



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

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FEB - 5 2024

City of Flagler Beach
Building Department

GENERAL 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)

Application Submittal Date: Feb 5, 2024

Fee Paid: \$ 1,035 Date Received: Feb 5, 2024

Employee Accepting Application (print name): Bonnie Bramer

Rejected Date: _____ Rejected by: _____

Reason for Rejection: _____

A. PROJECT NAME: Gasper Family Holding Three LLC

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

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

D. LEGAL DESCRIPTION: _____ Subdivision Name: Cochran Place

Section: _____ Block(s): 5 Lot(s): 5

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 4908

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

OVERLAY DISTRICT: _____

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

H. CURRENT USE OF PROPERTY: VACANT Land

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) 1ST Floor
(2) 719 SQUARE FOOT units with Garage Behind them
2 Floor Residential

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



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

L. WATER/SEWER PROVIDER: _____

M. EXISTING MORTGAGE? Yes ☐ No ☐

OWNER:	APPLICANT/AGENT:
Name: <u>CASIMIRO GASPARD</u>	Name: <u>Luis medeiros</u>
Mailing Address: <u>8601 E CHURCH ST</u>	Mailing Address: <u>306 E RAILROAD ST Bunnell FL 32110</u>
Phone Number: <u>800 Box 730</u>	Phone Number: <u>386-931-6577</u>
E-mail Address: _____	E-mail Address: <u>Luis@aplusfl.com</u>
MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name: _____	Name: <u>Russell Rowland</u>
Mailing Address: _____	Mailing Address: <u>13241 BANTAM Pk Blvd Jacksonville Flc</u>
Phone Number: _____	Phone Number: <u>904-503-3283</u>
E-mail Address: _____	E-mail Address: _____
SURVEYOR:	LANDSCAPE ARCHITECT:
Name: <u>SWA</u>	Name: <u>Dickinson Consulting Inc</u>
Mailing Address: <u>2729 E Moody Blvd</u>	Mailing Address: <u>25 Old Kings Rd Suite 203</u>
Phone Number: <u>386-437-2363</u>	Phone Number: <u>386-931-2853</u>
E-mail Address: <u>SWA@swa.com</u>	E-mail Address: <u>dickinsonconsultinginc@gmail.com</u>
PLANNER:	TRAFFIC ENGINEER:
Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____
Phone Number: _____	Phone Number: _____
E-mail Address: _____	E-mail Address: _____
ATTORNEY OF RECORD:	DEVELOPER:
Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____
Phone Number: _____	Phone Number: _____
E-mail Address: _____	E-mail Address: _____

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

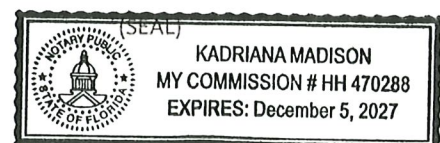
Signature of owner OR person authorized to represent this application:

Signature(s): _____

Printed or typed name(s): CASIMIRO CARNEIRO GASPARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of Jan 2021 by Casimiro Gaspar individual submitted by ☒ Personal Knowledge ☐ Satisfactory Evidence: Type _____

Kadi Madson
Signature of Notary Public, State of Florida



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SPR#: _____ DATE FILED: _____

SITE PLAN REVIEW APPLICATION

PROJECT TITLE: GASPAR Family Holding Three LLC

PROJECT ADDRESS: 907 N OCEAN SHORE BLVD

Subdivision: COCHON PLACE Block: 5 Lot(s): 5

TAX MAP NUMBER: 01-12-31-1100-00050-0050 ZONING DISTRICT: _____

OWNERS INFORMATION:

OWNERS NAME: CASIMIRO GASPAR

ADDRESS: 8601 E CHURCH ST

PHONE NUMBER: 1-908-451-7267 FAX NUMBER: —

SIGNATURE OF OWNER: _____

APPLICANTS INFORMATION:

APPLICANTS NAME (IF OTHER THAN OWNER): Luis Mederos / A plus Home Improvements LLC

ADDRESS: 306 SPAINROAD ST BUNNELL FL 32110

PHONE NUMBER: 386-931-6577 FAX NUMBER: _____

SIGNATURE OF APPLICANT: _____

REPRESENTATIVE:

NAME: Sam

ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

SIGNATURE OF REPRESENTATIVE: [Signature]

SITE PLAN REVIEW

PROJECT DESCRIPTION

PRINT OR TYPE INFORMATION

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

2 Commercial units on First Floor
1 Residential unit on 2nd Floor

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

Lot size 4908 sq. ft

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

31' 1" x 42'

- D. Provide a detailed description of the following:

* Exterior finish and color: Wall - SW7688 Sundew Trim SW7538 Tamarind
* Roof material and color: _____

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

2232 1st Floor
2407 2nd Floor

- F. Provide the total number of:

Required on-site parking spaces: 4
Proposed on-site parking spaces: 4
Required on-site Handicapped parking spaces: 1
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:

1 OFF SITE

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

NO

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

none vacant land to trees

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

8 AM TO 8 PM

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

Site Plan Review

Existing Conditions

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

Vacant

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:

None

- Plant life (existing trees, vegetative cover):

None

- Soil conditions:

Sandy

- Historic or cultural resources (if applicable):

None

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

North:

Commercial

South:

Commercial

East:

Ocean

West:

Residential

This instrument prepared by:
 Name: Jessica Westbrook
 Flagler County Abstract Company
 300 N 2nd Street
 Flagler Beach, Florida 32136
 FILE NO. S4445
 Property Appraisers Parcel Identification Number(s):
 01-12-31-1100-00050-0050

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SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 30th day of December, 2019

Douglas E. Ernst

whose street address is 920 Winged Foot Trail, Fayetteville, Georgia 30215

hereinafter called the grantor*, to

Gaspar Family Holding Three, LLC, a Florida Limited Liability Company

whose street address is 101 Ryecliff Drive, Palm Coast, Florida 32164

hereinafter called the grantee*:

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

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

Lot 5, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida, reserving unto the Grantor a six foot (6') easement along the Northerly lot line of Lot 5, Block 5, Cochran Place Subdivision. TOGETHER WITH a six foot (6') easement along the Southerly lot line of Lot 4, Block 5, Cochran Place Addition, per plat of said subdivision, Flagler County, per plat in Plat Book 1, Page 12, of the Public Records of Flagler County, Florida Cochran Place Subdivision.
AND THE PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2018. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature
ANTONIO D. COPELAND
 Printed or Typed Name

Witness 2 Signature
LARRY C. COPELAND
 Printed or Typed Name

Douglas E. Ernst

Douglas E. Ernst

STATE OF Georgia
 COUNTY OF Fayette

The foregoing instrument was acknowledged before me this 30th day of December, 2019, by Douglas E. Ernst who is personally known to me or who produced Ga Drivers License as identification and who did/did not take an oath.

Sharon G Robinson
 Notary Public
 My Commission Expires:

[seal]

Sharon G Robinson,
 NOTARY PUBLIC
 Fayette County, GEORGIA
 My Comm. Expires 07/31/2021

REAL AND EXPIRATION DATE

Exhibit "A"

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The Southerly 25 feet of the following described property:

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

SITE PLAN REVIEW CHECKLIST

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

1. SURVEY

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

- ☐ Angles and bearings, including utility poles catch basins, manholes, fire hydrants and water, sewer lines.
- ☐ Natural features (topography: existing and proposed contours and/or spot grades).
- ☐ The location of buildings, including the location & size of berms & walls.
- ☐ Location of light poles & fire hydrants.
- ☐ Location of underground facilities.
- ☐ Location of intersections, sidewalks, driveway, curbs and streets.
- ☐ Abutting and internal streets and their widths
- ☐ Easements and/or dedications with O.R. Books and Page Number provided.
- ☐ If site has wetlands, provide applicable permits from outside permitting agencies. Indicate wetlands jurisdiction line and required buffer.
- ☐ Provide a tree survey showing location of existing trees. Overlay all existing trees on the site plan.

2. SURROUNDING LAND USE

The following information is required on an aerial photograph of property within 200 ft. of the subject property.

- ☐ Identification of land use and zoning.

3. LOCATION MAP

Provide on the cover sheet.

4. **SITE PLAN**

The following information is required on the site plan:

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

- ☐ Parcel boundaries and dimensions.
- ☐ Title Block:
 1. Development's name
 2. Site address
 3. Scale
 4. North arrow
 5. Legend
 6. Site Acreage
 7. Name and address of the Developer and the designer of the plans.
 8. Date
 9. Legal Description of subject property.

Building footprints.

Dimensions for **all** proposed improvements.

- ☐ Street improvements (curb, lane striping, sidewalks, fire hydrants, street lights, etc.).
- ☐ Dedicated rights of ways and street names.
- ☐ Pedestrian Facilities.
- ☐ Points of access in driveways.
- ☐ Parking lots, including circulation patterns.
- ☐ Walls, fences and retaining walls, including height and materials (on and adjacent to site).
- ☐ Dumpster enclosures, including height and screening materials.
- ☐ Drainage facilities (on an adjacent to site).
- ☐ Minimum setback lines.
- ☐ Dimensions between building(s) and all perimeter uses.
- ☐ Open space and parks (if applicable).
- ☐ Phase lines if the development will be built in stages.
- ☐ Site Plan Summary to include:
 - Total site area
 - Indicate pervious/impervious land coverage
 - Required vs. proposed parking spaces

5. **BUILDING ELEVATIONS**

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

- ☐ The height of the building is measured from grade to the top of the roof for a flat roof, or from grade to the mean height between the eave and the ridge for pitched roofs.



- ☐ Elevations for all sides of all structures as they will appear upon completion.
- ☐ Building materials and finishes for all exterior surfaces, including roofs.
- ☐ Color of all exterior surfaces, including roofs.

6. **WATER, SEWER, PAVING AND DRAINAGE PLANS**

Water, sewer, paving and drainage plans and calculations for all parking lots, driveways, and other large paved and unpaved area, and the direction of drainage.

- ☐ On-site drainage provisions.
- ☐ Delineate retention facilities and disposition of storm water.
- ☐ Delineate the direction of drainage flow.
- ☐ Location and finished elevation of swales.
- ☐ Location of manholes, swales and catch basins.
- ☐ Provide written approval from the St. Johns Water Management District (if applicable).
- ☐ Water and sewer availability (application form provided).

7. **LANDSCAPE PLAN**

Landscape plans must be drawn to the same scale as the site plan. For simple site plans, the landscape plan can be made part of the site plan. All landscape plans must include or show the following information:

- ☐ Signed and sealed landscape plans, including detail and specifications on plant material.
- ☐ The location, size and species of all proposed plantings.
- ☐ Existing trees which are being used to offset landscape requirements.
- ☐ Groundcover for all landscaped or disturbed areas.
- ☐ Landscaping calculations for parking areas per code.
- ☐ Irrigation system, including lines.
- ☐ If applicable, retaining walls with landscape treatment.
- ☐ Buffer areas and specific landscape treatment.
- ☐ Indicate any overhead power lines.
- ☐ Lift stations, dumpsters, and transformer vaults with landscape treatments.

8. **SITE LIGHTING PLAN**

All lighting plans must include or show the following information:

- ☐ The location of all existing and proposed exterior light fixtures (can be included on the landscape plan).

9. PRELIMINARY SIGNAGE PLAN

All preliminary signage plans must include or show the following information:

- ☐ The location of all existing and proposed signage (can be included on the site plan and/or landscape plan).
- ☐ Drawings showing the size, copy, materials, illumination, and general design/layout of all proposed signs.

10. OTHER DESIGN FEATURES (IF APPLICABLE)

- ☐ Awnings (material, design and color).
- ☐ Address, directory signs.
- ☐ Walkway treatment or pavers.
- ☐ Other _____