



PLANNING & ARCHITECTURAL REVIEW BOARD AGENDA

Tuesday, March 11, 2025 at 5:30 PM

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

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

- 1. Call the meeting to order**
- 2. Pledge of Allegiance**
- 3. Roll Call / Determination of Quorum**
 - a. Selection of Chair
 - b. Selection of Vice-Chair
- 4. Approval of Meeting Minutes**
 - [a.](#) February 4, 2025
- 5. Deletions and changes to the agenda**
- 6. Old Business**
- 7. New Business**
 - [a.](#) Application OE-25-03-01 Request for an Annual Outdoor Entertainment Permit – The Cajun Beach – 1112 S. Ocean Shore Blvd. -Applicant – Patrick McKinney.
- 8. Other Business**
 - [a.](#) Proposal for Two Hour on Street Parking on Four Commercial Blocks South of Hwy 100, proposed by Ted Barnhill (Local Business Owner).
- 9. City Planner Report**
- 10. Board Comments**
- 11. Adjournment**

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



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Tuesday, February 04, 2025 at 5:30 PM

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

1. Call the meeting to order

Chair Johnston called the meeting to order at 5:30pm.

2. Pledge of Allegiance

Chair Johnston led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Chair Suzie Johnston, Boudie Estberg, Brenda Wotherspoon, Lisa Smith, Joann Soman, Vice-Chair Scott Chappuis, Paul Chestnut

Absent: None

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

4. Approval of Meeting Minutes

a. January 7, 2025

Vice-Chair Chappuis made a motion to approve the meeting minutes; Joann Soman seconded. Motion passed unanimously.

Brenda Wotherspoon's Form 8B is included in the minutes and submitted for the record.

5. Deletions and changes to the agenda

None

6. Old Business

None

7. New Business

- a. **ORDINANCE NO. 2025-XX:** AN ORDINANCE BY THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE FLAGLER BEACH CODE OF ORDINANCES, APPENDIX "A," LAND DEVELOPMENT REGULATIONS, TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; TO ADOPT AND REFORMAT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

An amendment to section 7, item a., page 36 of the agenda packet was provided to the Board prior to the meeting and is attached to the minutes. City Planner Lupita McClenning presented the item and staff report to the Board. Discussion ensued. Board comments included ISO rating and insurance rates related to the ordinance, threshold for damage in a natural disaster, Article 9 updates and eliminating duplication, aligning with city code and state code, Subdivision Design Standards in regards to double frontage, alleys counted as streets, NFI Building requirements, gutter and downspout maintenance,

alleys considered rights-of-way, new home builds causing flooding on existing homes off alleys, manufactured home definition, raising minimum base flood elevation from a + two (2) feet to a + three (3) feet. Public comment was opened. No public comment was received.

Joann Soman made a motion to recommend approval of item 7a.; Paul Chestnut seconded the motion. Ms. McClenning inquired if the Board would consider including raising the minimum base flood elevation to a + three (3) feet in the motion to recommend approval. Joann Soman amended her motion to include raising the minimum base flood elevation to a + three (3) feet in the recommendation of approval for item 7a.; Paul Chestnut seconded the motion.

Roll call: Paul Chestnut, Yea; Vice-Chair Chappuis, Yea; Lisa Smith, Yea; Boudie Estberg, Yea; Joann Soman, Yea; Chair Johnston, Yea; Brenda Wotherspoon, Yea. Motion passed unanimously as amended.

8. Other Business

None

9. City Planner Report

City Planner Lupita McClenning provided an update to include a land development code rewrite status update, parking requirements in regards to fixed seating analysis, due date for DEO evaluation and appraisal report, a list of new legislation will be disseminated to the Board, the Comprehensive Plan Amendment due by January 2026, creating a Stakeholder Committee after adopting the Land Development Code, Gridics Software access, projects to be included on Gridics and a Code Enforcement update. Public comment was opened. Commissioner Jane Mealy's comments included legislative updates. No further public comment was received. Public comment was closed.

10. Board Comments

Brenda Wotherspoon announced this is her last Board Meeting, her term is up and she will not be reapplying. Ms. McClenning and the Board thanked Brenda for her service to the City. Joann Soman invited everyone to the Municipal Election Candidates Night hosted by the Flagler Women's Club, February 26, 2025, at 7:00pm.

11. Adjournment

Joann Soman made a motion to adjourn; Paul Chestnut seconded. Motion passed unanimously. Chair Johnston adjourned the meeting at 6:08pm.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Wotherspoon Brenda Kay</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>PAR BOARD</i>	
MAILING ADDRESS <i>1102 S CENTRAL AVE</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>FLAGLER BEACH FL</i>	COUNTY <i>FLAGLER</i>	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION: <i>N/A</i>	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing, and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brenda Kay Witherspoon, hereby disclose that on 1-7, 20 25:

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Live within 200 ft.

1-7-2025
Date Filed

Brenda Kay Witherspoon
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Sec. 5.05.00. Reserved Stormwater Management.**Sec. 5.05.01. Purpose and intent.**

The purpose of this section is to manage stormwater drainage within the City of Flagler Beach in order to maintain and enhance the public health, safety, and welfare through the control of runoff volume and treatment of stormwater runoff for the protection of surface water and groundwater quality, and the control and prevention of erosion, sedimentation, and flooding by providing standards for the design, construction, and operation of stormwater management systems in conformance with best overall management practices. This section is intended to enforce the goals, objectives, and policies of the comprehensive plan, and to be consistent with the applicable policies and regulations of regional, state and federal agencies regarding stormwater management.

(Ord. No. 2005-07, § 1, 4-28-05; Ord. No. 2007-12, § 6, 6-14-07)

Sec. 5.05.02. Prohibitions and exemptions.**Section 5.05.02.1 Prohibitions.**

No person may develop or make any change in the use of land or construct a structure or change the size of a structure, except as exempted herein, without submission and approval of a stormwater management plan as provided herein. For the purpose of this section, the development may potentially alter or disrupt existing stormwater runoff patterns, and as such, will, unless exempted below, require submission and approval of a stormwater management plan prior to the commencement of construction, includes, but is not limited to:

1. Clearing and/or drainage of land as an adjunct to construction.
2. Clearing and/or draining of nonagricultural land for agricultural purposes.
3. Converting agricultural lands to nonagricultural uses.
4. Subdividing land.
5. ~~Replatting~~ recorded subdivisions and the development of recorded and unrecorded subdivisions.
6. Changing the use of land and/or the construction of a structure or a change in the size of one or more structures.
7. Altering the shoreline or bank of any surface water body.
8. The permanent (long period) lowering of the water table.
9. Addition of impervious or semi-impervious area.

Section 5.05.02.2 Exemptions.

The following activities shall be exempt from this section unless as hereinafter required by the land development regulations:

1. Single family and duplex residence and accessory structures except for the Mirror Lake Watershed Overlay District.
2. Any maintenance, alteration, renewal, use or improvement to an existing structure not changing or affecting rate or volume of stormwater runoff.

3. ~~Bona fide agricultural zoning classifications, including forestry, except where an artificial drainage system will be used to increase the flow of surface water from the applicant's land.~~
4. ~~Maintenance work performed on existing drainage canals for the purpose of public health and welfare.~~
5. ~~Maintenance work on utility or transportation systems, provided such maintenance work does not alter the purpose and intent of the drainage system as constructed.~~

(Ord. No. 2005-07, § 1, 4-28-05; Ord. No. 2007-12, § 6, 6-14-07)

Sec. 5.05.03. Design standards.

Section 5.05.03.01 Threshold categories.

The review of stormwater management plans for all development projects shall be based upon the net increase in impervious surface resulting from the development and any cumulative increase due to development that has occurred within the previous two (2) years. All single-family and duplex residence structures in Mirror Lake Watershed Overlay District shall be considered as category II only. Category thresholds for the various limits of developments are as follows:

1. ~~Category I—Net increase of impervious area of up to five hundred (500) square feet.~~
2. ~~Category II—Net increase of impervious area between five hundred one (501) square feet and one thousand (1,000) square feet and all single-family and duplex residence structures within the Mirror Lake Watershed Overlay District.~~
3. ~~Category III—Net increase of impervious area between one thousand one (1,001) square feet and four thousand (4,000) square feet of surfaces subject to vehicular traffic or five thousand (5,000) square feet of building of other surfaces.~~
4. ~~Category IV—Net increase of impervious area exceeds four thousand (4,000) square feet of surfaces subject to vehicular traffic or five thousand (5,000) square feet of building or other surfaces.~~

Section 5.05.03.02 Basic standards.

All categories of development shall require the preparation of a stormwater management plan. Stormwater management system design shall conform with the following performance standards:

1. ~~Stormwater runoff shall be subjected to best management practice prior to discharge into natural or artificial drainage systems. Best management practice shall mean a practice or combination of practices determined by the city to be the most effective, practical means of preventing or reducing the amount of pollution generated by the project to a level compatible with Florida water quality standards found in chapter 17-3, Florida Administrative Code.~~
2. ~~No site alteration shall cause siltation of wetlands, pollution of downstream wetlands or reduce the natural retention or filtering capabilities of wetlands.~~

3. ~~No site alteration shall allow water to become a health hazard or contribute to the breeding of mosquitoes.~~
4. ~~All site alteration activities shall provide for such water retention and settling structures and flow attenuation devices as may be necessary to insure that the foregoing standards and requirements are met. No site alteration shall result in any net reduction of available floodplain storage.~~
5. ~~Design of water retention and detention structures and flow attenuation devices shall be subject to the approval of the city pursuant to the standards hereof. Detention structures shall be designed to release runoff to the downstream drainage system over a period of time so as not to exceed the capacity of the existing downstream system. The design of water retention and detention structures and flow attenuation devices shall be in compliance with the standard construction details.~~
6. ~~In order to maintain good water quality in stormwater management detention ponds and maximize the provision of fish and wildlife habitat, stormwater management systems with permanently wet detention ponds should be designed, operated and maintained so as to resemble a natural pond to the greatest extent practicable. A natural pond design should include: a littoral zone comprised of native emergent and submersed aquatic macrophytic vegetation; a deep open water limnetic zone free of rooted emergent and submersed vegetation; and, where feasible, an upland buffer of native trees, shrubs and understory vegetation.~~
7. ~~A positive drainage system shall be provided which will not adversely impact downstream owners or adjacent lands, including rain gutter system on the structure as needed.~~
8. ~~Where possible, natural vegetation shall be used as a component of the drainage system. The water table should not be manipulated so as to endanger natural vegetation beneficial to water quality unless natural vegetation can be replanted and survive with a lowered water table condition.~~
9. ~~Runoff from higher adjacent lands shall be considered and provisions for conveyance of such runoff shall be included in the drainage plan.~~
10. ~~Runoff shall be treated to remove oil and floatable solids before discharge from the site in a manner approved by the city.~~
11. ~~Erosion by wind or water shall be prevented by the developer throughout the construction process.~~
12. ~~Direct discharge to class II waters is prohibited. A workable filter system approved by the city must be provided prior to any discharge to class II waters.~~
13. ~~For the purpose of this section, it is presumed that the lowering of the water table for the purpose of constructing detention/retention basins and for the purpose of permanently protecting road construction does not conflict with the stated objectives of this section if all of the following are met:~~
 - a. ~~The development site is not in an area known to the city, based on data collected and interpreted by the U.S. Geological Survey, the St. Johns River Water Management District, the city and other~~

professional investigators, as important to recharge or to prevention of discharge to the Floridan aquifer.

- b. The proposed lowering of the water table shall be over no more than fifteen (15) percent of the site to a depth of five (5) feet below the surface of the existing undisturbed ground, or an equivalent volume, said area to be measured at the overflow elevation of the retention areas(s).
- c. If ditches, underdrains or similar devices are used to lower the water table, the lateral volumetric effect will be calculated, and the volume will be deducted from that allowed for retention areas.
- d. The high water table may be lowered up to two (2) feet below the undisturbed ground in the vicinity of roads for the purpose of protecting the sub-base and base of the roadway and/or for the purpose of preventing mosquito breeding in the roadside swales.
- e. The lowering of the water table has no adverse effect on wetlands off site vegetation as defined herein.
- f. The lowering of the water table does not increase flows to the detriment of neighboring lands.

- 14. For project sizes greater than one (1) acre of disturbed area, the applicant shall acquire permit coverage from the Florida Department of Environmental Protection, National Pollutant Discharge Elimination System program and provide proof of such to the city prior to construction.

Section 5-05.03.03 Additional standards.

- 1. ~~Category II development—The minimum volume of retention to be provided shall be equivalent to one (1) inch of runoff over the entire project area and two (2) inches of runoff over the entire project area if within the Mirror Lake Watershed Overlay District. For certain soil conditions or ground water table conditions which do not permit the percolation of this volume within the five days following a storm event, the city may approve detention with filtration systems in lieu of retention.~~
- 2. ~~Category III development—Stormwater management plan shall be prepared by a professional engineer or landscape architect licensed in the State of Florida and shall conform to:~~
 - a. ~~Category II development requirements.~~
 - b. ~~The discharge hydrograph produced for the developed or redeveloped site shall not exceed, in terms of peak flow and total volume, the hydrograph produced by conditions existing before development or redevelopment for a twenty-four-hour, twenty-five-year frequency storm, if this provision will be met through detention of the difference between said volumes, said volume difference shall be released over not less than a twenty-four-hour nor greater than a seventy-two-hour period of time. Runoff rates and volumes resulting from the project, in excess of existing amounts, shall be accommodated on-site. Off-site retention may be permitted if, in the opinion of the city, the recharge requirements of this section are met.~~
 - c. ~~Peak discharge one hundred-year storm. The peak discharge resulting from a twenty-four-hour, one hundred-year frequency storm on the developed or~~

~~redeveloped site shall not exceed the peak discharge resulting from a one hundred-year frequency storm for existing conditions on the site for flood prone areas as determined by the city.~~

- ~~d. Runoff computations. Runoff computations shall be based on the most critical situation (rainfall duration, distribution and antecedent soil moisture condition) and conform to the methods described in the Florida Department of Transportation Drainage Manual, latest edition, and the St. Johns River Water Management District Regulation of Stormwater Management Systems.~~

- ~~3. Category IV development—City shall defer to permitting by St. Johns River Water Management District.~~

~~(Ord. No. 2005-07, § 1, 4-28-05; Ord. No. 2007-12, § 6, 6-14-07)~~

Sec. 5.05.04. Maintenance.

~~The installed system(s) required by this section shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. The selection of critical areas and/or structures to be maintained by the city shall be recommended to the city commission by the department. All areas and/or structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city commission. The owner shall provide adequate easements with respect to system(s) to be maintained by the owner to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system(s).~~

~~(Ord. No. 2005-07, § 1, 4-28-05; Ord. No. 2007-12, § 6, 6-14-07)~~



STAFF REPORT

Planning & Architectural Review Board

February 03, 2025

To: Planning & Architectural Review Board

From: Penny Overstreet, City Clerk

Date: February 3, 2025

Item Name: Application OE-25-03-01 Request for an Annual Outdoor Entertainment Permit – The Cajun Beach – 1112 S. Ocean Shore Blvd. -Applicant – Patrick McKinney.

Background: Applicant: Cajun Beach/Flojun, LLC., 1112 S. Ocean Shore Blvd., Flagler Beach, Florida 32136. The Planning Board and City Commission denied the applicants request at their January 09, 2025. After reviewing the application and conducting a public hearing, the Officials urged the applicant to table his request and address the noise abatement concerns. The Applicant and his Attorney declined and requested a decision be made that evening. The City Commission voted to deny the requested outdoor entertainment permit. Specifically, the City Commission found that there was not competent substantial evidence to support a finding that element number 7 of the required considerations has been satisfied. For the City Commission to grant an outdoor entertainment permit it must find that the proposed outdoor entertainment would not have an adverse effect on or unreasonably infringe upon the rights of property owners within 200 feet of the subject property. As the City Commission has found that said element was not supported by competent substantial evidence, Application OE-25-01-01 has been denied.

The applicant has returned a new application and submitted proposed stage performance solutions he wishes to be considered.

The subject property is zoned General Commercial G.C. The applicant is seeking approval of an Annual Outdoor Entertainment Permit to allow amplified and non-amplified events consisting of music, spoken word and/or other forms of entertainment. Section 4-167, Review of Permit Application states, the City Commission, after receiving recommendation from the Planning and Architectural Review Board (PARB), shall approve, approve with conditions, or deny a permit for outdoor entertainment activity based on any of the following grounds:

- (1) The activity would present an adverse impact on the health, safety or welfare of the applicant, participants, public employees or members of the public and/or fails to protect the city's environment.
- (2) The activity would unreasonably inconvenience the general public.
- (3) The proposed activity is prohibited by or inconsistent with the Flagler Beach Code of Ordinances or the Flagler Beach Comprehensive Plan.
- (4) The applicant cannot meet, or is unwilling to meet, all the requirements of this article.
- (5) The activity is proposed for a site that does not have adequate parking to accommodate the activity.
- (6) The activity is proposed for a site that is inherently hazardous to the participants or the public.
- (7) The event would have an adverse effect, and would unreasonably infringe upon, the rights of property owners within two hundred (200) feet of the property line of the subject property.

- (8) The event would conflict with another proximate event or interfere with construction or maintenance work.
- (9) The information furnished in the application is not materially complete and accurate.
- (10) The applicant has violated a provision, restriction or condition of this article or an outdoor entertainment activity permit issued to the applicant within the past and has not presented competent substantial evidence that measures to prevent future violations will be implemented at the property.
- (11) The requirements identified by the city staff to ensure public health, safety and welfare have not been met.
- (12) The comments and/or recommendations of the planning and architectural review board have not been addressed.
- (13) The proposed event or activity is prohibited by federal, state, or local regulations.
- (14) Other issues in the public's interest as identified by the city commission.
- (a) In deciding to approve a permit the city commission may limit the type and number of temporary structures and the duration of the activity, including the hours and the number of days of the activity conducted to minimize any adverse impact caused by the activity.

The applicant has 17 on-site parking spaces, and approximately 17 off-site for a total of 34.

Staff Recommendation: Staff recommends the application be considered based upon the fourteen criteria, and the applicants' installation of the noise abatement material.

Attachments:

- Application
- Map of surrounding property owners

OFFICE USE ONLY:

DATE REC'D _____

FEE REC'D \$ _____

INITIALS: _____

APPROVED ☐

DISAPPROVED ☐

NOT PARB ☒

PERMIT ISSUED _____

INSTRUCTIONS:

Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (not applicable). Incomplete applications may delay your request. All statements made on the application are subject to verification.

City of Flagler Beach

APPLICATION FOR
OUTDOOR ENTERTAINMENT



105 South 2nd Street,
Post Office Box 70
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2008

Please type or print legibly
Required Information

Business Name: Cajun Beach / Flojan LLC

Contact Person: Patrick McKinney

Address: 1112 S Ocean Shore Blvd

City: Flagler Beach State: FL Zip: 32136

Work Phone: 386-338-3430 Home Phone: 386-344-2983

Fax: _____ Mobile Phone: 386-344-2983

Mail Address: Patrick@CajunBeach.com

What type of permit are you applying for? (check one)

☒ Annual Permit (permit fee = \$150.00)

☐ Per event that occurs fewer than 12 times a year (permit fee = \$75.00)
(Please list dates and times for the events on the bottom of page 2)

☐ One day event on Date _____ (permit fee = \$50.00)
Start time _____ am/pm End time _____ am/pm

Will you utilize temporary structures at your event? ☒ No ☐ Yes
(yes, attach a sketch of the site showing the location of these structure and see note below)
(Indicate number of each)

_____ Stages _____ Scaffolding _____ Fences _____ Other


_____ Tents Do any of the tents exceed 200 square feet? _____ No _____ Yes

Note: Special Permits are required for tents exceeding 200 square feet. Special Building permits are required for temporary structures 700 or more square feet in area and those that are four feet above grade.

PLEASE ATTACH A SITE PLAN REGARDING THE SET UP OF THE OUTDOOR ENTERTAINMENT. PLEASE ATTACH A CURRENT COPY OF YOUR LIABILITY INSURANCE TO THIS APPLICATION.

By signing below I understand:

- This is an application only and does not obligate the City in any fashion to issuing a permit or approve an event.
- I have included my application fee and understand that my application will not be processed without the application fee.
- In no case shall the City’s Noise Ordinance be violated.
- The City Manager may reasonably limit the type and number of temporary structures and the duration of the activity including the hours and the number of days of the activity conducted.
- The event(s) may not be held until a permit is received.

Signature of Applicant  Date 1-17-25
12-2-04

Title of Applicant Managing Pastor

Affiliation _____

1. Date _____	Start time _____ am\pm	End time _____ am\pm
2. Date _____	Start time _____ am\pm	End time _____ am\pm
3. Date _____	Start time _____ am\pm	End time _____ am\pm
4. Date _____	Start time _____ am\pm	End time _____ am\pm
5. Date _____	Start time _____ am\pm	End time _____ am\pm
6. Date _____	Start time _____ am\pm	End time _____ am\pm
7. Date _____	Start time _____ am\pm	End time _____ am\pm
8. Date _____	Start time _____ am\pm	End time _____ am\pm
9. Date _____	Start time _____ am\pm	End time _____ am\pm
10. Date _____	Start time _____ am\pm	End time _____ am\pm
11. Date _____	Start time _____ am\pm	End time _____ am\pm
12. Date _____	Start time _____ am\pm	End time _____ am\pm

qPublic.net™ Flagler County, FL Property Appraisers Office



Overview

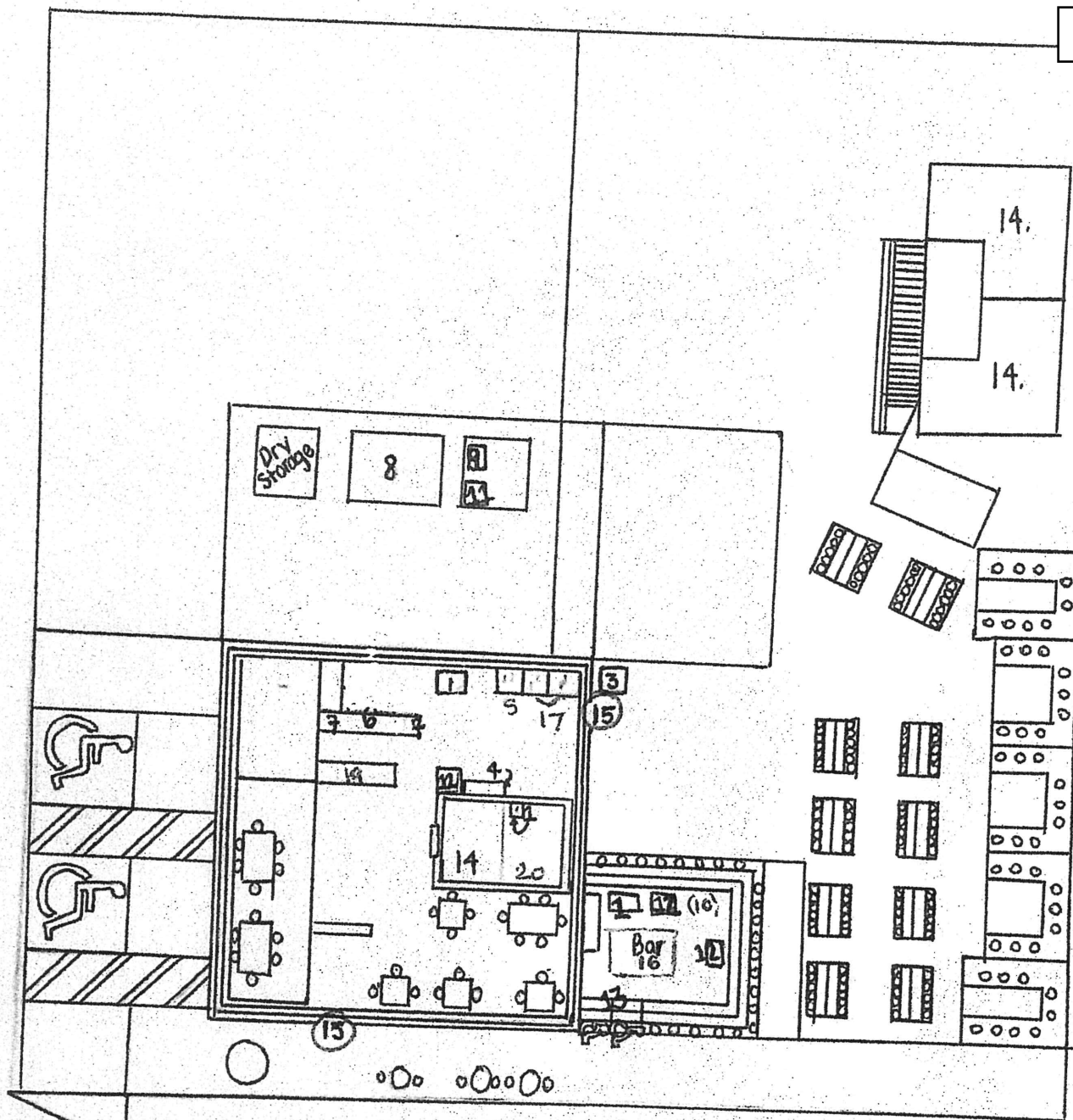
Legend

- Parcels
- Roads
- Streams and River

Parcel ID	12-12-31-4500-00180-0090	Owner	BCC PROPERTIES LLC PO BOX 418 FLAGLER BEACH, FL 32136	Land Value	\$560,000	Last 2 Sales			
App ID	78663			Ag Land Value	\$0	Date	11/10/2014	Price	\$220,000
Assess Code	RESTAURANT/CAFE			Building Value	\$45,386	Date	4/20/2012	Price	\$255,000
Assessing	21	Physical Address	1112 S OCEAN SHORE BLVD	Misc Value	\$5,402			Reason	I
Assessing				Just Value	\$610,788			Qual	U
Assessing				Assessed Value	\$505,755				Q
Assessing				Exempt Value	\$0				
Assessing				Taxable Value	\$505,755				

Report created: 2/15/2023
Report Data Uploaded: 2/15/2023 11:05:46 AM

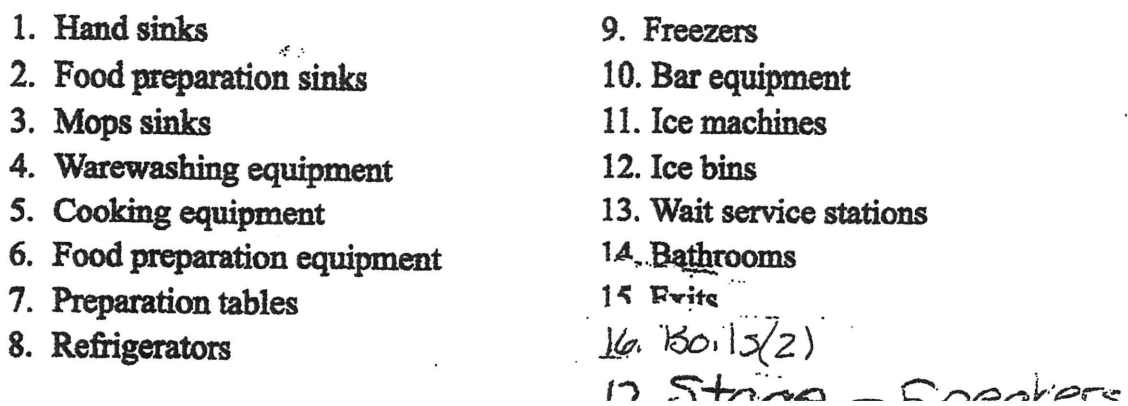
Developed by Schneider GEOSPATIAL



Hand Sinks
Food preparation Sinks
Mop Sink
Warewashing Sink
gas range oven
refrigeration
Preparation tables
walk-in refrigerator
Freezers
Soda dispenser

11. Ice machine
12. Ice bins
13. Wait service station
14. Bathrooms
15. Exits
16. Locking Bar
17. Gas Fryers
18.
19.
20.

Section 7, Item a.



Addendum to my permit application.

1) We have 3inch soundproofing in the entire stage.

2) We have no speakers on the stage, each performing artist brings their own. We do have two small speakers in the bar ceiling.

3) We have been sharing parking with the hotel and spa since we opened. There is no formal agreement but when they have weddings or events we allow their customers to use our parking lot. They have done the same. The ownership and management of both hotels on either side of us have dined at our restaurant. They've invited me to tour their restaurant and asked for my assistance since their restaurant is not currently open.

4) The police reports to the property have all been by the same hand full of people and no citations were given. At no time was the noise ordinance violated. There have been many false reports made for many reasons.

5) The guest from both hotels and all of the surrounding hotels dine at our restaurant frequently.

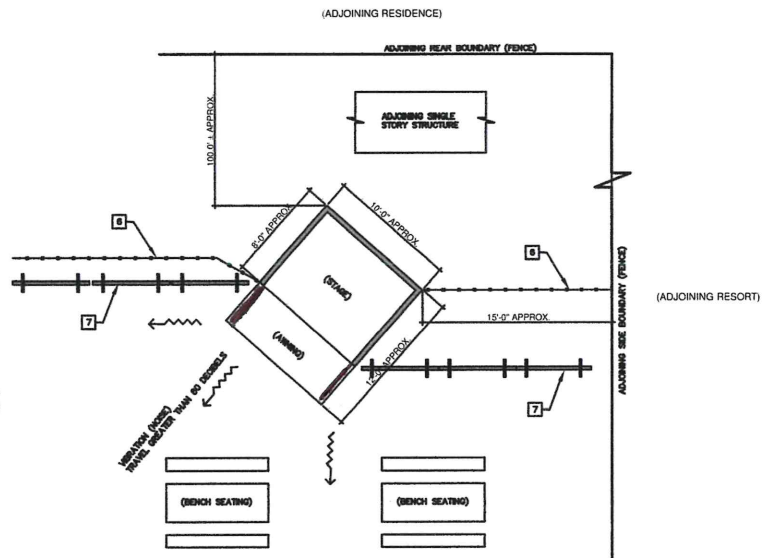
Thank you!

Patrick McKinney
The Cajun Beach

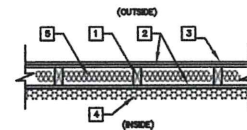
Included plans for sound proofing and stage per request

PROPOSED PERFORMANCE "STAGE" SOLUTIONS

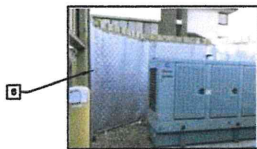
- 1 EXISTING 2x4 SYP FRAMED "STAGE"
- 2 NEW 5/8" THK. PLYWOOD SHEATHING INTERIOR & EXTERIOR
- 3 NEW VINYL SIDING (REPLACEMENT)
- 4 NEW 2" ACOUSTIC FOAM BARRIER
- 5 NEW SAFE 'N' SOUND 3 IN. X 15-1/4 IN. X 47 IN. SOUNDPROOFING AND FIRE RESISTANT STONE WOOL INSULATION BATT (59.7 SQ. FT.)
- 6 OPTIONAL NEW 8' HIGH METAL FENCING w/ ATTACHED SOUND ABSORBER SOUND BLANKET (SEE IMAGE)
- 7 OPTIONAL NEW 8' MOVEABLE ACOUSTIC PANELS (SEE IMAGE)



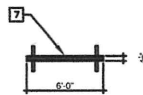
PROPOSED (STAGE) FLOOR/SITE REFERENCE DIAGRAM 3.
SCALE: N.T.S.



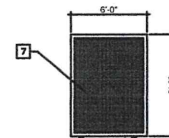
PROPOSED (STAGE) WALL & ROOF FRAMING DIAGRAM 2.
SCALE: N.T.S.



OPTIONAL BBC-EXT-R-2 NOISE BARRIER
/SOUND ABSORBER SOUND BLANKETS



"OPT" ACOUSTIC PANEL PLAN
SCALE: N.T.S.



"OPT" ACOUSTIC PANEL ELEVATION
SCALE: N.T.S.



City of Flagler Beach

P.O. Box 70 • 105 South 2nd Street
Flagler Beach, Florida 32126

Phone (386) 517-2000 • Fax (386) 517-2008

February 3, 2025

Patrick McKinney
5 Red Top Lane
Palm Coast, Florida 32164

RE: Outdoor Entertainment Application

Dear Mr. McKinney

This letter is to advise you that the Planning and Architectural Review Board will hear your request for an Outdoor Entertainment Permit on March 11, 2025, at 5:30 p.m. The City Commission will hear the Planning Board's recommendation, and the final decision will be made at their March 13, 2025, meeting, which begins at 5:30 p.m. I have enclosed a copy of the letter that has been mailed to businesses and residents within 200 feet of your location. Should you have concerns or questions please contact me at poverstreet@cityofflaglerbeach.com or 386-517-2000 ext. 233.

Sincerely,

Penny Overstreet
City Clerk

CC: Lupita McClenning, Planner
Planning & Architectural Review Board
Elected Officials
Dale L. Martin, City Manager



City of Flagler Beach

P.O. Box 70 • 105 South 2nd Street
Flagler Beach, Florida 32126

Phone (386) 517-2000 • Fax (386) 517-2008

February 03, 2025

RE: Outdoor Entertainment Permit Application Review

Dear Sir or Madam:

The purpose of this letter is to advise you, the City is in receipt of a request from "The Cajun Beach FloJun, LLC", located at 1112 S. Ocean Shore Blvd., requesting an Annual Outdoor Entertainment Permit. Per Ordinance 2010-02 the office of the City Clerk is required to notify property owners in a two-hundred-foot radius of the subject property of the meeting dates and times the request will be reviewed by the Planning & Architectural Review Board and the date the City Commission will have final review. The Planning & Architectural Review Board will review the request on March 11, 2025; the meeting begins at 5:30 p.m. The request will be before the City Commission for consideration on March 13, 2025; the meeting begins at 5:30 p.m. The purpose of this notice is to provide to you the opportunity to appear at the meeting(s) to voice your concerns or approval of the requested activity. Should you have any questions please contact the Planning & Zoning Office at 386-517-2000 ext. 231 or the City Clerk's Office at 386-517-2000 ext. 233 if you wish to view the application.

Sincerely,

Penny Overstreet
City Clerk

CC: Dale L. Martin, City Manager
Lupita McClenning, Planner
Elected Officials
PARB Members
Patrick McKinney, Applicant

1A OCEANSHORE LLC
ST ANDREW COURT
ALM COAST, FL 32164

ANNIS BETTY H
2826 MONDAUI DR
ROCKLEDGE, FL 32955

BACK SHARON M
TRUSTEE
PO BOX 1375
FLAGLER BEACH, FL 32136

CC PROPERTIES LLC
O BOX 418
LAGLER BEACH, FL 32136

BURBRINK LYNDA BAND
JOSEPH R BURBRINK JTWROS
PO BOX 695
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH
P O BOX 70
FLAGLER BEACH, FL 32136

ITY OF FLAGLER BEACH
O BOX 70
LAGLER BEACH, FL 32136

EGGERT IRIS CLAXTON
LIFE ESTATE C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

EZRIN ALVIN & DENISE ANNE CORNWA
1203 S CENTRAL AVENUE
FLAGLER BEACH, FL 32136

OLDEN MAGNOLIA MARINE INC
HARGROVE GRADE STE 2
ALM COAST, FL 32137

HALL LONNIE C JR
TRUSTEE
1100 S CENTRAL AVE
FLAGLER BEACH, FL 32136

HARRELL MICHELLE & REBECCA
LYNNE JUSTICE & KRISTINA FOSTER TI
106 BARRINGTON COURT
FLETCHER, NC 28732

ODOVANCE DEREK
HEATHER RAE H&W
12 S 11TH STREET
LAGLER BEACH, FL 32136

JAI HANUMAAN LLC
1224 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

LAROCHELLE ERIK J
68 HIGH STREET
STRATHAM, NH 03885

TITLE TYLER F & EVELYN O
204 S CENTRAL AVE
LAGLER BEACH, FL 32136

MARTIN DALE L
1016 S CENTRAL AVE
FLAGLER BEACH, FL 32136

MONTGOMERY CALVIN & BRENDA K
LIFE ESTATE
12499 OLIVE TRAIL
PLYMOUTH, IN 46563

CEANSIDE COTTAGES LLC
204 S OCEANSHORE BLVD
LAGLER BEACH, FL 32136

SEAGROVE BEACH INVESTMENTS LLC
2574 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

STEIMLE MARCIA
1200 S CENTRAL AVE
FLAGLER BEACH, FL 32136

ADSWORTH GAIL TRUSTEE
O BOX 838
LAGLER BEACH, FL 32136

WOTHERSPOON THOMAS Y &
BRENDA K H&W
1102 S CENTRAL AVE
FLAGLER BEACH, FL 32136

YORK GENEROSO S & SANDRA L H
EDMUNDS JTWROS
1110 S CENTRAL AVENUE
FLAGLER BEACH, FL 32136

Draft/Ted Barnhill/3-2-2025

Proposal for Two Hour on Street Parking on Four Commercial Blocks South of Hwy 100

Whereas:

1. Short-term on street parking South of Hwy 100 in the vicinity of Flagler Beach City Hall is often exceedingly hard to find due to the large number of people wishing to frequent many local businesses, construction activity, and very importantly the large number of vehicles parked for long periods of time (e.g. all day and in some cases multiple days).
2. Surveys indicate that up to 90 percent of people coming to enjoy the beach live outside of Flagler Beach. With refurbished beaches and new pier, Flagler Beach can expect many more people coming for day trips further increasing the demand for all day parking in the vicinity of Flagler Beach City Hall.
3. Businesses and their customers (particularly older and handicapped customers) are inconvenienced and damaged due to the frequent shortage of short term on street parking.
4. The City of Flagler Beach set up a so called "parking pool" (178 on street parking spaces) to encourage new commercial development south of Hwy 100. Businesses can apply to use a portion of the parking pool to satisfy land use parking requirements.
5. Barnhills Café Bar and Grill (202 S Central Avenue), Johnny D's (319 Moody Blvd), and the Margaritaville Hotel (111 S Daytona Ave.) have constructed substantial new facilities, approved by the City of Flagler Beach, with the understanding that their customers would utilize substantial amounts of on street parking (Barnhills, 65 on street parking spaces), (Johnny D's, 30 on street parking spaces) (Margaritaville, 58 on street parking spaces). Other new commercial projects under development also anticipate the use of on street parking.
6. When the Margaritaville hotel is finished (June 2025?) parking demand South of Hwy 100 will increase from registered hotel guests, hotel workers, hotel restaurant customers, and visitors of hotel registered guests.
7. The structures on the two blocks on Central Avenue between Hwy 100 and S. Third St., and two blocks on S. Second Street between S. Oceanshore Blvd. and Daytona Avenue are all used commercially.
8. Cities typically have metered parking and/or parking time limits in commercial areas.
9. It is anticipated that the City of Flagler Beach's overall parking review will consider many possibilities (metered parking, additional parking lots, parking structures, shuttles, etc.) and adoption of a new downtown parking plan will take years to complete.
10. It is possible to substantially reduce the inconvenience and cost to customers and businesses by creating short-term parking in a limited four block area.
11. Exceptions to the two-hour parking time limit could be established (e.g. City Commission Meetings).

Therefore, as an interim step prior to adoption of a new overall parking plan, it is proposed that the City of Flagler Beach designate all on street parking on Central Avenue between Hwy 100 and S. Third St., and all on street parking on S. Second Street between S. Oceanshore Blvd. and Daytona Avenue (a total of four blocks) to be two-hour parking between the hours of 6? AM and 9? PM. The City of Flagler Beach would erect street signs notifying the public of the two-hour parking time limit. Many people will voluntarily comply. The Flagler Beach Police Department would continue to be responsible for ticketing and enforcing parking violations. Cities often have a phone number for reporting parking violations. Some Cities use private companies for parking enforcement (ticketing, etc.).

Supporters of the above proposal include:

Name	Business/Individual
Therese Barnhill	BARNHILLS CAFE BAR AND

Name	Business/Individual
Mary Jane Barnhill - BOLA	

Name	Business/Individual
Joseph Tavelle	Tavelle Realty Inc

Name	Business/Individual
Debra Wingo	The Selby Group, Inc. C22

Name	Business/Individual
Michael May	County Rd. & Company Realty

Name	Business/Individual
Connie Ann McGuire	Cox Salon 220 S. 3rd St

Name	Business/Individual
Jacqueline Buckingham	Flagler Tea Company 208 S. 4th Ave
DeB Ford	NORTHOLCAN Blvd. Flagler
Leila Samuels	INDIVIDUAL
Dorcas Buckingham	A Secret to Remember 208 S. 4th Ave
Carol Zook	Individual - Flagler Area Res
Debra Brown	INDIVIDUAL
Andrea Price	Individual
Cliff Lee	Individual
Alison Haste	Individual
Kathie Barr	Individual
Jennifer Brown	Individual
Frank Brown	Individual

Name	Business/Individual
Kirk David / KIRK DAVIDZINS	INDIVIDUAL 1803 N. CENTRAL
Peggy Sheriff / PEGGY SHERIFF	INDIVIDUAL 914 S. DAYTONA

Name	Business/Individual
Claver B. Dwyer / C. BRAGG	Individual 1803 N. CENTRAL

Name	Business/Individual
Michelle Hufstetter	Beachside Gyros

Name	Business/Individual
Jessica Mathews	Elite Aesthetics Skin & Wellness Center 213 S. 4th Street

Name	Business/Individual
Blakey Kirk	Vessel Sandwich Co.
Ben Kirk	Vessel Sandwich Co.
Tim McGusie	Rearden