.<br>RAF.<br>RECD<br>REV.<br>REVISION<br>REINFORCER<br>R.<br>R.D.<br>RO/S<br>R.O.<br>ROUGH OPENING | TEMPERED GLASS<br>T.E.<br>TOP OF CURB<br>T.C.<br>TREAD<br>TYPICAL<br>TONGUE AND GROOVE<br>TOP OF PLATE<br>TOP OF BEAM<br>UNLESS NOTED OTHERWISE<br>WARDROBE<br>WATER CLOSET<br>WATERPROOFING<br>WELDED WIRE MESH<br>WINDOW<br>WITH<br>WOOD<br>WROUGHT IRON<br>WALK IN CLOSET | TEMP. GL.<br>T.E.<br>T.C.<br>T.<br>TYP.<br>T&G<br>T.O.P.<br>T.O.B.<br>U.N.O.<br>V.T.R.<br>V.T.O.S.A.<br>VERT.<br>V.C.T.<br>WARD.<br>W.C.<br>W.M.<br>WIND<br>W/J<br>W/O<br>WD.<br>W.I.<br>W.I.C. |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



LOCATION MAP



Adolfo D. Lopez, AIA  
Architect

15368 SW 112th Ter, Miami FL 33196  
Cell: 214-688-9774, 407-603-9953, 305-438-1111  
AboutSimja





1 LOCATION MAP  
A-050 N.T.S.



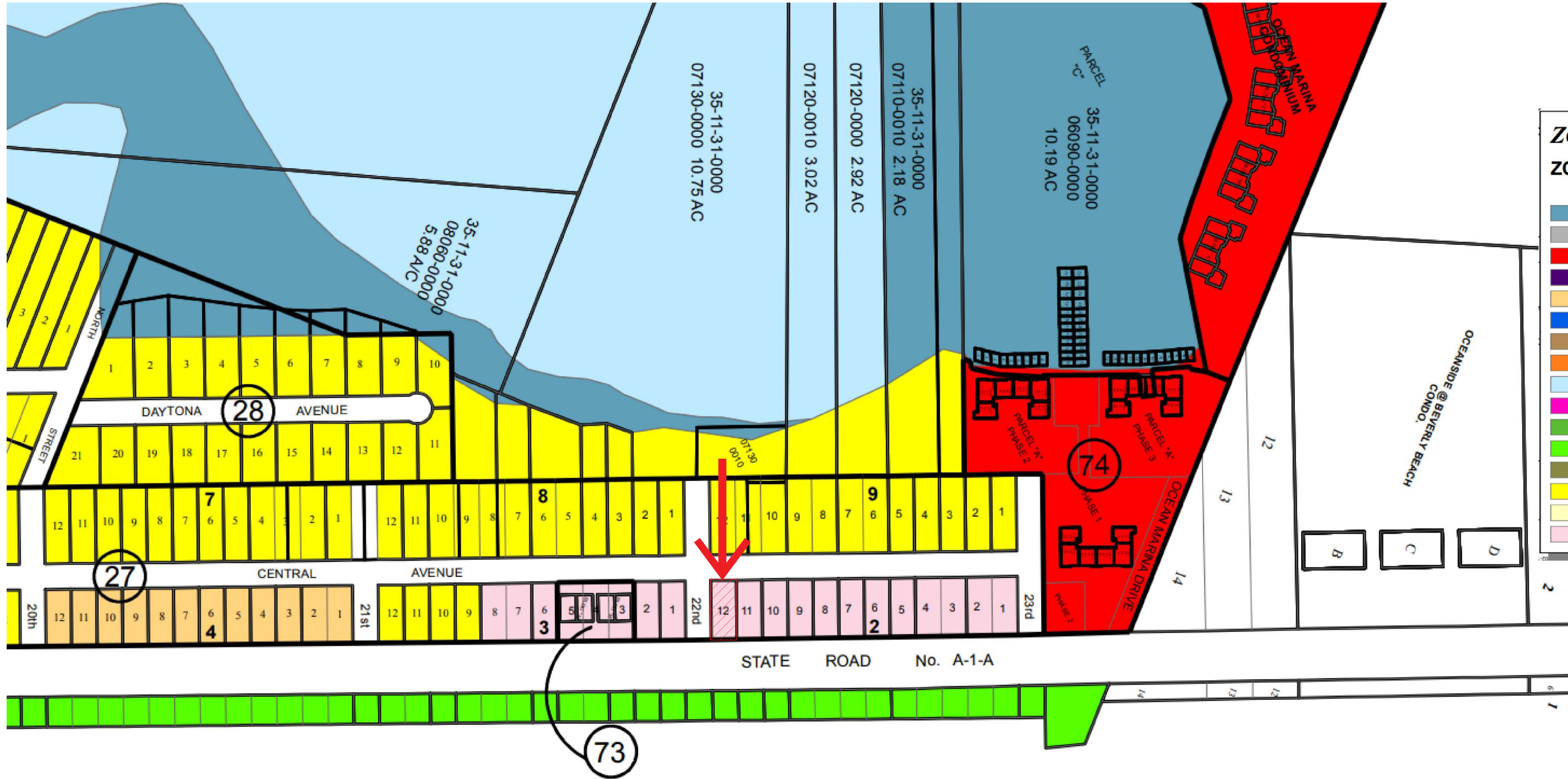
Adolfo D. Lopez, AIA  
Architect  
15368 SW 112th Ter, Miami, FL 33196  
Cell: 214-688-9774, Email: adloped@aia.com  
Aloped@aia.com



2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

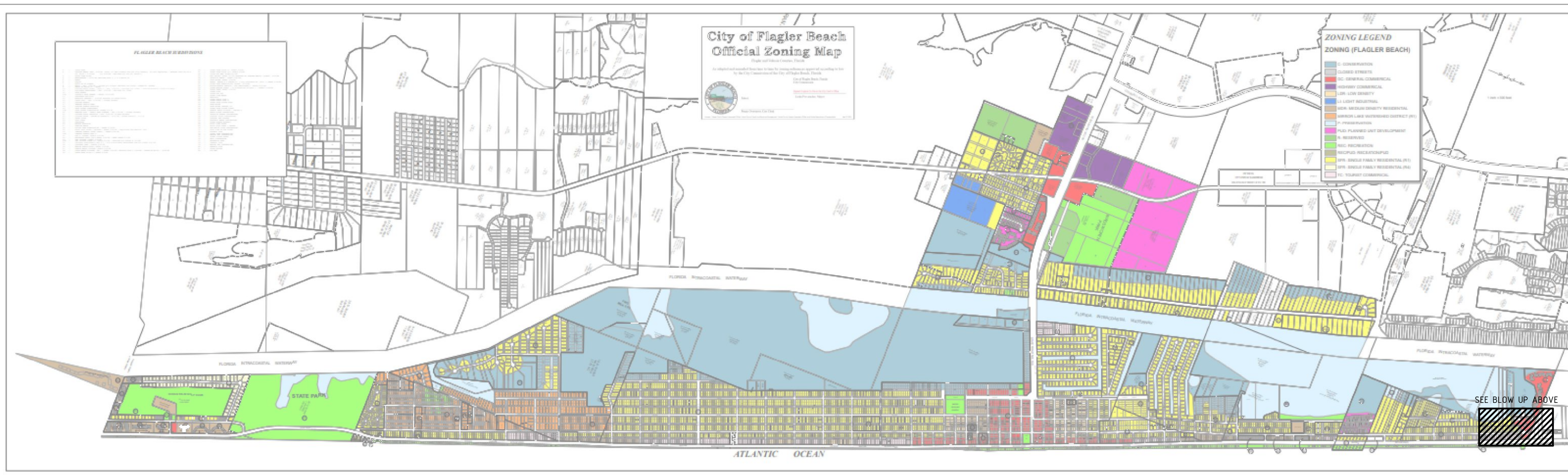
|                                                                                            |                       |         |
|--------------------------------------------------------------------------------------------|-----------------------|---------|
| NEW SINGLE FAMILY<br>CREGO RESIDENCE<br>2205 N OCEAN SHORE BLVD<br>FLAGLER BEACH, FL 32136 | REVISIONS             |         |
|                                                                                            | NO.                   | REMARKS |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
|                                                                                            |                       |         |
| TITLE OF SHEET<br>LOCATION MAP                                                             |                       |         |
| ISSUE DATE<br>03/06/2026                                                                   | PROJECT NO.<br>26-100 |         |
| SEAL                                                                                       | SHEET NUMBER<br>A-050 |         |
| OF SHEET                                                                                   |                       |         |
| ADOLFO LOPEZ, AIA<br>LIC#0016093<br>SIMJA DESIGNERS                                        |                       |         |





**ZONING LEGEND**  
**ZONING (FLAGLER BEACH)**

- C- CONSERVATION
- CLOSED STREETS
- GC- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LDR- LOW DENSITY
- LI- LIGHT INDUSTRIAL
- MDR- MEDIUM DENSITY RESIDENTIAL
- MIRROR LAKE WATERSHED DISTRICT (R1)
- P- PRESERVATION
- PUD- PLANNED UNIT DEVELOPMENT
- R- RESERVED
- REC- RECREATION
- REC/PUD- RECEPTION/PUD
- SFR- SINGLE FAMILY RESIDENTIAL (R1)
- SFR- SINGLE FAMILY RESIDENTIAL (R4)
- TC- TOURIST COMMERCIAL



1 LAND USE MAP  
A-051 N.T.S.

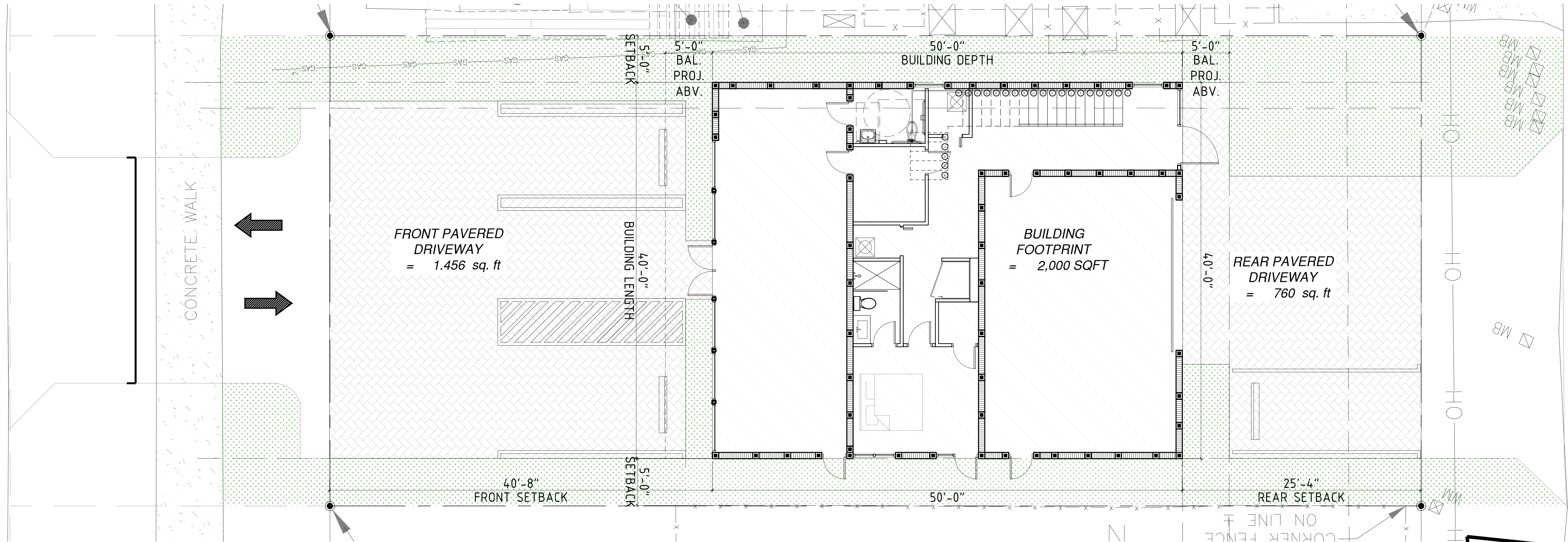
**SIMJA CONSTRUCTION**  
BUILDERS • DESIGNERS

**HOUSE OF CREGO**  
2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

|                                                                                                          |  |                                                     |      |
|----------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------|------|
| <b>NEW SINGLE FAMILY</b><br><b>CREGO RESIDENCE</b><br>2205 N OCEAN SHORE BLVD<br>FLAGLER BEACH, FL 32136 |  | REVISIONS                                           |      |
|                                                                                                          |  | NO.                                                 | DATE |
|                                                                                                          |  | REMARKS                                             |      |
| TITLE OF SHEET                                                                                           |  | PROJECT NO.                                         |      |
| LOCATION MAP                                                                                             |  | 26-100                                              |      |
| ISSUE DATE                                                                                               |  | SHEET NUMBER                                        |      |
| 03/06/2026                                                                                               |  | A-050                                               |      |
| SEAL                                                                                                     |  | OF SHEET                                            |      |
|                                                                                                          |  | ADOLFO LOPEZ, AIA<br>LIC#0016093<br>SIMJA DESIGNERS |      |

Adolfo D. Lopez, AIA  
Architect  
15368 SW 112th Ter, Miami FL 33196  
Cell: 212-688-9714, 407-609-9693  
Adolfo@simja.com





PROPERTY ADDRESS:  
2205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136  
FOLIO: 36-11-31-5630-00020-0110

| <u>ZONING CODE</u> | <u>EXISTING:</u> | <u>PROPOSED:</u>   |
|--------------------|------------------|--------------------|
| USE:               | VACANT LOT       | TOURIST COMMERCIAL |

| <u>ZONING DATA</u> | <u>EXISTING:</u> | <u>PROPOSED:</u>   |
|--------------------|------------------|--------------------|
| LOT AREA:          | 5,795 Sq.Ft.     | EXISTING TO REMAIN |

|                            | <u>EXISTING:</u> | <u>PROPOSED:</u>   |
|----------------------------|------------------|--------------------|
| BUILDING FOOTPRINT:        | N/A              | 2,000 Sq.Ft ( 30%) |
| BALCONY OVERHANG:          | N/A              | 400 Sq.Ft ( 4%)    |
| <b>TOTAL LOT COVERAGE:</b> | N/A              | 2,400 Sq.Ft ( 34%) |

|                        | <u>REQUIRED:</u> | <u>ALLOWED:</u>    | <u>PROPOSED:</u>  |
|------------------------|------------------|--------------------|-------------------|
| TOTAL LOT AREA:        | N/A              | 5,795 Sq.Ft.       | 5,795 Sq.Ft.      |
| TOTAL PERVIOUS AREA:   | >30%             | >1,738 Sq.Ft (30%) | 1,740 Sq.Ft (30%) |
| TOTAL IMPERVIOUS AREA: | <70%             | <4,057 Sq.Ft (70%) | 4,055 Sq.Ft (70%) |

PROPOSED 5-FOOT SET BACK IS CONTINGENT UPON THE REMOVAL OF NON-CONFORMING NEIGHBOR ENCROACHMENTS (AC UNITS / STAIRS) CURRENTLY (2201 N OCEAN SHORE BLVD) IS UNDER CITY CODE ENFORCEMENT INVESTIGATION CASE NUMBER #EEN26-0136 AND #EEN26-0141 (BPIC) BUREAU OF PUBLIC INFORMATION AND COMPLAINT FORMS."

"FIRE SEPARATION DISTANCE (FSD) CALCULATED TO PROPERTY LINE. NEIGHBORING MECHANICAL EQUIPMENT AT 2201 N OCEAN SHORE BLVD IS CURRENTLY IN VIOLATION OF SIDE SETBACK CODES AND IS NOT A PERMANENT FIXTURE TO BE USED FOR (FSD) CALCULATIONS." OWNER DESIGN AT 2205 N OCEAN SHORE BLVD FOLLOWS STANDARD TRC SETBACK OWNER IS NOT RESPONSIBLE FOR THE NEIGHBORS UNCORRECTED VIOLATIONS."

TERMITE PROTECTION NOTE:  
 PROVIDE TERMITE PROTECTION PER 2020 F.B.C. 1816  
 TERMITE PROTECTION SHALL BE PROVIDED BY  
 REGISTERED TERMITICIDES OR OTHER APPROVED  
 METHODS OF TERMITES PROTECTION LABELED FOR USE  
 AS A PREVENTIVE TREATMENT TO THE CONSTRUCTION.  
 FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
 SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING:  
 THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
 FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
 TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
 ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
 AGRICULTURE AND CONSUMER SERVICES.

DAMP-PROOFING AND WATER-PROOFING AS PER 2020  
F.B.C. 1805 PROVIDE 6-MIL, NON-POLYETHYLENE  
VAPOR BARRIER BELOW SLAB ON FILL (LAP SHEETS  
MINIMUM 6" AND SEAL WITH MANUFACTURER'S  
SPECIFIED TAPE, TAPE ALL PENETRATIONS) ALL SLAB  
REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS  
OR CONCRETE BRICKS.

| <b><u>SETBACKS</u></b> | <b><u>REQUIRED:</u></b> | <b><u>PROPOSED:</u></b> |
|------------------------|-------------------------|-------------------------|
| FRONT(EAST)            | 25'-0"                  | 40'-8"                  |
| REAR (WEST)            | 10'-0"                  | 25'-4"                  |
| SIDE (NORTH)           | 5'-0"                   | 5'-0"                   |
| SIDE (SOUTH)           | 5'-0"                   | 5'-0"                   |
| HEIGHT                 | 35'-0"                  | 32'-0"                  |

|                     |             |
|---------------------|-------------|
| FIRST FLOOR:        | 2,000 Sq.Ft |
| SECOND FLOOR:       | 2,400 Sq.Ft |
| ROOF TOP:           | 352 Sq.Ft   |
| TOTAL BUILDING AREA | 4,752 Sq.Ft |

|                                                                                          |                         |
|------------------------------------------------------------------------------------------|-------------------------|
|     | IRON ROD WITH CAP       |
|     | IRON ROD                |
|     | CONCRETE MONUMENT       |
|     | PERMANENT CONTROL POINT |
|     | SITE BENCHMARK          |
|  WM | WATER METER             |
|  MB | MAIL BOX                |
|  UP | UTILITY POLE            |
|     | EXISTING CONCRETE       |
|     | EXISTING ELEVATION      |
|     | BURIED GAS LINE         |

|     |                          |
|-----|--------------------------|
| IRC | IRON ROD & CAP           |
| IR  | IRON ROD (NO CAP)        |
| CM  | CONCRETE MONUMENT        |
| N&D | NAIL & DISK              |
| FND | FOUND                    |
| LB  | LICENSED BUSINESS        |
| ID  | IDENTIFICATION           |
| (P) | PLATTED DIMENSION        |
| (M) | MEASURED DIMENSION       |
| FFE | FINISHED FLOOR ELEVATION |
| EL  | ELEVATION                |
| ¢   | CENTERLINE               |
| WM  | WATER METER              |
| R/W | RIGHT OF WAY             |
| A/C | AIR CONDITIONER          |

LOT. SQ. FEET TOTAL = 5,795 S.F  
MIN 30 % PERCENT OF LOT (PERVIOUS) = 1,738 S.F

|                                                                                       |                    |             |
|---------------------------------------------------------------------------------------|--------------------|-------------|
|  | BLDG FOOT PRINT    | = 2,000 S.F |
|  | REAR PARKING AREA  | =1,307 S.F  |
|  | FRONT PARKING AREA | = 748 S.F   |
|  | PERVIOUS AREA      | =1,740 S.F  |

1  
A-100

PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



# NEW SINGLE FAMILY

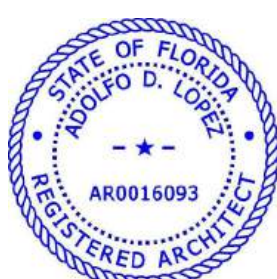
**CREGO RESIDENCE**  
2205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

[illegible]

## T I T L E   O F   S H E E T

## SITE PLAN

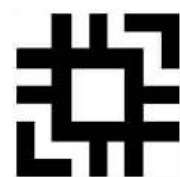
|            |              |
|------------|--------------|
| ISSUE DATE | PROJECT NO.  |
| 03/06/2026 | 26-100       |
| SEAL       | SHEET NUMBER |



# A-100

OF SHEET

**ADOLFO LOPEZ, AIA**  
**LIC#0016093**  
**SIMJA DESIGNERS**

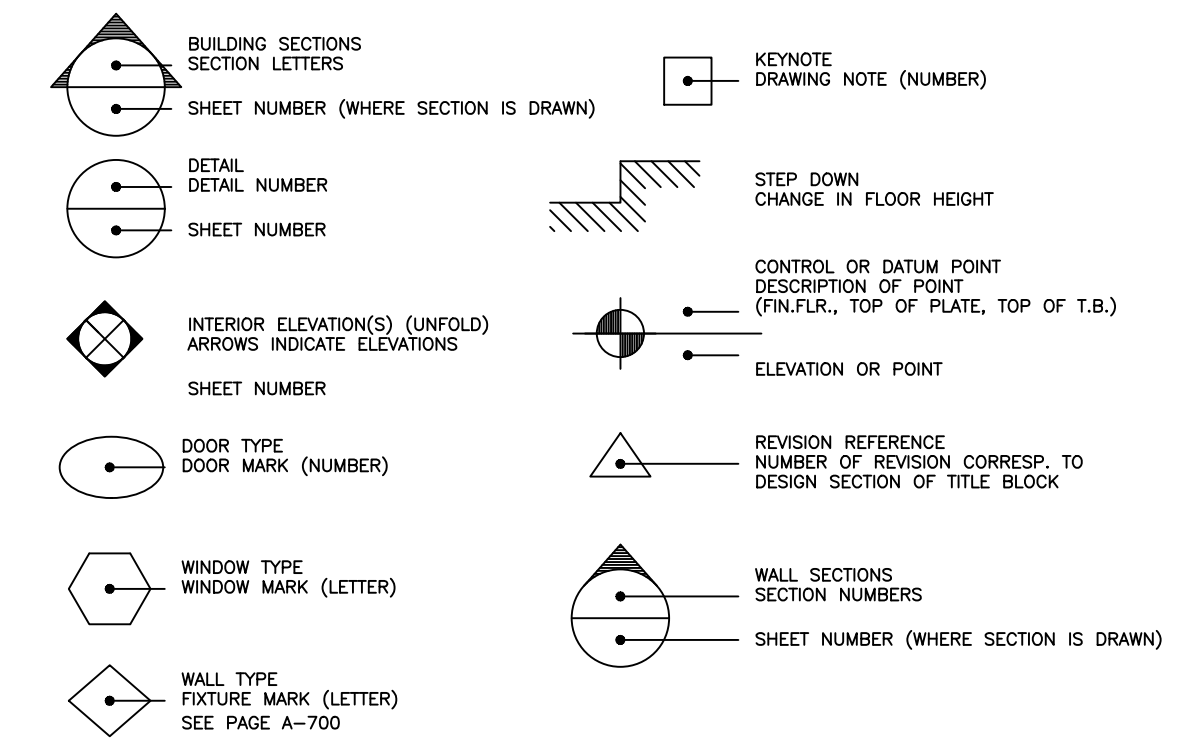


Adolfo D. Lopez, AIA  
Architect

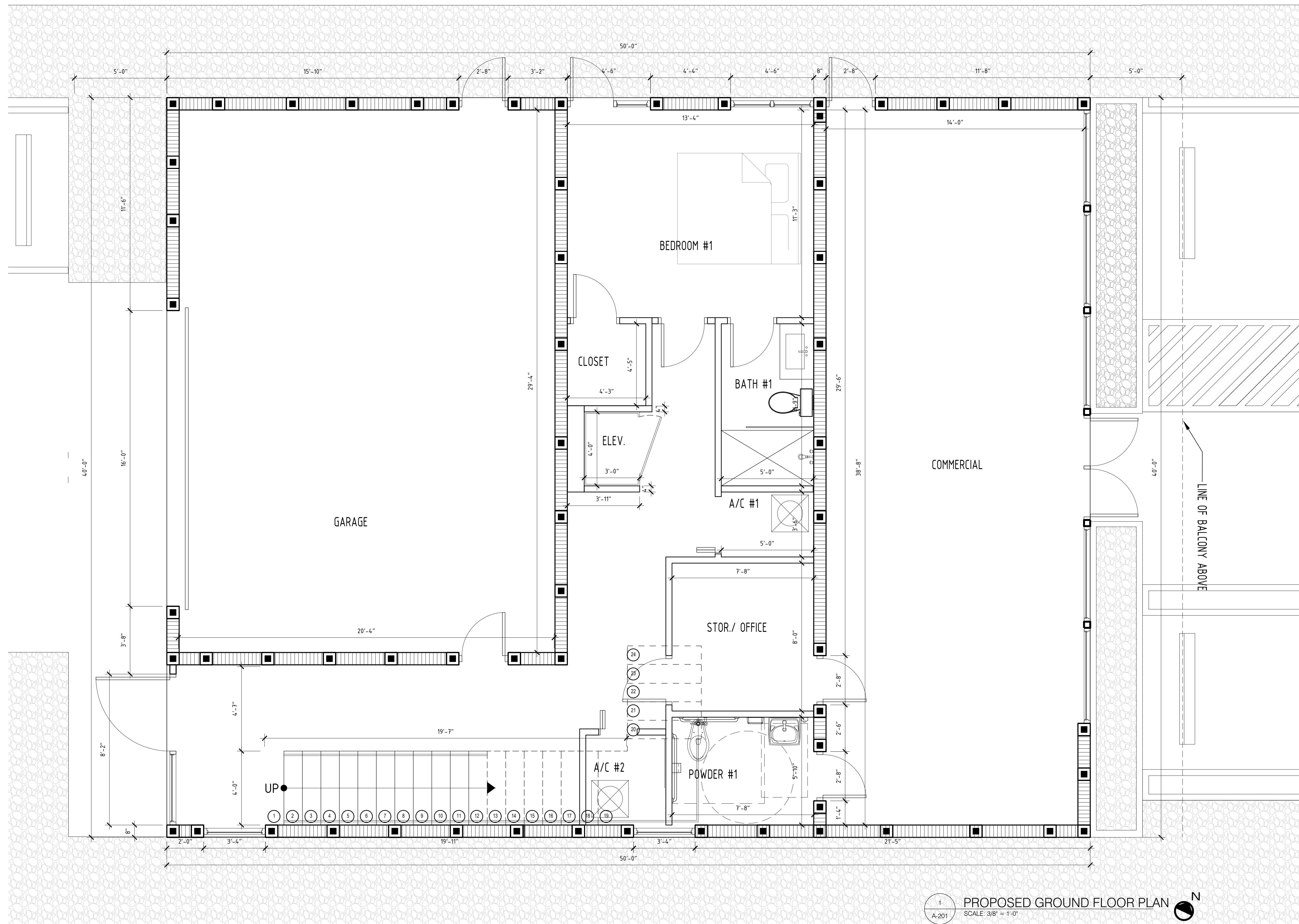
15388 SW 113th Ter, Miami FL 33196  
tel. 214-682-9714 danilo.lopez54@gmail.com  
AR0016093



SYMBOLS:



|                                                                                     |                                                              |                                                                                     |                              |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------|
|  | EXISTING (CMU) WALL TO REMAIN                                |  | BATT INSULATION              |
|  | CONCRETE MASONRY                                             |  | PLYWOOD                      |
|  | CONCRETE IN SECTION                                          |  | WOOD BLOCKING                |
|  | DRYWALL / STUD PARTITION                                     |  | WALLS W/<br>SOUND INSULATION |
|  | RIGID INSULATION INDICATED<br>IN ENLARGED DETAILS / SECTIONS |  | 6" WALLS W/<br>PLUMBING      |
|  | EARTH                                                        |                                                                                     |                              |



**Adolfo D. Lopez, AIA**  
Architect  
15388 SW 113th Ter, Miami FL 33196  
Cel. 214-682-9714 [adolfo.lopez54@gmail.com](mailto:adolfo.lopez54@gmail.com)  
A90016093



**A-201**

OF SHEET

DOLFO LOPEZ, AIA  
C#0016093  
SIMJA DESIGNERS



Symbols

SYMBOLS:

BUILDING SECTIONS  
SECTION LETTERS  
 DETAIL  
DETAIL NUMBER  
SHEET NUMBER

INTERIOR ELEVATION(S) (UNFOLD)  
ARROWS INDICATE ELEVATIONS  
SHEET NUMBER

DOOR TYPE  
DOOR MARK (NUMBER)

WINDOW TYPE  
WINDOW MARK (LETTER)

WALL TYPE  
FIXTURE MARK (LETTER)  
SEE PAGE A-700

KEYNOTE  
DRAWING NOTE (NUMBER)

STEP DOWN  
CHANGE IN FLOOR HEIGHT

CONTROL OR DATUM POINT  
DESCRIPTION OF POINT  
(FIN.FL., TOP OF PLATE, TOP OF T.B.)  
ELEVATION OR POINT

REVISION  
REFERENCE  
NUMBER OF REVISION CORRESP. TO  
DESIGN SECTION OF TITLE BLOCK

WALL SECTIONS  
SECTION NUMBERS  
SHEET NUMBER (WHERE SECTION IS DRAWN)

Legend of Materials

EXISTING (CMU) WALL TO REMAIN

CONCRETE MASONRY

CONCRETE IN SECTION

DRYWALL / STUD PARTITION

RIGID INSULATION INDICATED  
IN ENLARGED DETAILS / SECTIONS

EARTH

BATT INSULATION

PLYWOOD

WOOD BLOCKING

WOOD

METAL

METAL LATH

|                                                                                                             |                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| SECOND FLOOR PLAN:<br>UNDER A/C: 1,800 SQFT<br>BALCONIES: 600 SQFT<br><br>TOTAL SECOND FLOOR:<br>2,400 SQFT | BUILDING AREA<br>FIRST FLOOR: 2,000 SQFT<br>SECOND FLOOR: 2,400 SQFT<br>ROOF TOP PLAN: 352 SQFT<br><br>TOTAL BUILDING AREA:<br>4,752 SQFT |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

TERMITE PROTECTION NOTE:

PROVIDE TERMITE PROTECTION PER 2023 F.B.C. 1816  
TERMITE PROTECTION SHALL BE PROVIDED BY  
REGISTERED TERMITICIDES OR OTHER APPROVED METHODS  
OF TERMITES PROTECTION LABELED FOR USE AS A  
PREVENTIVE TREATMENT TO THE CONSTRUCTION.  
FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING:  
THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES.

DAMP-PROOFING AND WATERPROOFING AS PER 2023 F.B.C.  
1805 PROVIDE 6-MIL, NON-POLYETHYLENE VAPOR  
BARRIER BELOW SLAB ON FILL (LAP SHEETS MINIMUM 6"  
AND SEAL WITH MANUFACTURER'S SPECIFIED TAPE, TAPE  
ALL PENETRATIONS) ALL SLAB REINFORCEMENT SHALL  
BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS.

NOTE:

1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED  
WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T.  
WOOD FURRING AT 16" O.C.  
2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE  
OF WHITE PAINTED WOOD  
3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE  
CLASS A, B, OR C (N.F.P.A.)  
4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE  
CONSULTED WITH OWNER OR INTERIOR DESIGN.  
5) BATHROOM CABINET TO BE SELECTED BY OWNER.  
CABINET MANUFACTURER TO COORDINATE WITH  
OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER  
FOR APPROVAL.  
6) OWNER TO COORDINATE WITH BATHROOM FIXTURES  
CONSULTANT FOR FIXTURE SELECTION.  
7) KITCHEN CABINETS TO BE SELECTED BY OWNER.  
CABINET MANUFACTURER TO COORDINATE WITH  
OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER  
FOR APPROVAL.  
8) ALL BATHROOMS AND BEDROOMS PARTITIONS SHALL  
HAVE 3 1/2" SOUND BATT INSULATION IN CAVITY  
BETWEEN STUDS  
9) ALL BATHROOMS TOILETS TO BE WALL HUNG

1  
A-202  
PROPOSED SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"



2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

NEW SINGLE FAMILY  
CREGO RESIDENCE  
2205 N. OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

REVISIONS

NO. DATE

TITLE OF SHEET

SECOND FLOOR PLAN

ISSUE DATE

03/06/2026

PROJECT NO.

26-100

SEAL

SHEET NUMBER



A-202

OF SHEET

ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS

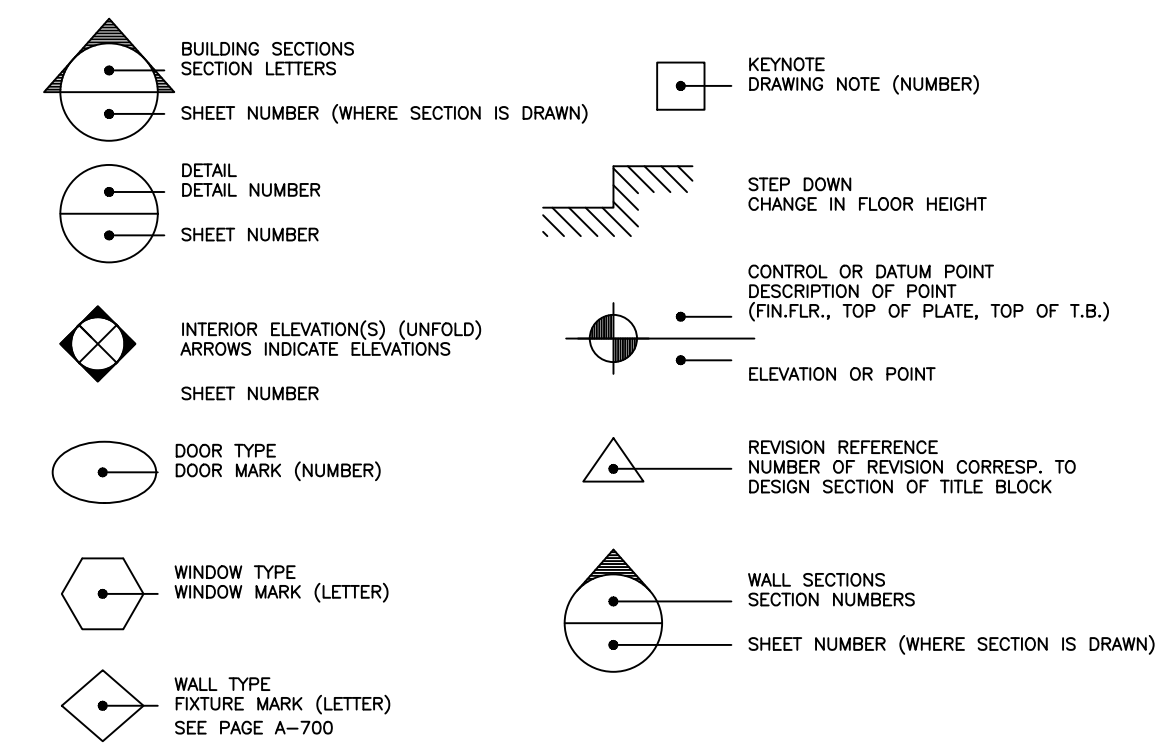


Adolfo D. Lopez, AIA  
Architect

15368 SW 112th Ter, Miami, FL 33196  
Cell: 214-688-9774, 407-688-9774  
Adolfo@simja.com



SYMBOLS:



|                                                                                     |                                                              |                                                                                     |                 |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------|
|  | EXISTING (CMU) WALL TO REMAIN                                |  | BATT INSULATION |
|  | CONCRETE MASONRY                                             |  | PLYWOOD         |
|  | CONCRETE IN SECTION                                          |  | WOOD BLOCKING   |
|  | DRYWALL / STUD PARTITION                                     |  | WOOD            |
|  | RIGID INSULATION INDICATED<br>IN ENLARGED DETAILS / SECTIONS |  | METAL           |
|  | EARTH                                                        |  | METAL LATH      |

|                                                                                                                             |                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>ROOF TOP PLAN:</u><br><br>STAIRS: 208 SQFT<br>POWDER: 60 SQFT<br>COVERED BBQ: 84 SQFT<br><br>TOTAL ROOF TOP:<br>352 SQFT | <u>BUILDING AREA</u><br><br>FIRST FLOOR: 2,000 SQFT<br>SECOND FLOOR: 2,400 SQFT<br>ROOF TOP PLAN: 352 SQFT<br><br>TOTAL BUILDING AREA:<br>4,752 SQFT |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

TERMITE PROTECTION NOTE:

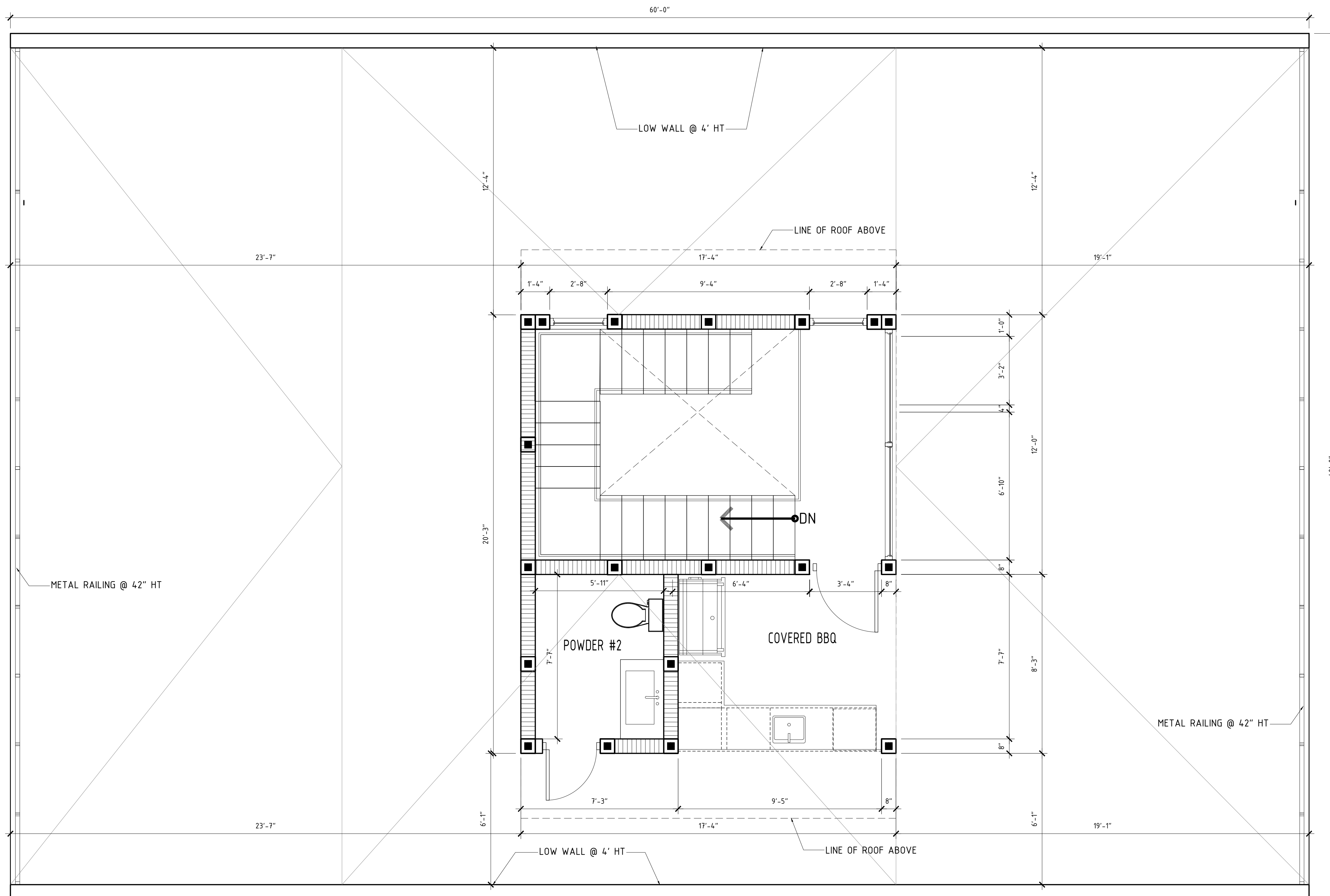
PROVIDE TERMITE PROTECTION PER 2023 F.B.C. 1616  
TERMITE PROTECTION SHALL BE PROVIDED BY  
REGISTERED TERMITE TREATERS OR APPROVED METHODS  
OF TERMITES PROTECTION Labeled FOR USE AS A  
PREVENTIVE TREATMENT TO THE CONSTRUCTION  
FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING  
THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES.

## DAMPROOFING AND WATERPROOFING AS PER 2023 F.B.C.

DAMP-PROOFING AND WATER-PROOFING AS PER 2023 F.B.C. 1805 PROVIDE 6-MIL, NON-POLYETHYLENE VAPOR BARRIER BELOW SLAB ON FILL (LAP SHEETS MINIMUM 6" AND SEAL WITH MANUFACTURER'S SPECIFIED TAPE, TAPE ALL PENETRATIONS) ALL SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS.

NOTE:

- 1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.
- 2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE WHITE PAINTED WOOD
- 3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE GYP. PL. OR C. INF. PL.
- 4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE CONSULTED WITH OWNER OR INTERIOR DESIGN.
- 5) BATHROOM CABINET TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- 6) OWNER TO COORDINATE WITH BATHROOM FIXTURES CONSULTANT FOR FIXTURE SELECTION.
- 7) KITCHEN CABINETS TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- 8) ALL BATHROOMS AND BEDROOMS PARTITIONS SHALL HAVE 1/2" SOUND BATT INSULATION IN CAVITY BETWEEN STUDS
- 9) ALL BATHROOMS TOILETS TO BE WALL HUNG



1  
A-203

PROPOSED ROOF TOP PLAN  
SCALE: 3/8" = 1'-0"



**Adolfo D. Lopez, AIA**  
Architect  
15388 SW 113th Ter, Miami FL 33196  
Cel. 214-682-9734 [adolfo.lopez54@gmail.com](mailto:adolfo.lopez54@gmail.com)  
A90016093



**A-203**

O F       S H E E T

**ADOLFO LOPEZ, AIA**  
**IC#0016093**  
**SIMJA DESIGNERS**



Symbols

- SYMBOLS:
- BUILDING SECTIONS  
SECTION LETTERS

KEYNOTE  
DRAWING NOTE (NUMBER)
- DETAIL  
DETAIL NUMBER

STEP DOWN  
CHANGE IN FLOOR HEIGHT
- INTERIOR ELEVATION(S) (UNFOLD)  
ARROWS INDICATE ELEVATIONS

CONTROL OR DATUM POINT  
DESCRIPTION OF POINT  
(FIN.FLK., TOP OF PLATE, TOP OF T.B.)
- DOOR TYPE  
DOOR MARK (NUMBER)

REVISION REFERENCE  
NUMBER OF REVISION CORRESP. TO  
DESIGN SECTION OF TITLE BLOCK
- WINDOW TYPE  
WINDOW MARK (LETTER)

WALL SECTIONS  
SECTION NUMBERS
- WALL TYPE  
FIXTURE MARK (LETTER)  
SEE PAGE A-700

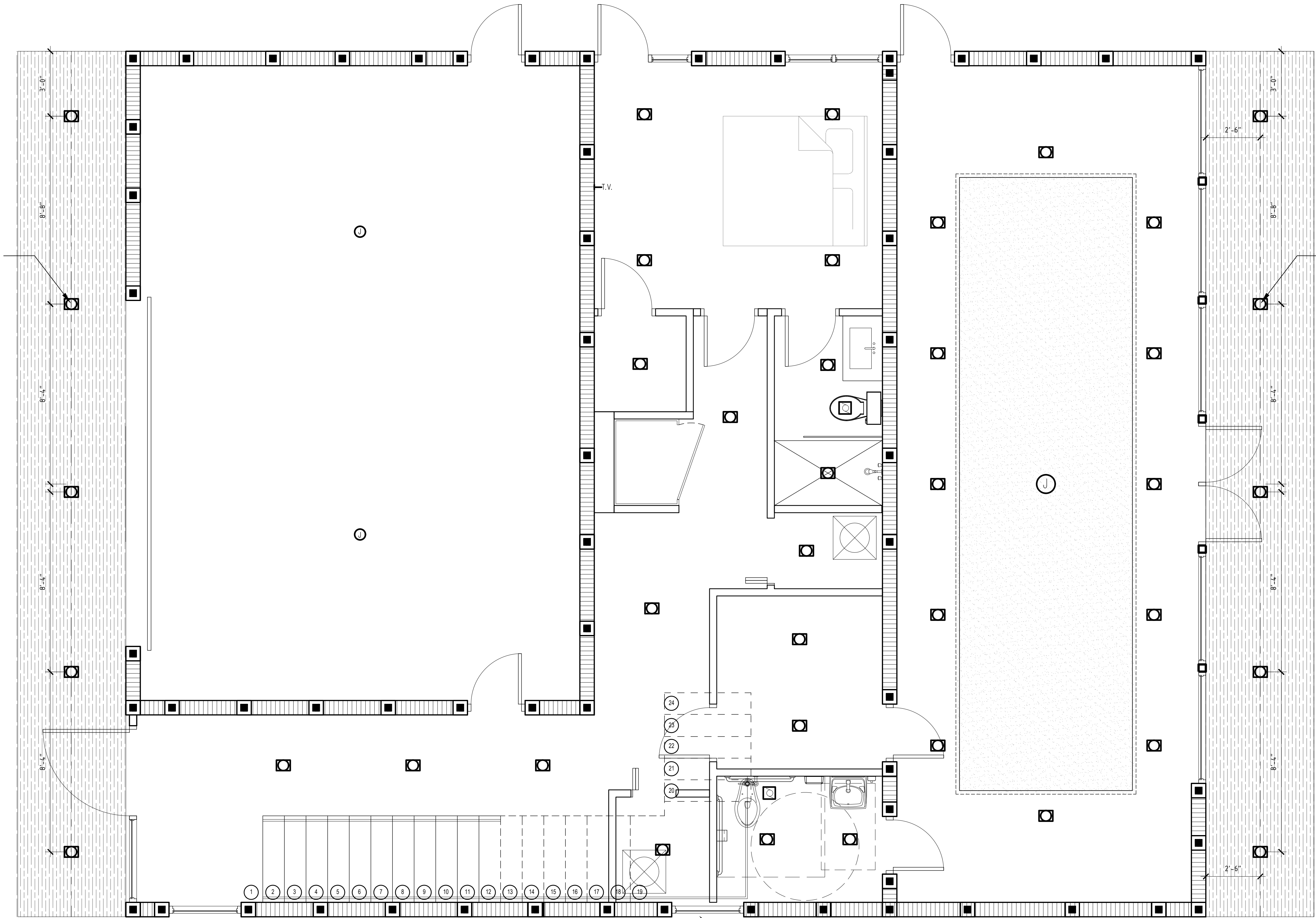
SHEET NUMBER (WHERE SECTION IS DRAWN)

Legend of Materials

- EXISTING (CMU) WALL TO REMAIN
- CONCRETE MASONRY
- CONCRETE IN SECTION
- DRYWALL / STUD PARTITION
- RIGID INSULATION INDICATED  
IN ENLARGED DETAILS / SECTIONS
- EARTH
- BATT INSULATION
- PLYWOOD
- WOOD BLOCKING
- WOOD
- METAL
- METAL LATH

| ROOF TOP PLAN:              | BUILDING AREA                      |
|-----------------------------|------------------------------------|
| STAIRS: 208 SQFT            | FIRST FLOOR: 2,000 SQFT            |
| POWDER: 60 SQFT             | SECOND FLOOR: 2,400 SQFT           |
| COVERED BBQ: 84 SQFT        | ROOF TOP PLAN: 352 SQFT            |
| TOTAL ROOF TOP:<br>352 SQFT | TOTAL BUILDING AREA:<br>4,752 SQFT |

- LEGEND
- DROPPED CEILING
- EXHAUST FAN
- JUNCTION BOX
- LED STRIP
- 8" CMU WALL
- PARTITION
- ELECTRICAL PANEL
- T.V. OUTLET
- CEILING RECESSED SPOTLIGHT



1  
A-203  
PROPOSED ROOF TOP PLAN  
SCALE: 3/8" = 1'-0"



Adolfo D. Lopez, AIA  
Architect

15368 SW 112th Ter, Miami FL 33196  
Cell: 212-688-9774, 407-603-0925  
Adlo@simja.com



A-203

OF SHEET

ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS

NEW SINGLE FAMILY

CREGO RESIDENCE  
2205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

REVISIONS

REMARKS

NO. DATE

TITLE OF SHEET

ROOF TOP PLAN

ISSUE DATE

03/06/2026

PROJECT NO.

26-100

SEAL

SHEET NUMBER

A-203

OF SHEET

ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS









Page 53 of 79





1  
A-403  
SIDE (WEST) ELEVATION  
SCALE: 3/8" = 1'-0"



Adolfo D. Lopez, AIA  
Architect

15368 SW 112th Ter, Miami, FL 33196  
Cell: 214-688-9774, 407-503-9925  
A20016093



**A-402**

OF SHEET

ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS

**SIMJA**  
CONSTRUCTION  
BUILDERS & DESIGNERS

**HOUSE OF CREGO**

2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

**NEW SINGLE FAMILY**  
**CREGO RESIDENCE**  
2205 N. OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

REVISIONS

REMARKS

NO. DATE

TITLE OF SHEET

**SIDE ELEVATION**

ISSUE DATE  
**03/06/2026**

PROJECT NO.  
**26-100**

SEAL

SHEET NUMBER

**A-402**

OF SHEET

ADOLFO LOPEZ, AIA  
LIC#0016093  
SIMJA DESIGNERS









**NEW SINGLE FAMILY**  
**CREGO RESIDENCE**  
22205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

[illegible]

T I T L E   O F   S H E E T

## RENDERING

| ISSUE | DATE | PROJECT | N |
|-------|------|---------|---|
|-------|------|---------|---|

|                   |                                |
|-------------------|--------------------------------|
| <b>03/06/2026</b> | <b>26-100</b>                  |
| <b>S E A L</b>    | <b>S H E E T   N U M B E R</b> |



**A-402**

0 F                      S H E E T

**ADOLFO LOPEZ, AIA**  
**LIC#0016093**  
**SIMJA DESIGNERS**



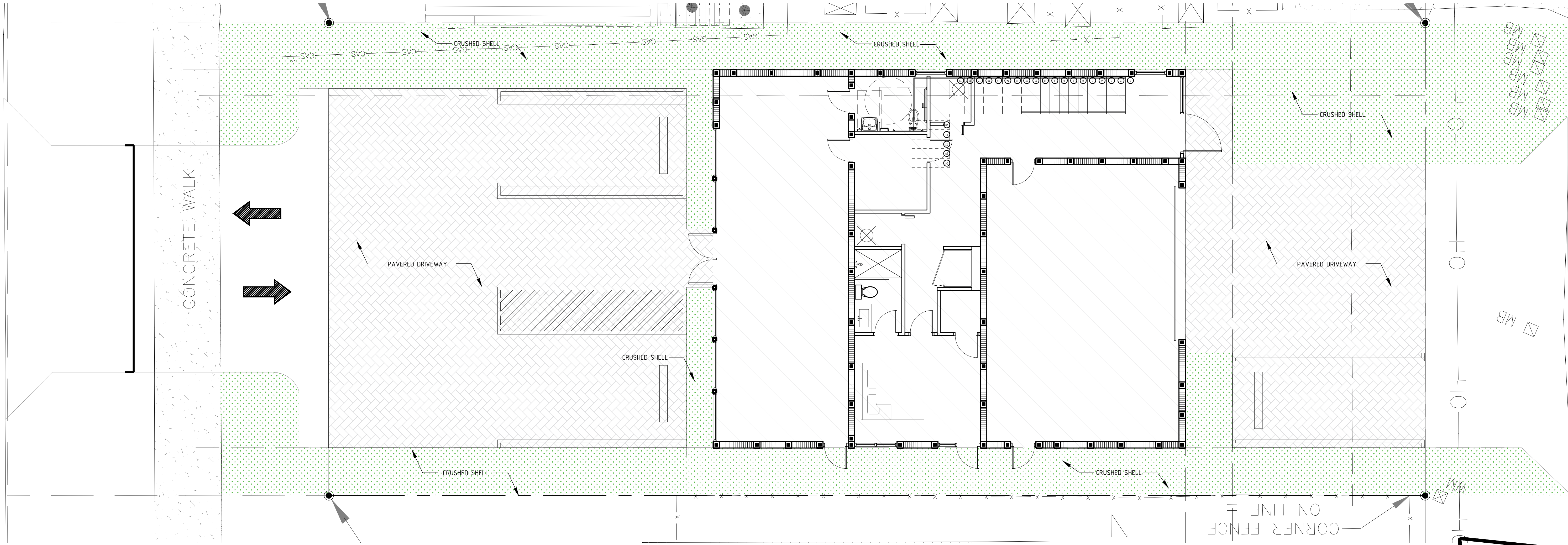
Adolfo D. Lopez, AIA  
Architect

15388 SW 113th Ter, Miami FL 33196  
Cel. 214-682-9714 danilo.lopez54@gmail.com  
A90016093



NORTH OCEAN SHORE BOULEVARD

**NORTH CENTRAL AVENUE**



 BUILDING

 PAVERS

 CRUSHED SHELL

1 LANDSCAPE PLAN  
L-100 SCALE: 3/16" = 1'-0"



**NEW SINGLE FAMILY**  
**CREGO RESIDENCE**  
2205 N OCEAN SHORE BLVD  
FLAGLER BEACH, FL 32136

[illegible]

TITLE OF SHEET

---

**LANDSCAPE PLAN**

| ISSUE | DATE |
|-------|------|
| 1     | 1970 |
| 2     | 1971 |
| 3     | 1972 |
| 4     | 1973 |
| 5     | 1974 |
| 6     | 1975 |
| 7     | 1976 |
| 8     | 1977 |
| 9     | 1978 |
| 10    | 1979 |
| 11    | 1980 |
| 12    | 1981 |
| 13    | 1982 |
| 14    | 1983 |
| 15    | 1984 |
| 16    | 1985 |
| 17    | 1986 |
| 18    | 1987 |
| 19    | 1988 |
| 20    | 1989 |
| 21    | 1990 |
| 22    | 1991 |
| 23    | 1992 |
| 24    | 1993 |
| 25    | 1994 |
| 26    | 1995 |
| 27    | 1996 |
| 28    | 1997 |
| 29    | 1998 |
| 30    | 1999 |
| 31    | 2000 |
| 32    | 2001 |
| 33    | 2002 |
| 34    | 2003 |
| 35    | 2004 |
| 36    | 2005 |
| 37    | 2006 |
| 38    | 2007 |
| 39    | 2008 |
| 40    | 2009 |
| 41    | 2010 |
| 42    | 2011 |
| 43    | 2012 |
| 44    | 2013 |
| 45    | 2014 |
| 46    | 2015 |
| 47    | 2016 |
| 48    | 2017 |
| 49    | 2018 |
| 50    | 2019 |
| 51    | 2020 |
| 52    | 2021 |
| 53    | 2022 |
| 54    | 2023 |
| 55    | 2024 |
| 56    | 2025 |
| 57    | 2026 |
| 58    | 2027 |
| 59    | 2028 |
| 60    | 2029 |
| 61    | 2030 |
| 62    | 2031 |
| 63    | 2032 |
| 64    | 2033 |
| 65    | 2034 |
| 66    | 2035 |
| 67    | 2036 |
| 68    | 2037 |
| 69    | 2038 |
| 70    | 2039 |
| 71    | 2040 |
| 72    | 2041 |
| 73    | 2042 |
| 74    | 2043 |
| 75    | 2044 |
| 76    | 2045 |
| 77    | 2046 |
| 78    | 2047 |
| 79    | 2048 |
| 80    | 2049 |
| 81    | 2050 |
| 82    | 2051 |
| 83    | 2052 |
| 84    | 2053 |
| 85    | 2054 |
| 86    | 2055 |
| 87    | 2056 |
| 88    | 2057 |
| 89    | 2058 |
| 90    | 2059 |
| 91    | 2060 |
| 92    | 2061 |
| 93    | 2062 |
| 94    | 2063 |
| 95    | 2064 |
| 96    | 2065 |
| 97    | 2066 |
| 98    | 2067 |
| 99    | 2068 |
| 100   | 2069 |
| 101   | 2070 |
| 102   | 2071 |
| 103   | 2072 |
| 104   | 2073 |
| 105   | 2074 |
| 106   | 2075 |
| 107   | 2076 |
| 108   | 2077 |
| 109   | 2078 |
| 110   | 2079 |
| 111   | 2080 |
| 112   | 2081 |
| 113   | 2082 |
| 114   | 2083 |
| 115   | 2084 |
| 116   | 2085 |
| 117   | 2086 |
| 118   | 2087 |
| 119   | 2088 |
| 120   | 2089 |
| 121   | 2090 |
| 122   | 2091 |
| 123   | 2092 |
| 124   | 2093 |
| 125   | 2094 |
| 126   | 2095 |
| 127   | 2096 |
| 128   | 2097 |
| 129   | 2098 |
| 130   | 2099 |
| 131   | 2100 |
| 132   | 2101 |
| 133   | 2102 |
| 134   | 2103 |
| 135   | 2104 |
| 136   | 2105 |
| 137   | 2106 |
| 138   | 2107 |
| 139   | 2108 |
| 140   | 2109 |
| 141   | 2110 |
| 142   | 2111 |
| 143   | 2112 |
| 144   | 2113 |
| 145   | 2114 |
| 146   | 2115 |
| 147   | 2116 |
| 148   | 2117 |
| 149   | 2118 |
| 150   | 2119 |
| 151   | 2120 |
| 152   | 2121 |
| 153   | 2122 |
| 154   | 2123 |
| 155   | 2124 |
| 156   | 2125 |
| 157   | 2126 |
| 158   | 2127 |
| 159   | 2128 |
| 160   | 2129 |
| 1     |      |

PROJECT NO.

SEAL

SHEET NUMBER



# L-100

OF SHEET

**ADOLFO LOPEZ, AIA**  
**LIC#0016093**  
**SIMJA DESIGNERS**



Adolfo D. Lopez, AIA  
Architect

15388 SW 113th Ter, Miami FL 33196  
Cel. 214-682-9714 danilo.lopez54@gmail.com  
AR0016093







## 2205 NORTH OCEAN SHORE BOULEVARD, FLAGLER BEACH, FLORIDA 32136

---

PREPARED FOR: EVELYN & BRENT CREGO

SHEET 1 OF 1



## ABBREVIATIONS

|     |                          |
|-----|--------------------------|
| IRC | IRON ROD & CAP           |
| IR  | IRON ROD (NO CAP)        |
| CM  | CONCRETE MONUMENT        |
| N&D | NAIL & DISK              |
| FND | FOUND                    |
| LB  | LICENSED BUSINESS        |
| ID  | IDENTIFICATION           |
| (P) | PLATTED DIMENSION        |
| (M) | MEASURED DIMENSION       |
| FFE | FINISHED FLOOR ELEVATION |
| EL  | ELEVATION                |
| CL  | CENTERLINE               |
| WM  | WATER METER              |
| R/W | RIGHT OF WAY             |
| A/C | AIR CONDITIONER          |

# LEGEND

|       |                         |
|-------|-------------------------|
| ●     | IRON ROD WITH CAP       |
| ○     | IRON ROD                |
| ■     | CONCRETE MONUMENT       |
| △     | PERMANENT CONTROL POINT |
| ⊗     | SITE BENCHMARK          |
| ⊗ WM  | WATER METER             |
| ⊗ MB  | MAIL BOX                |
| ⊗ UP  | UTILITY POLE            |
| ⊗     | EXISTING CONCRETE       |
| 0.00x | EXISTING ELEVATION      |
| —     | BURIED GAS LINE         |

### TREE LEGEND

PM PALM TREE  
PN PINE TREE  
HK HACKBERRY TREE  
OK OAK TREE  
CD CEDAR TREE  
UNID UNIDENTIFIED SPECIES

TREE TYPE  
TREE SIZE (INCHES)  
DIAMETER AT  
BREAST HEIGHT  
OK24"8  
TREE SYMBOL  
MULTIPLE TRUNKS

A diagram of a tree symbol. The symbol consists of a gear-like shape (representing the crown) and a vertical line (representing the trunk). Labels with arrows point to parts of the symbol: 'TREE TYPE' points to the gear shape, 'TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT' points to the number '8' on the trunk, 'TREE SYMBOL' points to the entire symbol, and 'MULTIPLE TRUNKS' points to the number '4' on the trunk.





CITY OF FLAGLER BEACH  
PLANNING & ZONING DEPARTMENT

| INTAKE APPLICATION                                     |                                                                             |
|--------------------------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" 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 type="checkbox"/> Variance                      | <input type="checkbox"/> Wireless Communication Facility (new structure)    |

**RECEIVED**

DATE RECEIVED: APR 02 2026 APPLICATION NUMBER: PMS26-0003

All fields MUST be completed or indicate not applicable.

ALL FEES REQUIRED AT INTAKE ARE BASED ON THE APPLICATION TYPE.

CITY STAFF WILL PROVIDE A FEE SCHEDULE TO THE APPLICANT PRIOR TO SUBMISSION.

A. PROJECT NAME: HOUSE OF CREGO

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 2205 N. OCEAN SHORE BLVD

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 36-11-31-5630-00020-0110

D. LEGAL DESCRIPTION: SUNRISE BEACH Subdivision Name; \_\_\_\_\_

Section; \_\_\_\_\_ Block(s); #2 Lot(s); #11

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 5,784

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

OVERLAY DISTRICT: (DISTRICT 21)

G. FLOOD ZONE: NO FEMA COMMUNITY PANEL NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

H. CURRENT USE OF PROPERTY: EMPTY LOT

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) TO BUILD A 2 STORY STRUCTURE W/ 15 FT. TO INCLUDE A 600 SQ. FT. BOUTIQUE FACING AIA / 3 BD. / 4 BATHS / 2 CAR GARAGE / LR / KITCHEN W/ A ROOFTOP.

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



# CITY OF FLAGLER BEACH PLANNING & ZONING DEPARTMENT

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION: N/A

L. WATER/SEWER PROVIDER: CITY

M. EXISTING MORTGAGE? Yes ☐ No ☒

|                                                    |                                                            |
|----------------------------------------------------|------------------------------------------------------------|
| <b>OWNER:</b>                                      | <b>APPLICANT/AGENT:</b>                                    |
| Name: <u>Brent/Evelyn Crego</u>                    | Name: <u>RICHARD DANIELS PAUL CULVER CONSTRUCTION</u>      |
| Mailing Address: <u>133 BRIDGE PATH RD DAYTONA</u> | Mailing Address: <u>201 OSCEOLA AVE, DAYTONA 32114</u>     |
| Phone Number: <u>612-991-3016</u>                  | Phone Number: <u>386-763-4190</u>                          |
| E-mail Address: <u>BRENTJCREGO@gmail.com</u>       | E-mail Address: <u>RDANIELS@PAULCULVERCONSTRUCTION.COM</u> |

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| <b>MORTGAGE HOLDER:</b> | <b>ENGINEER OR PROFESSIONAL:</b>                                    |
| Name: <u>N/A</u>        | Name: <u>SINJA CONSTRUCTION, ED FORTICH</u>                         |
| Mailing Address:        | Mailing Address: <u>2200 N. COMMERCE BLVD WEST PALM BEACH 33326</u> |
| Phone Number:           | Phone Number: <u>954-804-7362</u>                                   |
| E-mail Address:         | E-mail Address: <u>ED@SINJA.CONSTRUCTION.COM</u>                    |

|                                                        |                            |
|--------------------------------------------------------|----------------------------|
| <b>SURVEYOR:</b>                                       | <b>ATTORNEY OF RECORD:</b> |
| Name: <u>KUHAR SURVEYING + MAPPING</u>                 | Name: <u>N/A</u>           |
| Mailing Address: <u>1501 RIDGEWOOD AVE, HOLLY HILL</u> | Mailing Address:           |
| Phone Number: <u>386-672-0002</u>                      | Phone Number:              |
| E-mail Address: <u>INFO@KUHASURVEYING.COM</u>          | E-mail Address:            |

|                  |                          |
|------------------|--------------------------|
| <b>PLANNER:</b>  | <b>TRAFFIC ENGINEER:</b> |
| Name: <u>N/A</u> | Name: <u>N/A</u>         |
| 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:

Brent Crego BRENTCREGO 3/31/26  
Signature Print Name Date

STATE OF Florida

COUNTY OF Volusia

The foregoing instrument was sworn to or affirmed X in person or \_\_\_\_\_ by virtual notarization on the 3<sup>rd</sup> day of MARCH, 2026 by Brent Crego who is personally known to me or who produced \_\_\_\_\_ as identification.

Mary Benson  
Signature of Notary

(SEAL)



MARY BENSON  
Commission # HH 664701  
Expires April 14, 2029

INTAKE APPLICATION

Page 2 of 2



# MAJOR SITE PLAN REVIEW

## PROJECT DESCRIPTION

### PRINT OR TYPE INFORMATION

- A. Provide a detailed description of the proposed project:

TO BUILD A RESIDENTIAL 2 STORY STRUCTURE W/ 1<sup>ST</sup> FL. to include  
A 600 SQ. FT. BOUTIQUE FACING AIA / 3 BD / 4 BATH / 2 CAR GARAGE  
LR / KITCHEN W/ A ROOFTOP

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

50' X 116' = 5,795 SQ. FT. Building Foot Print  
IS 2000 SQ. FT.

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

60' X 40' X 34' 11" ONE Building Total with  
526.8 Sq. Feet of Retail space AND 3,813.2  
OF Residential Living.

- D. Provide a detailed description of the following:

Exterior finish and color: BLUEBELL SW 6793

Roof material and color: MOD Bit Roof Light Grey

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

Building Foot Print 2000 Sq. Feet AND  
lot 50' X 116' 5,795 Sq. Feet.

- F. Provide the total number of:

Required on-site parking spaces: 2

Proposed on-site parking spaces: 3

Required on-site Handicapped parking spaces: 1

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:

N/A

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

NO

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

N/A

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

BOV-tique TO OPERATE - NORMAL BUSINESS HOURS - 9-5 PM.  
AND WEEKENDS FOR TC DISTRICT.

- K. Provide other pertinent information regarding the proposed development:

N/A



# Site Plan Review

## Existing Conditions

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

- VACANT LOT -

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

- NONE -

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

- Site topography:

LOT ELEVATION AT AIA IS 18.1 AND THE LOWEST LEVEL AT CENTRAL AVE. WILL BE 15.1 LOT SLOPES FROM AIA TO CENTRAL AVE.

- Plant life (existing trees, vegetative cover):

(2) 12" PALMS (1) 14" PALM (1) 9" TREE. NO OTHER TREES ON LOT WEEDS/SCRUBS.

- Soil conditions:

Clear SAND LOT

- 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:

RESIDENTIAL HOMES - TC ZONED

South:

COMMERCIAL BUSINESSES

East:

OCEAN SHORE BVD

West:

RESIDENTIAL HOMES - (CENTRAL AVE)





City of Flagler Beach  
 Planning & Zoning Department  
 P.O. Box 70 \* 800 S Daytona Ave.  
 Flagler Beach, FL 32136  
[www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)

### Owner's Authorization Form

Richard DANIELS is hereby authorized TO ACT ON BEHALF OF  
BRENT AND EVELYN CREGO

the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler Beach, Florida, for an application related to a development Permit or other action pursuant to

a: application for: TRC AND Building / construction

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the Flagler County Clerk of Courts or otherwise stated WARRANTY DEED, have  
 (Identify what document)

been notified of the \_\_\_\_\_

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Brent Crego BRENT CREGO 3/31/26  
 Signature of Owner Print Name Date

Evelyn Crego EVELYN CREGO 3/31/26  
 Signature of Owner Print Name Date

STATE OF Florida

COUNTY OF Volusia

The foregoing instrument was sworn to or affirmed X in person or \_\_\_\_\_ by virtual notarization on the 31<sup>st</sup> day of MARCH, 2026 by Brent Crego who is personally known to me or who produced \_\_\_\_\_ as identification.

Mary Benson  
 Signature of Notary

(SEAL)



MARY BENSON  
 Commission # HH 664701  
 Expires April 14, 2029

PREPARED BY & RETURN TO:

Name: Rhiannon Taylor, an employee of  
Veterans Title, LLC  
Address: 2561 Moody Blvd  
Ste 102  
Flagler Beach, FL 32136  
File No. WAG-26-0001

Parcel No.: 36-11-31-5630-00020-0110  
Sales Price: \$385,000.00  
Doc Stamps: \$2,695.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **21st** day of **January, 2026**, by **GEORGE G. SCHAEFFER** and **DIANE L. SCHAEFFER**, husband and wife, hereinafter called the Grantors, to **BRENT J. CREGO** and **EVELYN CREGO**, Husband and wife, whose post office address is **133 Bridgeport Rd., Daytona Beach Shores, FL 32118**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Flagler, State of Florida, viz:

Lot 11, Block 2, Plan of Sunrise Beach, according to the plat thereof recorded in Map Book 1, Page 22, of the Public Records of Flagler County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

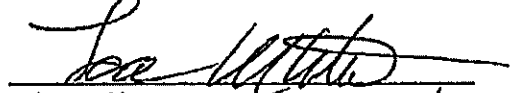
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.



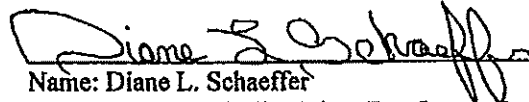
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Printed Name: **Rosa Barajas**  
Address: 10705. 9th St -  
Fort Pierce FL 34950

  
Witness Signature  
Printed Name: Diane L. Schaeffer  
Address: 10705. 9th St -  
Fort Pierce FL 34950

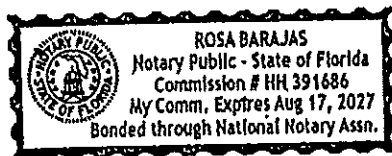
  
Name: George G. Schaeffer L.S.  
Address: 4290 NE Indian River Dr., Jensen Beach, FL 34957

  
Name: Diane L. Schaeffer L.S.  
Address: 4290 NE Indian River Dr., Jensen Beach, FL 34957

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of January, 2026, by George G. Schaeffer and Diane L. Schaeffer, who are personally known to me or who have produced FL Driver License as identification.  
physical presence



(Seal)

  
Signature of Notary **Rosa Barajas,**  
Printed Name: **Notary Public**  
My commission expires: **8-17-2027**



## Staff Report

### City Commission Regular Meeting

June 11, 2026

---

**To:** City Commission  
**From:** Drew Smith, City Attorney  
**Meeting Date:** June 11, 2026  
**Item Name:** Ordinance 2026-08. An Ordinance of the City of Flagler Beach, Florida, relating to littering regulations; amending Chapter 14, Offenses and Miscellaneous Provisions; adopting more stringent littering regulations; restricting the use of plastic and metallized party decorations outside on public properties; providing for penalties and enforcement; providing for appeals and payment of citations; providing for conflicts; providing for severability; and providing and effective date (Second [Final] Reading).

#### Background:

The Ordinance passed first reading on May 14, 2026. The required advertisement publicly noticing the hearing was published on Thursday, May 28th.

Attorney Smith amended the ordinance based upon the comments from Commissioners at the April 23, 2026, City Commission Regular Meeting. Resident Darryl Reynolds provided the Commission with Marion County's ordinance regulating littering and associated fines. The Commission directed Attorney Smith to craft an amendment to the Flagler Beach littering regulations, pulled from the Marion County Ordinance.

#### Fiscal Impact:

#### Staff Recommendation:

NA

#### Attachments:

1. 2026-08 Littering revised Drew 05062026
2. BIS 2026-08 Littering
3. 2026-08 Littering Affidavit



**ORDINANCE NO. 2026-08**

**AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, RELATING TO LITTERING REGULATIONS; AMENDING CHAPTER 14, "OFFENSES AND MISCELLANEOUS PROVISIONS; ADOPTING MORE STRINGENT LITTERING REGULATIONS; RESTRICTING THE USE OF PLASTIC AND METALLIZED PARTY DECORATIONS OUTSIDE ON PUBLIC PROPERTIES; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR APPEALS AND PAYMENT OF CITATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is the intent of the City of Flagler Beach to promote a clean, healthy, safe, and attractive community and environment in which to live; and

**WHEREAS**, the Florida Legislature in adopting the Florida Litter Law, Sections 403.413-.4135, Florida Statutes, made legislative findings that a comprehensive illegal dumping, litter, and marine debris control program and prevention program is necessary to protect the beauty and the environment of Florida; and

**WHEREAS**, Sec. 403.4135 (8), Florida Statutes, provides that the Florida Litter Law does not preempt local agencies from enforcing other laws, rules, or ordinances relating to that are more stringent than state law; and

**WHEREAS**, the City Commission finds that illegal dumping of litter on public and private property is a serious problem resulting in unnecessary cost to taxpayers, and adversely affecting the natural beauty and attractiveness of the community as a whole; and,

**WHEREAS**, the City Commission finds that plastic and metallized party decorations are lightweight and easily dispersed into the environment by wind when used or displayed outside; and

**WHEREAS**, these products are commonly composed of petroleum-based plastics or metallized plastics that fragment into microplastics and nano plastics, which persist in the environment for years and are impractical to remove once dispersed; and

**WHEREAS**, non-plastic alternatives, such as reusable, natural fiber, or paper-based materials and compostable items designed for outdoor use, are readily available; and

**WHEREAS**, the City Commission finds the adoption of this Ordinance to be in the best interest of the health, safety, and welfare of the Flagler Beach community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA:**

**SECTION 1.** Recitals Adopted. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** Chapter 14, “Offenses and Miscellaneous Provisions,” Article I, Section 14-12 is amended as follows:

**Sec. 14-12. Littering-on-public-property.**

(a) — ~~It shall be unlawful for any person to deposit, discard, throw, place or pile any trash, litter of any type, paper, garbage, cans, cartons, bottles, cigarette butts, filters, products containing tobacco or used for consuming tobacco products or other waste or discard materials on the city beach or any public street, right-of-way or other public places in the city, except in public receptacles or in authorized private receptacles for collection.~~

(b) — ~~The city may prosecute violations of this section in any manner available under law including, but not limited to, issuance of "litter citations" which shall contain the following information:~~

~~(1) — Name of person alleged to have violated this section;~~

~~(2) — The address of the person alleged to have violated this section; if such person is unable or unwilling to provide their address, the issuing official shall so note on the form;~~

~~(3) — Description of the alleged violation including a reference to this section;~~

~~(4) — Date, time and place of the alleged violation;~~

~~(5) — Witnesses, if any;~~

~~(6) — Name and position of the official charging the violation;~~

~~(7) — The amount of the fine to be paid;~~

~~(8) — The process for appealing the citation if the person alleged to have violated this section desires to contest the citation and a statement that such person shall be responsible for the administrative costs incurred in conducting an appellate hearing if the citation is upheld.~~

~~(9) — The date and time of the issuance of the citation.~~

~~(10) — A space for the alleged violator to indicate receipt of the citation.~~

(c) — The fine for violation of this section shall be one hundred dollars (\$100.00). Upon a first offense, an alleged violator shall be provided a written warning and allowed an opportunity to remove the litter deposited. If the alleged violator refuses to remove the litter deposited and/or



~~commits a subsequent violation of this section in the future, such person shall be subject to the penalty provided herein.~~

~~(d) — All sworn police officers, code enforcement officers, and lifeguard captains employed by the city shall be authorized to issue citations for violation of this section.~~

~~(e) — Appeals of citations issued pursuant to this section shall be heard by the code enforcement special magistrate at the next available regularly scheduled hearing date after receipt of a notice of appeal. A written request to appeal a citation must [be] received within thirty (30) calendar days of the date the citation was issued. Failure to appeal the citation within such time shall constitute a waiver of the right to appeal. At a hearing to contest a litter citation, the code enforcement special magistrate may uphold or dismiss the citation. If the citation is upheld, the code enforcement special magistrate may impose administrative costs in an amount not to exceed \$100.00 (one hundred dollars) in addition to the amount of the fine.~~

~~(f) — In lieu of payment of a fine, a person issued a citation pursuant to this section may participate in two (2) City of Flagler Beach sponsored or approved beach clean ups. A person opting for said alternative must notify the city within thirty (30) days of the date of the issuance of the violation and must complete participation in the two (2) beach clean ups within ninety (90) days of the issuance of the notice of violation. Those opting for participation in beach clean ups pursuant to this section must spend a minimum of two (2) hours at each clean up and the city shall verify participation. Anyone who opts to participate in the beach clean up but fails to complete the participation shall be responsible for payment of the original citation.~~

(a) For purposes of this section “litter” shall mean any personal property; garbage; rubbish; trash; refuse; can; bottle; box; container; paper; balloon; tobacco product; pharmaceutical of any kind; tire; household item; shed; appliance; mechanical equipment or part; building or construction material; tool; machinery; wood; motor vehicle or motor vehicle part, including a truck, trailer, or motor home; vessel; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facility; or substance in any form resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations, but excluding permitted, regulated, or authorized drainage, pumping, or runoff of surface water or stormwater.

(b) It shall be unlawful to dump litter or junk in any manner or amount:

(1) In or on any public highway, road, street, alley, or thoroughfare, including any portion of the right-of-way thereof, or any other public lands, except in containers lawfully provided therefor; or

(2) In or on any waterbody located within the jurisdictional boundaries of the City;  
or

(3) In or on any private property, unless specifically authorized by law.

104 (c) Operators of motor vehicles or vessels transporting items likely to fall or be blown from  
105 such motor vehicle or vessel shall take care to ensure such items are secured so as not to become  
106 litter. Upon a first observed violation of this paragraph, the operator of the vehicle or vessel shall  
107 be issued a written warning. Subsequent violations by the same operator shall be subject to fines  
108 as set forth below.

109 (d) When a violation of any provision of this section has been observed by any person, and  
110 the litter or junk dumped or disposed of on a highway, right-of-way, property adjacent to a highway  
111 or right-of-way, private property, or body of water has been ejected from a motor vehicle or vessel,  
112 the sworn statement of such person shall create a rebuttable presumption that the items were not  
113 appropriately secured so as not to become litter.

114 (e) All law enforcement officers and code enforcement officers are authorized to enforce  
115 the provisions of this Section.

116 (f) Any person who violates the provisions of this section may be issued a citation as  
117 follows:

118 (1) A person who commits a first violation of this section shall be guilty of a  
119 noncriminal infraction and subject to a civil penalty of two hundred fifty dollars (\$250);

120 (2) A person who commits a second violation inclusive of and within twelve (12)  
121 months of a first offense shall be subject to a civil penalty of three hundred seventy-five  
122 dollars (\$375);

123 (3) A person who commits three or more violations inclusive of and within twelve  
124 (12) months of the first violation shall be subject to a civil penalty of \$500.00 for the third  
125 and each subsequent violation.

126 (g) In any proceeding brought under this article, a photograph of the litter or junk that is  
127 the subject of the proceeding may be deemed competent substantial evidence of the litter or junk  
128 and may be admissible in the prosecution to the same extent as if the litter or junk were introduced  
129 into evidence. Such photograph shall be taken by, or at the direction of, a law enforcement officer  
130 or other person responsible for enforcement of this Article. After litter or junk is photographed, it  
131 may be destroyed or otherwise disposed of by the person who took or directed the taking of the  
132 photograph.

133 (h) A citation served pursuant to this Section may be appealed to the City's Code  
134 Enforcement Special Magistrate. Such appeal must be received by the City within thirty (30) days  
135 of the date of the citation and shall be made in writing and accompanied by the applicable fee.  
136 Upon receipt of the request for appeal and fee, the City shall schedule the appeal for the next  
137 available Magistrate hearing date and shall provide the appellant with written notice of same at  
138 least ten (days) prior to the hearing date. Failure to make timely appeal, including payment of the  
139 applicable fee, shall cause the cited violation to be deemed admitted.



(i) Payment of a citation issued shall be due within thirty (30) days of the issuance of the citation. The City is authorized to utilize all lawful means to collect unpaid citations.

(j) The provisions of this Section are supplemental and the City may utilize any other lawful means to address any violations hereunder.

**SECTION 3.** Chapter 14, “Offenses and Miscellaneous Provisions,” Article I, Section 14-15 is created as follows:

**Section 14-15. Prohibition of plastic and metallized party decorations.**

(a) For purposes of this Section, “prohibited decoration item” means any plastic or metallized product or article designed to be used or distributed in numbers greater than ten at a time for use as party favors during a celebration or activity and which are light weight enough to cause or allow windblown escape during normal wind conditions. The term also items intended for release such as glitter, confetti, sequins, tinsel, mylar streamers, artificial decorative petals, metallic garlands, plastic or metallized table scatter, plastic decorative cut-outs, plastic or metallized party poppers or cannons, and similar items that are likely to fragment or disperse in outdoor environments. The term shall not include reusable decorations made exclusively of natural fibers (such as cotton, jute, hemp, or untreated wood) or uncoated paper products that do not contain plastic, plastic coatings, metallized films, or glitter. The term shall not include items large items that will not be disbursed or blown away during normal wind activity. The term “metallized product” means lightweight plastic products coated with a thin layer of aluminum or other metal.

(b) It shall be unlawful to use or display any prohibited decoration item outside at any public facility, public park, or public beach located within the jurisdictional boundary of the City.

(c) All law enforcement officers and code enforcement officers are authorized to enforce the provisions of this Section.

(d) Any person who violates the provisions of this section may be issued a citation as pursuant to the following procedures:

(1) Upon observation of a first violation, the officer shall issue a written warning and explain the prohibition to the offender.

(1) A person who subsequently violates this Section after receipt of a written warning shall be guilty of a noncriminal infraction and subject to a civil penalty of fifty (\$50) dollars;

(2) A person who commits a second violation inclusive of and within twelve (12) months of a first offense shall be subject to a civil penalty of one hundred twenty-five dollars (\$125);

(3) A person who commits three or more violations inclusive of and within twelve (12) months of the first violation shall be subject to a civil penalty of two hundred fifty dollars (\$250.00) for the third and each subsequent violation.

(e) A citation served pursuant to this Section may be appealed to the City's Code Enforcement Special Magistrate. Such appeal must be received by the City within thirty (30) days of the date of the citation and shall be made in writing and accompanied by the applicable fee. Upon receipt of the request for appeal and fee, the City shall schedule the appeal for the next available Magistrate hearing date and shall provide the appellant with written notice of same at least ten (days) prior to the hearing date.

(f) Failure to make timely appeal, including payment of the applicable fee, shall cause the cited violation to be deemed admitted.

(g) Payment of a citation issued shall be due within thirty (30) days of the issuance of the citation. The City is authorized to utilize all lawful means to collect unpaid citations.

**SECTION 4.** Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 5.** Codification. The City Planner shall cause the Code of Ordinances of the City of Flagler Beach to be amended as provided by this Ordinance and may renumber, re-letter, and rearrange the codified parts of this Ordinance if necessary to facilitate the finding of the law.

**SECTION 6.** Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

**SECTION 7.** Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY OF FLAGLER BEACH, FLORIDA

\_\_\_\_\_  
Patti King, Mayor

ATTEST:



206

207 Penny Overstreet, City Clerk

---

# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

## ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, RELATING TO LITTERING REGULATIONS; AMENDING CHAPTER 14, "OFFENSES AND MISCELLANEOUS PROVISIONS; ADOPTING MORE STRINGENT LITTERING REGULATIONS; RESTRICTING THE USE OF PLASTIC AND METALLIZED PARTY DECORATIONS OUTSIDE ON PUBLIC PROPERTIES; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR APPEALS AND PAYMENT OF CITATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): In order to address littering within the City for the health, safety, and welfare of the City and its residents, the ordinance adopts littering regulation more restrictive than State law regulations as authorized by Florida Statutes. The ordinance also restricts the use of certain plastic and metallized disposable party decorations at events conducted on public property within the City.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any: The ordinance is not expected to have any direct economic impact on any private, for profit business in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: The ordinance is not expected to have any direct economic impact on any private, for profit business in the City.

# Observer

PALM COAST OBSERVER; Published Weekly

Palm Coast Flagler County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION  
STATE OF FLORIDA  
COUNTY OF FLAGLER

Before the undersigned authority, Brandon Bressner, personally appeared, who under oath, says he/she is a registered representative of Palm Coast Observer, a weekly newspaper published at Palm Coast in Flagler County, Florida, that the attached copy of advertisement, being a  
Municipal - Public Hearing

in the matter of  
PUBLIC HEARING-ORDINANCE 2026-08

was published in said newspaper by print in the issue(s) of:  
May 28, 2026

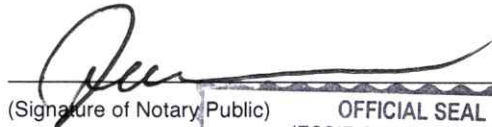
and by publication on the newspaper's publicly available website, if  
authorized, on May 28, 2026

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

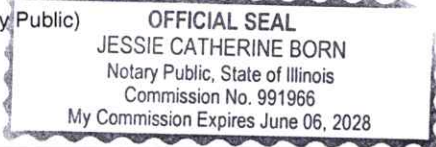


(Signature of Affiant)

Sworn to and subscribed before me this  
This 28th day of May, 2026.



(Signature of Notary Public)



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known X or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

THE CITY OF FLAGLER BEACH  
PROPOSES TO ADOPT THE  
FOLLOWING ORDINANCE  
ENTITLED:

ORDINANCE 2026-08

ORDINANCE 2026-08. AN  
ORDINANCE OF THE CITY OF  
FLAGLER BEACH, FLORIDA,  
RELATING TO LITTERING  
REGULATIONS; AMENDING  
CHAPTER 14, OFFENSES AND  
MISCELLANEOUS PROVISIONS;  
ADOPTING MORE STRINGENT  
LITTERING REGULATIONS;  
RESTRICTING THE USE OF  
PLASTIC AND METALLIZED  
PARTY DECORATIONS OUTSIDE  
ON PUBLIC PROPERTIES;  
PROVIDING FOR PENALTIES AND  
ENFORCEMENT; PROVIDING  
FOR APPEALS AND PAYMENT  
OF CITATIONS; PROVIDING FOR  
CONFLICTS; PROVIDING FOR  
SEVERABILITY; AND PROVIDING  
AND EFFECTIVE DATE.

A Public Hearing for second reading  
of the Ordinance will be conducted to  
consider the amendments as follows:

City Commission: Thursday, June 11,  
2026, at 5:30 p.m. or soon thereafter

The public hearings may be continued  
to a future date or dates. The times and  
dates of any continuance 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.

7763-346890