



City of Palm Coast
Agenda
Planning and Land
Development Regulation
Board

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Chairman Clinton Smith
Vice Chairman Sandra Shank
Board Member James Albano
Board Member Sybil Dodson-Lucas
Board Member Jake Scully
Board Member Charles Lemon
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott

Wednesday, February 16, 2022

5:30 PM

City Hall- Community Wing

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JANUARY 19, 2022 PLANNING AND LAND DEVELOPMENT

REGULATIONS BOARD MEETING

Public Hearing

- 2 TAKE 5 EXPRESS CAR WASH SPECIAL EXCEPTION - APPLICATION # 5017**
- 3 KING'S CROSSING STORAGE TECHNICAL SITE PLAN - TIER 2, APPLICATION # 4394**
- 4 THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4999**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

Department	PLANNING	Amount
Item Key	13106	Account
		#
Subject	MEETING MINUTES OF THE JANUARY 19, 2022 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING	
Presenter:	Recording Secretary	
Background:		
Recommended Action:	Approve as presented.	



**City of Palm Coast
Minutes
Planning and Land
Development Regulation
Board**

City Hall
160 Lake Avenue
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**Chairman Clinton Smith
Vice Chairman Sandra Shank
Board Member James Albano
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Lucas
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Wednesday, January 19, 2022

5:30 PM

City Hall- Community Wing

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A Call to Order and Pledge of Allegiance

Chair Smith called the Planning and Land Development Regulation Board (PLDRB) January 19, 2022 meeting to order at 5:30pm.

B Roll Call and Determination of a Quorum

Present and responding to roll call were:

*Chair Smith
Vice Chair Shank
Mr. Albano
Mr. Scully
Mr. Lemon
Mr. Hilton*

Excused were:

*Mrs. Lucas
Ms. Nicholson
Ms. Bott*

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT
REGULATION BOARD DECEMBER 15, 2021 MEETING**

Pass

**Motion made to approve as presented by Board Member Albano and
seconded by Board Member Lemon**

**Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board
Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James
Albano, Board Member Hung Hilton**

D Public Hearing

2 RF2 STORAGE SPECIAL EXCEPTION - APPLICATION # 4965

*Chair Smith stated that he did work for an adjacent property owner in the past,
the parcel he worked on was a few miles north of this subject property, he stated
that he does not have an ongoing relationship with that property owner and that
history will not taint his view of this project. He also spoke to Ms. Katie
Reischmann, City Attorney, and was instructed that there is not a conflict for
Chair Smith.*

*Mr. Ray Tyner, Deputy Chief Development Officer, introduced this Special
Exception, Ms. Estelle Lens, Planner, AICP gave a presentation which is
attached to this record.*

*Mr. Walker Douglas, Douglas Properties, representing the owner, gave a
presentation which is attached to this record.*

*Mr. Scully asked how many storage units will be at this location. Ms. Lens stated
698 indoor (10x10 units) and 127 RV/Boat storage based on the current plan but
it is not finalized. Mr. Scully commented that the trips seemed high for a storage*

facility. Mr. Douglas stated that is the calculation that came out of the Institute of Transportation Engineers (ITE) manual and it did seem to be very conservative.

Chair Smith questioned the 650 ft. buffer to the east and if that property is owned by a residential Home Owners' Association (HOA). Ms. Lens stated yes the HOA is for Toscana. Mr. Tyner stated that the Toscana Home Owners' Association was notified via certified mail regarding this meeting.

Chair Smith opened this item to public comment at 5:49pm, seeing no one approach the podium, he closed this item to public comment at 5:50pm.

Ms. Katie Reischmann, City Attorney, left the meeting at 5:51PM.

Pass

Motion made to approve as presented with staff conditions by Board Member Lemon and seconded by Board Member Hilton

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton

3 AN AMENDMENT TO THE COMPREHENSIVE PLAN BASED ON THE EVALUATION AND APPRAISAL PROCESS

Mr. Ray Tyner, Deputy Chief Development Officer, introduced Mr. Jose Papa, Senior Planner, AICP, who gave a presentation which is attached to this record.

Mr. Lemon asked what a charrette is (referencing a term Mr. Papa used in his presentation). Mr. Papa explained the meaning of the word charrette; that it is a term that refers to a workshop where different participants (stakeholders) in a project attempt to resolve conflicts and map solutions.

Mr. Scully asked who runs the show for coordinating the community outreach and input, is it the Planning Division? Mr. Papa stated that the Planning Division staff would organize and they would hire a consulting firm to help run the meetings and the consultant would assist with the dialog with the residents as well as compiling the responses from the public. Mr. Tyner added that it is a staff lead function but the Planning Board is involved with the Land Development Code (LDC) chapter reviews.

Vice Chair Shank asked if the City's current consultant would be used for this project. Mr. Papa said it would go out through the City's Request for Quote (RFQ) process based on the specific needs for this program and based on the specific skill sets of the particular vendors who would participate in this program. Vice Chair Shank stated her concern about the marketing and outreach for the Charrette. Vice Chair Shank stated that the communications path would need to be very diverse to reach our citizens. Mr. Papa stated that maybe we have a public outreach plan prior to starting this program. Mr. Tyner added that the review of the Comprehensive Plan is very difficult process and the work will start ahead of time even through the consultant may not be hired till next fiscal year.

Chair Smith opened this item to public comment at 6:01pm, seeing no one approach the podium, he closed it at 6:02pm.

Pass

Motion made to Recommend Approval by Board Member Scully and seconded by Vice Chairman Shank

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton

4 PRESENTATION BY THE BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE CHAIR PERSON ON THE CITY'S GREEN BUILDING INCENTIVE PROGRAM

Mr. Ray Tyner introduced this item along with the history of the involvement of the Beautification and Environmental Advisory Committee (BEAC) with regard to the Green Building Incentive. Mr. Tyner also introduced Ms. Jordan Myers, Environmental Planner, who also acts as the staff liaison to the BEAC. Ms. Myers introduced Mr. Jeffrey Seib, Chair of the BEAC, who gave a presentation which is attached to this record.

Mr. Albano thanked Mr. Seib for his presentation, and made comments about his personal experience as a general contractor in the City with experience in building and receiving LEED certification on his projects. He would like to see Green Incentives further along with the state involvement as well with involvement FP&L on new construction projects.

Chair Smith asked about the exclusion of the LEED incentive for single family homes. Mr. Tyner stated that we do (Revenue) REV Grant for businesses for 5 year deferment of City taxes. Mr. Tyner stated that the impact for REV Grant needs to be reviewed by various departments for a new green building program involving multi-family and businesses. Chair Smith also inquired about who would get the revenue from a EV charging station. Mr. Dylan Long, student from Flagler Palm Coast High School who assisted the BEAC in providing information on EV charging stations, addressed the PLDRB members stating that usually the electric charges get passed through on the electric bill (FP&L). Mr. Long also stated that depending on who is providing the EV charging station it is possible that they could add an additional fee which they would retain after paying the electric bill.

Mr. Lemon asked who gets the incentive money for element 1 proposal on the presentation - LEED certified building. Chair Smith said that the owner would get benefit of the tax incentive, he added if that also saved the owner some money hopefully they would pass that savings along to their residents' rent fee.

Mr. Albano stated that Tesla installed the EV charging units at WAWA and on the turnpike for no cost, but FP&L collects the revenue and the owners pay the electric company for the electricity used. However, with the newer Tesla installation there is a revenue share program available. Ms. Myers stated that if the City of Palm Coast wanted to start charging at the EV station in front of City Hall we could because we own the charging station. Chair Smith stated that he

believes the fees are market driven and Mr. Albano related to his experiences with charging his vehicle at various locations (his home, and charging stations where he was charged a fee).

Vice Chair Shank commented that this is a wonderful presentation, she asked if Chair Seib were familiar with Babcock Ranch which is a completely green community located on the West Coast of Florida. She also commented on Climate Gentrification - people moving off the coast inland leading to homeless in various areas. Vice Chair Shank suggested looking into Florida Housing Green Building Incentive and incorporate into the Comprehensive Plan rewrite.

Mr. Scully stated that there is a need for overreaching grant incentive for the City as a whole.

Ms. Myers clarified that the current Green Building Incentive does allow for retrofitting of existing residential homes and businesses.

Mr. Dylan Long addressed the PLDRB as he wanted to clarify the incentives: Multifamily housing for tax deduction of 5% off taxes based on the number of EV chargers installed. Mr. Long stated that hotels should be looked at to be included in this incentive. Also suggested installing a 240-volt outlet in a residential homes and allowing an incentive for this option. He also clarified level 1 & 2 charging is what is being discussed in these incentives discussed tonight. Level 3 charging is much more expensive. Mr. Long suggested keeping the current Green Building incentives for residential properties, which including reimbursement for permit fees, expedited permit reviews and to highlight these projects on the City of Palm Coast website.

Chair Smith opened this item to public comment at 6:53pm.

Mr. Edward Beier, Vice Chair of the BEAC, stated how gratefully he and the other BEAC members are for Mr. Dylan Long's involvement in the BEAC meetings with his focus on the EV charging stations.

Chair Smith closed this item to public comment at 6:54pm.

Mr. Ray Tyner addressed the PLDRB regarding the proposed incentives presented. He suggested that the next steps maybe to have the BEAC and City Staff look at the City's code to find ways to incentivize multifamily developers to include EV charging stations at their new developments.

Mr. Albano discussed an incentive involving the bed tax at hotels as a way to promote the installation of EV charging stations at hotels.

Received and Filed

E Board Discussion and Staff Issues

Mr. Scully requested a discussion with the City Attorney about the procedure of making a motion in the affirmative and this process may be unclear to the public. Mr. Tyner stated that a meeting would be setup to discuss with Mr. Tyner, Mr. Scully and Ms. Reischmann this item and then it would be addressed during the next business meeting with the entire PLDRB.

Mr. Albano questioned what the PLDRB members are allowed to debate/vote on with regard to a Special Exception when presented to the board for example this is the third special exception involving storage facilities in recent months. Mr. Tyner stated that this will be discussed at the next business meeting when Ms. Reischmann is present.

F Adjournment

Motion made that the meeting be adjourned by Vice Chair Shank and the motion was seconded by Mr. Albano. The meeting was adjourned at 7:03PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Vice Chairman Shank and seconded by Board Member Albano

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

Department	PLANNING	Amount	
Item Key	13140	Account #	
Subject	TAKE 5 EXPRESS CAR WASH SPECIAL EXCEPTION - APPLICATION # 5017		
Presenter: Estelle Lens, Planner, AICP			
Background:			
<p>A request for a special exception to allow a car wash in the General Commercial (COM-2) zoning district located at 5055 State Highway 100 E. The car wash is proposed to be located between the existing Culvers restaurant and the Taco Bell in the SE quadrant of Belle Terre Boulevard and State Road 100.</p> <p>The subject property is the west half of Lot 2 (proposed Lot 2A) of the Shoppes of Palm Coast, a Nonresidential Controlling Master Site Development. The Shoppes of Palm Coast, application number 2875, received PLDRB approval on June 3, 2015, and was approved for 5 commercial building lots under a common architectural theme and a shared Stormwater Pond (Tract A).</p> <p>Lot 2 of the Shoppes of Palm Coast Plat, a 2.23 acre parcel, was purchased by RBSSSS, LLC on July 30, 2020. The eastern half of the parcel has been developed with the Culvers restaurant. The remaining, western, 1.05 +/- acre portion is the subject of this Special Exception.</p> <p>The site is subject to Technical Site Plan and non-statutory lot split/subdivision review, during which time, full compliance with Land Development Code requirements can be determined and applied. In addition to meeting all requirements of the Land Development Code and Comprehensive Plan, the applicant will have to demonstrate compliance with the common architectural theme and other requirements of the Development Order for the Shoppes of Palm Coast.</p> <p>The applicant is a national company with a variety of car wash facility brands located in multiple states. They are proposing a drive through car wash with self-service vacuum stations at this location.</p> <p>The Land Development Code (LDC) Section 2.07. Special Exceptions, requires that the request meet the findings listed in Subsection 2.05.05, for all development orders, as well as the specific requirements outlined in 02.07.03 for special exceptions. The request is in compliance of the requirements as illustrated in the staff report.</p> <p><u>Public Participation:</u> The Unified Land Development Code Chapter 2, Part II, Section 2.07 requires only that the applicant notify adjacent property owners of the PLDRB meeting date 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail by January 26, 2022. The Planning Division has not received any communications from members of the public regarding this application.</p>			
Recommended Action:			

Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan and Land Development Code and approve Application No. 5017, a Special Exception to allow *Car Washes* in the General Commercial (COM-2) zoning district.



**COMMUNITY DEVELOPMENT DEPARTMENT
TAKE 5 EXPRESS CAR WASH
SPECIAL EXCEPTION STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
FEBRUARY 16, 2022**

OVERVIEW

Application #	5017
Applicant:	Jason Sheridan, PE, Pennoni Associates, Inc.
Property Description:	1.05 +/- acres
Property Owner:	RBSSSS, LLC
FLUM Designation:	Mixed Use
Zoning Designation:	General Commercial (COM-2)
Current Use:	Vacant land
Property Tax ID:	07-12-31-5580-00000-0020
Property Location:	5055 State Highway 100 E (SE corner of Belle Terre Boulevard and SR 100)
Requested Action:	Special Exception to allow <i>Car Washes</i> in the General Commercial (COM-2) Zoning District

ANALYSIS

REQUESTED ACTION

The applicant is requesting a special exception to allow a car wash in the General Commercial (COM-2) zoning district located at 5055 State Highway 100 E. The car wash is proposed to be located between the existing Culvers restaurant and the Taco Bell in the SE quadrant of Belle Terre Boulevard and State Road 100.

BACKGROUND/SITE HISTORY

According to the City's Land Development Code (LDC), a proposed carwash use requires Special Exception approval by the City's Planning and Land Development Regulation Board (PLDRB) when the proposed site is zoned General Commercial (COM-2). Car Washes are allowed as a permitted use in the High Intensity Commercial (COM-3) zoning district.

The subject property is the west half of Lot 2 (proposed Lot 2A) of the Shoppes of Palm Coast, a Nonresidential Controlling Master Site Development located in the southeast quadrant of Belle Terre Boulevard and State Road 100. The Shoppes of Palm Coast, application number 2875, received

PLDRB approval on June 3, 2015, and was approved for 5 commercial building lots under a common architectural theme and a shared Stormwater Pond (Tract A).

Lot 2 of the Shoppes of Palm Coast Plat, a 2.23 acre parcel, was purchased by RBSSSS, LLC on July 30, 2020. The eastern half of the parcel has been developed with the Culvers restaurant. The remaining, western, 1.05 +/- acre portion is the subject of this Special Exception.

The site is subject to Technical Site Plan and non-statutory lot split/subdivision review, during which time, full compliance with Land Development Code requirements can be determined and applied. In addition to meeting all requirements of the Land Development Code and Comprehensive Plan, the applicant will have to demonstrate compliance with the common architectural theme and other requirements of the Development Order for the Shoppes of Palm Coast.

The applicant is a national company with a variety of car wash facility brands located in multiple states. They are proposing a drive through car wash with self-service vacuum stations at this location.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	Commercial – 2 (COM-2)	No change proposed
Use	Vacant/undeveloped	Express car wash
Acreage	2.23 acre parcel	1.05 acres (proposed by lot split)
Primary Access	Belle Terre Boulevard and SR 100	No change proposed
Building Size	None	4,178 SF (conceptual plan)

SURROUNDING ZONING AND LAND USES:

- NORTH: FLUM: Mixed Use General
 Zoning: Commercial (COM-2)
 Use: Walgreens

- SOUTH: FLUM: Mixed Use
 Zoning: Commercial (COM-2)
 Use: Tractor Supply

- EAST: FLUM: Mixed Use
 Zoning: General Commercial (COM-2)
 Use: Culvers Restaurant

- WEST: FLUM: Mixed Use
 Zoning: General Commercial (COM-2)
 Use: Taco Bell Restaurant

SITE DEVELOPMENT REQUIREMENTS

The City Land Development Code shall provide the land development standards for Special Exception approval. The standards for Commercial-2 properties include:

LDC Dimensional Criteria	Zoning District	Provided*
Min. lot size	20,000 SF	45,738 +/- SF
Min. lot width	100 ft.	111.67
Min. Front Setback	25 ft.	35 ft. min. for all site improvements
Min. Interior Side Setback*	0 ft.	E -8 ft., W-64'
Min. Rear Yard Setback*	10 ft.	10 ft. min.
Max. Bldg. Height*	100 ft.	30'11"
Max. Impervious Surface Ratio (ISR)	0.70	.70 max

**Based on Conceptual Plan. Technical Site Plan Review to further define actual distances and areas but must meet minimums.*

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: The proposed development is not in conflict with, or contrary to, the public interest. The subject property lies on the south side of State Road 100, across from Walgreens and the Target Shopping Center, and is located within the Shoppes of Palm Coast commercial uses including Starbucks, Taco Bell, Culvers, Aldi Supermarket and Tractor Supply. The COM-2 zoning district is intended to provide sufficient areas for general commercial and office uses to meet community-wide demands for retail, services, businesses, and employment opportunities.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

- Objective 1.1.4 - *Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl*

- Policy 1.1.4.5 – *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

This site is one of the two remaining lots to be developed in the Shoppes of Palm Coast. An express car wash in this location encourages an efficient land use pattern by offering this service near existing development within the City. The proposed design of this facility will be consistent with the other businesses located in the Shoppes of Palm Coast.

-Policy 1.3.1.3 – The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

Public facilities, infrastructure and services are already available at this location. The project is subject to concurrency and all applicable impact fees.

-Goal 1.4 – Economic Development – Pursue an economic development program to expand (the City’s) economic base and to provide adequate, diverse employment and business opportunities.

-Policy 1.4.2.1 The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.

The site is located in the Mixed Use FLUM designation that provides for existing and future mixed use corridors and employment centers throughout the City. This designation is designed to provide general retail, professional services and offices. The Mixed Use designation affords opportunities for residents to work, shop, and perform a range of daily activities near to home or work and within reasonably close proximity to residential dwellings.

The applicant has submitted a conceptual site plan with the Special Exception application. This plan will be further evaluated during the requisite Technical Site Plan (TSP) review process, and must be in compliance with the LDC prior to approval of the TSP.

- **Chapter 5 Infrastructure**

-Objective 5.1.3 – Existing Facilities and Urban Sprawl. Maximize the use of existing facilities, discourage urban sprawl, and coordinate future expansion plans consistent with projected needs to accommodate development at the densities permitted in the Future Land Use Element.

The project is located within the approved Nonresidential Controlling Site Development plan and plat of the Shoppes of Palm Coast. The stormwater system, as well as the access points off of Belle Terre Boulevard and SR 100, have been designed, approved, and constructed. This is basically an infill development, utilizing one of the remaining vacant lots.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Findings: Should the applicant be granted a Special Exception, no significant financial liability or hardship will be created for the City. The applicant is responsible for complying with applicable land development and building codes, concurrency and their proportional fair share of costs related to improvements. The subject property is subject to Technical Site Plan and non-statutory subdivision lot split review, during which time, any additional requirements can be determined and applied. Based upon the provided conceptual plan, it appears that the project should be able to meet these requirements; however, some adjustments may be necessary prior to completing the Technical Site Plan review process.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: Approving a Special Exception for a car wash use on the subject property will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. In order for the Special Exception use to be constructed, staff must review and approve a Technical Site Plan that demonstrates compliance with all elements of LDC.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Staff Finding: Any proposed development of the site must comply with the requirements of all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.07.03 states: "*No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following:*

A. Is consistent with the specific requirements for that particular use as set forth in this LDC;

Staff Finding: The applicant must submit a Technical Site Plan application for review and approval of city staff, during which time, the applicant must demonstrate that all requirements of LDC are met.

B. *Meets the concurrency requirements of this LDC;*

Staff Finding: The proposed development will comply with all applicable standards regarding concurrency, site design and building codes at the time of the Technical Site plan and lot split approval.

C. *Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings. Compatibility shall be reviewed in light of the following components:*

Staff Findings:

<i>Architectural design;</i>	The proposed building will need to be compatible with the design of the existing structures in the Shoppes of Palm Coast and will have to meet the requirements in the LDC Chapter 13 – Architectural Design Regulations, before approval of the Technical Site Plan.
<i>Fencing and screening, landscaping;</i>	The landscape buffers as shown on the site plan meet and exceed those standards within the LDC, and are consistent with the buffers on adjacent lots in the Shoppes of Palm Coast.
<i>Noise reduction, sign and light control;</i>	No noise, or lighting impacts are anticipated at this location based on the type of use and site plan. Signage will be addressed in accordance with Chapter 12 of the LDC, and the approved signage plan within the approved Nonresidential Controlling Master Development plan.
<i>Storm drainage, sanitation collection;</i>	The master stormwater system was designed and approved during review and approval of the Preliminary Plat's construction plans for the subdivision.
<i>Police and fire protection;</i>	Fire standards will also be reviewed during the Technical Site Plan review process. No significant fire or police risk is anticipated by this use.
<i>On and off-site traffic control</i>	The proposed access points from SR 100 and Belle Terre Boulevard have been constructed and are in use from the other lots that have been developed in the Shoppes of Palm Coast. The site will be directly accessed from the existing access roads, also already constructed and in use.
<i>Off-street parking and loading; and</i>	The interior vehicular design area being provided will be analyzed in further detail during the Technical Site Plan review process.
<i>Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.</i>	Compatibility with the other sites in the Shoppes of Palm coast is required and will be analyzed during the TSP review process.

The site is located within the approved Nonresidential Controlling Master Site Development. Elements of a Nonresidential Controlling Master Site Development include:

- Ensure internal consistency and compatibility with the character of the surrounding neighborhood.
- Shared parking and driveways
- Master stormwater system
- Master Drainage system
- Pedestrian and vehicular connectivity between sites, structures, and uses
- Buildings may be constructed up to the interior lot lines

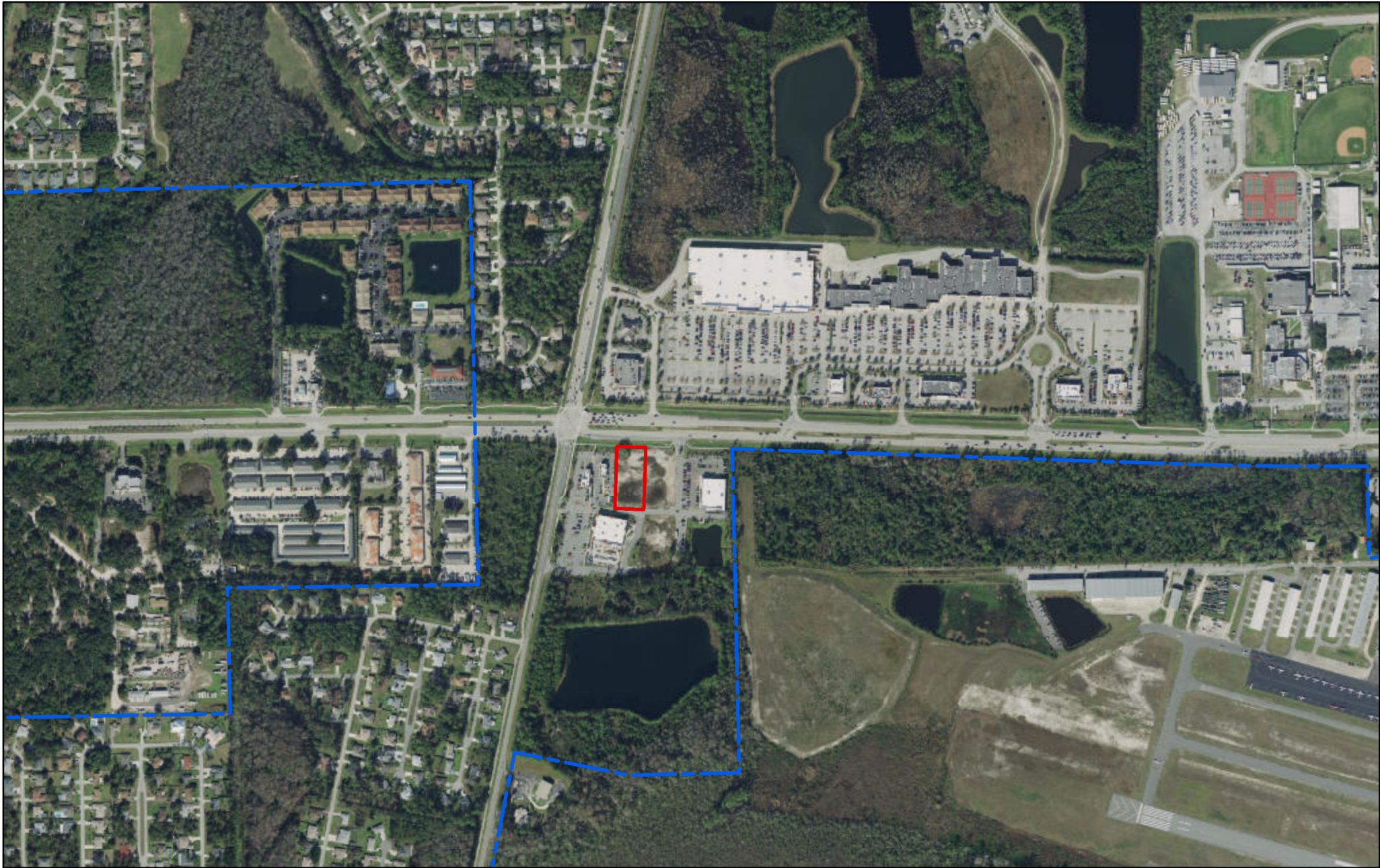
The proposed carwash facility has been designed to be consistent with the existing uses in the Shoppes of Palm Coast as well as the other commercial uses in the immediate area.

The Unified Land Development Code Chapter 2, Part II, Section 2.07 requires only that the applicant notify adjacent property owners of the PLDRB meeting date 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail by January 26, 2022. The Planning Division has not received any communications from members of the public regarding this application.



RECOMMENDATION

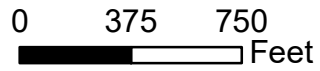
Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan and Land Development Code and approve Application No. 5017, a Special Exception to allow *Car Washes* in the General Commercial, COM-2 zoning district.

Take 5 Car Wash



Legend



-  Palm Coast City Limits
-  Take 5 Carwash



Take 5 Car Wash



Legend

-  Palm Coast City Limits
-  Take 5 Carwash

0 125 250
Feet

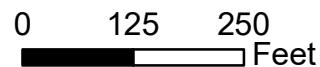


Take 5 Car Wash

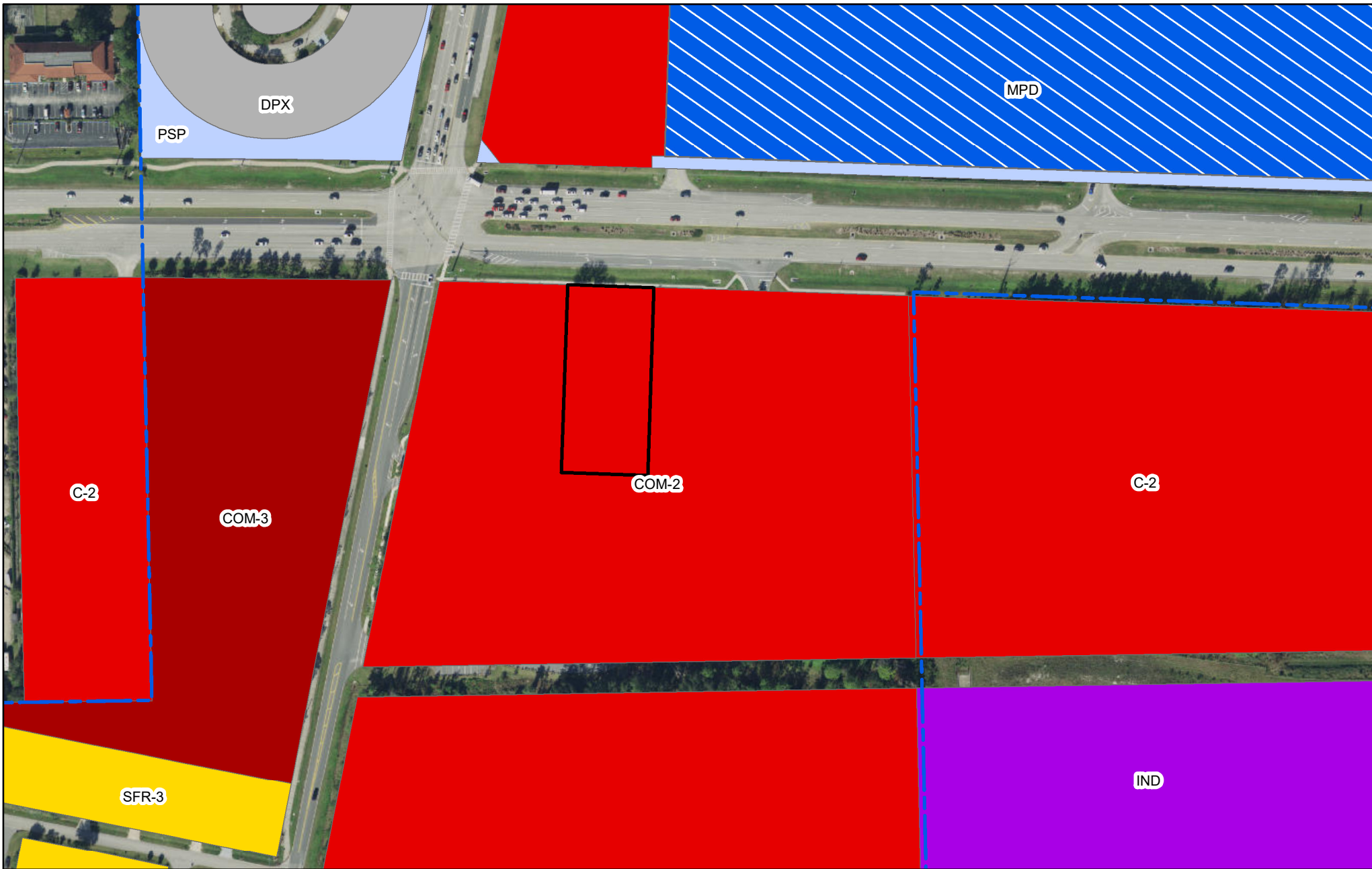


Legend

- | | | | | |
|---|--|---|--|--|
|  Palm Coast City Limits | Palm Coast FLUM |  Mixed Use | Flagler FLUM |  IND |
|  Take 5 Carwash |  DRI-Urban Core |  Residential |  COM-HIGH |  MUH |

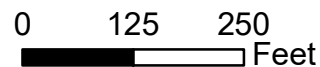


Take 5 Car Wash



Legend

- | | | | | | |
|------------------------|--------------------------|-------|-----|-------|-----------------------|
| Palm Coast City Limits | Palm Coast Zoning | COM-3 | MPD | SFR-3 | Flagler Zoning |
| Take 5 Carwash | COM-2 | DPX | PSP | | C-2 |
| | | | | | IND |



January 7, 2022

DRVBR21026

City of Palm Coast
Planning and Development Department
160 Lake Avenue
Palm Coast, FL 32164

**RE: Take 5 Car Wash
Special Exception Application**

Dear Members of the Planning and Land Development Regulation Board:

On behalf of Driven Brands, we are submitting the attached documents for the special exception application for the proposed development located at 5055 State Highway 100, Palm Coast, FL 32164. We are seeking special exception approval for the proposed use of a car wash. The property is zoned COM-2 which requires special exception for the proposed use.

The subject property is part of a master plan, the Shoppes of Palm Coast. The proposed project will be designed in accordance with the approved nonresidential controlling master site development order.

We trust that the enclosed information is sufficient for approval. We thank you in advance for your assistance. We are available to meet with you and members of your staff to review this project if necessary. Should you have any questions or need any additional information, please do not hesitate to contact me at 727-325-1257 or via email at JSheridan@Pennoni.com.

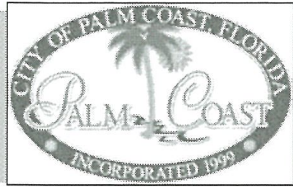
Sincerely,

Pennoni



Jason Sheridan, PE

Site Design Division Manager



- GENERAL APPLICATION:**
- Rezoning
 - Special Exception
 - Nonstatutory Land Division/Parcel Reconfiguration
 - Vacating Plat
 - Subdivision Master Plan
 - Preliminary Plat
 - Final Plat
 - Master Site Plan
 - Nonresidential Controlling Master Site Plan
 - Technical Site Plan
 - Site Plan Addition
 - Development Order Modification
 - Variance
 - Parking Flexibility
 - Wireless Communication Facility (new structure)

CD Plus Application #: _____ Application Submittal Date: _____
 Fee Paid: \$ _____ Date of Acceptance: _____
 Employee Name Accepting Application (print name): _____
 Rejected on _____ Rejected by: _____
 Reason for Rejection: _____

A. PROJECT NAME: Take 5 Express Car Wash

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 5055 State Highway 100E
Palm Coast, FL 32164
Parcel adjacent to the following address

C. PROPERTY APPRAISER'S PARCEL NUMBER(s): Parcel ID: 07-12-31-5580-00000-0020

D. LEGAL DESCRIPTION: _____ Subdivision Name; _____ Section; _____ Block; _____ Lot
Shoppes of Palm Coast MB 38 PG 27 Lot 2 (2.23 AC) or 2137/1000 or 2463/380

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 1.05 AC (45,738 SF)

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: COM-2
 OVERLAY DISTRICT: None

G. FLOOD ZONE: X COMMUNITY PANEL NUMBER: 12035C0226E DATE: 6/6/2018

H. PRESENT USE OF PROPERTY: VACANT LAND

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): _____
PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A CAR WASH. THIS APPLICATION REQUESTS APPROVAL OF THE PROPOSED USE.

J. PROPOSED NUMBER OF LOTS: 1

K. CHECK APPROPRIATE BOX FOR SITE PLAN:

- Tier 1 (up to 40,000 sq. ft. / 40 units)
- Tier 2 (up to 100,000 sq. ft. / 100 units)
- Tier 3 (exceeding 100,000 sq. ft. / 100 units)

L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:
NONE

M. WATER/SEWER PROVIDER: YES

N. IS THERE AN EXISTING MORTGAGE? Yes No



CITY OF PALM COAST TECHNICAL MANUAL

OWNER:**APPLICANT / AGENT:**

Name: <u>Ramzy Bakkar c/o RBSSSS, LLC</u>	Name: Matthew Gilbert c/o Boing US Holdco, Inc
Mailing Address: <u>PO Box 50910 Jacksonville Bch, FL 32240</u>	Mailing Address: 440 South Church St, Suite 700 Charlotte, NC 28202
Phone Number: <u>904-270-1970</u>	Phone Number: 281-660-9583
E-mail Address: <u>rbakkar@bakkargroup.com</u>	E-mail Address: Matthew.Gilbert@drivenbrands.com

MORTGAGE HOLDER:**ENGINEER OR PROFESSIONAL:**

Name:	Name: Jason Sheridan, PE, Pennoni
Mailing Address:	Mailing Address: 5755 Rio Vista Drive Clearwater, FL 33760
Phone Number:	Phone Number: 727-325-1257
E-mail Address:	E-mail Address: JSheridan@Pennoni.com

PLANNER:**TRAFFIC ENGINEER:**

Name: Ray Tyner, City of Palm Coast	Name: Pennoni Associates
Mailing Address: 160 Lake Avenue Palm Coast, FL 32164	Mailing Address: 5755 Rio Vista Drive Clearwater, FL 33760
Phone Number: 386-986-3745	Phone Number: 727-325-1257
E-mail Address: Planningdivision@palmcoastgov.com	E-mail Address: JSheridan@Pennoni.com

SURVEYOR:**LANDSCAPE ARCHITECT:**

Name: Robert DuBois, Pennoni Associates	Name:
Mailing Address: 401 Third Street SW Winter Haven, FL 33880	Mailing Address:
Phone Number: 863-594-2007	Phone Number:
E-mail Address: RDubois@Pennoni.com	E-mail Address:

ATTORNEY:**DEVELOPER OR DOCKMASTER:**

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) Ramzy Bakkar manager

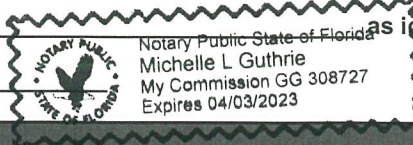
Printed or typed name(s): Ramzy Bakkar

NOTARY: This instrument was acknowledged before me by means of physical presence or online notarization, on this

5th day of January, 2022 by Ramzy Bakkar who is personally known

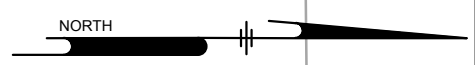
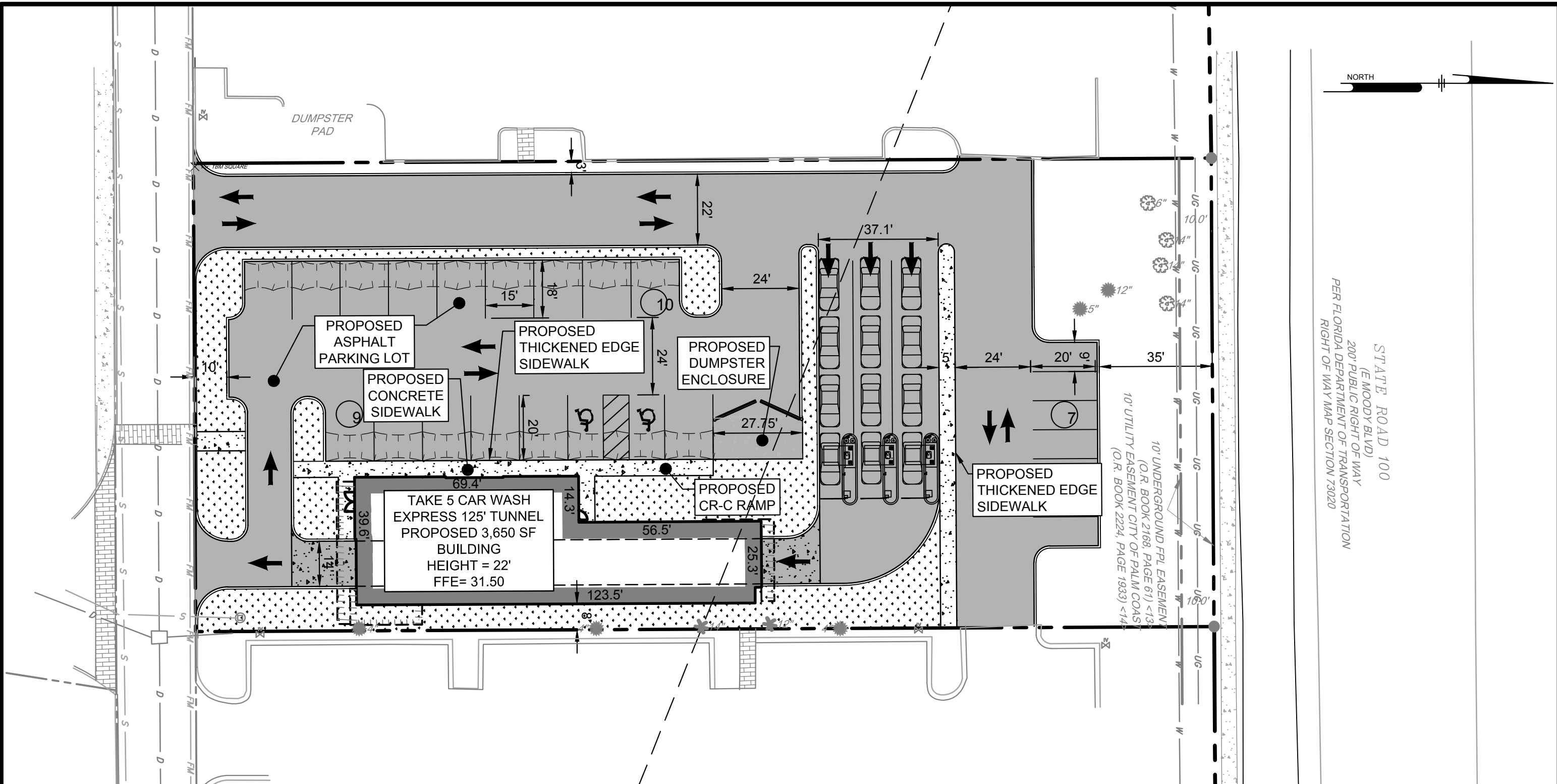
to me, or who has/have produced _____ as identification. (SEAL)

Michelle L Guthrie
Signature of Notary Public, State of Florida



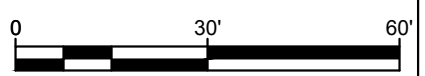
General Application (sheet 2 of 2)

U:\ACCOUNTS\DRVBR\DRVBR21026 - TAKE 5 CAR WASH PALM COAST\COAST\DD\DESIGN\ SHEETS\SK1.DWG
 PLOTTED: 1/7/2022 2:34:21 PM, BY: JESSICA STEFANOWICZ, PLOTSTYLE: PENNONI\NCS.STB, PROJECT STATUS: ---



STATE ROAD 100
 (E MOODY BLVD)
 200' PUBLIC RIGHT OF WAY
 PER FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP SECTION 73020

10' UNDERGROUND FPL EASEMENT
 (O.R. BOOK 2168, PAGE 61) <13
 10' UTILITY EASEMENT CITY OF PALM COAST
 (O.R. BOOK 2224, PAGE 1933) <14



PENNONI ASSOCIATES INC.
 5755 Rio Vista Drive
 Clearwater, FL 8772
 Florida COA: 7819

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

TAKE 5 CAR WASH
 5500 STATE HIGHWAY 100E
 PALM COAST, FLORIDA

CONCEPTUAL SITE PLAN

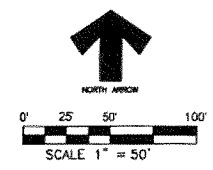
PROJECT	DRVBR21026
DATE	2022-01-07
DRAWING SCALE	1"=30'
DRAWN BY	JAS
APPROVED BY	JS

SK-1

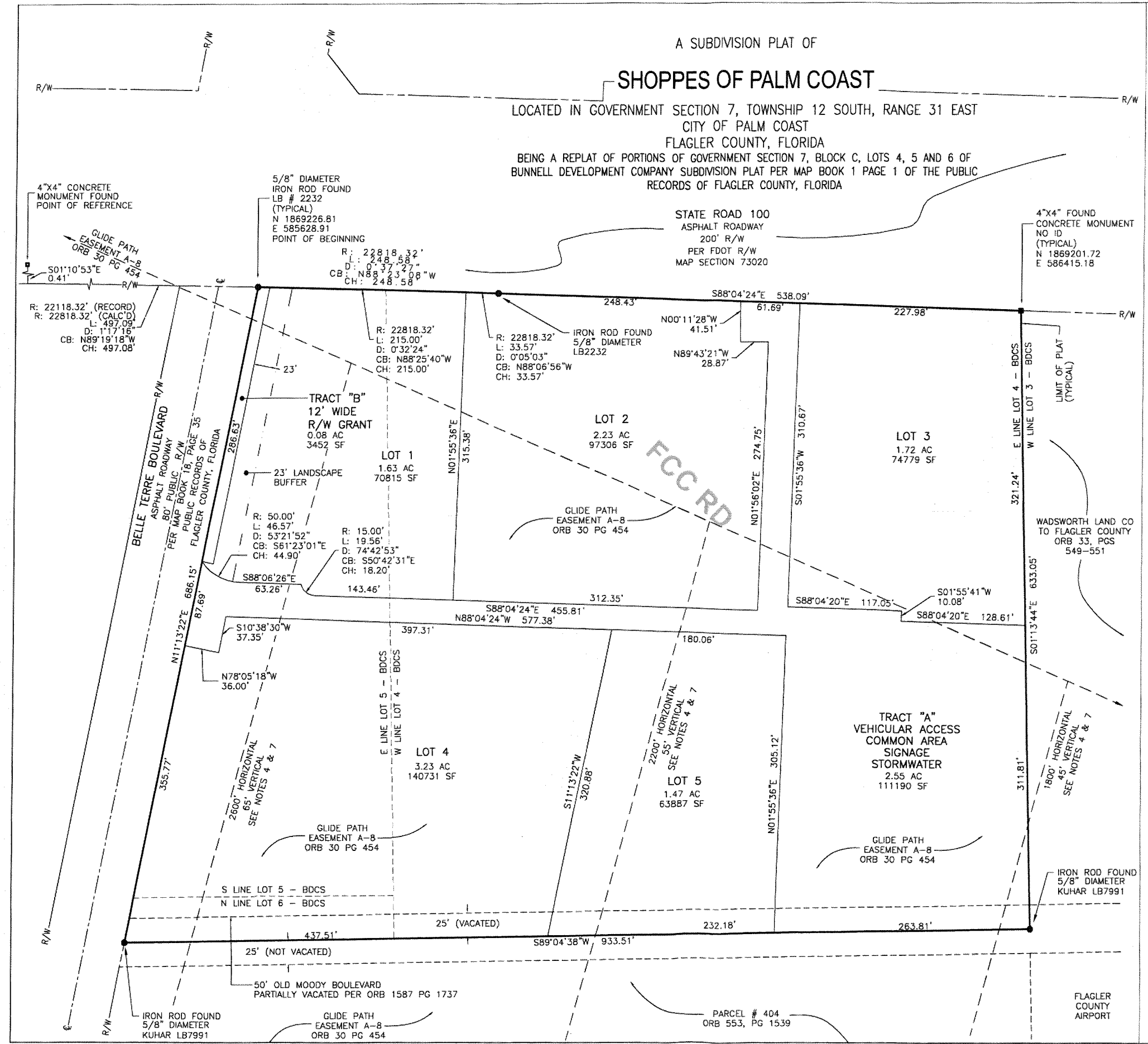
SHEET 1 OF 1

A SUBDIVISION PLAT OF
SHOPPES OF PALM COAST

LOCATED IN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST
FLAGLER COUNTY, FLORIDA
BEING A REPLAT OF PORTIONS OF GOVERNMENT SECTION 7, BLOCK C, LOTS 4, 5 AND 6 OF
BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 OF THE PUBLIC
RECORDS OF FLAGLER COUNTY, FLORIDA



- LEGEND / ABBREVIATIONS**
- R/W RIGHT OF WAY
 - C CENTERLINE
 - D DEGREE OF CURVE
 - CH CHORD LENGTH
 - CB CHORD BEARING
 - R RADIUS
 - L ARC LENGTH
 - ORB OFFICIAL RECORDS BOOK
 - PG PAGE
 - PGS PAGES
 - AC ACRES
 - BDCS BUNNELL DEVELOPMENT COMPANY SUBDIVISION PER MB 1, PG 1 UNDERLYING PLAT INFORMATION



KUHAR
SURVEYING AND MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FL 32176
386-295-8051 - www.kuharsurveying.com

LB 7991 PROJECT # K14022 LS (PSM) 6105
ISSUE DATE: MARCH 2016

GENERAL NOTES:

- 1. BEARINGS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD, BEING N11°13'22"E.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. THE SUBJECT SITE LIES WITHIN ZONE "X" FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP...
4. GLIDE PATH DATA AS SHOWN ON THIS SURVEY OBTAINED FROM "FLAGLER COUNTY AIRPORT MASTER PLAN".
5. LOT LINES INTERSECTING ARC, IF ANY, SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.
6. UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF.
7. PER THE FEDERAL AVIATION AGENCY, OWNERS AND/OR DEVELOPERS MAY BE REQUIRED TO OBTAIN A LETTER OF AUTHORIZATION/AGREEMENT FOR ANY VERTICAL DEVELOPMENT PROPOSED INSIDE THE GLIDE PATH EASEMENT AREAS.
8. COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE NORTH AMERICAN DATUM 83 (NAD83), 0901 - FLORIDA EAST, U.S. FEET.
9. COVENANTS AND RESTRICTIONS RECORDATION INFORMATION PER OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
10. PER FLORIDA STATUTE CHAPTER 177.091(9), INTERIOR LOT CORNERS (IRONS NOT SHOWN HEREON) MUST BE SET PRIOR TO LOT TRANSFER OR THE EXPIRATION OF A BOND IF A BOND EXISTS.
11. THIS PLAT MADE IN ACCORDANCE WITH AN OPINION OF TITLE LETTER PREPARED BY FORLIZZO LAW GROUP, P.A. DATED JANUARY 22, 2016.
12. THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA IS AN UNDERLYING ANTIQUATED PLAT WITH NO GEOMETRY SHOWN IN THIS AREA. IT SHOULD BE NOTED THAT THE SURVEYED AREA APPEARS TO BE WITHIN SECTION 7, BLOCK C, LOTS 4, 5 AND 6 OF THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT. NOTHING MORE SPECIFIC CAN BE DETERMINED DUE TO A LACK OF GEOMETRY ON SAID PLAT.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

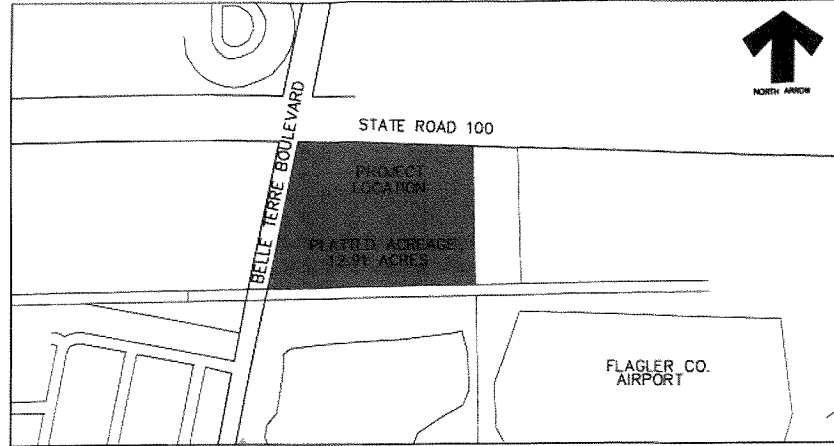
NOTES REGARDING TRACTS, EASEMENTS & BUFFER:

- 1. LANDSCAPE BUFFER, AS SHOWN, IS FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SIGNAGE AND SHALL BE MAINTAINED BY THE PARCEL OWNER WHICH THE BUFFER IS ON.
2. ASIDE FROM THE OTHER USES AS EXPRESSED IN THE DEDICATION HEREON, TRACT 'A' IS FOR THE BENEFIT OF THE LOT OWNERS (SHARED WITH REGARD TO STORMWATER FACILITIES) THEIR SUCCESSORS AND ASSIGNS. THE SHOPPES OF PALM COAST ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "A".
3. ALL PLATTED UTILITY EASEMENTS (IF ANY) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
4. OWNER HAS RECORDED A DECLARATION, AT THE SAME TIME AS THIS PLAT, IN WHICH OWNER HAS DECLARED THAT IT WILL GRANT A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER PORTIONS OF LOT 5 OR BK 3125 PG 015-613 AND TRACT A OR BK 3125 PG 689-674 TO ALLOW FOR CROSS ACCESS BY ADJACENT PROPERTIES TO THE SOUTH AND EAST.

A SUBDIVISION PLAT OF

SHOPPES OF PALM COAST

LOCATED IN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST CITY OF PALM COAST FLAGLER COUNTY, FLORIDA BEING A REPLAT OF PORTIONS OF GOVERNMENT SECTION 7, BLOCK C, LOTS 4, 5 AND 6 OF BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



VICINITY MAP SCALE: 1" = 400'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE S 01°10'53" E FOR A DISTANCE OF 0.41 FEET TO A POINT ON A NON-TANGENT CURVE BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200 FOOT R/W); THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 497.09 FEET, A RADIUS OF 22,818.32 FEET, A CENTRAL ANGLE OF 01°14'53", A CHORD BEARING OF S 89°19'18" E AND A CHORD DISTANCE OF 497.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 248.58 FEET, A CENTRAL ANGLE OF 00°37'27", A RADIUS OF 22,818.32 FEET, A CHORD BEARING OF S 88°23'08" E AND A CHORD DISTANCE OF 248.58 FEET TO A POINT OF TANGENCY; THENCE S 88°04'24" E, A DISTANCE OF 538.09 FEET; THENCE DEPARTING STATE ROAD 100 AND RUN ALONG THE WESTERLY LINE OF FLAGLER COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 33, PAGES 549 THROUGH 551 FLAGLER COUNTY, FLORIDA S 01°13'44" E FOR A DISTANCE OF 633.05 FEET TO THE CENTERLINE OF OLD MOODY BOULEVARD (VACATED PER OFFICIAL RECORDS BOOK 1587, PAGE 1337, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE DEPARTING SAID WESTERLY LINE S 89°04'38" W FOR A DISTANCE OF 933.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD (A 80 FEET R/W); THENCE N 11°13'22" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BELLE TERRE BOULEVARD FOR A DISTANCE OF 686.15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

(Joiner and Consent Affidavit Recorded BK:2126;PG:1359)

KUHAR SURVEYING AND MAPPING, LLC 112 OCEAN GROVE DRIVE, ORMOND BEACH, FL 32176 386-295-8051 www.kuharsurveying.com LB 7991 PROJECT # K14022 LS (PSM) 6105 ISSUE DATE: MARCH 2016

CERTIFICATE OF CLERK (FLAGLER COUNTY)

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 6 DAY OF MAY 2016, AT FILE NO. 2016013597 BY: [Signature] CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT PV-PALM COAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT ENTITLED "SHOPPES OF PALM COAST" LOCATED IN THE CITY OF PALM COAST, COUNTY OF FLAGLER, STATE OF FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

TRACT "A" IS HEREBY DEDICATED TO THE SHOPPES OF PALM COAST ASSOCIATION, INC. FOR THE BENEFIT OF THE OWNERS OF THE LOTS, THEIR SUCCESSORS AND ASSIGNS, THEIR GUESTS AND FOR ACCESS BY MUNICIPAL SERVICES FOR THE PURPOSE OF VEHICULAR ACCESS, COMMON AREA, SIGNAGE AND THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL THE MAINTENANCE OF TRACT A WITH NO RECOURSE TO THE CITY OF PALM COAST, FLORIDA. THE CITY IS GRANTED AN EASEMENT TO ACCESS TRACT "A" FOR ALL MUNICIPAL PURPOSES.

TRACT "B" IS HEREBY DEDICATED TO THE CITY OF PALM COAST FOR PUBLIC RIGHT OF WAY PURPOSES.

IN WITNESS WHEREOF, PV-PALM COAST, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME ON THIS 21st DAY OF April, 2016.

SIGNED AND SEALED IN THE PRESENCE OF PV-PALM COAST, LLC BY: [Signature] PRINT NAME: Megan Vizeen; [Signature] PRINT NAME: CHARLES A. EARST, JR.; [Signature] PRINT NAME: CHRIS R. LOGAN

STATE OF FLORIDA COUNTY OF Pinellas

THIS IS TO CERTIFY, THAT ON April 21, 2016, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Charles A. Earst, Jr. TO ME KNOWN TO BE THE PERSON WHO FOR AND ON BEHALF OF PV-PALM COAST, LLC, EXECUTED THE FOREGOING DEDICATION AND RESERVATION FOR THE LLC AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF FOR AND ON BEHALF OF SAID LLC HE (IS) (IS NOT) KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND THEY (HAVE) (HAVE NOT) TAKEN AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE. Bianca Taylor-Heard NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 9/19/17 TITLE/RANK: COMMISSION NUMBER: FF 055464

CERTIFICATE OF APPROVAL THIS IS TO CERTIFY THAT ON THE 3rd DAY OF May, 2016, THIS PLAT WAS APPROVED BY: [Signature] CITY OF PALM COAST PLANNING MANAGER

CERTIFICATE OF REVIEW I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND-MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PALM COAST. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

DATE: 4/28/2016 BY: [Signature] PRINT NAME: DANIEL E. STEVENS FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. PSM5072

CERTIFICATE OF SURVEYOR KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE 24th DAY OF May, 2016, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS, FLOOD ZONES AND WETLAND BOUNDARIES THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177.091(7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091(8), FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN FLAGLER COUNTY, FLORIDA.

[Signature] DATE: 4/26/2016 KENNETH J. KUHAR FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NUMBER 6105 SHEET 1 OF 2

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST, FLORIDA

THIS IS TO CERTIFY THAT ON THE 6 DAY OF May, 2016, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA.

CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA

BY: [Signature] MAYOR, CITY OF PALM COAST ATTEST: [Signature] CITY CLERK



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

PINELLAS
COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 31 day of January, 2022 personally appeared

Jill Riebel who after providing

Personally Known as identification and

who did, X did not take an oath, and who being duly sworn, deposes and says as follows:

"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of Application # 5017, has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the 02-16-2022, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

Jill Riebel
Signature of Responsible Party

Jill Riebel
Printed Name

5755 Rio Vista Drive, Clearwater, FL 33760
Mailing Address

Pamela R. Spidel
Signature of Person Taking Acknowledgement

Pamela R. Spidel
Name of Acknowledger (Typed, Printed or Stamped)



PAMELA R. SPIDEL
Commission # HH 116038
Expires May 14, 2025
Bonded Thru Budget Notary Services

SEAL

This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department at least seven (7) days prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.



city of PALM COAST

Community Development Department
Planning Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3736

January 27, 2022

RE: Request for Special Exception; Application No. 5017

Dear Neighboring Property Owner,

The Community Development Department, in accordance with Section 2.05.03 of the City of Palm Coast Unified Land Development Code herein advises you that:

A request for a Special Exception to allow Car Washes in a General Commercial, COM-2 zoning district, has been made by JASON SHERIDAN, PE of Palm Coast for Lot 2, Shoppes of Palm Coast, Tax Parcel ID No.: 07-12-31-5580-00000-0020, located at 5055 State Hwy. 100 East.

This Special Exception request is to be heard before the Planning and Land Development Regulation Board (PLDRB). You are hereby notified that a public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida, on Wednesday, February 16, 2022, beginning at 5:30 pm or as soon thereafter as possible.

You are welcome to attend and express your opinion or place concerns in writing and email them to PLDRB@palmcoastgov.com. The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

Cordially,

Estelle Lens

ESTELLE LENS
Project Manager

NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting. To obtain the decision of this hearing, please contact the Planning Division the day after the above public hearing during the afternoon.



palmcoastgov.com

7020 0640 0002 0133 2691

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Palm Coast, FL 32164

Certified Mail Fee	\$3.75	0295
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Kvesel Palm Coast LLC
 Street and Apt. No., or PO Box No.
 5000 State Hwy 100
 City, State, ZIP+4®
 Palm Coast, FL 32164

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0002 0133 2721

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Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Robson Crossing LLC
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 250 Belle Terre Blvd.
 City, State, ZIP+4®
 Palm Coast, FL 32164

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Palm Coast Bells LLC
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 City, State, ZIP+4®
 Palm Coast, FL 32164

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Joseph Sonny
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 300 Belle Terre Blvd.
 City, State, ZIP+4®
 Palm Coast, FL 32164

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	05
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Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 City, State, ZIP+4®
 Palm Coast, FL 32164

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DRVBR21026
 Take 5 Car Wash Palm Coast DD
 Special Exception Letters
 mailed via USPS certified
 mail on 1-26-2022.

Joe Riebel
 1-27-2022

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

Department	PLANNING	Amount
Item Key	13145	Account
		#
Subject	KING'S CROSSING STORAGE TECHNICAL SITE PLAN - TIER 2, APPLICATION # 4394	
Presenter: Bill Hoover, Senior Planner, AICP		
Background:		
<p>The applicant has submitted a Technical Site Plan application for an enclosed self-storage facility without the outside storage of boats/recreational vehicles. It is proposed on a vacant 35.937 +/- acre site at 125 Old Kings Road North, which is located on the west side of Old Kings Road about 1.4 miles north of Palm Coast Parkway. The project's Technical Site Plan shows it to be comprised of one-story Building A with 10,011 sq. ft. and two-story Building B with 59,730 sq. ft. totaling 69,741 square feet. There will be a total of 838 individual internal storage spaces that will be available to the public. The project is considered a "Moderate" (Tier 2) development, based on the project's total gross floor area of 69,741 square feet, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).</p> <p>The site is zoned General Commercial (COM-2) and on October 16, 2019, the Planning and Land Development Regulation Board conditionally approved a Special Exception on the site for mini-warehouses, office warehouses and self-storage uses. The applicant purchased this site on March 11, 2020.</p> <p>The PLDRB placed twenty conditions on the approval of the Special Exception and about one-half of these were really just a notice to the applicant that the project would need to meet specific sections of the Land Development Code at the time of the Technical Site Plan submittal and review. The other ten conditions were primarily environmental, floodplain and stormwater engineering. Various staff members reviewed all of these conditions and found them met with the latest submittal by the applicant's development team.</p>		
Recommended Action:		
<p>Planning Staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Special Exception conditions of approval, the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for King's Crossing Storage, Application No. 4394.</p>		



**COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 2
STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
FEBRUARY 16, 2022**

OVERVIEW

Project Name:	King's Crossing Storage
Application Number:	AR # 4394
Property Owner:	Storage Units Palm Coast, LLC, Winter Garden, FL
Applicant:	Storage Units Palm Coast, LLC, Winter Garden, FL
Agent:	Dan Wilcox, Stephenson, Wilcox & Associates, Inc., Bunnell, FL
Size of subject property:	35.937 +/- acres
Location:	West side of Old Kings Road about 1.4 miles north of Palm Coast Pkwy.
Address:	125 Old Kings Road N.
Current FLUM designation:	Mixed Use with some Conservation
Current Zoning designation:	General Commercial (COM-2)
Current Use:	Vacant
Parcel ID #:	01-11-30-0000-01010-0000

REQUESTED ACTION

The applicant has submitted a Technical Site Plan application for an enclosed self-storage facility without the outside storage of boats/recreational vehicles. It is proposed on a vacant 35.937 +/- acre site at 125 Old Kings Road North, which is located on the west side of Old Kings Road about 1.4 miles north of Palm Coast Parkway. The project's Technical Site Plan shows it to be comprised of a one-story Building A with 10,011 sq. ft. and a two-story Building B with 59,730 sq. ft., which total 69,741 square feet. There will be a total of 838 individual internal storage spaces that will be available to the public. The project is considered a "Moderate" (Tier 2) development, based on the project's total gross floor area of 69,741 square feet, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

BACKGROUND/SITE HISTORY

The site is zoned General Commercial (COM-2) and on October 16, 2019, the Planning and Land Development Regulation Board conditionally approved a Special Exception on the site for mini-warehouses, office warehouses and self-storage uses. The applicant later purchased this site on March 11, 2020.

The PLDRB placed twenty conditions on the approval of the Special Exception and about one-half of these were really just a notice to the applicant that the project would need to meet specific sections of the Land Development Code at the time of the Technical Site Plan submittal and review. These conditions are reviewed in more detail later in this staff report.

LAND USE AND ZONING INFORMATION

The subject site is designated “Mixed Use” and “Conservation” on the Future Land Use Map and is zoned General Commercial (COM-2). Table 3-4 of the Land Development Code allows a self-storage facility in the COM-2 District as a Special Exception. The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential and Greenbelt	DPX, SFR-2, SFR-3, PSP, PRS
East	Residential and Conservation	DPX, SFR-2, SFR-3, SFR-4, PRS
South	Mixed Use	COM-2
West	I-95 then Residential and Canals	I-95 then PSP and SFR designations

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast Land Development Code (including the COM-2 Zoning District), conditions of the Special Exception, and the City’s Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria (per COM-2 unless noted)	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	557,933 sq. ft.
Maximum Impervious Surface Ratio	0.70	0.25
Maximum Floor Area Ratio	0.40	0.13
Maximum Building Height	100 feet	47.25 feet
Minimum Building Setbacks	Front (East): 25 feet Interior Side (North): 10 feet Interior Side (South): 10 feet Rear Street (West): 25 feet	250 feet 510 feet 40 feet 25 feet
Minimum Parking: 2 spaces per 100 storage units and 1 space per 250 sq. ft. of office area	$838 / 100 = 8.38 \times 2 = 17$ for storage + $1225 / 250 = 5$ for office = 22 total spaces	27 spaces including 4 ADA spaces
Minimum Landscape Buffers	East along arterial: 25 feet North: 10 feet South: 10 feet West along I-95: 25 feet	25 feet 10 feet 10 feet 25 feet

TECHNICAL SITE PLAN PROCESS

The Technical Site Plan review application process is specified in Chapter 2, Section 2.11 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. The purpose of detailed site plan review is to ensure compliance with all development regulations; therefore, the level of detail shall be that of construction plans and technical specifications. The review is based not only on conformance to Code, but also conformance with any applicable approved master plan or Special Exception. Approval of the construction plans and technical specifications represents the final development order. Therefore, approval of a Technical Site Plan Development Order authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, the Planning and Land Development Review Board (PLDRB) and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, warehouse projects with 40,001 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects, thus the scale of this development requires review and approval from the PLDRB.

REVIEW OF CONDITIONS OF APPROVAL FOR SPECIAL EXCEPTION

Items 1 – 4 were reviewed and found acceptable by Stormwater Engineering:

1. Hydraulic calculations will be needed for the wetland-crossing culverts at the time of site plan review.
2. It appears that the project will create encroachments onto existing floodplains. Floodplain compensation will be required and reviewed at the time of site plan review.
3. The COPC is currently in the process of developing a Citywide Stormwater Infrastructure Master Plan. Due to the preliminary results received to date, the floodway which this project will discharge into shall be classified as volume sensitive. As such, the stormwater system for the proposed development will need to be designed to retain the 25-yr 96-hr discharge volume for developed conditions such that the volume released from the project during the critical time period is not greater than the volume released during pre-developed conditions... see LDC 9.04.03.C.2.
4. The applicant shall utilize the data provided by city-wide stormwater modeling program to demonstrate a no-rise condition for up and down stream conditions.

Items 5 – 10 were reviewed and found acceptable by Environmental Planning:

5. Extent of floodplain fringe and associated floodway shall be evaluated based on survey elevation data collected from existing grade conditions.
6. Applicant shall maintain the interface between the crossing and natural wetland to ensure reduction of vegetative and sedimentation congestion. Access by the City of Palm Coast shall be provided for routine inspection and to verify maintenance activities.
7. 50-foot averaged and 25-foot buffer upland is required. Calculations shall be provided at technical site plan to demonstrate compliance.
8. Cultural resource assessment will be required to verify if historical resources exist.
9. A full listed species assessment shall be provided at technical site plan. Protected species are known to inhabit the area.
10. FDOT Type D curb or 6" equivalent, whichever is greater, shall be utilized to reduce the possibility of pollution entering Big Mulberry Branch.

Item 11 was reviewed and found acceptable by the City Fire Department Reviewer:

11. The bridge shall be built to support the weight of the heaviest fire truck.

Items 12 – 15 were reviewed and found acceptable by the Architectural Reviewer:

12. Notate all finishes and colors on elevations. Provide LRV of color selections to ensure they meet code requirements in 13.02.06. Please note that finishes of corrugated metal are prohibited.

13. Provide massing techniques per 13.04.02.A.

14. Provide articulation techniques per 13.04.02.B.

15. Refer to 13.04.02.C for fenestration requirements.

Items 16 – 18 were reviewed and found acceptable by the Landscape Reviewer:

16. Please note that a tree survey per LDC 11.02.02 will be required during the technical site plan review.

17. Per table 11-1 a minimum number of Specimen and Historic trees must be retained on site, which could affect the current conceptual plan.

18. Screening landscape will need to be planted to meet height specifications from finished parking lot grade, so if being planted on sloped areas material may need to be upsized.

Items 19 – 20 were reviewed by the Planning Reviewer and found not applicable at this time:

19. Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded areas so they are generally hidden from the public rights-of-way, unless specifically permitted by code.

20. Proposed lot 3 will require utility infrastructure improvements to cross Lots 1& 2. This site will require Utility Agreements.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Technical Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the site's specified land use is consistent with the Mixed Use designation on the Future Land Use Map and with the COM-2 Zoning District which will ensure it remains a good neighbor. Additionally, all storage for this project is within two buildings and the two buildings are separated from nearby residentially zoned properties via a large wetland conservation area that will make it very difficult for the buildings to be seen from any nearby homes.

B. The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan;

Planning Staff Finding: The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **Chapter 1, Future Land Use Element: Goal 1.1** – Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.
- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.5**
Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.
- **Chapter 3, Housing Element: Objective 3.3.5**
Protect predominantly residential areas from the intrusion of incompatible or more intensive land uses.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The public infrastructure needed to support the project is already in place or close to the site and any extensions of utilities will be provided by the developer at the developer's expense.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants as both storage buildings are separated from nearby residential uses by a wide wetland conservation area. All improvements will be newly constructed and/or developed in compliance with the relevant Land Development Code, Building Code and other review agency requirements.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: The applicant has submitted plans and permit applications as required to the various agencies having jurisdiction, and has met all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

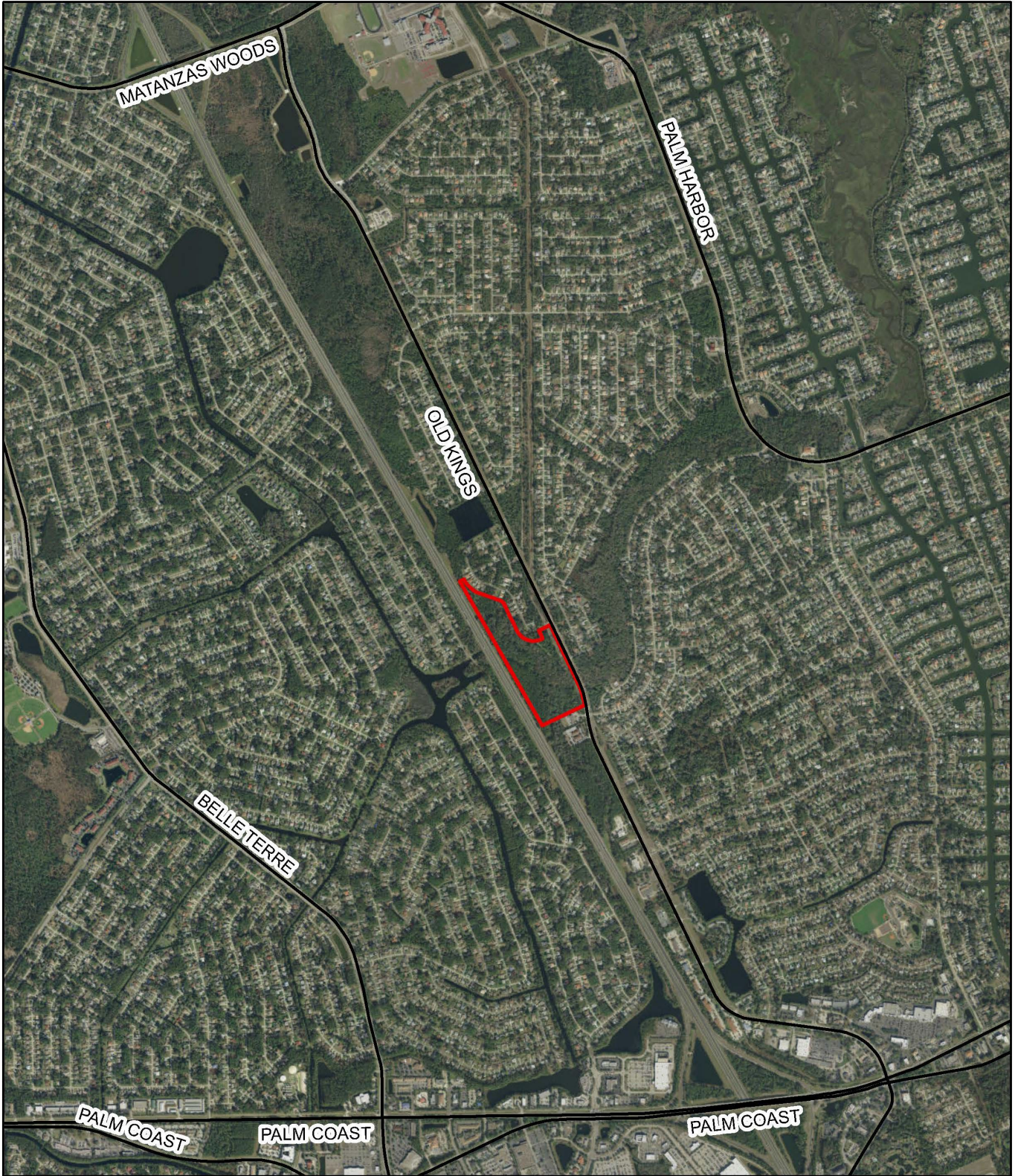
SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the conditions of the Special Exception, the Land Development Code and Comprehensive Plan, staff finds that the proposed development complies with all such requirements.

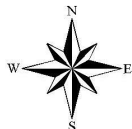
RECOMMENDATION

Staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Special Exception conditions of approval, the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for King’s Crossing Storage, Application No. 4394.

KING'S CROSSING DISTANT AERIAL



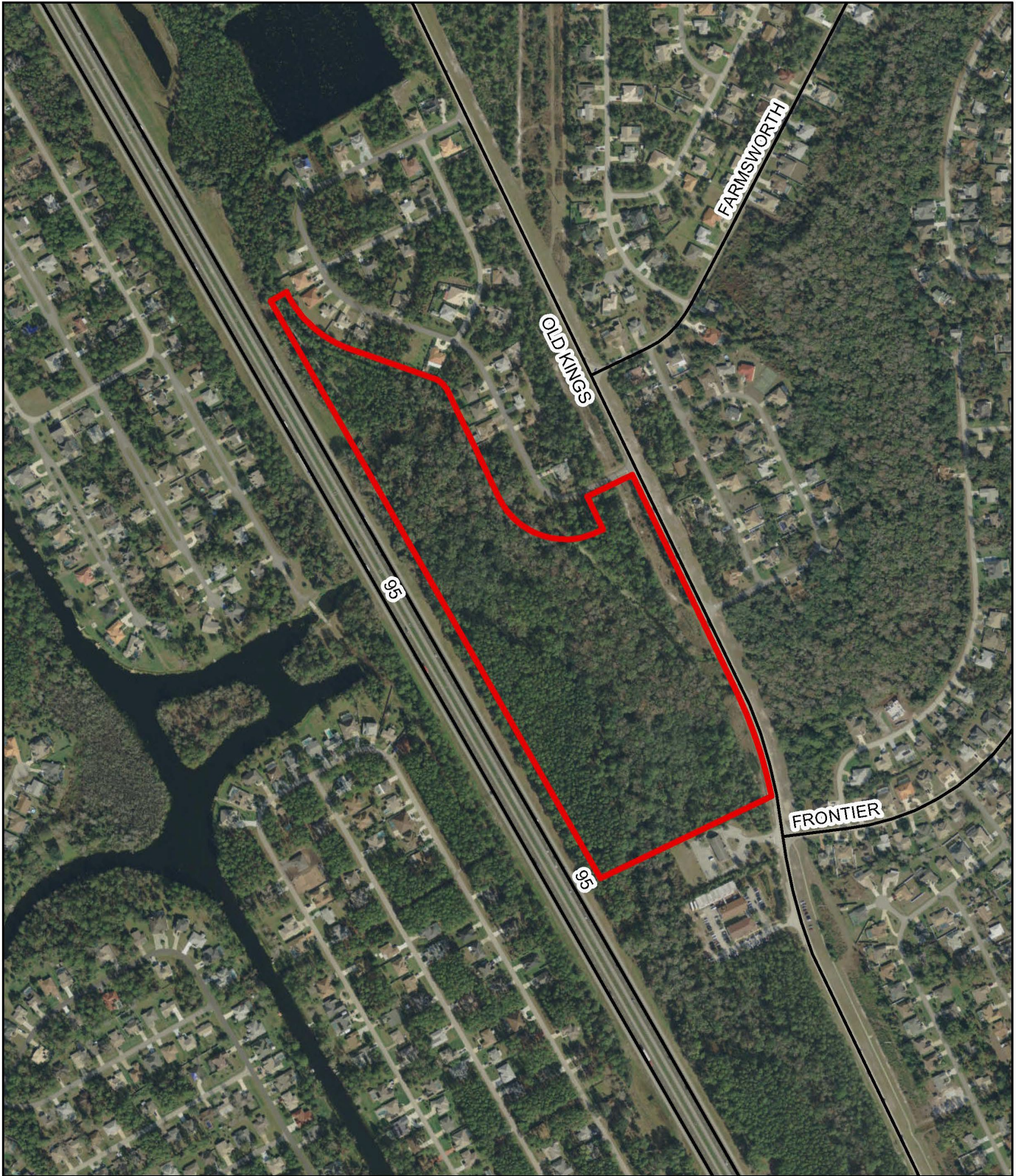
1 inch = 2,000 feet



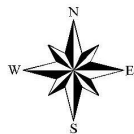
Map Provided By: Planning Division



KING'S CROSSING CLOSEUP AERIAL



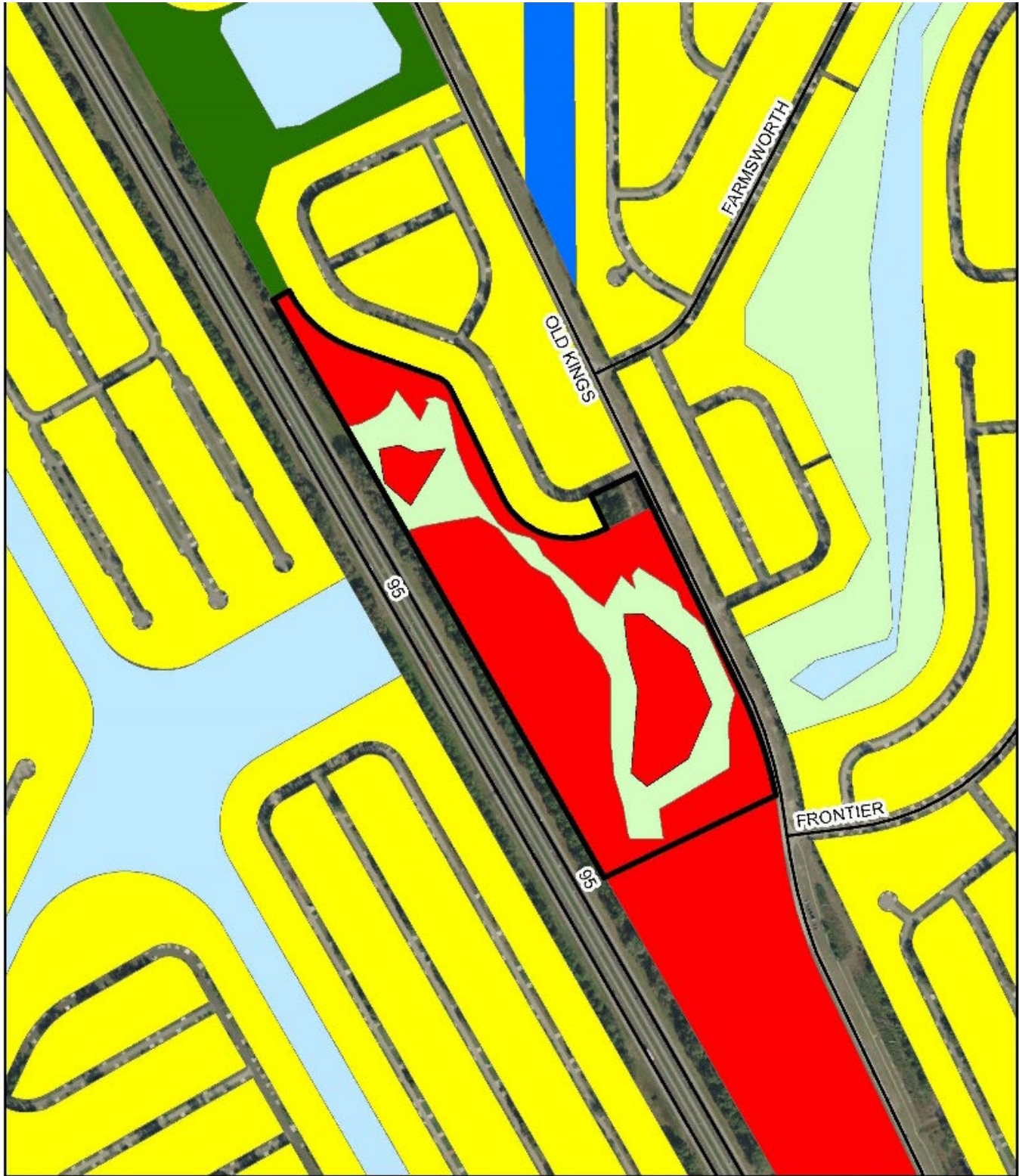
1 inch = 500 feet



Map Provided By: Planning Division



KING'S CROSSING FUTURE LAND USE MAP



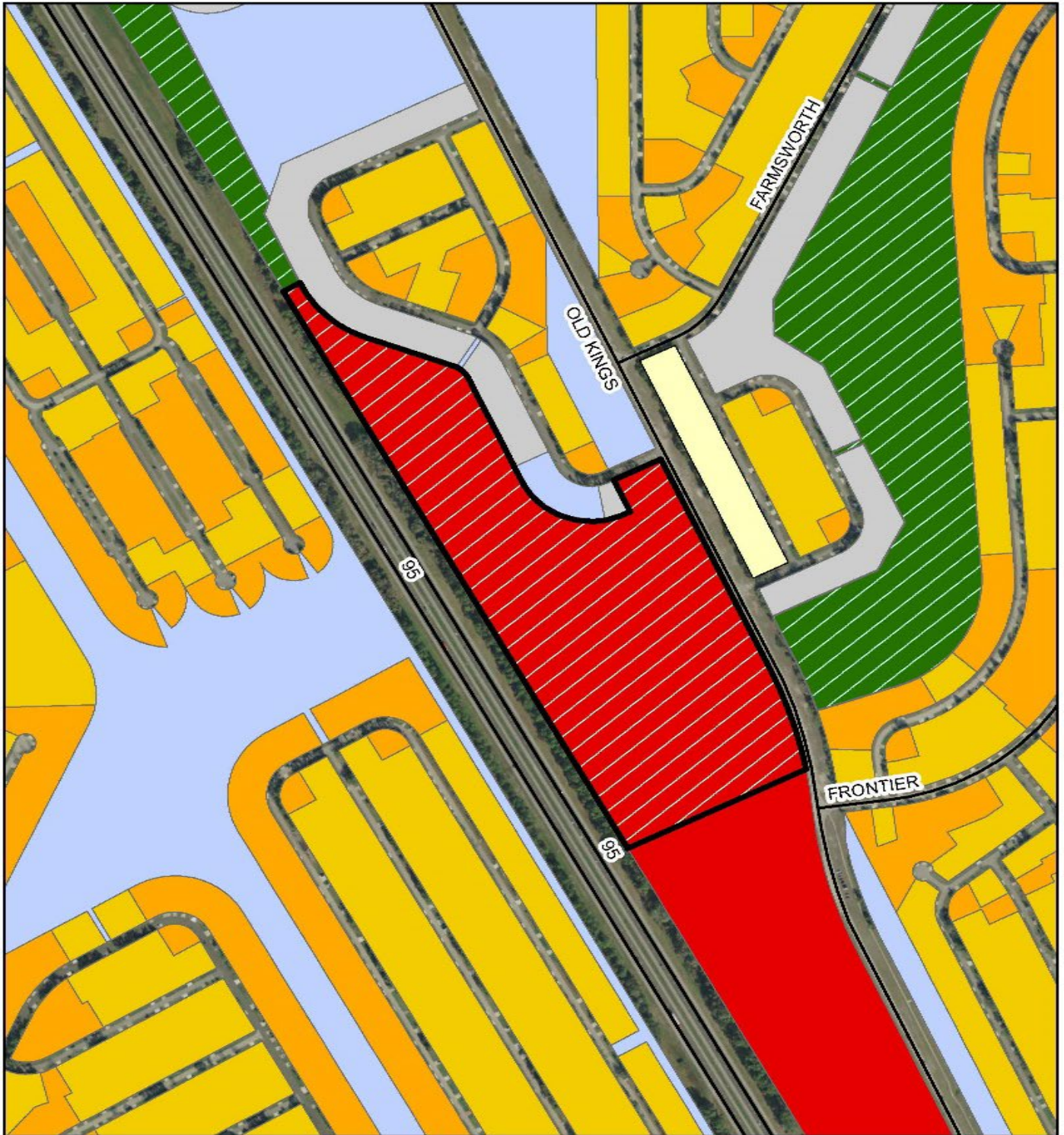
Legend

FLUM	Coastal High Hazard Area	Institutional	1 inch = 500 feet
CATEGORY	Conservation	Mixed Use	
Canals	Greenbelt	Residential	



Map Provided By: Planning Division

KING'S CROSSING ZONING MAP



Legend

Zoning	COM-2	MFR-1	SFR-1
NewZone	DPX	PRS	SFR-2
	COM-1	EST-1	PSP
			SFR-3
			SFR-4

1 inch = 500 feet



Map Provided By: Planning Division



City of PALM COAST

GENERAL - APPLICATION

DATE	06/09/2020
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APPLICATION TYPE	TECHNICAL SITE PLAN TIER 2
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PROJECT NAME	Kings Crossing		
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)	0051.28 ACRES ALL LYING WEST OF O		
PROPERTY APPRAISER'S PARCEL NUMBER	01-11-30-0000-01010-0000		
LEGAL DESCRIPTION	35.937 AC ALL LYING WEST OF OLD KINGS RD (EXC PART IN PALM COAST SUBD & 11.67 AC IN OLD		
SUBDIVISION NAME			
SECTION	01	BLOCK	01010
		LOT	0000
PROPERTY ACRES		PROPERTY SQ FT	
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT	
OVERLAY DISTRICT			
COMMUNITY PANEL NUMBER		MAP PANEL DATE	
FLOOD ZONE			
PRESENT USE OF PROPERTY			

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Mini Warehouse Buildings

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No
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City of PALM COAST

OWNER	APPLICANT / AGENT
Name: STORAGE UNITS PALM COAST LLC	Name: DAN WILCOX
Mailing Address: 350 E CROWN POINT RD SUITE 1080 SUITE 102-B WINTER GARDEN, FL 34787	Mailing Address: 2729 E MOODY BLVD SUITE 202 BUNNELL, FL 32110
Phone Number: (407) 399-8810	Phone Number: (386) 437-2363
E-mail Address: TONY.K@OUTLOOK.COM	E-mail Address: DWILCOX.SWA@GMAIL.COM
MORTGAGE HOLDER	ENGINEER OR PROFESSIONAL
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	TRAFFIC ENGINEER
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	LANDSCAPE ARCHITECT
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

Dan A. Wilcox

10 September 2020

Ms. Jordan Myers
Environmental Planning
City of Palm Coast
160 Lake Avenue
Palm Coast, Fl, 32164

RE: Kings Crossing Storage RAI Responses

Dear Ms. Myers

Per Section 2.0 and 3.0 of Section VII of the City of Palm Coast Technical Manual, Terracon has completed an Imperiled Species Study and prepared a Wetland Impact Analysis for Kings Crossing Storage, a proposed commercial development within the City of Palm Coast. The ±36-acre subject parcel is located between Old Kings Road and I-95, north of Palm Coast Parkway and south of Fanshawe Lane in Flagler County, Florida. More specifically, the subject parcel is located in Section 1, Township 11 South, Range 30 East at the approximate central coordinates of 29.5712° north latitude, 81.2286° west longitude, with the parcel ID 01-11-30-0000-01010-0000.

To construct a proposed storage facility and associated infrastructure, the applicant proposes ±0.19 acre of wetland impacts associated with a culverted crossing over an unnamed tributary to Big Mulberry Branch. In addition, after reviewing the U.S. Fish and Wildlife Service (FWS), Florida Natural Areas Inventory (FNAI) Biodiversity Matrix and the Florida Fish and Wildlife Conservation Commission (FWC) resources, Joe Brinson and ESI biologists inspected the parcel on 22 August 2019. This letter is being provided as part of the formal response to the City of Palm Coast's Planning Divisions Comment Letter for Application 3989. The site assessments were performed by Joe Brinson of ESI, who is the designated Qualified Environmental Professional leading this project.

We trust that this information will assist you in your evaluation of the site. If you have questions concerning these responses, or if we can assist you in other matters, please contact us.

RAI Responses

- 1. Provide a figure that depicts the proposed limits of construction delineated, conservation easement boundary, wetland boundaries, the limits of the AE zone, and floodway base flood elevations pursuant to the Flood Insurance Rate Study effective June 6, 2018 based on the field surveyed elevations, Section 10.02.04, LDC.**

Please refer to plans provided by Stephenson, Wilcox, and Associates Inc.(SWA) and updated proposed site conditions figure

2. Provide a cultural resource field survey and assessment report, 10.05.03, LDC.

Please refer to CRAS submitted by SWA.

3. A "Conservation" land use designation coexists with the Big Mulberry Branch wetland system. Note that wetland impacts associated with the proposed development with the exception of the road crossing are not permitted.

The applicant understands wetland impacts are not allowed with the exception of a road crossing. No impacts outside of the road crossing are proposed.

4. Wildlife utilize the wetland system as a wildlife corridor. Provide an analysis that the proposed design does not adversely affect wildlife mobility to ensure consistency with the "Conservation" land use designation policy.

COPC has concerns regarding the viability of the existing wildlife corridor that the parcel currently provides. After an analysis of the corridor, Terracon determined that the four(4) 36" culverts being proposed for the road crossing will allow continuity for most mammal species, with the larger species such as deer and feral hog being able to cross over the road. In addition, the road will have minimal trips, estimated to be 8 trips per day of vehicular volume. The proposed mitigative measures, such as a 10 mile per hour speed limit will result in a low risk environment to crossing animals, while landscape plantings at the crossings will allow the animals to be near the road before crossing, minimize time to cross. Therefore, with these mitigative measures, Wildlife Vehicular Collisions (WVC) will be minimal and the ability of the property to be a wildlife corridor therefore should not be disrupted. Please refer to enclosed updated imperiled species report.

5. Provide an update regarding permitting coordination with St. Johns River Water Management District. Staff requests verification that the wetland limits and UMAM scores have been approved by regulatory scientist(s).

An ERP application has not been submitted, and pre-application site visits to verify wetlands are currently not being allowed. However, a pre-application meeting with the Palatka office has been requested and is tentatively set for November 20th, 2020.

6. Construction Sheet C-07 references the use of Jute Bales around the disturbed area which appears to be located in the conservation easement (CE) area. Further, the limits of construction also appears to be encroaching into the CE. No impacts are permitted within the CE limits. Provide documentation that SJRWMD, the agency with authority of the CE, approves this activity.

The conservation easement has been released by the SJRWMD. Please see enclosed documentation.

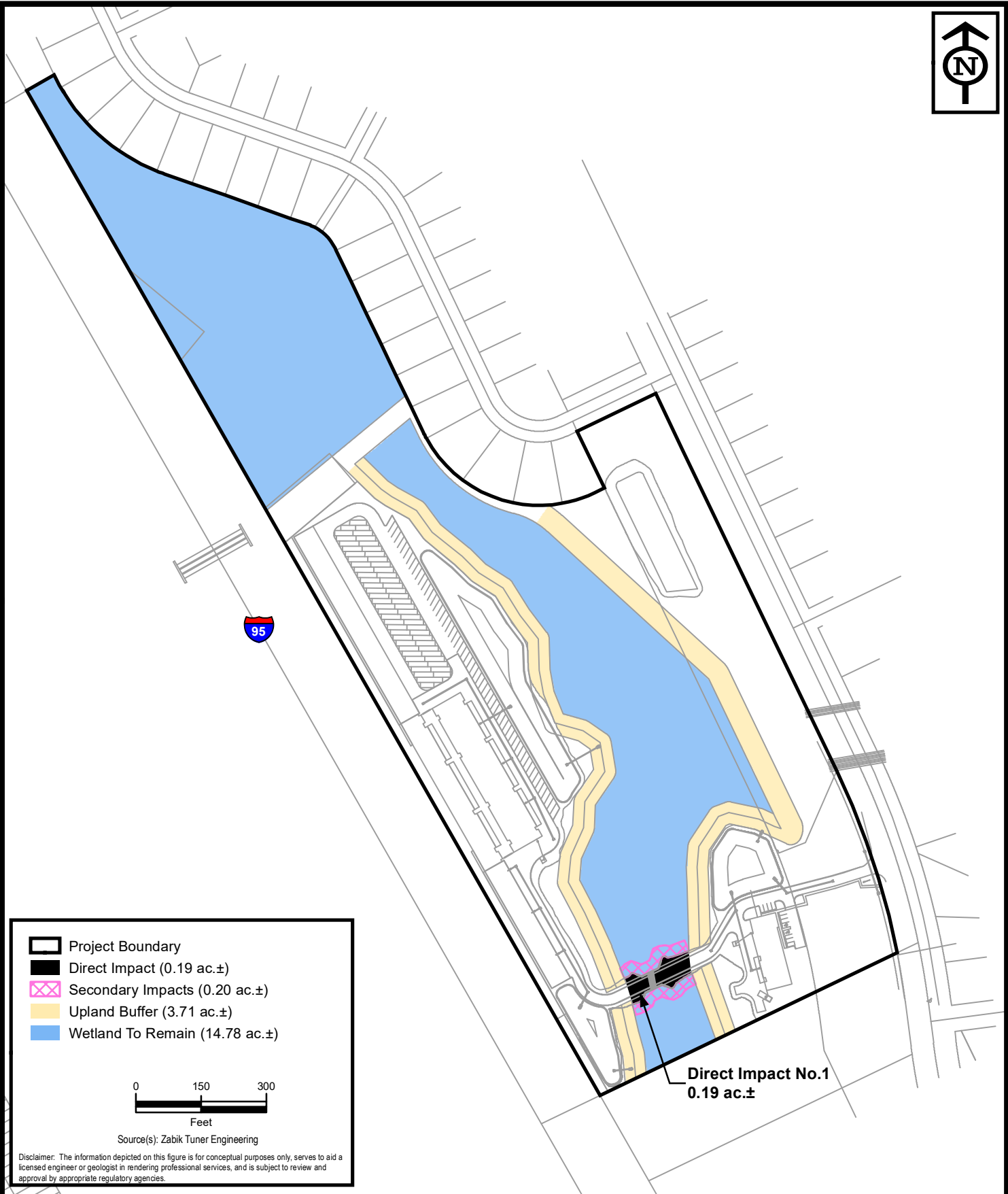
- 7. There is inconsistency in the Listed Species Study with the rating of the Gopher Tortoise as either High or Medium Occurrence, please correct.**

The occurrence is medium, please refer to the updated Imperiled Species Study report.

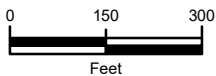
- 8. The Site Plan provided in the Wetland Impact Analysis Report is different from the others provided in the submittal. Please correct the Site Plan to be consistent with the others.**

Please refer to plans provided by SWA and updated proposed site condition figure.

Appendix 1 Proposed Site Conditions Figure and AE Flood Zone Figure



- Project Boundary
- Direct Impact (0.19 ac.±)
- Secondary Impacts (0.20 ac.±)
- Upland Buffer (3.71 ac.±)
- Wetland To Remain (14.78 ac.±)



Source(s): Zabik Tuner Engineering

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

**Direct Impact No.1
0.19 ac.±**



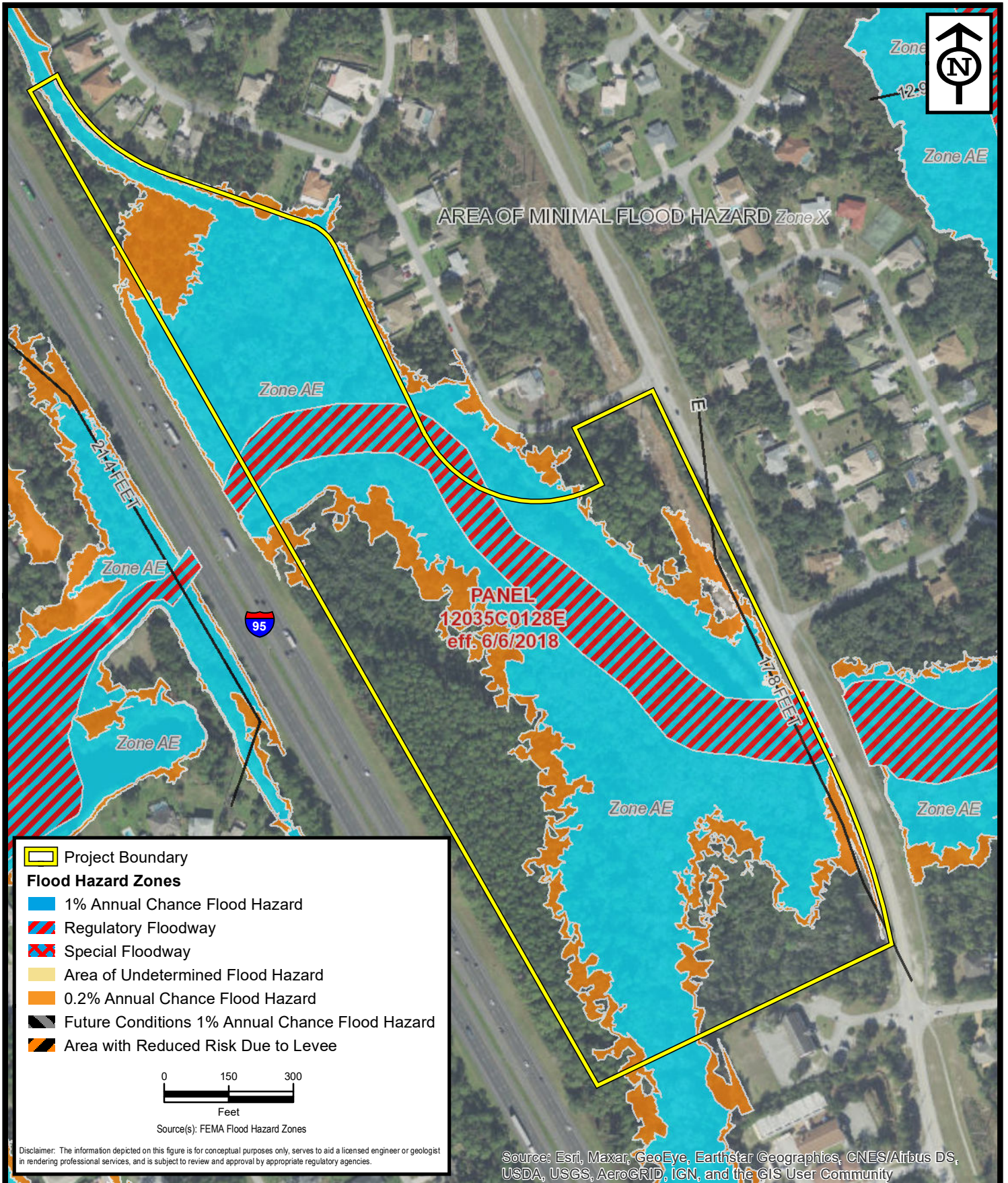
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Proposed Site Conditions

Old Kings Road Storage

Flagler County, Florida

Project No.	HK197407
Date	Nov 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	4



ENVIRONMENTAL SERVICES, INC.
A Terracon Company

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

FEMA Flood Hazard Zones

Old Kings Road Storage

Flagler County, Florida

Project No.	HK197407
Date	Nov 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	5

Appendix 2 Imperiled Species Report

Imperiled Species Study

**Kings Crossing Storage
125 Old Kings Road North
Palm Coast, Flagler County, Florida**

Project No. HK197163

November 18, 2020



Prepared for:
Storage Units of Palm Coast, LLC.
Winter Garden, FL

Prepared by:
Terracon Consultants Inc.
Jacksonville, Florida

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials



November 18, 2020

Storage Units of Palm Coast, LLC
350 E. Crown Point Road, Suite 1080
Winter Park, FL 34787

Attn: Mr. Tony Kostantinidis
P: (386) 569-1918
E: tony.k@outlook.com

Re: Imperiled Species Study
Kings Crossing Storage
Palm Coast, Flagler County, Florida
Terracon Project No. HK197204

Dear Mr. Kostantinidis:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Imperiled Species Study for the above-referenced site. This analysis was performed in accordance with Terracon Proposal No. HK197163 dated March 3, 2020.

Below is a summary of information pertaining to the imperiled species study results for the site. This report was prepared for the exclusive reliance of Storage Units of Palm Coast, LLC. ("client"). Use or reliance by any other party is prohibited without the written authorization of the client and Terracon.

We trust that this information will assist you in your evaluation of the site. If you have questions concerning this report, or if we can assist you in other matters, please contact us.

Imperiled Species Study

Kings Crossing Storage ■ City of Palm Coast, Flagler County, Florida
November 18, 2020 ■ Terracon Project No. HK197204



1.0 GENERAL SITE AND PROJECT DESCRIPTION

The ±36-acre subject parcel is located between Old Kings Road and I-95, north of Palm Coast Parkway and south of Fanshawe Lane in Flagler County, Florida. More specifically, the subject parcel is located in Section 1, Township 11 South, Range 30 East at the approximate central coordinates of 29.5712° north latitude, 81.2286° west longitude, with the parcel ID 01-11-30-0000-01010-0000.

Terracon understands that Storage Units of Palm Coast, LLC. is proposing to develop a storage facility, with subsequent parking infrastructure. A site topographic vicinity map with project boundary, depicted on the United States Geological Survey (USGS) Beverly Beach, Florida Quadrangle, is attached as Exhibit 1 in Appendix A. A soils map, and existing site conditions map with project boundary are included as Exhibits 2 and 3.

2.0 METHODOLOGY

On 22 August 2019 and 13 October 2020, Terracon assessed the project site for all federal and state protected wildlife species that have the potential to occur within the project area based upon published data collected from the US Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Natural Area Inventory (FNAI) websites. In addition, Terracon inspected the site for threatened and endangered plants found within Flagler county per 50 CFR 17.12 “List of Endangered and Threatened Plants”.

Terracon initially conducted a desktop review of readily available resources to identify potential species on site. These sources included the United States Geographical Survey (USGS) topographic map (Beverly Beach, Florida Quadrangle 2015), National Wetlands Inventory (NWI) map, the Soil Survey of City of Flagler, County, Florida (U.S. Department of Agriculture, Natural Resources Conservation Service) and recent (2019) aerial photographs. Additionally, a list of federally and state protected wildlife and plant species potentially occurring on the site was developed utilizing the U.S. Fish and Wildlife Service (FWS) data, Florida Fish, Wildlife Conservation Commission’s (FWC) 2018 endangered and threatened species list, and the Florida Natural Areas Inventory (FNAI) data. The list was used to identify the habitats utilized by each species. Potential habitats were identified before the site visit by reviewing aerial photographs and consulting the soil survey for Flagler County.

In-house research was followed by an on-site field review of the upland and wetland areas, as well as potential threatened or endangered species’ habitat within the boundaries of the property.

3.1 Topography and Hydrology

A review of the U.S. Geological Survey topographical maps for this parcel (Flagler Beach West Quadrangle, 1993), and elevation data indicates the parcel undulates between 15 and 25 feet NVGD. The parcel is bisected by Big Mulberry Creek, a major drainage way for Palm Coast. In addition, a small unnamed tributary flowing northly, intersecting Big Mulberry Creek with the property boundaries.

3.2 Soils

The Soil Survey of Flagler County, Florida. (U.S. Department of Agriculture, Soil Conservation Service) and the USDA, NRCS web soil survey identifies one soil type within the project boundary (Figure 2). A description of each soil type can be found below:

- Myakka fine sand (11). Myakka fine sand is a nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for one to four months in most years. It is at a depth of 40 inches during dry seasons. Typically, the surface layer is black and dark gray fine sand about eight inches thick. The subsurface layer is gray and light gray fine sand about 15 inches thick.
- Immokalee fine sand (13). Immokalee fine sand is a poorly drained, nearly level soil on broad flats and low knolls in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for about two months of the year. It is at a depth of 10 to 40 inches for more than eight months of the year, and it recedes to a depth of more than 40 inches during extended dry periods. Typically, the surface layer is very dark gray fine sand about eight inches thick. The subsurface layer, which is about 32 inches thick, is light gray and white sand.
- Pomello fine sand, 0 to 5 percent slopes (15). Pomello fine sand, 0 to 5 percent slopes, is a moderately well drained, nearly level to gently sloping soil on long, broad to narrow, slightly higher ridges and knolls in the flatwoods. This soil has a seasonal high water table at a depth of 24 to 40 inches for one to four months during the normal wet seasons. During the drier seasons, the water table recedes to a depth of 40 to 60 inches. Typically, the surface layer is gray fine sand about four inches thick. The subsurface layer, to a depth of 40 inches, is gray, white, and light gray fine sand.
- Samsula and Placid soils, frequently flooded (24). Samsula and Placid soils, frequently flooded, is a very deep, nearly level and poorly drained soil. This soil is typically located along narrow drainageways that are mainly within

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uplands. This soil is typically dark reddish brown in the upper 10 inches and is black muck in the lower 23 inches.

- Cassia fine sand, 0 to 2 percent slopes (27). Cassia fine sand, 0 to 2 percent slopes, is a very deep, moderately poorly drained soil found along low ridges and knolls within flatwoods. The surface layer is typically very dark gray fine sand to about 5 inches and then a gray to white fine sand to a depth of 26 inches. The water table is typically shallow about 15 to 40 inches deep during the wet season.
- Udarents, moderately wet (29). This map unit consists of heterogeneous soil material that was removed from other soils and used in land leveling operations, as fill material. The material is a mixture of fine sand or of sand fragments and other loamy subsoil material. Slopes are smooth and range from 0 to 2 percent. Udarents do not have an orderly sequence of soil layers.

3.3 Existing Habitat Types

Two generalized vegetative communities or land uses, as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS), characterize the project area (Figure 3). These communities are described below.

- Pine Flatwoods (FLUCCS 411). The Pine Flatwoods habitat type has a canopy dominated by slash pine (*Pinus elliotii*). The understory is dominated by loblolly-bay (*Gordonia lasianthus*) saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*) and bitter gallberry (*Ilex glabra*). The herbaceous layer is dominated by greenbriar *Smilax* spp.), grape (*Vitis* spp.) cinnamon fern (*Osmunda cinnamomea*) and bracken fern (*Pteridium aquilimum*).
- Hardwood Conifer Mixed (FLUCCS 434). The Hardwood Conifer Mixed habitat type can be found within the eastern and southern reaches of the parcel. The canopy is a mix of slash pine, sand pine (*Pinus clausa*), live oak (*Quercus virginiana*), and laurel oak (*Quercus hemisphaerica*). Subcanopy, understory and groundcover are a mix of saw palmetto, persimmon (*Diospyros virginiana*), winged sumac (*Rhus copallinum*), bracken fern, greenbriar, and grapevine.
- Stream and Lake Swamps (FLUCCS 615). The Stream and Lake Swamps community can be found in the central portions of the property and is associated with Big Mulberry Branch and associated tributaries. The canopy is dominated by slash pine, pond pine (*Pinus serotina*), bald cypress (*Taxodium distichum*), sweetgum (*Liquidambar styraciflua*) and red maple (*Acer rubrum*). The understory is dominated by swamp bay (*Persea palustris*), loblolly-bay, dahoon holly (*Ilex cassine*), fetterbush (*Lyonia lucida*), buttonbush

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(*Cephalanthus occidentalis*), along with saw palmetto in the transition areas. The herbaceous layer is dominated by Virginia chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*) and maidencane (*Panicum hemitomon*).

- Electrical Power Transmission Lines (FLUCCS 832). The eastern edge of the property adjacent to Old Kings Road is part of a maintained electrical power transmission line easement for Florida Power and Light. No canopy is present within the easement as it is maintained to not interfere with the overhead transmission lines. Understory and groundcover varies with species including dog fennel (*Eupatorium capillifolium*), prickly pear (*Opuntia humifusa*), and runner oak (*Quercus pumila*) in the more well drained upland portions of the easement, and maidencane and cabbage palm (*Sabal palmetto*) in the more mesic sections.

3.0 PROTECTED SPECIES

The survey was initiated with a literature search of the specific listed species being assessed for this parcel. The literature consulted includes lists and species information supplied by the FWC, FWS and FNAI websites. Terracon staff conducted the primary site investigation on 22 August 2019 and 13 October 2020. The wildlife reviews was conducted by walking the property and inspecting all vegetative community types for any signs of the specific protected species. A list of Flagler County protected species that were identified can be found in Table 1. A list of all Flagler County protected species that are known to occur can be found in Table 2.

Common Name	Scientific Name	Common - Listed	Occurance Type (Audible, Visual)	Habitat FNAI	Habitat FLUCFCS
Red-Eyed Vireo (Nest)	<i>Vireo olivaceus</i>	Common	Visual	Forest, Woodlands	420
Raccoon (Tracks)	<i>Procyon lotor</i>	Common	Visual	Statewide	630
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>	Common	Visual, Audible	Woodland, Urban	420
Gopher Tortoise (Burrow)	<i>Gopherus polyphemus</i>	Listed	Visual	Dry, Sandy Uplands	420

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Table 2. Palm Coast Federal and State Listed Species Table				
Common Name	Scientific Name	Designation (Federal, State)	Occurrence Potential	Date Observed
Red-cockaded Woodpecker	<i>Picoides borealis</i>	(Endangered, Federally Endangered)	Very Low	N/A
Wood Stork	<i>Mycteria americana</i>	(Endangered, Federally Endangered)	Low	N/A
Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	(Threatened, Federally Threatened)	Very Low	N/A
Red knot	<i>Calidris canutus rufa</i>	(Threatened, Federally Threatened)	None	N/A
Shortnose Sturgeon	<i>Acipenser brevirostrum</i>	(Endangered, Federally Endangered)	None	N/A
Striped Newt	<i>Notophthalmus perstriatus</i>	(Candidate, N/A)	Low	N/A
Gopher Tortoise	<i>Gopherus polyphemus</i>	(Candidate, Threatened)	Medium	22 August, 2019
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	(Threatened, Federally Threatened)	Low	N/A
American Alligator	<i>Alligator mississippiensis</i>	(Threatened by Similarity of Appearance (S/A), Federally Threatened (S/A))	Low	N/A
Green Sea Turtle	<i>Chelonia mydas</i>	(Threatened, Federally Threatened)	None	N/A
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	(Endangered, Federally Endangered)	None	N/A
Kemps Ridley Sea Turtle	<i>Lepidochelys kempii</i>	(Endangered, Federally Endangered)	None	N/A
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	(Endangered, Federally Endangered)	None	N/A
Loggerhead Sea Turtle	<i>Caretta caretta</i>	(Threatened, Federally Threatened)	None	N/A
West Indian Manatee	<i>Trichechus manatus</i>	(Endangered, Federally Endangered)	None	N/A
North Atlantic Right Whale	<i>Eubalaena glacialis</i>	(Endangered, Federally Endangered)	None	N/A
Southern Milkweed	<i>Asclepias viridula</i>	(N/A, Threatened)	Low	N/A
Coastal Vervain	<i>Glandularia maritima</i>	(N/A, Endangered)	None	N/A
Lake-side Sunflower	<i>Helianthus carnosus</i>	(N/A, Endangered)	Low	N/A
Atlantic Coast Florida Lantana	<i>Lantana depressa car. Floridana</i>	(N/A, Endangered)	None	N/A
Nodding Pinweed	<i>Lechea cernua</i>	(N/A, Threatened)	Very Low	N/A
Celestial lily	<i>Nemastylis floridana</i>	(N/A, Endangered)	Low	N/A
Plume Polypody	<i>Pecluma plumula</i>	(N/A, Endangered)	Very Low	N/A
Terrestrial Peperomia	<i>Peperomia humilis</i>	(N/A, Endangered)	Very Low	N/A
Giant Orchid	<i>Pteroglossaspis ecristata</i>	(N/A, Threatened)	Low	N/A
Florida Mountain-mint	<i>Pycnanthemum floridanum</i>	(N/A, Threatened)	Very Low	N/A
Redmargin Zephyrlily	<i>Zephyranthes simpsonii</i>	(N/A, Threatened)	Very Low	N/A
Many-flowered Grass-pink	<i>Calopogon multiflorus</i> (Lindl.)	(N/A, Threatened)	Low	N/A
Sand Butterfly Pea	<i>Centrosema arenicola</i> (Small)	(N/A, Endangered)	Low	N/A
Large-flowered Rosemary	<i>Conradina grandiflora</i>	(N/A, Threatened)	Very Low	N/A
Pondspice	<i>Litsea aestivalis</i>	(N/A, Endangered)	Very Low	N/A
Florida Spiny-pod	<i>Matelea floridana</i>	(N/A, Endangered)	Very Low	N/A
Florida Beargrass	<i>Nolina atopocarpa</i>	(N/A, Threatened)	Very Low	N/A

*Definitions of above terms: T - Threatened, E - Endangered, FE - State Listed as Federally-designated Endangered, FT - State Listed as Federally-designated Threatened, ST - State Listed as Threatened, DL - Delisted, SSC - Species of Special Concern, C - Candidate

Table Sources ■	(FNAI) Florida Natural Areas Inventory. FNAI Tracking List. http://fnaif.org/bioticssearch.cfm .
	[USFWS] United States Fish and Wildlife Service. Environmental Conservation Online System. http://ecos.fws.gov/tess_public/reports/species-by-current-range-county?fips=12031 .
	[FWC] Florida Fish and Wildlife Conservation Commission. Florida's Imperiled Species Management Plan, Oct 12, 2015 Draft. http://myfwc.com/media/3344480/draft-ism-p-october-2015.pdf

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- Red Cockaded Woodpecker (*Picoides borealis*) – The red cockaded woodpecker is listed as endangered by both federal and state agencies. This species typically requires longleaf pine flatwoods habitats in the north and central Florida zones that have a variety of grass, forb, and shrub species in the ground cover strata. This species was not observed on site, and due to the lack of viable habitat within the property it was designated a “Very Low” Occurrence Potential, as stated in Table 2.
- Wood Stork (*Mycteria americana*) – The wood stork is listed as endangered by both federal and state agencies. This species typically requires inundated forested wetlands for both nesting and foraging and has a typical range, or core foraging area (CFA) of 13 miles in the north Florida region. The nearest listed active wood stork colony is the Lake Disston colony which is located approximately 21 miles southwest from the property, which leaves the property 8 miles outside of the typical core foraging area for the species. According to section A of the North Florida Wood Stork Effect Determination Key, the continuation of this project will have “no effect” on the species due to the absence of suitable foraging habitat on property. The species was not observed on site and was designated as having a “Low” Occurrence Potential because the site falls outside of any CFA of the species, and the habitat types on site would only marginally meet the basic foraging habitat requirements for the species.
- Florida Scrub-Jay (*Aphelocoma coerulescens*) – The Florida scrub-jay is listed as threatened by both federal and state agencies. This species requires fire-dominated scrub habitats with well drained sandy soils. The species is most commonly found in Brevard, Highlands, Polk, and Marion counties with Federal lands being their greatest refuge. At no point during the site visit were any Florida scrub-jay observed or heard, and no viable habitat was located on site. For these reasons the species was designated as having a “Very Low” Occurrence Potential, as stated in Table 2.
- Striped Newt (*Notophthalmus perstriatus*) – The striped newt is listed as a candidate species by federal agencies and is not listed by state agencies. This species requires xeric upland communities, typically sandhill or scrub habitats though may also be found in upland pine flatwoods. At no point during the site visit was this species observed on site, and the viable habitat on site was marginal. Pine flatwoods are found on site within the western portion of the property, though no isolated depressional marshes were located. For this reason, this species was designated as having a “Low” Occurrence Potential, as stated in Table 2.
- Gopher Tortoise (*Gopherus poluphemus*) – The gopher tortoise is listed as a candidate species by USFWS, and as a threatened species by FWC. This species typically requires dry upland communities including sandhill, dry pine flatwoods, xeric oak, and scrub habitats. The habitat is unmanaged and overgrown, however during the site investigation two potentially occupied gopher tortoise burrows were located on the eastern extent of the property between the tree-line and the maintained right-of-way of Old Kings Rd. Per the most current site plan the burrows can be avoided 25 feet. However, should the proposed project area affect areas within 25 feet of the potentially occupied burrow, a permit will be obtained from Florida Fish & Wildlife (FWC) prior to any land clearing activity. Due to the observance of two potentially occupied burrows

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on site in a confined area of marginal habitat, but outside of the construction limits, this species was designated as having a “medium” Occurrence Potential, as listed in Table 2.

- Eastern Indigo Snake (*Drymarchon corais couperi*) - The eastern indigo snake is federal, and state listed threatened species. The species typically requires a large range of undisturbed lands to thrive and typically requires xeric habitat with gopher tortoise burrows that the species utilizes for denning. Two gopher tortoise burrows were noted on the tract, although the habitat is more marginal than a traditional xeric habitat. Fragmented development and large roadways surround the site, making indigo snake utilization of this property highly unlikely.

During site visit, a review of potential gopher tortoise habitat was conducted, and no eastern indigo snakes were observed, though two potentially occupied gopher tortoise burrows were located. Based upon the Eastern Indigo Snake Programmatic Effect Determination Key, if the Army Corps of Engineers Permit is conditioned with FWS’s “Standard Protection Measures For The Eastern Indigo Snake”, will impact less than 25 acres of xeric habitat, then the project is “Not Likely to Adversely Affect the species. For these reasons, this species was designated as having a “Low” Occurrence Potential, as listed in Table 2.

- American Alligator (*Alligator mississippiensis*) – The American alligator is federally listed as threatened due to similarity of appearance (S/A) to the American crocodile, and state listed as threatened due to S/A. This species requires freshwater lakes, slow moving rivers, or brackish water communities throughout Florida. There is a ditch that bisects the property that could potentially harbor an alligator, though at no point during the site investigation were any American alligators observed. Due to the relatively poor quality of the ditch, and the absence of any American alligators, the species was designated as having a “low” Occurrence Potential, as listed in Table 2.
- Southern Milkweed (*Asclepias viridula*) – The southern milkweed is listed by the state agencies as threatened and is not federally listed. This species requires communities like wet flatwoods, prairies, seepage slopes, or pitcher plant bogs. There are mesic flatwoods located on site in the western portion of the property, though the ground cover species and quality were not conducive for this species to be able to utilize. At no point during the site investigation were any southern milkweed plants observed. For these reasons, this species was designated as having a “Low” Occurrence Potential, as listed in Table 2.
- Lake-side Sunflower (*Helianthus carnosus*) – The lake-side sunflower is designated as a threatened species on the state level and is not federally protected. This species generally requires wet flatwoods and/or prairie community types. This is a very rare species, and at no point was it observed during the site investigation. In addition to its absence on site, the flatwoods on site were generally within uplands, though some areas were mesic the habitat would not be satisfactory enough to harbor this species. For these reasons, this species was designated as having a “Low” Occurrence Potential, as listed in Table 2.

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- Nodding Pinweed (*Lechea cernua*) – The nodding pinweed is listed by state agencies as threatened and is not listed at the federal level. This species generally requires upland scrub habitats, which are not found within the property. For this reason, this species was designated as having a “Very Low” Occurrence Potential, as listed in Table 2.
- Celestial lily (*Nemastylis floridana*) – The celestial lily is listed by state agencies as endangered and is not listed at the federal level. This species typically requires wet flatwoods-especially cabbage palm flatwoods, also prairies, and marshes. The flatwoods on property were dominated by pines in the canopy, saw palmetto (*Serenoa repens*) in the shrub layer, and generally was upland with some mesic areas. Due to the lack in viable habitat, this species was designated as having a “Low” Occurrence Potential, as listed in Table 2.
- Plume Polypody (*Pecluma plumula*) – The plume polypody is listed by state agencies as endangered and is not listed at the federal level. This species is an epiphytic fern that is dominantly located on mature live oak (*Quercus virginiana*) within mesic and hydric hammocks. This habitat type, species, or the presence of live oak in mesic or hydric areas was not observed on property. For this reason, the species was designated as having a “Very Low” Occurrence Potential, as listed in Table 2.
- Terrestrial Peperomia (*Peperomia humilis*) – The terrestrial peperomia is listed by state agencies as endangered and is not listed at the federal level. This species requires habitats including shell mounds and limestone outcrops in mesic hammocks, or cypress swamps. There was no cypress dominated swamps on site, though cypress were located within the wetland forested mixed habitat type on property. Due to the absence of suitable habitat on site, this species was designated as having a “Very Low” Occurrence Potential, as listed in Table 2.
- Giant Orchid (*Pteroglossaspis ecristata*) – The giant orchid is listed by state agencies as threatened and is not listed at the federal level. This species is generally found within habitats including sandhill, pine flatwoods, scrub, and pine rocklands. There are pine flatwoods within the project boundary, though at no point were any giant orchid observed. The pine flatwoods on site are more mesic than this species would require, therefore the species was listed as having a “Low” Occurrence Potential, as listed in Table 2.
- Florida Mountain-mint (*Pycnanthemum floridanum*) – The Florida mountain-mint is listed by state agencies as threatened and is not listed at the federal level. This species is typically observed along roadside ditches and in moist areas of sandhill communities. The roadside ditches along Old Kings Rd contained no Florida mountain-mint, and the area where the gopher tortoise burrows were located also had an absence of this species. The general absence of moist sandhill areas on property, and the fact that the species was not observed during the site investigation was the reason the species was designated as having a “Very Low” Occurrence Potential, as listed in Table 2.

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- Redmargin Zephyrlily (*Zephyranthes simpsonii*) – The redmargin zephyrlily is listed by state agencies as threatened and is not listed at the federal level. This species requires peaty-sandy soils and is dominantly found in the coastal plain communities. The absence of peaty-sandy soils was reasoning to designate this species as having a “Very Low” Occurrence Potential, as listed in Table 2.
- Many-flowered Grass-pink (*Calopogon multiflorus* (Lindl.)) – The many-flowered grass-pink is listed as threatened on the state level and is not listed at the federal level. This species has a required habitat range in dry to moist flatwoods that have the presence of longleaf pine (*Pinus palustris*), wiregrass (*Aristida spp.*), and saw palmetto (*Serenoa repens*). This site does contain pine species, though no longleaf were observed within the flatwoods, and there is a presence of saw palmetto in the flatwoods though no wiregrass was observed. For this reason, this species was designated as having a “Low” Occurrence Potential, as listed in Table 2.
- Sand Butterfly Pea (*Centrosema arenicola* (Small)) – The sand butterfly pea is listed as endangered on the state level and is not listed at the federal level. This species requires scrubby flatwoods, sandhill, or dry upland woods for maximum fitness. There is a presence of some dry upland woods on site within the flatwoods, though the majority of this area is mesic. At no point was this species observed on site and for these reasons the species was designated as having a “Low” Occurrence Potential, as listed in Table 2.
- Large-flowered Rosemary (*Conradina grandiflora*) – The large-flowered rosemary is listed as threatened on the state level and is not listed at the federal level. This species is typically found within coastal scrub, coastal backdunes, maritime hammock, sand pine scrub, or sandhill areas mostly within Volusia and Broward counties. Neither this species, nor its required habitat types was observed during the site investigation, and for this reason the species was designated as having a “Very Low” Occurrence Potential, as listed in Table 2.
- Pondspice (*Litsea aestivalis*) – Pondspice is listed as endangered on the state level and is not listed at the federal level. This species is typically found along the edges of cypress domes, flatwoods ponds, or baygalls and mostly requires peaty soils. Flatwoods communities are found on site, though there are no ponds or banks where this species would flourish. Due to the lack of habitable area on site this species was given a “Very Low” Occurrence Potential, as listed in Table 2.
- Florida Spiny-pod (*Matelea floridana*) – The Florida spiny-pod is listed as endangered at the state level and is not listed at the federal level. This species generally requires open upland landscapes including open woodlands, sandhills, and old fields. These habitat types are not located within the project boundaries and for that reason this species was designated as having a “Very Low” Occurrence Potential, as stated in Table 2.
- Florida Beargrass (*Nolina atopocarpa*) – Florida beargrass is listed as threatened at the state level and is not listed at the federal level. This species generally requires a

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sandy loam soil, occasionally with peat soils in pine flatwoods. While there are pine flatwoods on site, there are no required soils for this species to inhabit on site. At no point during the site investigation was this species, or its required habitat/soils communities observed. For this reason, this species was designated as having a "Very Low" Occurrence Potential, as listed in Table 2.

- Species with an Occurrence Potential of "None". – Species including the red knot (*Calidris canutus rufa*), shortnose sturgeon (*Acipenser brevirostrum*), green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricate*), kemp's ridley sea turtle (*Lepidochelys kempii*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), west indian manatee (*Trichechus manatus*), coastal vervain (*Glandularia maritima*), and the atlantic coast Florida lantana (*Lantana depressa* var. *floridana*) all required community types which are absolutely not located on site. These are either oceanic species, or species who require intracoastal/sand dune habitats. For this reason, these species were designated as having a Occurrence Potential of "None," as listed in Table 2.
- Additional Concerns: COPC has concerns regarding the viability of the existing wildlife corridor that the parcel currently provides. After an analysis of the corridor, Terracon determined that the four(4) 36" culverts being proposed for the road crossing will allow continuity for most mammal species, with the larger species such as deer and feral hog being able to cross over the road. In addition, the road will have minimal trips, estimated to be 8 trips per day of vehicular volume. The proposed mitigative measures, such as a 10 mile per hour speed limit will result in a low risk environment to crossing animals, while landscape plantings at the crossings will allow the animals to be near the road before crossing, minimize time to cross. Therefore, with these mitigative measures, Wildlife Vehicular Collisions (WVC) will minimal and the ability of the property to be wildlife corridor therefore should not be disrupted.

Threatened and Endangered Plants: At no point during Terracon's site investigation were any of the protected plants listed in 50 CFR 17.12 observed. The plant species from this list with potential to occur in Flagler county can be seen in Table 1. It is the opinion of Terracon that no listed plant species will be affected by the continuation of the proposed project, and no further action should be required.

4.0 CONCLUSION

Based on our assessment, Terracon anticipates that the proposed development will not have a detrimental effect on the above-listed species. Terracon biologists and the Qualified Environmental Professional Joe Brinson conducted site investigations to evaluate the occurrence and extent of any state or federally protected species. ESI conducted a desktop review of existing published information which assisted in characterizing current conditions on the project site. These sources included the United States Geographical Survey (USGS) topographic map

Imperiled Species Study

Kings Crossing Storage ■ City of Palm Coast, Flagler County, Florida
November 18, 2020 ■ Terracon Project No. HK197204



(Beverly Beach, Florida Quadrangle 2015), National Wetlands Inventory (NWI) map, the Soil Survey of City of Flagler, County, Florida (U.S. Department of Agriculture, Natural Resources Conservation Service) and recent (2019) aerial photographs. Additionally, a list of federally and state protected wildlife and plant species potentially occurring on the site was developed utilizing the U.S. Fish and Wildlife Service (FWS) data, Florida Fish, Wildlife Conservation Commission's (FWC) 2018 endangered and threatened species list, and the Florida Natural Areas Inventory (FNAI) data. The list was used to identify the habitats utilized by each species. Potential habitats were identified before the site visit by reviewing aerial photographs and consulting the soil survey for Flagler County. In-house research was followed by an on-site field review of the upland and wetland areas, as well as potential threatened or endangered species' habitat within the boundaries of the property.

The on-site field investigation produced the observance of two potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows in the southeast corner of the property, and the observance of common unlisted species described in Table 1. The gopher tortoise burrows will be addressed by the acquisition of a permit from FWC should the proposed development come within 25 feet of any active burrow identified on-site. The current site plan avoids the burrows by 25 feet. No additional listed species, or their essential habitat communities were observed within the property boundaries. For these reasons, ESI prospects the intended project will have no adverse effect on any listed species within Table 2.

5.0 STANDARD OF CARE

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Terracon makes no warranties, express or implied, regarding the findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third-party resources supplying information used in the preparation of the report. These services were performed in accordance with the scope of work agreed to with our client. Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Terracon appreciates the opportunity to provide this report to Storage Units of Palm Coast, LLC. If you have questions concerning this report or require additional information, please give us a call.

6.0 REFERENCES

1. F.A.C. 62-340 "Delineation of the Landward Extent of Wetlands and Surface Waters"
(Florida DEP 1994)

Imperiled Species Study

Kings Crossing Storage ■ City of Palm Coast, Flagler County, Florida
November 18, 2020 ■ Terracon Project No. HK197204



2. Munsell Soil Color Charts (Munsell 1931)
3. ISB: Atlas of Florida Vascular Plants (On-line Service 2014)
4. Google Earth on-line mapping services (Google 2014)
5. University of Florida Forest Stewardship, "Common Trees in Florida Hardwood Forests" (UF 2009)
6. University of Florida Aerial Photo Archive (UF 2014)
7. [Company E-mail] County Soil Survey (USDA)
8. Army Corps of Engineers "Corps of Engineers Wetland Delineation Manual", dated January 1987.
9. U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). U.S. Army Engineer Research and Development Center, Vicksburg, MS.

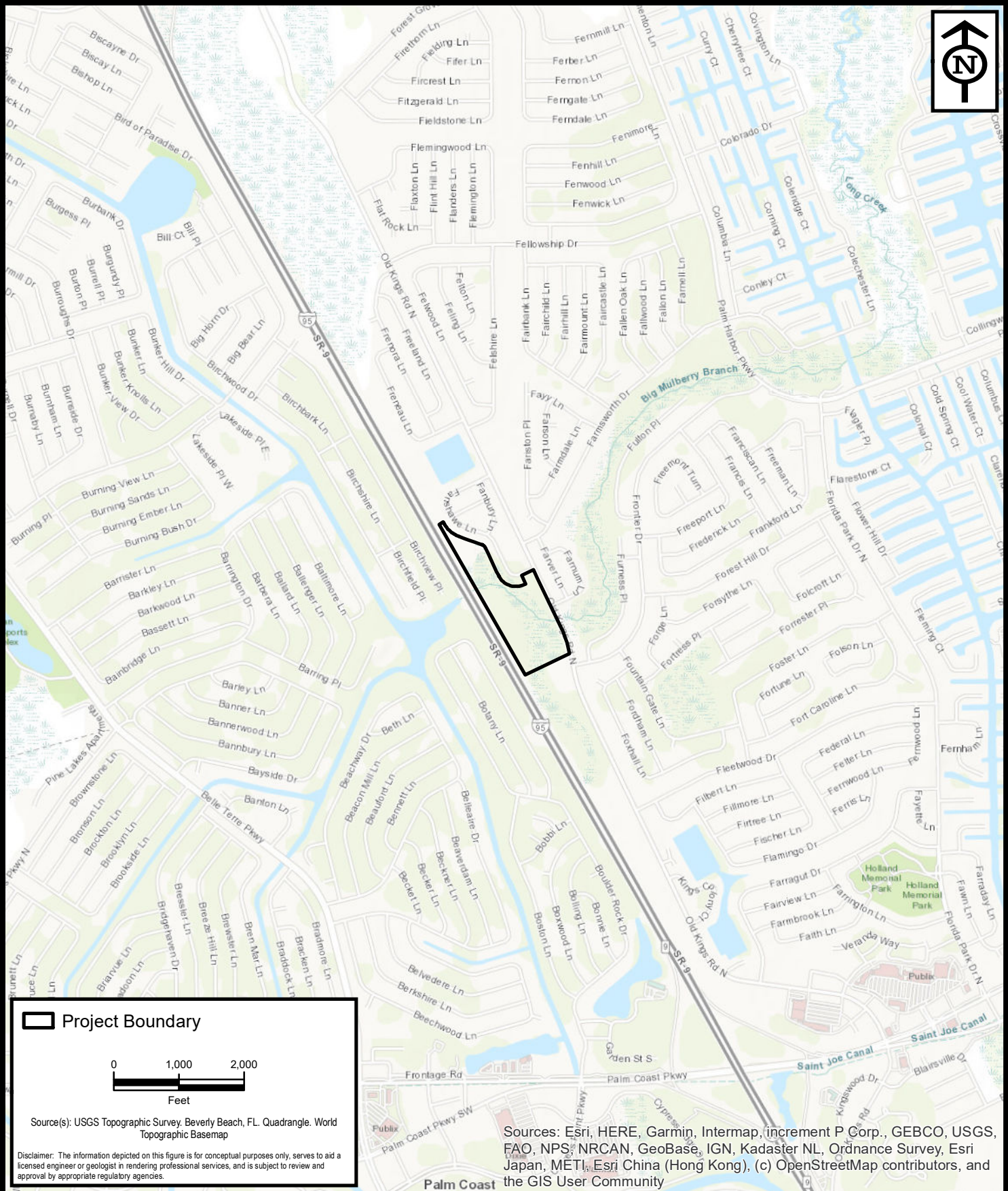
Imperiled Species Study


Kings Crossing Storage ■ City of Palm Coast, Flagler County, Florida

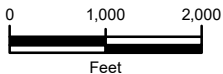
November 18, 2020 ■ Terracon Project No. HK197204



**Appendix A
Exhibits**



 Project Boundary



Source(s): USGS Topographic Survey, Beverly Beach, FL. Quadrangle. World Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY

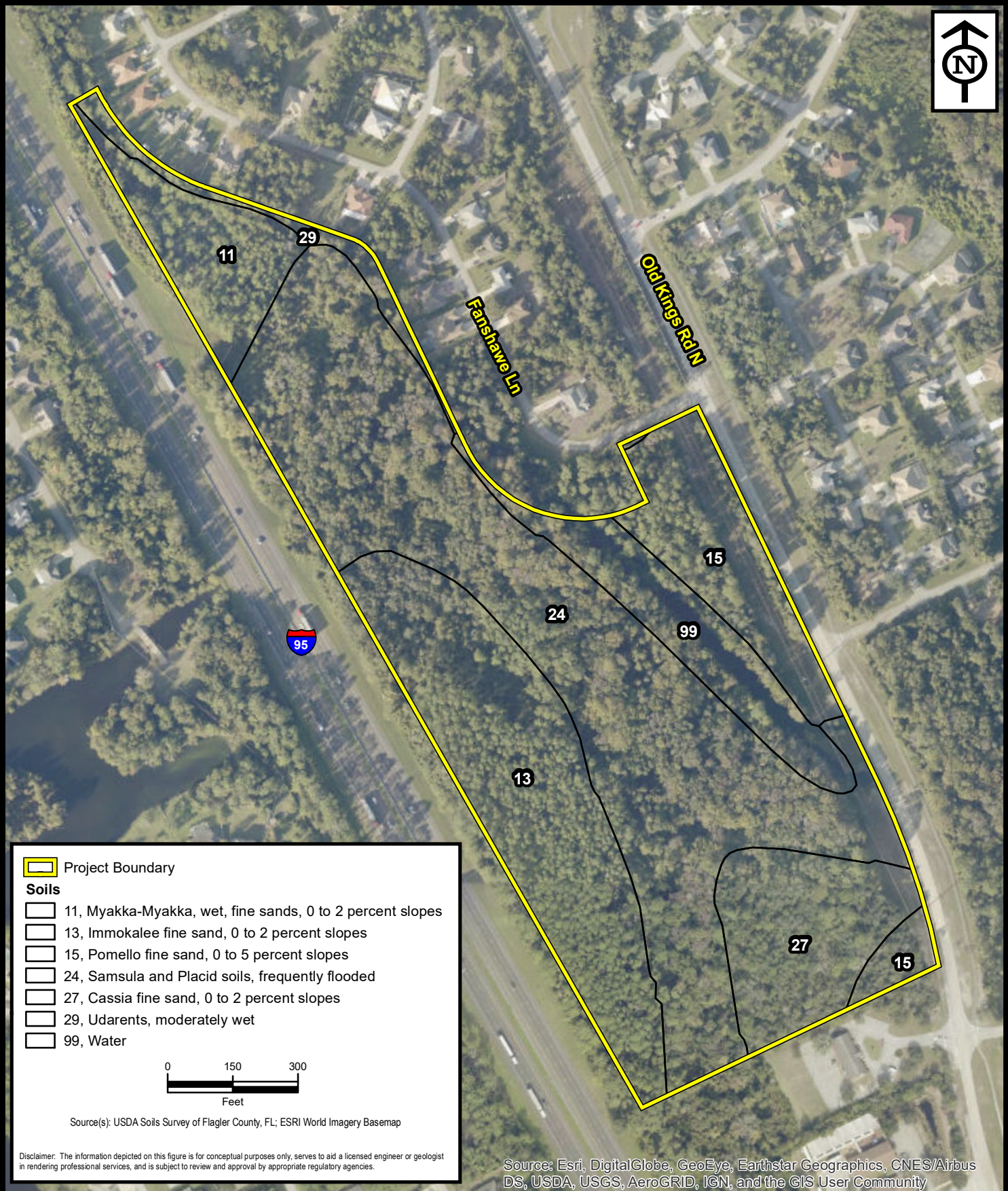
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112









Project Location

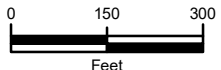
Old Kings Road Storage

Flagler County, Florida

Project No.	HK197407
Date	Mar 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	1



-  Project Boundary
- Soils**
-  11, Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes
-  13, Immokalee fine sand, 0 to 2 percent slopes
-  15, Pomello fine sand, 0 to 5 percent slopes
-  24, Samsula and Placid soils, frequently flooded
-  27, Cassia fine sand, 0 to 2 percent slopes
-  29, Udarents, moderately wet
-  99, Water



Source(s): USDA Soils Survey of Flagler County, FL; ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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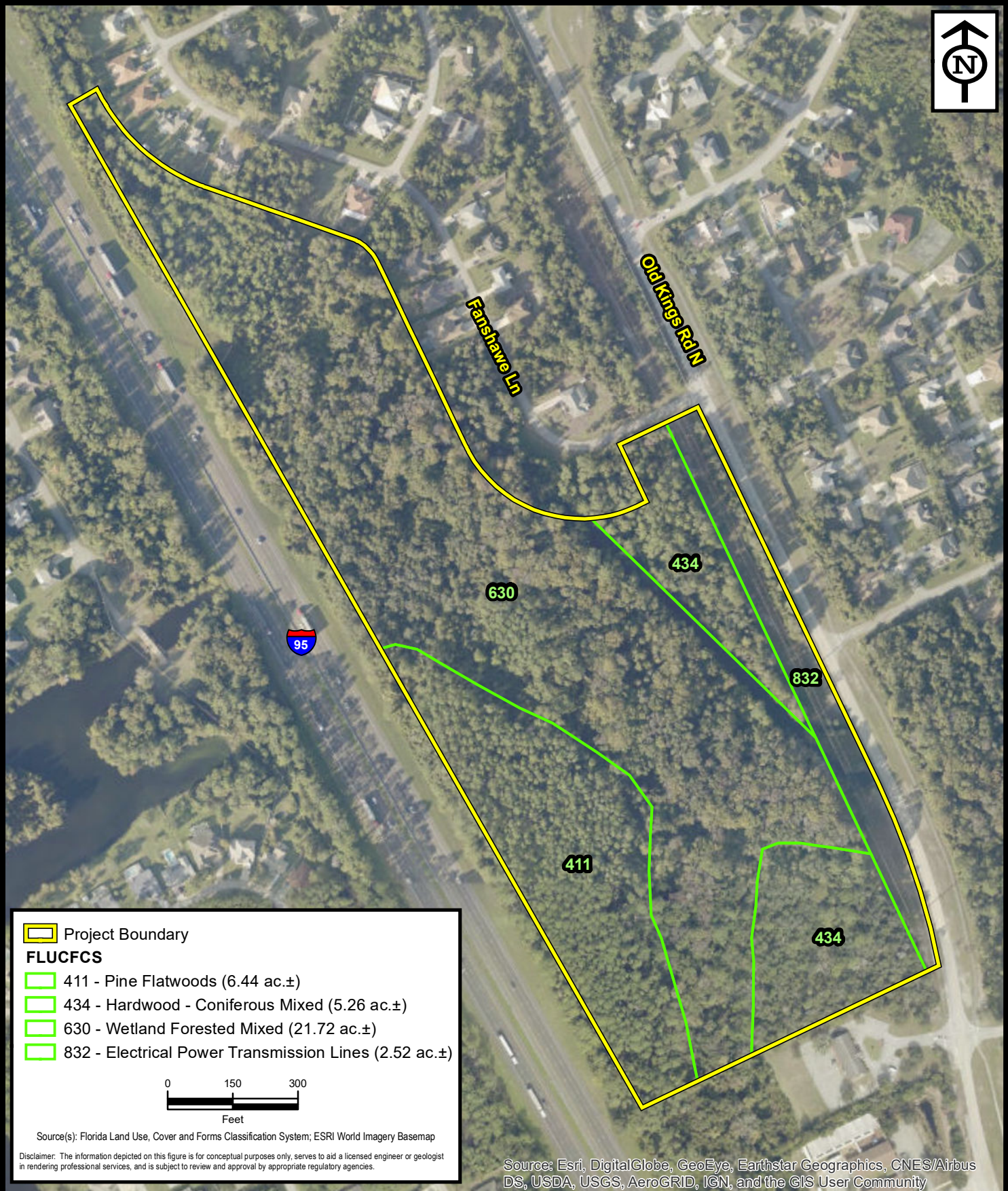
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112


NRCS Soils

Old Kings Road Storage





Flagler County, Florida

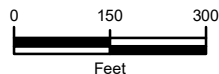
Project No.	HK197407
Date	Mar 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	2



 Project Boundary

FLUCFCS

-  411 - Pine Flatwoods (6.44 ac.±)
-  434 - Hardwood - Coniferous Mixed (5.26 ac.±)
-  630 - Wetland Forested Mixed (21.72 ac.±)
-  832 - Electrical Power Transmission Lines (2.52 ac.±)



Source(s): Florida Land Use, Cover and Forms Classification System; ESRI World Imagery Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

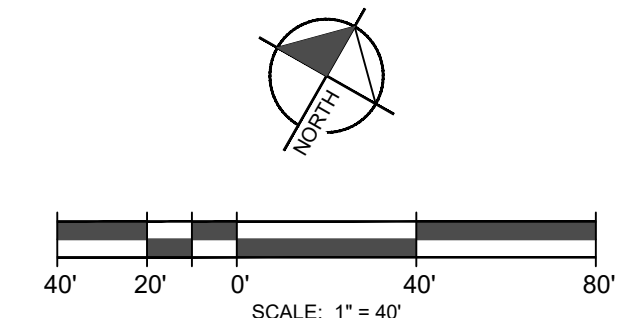
Existing Site Conditions

Old Kings Road Storage

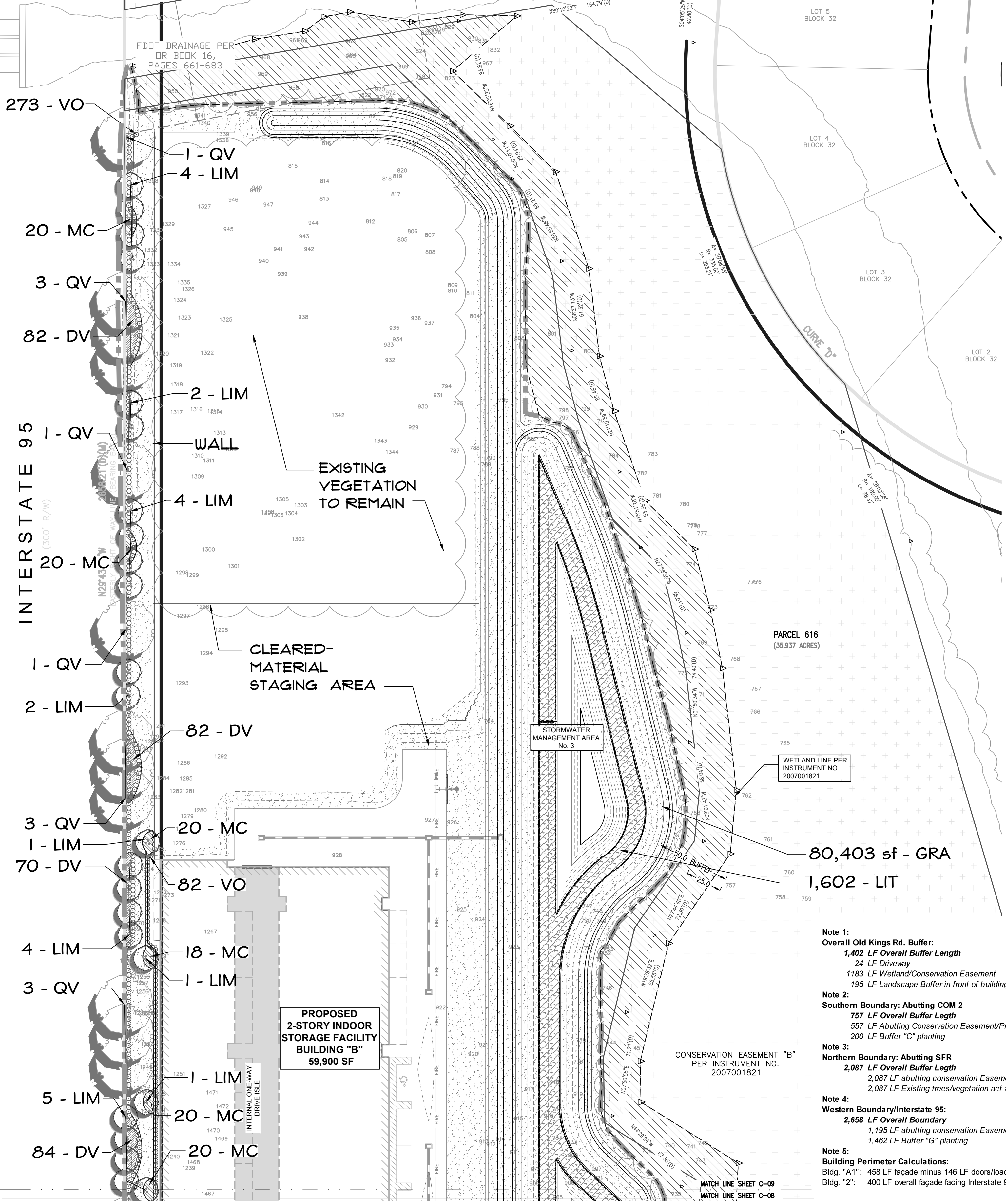
Flagler County, Florida

Project No.	HK197407
Date	Mar 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	3

Reserved for Agency approval stamp



(3) EX. 10'x4' BOX CULVERTS
HEADWALL WEST 22.5'
HEADWALL EAST 22.6'
INVERTS WEST 16.5'
INVERTS EAST 16.5'



PLANT SCHEDULE KINGS CROSSING

Table with columns: TREES, SHRUBS, SHRUB AREAS, LITTORAL ZONE AREAS, GROUND COVERS. Includes botanical names, common names, sizes, containers, and quantities for various plant species like Japanese Blueberry Tree, Muskogee Crape Myrtle, and Bahía Grass.

Landscape Code Summary

Summary table with columns: OLD KINGS RD (area in front of building): Buffer "G", SHORT SCREEN & ACCENT PLANTING, INTERSTATE 95 WESTERN BOUNDARY: Buffer "G", INTERIOR LANDSCAPE REQUIREMENTS, VUA CALCULATIONS. Lists required trees, shrubs, and landscape area calculations.

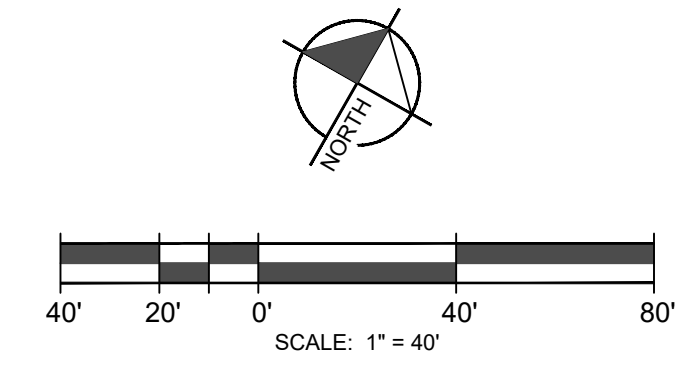
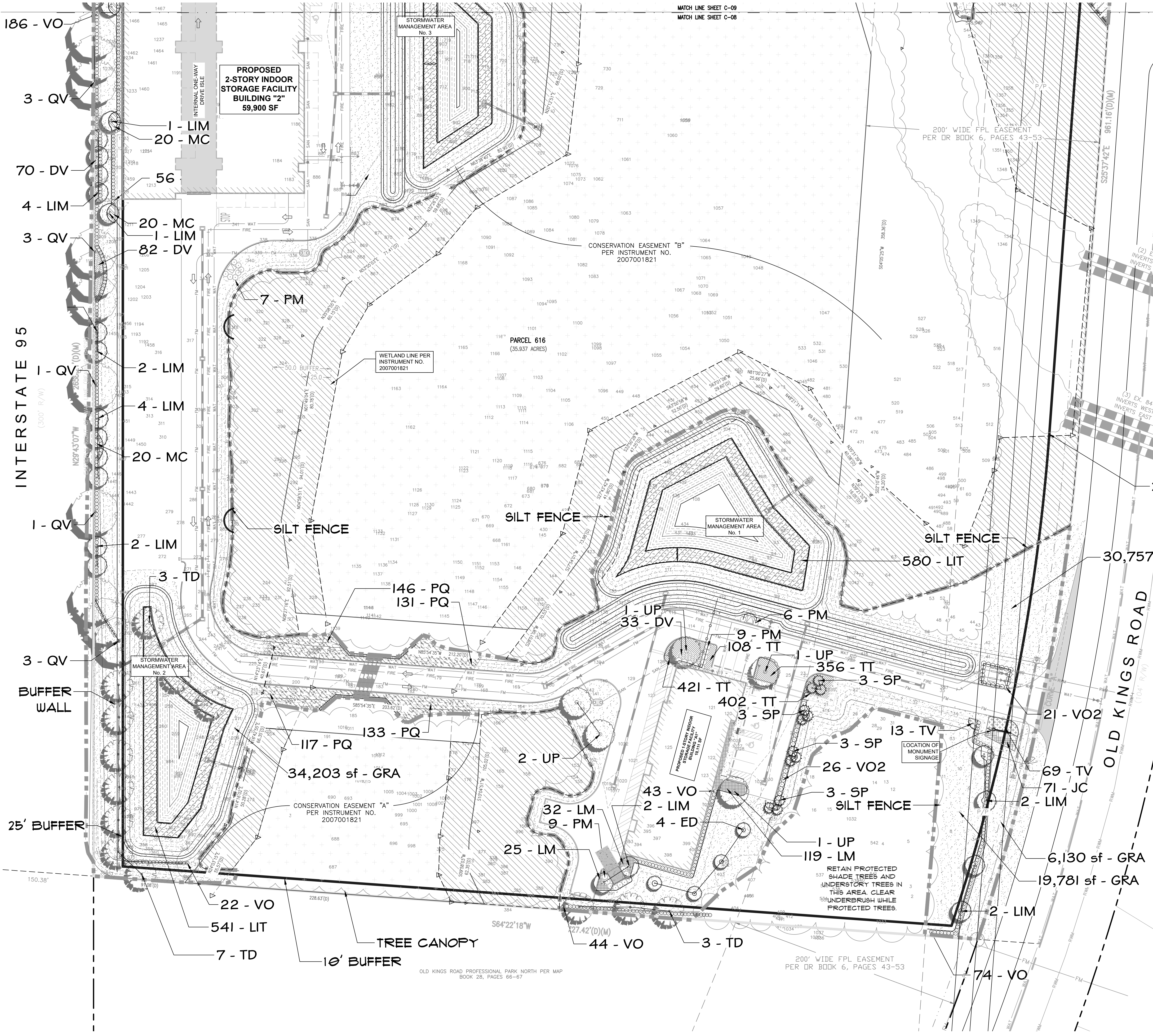
- Note 1: Overall Old Kings Rd. Buffer: 1,402 LF Overall Buffer Length...
Note 2: Southern Boundary: Abutting COM 2...
Note 3: Northern Boundary: Abutting SFR...
Note 4: Western Boundary/Interstate 95...
Note 5: Building Perimeter Calculations...

Andrew S. Dance & Associates, LLC
Andrew S. Dance, RLA
FL Reg. #LA1112
13 Evansville Ln., Palm Coast, Florida 32104
Andy@AndrewDance.com
Ph: 386.627.5600
Landscape Architecture
Natural Resource Conservation
Land Use & Land Planning
Environmental Stewardship

REVISIONS table with columns: NO., DATE, DESCRIPTION.

KINGS CROSSING - STORAGE
LANDSCAPE PLAN
LANDSCAPE CONSTRUCTION DRAWINGS

PROJECT #: ASD PROJECT #2024-02
ISSUE DATE: JUNE 4, 2020
SCALE: N/A
DESIGNED BY: ASD
DRAFTED BY: ASD
FLAT FILE
DRAWING FILE:



Reserved for Agency approval stamp

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 ANDREW S. DANCE &
 ASSOC., LLC
 386.627.5600
 LC: 26000351
 LA: 000112

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 Andrew S. Dance, RLA
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 13 Evansville Ln., Palm Coast, Florida 32164
 Andy@AndrewDance.com
 Ph: 386.627.5600
 Landscape Architecture
 Natural Resource Conservation ▲ Land Use & Land Planning
 Environmental Stewardship

NO. DATE DESCRIPTION

1	11/15/20	Revisions per City Comments
2	05/13/21	Revisions Due to Site Plan Change

REVISIONS

KINGS CROSSING - STORAGE
 LANDSCAPE PLAN
 LANDSCAPE CONSTRUCTION DRAWINGS

PROJECT #: ASD PROJECT #20-02
 ISSUE DATE: MAY 11, 2021
 SCALE: N/A
 DESIGNED BY: ASD
 DRAFTED BY: ASD
 FLAT FILE:
 DRAWING FILE:

Littoral Zone Planting Area

Pond #	MHW Pond Length (FT)	Multiplied by	Multiplied by 7.5' Width	SF Planting Area Required
Pond 1	416	15%	7.5'	468
Pond 2	385	15%	7.5'	433
Pond 3	1267	15%	7.5'	1425
Total:	2068	15%	equals	2327
Provided:				
Total:	4963	LF x 12'	equals	24816
Pond 1	416	12	equals	4992
Pond 2	385	12	equals	4620
Pond 3	1267	12	equals	15204

A1



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

keesee
ARCHITECTURE & INTERIOR DESIGN

ARCHITECT: KEESSEE ARCHITECTURE & INTERIOR DESIGN
DATE: 11/14/18
PROJECT: STORAGE UNITS BUILDING "A"
SHEET: AR3.1

ZTE
Zoning Technical Engineer
11111 S. W. 11th St., Suite 100
Miami, FL 33150
Tel: 305.859.1111
www.zte.com

RAPID
RAPID CONSTRUCTION
11111 S. W. 11th St., Suite 100
Miami, FL 33150
Tel: 305.859.1111
www.rapidconstruction.com

STORAGE UNITS
BUILDING "A"
640 WINGS ROAD
PALM BEACH, FL

PERSPECTIVES
BLDG. A

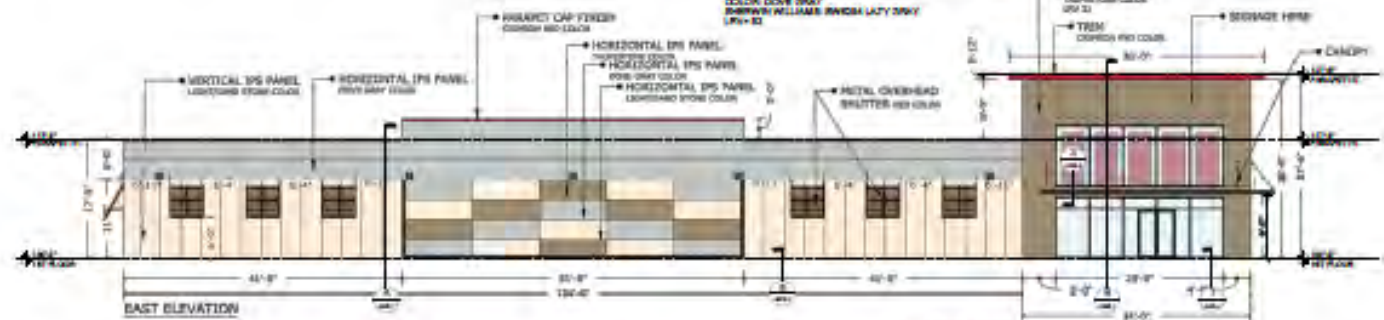
AR3.1

NO.	DATE	DESCRIPTION

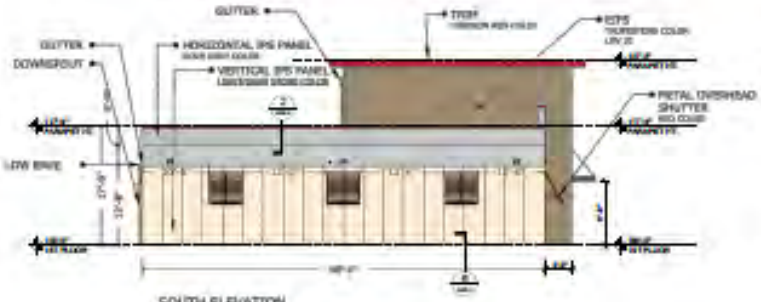
ELEVATIONS
 BLDG. A
 AR3.0

ELEVATIONS BUILDING "A"
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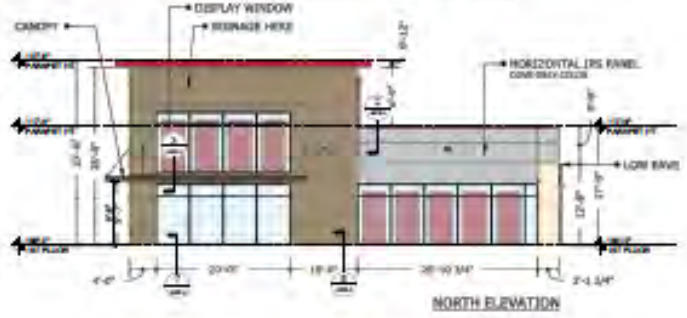
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 COLOR: LIGHT SANDSTONE
 SHERRILL WILLIAMS, PANTO'S COPTER GRAY
 UV#-01
- BASE COLOR #2**
 COLOR: TAUPESTONE
 SHERRILL WILLIAMS, PANTO'S STICKS & STONES
 UV#-01
- BASE COLOR #3**
 COLOR: OAKS GRAY
 SHERRILL WILLIAMS, SWISH LADY GRAY
 UV#-02
- ACCENT COLOR #1**
 COLOR: CRIMSON RED
 SHERRILL WILLIAMS, SWISH PAUL RED
 UV#-13
- ACCENT COLOR #2**
 COLOR: SLATE GRAY
 SHERRILL WILLIAMS, PANTO'S GALLET GRAY
 UV#-17



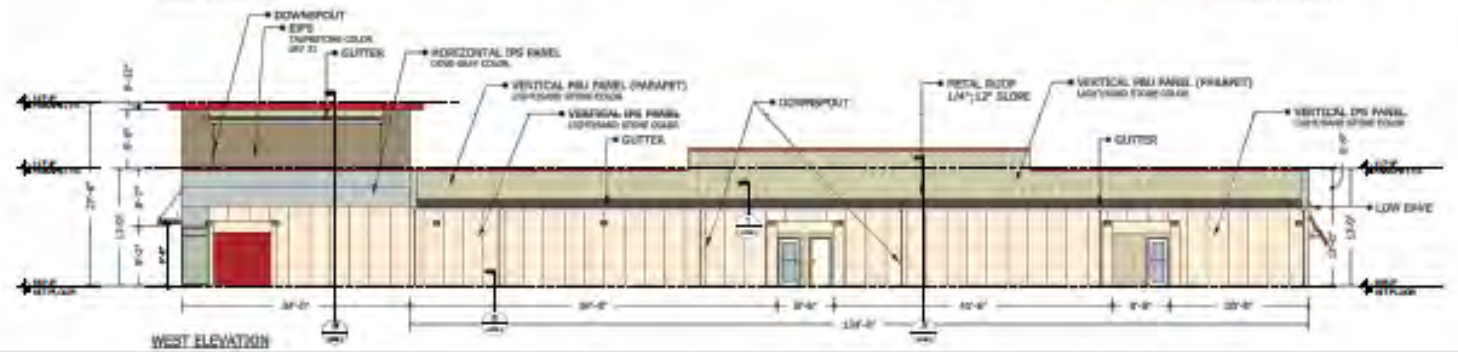
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



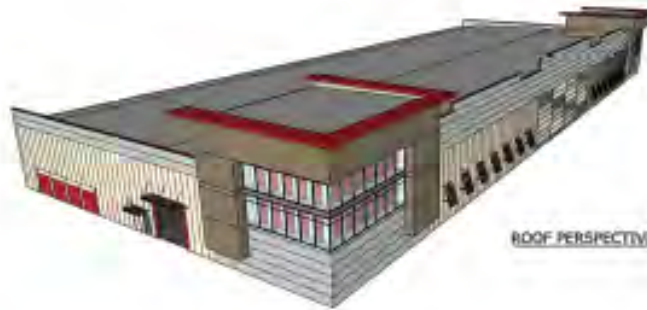
WEST ELEVATION



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE

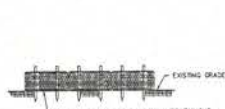
SCALE:
FOR ALL ARCHITECTURAL SHEETS
AS 1" = 40'-0" (1:160)



STORAGE UNITS
BUILDING "B"
OLD KINGS ROAD
PALM COAST, FL

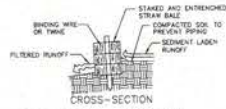
NO.	DATE	DESCRIPTION

PERSPECTIVES
BLDG. B
AR3.1



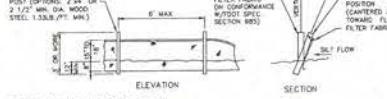
SEDIMENT BARRIER DETAIL
NOT TO SCALE

NOTE: CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (JUTE BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE JUTE MATS OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANS-PORTED OFF-SITE DURING BY NATURE, CHANGE OF OR UNUSUAL TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAR SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

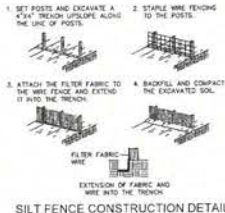


NOTES FOR BAILED JUTE BARRIERS:

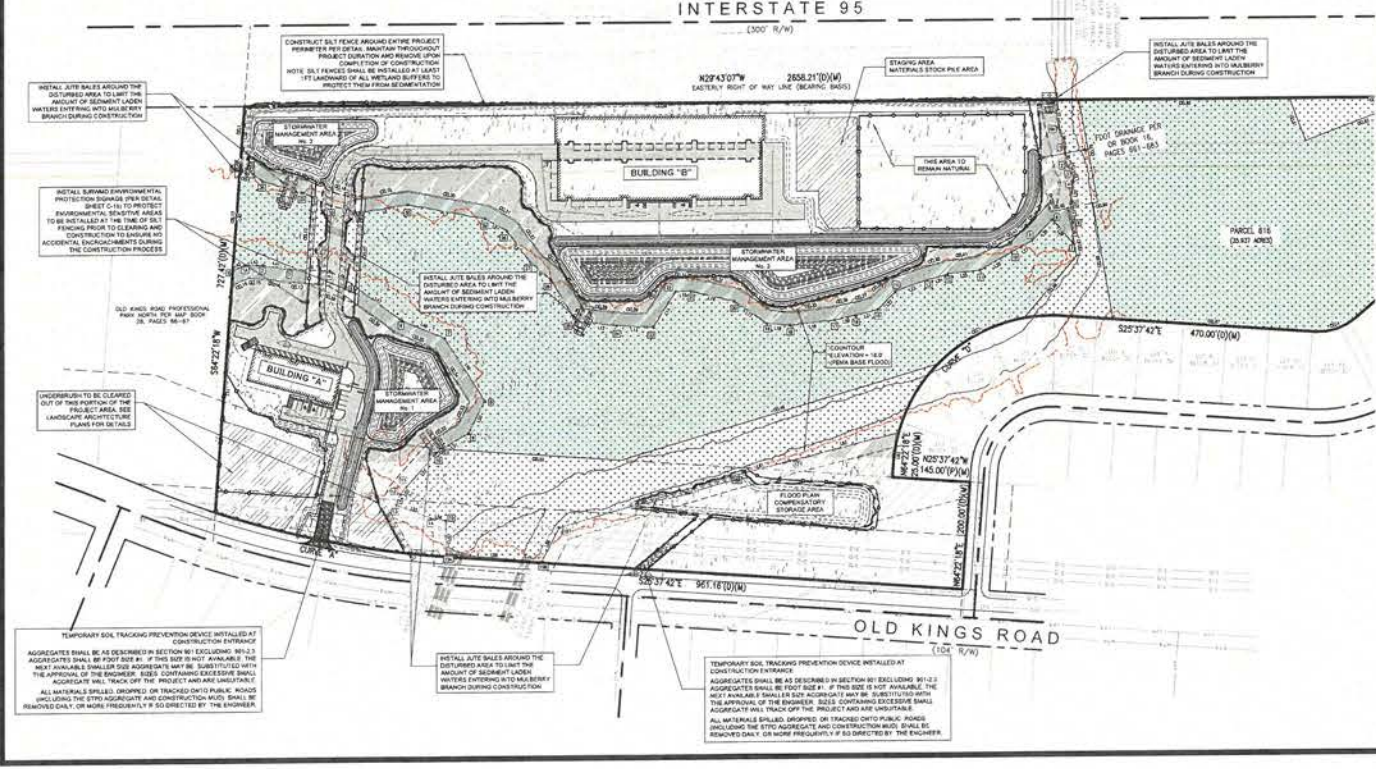
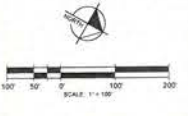
- TYPE I AND 2 BARRIERS SHOULD BE SPACED IN ACCORDANCE WITH CHART 1 SHEET 1.
- JUTE BALS SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2" x 4" x 4" (OR 2" x 4" x 4" WOOD STAKES). STAKES OF OTHER MATERIALS OF SIMILAR PROVEN EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OVER 18" HIGH SHALL BE ANCHORED UPON COMPLETION OF THE PROJECT.
- SEDIMENT BARRIERS SHALL BE FILTERED FULLY THROUGH. UNDESIRABLE SOLIDS SHALL BE FILTERED WITH JUTE TO PREVENT SILT FROM PASSING.
- WHERE USED IN CONNECTION WITH SILT FENCE, JUTE BALES SHALL BE PLACED ON THE UPTERRAIN SIDE OF THE FENCE.



TYPE III SILT FENCE DETAIL
NOT TO SCALE



SILT FENCE CONSTRUCTION DETAIL
NOT TO SCALE



BMP LEGEND

[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED HEAVY CONCRETE
[Symbol]	DELIMITED WETLANDS
[Symbol]	CONSERVATION EASEMENT
[Symbol]	WETLAND BUFFER
[Symbol]	PROPOSED FENCING
[Symbol]	PROPOSED SILT FENCING
[Symbol]	PROPOSED PROJECT LIMITS

TREE REMOVAL NOTE

- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR LISTING OF TREES TO BE SAVED AND RELOCATED FROM WITHIN THE PROJECT AREA.
- EXISTING TREES SHOWN TO REMAIN SHOULD HAVE NO ALTERATION OF GRADE MADE WITHIN THEIR TREE PROTECTION ZONE, IF CHANGES ARE SHOWN PROPOSED TO ALTER GRADE WITHIN THIS TREE PROTECTION ZONE, FIELD ADJUSTMENTS WILL NEED TO BE MADE TO AVOID THIS. THIS MAY REQUIRE THE USE OF RETAINING WALLS.

SWPPP NOTES

- THE APPROVED SWPPP REPORT AND DETAILS ARE INCLUDED IN A SEPARATE ATTACHMENT AND ARE CONSIDERED PART OF THESE ENGINEERING DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL REQUIREMENTS AND DETAILS THAT ARE SHOWN IN THE APPROVED SWPPP REPORT.
- CONTRACTOR SHALL EXECUTE ALL APPLICABLE SWPPP FORMS IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND FINAL, OBTAIN ALL NECESSARY PERMITS.
- INCLUDES THE FORM NO. PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR FILING DAILY AND MONTHLY RECORDS AS OUTLINED IN THE APPROVED SWPPP REPORT AND SHALL SUBMIT A COPY OF THESE RECORDS FOR MONTHLY TO THE ENGINEER AND THE ENGINEER OF RECORD. THE ENGINEER WILL BE RESPONSIBLE FOR REVIEWING THE MONTHLY PERMIT APPLICATIONS.
- PERMITS FOR GENERAL PERMIT MUST BE PLACED AT THE SITE AND THAT ALL RECORDS RELATED TO SWPPP REPORTS, PERMIT EVENTS, CLEANUP EFFORTS AND ANY OTHER RETENTION INFORMATION WILL BE PROVIDED TO THE ENGINEER OF RECORD AND RETAINED FOR 3 YEARS FROM THE DATE OF FINAL SETTLEMENT.

BEST MANAGEMENT PRACTICES BMP GUIDELINES:

- BEST MANAGEMENT PRACTICES DEVICES SHALL BE USED TO ADDRESS EROSION AND SEDIMENT CONTROL.
- THE PLAN INDICATES TYPICAL BEST MANAGEMENT PRACTICES DEVICE LOCATIONS REFER TO BMP DETAILS FOR DETAILED PLANNING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS INSTRUCTED BY THE ENGINEER.
- PERMITS FOR BEST MANAGEMENT PRACTICES SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL DEVICES UPON THE GRADING ENVIRONMENT UNTIL FINAL ACCEPTANCE AND CERTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORM WATER MANAGEMENT AND COLLECTION SYSTEM AND PREVENTATION AREA.

FOR
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STEPHENSON, WILCOX
STEPHENSON, WILCOX
CIVIL ENGINEER • LAND SURVEYOR • CONSULTANT • PLANNER
Phone: (407) 347-9614 Fax: (407) 347-9614 Email: info@swa.com

FOR
swa
STEPHENSON, WILCOX
STEPHENSON, WILCOX
STEPHENSON, WILCOX
CIVIL ENGINEER • LAND SURVEYOR • CONSULTANT • PLANNER
Phone: (407) 347-9614 Fax: (407) 347-9614 Email: info@swa.com

FOR
STORAGE UNITS PALM COAST LLC
330 E CROWN POINT RD, SUITE 1080
WINTER GARDEN, FL 32787
Phone: (407) 347-9614

STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
KINGS CROSSING STORAGE
OLD KINGS ROAD N

REVISIONS
BY: [] DATE: []
BY: [] DATE: []
BY: [] DATE: []

DATE: []
PROJECT NO.: []
SHEET NO.: []
SCALE: []

SHEET NO. C-07

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

Department	PLANNING	Amount
Item Key	13146	Account
		#
Subject	THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4999	
Presenter: Bill Hoover, Senior Planner, AICP		
<p>Background: Ravenshill Holdings, LLC as contracted purchaser and developer has submitted an application (AR#4999) for a Master Site Plan for The Tribute, a proposed 246-unit multi-family market-rate rental community located on the east side of Old Kings Road about 1/3 mile north of SR 100. The property’s existing Multi-Family Residential (MFR-2) Zoning allows a density of 12 units/per acre of the development area (20.27 acres) except for wetland areas (1.91 acres) that allow a reduced density of 3 units/per acre. The density calculations for this 22.18 +/- acre project allow for a maximum of 249 units. However, the project proposes 246 units over the 22.18 +/- gross acres which equates to a density of 11.09 units/per acre.</p> <p>The majority of the residential buildings are three-story except for two large four-story buildings that front along the north side of the 15-acre Kings Lake. The project has two access points with the main entrance located at the project’s SW corner and an emergency access that is located along its NW corner that is shared with the adjoining Walmart site.</p> <p>The Tribute is comprised of the south parcel of 11.33 +/- acres located adjacent to the lake and the easterly 10.85 +/- acres of the north parcel which total 22.18 +/- acres. The south parcel was rezoned from COM-3 to MFR-2 by the City Council in November 2017 (the Planning and Land Development Regulation Board recommended approval by a 6 – 0 vote at its October 18, 2017 public hearing). The easterly portion of the north parcel was rezoned from COM-3 to MFR-2 by the City Council in September 2021 (the Planning and Land Development Regulation Board recommended approval by a 6 – 0 vote at its May 19, 2021 public hearing).</p> <p>Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the Planning and Land Development Regulation Board (PLDRB) followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.</p>		
<p>Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and Land Development Code and recommend approval to City Council for Application #4999, The Tribute a Master Site Plan – Tier 3 for 246 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following conditions.</p>		

1. The applicant shall provide a detailed drawing demonstrating the project meets the minimum acreage requirements for resource and activity based Recreational Areas during the Technical Site Plan process.
2. The applicant shall provide a 10' wide sidewalk or trail easement adjacent to the northern boundary of Kings Lake and as depicted on the Master Site Plan during the Technical Site Plan process.

Title:

THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4999



**COMMUNITY DEVELOPMENT DEPARTMENT
MASTER SITE PLAN
STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
FEBRUARY 16, 2022**

OVERVIEW

Project Name:	The Tribute Master Site Plan
Application Number:	4999
Applicant/agent:	Neel Stacy, Ravenshill Holdings, LLC, Deland, FL
Property Owner:	Flagler Pioneer Group, LLC, Flagler Beach, FL
Location:	East side of Old Kings Road about 1/3 mile north of SR 100
Parcel ID #:	39-12-31-0000-01010-0058 and approximately the eastern half of 39-12-31-0000-01010-0056
Current FLUM designation:	Mixed Use and a small portion of Conservation in the NE corner
Current Zoning designation:	MFR-2
Current Use:	Vacant
Size of subject property:	22.18 +/- acres

ANALYSIS

REQUESTED ACTION:

Ravenshill Holdings, LLC as contracted purchaser and developer has submitted an application (AR#4899) for a Master Site Plan for The Tribute, a proposed 246-unit multi-family rental community located on the east side of Old Kings Road about 1/3 mile north of SR 100. The property's existing Multi-Family Residential (MFR-2) Zoning allows a density of 12 units/per acre of the development area (20.27 acres) except for wetland areas (1.91 acres) that allow a reduced density of 3 units/per acre. The density calculations for this 22.18 +/- acre project allow for a maximum of 249 units. However, the project proposes 246 units over the 22.18 +/- gross acres which equates to a density of 11.09 units/per acre.

PROJECT DESCRIPTION:

The current property owner purchased the 20.85 +/- acre parcel (north parcel) and the adjoining 11.33 +/- acre (south parcel) in 2007. In 2008, Flagler Pioneer Group, LLC along with other property owners entered into a Development Agreement with the City for the relocation of Old Kings Road and its 4-laning between SR 100 and Town Center Boulevard. This Development Agreement essentially created the Old Kings Road Special Assessment District which assisted in providing funding for those roadway improvements. In February 2009, Walmart purchased the large tract to the north of this project that has a shared access onto Old Kings Road with this project's north parcel and is located along their common property lines.

In February 2021, Neel Stacy representing Ravenshill Holdings, LLC put the 22.18 +/- acre subject property under purchase contract contingent upon the rezoning of the easterly portion of the north parcel from COM-3 to MFR-2.

The Tribute is comprised of the south parcel of 11.33 +/- acres located adjacent to the lake and the easterly 10.85 +/- acres of the north parcel which total 22.18 +/- acres. (The remaining westerly portion of the north parcel is zoned COM-3.) The south parcel was rezoned from COM-3 to MFR-2 by the City Council in November 2017 (the Planning and Land Development Regulation Board recommended approval by a 6 – 0 vote at its October 18, 2017 public hearing). The easterly portion of the north parcel was rezoned from COM-3 to MFR-2 by the City Council in September 2021 (the Planning and Land Development Regulation Board recommended approval by a 6 – 0 vote at its May 19, 2021 public hearing).

Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the Planning and Land Development Regulation Board (PLDRB) followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.

SITE DEVELOPMENT PLAN SUMMARY:

- PROJECT ACREAGE: 22.18 +/- acres
- TOTAL UNITS: 77 one-bedroom and 169 two- or three-bedroom units

LAND USE AND ZONING INFORMATION

The following table summarizes the general existing and proposed land use and zoning data:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Mixed Use	COM-3
East	Conservation and Mixed Use	MPD
South	Mixed Use	COM-3
West	Mixed Use	COM-3

SITE DEVELOPMENT REQUIREMENTS:

Site development must be in accordance with the requirements of the City of Palm Coast Land Development Code, the Comprehensive Plan and the latest Building Codes. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS FOR MFR-2

Criteria (per LDC)	Required	Provided
Minimum Lot Size	4 acres	22.18 +/- acres
Maximum Density	12 units/acre	11.09 units/acre
Maximum Impervious Coverage	70%	37.4%
Maximum Building Height	60 ft.	Up to 60 ft.
Minimum Living Area	650 s.f.	777 s.f. – 1,308 s.f.
Minimum Building Setbacks	Front (West): 25 ft. Rear (East): 20 ft. Side (North): 10 ft. Side (South): 10 ft.	25 ft. minimum 20 ft. minimum 10 ft. minimum 10 ft. minimum
Minimum Garages/Parking		
246 units x 33% with garages =	82 garage spaces	90 garage spaces
77 1-BR units x 1.5 spaces =	116 spaces	plus
169 2/3-BR units x 2 spaces =	338 spaces	386 uncovered spaces
Total spaces including garages	454 spaces	476 total spaces Including 30 for ADA

MASTER SITE PLAN PROCESS

The Master Site Plan application process is specified in Section 2.10 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. Master Site Plan review and approval establishes the viability of a development thereby, allowing a project to proceed to the Technical Site Plan process.

This application incorporates a review/approval process coordinated by and through City staff, the PLDRB, and the City Council as applicable. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects over 100 units are classified as Major projects, which requires review and recommendation from the PLDRB, and with final review and determination by the City Council.

Section 2.10.04 of the LDC establishes the review criteria for a Master Site Plan as detailed below.

Review Criteria	Comments
1. Logic of design	The Master Site Plan proposed for multi-family development illustrates a proposed project consisting of primarily three-story buildings with two four-story buildings overlooking the north edge of the adjacent 15 +/- -acre Kings Lake.
2. Internal Consistency	The Master Site Plan is designed for the multi-family development of 246 homes with two access points onto Old Kings Road with the northerly for only emergency access that will be shared with the Walmart property to the north.
3. Impact on neighboring sites	This multi-family project will have only minimal impact on neighboring properties as there are hardly any developed sites within ¼ mile of the subject property. Additionally, to the east is a significant wetland area that

	is part of Graham Swamp.
4. Internal vehicle and pedestrian connectivity	Pedestrian access ways will allow future residents to walk and bicycle throughout the site using sidewalks.
5. Public benefit from the project	The project will allow for a wider diversity of housing opportunities to be available in Palm Coast. The applicant is also providing public access to a proposed trail along a remaining portion of the original Old Kings Road and also providing a 10' wide easement for a future trail that will run eventually around the entire 15 +/- acre Kings Lake.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the specified land use is consistent with the City’s LDC, its MFR-2 Zoning and the Comprehensive Plan.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The following are applicable goals, policies and objectives that the project supports:

- **Chapter 1 – Land Use Element: Goal 1.1 - *Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*** Allowing multi-family uses on this infill site will combat urban sprawl by utilizing land that is located east of Old Kings Road and reasonably close to commercial uses located to the south along the SR 100 corridor east of the Interchange with I-95. Additionally, these multi-family homes will allow a broader mix of housing types in Palm Coast where a preponderance of available homes are single-family detached homes. Multi-family land uses compared to single-family home sites, also allow a significantly better opportunity for preserving open space and protecting environmentally sensitive areas.
- **Chapter 1 – Land Use Element: Policy 1.1.4.5 – *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*** All public services are already available to serve the site or will be extended at the developer’s expense and have

adequate capacity for doing so. Additionally, multi-family homes with fewer exterior walls than detached single-family homes are more energy efficient.

- **Chapter 3 - Housing Element: Objective 3.3.5 Protect Residential Areas from Inappropriate Land Uses** – *Protect predominantly residential areas from the intrusion of incompatible or more intensive land uses.* The closest single-family residential neighborhoods to the proposed multi-family rezoning are the Hidden Lakes Subdivision a little over one mile to the north and the upcoming Colbert Landings Subdivision a little under one mile to the east. Significant portions of Graham Swamp will also separate this multi-family project from those two residential subdivisions.
- **Chapter 3 - Housing Element: Objective 3.4.1 Diversity in Housing Opportunities; Policy 3.4.1.1** – *Through the FLUM and zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments.* Approval of this multi-family residential rezoning will allow the developer to move forward with developing multi-family homes in an area of predominantly vacant commercially zoned properties on three sides and Graham Swamp on the east. This will allow this more intense type of residential use to be developed where it will not have any negative impacts on single-family detached homes. Not all residents desire or can afford to live in single-family detached homes all of their adult lives and by having apartment communities that have on-site professional management facilities it is better for Palm Coast to have one large rental community of 246 homes than 246 single-family rental homes dispersed throughout Palm Coast that may or may not be well maintained. Many newcomers to Palm Coast rent for a period of time before purchasing a home.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The proposed development does not impose a significant financial liability or hardship for the City as the project will meet the LDC and the City's concurrency requirements.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant LDC, Building Code and other agency requirements.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: For the project to proceed, the applicant is required to submit a Technical Site Plan, building plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to rezone property within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard during the 2021 rezoning of the eastern half of the north parcel, the developer notified the neighboring property owners via standard USPS mail on May 1, 2021 of a neighborhood meeting that was held on May 11, 2021 at 5:30 P.M at the Hilton Garden Inn located at the NW of the intersection of Town Center Boulevard and SR 100. No one from the public attended this neighborhood meeting but two persons representing the applicant did as well as two City staff members. Once a neighborhood meeting is held for a rezoning the LDC does not require additional neighborhood meetings for the project's platting or site development processes.

SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed conceptual Master Site Plan can meet the requirements for approval. The Master Site Plan process recognizes that up to 25% cumulative design change may be allowed after further engineering.

RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and Land Development Code and recommend approval to City Council for Application #4999, The Tribute a Master Site Plan – Tier 3 for 246 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following conditions.

1. The applicant shall provide a detailed drawing demonstrating the project meets the minimum acreage requirements for resource and activity based Recreational Areas during the Technical Site Plan process.
2. The applicant shall provide a 10' wide sidewalk or trail easement adjacent to the northern boundary of Kings Lake and as depicted on the Master Site Plan during the Technical Site Plan process.

RESOLUTION 2022-____
THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION # 4999 THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 20, 2021, Application No. 4999, (hereinafter “the application”) was submitted by Zev Cohen & Associates, Inc. to the City of Palm Coast Community Development Department for approval of a residential Master Site Plan for 246 multi-family homes on 22.18 +/- acres of land located on the east side of Old Kings Road about 1/3 mile north of SR 100; and

WHEREAS, the City staff has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances and land development regulations of the City; and

WHEREAS, the Planning and Land Development Regulation Board held a public hearing on the application at its regularly scheduled meeting on February 16, 2022, and determined it is in compliance with the Comprehensive Plan and recommended approval to the City Council by a 7 - 0 vote; and

NOW, THEREFORE, BE IT RESOLVED by the City of Palm Coast, Flagler County, Florida:

SECTION 1. APPROVAL APPLICATION/FINDINGS.

(a). The City Council hereby approves the application for The Tribute Multi-Family Master Site Plan for a 246-home community located on the east side of Old Kings Road about 1/3 mile north of SR 100 and hereby authorizes the Mayor of the City of Palm Coast to execute the Development Order.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and development of the property will be subject to and consistent with and in compliance with applicable land development

regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

SECTION 2. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. IMPLEMENTING ACTIONS. The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this ____ day of _____ 2022.

CITY OF PALM COAST, FLORIDA

ATTEST:

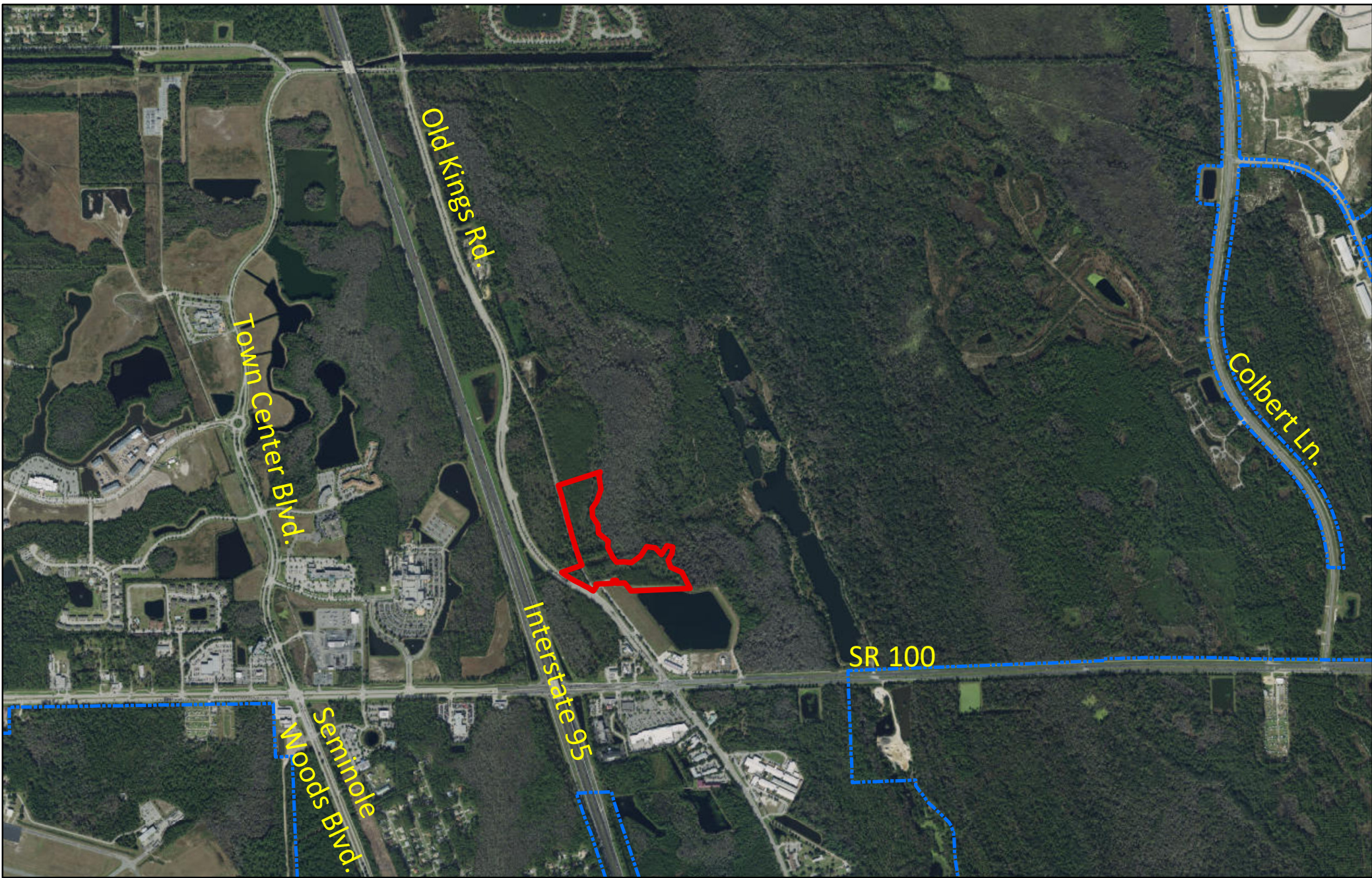
DAVID ALFIN, MAYOR

VIRGINIA A. SMITH, CITY CLERK



Approved as to form and legality

Neysa Borkert, Esq.
City Attorney

The Tribute Distant Aerial



Legend

-  Palm Beach County Limits
-  The Tribute










0 1,000 2,000
Feet

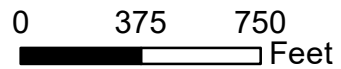


The Tribute Zoning Map



Legend



 Palm Coast City Limits	Palm Coast Zoning	 MFR-2	 PRS
 The Tribute	 COM-2	 MPD	 PSP
	 COM-3	 OFC-1	



The Tribute Closeup Aerial



Legend

-  Palm Coast City Limits
-  The Tribute



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Feet

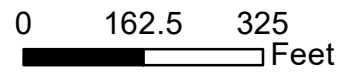


Kings Pointe Lake and Trail



Legend

-  Palm Coast City Limits
-  The Tribute



The Tribute FLUM



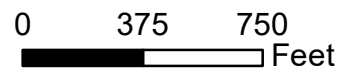
Legend

- Palm Coast City Limits
- The Tribute

Palm Coast FLUM

- Conservation
- DRI-Urban Core

- Institutional
- Mixed Use





GENERAL APPLICATION:

<input type="checkbox"/> Nonstatutory Land Division/Parcel Reconfiguration	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Subdivision Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Vacating Plat
<input checked="" type="checkbox"/> Master Site Plan	<input type="checkbox"/> Nonresidential Controlling Master Site Plan	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Technical Site Plan	<input type="checkbox"/> Site Plan Addition	<input type="checkbox"/> Development Order Modification
<input type="checkbox"/> Variance	<input type="checkbox"/> Parking Flexibility	
<input type="checkbox"/> Wireless Communication Facility (new structure)		

CD Plus Application #: _____ Application Submittal Date: _____
 Fee Paid: \$ _____ Date of Acceptance: _____
 Employee Name Accepting Application (print name): _____
 Rejected on _____ Rejected by: _____
 Reason for Rejection: _____

A. PROJECT NAME: The Tribute

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): None
East of Old Kings Road & north of Kings Pointe Subdivision

C. PROPERTY APPRAISER'S PARCEL NUMBER(S): _____
39-12-31-0000-01010-0058 and a portion of 39-12-31-0000-01010-0056

D. LEGAL DESCRIPTION: _____ Subdivision Name; _____ Section; _____ Block; _____ Lot
See Attached Survey & Legal

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 22.18 Acres

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: MFR-2
OVERLAY DISTRICT: None

G. FLOOD ZONE: X COMMUNITY PANEL NUMBER: 0231E DATE: 6/6/2018

H. PRESENT USE OF PROPERTY: Undeveloped

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): _____

J. PROPOSED NUMBER OF LOTS: None

K. CHECK APPROPRIATE BOX FOR SITE PLAN:
 Tier 1 (up to 40,000 sq. ft. / 40 units)
 Tier 2 (up to 100,000 sq. ft. / 100 units)
 Tier 3 (exceeding 100,000 sq. ft. / 100 units)

L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION: #4738 - Rezoning

M. WATER/SEWER PROVIDER: City of Palm Coast

N. IS THERE AN EXISTING MORTGAGE? Yes No



OWNER:	APPLICANT / AGENT:
Name: FLAGLER PIONEER GROUP, LLC	Name: NEEL STACY
Mailing Address: C/O TOM GIBBS, 2 LAMBERT COVE FLAGLER BEACH FL 32136	Mailing Address: Ravenshill Holdings, LLC 313 Ravenshill Way Deland, FL 32724
Phone Number: 386-437-9363	Phone Number: 904-312-4288
E-mail Address: TGIBBS13@AOL.COM	E-mail Address: NEEL.STACY@EARTHLINK.NET

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name: HALUK "LUKE" KILIC, P.E. - ZEV COHEN & ASSOCIATES, INC.
Mailing Address:	Mailing Address: 300 INTERCHANGE BLVD., SUITE C ORMOND BEACH, FL 32174
Phone Number:	Phone Number: 386-677-2482
E-mail Address:	E-mail Address: hkilic@zevcohen.com

PLANNER:	TRAFFIC ENGINEER:
Name:	Name: LTG, Inc.
Mailing Address:	Mailing Address: 1450 W. Granada Blvd., Suite 2 Ormond Beach, F L 32174
Phone Number:	Phone Number: 386.257.2571
E-mail Address:	E-mail Address: rlassiter@ltg-inc.us

SURVEYOR:	LANDSCAPE ARCHITECT:
Name: ALBERT D. BRADSHAW, P.S.M - BRADSHAW-NILES & ASSOCIATES, INC.	Name: STEVEN P. VERLANDER, P.L.A. VERLANDER LANDSCAPE ARCHITECTURE, LLC.
Mailing Address: 280 BUSINESS PARK CIRCLE SUITE #410, ST. AUGUSTINE, FL 32095	Mailing Address: 980 MONTCLAIR CIRCLE APOPKA, FL 32703
Phone Number: 904-829-2591	Phone Number: 407-834-4104
E-mail Address: dbradshaw@bradshaw-niles.com	E-mail Address: stevENV@verlander.com

ATTORNEY:	DEVELOPER OR DOCKMASTER:
Name: JAY LIVINGSTON	Name: NEEL STACY
Mailing Address: 391 Palm Coast Parkway SW, Ste. 1 Palm Coast, Florida 32137	Mailing Address: Ravenshill Holdings, LLC 313 Ravenshill Way Deland, FL 32724
Phone Number: 386-439-2945	Phone Number: 904-312-4288
E-mail Address: jay.livingston314@gmail.com	E-mail Address: NEEL.STACY@EARTHLINK.NET

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): **NEEL STACY**

NOTARY: This instrument was acknowledged before me on this 16th day of December, 2020. My Commission # GG 968166
Neel Stacy who is/are personally known to me, or who has/have produced FLDL as identification. (SEAL)



Signature of Notary Public, State of Florida General Application (sheet 2 of 2)

THE TRIBUTE AT PALM COAST

CITY OF PALM COAST - FLAGLER COUNTY, FL MASTER SITE PLAN

CITY STAMP APPROVAL

OWNER:
FLAGLER PIONEER GROUP, LLC.
2 LAMBERT COVE
FLAGLER BEACH, FL 32136
PHONE NUMBER: (386) 437-9363
FAX NUMBER
CONTACT PERSON: TOM GIBBS
e-mail: tgibb13@aol.com

APPLICANT/AGENT:
RAVENSHILL HOLDINGS, LLC
313 RAVENSHILL WAY
DELAND, FL 32724
PHONE NUMBER: (904)312-4288
FAX NUMBER
CONTACT PERSON: NEEL STACY
e-mail: neel.stacy@earthlink.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT: HALUK KILIC, P.E.
e-mail: hkilic@zevcohen.com

SURVEYOR:
BRADSHAW-NILES & ASSOCIATES, INC.
280 BUSINESS PARK CIRCLE SUITE 410
ST. AUGUSTINE, FL 32095
PHONE NUMBER: (904) 829-2591
FAX NUMBER: (904) 829-5070
CONTACT PERSON: ALBERT D. BRADSHAW, P.S.M
e-mail: dbradshaw@bradshaw-niles.com

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA, FL 32119
PHONE NUMBER: (386) 756-1105
FAX NUMBER: (386) 760-4067
CONTACT PERSON: BRIAN C. POHL, P.E.
e-mail: bpohl@universalengineering.com

LANDSCAPE ARCHITECT:
VERLANDER LANDSCAPE ARCHITECTURE, LLC.
706 TURNBULL AVE. STE 201
ALTAMONTE SPRINGS, FL 32701
PHONE NUMBER: (407) 834-4104
FAX NUMBER
CONTACT PERSON: STEVEN VERLANDER
e-mail: stevenv@verlanderla.com



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

SITE INFORMATION:

SITE ADDRESS:	(SEE TAX PARCEL I.D. #s BELOW)
PROJECT AREA:	22.18 AC
TAX PARCEL I.D. #:	PORTION OF 39-12-31-0000-01010-0056 AND 39-12-31-0000-01010-0058
EXISTING ZONING:	MULTI-FAMILY RESIDENTIAL (MFR-2)
PROPOSED ZONING:	MULTI-FAMILY RESIDENTIAL (MFR-2)
EXISTING LAND USE:	VACANT/WOODED
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE MAP DESIGNATION (FLUM):	MIXED USE
TOTAL UNIT COUNT:	246 UNITS
1 BEDROOM UNIT COUNT	77 UNITS
2 & 3 BEDROOM UNIT COUNT	169 UNITS
SETBACKS:	
FRONT:	25 FT
SIDE:	20 FT
REAR:	20 FT
REQUIRED LANDSCAPE BUFFER(S):	10 FT - ALONG OLD KINGS ROAD 10 FT - PERIMETER
GROSS DENSITY:	11.09 UNITS/AC (246 UNITS / 22.18AC)
NET DENSITY (EXCLUDING WETLANDS):	12.14 UNITS/AC (246 UNITS / 20.27AC)
NET DENSITY (INCLUDING 25% OF WETLANDS)	11.85 UNITS PER ACRE (246 UNITS / 20.75AC) - WETLANDS TO BE PLACED UNDER A CONSERVATION EASEMENT
BEDROOM UNIT A1 AREA:	777 SQ. FT
BEDROOM UNIT A2 AREA:	957 SQ. FT
BEDROOM UNIT B1 AREA:	1,082 SQ. FT
BEDROOM UNIT B2 AREA:	1,159 SQ. FT
BEDROOM UNIT C1 AREA:	1,308 SQ. FT
FLOOR AREA BREAKDOWN (3 STORY BLDG.)	A. 12,819 SQ. FT. AT THE GROUND LEVEL B. 12,817 SQ.FT. AT THE 2 ND LEVEL C. 12,318 SQ.FT. AT THE 3 RD LEVEL
FLOOR AREA BREAKDOWN (4 STORY BLDG.)	A. 15,556 SQ.FT. AT THE GROUND LEVEL B. 15,241 SQ.FT. AT THE 2 ND LEVEL C. 15,241 SQ.FT. AT THE 3 RD LEVEL D. 14,942 SQ.FT. AT THE 4 TH LEVEL
FAR (FLOOR AREA RATIO) (3 STORY BLDG.)	188,770 SF/966,477SF = 0.19
FAR (FLOOR AREA RATIO) (4 STORY BLDG.)	121,960 SF/966,477SF = 0.13
TOTAL FAR (FLOOR AREA RATIO)	0.32
MAXIMUM BUILDING HEIGHT (3 STORY BLDG.)	48'-8" TO THE TOP OF THE HIGHEST ROOF RIDGE
MAXIMUM BUILDING HEIGHT (4 STORY BLDG.)	60'-0" TO THE TOP OF THE HIGHEST ROOF RIDGE
UTILITIES:	PROVIDED BY THE CITY OF PALM COAST

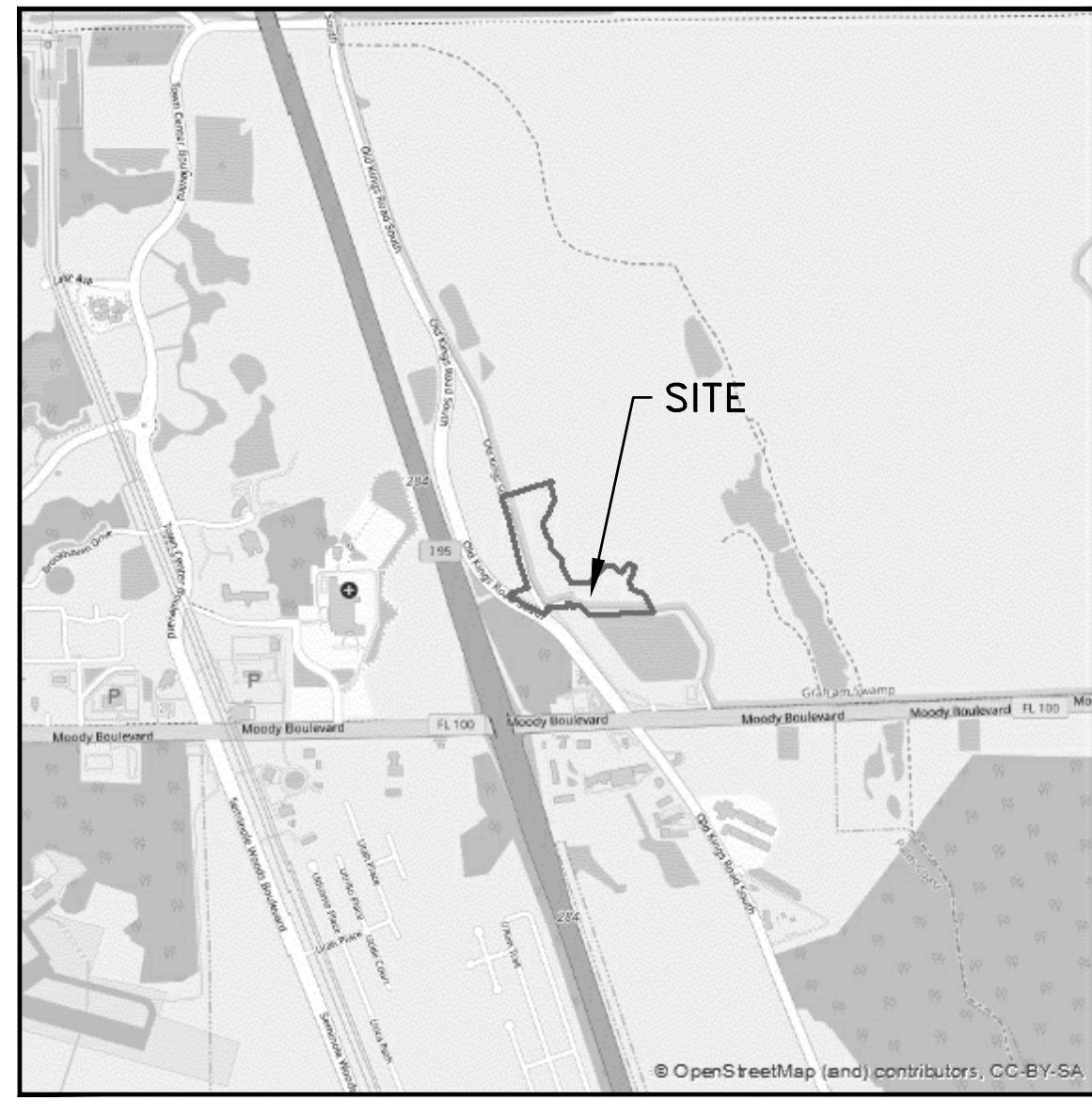
LAND USE TABLE:	ACREAGE	PERCENTAGE
EXISTING CONDITIONS:		
WETLAND AREA(S)	1.91 AC	8.60%
UPLAND CUT DITCH(S)	0.31 AC	1.40%
UPLAND AREA	19.96 AC	90.00%
PROPOSED IMPROVEMENTS:		
BUILDING(S)	2.91 AC	13.12%
VEHICULAR USE AREA	4.40 AC	19.84%
SIDEWALK	0.95 AC	4.28%
CONCRETE PADS	0.04 AC	0.18%
TOTAL IMPERVIOUS	8.3 AC	37.42%
POND AREA(S)	2.21 AC	9.96%
WETLAND AREA(S)	1.91 AC	8.61%
LANDSCAPE AREA(S)	9.76 AC	44.01%
TOTAL PERVIOUS	13.88 AC	62.58%

RECREATION FACILITIES CALCULATIONS:	ACREAGE	PERCENTAGE
ACTIVE RECREATION:	3.14 AC	14.16%
PASSIVE RECREATION:	13.88 AC	62.58%

ACTIVE RECREATION AREAS INCLUDE: MAIN SIDEWALKS LEADING UP TO THE AMENITY AREA IN FRONT OF THE PROPOSED DOCK AT SE CORNER, PROPOSED WALKING PATH ON THE WEST SIDE, CLUB HOUSE & POOL AREAS, FUTURE DOG PARK AREAS & THE AMENITY AREA IN FRONT OF EXISTING POND AT SE CORNER
PASSIVE RECREATION AREAS INCLUDE: WETLANDS, CONSERVATION FLUM, PROPOSED STORMWATER PONDS, & ALL OPEN SPACES ON SITE

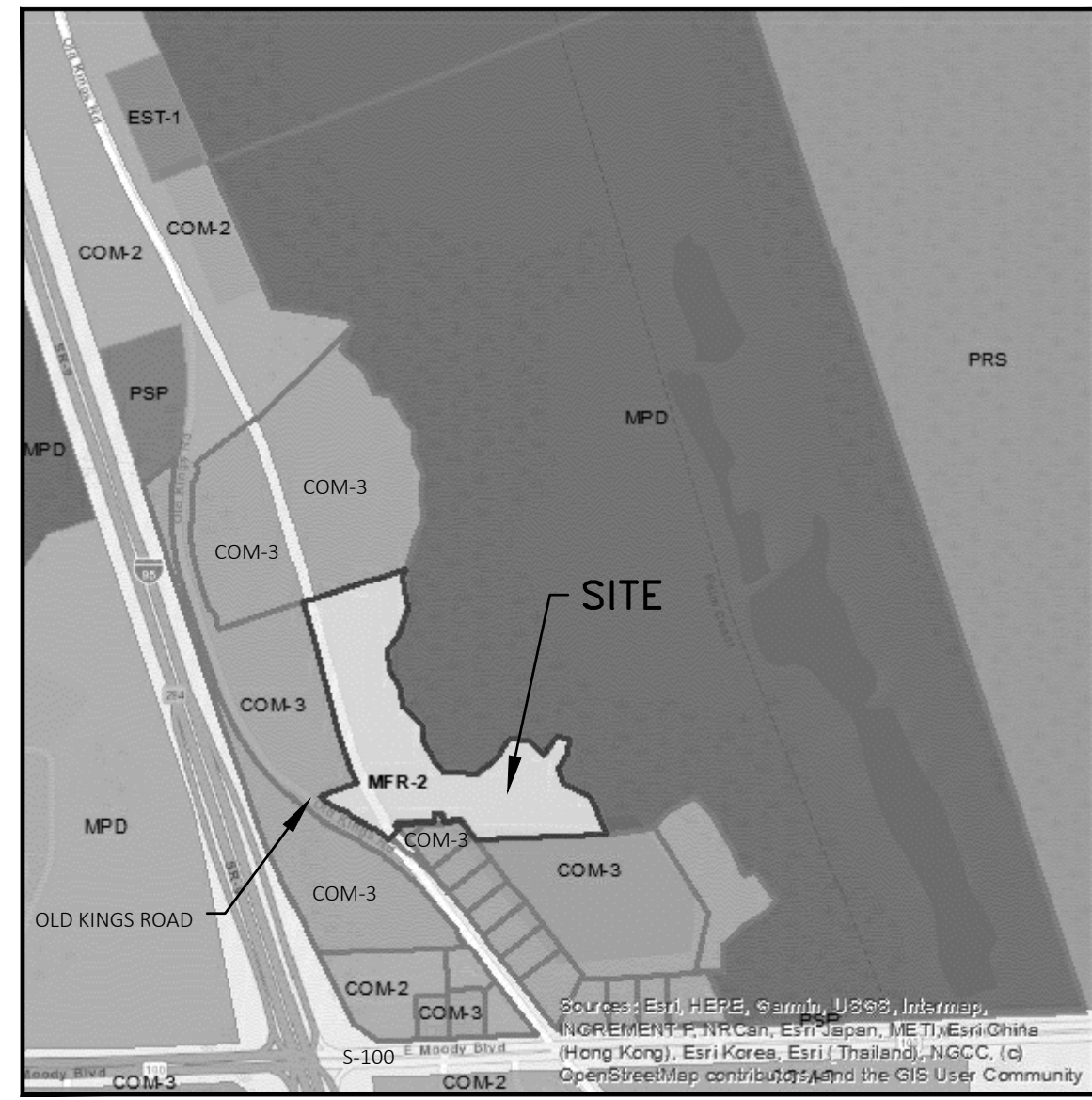
PROJECT DESCRIPTION:

THIS PROJECT INCLUDES THE DEVELOPMENT OF A MULTI-FAMILY APARTMENT COMPLEX WITH 246 UNITS AND ASSOCIATED UTILITY & STORMWATER INFRASTRUCTURE.



VICINITY MAP

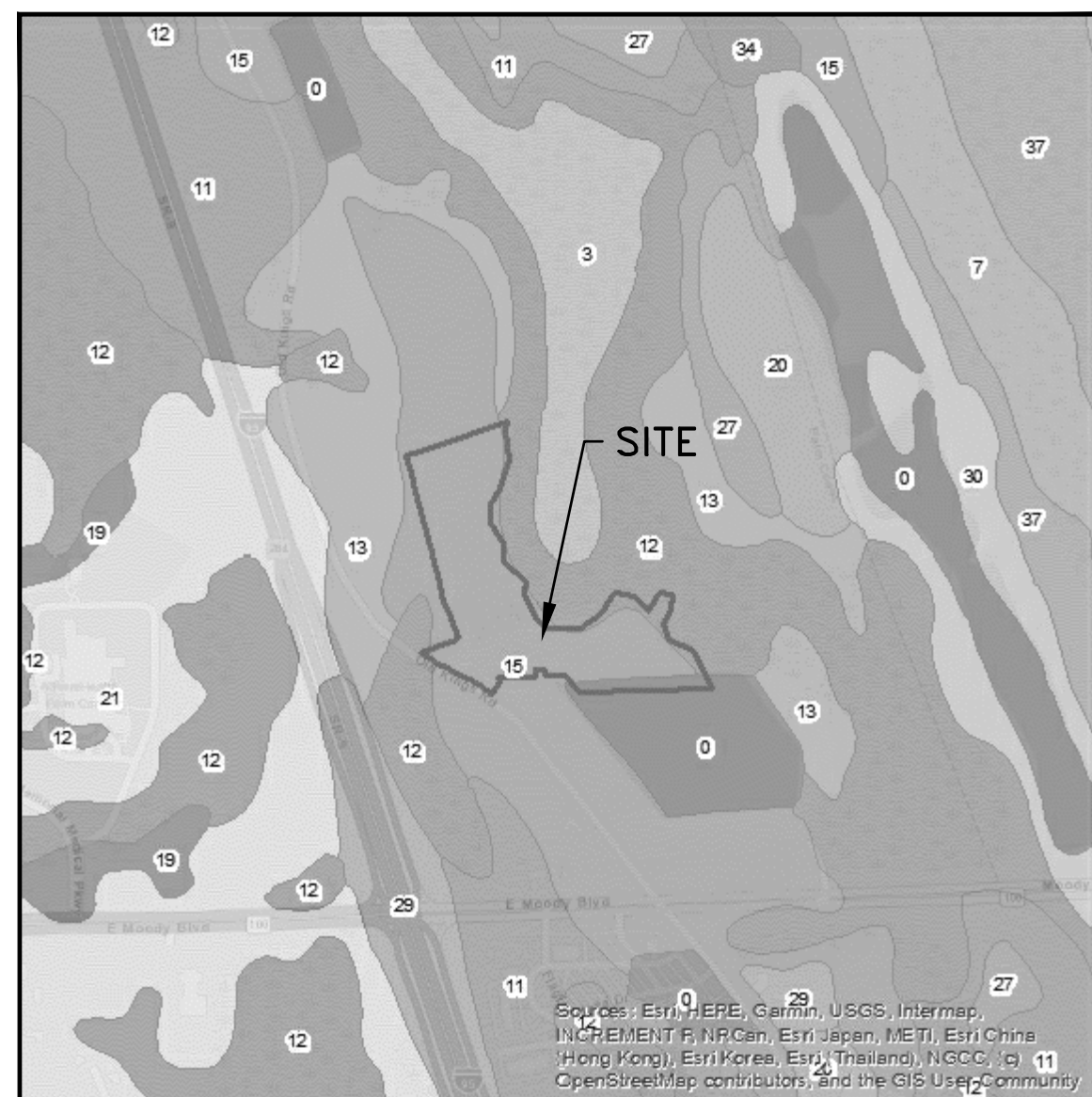
SCALE: 1" = 2000'



ZONING MAP

SCALE: 1" = 1000'

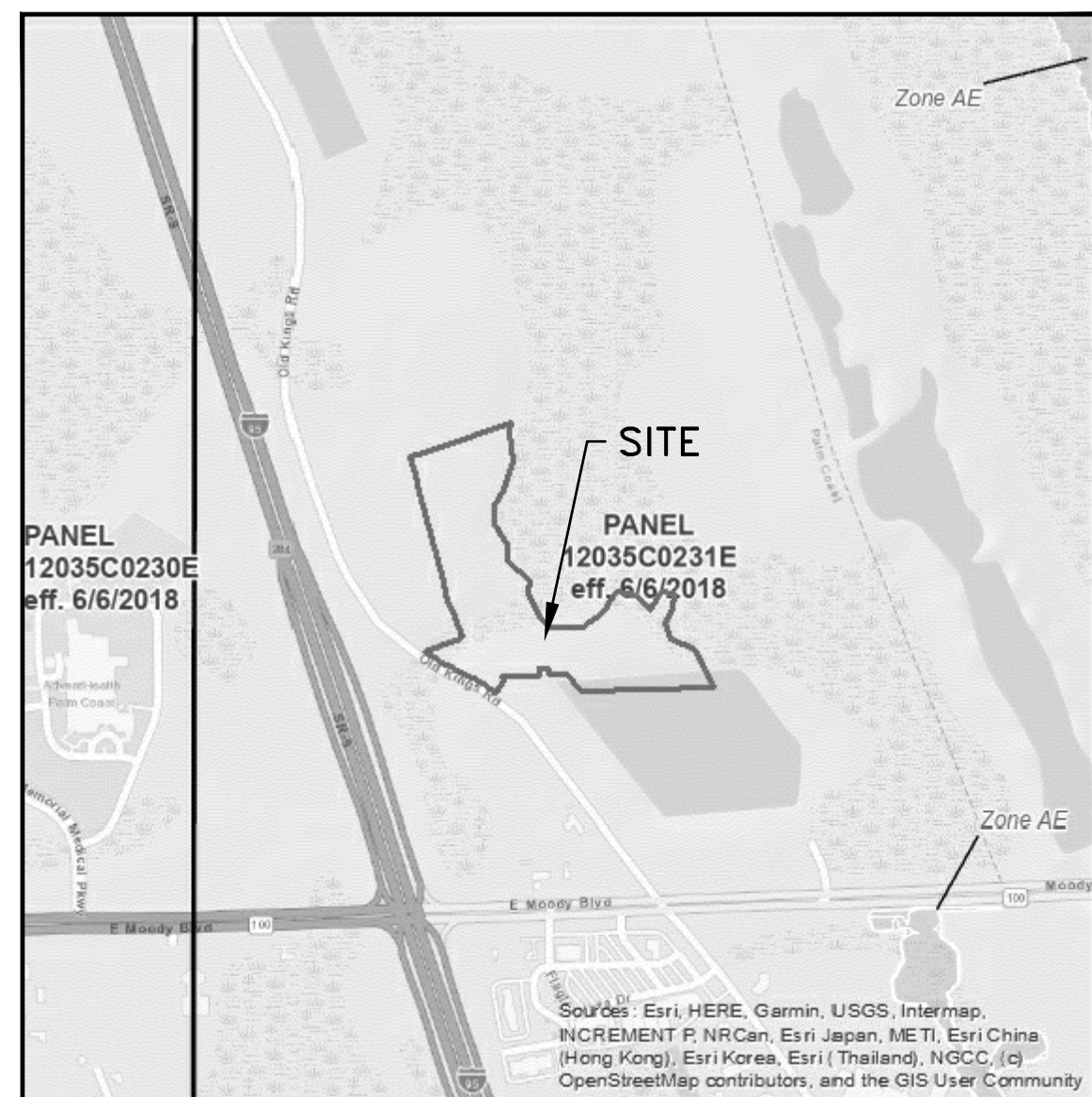
CURRENT ZONING FOR THIS SITE IS: MFR-2 : MULTI-FAMILY RESIDENTIAL



SOILS MAP

SCALE: 1" = 1000'

THE SITE LIES WITHIN THE FOLLOWING FLAGLER COUNTY SOIL CLASSIFICATIONS:
15 - POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
12 - PLACID, BASINGER, AND ST. JOHN'S SOILS, DEPRESSIONAL



FLOOD ZONE MAP

SCALE: 1" = 1000'

THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12035C0231E EFF 6/6/2018

SHEET INDEX:

- C1 COVER SHEET
- C2 OVERALL DEVELOPMENT PLAN
- C3 CONCEPTUAL DRAINAGE PLAN
- C4 CONCEPTUAL UTILITY PLAN

LEGAL DESCRIPTION:

A PORTION OF OLD KINGS ROAD (A 100 FOOT RIGHT OF WAY), A PORTION OF SECTION 9 AND A PORTION OF THE FR'S PELLICER GRANT, SECTION 39, BOTH IN TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT-B, KINGS POINT COMMERCIAL SUBDIVISION, AS RECORDED IN MAP BOOK 36, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID CORNER BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1860.11 FEET SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID KINGS POINT COMMERCIAL SUBDIVISION REPLAT; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE OF KINGS POINT COMMERCIAL SUBDIVISION REPLAT, THROUGH A DELTA ANGLE OF 0°43'03", AN ARC LENGTH OF 23.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°45'37" EAST, 23.29 FEET; THENCE SOUTH 34°25'31" WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1830, PAGE 1194, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 78.32 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1450.00 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF THE REALIGNED OLD KINGS ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 1667, PAGE 946, OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 2°33'58", AN ARC LENGTH OF 64.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°28'45" WEST, 64.94 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1960.11 FEET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1769, PAGE 1384, OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE 00°28'11", AN ARC LENGTH OF 16.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°58'45" WEST, 16.07 FEET TO SET 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE NORTH 75°06'49" WEST, A DISTANCE OF 26.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 100 FOOT WIDE RIGHT OF WAY) SAID POINT ALSO BEING ON A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 3°02'55", AN ARC LENGTH OF 77.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'32" WEST, 77.15 TO A POINT; THENCE NORTH 63°23'59" WEST, A DISTANCE OF 46.15 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 9°32'47", AN ARC LENGTH OF 224.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°37'37" WEST, 224.66 FEET; THENCE NORTH 70°24'11" EAST DEPARTING THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 100 FOOT WIDE RIGHT OF WAY); A DISTANCE OF 220.12 FEET TO A POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1943.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 09°40'35", AN ARC LENGTH OF 328.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°39'07" WEST, 327.77 FEET; THENCE NORTH 14°48'50" WEST, A DISTANCE OF 510.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 13221.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND, THROUGH A DELTA ANGLE OF 05°45'05", AN ARC LENGTH OF 208.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD NORTH 15°16'01" WEST, 208.00 FEET TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 929, OF SAID PUBLIC RECORDS; THENCE NORTH 71°57'51" EAST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 929, A DISTANCE OF 83.07 FEET; THENCE NORTH 71°57'51" EAST, CONTINUING ALONG SAID SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 929, A DISTANCE OF 510.81 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 2 (EAST OF OLD KINGS ROAD) OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1634, PAGE 1897, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE OF PARCEL 2 (EAST OF OLD KINGS ROAD) OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 929 THE FOLLOWING TWENTY FOUR CALLS: THENCE SOUTH 18°31'35" WEST, A DISTANCE OF 50.63 FEET; THENCE SOUTH 9°01'13" EAST, A DISTANCE OF 171.53 FEET; THENCE SOUTH 18°41'58" WEST, A DISTANCE OF 160.82 FEET; THENCE SOUTH 33°51'14" WEST, A DISTANCE OF 103.27 FEET; THENCE SOUTH 22°25'57" EAST, A DISTANCE OF 104.10 FEET; THENCE SOUTH 32°56'06" EAST, A DISTANCE OF 129.77 FEET; THENCE SOUTH 13°32'21" EAST, A DISTANCE OF 97.83 FEET; THENCE SOUTH 50°43'17" EAST, A DISTANCE OF 157.25 FEET; THENCE SOUTH 4°09'45" WEST, A DISTANCE OF 81.48 FEET; THENCE SOUTH 27°25'19" EAST, A DISTANCE OF 133.17 FEET; THENCE SOUTH 38°25'51" EAST, A DISTANCE OF 81.71 FEET; THENCE NORTH 88°02'10" EAST, A DISTANCE OF 86.97 FEET; THENCE SOUTH 84°50'51" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 52°54'58" EAST, A DISTANCE OF 140.62 FEET; THENCE NORTH 33°14'09" EAST, A DISTANCE OF 136.81 FEET; THENCE SOUTH 87°46'24" EAST, A DISTANCE OF 111.73 FEET; THENCE SOUTH 41°11'21" EAST, A DISTANCE OF 114.62 FEET; THENCE NORTH 30°38'43" EAST, A DISTANCE OF 128.81 FEET; THENCE SOUTH 79°50'30" EAST, A DISTANCE OF 77.14 FEET; THENCE SOUTH 6°54'17" WEST, A DISTANCE OF 83.85 FEET; THENCE SOUTH 30°04'58" WEST, A DISTANCE OF 95.80 FEET; THENCE SOUTH 18°37'35" EAST, A DISTANCE OF 91.59 FEET; THENCE SOUTH 65°36'45" EAST, A DISTANCE OF 157.68 FEET; THENCE SOUTH 26°25'10" EAST, A DISTANCE OF 225.16 FEET TO A POINT ON THE NORTHERLY LINE OF KINGS POINT COMMERCIAL SUBDIVISION REPLAT AS RECORDED IN MAP BOOK 37, PAGE 4, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE OF KINGS POINT COMMERCIAL SUBDIVISION REPLAT, THE FOLLOWING EIGHT CALLS: THENCE SOUTH 87°47'51" WEST, A DISTANCE OF 739.94 FEET; THENCE NORTH 38°08'32" WEST, A DISTANCE OF 123.59 FEET; THENCE SOUTH 87°47'51" WEST, A DISTANCE OF 100.26 FEET; THENCE NORTH 21°14'49" WEST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 87°47'51" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 21°14'49" EAST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 87°47'51" WEST, A DISTANCE OF 212.41 FEET TO THE POINT OF BEGINNING.

PARKING CALCULATIONS:			
USE	PARKING REQUIREMENT	SF/UNITS	SPACES REQUIRED
1 BEDROOM UNITS	1.5 SPACES REQUIRED FOR EACH 1 BEDROOM UNIT	77 x 1 BEDROOM UNITS	116
2 & 3 BEDROOM UNITS	2.0 SPACES REQUIRED FOR EACH 2 & 3 BEDROOM UNITS	189 x 2 & 3 BEDROOM UNITS	338
TOTAL PARKING SPACES REQUIRED =			454
TOTAL # GARAGE PARKING REQUIRED =			82 (246UNITS/3)
PARKING SPACES PROVIDED:			
UNCOVERED PARKING SPACES PROVIDED		386 PARKING SPACES (EXCLUDES PARKING SPACES FOR AMENITY AREA)	
GARAGE PARKING SPACES PROVIDED		90 PARKING SPACES	
UNCOVERED HANDICAP PARKING SPACES PROVIDED		28 PARKING SPACES (INCLUDED IN THE UNCOVERED PARKING PROVIDED ABOVE)	
GARAGE HANDICAP PARKING SPACES PROVIDED		4 GARAGE PARKING SPACES (INCLUDED IN THE GARAGE PARKING PROVIDED ABOVE)	
BIKE PARKING REQUIRED:		46 SPACES (10% OF TOTAL PARKING)	
BIKE PARKING PROVIDED:		48 SPACES	

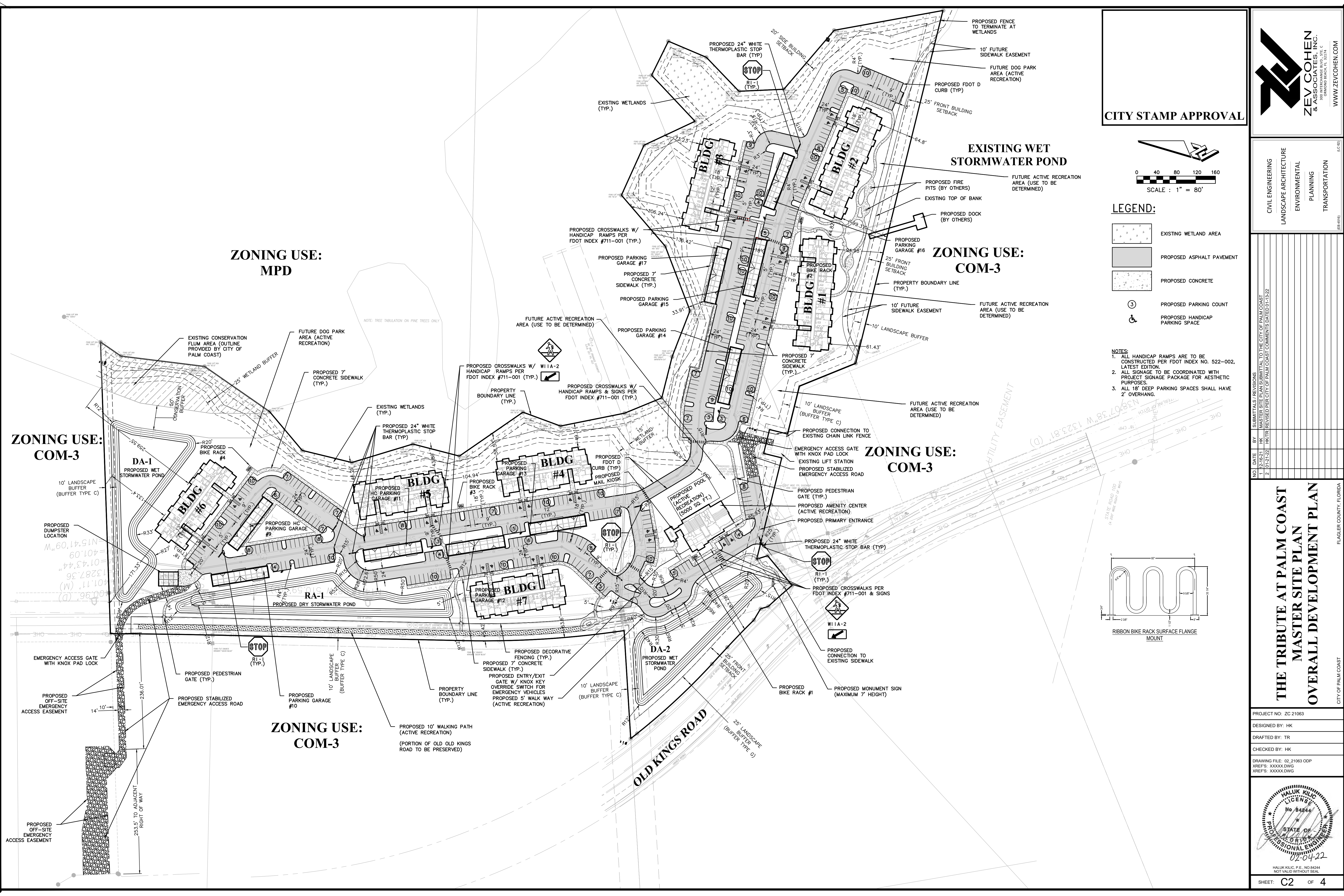
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

THE TRIBUTE AT PALM COAST
MASTER SITE PLAN
COVER SHEET

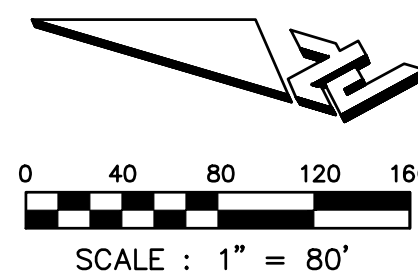
PROJECT NO: ZC 21063
DESIGNED BY: HK
DRAFTED BY: TR
CHECKED BY: HK



SHEET: C1 OF 4



CITY STAMP APPROVAL

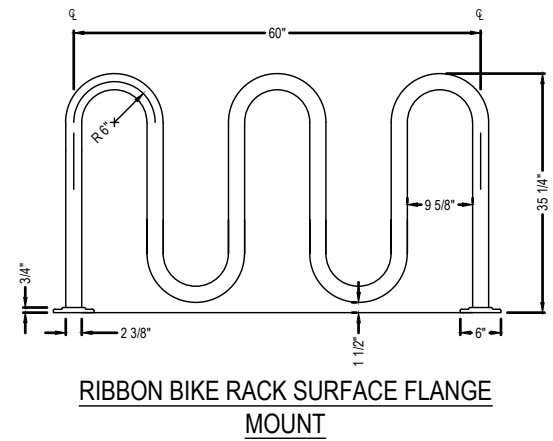


LEGEND:

- EXISTING WETLAND AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PARKING COUNT
- PROPOSED HANDICAP PARKING SPACE

NOTES:

1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
2. ALL SIGNAGE TO BE COORDINATED WITH PROJECT SIGNAGE PACKAGE FOR AESTHETIC PURPOSES.
3. ALL 18' DEEP PARKING SPACES SHALL HAVE 2' OVERHANG.



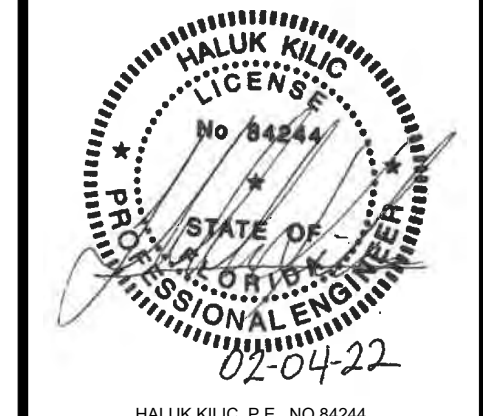
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	01/21/22	HK	INITIALS TO THE CITY OF PALM COAST
2	01/21/22	HK	REVIEW PER CITY OF PALM COAST COMMENTS DATED 01/13/22

THE TRIBUTE AT PALM COAST
MASTER SITE PLAN
OVERALL DEVELOPMENT PLAN

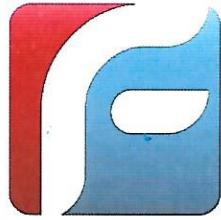
PROJECT NO.: ZC 21063
DESIGNED BY: HK
DRAFTED BY: TR
CHECKED BY: HK

DRAWING FILE: 02_21063 ODP
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HALUK KILIC, P.E., NO. 84244
NOT VALID WITHOUT SEAL

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BOARD OF EDUCATION

Trevor Tucker
Chairman
District 4

TO: Neel Stacy
FROM: Flagler County Schools, 245 Education Way, Bunnell, FL
DATE: October 19, 2021
RE: The Tribute
ACTION: Requested Non-Binding Determination
JURISDICTION: Palm Coast
CASE#: 21-034
PROPERTY ID: 39-12-31-0000-01010-0058 & p/o 0056

Dr. Colleen Conklin
Vice Chairman
District 3

Jill Woolbright
Board Member
District 1

Janet McDonald
Board Member
District 2

Cheryl Massaro
Board Member
District 5

	Single Family	Multi Family	Mobile Home
PROPOSED USE	0	246	0

Kaylee Briggs
Student School Board Member
Flagler Palm Coast H.S.

We received your request for a non-binding capacity determination for The Tribute. Attached is the School Concurrency Impact Analysis as of October 19, 2021.

Karissa Jackson
Student School Board Member
Matanzas H.S.

Please be advised that the information contained in this analysis is non-binding and subject to change based on the adoption of new capital budget, adjustments in the capacity due to school renovations, new enrollment levels and other development activity affecting capacity. Capacity is not reserved or guaranteed at this stage in the process.

Jeff Reaves
Principal of the Year
Matanzas High School

A School Concurrency Reservation Application will be required, prior to approval of final site plan. Available capacity to serve this project will be determined and, if applicable, reserved at that time.

Stacia Collier
Assistant Principal of the Year
Buddy Taylor Middle School

Khady Harmon
Teacher of the Year
Matanzas High School

Patty Bott
Coordinator of Planning and Intergovernmental Relations

* Chuck Coates
Employee of the Year
Plant Services

cc: Damaris Ramirez – City of Palm Coast

Cathy Mittelstadt
Superintendent

"An Equal Opportunity Employer"

SCHOOL CONCURRENCY IMPACT ANALYSIS

Based upon K-5 School Type 2022/2023 & 8/2021 Generation Rate

Project ID: 21-034

Report Date: October 19, 2021		Expires: October 9, 2021	
Project Name: The Tribute		Jurisdiction: Palm Coast	
Number of Units:	Single Family:		0
	Multi Family:		246
	Mobile Home:		0
School Level	Elementary	Middle	High
MSID:	0201	0011	0091
School:	Old Kings	Buddy Taylor	Flagler Palm Coast

Student Stations for these Schools may be reserved by another CSA or School – See TOTALS

DEVELOPMENT IMPACT

Students Generated	7	4	3
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			Starting Permanent Capacity	Portables	School Capacity	2020-21 October FTE Enrollment	Concurrency Reserved Student Stations	COVID iFlagler Reserved Stations	Total Adjusted Available Capacity	Permanent Utilization	Adopted LOS Standard	Permanent Seats Available
0301	Belle Terre	ES	1,557	0	1,557	997	318	116	126	92%	100%	126
0022	Bunnell	ES	1,579	0	1,579	835	311	107	326	80%	100%	326
0201	Old Kings	ES	1,290	16	1,306	854	84	173	179	87%	100%	179
0051	Rymfire	ES	1,545	0	1,545	776	91	74	604	61%	100%	604
0131	Wadsworth	ES	1,048	0	1,048	676	-	67	305	71%	100%	305
0011	Buddy Taylor	MS	1,481	0	1,481	1,446	290	159	(414)	128%	100%	-414
0401	Indian Trails	MS	1,609	0	1,609	1,160	207	85	157	91%	100%	157
0091	Flagler Palm Coast	HS	2,534	109	2,643	2,523	447	155	(591)	124%	100%	-591
0090	Matanzas	HS	2,234	0	2,234	1,572	313	83	266	89%	100%	266
TOTALS			14,877	125	15,002		2,061	1019	958	91%		958

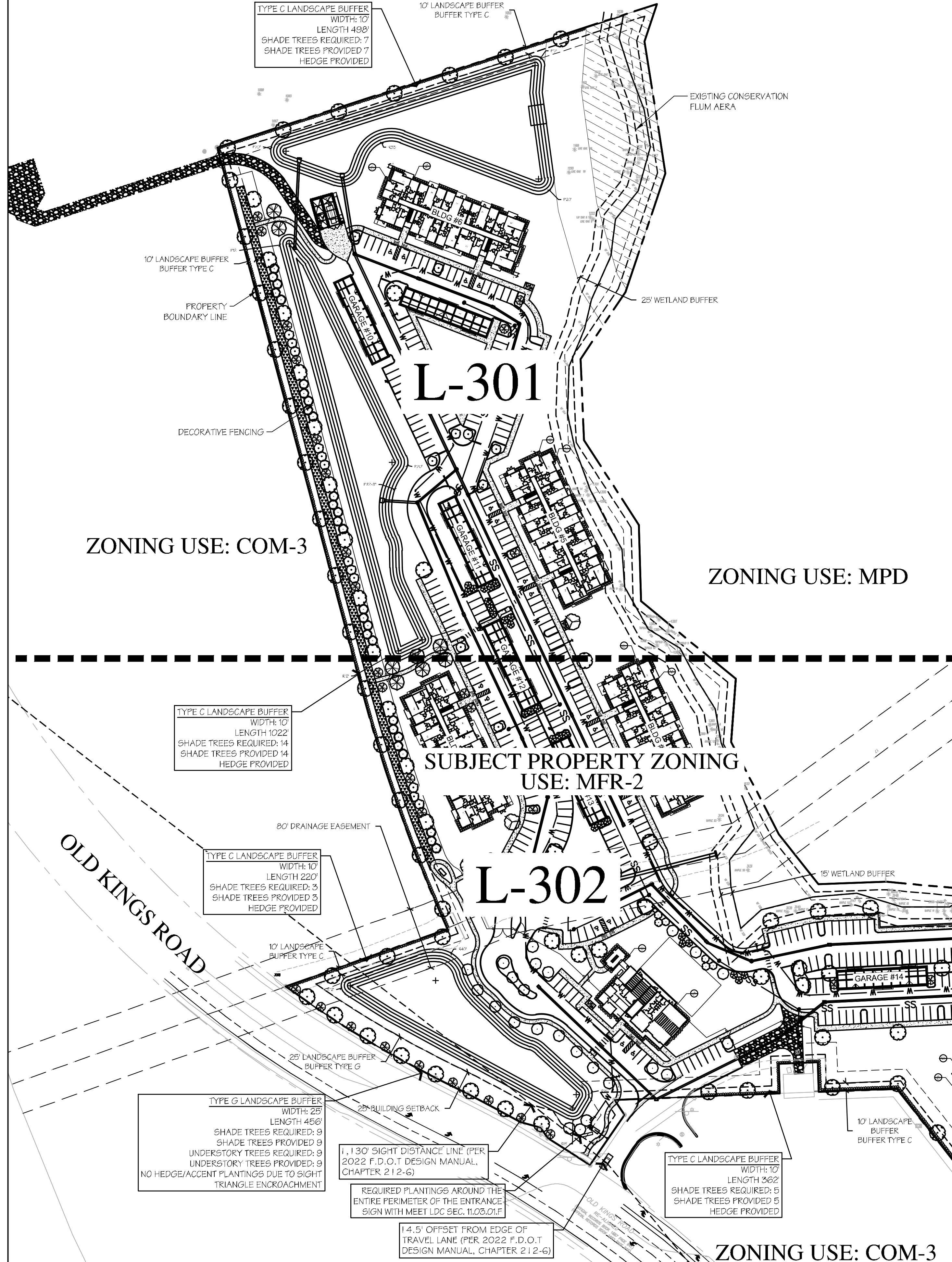
TOTALS

Data Summary Totals	Perm. Capacity	Perm. Utilization	Perm. Seats Avail
Elementary School	7,019	78%	1,540
Middle School	3,090	110%	(257)
High School	4,768	107%	(325)
Grand Totals	14,877	91%	958

Final Results: Total Capacity	UNDER CAPACITY	OVER CAPACITY	OVER CAPACITY
TOTAL ELEMENTARY	1540		UNDER CAPACITY
TOTAL MIDDLE SCHOOL		-257	OVER CAPACITY
TOTAL HIGH SCHOOL			-325 OVER CAPACITY

If TOTAL school level is over capacity then seats must be mitigated at that level.

ZONING USE: COM-3



PLANT SCHEDULE								
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	FIELD4	REMARKS
AR	10	Acer rubrum	Red Maple	100 gal or RPB/B#B	3.5"	16'-18'	Low	FLORIDA FLAME, OCTOBER GLORY, SUMMER RED
CRC	4	Callistemon rigidus 'Red Cluster'	Red Cluster Bottle Brush	30 Gal or B#B	2.5"	8'-10'	High	STANDARD
ED	6	Elaeocarpus decipiens	Japanese Blueberry Tree	45 gal	2.5"	7'-8'	High	FULL TO GROUND
IEA	24	Ilex attenuata 'Eagleston'	Eagleston Holly	B # B	2.5"	12"	High	SINGLE LEADER TREE
LIS	37	Lagerstroemia indica 'Muskogee'	Crape Myrtle Standard	45 gal	2.5"	12'-14'		6'-7' SINGLE TRUNK
MG	24	Magnolia grandiflora D.D. Blanchard	Southern Magnolia	65 gal	3.5"	12'-14'		WELL DEVELOPED PYRAMIDAL FORM, SPEC QUALITY
PE	28	Pinus Elliotti	Slash Pine	25 gal	3.5"			SINGLE LEADER TREE, LOBBLOLY PINE MAY BE SUBSTITUTED
QS	5	Quercus shumardii	Shumard Red Oak	65 gal	3.5"	10'-12'		
QV	86	Quercus virginiana	Southern Live Oak	65 gal	3.5"	14'-16'x6'-7'		SINGLE STRAIGHT TRUNK, WELL DEVELOPED CANOPY
SP	42	Sabal palmetto	Cabbage Palm	B # B		SEE PLAN (12', 16', 20')		STRAIGHT TRUNK, HURRICANE CUTS PERMITTED, C.T MEASURED TO BASE OF CENTER FROND
ULA	2	Ulmus alata	Winged Elm	65 gal or B#B RPG	3.5"	14'-16'		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE			
CJ	2	Camellia japonica	Camellia	15 gal				
ICB	671	Ilex cornuta 'Burfordii'	Burford Holly Shrub	3 gal				FULL TO BASE
VO	1,057	Viburnum odoratissimum	Sweet Viburnum	3 gal				36"x30" OA., 36" oc

Tree Density Requirements		Internal Parking Lot Landscape Requirements	
1 tree per 2,500 sf		10% of VUA	
Total property area	769,463.00	Total VUA	187,822.62
Required trees	308	Required LS area	18,782.26
Existing trees	94	Provided LS area	19,048.00
New trees	225	Trees required (1 per 165sf)	114.00
Total site trees	319		
		Understory provided (1 tree)	30 30
		Palma (1.5 trees per cluster)	42 21
		Shade Trees provided (2 trees)	63 126
		Total Tree Credits	177

TREE MITIGATION TABULATIONS		
PROTECTED TREES - within buffer areas		
#	Species	Size
1098	LAUREL OAK	7
7 Total Protected Tree Inches Removed		
4.9 Required Replacement (70%)		
2 Required 2.5" trees		
Specimen trees to be removed		
#	Species	Size
29	MAPLE	22
1304	MAPLE	21
1467	BAY	13
1472	BAY	12
1112	CEDAR	14
3119	LAUREL OAK	24
3135	LAUREL OAK	26
158 Total Specimen Trees Inches Removed		
110.6 Replacement Inches Required		
37 3" Trees Required		
Palms to be removed		
#	Species	Size
1334	PALM	14
1338	PALM	13
1347	PALM	13
1349	PALM	16
1358	PALM	8
1445	PALM	15
1477	PALM	10
3130	PALM	15
8 Total Palms removed		
4 Total Palms Required		
TOTAL REPLACEMENT REQUIREMENTS		
	qty	inches
2.5" trees required	2	5
2.5" trees provided	71	177.5
3" trees required	37	110.6
3" trees provided	153	459
Palms required	4	
Palms provided	42	



VERLANDER
LANDSCAPE
ARCHITECTURE

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407-834-4104
www.verlanderla.com

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License No. LA6667258

OVERALL SITE
TRIBUTE
APARTMENTS
PALM COAST, FLORIDA

REVISIONS	DESCRIPTION	BY	DATE

0'	10'	20'	40'
SCALE: 1"=20'-0"			
PROJ.:	2142		
SCALE:	1"=80'-0"		
DATE:	12-17-21		
SHEET:	L-300		

Via Email: (mgrunewald@palmcoastgov.com)

Ref: 5419.03

TECHNICAL MEMORANDUM

To: Mr. Mike Grunewald, PE
Traffic Engineer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

From: Crystal A. Mercedes, PTP, RSP1

Date: January 19, 2022

Subject: The Tribute at Palm Coast – Traffic Statement
Palm Coast, Florida

INTRODUCTION

LTG, Inc. has been retained by TCC Real Estate, LLC to prepare a Traffic Statement in support of The Tribute at Palm Coast development located on the east side of Old Kings Road, north of SR 100 in the City of Palm Coast. The development, which will consist of 246 multi-family residential units, is anticipated to be built by the end of 2023. Access to the development will be provided via an existing full median opening at Old Kings Road. **Figure 1** shows the location of the project relative to the surrounding road network. A preliminary site plan is attached as **Exhibit A**.

PLANNED & PROGRAMMED ROADWAY IMPROVEMENTS

The City of Palm Coast, Flagler County, and FDOT were referenced for information on programmed or planned roadway improvements in the study area. There are no improvements currently planned in the vicinity of the proposed development.

TRIP GENERATION

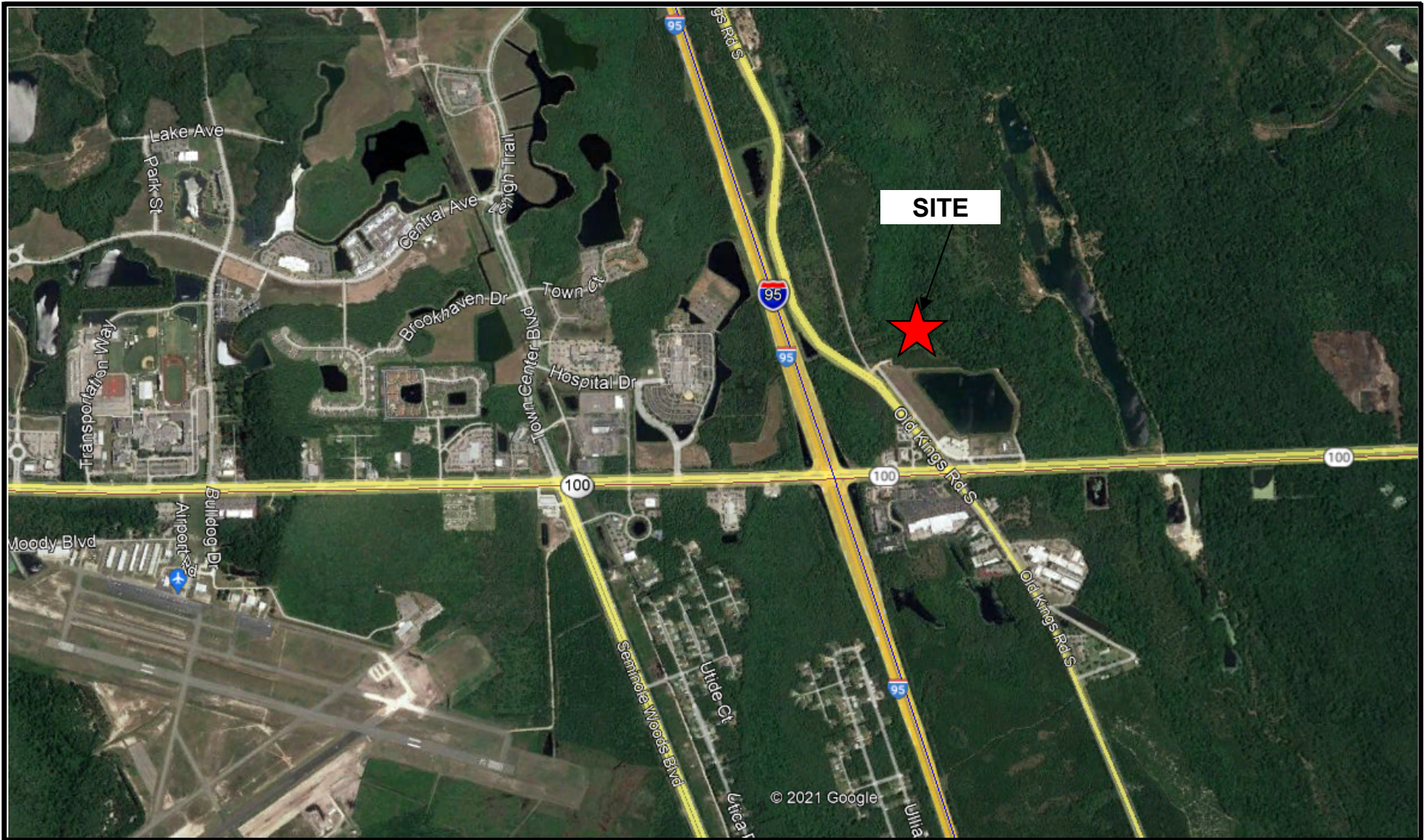
The trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE) software, *TripGen, 11th Edition*. The resultant daily, a.m., and p.m. peak-hour total project trip generation is presented in **Table 1**.

Table 1
Project Trip Generation
The Tribute at Palm Coast

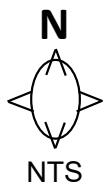
Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Multi-Family	221	$T=5.45(X) - 1.75$	246	DU	50%	50%	762	762	1,340
A.M. Peak-Hour	Multi-Family	221	$T=0.36(X)$	246	DU	26%	74%	23	66	89
P.M. Peak-Hour	Multi-Family	221	$T=0.44(X)$	246	DU	61%	39%	66	42	108

STUDY AREA

As agreed to with the City of Palm Coast during the methodology stages, the intersection of SR 100 at Old Kings Road will be analyzed under existing and 2023 build-out conditions. The project impact/significance on area roadway segments is shown in **Table 2**. As indicated in Table 2, the project is not significant on any area roadways.



The Tribute at Palm Coast



Location Map



Project No.: 5419.03

Figure: 1

1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Table 2
Project Significance
The Tribute at Palm Coast

Roadway	Segment		Number of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity ¹	Build Out Project Trip Distribution ²	PM Peak-Hour Two-Way		
	From	To					Project Trips	Impact of LOS	3% Significant?
Old Kings Road	Town Center Boulevard	Site Drive	4D	D	3,580	7%	8	0.2%	No
	Site Drive	SR 100	4D	D	3,580	19%	21	0.6%	No
	SR 100	Palm Coast City Limit	4D	D	3,580	81%	88	2.4%	No
Seminole Woods	SR 100	Ulaturn	4D	D	3,580	5%	5	0.2%	No
SR 100	Colbert Lane	Tuscany Boulevard	4D	D	3,580	18%	19	0.5%	No
	Tuscany Boulevard	Old Kings Road	4D	C	3,060	18%	19	0.6%	No
	Old Kings Road	I-95	4D	C	3,060	57%	62	2.0%	No
	I-95	Memorial Medical Parkway	4D	D	3,580	20%	22	0.6%	No
	Memorial Medical Parkway	Seminole Woods Parkway	4D	D	3,580	20%	22	0.6%	No
	Seminole Woods Parkway	Bulldog Drive	4D	D	3,580	15%	16	0.5%	No
Town Center Boulevard	SR 100	Hospital Drive	4D	D	3,580	0%	0	0.0%	No
	Hospital Drive	Lake Avenue	4D	D	3,580	0%	0	0.0%	No
	Central Avenue	Royal Palm Parkway	4D	D	3,580	0%	0	0.0%	No

¹Capacities obtained from 2020 FDOT Quality/Level of Service Tables; Table 4: Generalized Peak-Hour Two-Way Volumes for Florida's Urbanized Areas

²Obtained from CFRPM, Version 7 (2025)

TECHNICAL MEMORANDUM

Mike Grunewald, PE

January 19, 2022

Page 4

2021 EXISTING CONDITIONS

Turning movement counts (TMCs) were conducted during the p.m. peak-hour on October 12 of 2021 at the study area intersection (see **Exhibit B**). The 2020 FDOT’s Seasonal Factor (SF) for the time the TMCs were collected dictates an SF value of 0.98. For a more conservative analysis, this SF was not applied and the turning movement count data used in these analyses are the volumes as collected. **Figure 2** shows the existing 2021 p.m. peak-hour volumes.

Existing Signalized Intersection Analysis

The operating conditions at the signalized intersection were analyzed using the *Highway Capacity Software 2010, Version 7.9.5* (HCS) and signal timings provided by the City of Palm Coast. This software utilizes the procedures outlined in Chapter 19 of the Highway Capacity Manual 6th Edition, titled “Signalized Intersections”. **Table 3** shows the p.m. peak-hour level of service (LOS) at SR 100 at Old Kings Road. As indicated in the table, this intersection currently operates within the adopted service levels. The signal timings and HCS summary sheet are provided in **Exhibit C**.

**Table 3
2021 Existing P.M. Peak-Hour LOS – Signalized Intersection Analysis
The Tribute at Palm Coast**

Intersection	Adopted LOS	P.M. Peak-Hour		
		Delay (sec.)	LOS	v/c greater than 1.0?
SR 100 at Old Kings Road	D	29.1	C	No

2023 BUILD-OUT CONDITIONS

The study area intersection was analyzed based on the roadway conditions at project build-out to determine potential impacts of project-generated trips and investigate mitigation requirements.

Project Trip Distribution & Assignment

The Central Florida Regional Planning Model, version 7 (CFRPM) was used to obtain the project trip distribution. The 2025 socio-economic (S/E) data sets and roadway network was used as the base network for the model. The resulting project trip distribution is shown in **Figure 3**. The build-out volumes are shown in **Figure 4**. Project trips were assigned to the study area intersection based on the model distribution. The p.m. peak-hour turning movements at the project driveway are also shown in Figure 4, with the through volumes derived from the downstream intersection volumes.

Growth Rates

Growth rate percentages for the roads adjacent to the study intersection were obtained from the City of Palm Coast 2019 AADT spreadsheet and used to project 2023 background traffic. Where the historical growth was given as less than one percent, a growth rate of one percent was applied. The historical growth rates and applied growth rates are shown in **Table 4**.

**Table 4
Annual Growth Rates
The Tribute at Palm Coast**

Roadway	Segment		Annual Growth Rate ¹	Applied Growth Rate
	From	To		
Old Kings Road	Town Center Boulevard	SR 100	4.57%	4.57%
	SR 100	Palm Coast City Limit	-8.59%	1.00%
SR 100	Tuscany Boulevard	Old Kings Road	1.81%	1.81%
	Old Kings Road	I-95	-1.55%	1.00%

¹Growth Rates obtained from City of Palm Coast 2019 AADT Spreadsheet

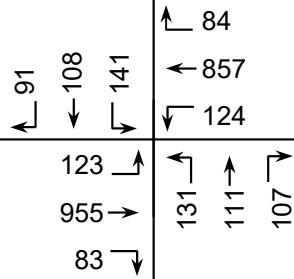
2021 Existing

Legend:

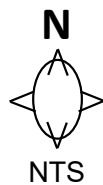
XX = P.M. Peak Hour

Old Kings Road

SR 100



The Tribute
at Palm Coast



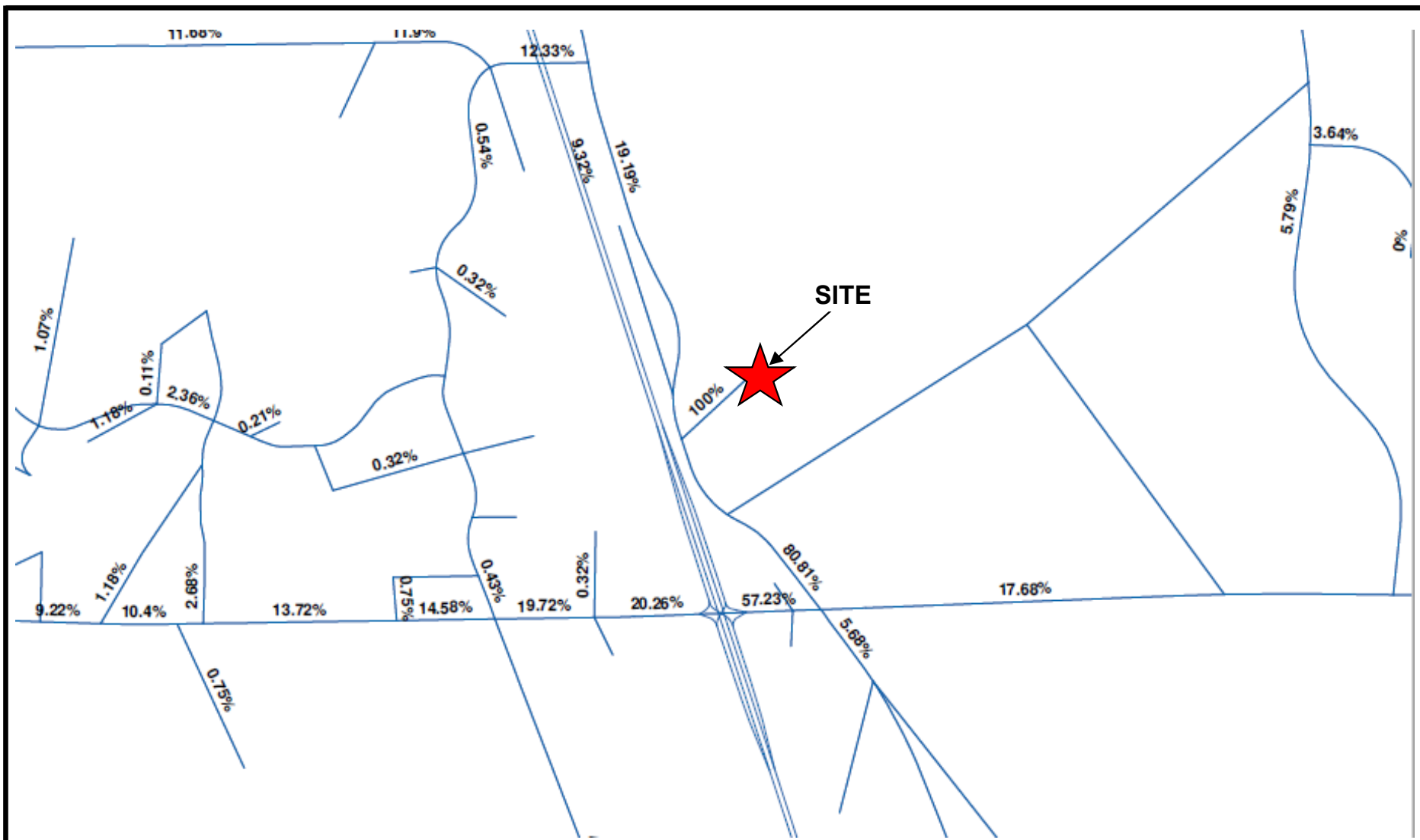
2021 Existing P.M. Peak Hour
Volumes

Project No.: 5419.03

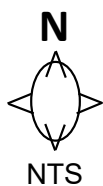
Figure: 2



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The Tribute at Palm Coast



Project Distribution



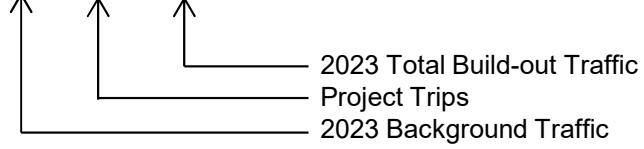
Project No.: 5419.03

Figure: 3

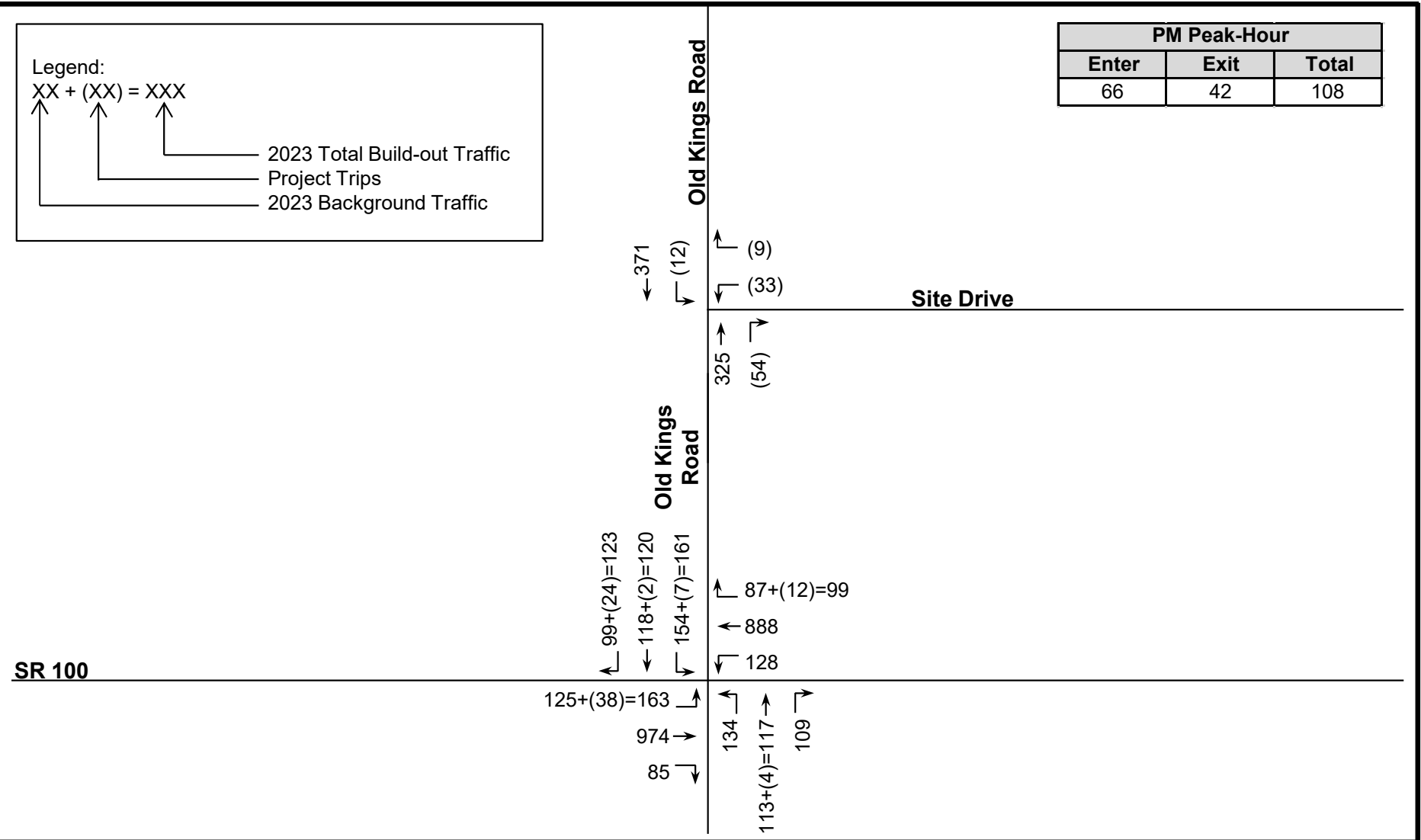
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Legend:

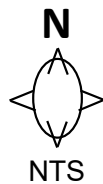
XX + (XX) = XXX



PM Peak-Hour		
Enter	Exit	Total
66	42	108



The Tribute
at Palm Coast



**2023 Build-Out P.M. Peak Hour
Volumes**

Project No.: 5419.03

Figure: 4



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TECHNICAL MEMORANDUM

Mike Grunewald, PE

January 19, 2022

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2023 Build-Out Signalized Intersection Analysis

The operating conditions at the signalized intersection were analyzed under 2023 build-out conditions using HCS. **Table 5** shows the 2023 build-out p.m. peak-hour LOS at SR 100 at Old Kings Road. As shown in the table, this intersection will continue to operate acceptably under build-out conditions, with the addition of project traffic. The HCS summary sheet is provided in **Exhibit D**.

**Table 5
2023 Build-Out P.M. Peak-Hour LOS –Signalized Intersection Analysis
The Tribute at Palm Coast**

Intersection	Adopted LOS	P.M. Peak-Hour		
		Delay (sec.)	LOS	v/c greater than 1.0?
SR 100 at Old Kings Road	D	30.9	C	No

Turn Lane Evaluation

Access to the development will be provided via an existing full median opening on Old Kings Road. There is an existing 300-ft. (including 50 ft. of taper) northbound right-turn lane and 300-ft. (including 50 ft. of taper) southbound left-turn lane in place on Old Kings Road at the proposed site entrance. At the request of the City, the adequacy of the existing turn lanes was evaluated using PC Turn Lane Standard 11-10-20. Based on this standard for a four-lane roadway with a posted speed limit of 45 mph and an AADT of 10,000 trips or less, turn lanes are required as follows:

- Northbound right-turn lane: 100 ft. taper +100 ft. deceleration + 30 ft. storage = 230 ft.
- Southbound left-turn lane: 100 ft. taper +100 ft. deceleration + 30 ft. storage = 230 ft.

The turn lane needs are summarized in Table 6 below. As indicated in Table 6, the total lengths of the existing turn lanes exceed what is required. Therefore, no improvements to the existing turn lanes are recommended to accommodate the proposed development.

**Table 6
Turn Lane Needs
The Tribute at Palm Coast**

Turn Lane	Existing			Required			Improvements Required?
	Taper (ft.)*	Deceleration + Storage (ft.)*	Total length (ft.)*	Taper (ft.)	Deceleration + Storage (ft.)	Total length (ft.)	
Northbound right-turn lane	50	250	300	100	130	230	No
Southbound left-turn lane	50	250	300	100	130	230	No

**Measurements are approximate*

TECHNICAL MEMORANDUM

Mike Grunewald, PE

January 19, 2022

Page 9

CONCLUSION

The results of this traffic statement analysis are summarized below:

- No improvements are currently committed within the study area, nor are they required due to project impacts.
- The proposed development is expected to generate 1,340 daily, 89 a.m. peak-hour, and 108 p.m. peak-hour trips.
- The trip generation of the proposed development does not significantly impact any area roadways.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

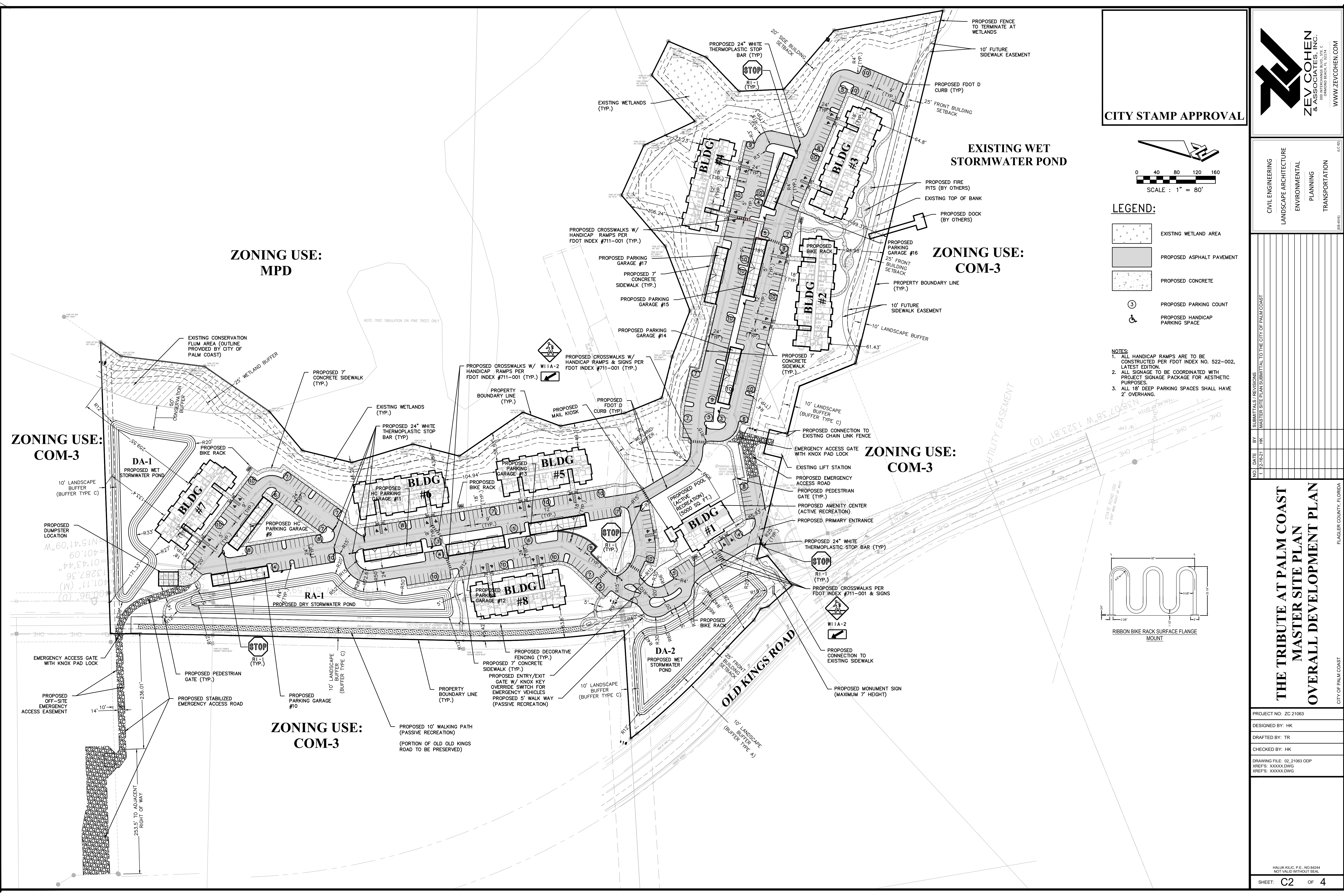
Name: Crystal Mercedes

Signature: _____

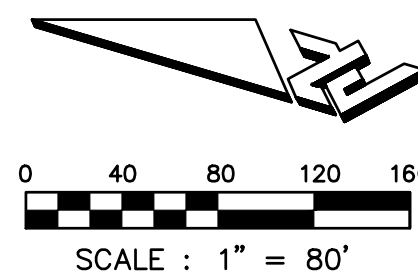
Date: January 19, 2022

Exhibit A

Concept Site Plan



CITY STAMP APPROVAL

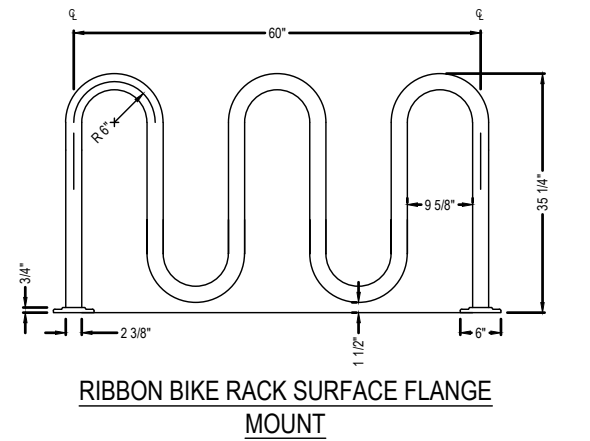


LEGEND:

- EXISTING WETLAND AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PARKING COUNT
- PROPOSED HANDICAP PARKING SPACE

NOTES:

1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
2. ALL SIGNAGE TO BE COORDINATED WITH PROJECT SIGNAGE PACKAGE FOR AESTHETIC PURPOSES.
3. ALL 18' DEEP PARKING SPACES SHALL HAVE 2' OVERHANG.



ZEV COHEN & ASSOCIATES, INC.
 10000 BEACH BLVD., SUITE 100
 PALM BEACH, FL 33480
 WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 PLANNING
 TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	12/21/2021	HK	MASTER SITE PLAN SUBMITTAL TO THE CITY OF PALM COAST

THE TRIBUTE AT PALM COAST
 MASTER SITE PLAN
 OVERALL DEVELOPMENT PLAN

FLAGLER COUNTY, FLORIDA
 CITY OF PALM COAST

PROJECT NO.: ZC 21063
 DESIGNED BY: HK
 DRAFTED BY: TR
 CHECKED BY: HK

DRAWING FILE: 02_21063 ODP
 XREFS: XXXXX.DWG
 XREFS: XXXXX.DWG

SHEET: C2 OF 4

IN: W:\03 - THE TRIBUTE AT PALM COAST\MASTER SITE PLAN\02_21063 - ODP.DWG - PRINTED: 1/27/2022 11:55 AM

Exhibit B

Turning Movement Counts

DE TRAFFIC
detrtraffic.com
386-341-4186
Old Kings Rd at SR 100
Flagler County, FL

File Name : OldKings at SR 100
Site Code : 00000001
Start Date : 10/12/2021
Page No : 1

Groups Printed- Automobiles - Commercial

Start Time	Old Kings Road Southbound				SR 100 Westbound				Old Kings Road Northbound				SR 100 Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	24	17	28	69	27	167	14	208	26	23	13	62	20	238	12	270	609
04:15 PM	35	23	24	82	34	206	20	260	36	27	20	83	26	243	21	290	715
04:30 PM	42	29	12	83	28	220	25	273	27	28	26	81	34	227	25	286	723
04:45 PM	37	30	26	93	25	201	19	245	37	31	35	103	28	240	19	287	728
Total	138	99	90	327	114	794	78	986	126	109	94	329	108	948	77	1133	2775
05:00 PM	27	26	29	82	37	230	20	287	31	25	26	82	35	245	18	298	749
05:15 PM	33	38	34	105	27	192	21	240	34	21	24	79	27	222	20	269	693
05:30 PM	34	28	27	89	37	180	23	240	28	25	21	74	27	210	26	263	666
05:45 PM	27	25	36	88	23	171	17	211	33	22	23	78	31	222	18	271	648
Total	121	117	126	364	124	773	81	978	126	93	94	313	120	899	82	1101	2756
Grand Total	259	216	216	691	238	1567	159	1964	252	202	188	642	228	1847	159	2234	5531
Apprch %	37.5	31.3	31.3		12.1	79.8	8.1		39.3	31.5	29.3		10.2	82.7	7.1		
Total %	4.7	3.9	3.9	12.5	4.3	28.3	2.9	35.5	4.6	3.7	3.4	11.6	4.1	33.4	2.9	40.4	
Automobiles	251	190	209	650	228	1532	144	1904	241	192	179	612	215	1815	149	2179	5345
% Automobiles	96.9	88	96.8	94.1	95.8	97.8	90.6	96.9	95.6	95	95.2	95.3	94.3	98.3	93.7	97.5	96.6
Commercial	8	26	7	41	10	35	15	60	11	10	9	30	13	32	10	55	186
% Commercial	3.1	12	3.2	5.9	4.2	2.2	9.4	3.1	4.4	5	4.8	4.7	5.7	1.7	6.3	2.5	3.4

DE TRAFFIC
 detraffic.com
 386-341-4186
 Old Kings Rd at SR 100
 Flagler County, FL

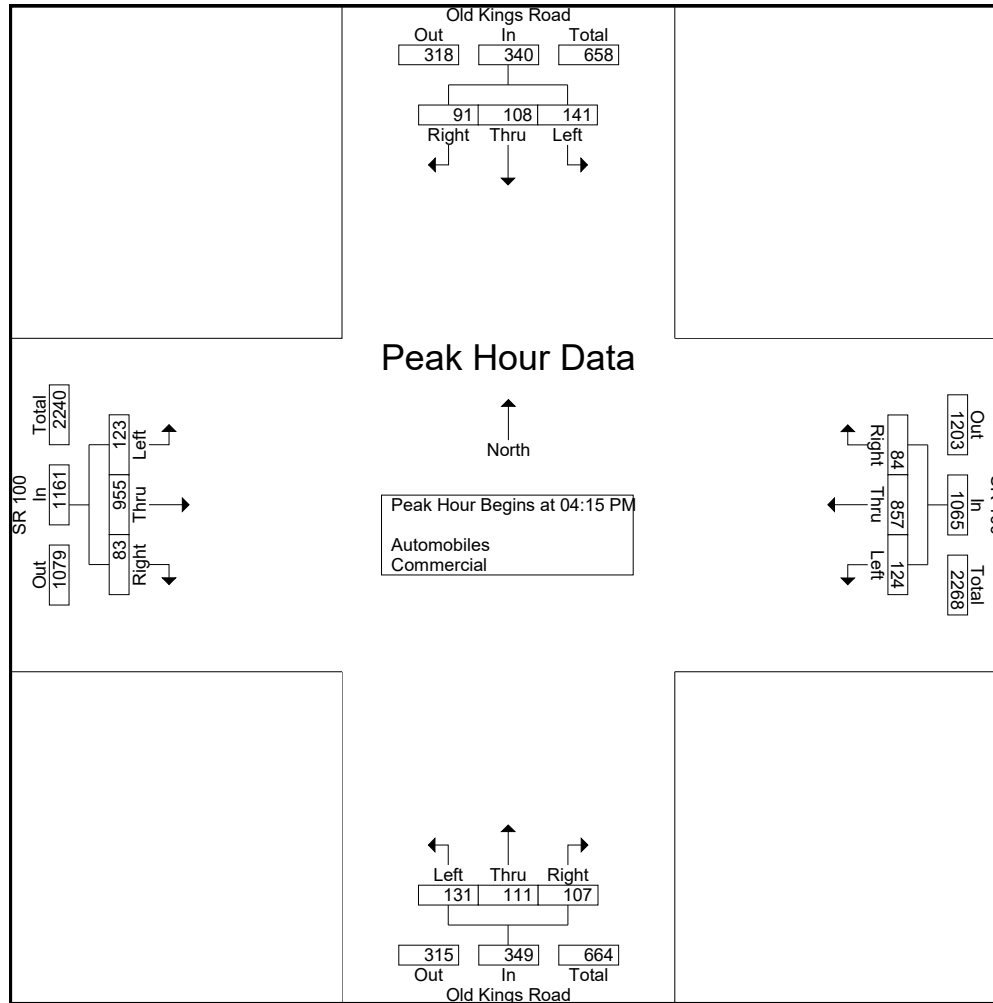
File Name : OldKings at SR 100
 Site Code : 00000001
 Start Date : 10/12/2021
 Page No : 2

Start Time	Old Kings Road Southbound				SR 100 Westbound				Old Kings Road Northbound				SR 100 Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	35	23	24	82	34	206	20	260	36	27	20	83	26	243	21	290	715
04:30 PM	42	29	12	83	28	220	25	273	27	28	26	81	34	227	25	286	723
04:45 PM	37	30	26	93	25	201	19	245	37	31	35	103	28	240	19	287	728
05:00 PM	27	26	29	82	37	230	20	287	31	25	26	82	35	245	18	298	749
Total Volume	141	108	91	340	124	857	84	1065	131	111	107	349	123	955	83	1161	2915
% App. Total	41.5	31.8	26.8		11.6	80.5	7.9		37.5	31.8	30.7		10.6	82.3	7.1		
PHF	.839	.900	.784	.914	.838	.932	.840	.928	.885	.895	.764	.847	.879	.974	.830	.974	.973

DE TRAFFIC

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 Flagler County, FL

File Name : OldKings at SR 100
 Site Code : 00000001
 Start Date : 10/12/2021
 Page No : 3



DE TRAFFIC
 detraffic.com
 386-341-4186
 Old Kings Rd at SR 100
 Flagler County, FL

File Name : OldKings at SR 100
 Site Code : 00000001
 Start Date : 10/12/2021
 Page No : 4

Groups Printed- Peds

Start Time	Old Kings Road Southbound					SR 100 Westbound					Old Kings Road Northbound					SR 100 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0		0	0	0	50	50	0	0	0	0		0	0	0	50	50	



NB Approach



SB Approach



EB Approach



WB Approach



Old Kings Rd
at SR 100

Flagler County

www.de-traffic.com

299 McGregor Rd. DeLand FL. 32720

Project
Number: L21-56

Sheet
Number: 1

Exhibit C

Signal Timings

HCS Print-Out – Existing

ID: 130

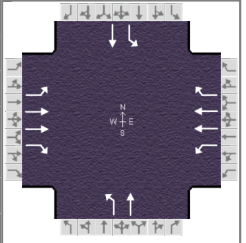
Name: SR-100 & Old Kinas Road

Configuration: Permanent

Param	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11	Phase 12	Phase 13	Phase 14	Phase 15	Phase 16
Walk	0	12	0	0	0	12	0	12	0	0	0	0	0	0	0	0
Ped Clearance	0	19	0	0	0	14	0	32	0	0	0	0	0	0	0	0
Min Green	4	25	4	6	10	25	4	6	5	5	5	5	5	5	5	5
Passage	3	3	2	3	3	3	3	2	1	1	1	1	1	1	1	1
Max1	40	90	50	35	30	90	50	25	25	25	25	25	25	25	25	25
Max2	25	55	25	35	25	55	25	35	50	50	50	50	50	50	50	50
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	3.8	2	4.1	3.5	2.9	2.1	4.1	3.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	15	40	10	10	10	40	15	10	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	10	1	10	10	10	1	15	10	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	1.2	1.7	0.1	1	1	1.7	1.5	0.1	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Startup	RED	GREEN	RED	RED	RED	GREEN	RED	RED	RED	RED	RED	RED	RED	RED	RED	RED
Enable	On	On	On	On	On	On	On	On	Off	Off	Off	Off	Off	Off	Off	Off
Auto Entry	Off	Off	Off	On	Off	Off	Off	On	Off	Off	Off	Off	Off	Off	Off	Off
Auto Exit	Off	On	Off	Off	Off	On	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Non Act1	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Non Act2	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Lock Call	On	On	Off	Off	On	On	Off	Off	On	On	On	On	On	On	On	On
Min Recall	Off	On	Off	Off	Off	On	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Max Recall	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Ped Recall	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Soft Recall	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Dual Entry	Off	On	Off	On	Off	On	Off	On	Off	Off	Off	Off	Off	Off	Off	Off
Sim Gap Enable	Off	On	Off	On	Off	On	Off	On	On	On	On	On	On	On	On	On
Guar Passage	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Rest In Walk	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Cond Service	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Add Init Calc	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off	Off
Ring	1	1	1	1	2	2	2	2	0	0	0	0	0	0	0	0
Concur 1	5	5	7	7	1	1	3	3	0	0	0	0	0	0	0	0
Concur 2	6	6	8	8	2	2	4	4	0	0	0	0	0	0	0	0
Concur 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concur 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	LTG			Duration, h	0.250		
Analyst	RGH		Analysis Date	10/13/2021		Area Type	Other
Jurisdiction			Time Period	Existing PM		PHF	0.97
Urban Street	SR 100		Analysis Year	2021		Analysis Period	1 > 7:00
Intersection	SR 100 at Old Kings Road		File Name	1. SR 100 at Old Kings Road Existing PM.xus			
Project Description	5419 - The Tribute at Palm Coast						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	123	955	83	124	857	84	131	111		141	108	

Signal Information															
Cycle, s	82.9	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	Yes	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		7.6	0.9	27.1	4.0	2.0	7.3						
		Yellow		5.0	0.0	5.0	5.0	0.0	5.0						
		Red		4.0	0.0	2.0	4.0	0.0	4.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	17.5	35.0	16.6	34.1	15.0	18.3	13.0	16.3
Change Period, (Y+R _c), s	8.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0
Max Allow Headway (MAH), s	3.0	2.9	3.0	2.9	3.1	3.0	3.1	3.0
Queue Clearance Time (g _s), s	7.7	23.0	7.9	20.4	7.9	6.9	6.0	7.2
Green Extension Time (g _e), s	0.1	5.1	0.1	5.0	0.0	0.0	0.0	0.1
Phase Call Probability	0.95	1.00	0.95	1.00	0.96	1.00	0.96	1.00
Max Out Probability	0.06	0.02	0.26	0.02	1.00	1.00	1.00	0.48

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8		7	4	
Adjusted Flow Rate (v), veh/h	127	985	34	128	884	14	135	114		145	111	
Adjusted Saturation Flow Rate (s), veh/h/ln	1753	1781	1535	1753	1781	1522	1725	1841		1753	1722	
Queue Service Time (g _s), s	5.7	21.0	1.2	5.9	18.4	0.5	5.9	4.9		4.0	5.2	
Cycle Queue Clearance Time (g _c), s	5.7	21.0	1.2	5.9	18.4	0.5	5.9	4.9		4.0	5.2	
Green Ratio (g/C)	0.11	0.34	0.34	0.09	0.33	0.33	0.16	0.11		0.14	0.09	
Capacity (c), veh/h	200	1204	519	160	1166	499	243	206		208	152	
Volume-to-Capacity Ratio (X)	0.634	0.818	0.066	0.798	0.758	0.029	0.556	0.554		0.698	0.734	
Back of Queue (Q), ft/ln (95 th percentile)	110	321.7	19.3	118.8	289.9	8.3	117.2	103.5		66.7	110.4	
Back of Queue (Q), veh/ln (95 th percentile)	4.3	12.7	0.7	4.6	11.4	0.3	4.5	4.0		2.6	4.0	
Queue Storage Ratio (RQ) (95 th percentile)	0.31	0.00	0.00	0.23	0.00	0.00	1.17	0.00		0.27	0.00	
Uniform Delay (d ₁), s/veh	35.1	25.1	18.6	36.9	24.9	18.9	31.9	34.8		35.7	36.9	
Incremental Delay (d ₂), s/veh	1.2	0.5	0.0	3.7	0.4	0.0	1.7	1.9		8.4	2.6	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	36.3	25.6	18.6	40.6	25.3	18.9	33.6	36.8		44.1	39.4	
Level of Service (LOS)	D	C	B	D	C	B	C	D		D	D	
Approach Delay, s/veh / LOS	26.6		C	27.1		C	35.1		D	42.1		D
Intersection Delay, s/veh / LOS	29.1						C					

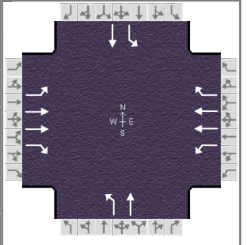
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	2.55	C	2.52	C
Bicycle LOS Score / LOS	1.43	A	1.33	A	0.90	A	0.91	A

Exhibit D

HCS Print-Out – 2023 Build-Out

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	LTG			Duration, h	0.250		
Analyst	RGH	Analysis Date	10/13/2021	Area Type	Other		
Jurisdiction	Palm Coast	Time Period	Existing PM	PHF	0.97		
Urban Street	SR 100	Analysis Year	2023 Build-Out	Analysis Period	1 > 7:00		
Intersection	SR 100 at Old Kings Road	File Name	1. SR 100 at Old Kings Road 2023 Build-Out PM....				
Project Description	5419 - The Tribute at Palm Coast						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	163	974	85	128	888	99	134	117		161	120	

Signal Information				Signal Timing (s)											
Cycle, s	85.4	Reference Phase	2												
Offset, s	0	Reference Point	End	Green	8.0	1.0	28.4	4.0	2.0	8.1					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	5.0	0.0	5.0	5.0	0.0	5.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	4.0	0.0	2.0	4.0	0.0	4.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	18.0	36.3	17.0	35.4	15.0	19.1	13.0	17.1
Change Period, (Y+R _c), s	8.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0
Max Allow Headway (MAH), s	3.0	2.9	3.0	2.9	3.1	3.0	3.1	3.0
Queue Clearance Time (g _s), s	10.0	24.0	8.3	21.8	8.0	7.3	6.0	8.0
Green Extension Time (g _e), s	0.2	5.3	0.1	5.2	0.0	0.0	0.0	0.1
Phase Call Probability	0.98	1.00	0.96	1.00	0.96	1.00	0.98	1.00
Max Out Probability	0.00	0.01	0.12	0.02	1.00	1.00	1.00	0.15

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8		7	4	
Adjusted Flow Rate (v), veh/h	168	1004	19	132	915	20	138	121		166	124	
Adjusted Saturation Flow Rate (s), veh/h/ln	1753	1781	1535	1753	1781	1522	1725	1841		1753	1722	
Queue Service Time (g _s), s	8.0	22.0	0.7	6.3	19.8	0.7	6.0	5.3		4.0	6.0	
Cycle Queue Clearance Time (g _c), s	8.0	22.0	0.7	6.3	19.8	0.7	6.0	5.3		4.0	6.0	
Green Ratio (g/C)	0.12	0.34	0.34	0.09	0.33	0.33	0.16	0.12		0.14	0.09	
Capacity (c), veh/h	205	1222	527	165	1182	505	236	217		208	163	
Volume-to-Capacity Ratio (X)	0.820	0.821	0.035	0.802	0.774	0.039	0.586	0.555		0.800	0.758	
Back of Queue (Q), ft/ln (95 th percentile)	158.2	337.4	10.7	126.1	309	11.6	126	112.1		117.2	126.9	
Back of Queue (Q), veh/ln (95 th percentile)	6.1	13.3	0.4	4.9	12.2	0.4	4.8	4.3		4.5	4.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.45	0.00	0.00	0.24	0.00	0.00	1.26	0.00		0.47	0.00	
Uniform Delay (d ₁), s/veh	36.9	25.7	18.7	37.9	25.7	19.3	32.8	35.6		37.4	37.7	
Incremental Delay (d ₂), s/veh	3.1	0.5	0.0	3.4	0.4	0.0	2.5	1.8		18.2	2.7	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	40.0	26.2	18.7	41.3	26.1	19.3	35.4	37.4		55.6	40.4	
Level of Service (LOS)	D	C	B	D	C	B	D	D		E	D	
Approach Delay, s/veh / LOS	28.0	C		27.8	C		36.3	D		49.1	D	
Intersection Delay, s/veh / LOS	30.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	2.56	C	2.55	C
Bicycle LOS Score / LOS	1.47	A	1.37	A	0.91	A	0.97	A



**FLAGLER COUNTY PUBLIC SCHOOLS, FACILITIES PLANNING
SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL IMPACT ANALYSIS**

Instructions:

*Please submit two copies of a completed application, location map, and the application fee. (made payable to Flagler County Public Schools) to the appropriate Municipality. Fee schedule on page three (3).

*The Municipality will review application and forward it to the Coordinator of Planning & Intergovernmental Relations of Flagler County School.

City of Palm Coast 160 Lake Avenue Palm Coast, FL 32164	Flagler County 1769 E. Moody Blvd., Bldg. #2 Bunnell, FL 32110	City of Bunnell 201 W. Moody Blvd. Bunnell, FL 32110	City of Flagler Beach 105 S. 2 nd . Street Flagler Beach, FL 32136
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I. Application Type - Check one only

Non-Binding Determination (Comprehensive Plan Amendment; Rezoning)	Letter of Concurrency Exemption	Project Amendment / Reevaluation
School Capacity Reservation (Only at Preliminary Plat, Final Plat, Site Plan Amendment)	Time Extension	Proportionate Share Mitigation

II. Project Information

Project Name: _____ **Local Government:** _____

Parcel ID #: _____

Location / Address of Subject Property: _____

Closest Major Intersection: _____

(Please attach separate sheet of multiple parcels – attach and location map)

III. Ownership / Agent Information

Owner/Contract Purchaser Name(s): _____

Agent/Contact Person: _____

Mailing Address: _____

Telephone #: _____ **E-mail Address:** _____



**FLAGLER COUNTY PUBLIC SCHOOLS, FACILITIES PLANNING
SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL IMPACT ANALYSIS**

FLAGLER COUNTY PUBLIC SCHOOL CONCURRENCY PLANNING SERVICE FEE SCHEDULE

Please make checks payable to Flagler County Public Schools

School Capacity Availability Reports / Letters

School Capacity Determinations

Nonbinding Review – (FLU/Rezone) -----	\$200.00
Letter of Concurrency Exemption -----	\$100.00
Time Extension -----	\$150.00
Concurrency Determination Re-evaluation -----	\$150.00

School Capacity Reservation – Certificate of School Concurrency

3 – 10 Units -----	\$150.00
11 – 49 Units -----	\$300.00
50 + Units -----	\$500.00

Proportionate Share Mitigation

3 – 10 Units -----	\$500.00
11 – 49 Units -----	\$1,000.00
50 + Units -----	\$2,500.00
Appeals -----	\$1,000.00