



CITY OF FLAGLER BEACH
BUILDING AND PLANNING DEPARTMENT

GENERAL APPLICATION	
<input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Site Plan	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Site Development Plan(s)	<input type="checkbox"/> Plat Vacating
<input checked="" 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 checked="" 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: 10/31/2024 PSPE 25-0001
 Fee Paid: \$ 685.00 Date Received: 10/31/2024
 Employee Accepting Application (print name): Michèle Ficcoello
 Rejected Date: _____ Rejected by: _____
 Reason for Rejection: _____

A. PROJECT NAME: Coastal Community Church (DBA Coastal Family Church)

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 2501 Moody Blvd Unit A

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 11-12-31-2500-00010-0010

D. LEGAL DESCRIPTION: Flagler Square Subdivision Name: _____

Section: _____ Block(s): 1 Lot(s): 31

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: .43 acres (18,901 sq ft)

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

OVERLAY DISTRICT: _____

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

H. CURRENT USE OF PROPERTY: Commercial Retail furniture store

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) Requesting special exception for Church to be located at above subject property

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



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

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

L. WATER/SEWER PROVIDER: City of Flagler Beach, FL

M. EXISTING MORTGAGE? Yes No

OWNER: Young & Pate II	APPLICANT/AGENT:
Name: <u>1515 Hwy 17 N Eagle Lake, FL 32829</u>	Name: <u>Coastal Community Church (DBA Coastal Family Church)</u>
Mailing Address:	Mailing Address: <u>PO Box 1690, FB, FL 32136</u>
Phone Number: <u>863-287-1846</u>	Phone Number: <u>386-864-1681</u>
E-mail Address:	E-mail Address: <u>pastor@cotn.com</u>

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL: - Architect
Name: <u>Citizens Bank</u>	Name: <u>Dave Grussgott</u>
Mailing Address: <u>PO Box 7, Frostproof, FL 33843</u>	Mailing Address:
Phone Number:	Phone Number: <u>386-503-5163</u>
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name: <u>TBD</u>	Name: <u>TBD</u>
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

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

ATTORNEY OF RECORD:	DEVELOPER:
Name: <u>TBD</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:

Signature(s): [Signature] Att: Rep
Printed or typed name(s): Jordan Farrell

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of October 2024 by Jordan Farrell individual submitted by Personal Knowledge Satisfactory Evidence: Type _____

Signature of Notary Public, State of Florida [Signature]
Jon C. Hobbs
Exp 2-4-27



SPECIAL EXCEPTION APPLICATION

APPLICATION INFORMATION PACKET



City of Flagler Beach
P.O. BOX 70 105 S. 2ND STREET
FLAGLER BEACH, FL 32136
Phone (386) 517-2000 Fax (386) 517-2016

Request for Special Exception

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OUTLINE OF REQUIREMENTS

In order to simplify the Special Exception process we have compiled an outline of the requirements and approximate time frame involved in a special request below:

1. PETITIONER SHALL SUBMIT A COMPLETE APPLICATION PACKAGE THAT INCLUDES:

1. Complete petition application
2. Justification statement(s), addressing that the seven (7) individual criteria required for a Special Exception has been met. (See Attachment A, Special Exception Standards)
3. Recorded warranty deed
4. File Fee of \$600.00 and additional fees associated with certified mail and newspaper advertising FEES ARE NON REFUNDABLE
5. Current survey of subject property
6. See checklist

2. UPON RECEIPT OF A COMPLETED APPLICATION STAFF WILL PROCESS THE PETITION IN THE FOLLOWING MANNER

A. STAFF REPORT AND RECOMMENDATION

1. A packet is compiled consisting of the meeting agenda, previous meeting minutes, the Staff's report and recommendation based on the satisfaction of the criteria for a Special Exception has been met along with supporting documents.
2. The packet is delivered to the Board Members a minimum of three (3) days before the meeting and a copy of the Staff's Report is available to the Petitioner at such time.

B. NOTIFICATION:

1. Each property owner within 200 feet of the subject property will be notified of the Special Exception petition. (Property owner notification fees are comprised of the actual cost for postage plus a surcharge of \$1.80 per item.)
2. Publication of public notice (legal ad) will be placed in a newspaper ten (10) days prior to a Public Hearing. The Petitioner shall also pay for the ad.

3. THE PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING IS HELD ON THE FIRST (1ST) TUESDAY OF THE MONTH AT 5:30 P.M., IN THE CITY COMMISSION CHAMBERS AT THE CALL OF THE CHAIRMAN:

1. The Board will ask for a presentation from the Petitioner.
2. Staff will present the Administration's recommendation to the Board.
3. The Board will ask for comments from the public.
4. Following the public discussion, the Board will discuss the petition and vote for approval or denial.
5. A majority of affirmative votes is required for approval of the Special Exception. Following the vote the Chairman will announce the results to the Petitioner and all assembled, the results of which will be forwarded to the City Commission.
6. The City Commission will conduct a quasi-judicial public hearing in which sworn testimony will be taken and recorded. The City Commission will take the appropriate action on the request.

4. THE ACTION OF THE CITY COMMISSION SHALL BE RECORDED IN THE MINUTES AND THE PETITIONER WILL BE NOTIFIED BY MAIL OF THE COMMISSIONS ACTIONS.



City of Flagler Beach
PO Box 70 105 South 2nd Street
Flagler Beach, Florida 32136

Phone (386) 517-2000 Fax (386) 517-2016

Special Exception – (SPEX)

PETITION NO.: _____

DATE: _____

Pursuant to Appendix A, Land Development Regulations, Section 2.06.01 of the Zoning Ordinance,
I hereby request a Special Exception as described below:

PURPOSE FOR THE SPECIAL EXCEPTION PETITION: _____

PETITIONER: Coastal Community Church (DBA Coastal Family Church)

PROJECT ADDRESS: 2501 Moody Blvd Unit A, FB, Fl 32136 PHONE NO.: 386-864-1681

OWNER OF SUBJECT PROPERTY: Young & Pate II (Charles J Young)

ADDRESS: 1515 N US Hwy 17, Eagle Lake, Fl 33839 PHONE NO.: 863-287-1846

PETITIONER'S RELATION TO SUBJECT PROPERTY: Buyer & Seller

ADDRESS/LEGAL DESCRIPTION: 2501 Moody Blvd Unit A

LOT: 31 BLOCK: 1 SUBDIVISION: Flagler Square ZONING DISTRICT: Flagler Beach, Florida

ATTACH JUSTIFICATION STATEMENTS ADDRESSING ALL SEVEN (7) REQUIREMENTS FOR THIS SPECIAL
EXCEPTION REQUEST AS REQUIRED: (See Attachment "A" Special Exception Requirements.)

TO BE COMPLETED BY THE PLANNING & ZONING DEPARTMENT

ACCEPTED BY: _____ DATE: _____

PETITION #: _____

Authorization

Owner/Applicant

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

SIGNATURE OF PETITIONER: _____

SIGNATURE OF OWNER: Charles J. Young III

DATE: 10/24/24

Owner- Designating Agent on his/her behalf Patrick Jordan

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

NAME: Patrick Jordan Farrell

ADDRESS: 701 N. Flagler Beach, FL 32136
Oceanshore Blvd

PHONE: 386 - 986 - 6744

STATE OF FLORIDA,
County of Flagler

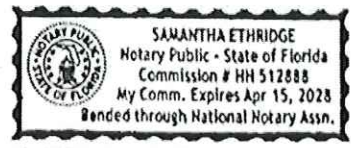
Subscribed and Sworn to (or affirmed) before me by

Charles J. Young III
SIGNATURE OF OWNER

Charles J. Young III
OWNER'S NAME (Print/Type)
1515 N. US Hwy 17, 263.287.1846
Eagle Lake, FL 33839
ADDRESS (Street, City) & Phone Number

This 24 day of Oct., 2024 Who is personally known to me or has produced Y520-150-50-004-0 identification.

Commission #
HH 512828 / April 15, 28 Samantha Ethridge
Commission Number & Expiration Notary Public



SPECIAL EXCEPTION STANDARDS - ATTACHMENT A

The Planning and Architectural Review Board may grant Special Exceptions only upon finding that the request meets the criteria set forth in Appendix A, Land Development Regulations, Section 2.06.01. Describe how your request meets each requirement.

1. That the use is a permitted Special Exception use as set forth in Schedule One hereof.
2. That the use is so designed located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That the adequate landscaping and screening is provided as required herein, or otherwise required.
6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
7. That the use conforms with all applicable regulations governing the district where located.

In advocating any Special Exception, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is advocated, shall be deemed a violation of this ordinance. The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the Special Exception is required shall be begun or completed or both. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a Special Exception to permit use not generally permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocacy of a Special Exception.

CHECKLIST OF REQUIRED ITEMS

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

ATTACHMENTS CHECKLIST:

- DESCRIPTION OF HOW THIS APPLICATION MEETS THE SEVEN (7) REQUIREMENT STANDARDS (Complete Attachment A, "Special Exception Requirements").
- RECORDED WARRANTY DEED
- OWNER'S AUTHORIZATION
- SURVEY OF PROPERTY
- LOCATION MAP
- N/A SITE DEVELOPMENT PLAN (1"=20' if applicable)
- ARCHITECTURAL BUILDING ELEVATION
- ROOF MATERIAL AND COLOR (if applicable)
- EXTERIOR FINISH AND COLOR (if applicable)
- SANITARY SEWER/ WATER AVAILABILITY (FORM PROVIDED)

**YOU MUST PROVIDE FIFTEEN (15) COMPLETE SETS OF ALL
REQUIRED MATERIALS**



GOD'S LOVE • BUILDING HIS FAMILY • ADVANCING HIS KINGDOM

10/29/24

City of Flagler Beach
PO Box 70
Flagler Beach, FL 32136

ATTN: Planning and Architectural Board / Special Exception Package

To Whom it May Concern:

Please be advised that the Special Exception Standards have been reviewed in their entirety and we find that our petition from Coastal Community Church DBA Coastal Family Church to the Planning and Architectural Board of Flagler Beach meets each requirement.

1. We are requested to have the property used as a Church which meets the standard.
2. The public health, safety, welfare and convenience will be protected in the manner of the standards as set forth by the city. The church's current location in Flagler Beach has been exemplary in this manner.
3. The church use will not jeopardize injury to the value of property in the current neighborhood location.
4. The use of the church will only compliment and be compatible to the adjoining development and proposed character in which it was designed to benefit the property.
5. All landscaping and screening will meet the standard set forth.
6. The property provides adequate parking, ingress and egress to the vehicles and traffic in and out of the property meeting the standard set forth.
7. The use of the church conforms with all applicable regulations governing the district where the property is situated.

We humbly request this Special Exception and feel we will only enhance the property and surrounding community at large.

Your kind consideration in this request is greatly appreciated.

Warm Regards,

A handwritten signature in black ink that reads "Roderick Palmer".

Pastor Roderick Palmer
Senior Pastor
Coastal Family Church



208 S. 6th Street • Mailing address: PO Box 1690 • Flagler Beach FL 32136
386-693-4969 • www.coastalfamily.church • info@cotncoastal.com



PLANNING & ZONING

City of Flagler Beach

PO Box 70 105 South 2nd Street

Flagler Beach, Florida 32136

Phone (386) 517-2000. Fax (386) 517-2016

Dear Petitioner,

Please be aware that your petition for a Special Exception to the Planning and Architectural Review Board may be subject to deed restrictions. You are advised to check your deed for information relative to the person(s) or organizations which enforce such restrictions. Failure to receive approval may result in a clouded title or other legal action due to non-compliance with recorded deed restrictions. However, the City of Flagler Beach does not enforce deed restrictions except those in Appendix A, Land Development Regulations, Section 6.02.04. The City will process said petition regardless of whether such action has been reviewed and approved by those who may enforce the deed restrictions.

Planning & Zoning

PREPARED BY:
Steven A. Weinberg, Esquire
FRANK, WEINBERG & BLACK, P.L.
7805 S.W. 6th Court
Plantation, FL 33324
File No.: 6845.313

PARCEL ID NO.: 11-12-31-0650-000C0-0031

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of January, 2022, by FLAGLER SQUARE-JAX, INC., a Florida corporation, whose address is P.O. BOX 273760 ("Grantor") to YOUNG & PATE, II, INC., a Florida corporation, whose address is 1515 Highway 17 N., Eagle Lake, FL 33839 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to the instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Flagler County, Florida, legally described in Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

SUBJECT TO: the Permitted Exceptions set forth in Exhibit "B" attached hereto and made a part hereof by this reference.

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

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

AND GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.


FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers

Parcel ID	11-12-31-2500-00010-	Owner	YOUNG & PATE II INC	Land Value	\$0	Last 2 Sales			
	0010		1515 HWY 17 N	Ag Land	\$0	Date	Price	Reason	Qual
Prop ID	2002355		EAGLE LAKE, FL 33839	Value		1/29/2022	\$1676100	I	Q
Class Code	RETAIL CONDO	Physical	2501 MOODY BLVD	Building	\$1,419,675	n/a	0	n/a	n/a
Taxing	21	Address	UNIT A	Value					
District				Misc Value	\$0				
GIS sqft	18,901.420			Just Value	\$1,419,675				
				Assessed	\$1,419,675				
				Value					
				Exempt	\$0				
				Value					
				Taxable	\$1,419,675				
				Value					

Date created: 10/29/2024
 Last Data Uploaded: 10/29/2024 7:41:55 AM

Developed by  SCHNEIDER
 GEOSPATIAL

EXHIBIT "8"
PHASE 2 - DEVELOPMENT PLAN

Phase 2 Site Plan

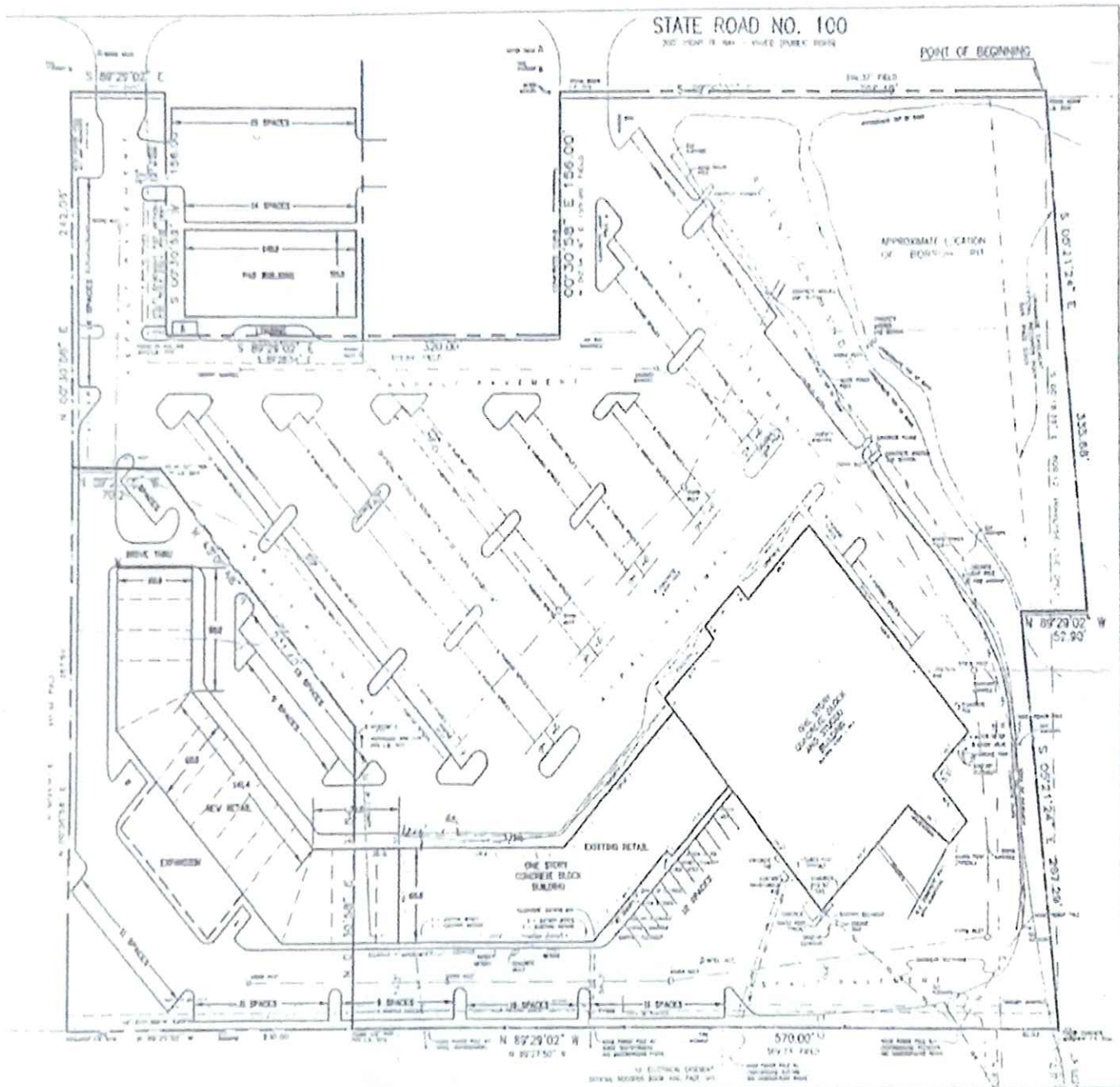
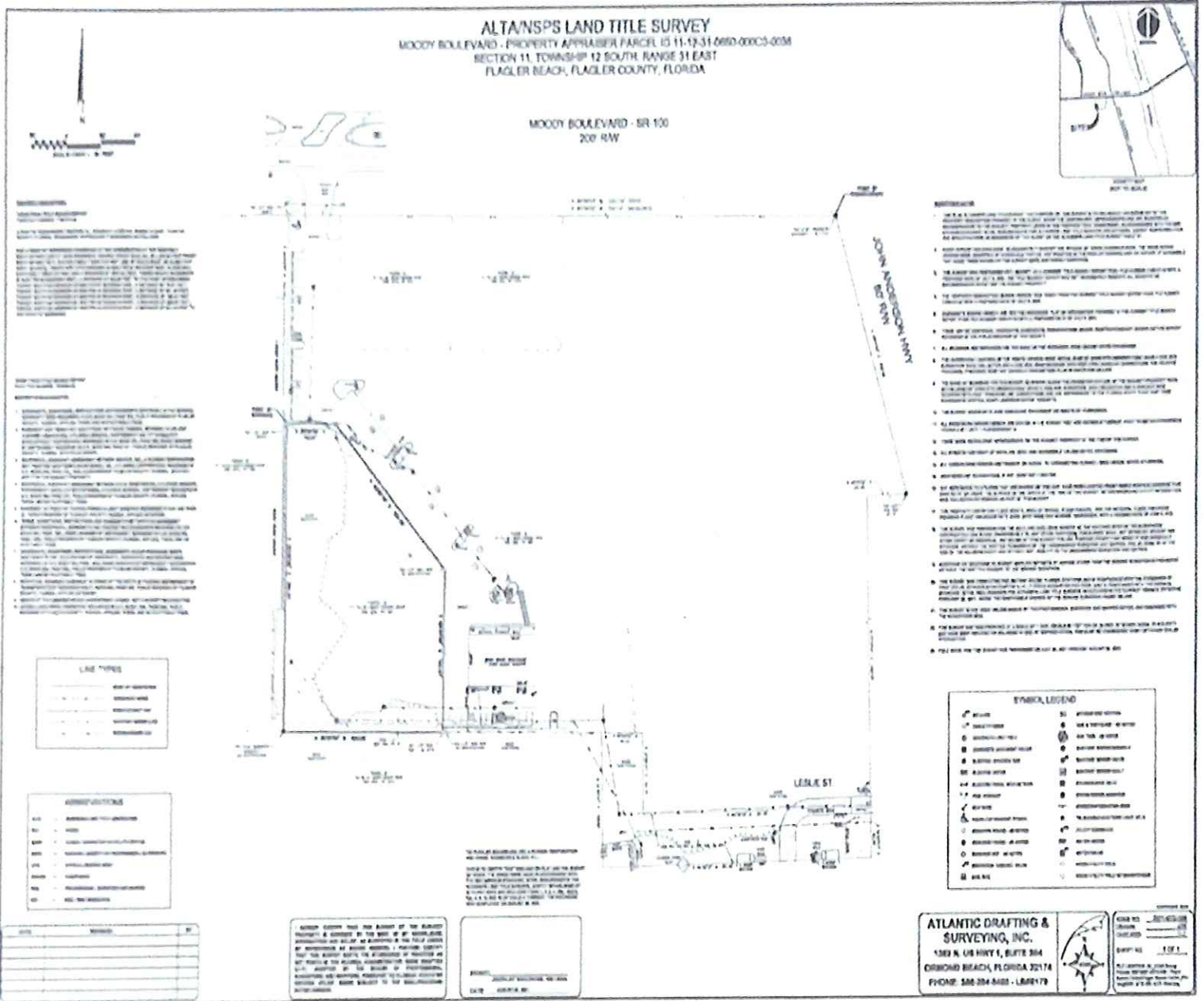


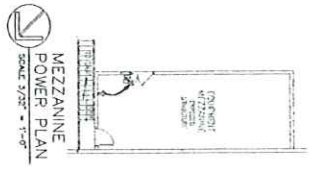
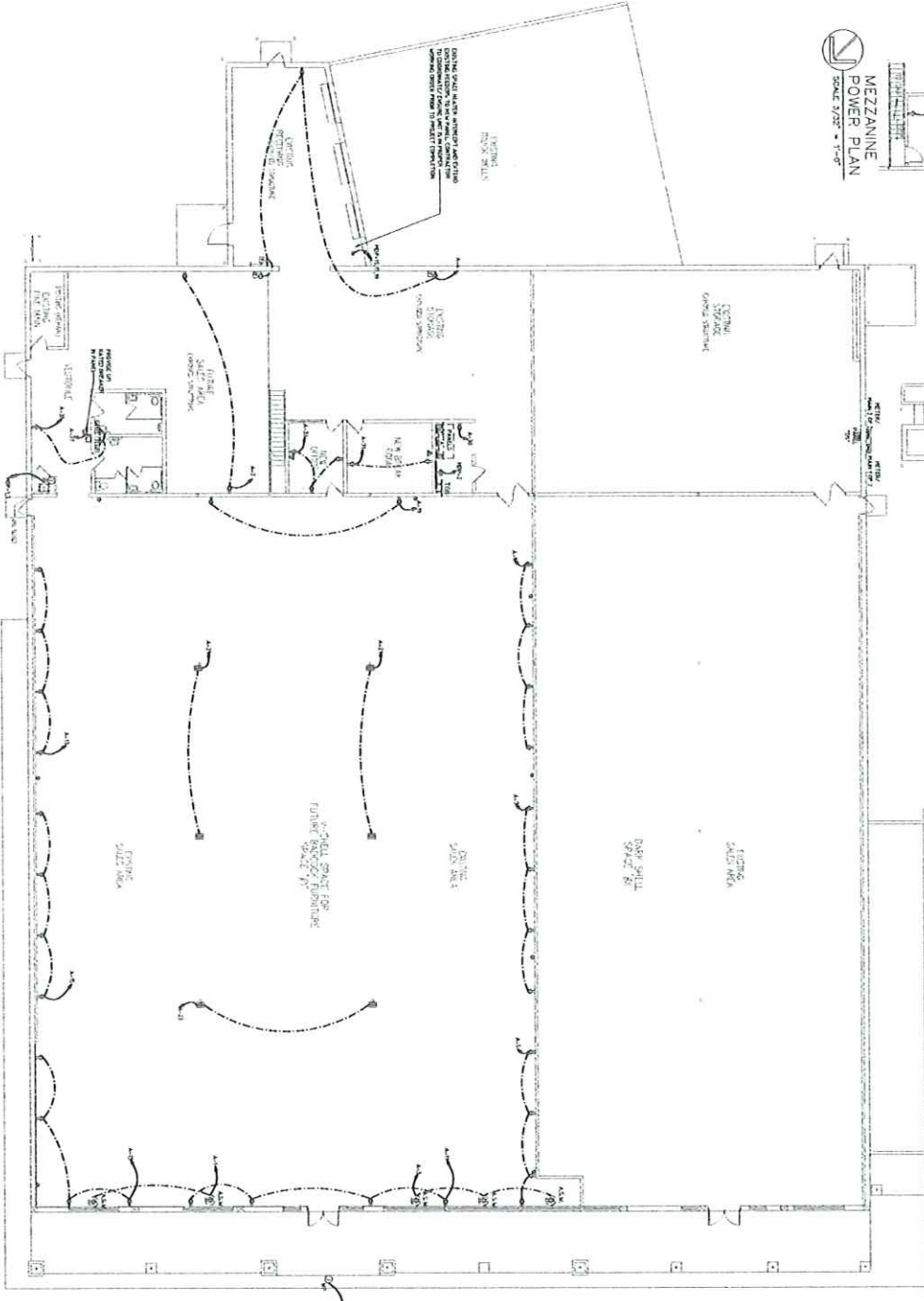
EXHIBIT "8"

PHASE 2 - DEVELOPMENT PLAN

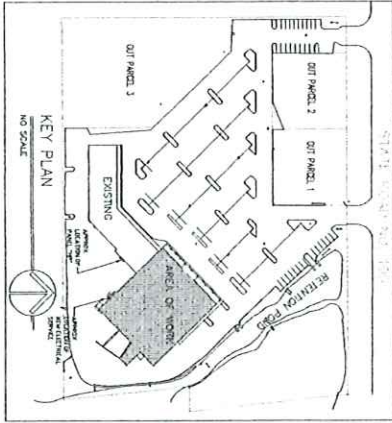
SURVEY



POWER PLAN
SCALE 3/32" = 1'-0"



SEE ELECTRICAL NOTES & LEGEND ON SHEET E1.1



FOR THE ELECTRICAL PART OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY ALL EXISTING ELECTRICAL AND MECHANICAL SYSTEMS IN THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PERMIT SET: 2017/07/17

ENE CONSULTING

10000 W. BOCA RATON BLVD., SUITE 200
BOCA RATON, FL 33433
TEL: 561-368-1111
WWW.ENECONSULTING.COM

DEMISE VACANT SPACE FOR NEW SPACES AS:
"DARK SHELL SPACE 'X' & V-SHELL SPACE 'Y'"
"FLAGLER SQUARE"
2501 WEST MOODY BLVD. • FLAGLER BEACH, FLORIDA 32136

JMS ARCHITECTURAL DESIGN INC.
PLANNING & CONSULTING
3000 PALM AVENUE, N. PALM BEACH GARDENS, FL 33409
TEL: 561-353-1100 FAX: 561-353-1101 EMAIL: info@jmsad.com

NO.	DATE	REVISION

DATE	ISSUE
5/24/17	E1.1