

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

PETE YOUNG

March 28, 2025

Alberto Domenech
286 Quarter Horse Ln.
Bunnell, FL 32110

**RE: 508 N. State St.
(Domenech Corner Commercial Addition)
Minimal Site Plan (MSP 2025-01)
1st Submittal Letter of Comments**

Dear Mr. Domenech,

The City of Bunnell has reviewed the information submitted to the Department of Community Development by the applicant on March 6, 2025. Any changes or additions which were not shown on the submitted information could nullify staff's comments.

Staff has provided the following comments shown below. These comments are meant as guidance in preparing an application for the land development activity. They in no way represent all the requirements which must be met by the applicant.

In responding to these comments, please provide an electronic copy, plus Three (3) **FOLDED** 24"x36" full sized signed & sealed sets and Three (3) 11"x17" signed & sealed copies of the requested documents along with a written explanation of how each of the outstanding comments have been addressed. **Failure to submit these will result in the delay of the submittal documents being reviewed.**

Once all of the comments have been resolved, the development plan will receive approval pursuant to LDC Section 22-4(d)(5).

Upon receipt and review of staff's comments, should you have any questions, or would like to schedule a meeting to discuss these comments, please do not hesitate to contact me by phone at (386) 263.8809 or email at acalderin@bunnellcity.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian Calderin", with a long horizontal line extending to the right.

Adrian Calderin
Community Development Coordinator
Planning & Zoning Division

Community Development Department | Planning & Zoning Division
Adrian Calderin | Community Development Coordinator

1. According to the submitted architectural plans, the site is currently at approximately 65% impervious coverage. This is 5% over the maximum allowable impervious coverage within the B-1 zoning district for which the property is zoned. This would be considered a non-conforming lot based on the lot regulations for the B-1 zoning district within LDC Section 34-117(e)(5). The proposed commercial addition would increase the impervious area by 1%, bringing the total impervious area of the property to 66%. To bring the property into a conforming lot, and to allow the proposed addition without violating the Land Development Code, a variance will be required for this property.

Please submit a non-residential variance application to the Community Development Department. Once received, it will be placed on the next available Planning, Zoning and Appeals Board.

[END OF COMMENTS]