



Dimensional Variance In Connection with The Agreement to Convey Property – City Initiated

Application # 2533

1310 Palm Coast Parkway SW

Florida Department of Transportation/Federal Process



6 LANING PROJECT PALM COAST PARKWAY



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- The widening of Palm Coast Parkway from a 4-lane divided, rural typical section to a 6-lane divided, urban typical section would consist of adding one travel lane along the outside lane in each direction, a distance of approximately 1.23 miles.
- The existing bridge over I-95 was built to accommodate future widening; therefore, no new construction will be required. The bridge will be modified to incorporate the additional travel lane in each direction.
- An 8-foot sidewalk will be constructed along the roadway in both directions to accommodate pedestrians and bicyclists.



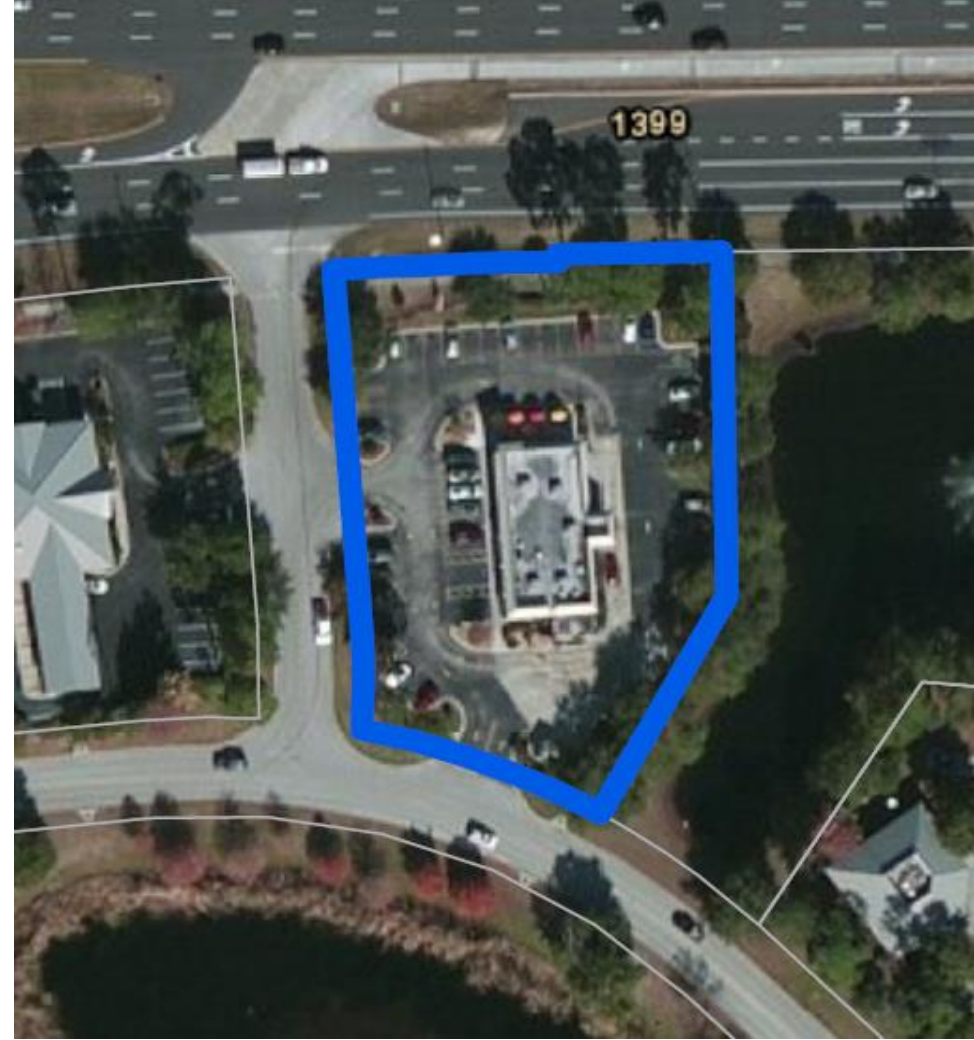
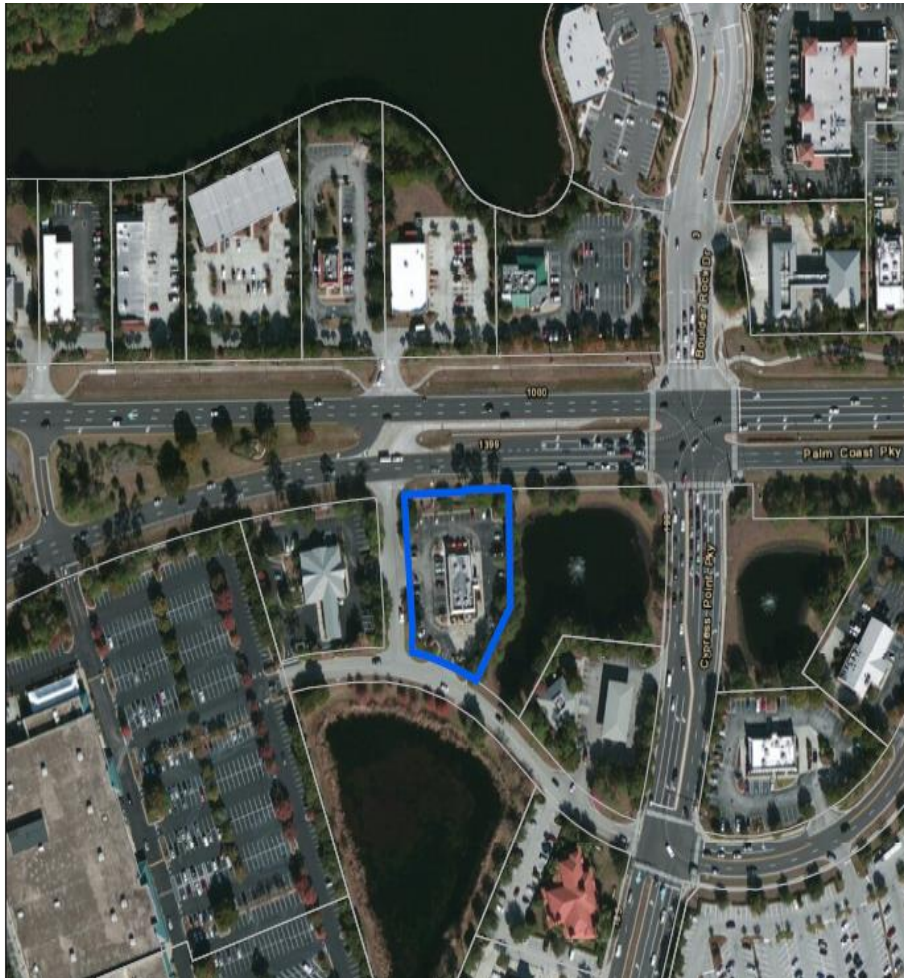
6 LANING PROJECT PALM COAST PARKWAY




- **Planning:**
 - Needs Assessment based upon capacity and safety. Reduces congestion, improves mobility for emergency vehicles, and improves westward hurricane evacuation route.
 - FDOT Efficient Transportation Decision Making Screening Completed in 2004
 - Part of Palm Coast's 2020 Comprehensive Plan (2004)
- **PD&E:** Began in 2006 and approved in 2010
 - Public Information Meeting, 1/07/09
 - Public Hearing, 3/16/10
- **Design:** 2011-2013
 - Public Meeting 4/12/12
- **Right-of-Way Acquisition:** 2012-2013
- **Construction:** 2013-2015



LOCATION AERIAL



Dimensional Variance Due to Conveyance of Property

Purpose:

Initiated as the result of needed additional right-of-way essential for the widening of Palm Coast Parkway in the immediate vicinity of the subject property.

Owner has agreed to convey property to the City instead of requiring the City to take the property through condemnation, keeping the project on schedule.

In order to save the City from having to pay costs to which Owner might have been entitled, the impact of the conveyance can be mitigated through the issuance of this Dimensional Variance DO.



Dimensional Variance Due to Conveyance of Property

The Owner's Residual Property including, but not limited to, the structures, parking and entranceways and exits and all other improvements located thereon, following the conveyance of the Parkway Parcel by Owner to the City, is hereby deemed to be lawfully conforming



Dimensional Variance Due to Conveyance of Property

All determinations of compliance with Code dimensional development standards shall be based upon the boundary of the Owner's Parent Tract as existed prior to the conveyance of the Parkway Parcel.



Dimensional Variance Summary

Buffer Width Reduction –

- Reduce buffer width from 35 ft. to 11 ft., a variance of 24 ft. (Existing buffer width based upon Flagler County Code and is 20 ft.)

Sign Setback Reduction –

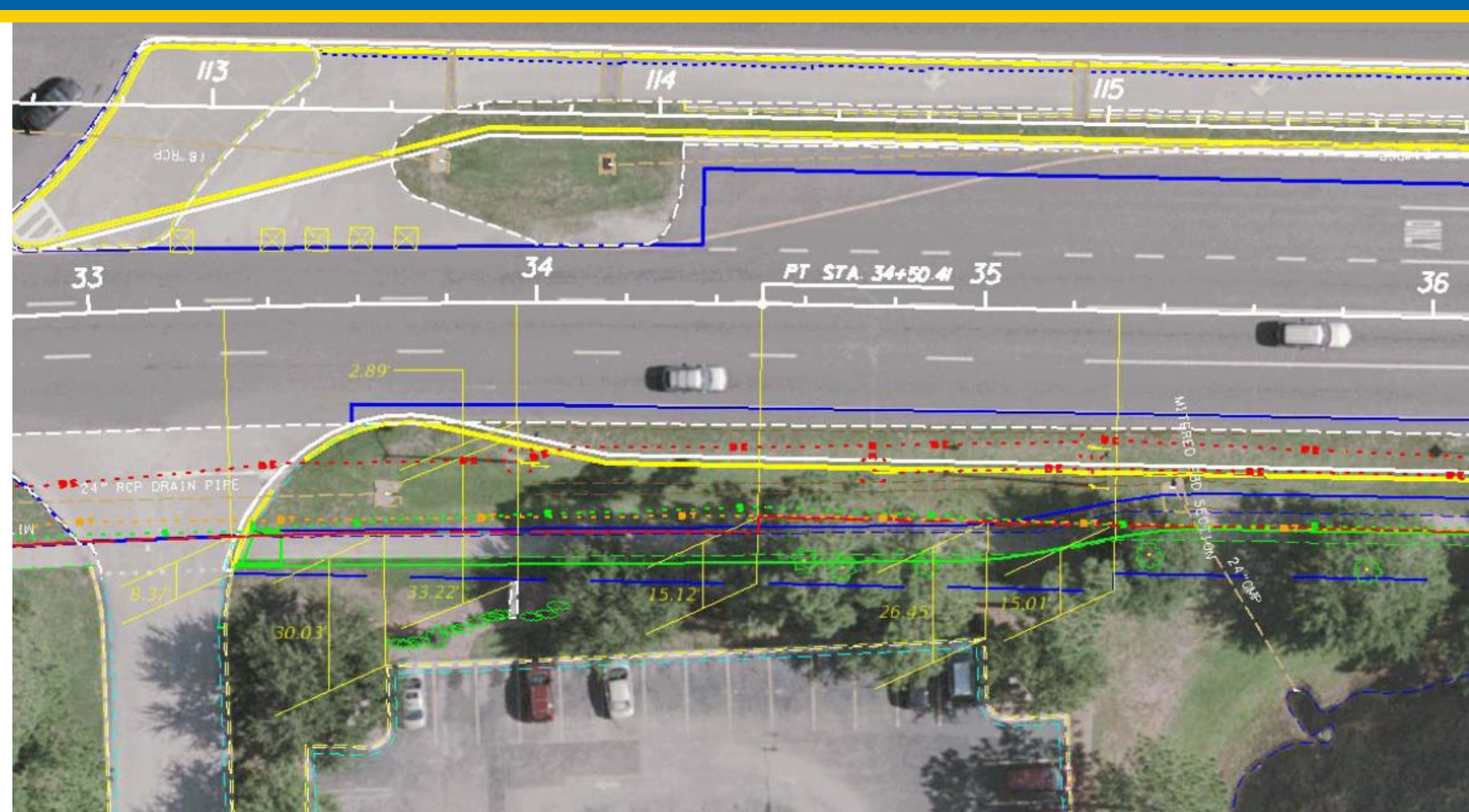
- Reduce monument sign setback from the required 5 ft. to ½ ft., a variance of 4 ½ ft. (Based upon ULDC Chapter 3, Sec. 3.05.02.E.)

Impervious Coverage Increase –

- Increase from 70% to 75%, a variance of 5% (Existing lot coverage 73%)

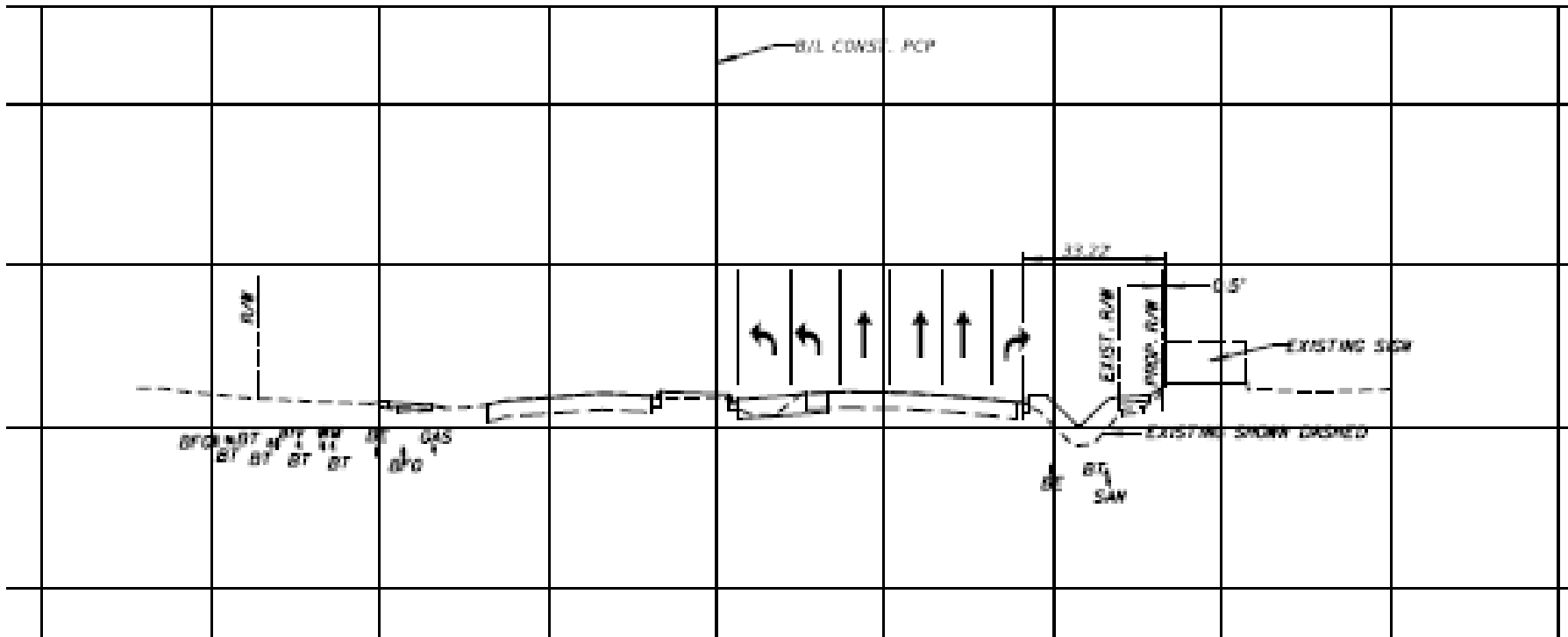


DESIGN CONSIDERATIONS



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- Cross Section – Dedicated Right Turn



RECOMMENDATION

- The Planning and Land Development Regulation Board approve Application No. 2533, requesting dimensional variances necessary to consider the property lawfully conforming based on the boundary lines before the widening, including:
 - 1. Buffer width - Reduce buffer width on Palm Coast Parkway from the required 35 ft. to 11 ft. (Variance of 24 ft.)
 - 2. Monument sign setback –Reduce monument sign setback from the required 5 feet (based upon ULDC Chapter 3, Sec. 3.05.02.E.) to ½ foot (Variance of 4.5 ft.)
 - 3. Impervious coverage – Increase impervious coverage from 70% to 75% (Variance of 5%).

