



**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***

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**Wednesday, March 16, 2022**

**5:30 PM**

**City Hall- Community Wing**

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**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 FEBRUARY 16, 2022 PLANNING AND LAND DEVELOPMENT**

## **REGULATION BOARD MEETING**

### **Public Hearing**

- 2 HSC PALM COAST US 1, LLC, DOLLAR GENERAL SPECIAL EXCEPTION, APPLICATION # 5044**
  
- 3 SOMERSET AT PALM COAST PARK SUBDIVISION MASTER PLAN, APPLICATION # 4988.**

### **Board Discussion and Staff Issues**

### **Adjournment**

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 16, 2022

<b>Department</b> Planning	<b>Amount</b>
<b>Division</b>	<b>Account</b>
	<b>#</b>
<b>Subject</b> MEETING MINUTES OF THE FEBRUARY 16, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
<b>Presenter: Irene Schaefer, Recording Secretary</b>	
<b>Background:</b>	
<b>Recommended Action:</b> Approve as presented.	



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

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160 Lake Avenue  
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**Chairman Clinton Smith  
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**Wednesday, February 16, 2022**

**5:30 PM**

**City Hall- Community Wing**

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**Call to Order and Pledge of Allegiance**

*Chair Smith called the February 16, 2022 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.*

**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  
Ms. Nicholson  
Mr. Hilton  
Ms. Bott

Excused:  
Mrs. Lucas

## Approval of Meeting Minutes

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

**Pass**

**Motion made to approve as amended with corrections on page 6 as outlined here: correct spelling to dialogue, led and though by Board Member Albano and seconded by Vice Chairman Shank**

**Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton**

## Public Hearing

### 2 TAKE 5 EXPRESS CAR WASH SPECIAL EXCEPTION - APPLICATION # 5017

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

*Mr. Jason Sheridan, Pennoni Associates representing the developer, addressed the PLDRB members and gave a presentation which is attached to this record.*

*Mr. Albano asked if the car wash will offer full service services or express service only. Mr. Sheridan stated that this facility is express only.*

*Vice Chair Shank asked about impact on the internal traffic circulation on the site. Mr. Sheridan stated that during the pre-application meeting with the City's traffic engineer it was stated that both the initial traffic impact study and the Culver's traffic memo showed that a car wash site would not add any capacity issues. Mr. Tyner stated that during the City's review staff was focused on the stacking plan and staff worked with the applicant to ensure that stacking was not impacting traffic flow causing traffic backing onto the roadway. Mr. Sheridan also stated that a review of the trips generated from a car wash vs. the original planned Gate gas station was not altered (a car wash did not increase the*

number of trips from the original plan for the overall site). Mr. Tyner also stated that the overall trips generated from this car wash is less than those originally approved for the Gate gas station. Vice Chair Shank asked about the average length of time it would take a vehicle to move through the car wash. Mr. Sheridan said a couple minutes for the car wash only with a few more minutes for the vacuum. Mr. Sheridan explained that they do have 12 stacking spaces in front of the kiosk in the three lanes to the north as well as stacking down the entire driveway length, about 150 ft. of driveway, before the cars start stacking into the common driveway. Vice Chair Shank asked hours of operation for the car wash. Mr. Sheridan stated that it probably be 7am-7pm. Vice Chair Shank asked if the car wash would be manned during all operating hours. Mr. Sheridan stated that he believed there would be at least one person during all operating hours. Mr. Tyner clarified that this application is for a special exception not a site plan however, he stated that if there are concerns the PLDRB may add conditions to the Development Order. Mr. Tyner also stated that currently staff is reviewing the Technical Site Plan for this car wash, a Development Order for the Technical Site Plan can't be issued until the Special Exception is approved, but some of the stacking concerns and staffing issues are the same concerns that staff is addressing with the applicant during the site plan review.

Mr. Albano asked what is the quality of the water going into the stormwater. Mr. Sheridan stated that there is treatment of the water inside the building and that treated water runs to the recycle tanks and in the event the recycle tanks go over capacity they will discharge to the sand filter and then into the sanitary sewer system, not into the stormwater system.

Chair Smith opened this item to public comment at 5:52pm and seeing no one approach the podium he closed this item to public comment at 5:53pm.

**Pass**

**Motion made to approve as the item is consistent with the City Comprehensive Plan and Land Development Code (LDC) by Board Member Scully and seconded by Board Member Hilton**

**Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member James Albano, Board Member Hung Hilton**

**Denied - 1 - Vice Chairman Sandra Shank**

**3 KING'S CROSSING STORAGE TECHNICAL SITE PLAN - TIER 2, APPLICATION # 4394**

Mr. Ray Tyner, Deputy Chief Development Officer, who gave the history of this property including its prior Special Exception in 2019 approved by the PLDRB and the uniqueness of the site for development due to its wetlands. Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner, AICP, who gave a presentation which is attached to this record.

Mr. Scully inquired if this Technical Site Plan review by the PLDRB was a condition of the 2019 Special Exception. Mr. Tyner stated that it was not a condition of the Special Exception but it is before the PLDRB members because of its size - Tier 2 Technical Site Plan requires PLDRB approval. Mr. Scully

*asked how the compensatory storage is created and maintained. Ms. Jordan Myers, Environmental Planner/Floodplain Manager, responded that compensatory storage is based on a required stormwater modeling that the applicant's team would perform to show how much their plans are filling in or impacting the floodplain and then once determined the developer would have to offset their impact by compensatory storage. The developer would be required to provide an area that allows for the floodplain storage that they are offsetting. Ms. Myers explained that the modeling is done by an engineer who demonstrates the amount of impact and the required compensatory storage required on the project. Ms. Myers also stated that the culverts that are driven over are studied and engineered to ensure they stay clear so that the water can continuously move.*

*Ms. Nicholson asked how the applicant plans to protect the site and its sensitive areas during development. Mr. Dan Wilcox, Engineer of Record on the project, stated that the major areas of concern, the stormwater compensation and runoff from the site, were addressed by sculpting out within the adjacent upland area the volume that was offset by any portion of the construction into the wetlands or into the floodplain. The developer will protect the buffers by using silt barriers also St. Johns River Water Management District (SJRWMD) has a requirement to establish physical barriers (i.e. fences and borders) to ensure that in the future no encroachment into the wetlands occurs. Mr. Wilcox also stated that the stormwater (ponds) were positioned along the edge of the wetlands to ensure no future encroachment occurs. Mr. Tyner stated that during the site plan review staff requires a stormwater pollution plan, which is required in our Land Development Code (LDC) and reviewed by staff. Once the plan is approved we also have a site inspector who verifies on a daily basis that the developer is complying with the plan during horizontal construction.*

*Ms. Nicholson asked who is the proposed client for this project. Mr. Wilcox said it would be residential customers storing household goods. Ms. Nicholson asked if there would be any restrictions on what may be stored at the facility. Mr. Anthony Kostantinidis, representing the operator, stated household goods and/or small commercial business items would be stored at the facility. Ms. Nicholson asked if boats and recreational vehicles (RV) may be stored at this site. Mr. Kostantinidis stated boats and RVs will be allowed. Ms. Nicholson asked if there is a program to ensure no hazardous materials are stored on site. Mr. Kostantinidis stated that the renters' sign a contract whereby they agree to abide by the rules including not storing hazardous materials at the site. Ms. Nicholson questioned if the heaviest fire truck would be equal to the heaviest vehicle which may cross the bridge (as referenced in the agreement). Mr. Kostantinidis stated that the fire vehicle would be the heaviest vehicle.*

*Mr. Lemon asked about access hours to the facility. Mr. Kostantinidis stated that the facility will be open during the day but there is a gate code with limited night access hours. It is not open 24 hours.*

*Mr. Scully asked for clarification about RV and boat storage at this facility. Mr. Kostantinidis stated that any RV and boat storage is to the back of the facility and is not visible from the road.*

*Vice Chair Shank read from the staff report that states that the applicant has submitted a Technical Site Plan application for an enclosed self-storage facility without the outside storage of boats and recreational vehicles.*

*Mr. Hoover stated that the storage would be inside. Mr. Kostantinidis stated that there is a drive through inside the building for storage (boat and RV) however there are some parking spaces in the back of the building that was planned (for boat and RV storage) which is not viewable from adjacent properties.*

*Chair Smith requested that the site plan be shown on the screen and discussion ensued about whether outdoor storage was part of this Technical Site Plan. Mr. Kostantinidis stated that the project was being built in phases and phase I was all indoor storage and phase II had some covered spots for boats and RVs storage outside hidden from view. Mr. Tyner stated that condition 19 only clarifies that if outdoor storage is allowed it must be hidden from view. Vice Chair Shank asked for clarification if this plan includes boat and RV storage outside. Mr. Hoover and Mr. Tyner stated no the plan in front of the PLDRB does not include outdoor storage. Mr. Tyner stated that if the applicant wants to modify their Technical Site Plan in the future to include outdoor storage they are free to do so, but that is not the plan in front of the PLDRB members now.*

*Mr. Kostantinidis asked if they PLDRB members could vote to include outdoor boat and RV storage on this application. Vice Chair Shank stated that would not be possible since they don't have the authority to do that since the review process with staff has not occurred due to the application submitted not including outdoor storage.*

*Chair Smith opened this item to public comment at 6:30pm and seeing no one approach the podium he closed this item to public comment at 6:31pm.*

**Pass**

**Motion made to approve as amended with no outside RV and/or boat storage by Vice Chairman Shank and seconded by Board Member Albano**

**Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton**

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

*Mr. Ray Tyner, Deputy Chief Development Officer, gave some history on this item and introduced Mr. Bill Hoover, Senior Planner, AICP who gave a presentation which is attached to this record.*

*Mr. Neel Stacy, representing the applicant, gave a presentation which is attached to this record.*

*Vice Chair Shank asked about who will be responsible for paying for the 6 Electric Vehicle (EV) charging stations and if the tenants be responsible for paying. Mr. Stacy stated that the decision hasn't been made yet. Chair Shank referenced a group called Heritage Crossroads a group of local historians who have a wealth of knowledge related to Old Kings Rd. and suggested that they may be helpful to Mr. Stacy and his development. Vice Chair Shank asked staff to clarify the required parking spaces for this project - the staff report shows required 454 parking spaces which includes the garages. Mr. Hoover explained*



*that the garage spaces are included in the requirement and are counted as a parking space.*

*Chair Smith opened this item to public comment at 7:07pm and seeing no one approach the podium he closed this item to public comment at 7:08pm*

**Pass**

**Motion made to Recommend Approval including all staff conditions by Board Member Albano and seconded by Board Member Nicholson**

**Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton**

### **Board Discussion and Staff Issues**

*Chair Smith introduced Mr. Christopher Gabriel as the newest PLDRB member who will be sworn in and participate with next month's meeting on March 16, 2022.*

*Ms. Katie Reischmann, Legal Counsel, asked the PLDRB members if they were all accepting of the clarification that Mr. Scully had requested i.e. if the motion is in the affirmative it doesn't necessarily mean that the PLDRB is in favor of the particular item.*

### **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 7:10PM.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

**Pass**

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

**Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton**

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 16, 2022

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	HSC PALM COAST US 1, LLC, DOLLAR GENERAL SPECIAL EXCEPTION, APPLICATION # 5044	
<b>Presenter: Estelle Lens, Planner, AICP</b>		
<p><b>Background:</b>  A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow a Small Box Discount Store in the General Commercial (COM-2) Zoning District within 500' of residential property. The HSC Palm Coast US 1, LLC, Dollar General store is proposed on a 3.52 +/- acre site located at 4530 US Hwy 1 N which is on the east side of US 1, approximately 0.4 miles north of White View Parkway.  The applicant is proposing a Dollar General store consisting of a 12,480 square foot commercial retail building with associated site improvements, including parking, landscaping and stormwater retention.</p> <p>The subject property was purchased by Pipe Property, Inc. on July 27, 2018. The applicant has submitted plans for development of a Small Box Discount Store. The City's Land Development Code (LDC) defines Small Box Discount Store as:  <i>A retail store that is 16,000 square feet or less in size, which offers for sale a variety of convenience shopping goods and continuously offers the majority of the items in their inventory for sale at a price lower than traditional retail stores. Small box discount store does not include a pharmacy; and does not sell gasoline or diesel fuel, or specialty items and food items as a primary product (i.e., greeting cards, consignment, meats, seafood, cheese, or oils and vinegars).</i></p> <p>Small Box Discount Stores are allowed as a permitted use in the COM-2 and COM-3 zoning districts, however, footnote 3 in Table 3-4 of the LDC states:  <i>If subject property is within 500 feet of any residential property, a special exception for the use is required in accordance with Section 2.07 – Special Exceptions.</i></p> <p>The applicant has submitted a request for a special exception. Staff's analysis has determined that the request meets the requirements of the LDC section 2.05. Development Orders and Agreements and section 2.07. Special Exceptions as outlined in the staff report.</p>		
<p><b>Recommended Action:</b>  Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this request in compliance with the Land Development Code and Comprehensive plan and approve Application No. 5044 to allow a Special Exception for Small Box Discount Store within 500' of residential property.</p>		



**COMMUNITY DEVELOPMENT DEPARTMENT  
HSC PALM COAST US 1, LLC – DOLLAR GENERAL  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 16, 2022**

**OVERVIEW**

<b>Project Name:</b>	HSC Palm Coast US 1, LLC – Dollar General Special Exception
<b>Project #</b>	5044
<b>Applicant:</b>	HSC Palm Coast US 1, LLC, Daphne, AL
<b>Property Description:</b>	A 3.52 +/- acre parcel on US Hwy 1 N
<b>Property Owner:</b>	Pipe Property, Inc.
<b>FLUM Designation:</b>	Mixed Use
<b>Zoning Designation:</b>	General Commercial (COM-2)
<b>Current Use:</b>	Vacant commercial land
<b>Property Tax ID:</b>	22-11-30-5545-00000-0030
<b>Property Location:</b>	4530 US Hwy 1 N. (approximately 0.4 miles north of White View Pkwy on the east side)
<b>Requested Action:</b>	Special Exception to allow a Small Box Discount Store within 500' of residential property in the General Commercial (COM-2) Zoning District

**ANALYSIS**

**REQUESTED ACTION**

A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow a Small Box Discount Store in the General Commercial (COM-2) Zoning District within 500' of residential property. The HSC Palm Coast US 1, LLC – Dollar General store is proposed on a 3.52 +/- acre site located at 4530 US Hwy 1 N which is on the east side of US 1, approximately 0.4 miles north of White View Parkway.

The applicant is proposing a Dollar General store consisting of a 12,480 square foot commercial retail building with associated site improvements, including parking, landscaping and stormwater retention.

**BACKGROUND/SITE HISTORY**

The subject property was purchased by Pipe Property, Inc. on July 27, 2018. The applicant has submitted plans for development of a Small Box Discount Store. The City's Land Development Code (LDC) defines Small Box Discount Store as:

*A retail store that is 16,000 square feet or less in size, which offers for sale a variety of convenience shopping goods and continuously offers the majority of the items in their inventory for sale at a price lower than traditional retail stores. Small box discount store does not include a pharmacy; and does not sell gasoline or diesel fuel, or specialty items and food items as a primary product (i.e., greeting cards, consignment, meats, seafood, cheese, or oils and vinegars).*

Small Box Discount Stores are allowed as a permitted use in the COM-2 and COM-3 zoning districts, however, footnote 3 in Table 3-4 of the LDC states:

*If subject property is within 500 feet of any residential property, a special exception for the use is required in accordance with Section 2.07 – Special Exceptions.*

The subject property is adjacent to residentially zoned property. Therefore, the applicant has submitted a request for a special exception simultaneous with the application for a Technical Site Plan Tier -1.

**LAND USE AND ZONING INFORMATION**

**USE SUMMARY TABLE:**

<b>CATEGORY:</b>	<b>EXISTING:</b>	<b>PROPOSED:</b>
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	General Commercial (COM-2)	No change proposed
Use	Vacant	Small Box Discount Store

**SURROUNDING ZONING AND LAND USES:**

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

EAST: FLUM: Mixed Use  
 Zoning: Multiple Family Residential (MFR-2)  
 Use: Vacant

SOUTH: FLUM: Mixed Use  
 Zoning: Light Industrial (IND-1)  
 Use: Developed Industrial self-storage and commercial retail uses

WEST: FLUM: Industrial (County)  
 Zoning: Industrial (County)  
 Use: Developed storage, retail, Industrial and commercial uses

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

The Unified Land Development Code, Chapter 2, and 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 Small Box Discount Store is not in conflict with or contrary to the public interest. The use is appropriately located along US 1 which has a mixture of commercial and industrial uses. The COM-2 Zoning District is intended to provide sufficient areas for general commercial and office uses to meet community-wide demand 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. (Note that not all chapters of the Comprehensive Plan are applicable to this request.)

- **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.*

**Staff Findings:** The proposed Small Box Discount Store site is located among a mixture of uses and will not increase the cost of providing and maintaining public facilities.

*-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.*

**Staff Findings:** The site is located in the *Mixed Use* FLUM designation that represents existing and future mixed use corridors and employment centers throughout the City. This designation is intended to provide general retail, business/professional services, offices, and appropriately located light industrial uses. The *Mixed Use* designation also offers opportunities for residents to work, shop, and perform a range of daily activities within reasonably close proximity to their residential dwellings.

*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 as conditioned by staff, no significant financial liability or hardship will be created for the City as all services are already available with sufficient capacity at this location. This development is located on US Hwy 1, which is a state road and is regulated by the FDOT. The City Traffic Engineer will ensure that the impacts are reviewed and will be in compliance with FDOT 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;*

**Staff Finding:** The proposed use, a Small Box Discount Store, is a permitted use in the COM-2 zoning district except in cases where there are residentially zoned properties within 500 feet of the project’s boundary. Since this site is located adjacent to (within 500’ of) residentially zoned property, the applicant must apply for a special exception. The property adjacent to the east is zoned Multi Family Residential (MFR-2) and is currently undeveloped. The submitted plans propose a large stormwater pond, and preserved wetland area which provide an approximately 200’-250’ buffer between the site improvements and any potential future residential development. The site will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City’s inhabitants.

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

**Staff Finding:** A Technical Site Plan has been submitted by the applicant. Since the building is less than 40,000 square feet, it is a Tier - 1 that will be reviewed administratively by staff. All businesses must comply with the requirements of the LDC and 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 conceptual plan that has been submitted with the special exception application demonstrates that the site will be developed under all applicable development standards of the LDC including specific standards for the General Commercial (COM-2) Zoning District. Compliance with all the requirements of the LDC will be confirmed during the technical site plan review process.

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

**Staff Finding:** The site will need to meet all applicable concurrency provisions in the LDC as it goes through the permitting process. The Trip Generation Report provided by the applicant shows the project will generate 55 PM Peak Hour trips, 38 AM Peak Hour trips and 794 Daily trips. US 1 is a state road regulated by FDOT. The proposed project will have a de minimis impact on US-1.

*C. Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.*

**Staff Finding:** As conditioned in staff’s recommendation of approval, the proposed use will be compatible with existing and expected futures uses of the neighboring area.

*a. Compatibility shall be further reviewed in light of the following components:*

<i>Architectural design;</i>	The proposed building will be in compliance with Palm Coast architectural guidelines which are regulated in LDC Chapter 14, including massing, articulation, exterior building materials and colors.
<i>Fencing and screening, landscaping;</i>	The technical site plan will ensure that the proposed project meets the required landscape requirements of LDC Chapter 11 including

	perimeter buffers, building foundation plantings and required parking area landscaping.
<i>Noise reduction, sign and light control;</i>	No noise, or lighting impacts are anticipated at this location based on the site plan layout and perimeter buffers. Signage will be addressed in accordance with Chapter 12 of the LDC.
<i>Storm drainage, sanitation collection;</i>	The applicant's project engineer has designed a stormwater system that will be reviewed by the City and SJRWMD during the Technical Site Plan process.
<i>Police and fire protection;</i>	No significant fire or police risk is anticipated by this use.
<i>On and off-site traffic control</i>	The applicant must demonstrate compliance with FDOT requirements for access and impacts on US Hwy 1. This will be confirmed during the Technical Site Plan process.
<i>Off-street parking and loading; and</i>	The conceptual plan submitted demonstrates substantial compliance with code requirements. This will be analyzed in detail during the Technical Site Plan process.
<i>Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.</i>	The site, as proposed, provides sufficient buffering from the adjacent residentially zoned property.

**Summary Finding:** The applicant has found a location that is reasonably consistent and compatible with the surrounding developments. The project will provide a conveniently located market/discount store for the residential, commercial and industrial uses in the area.

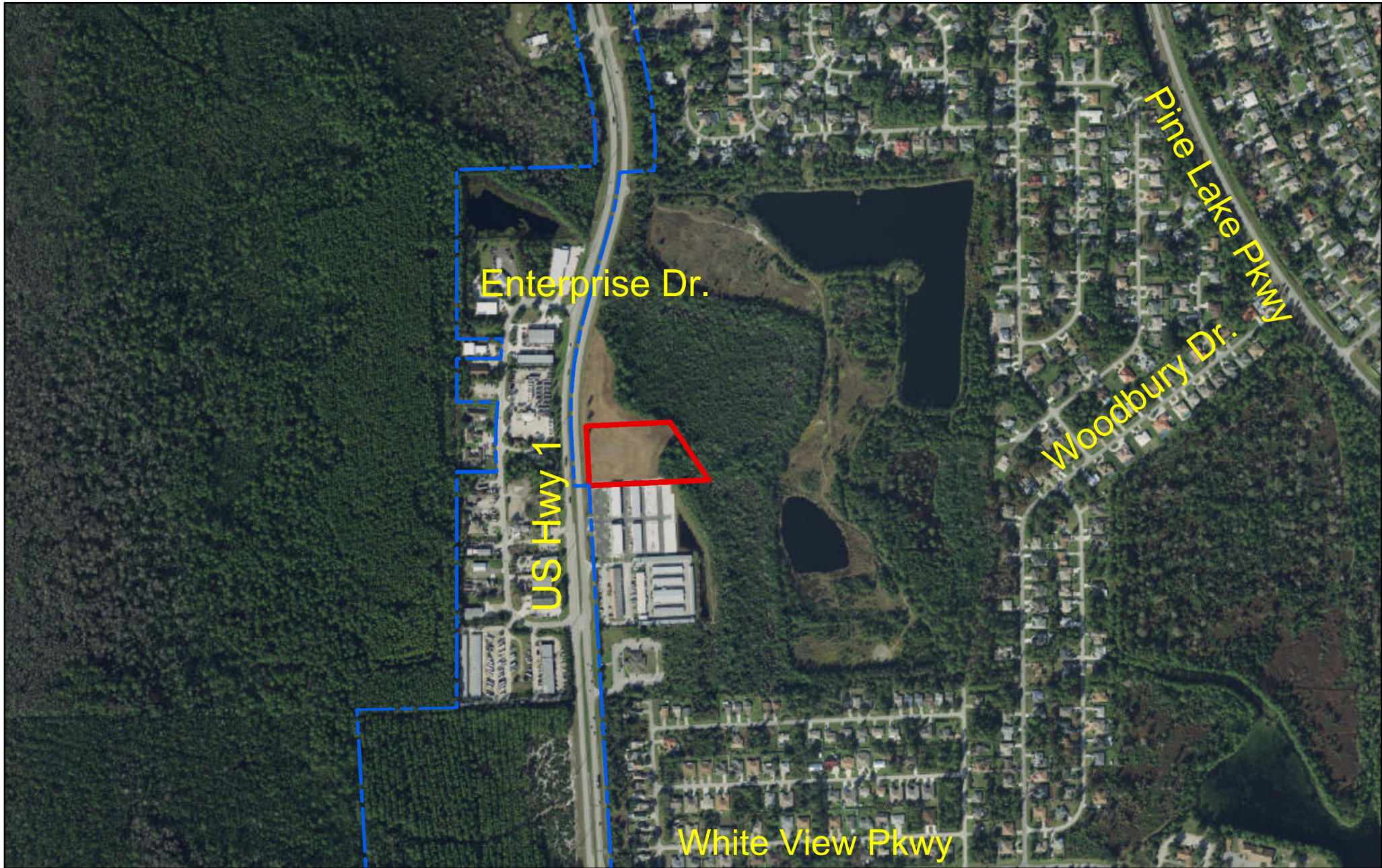
## PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires that applicants notify adjacent property owners of the PLDRB meeting date at least 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail before March 2, 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 (PLDRB) find this request in compliance with the Land Development Code and Comprehensive plan and approve Application No. 5044 to allow a Special Exception for Small Box Discount Store within 500' of residential property.

# Dollar General



## Legend

-  Palm Coast City Limits
-  Dollar General

0 375 750  
Feet





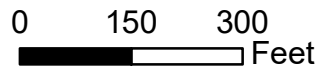


# Dollar General

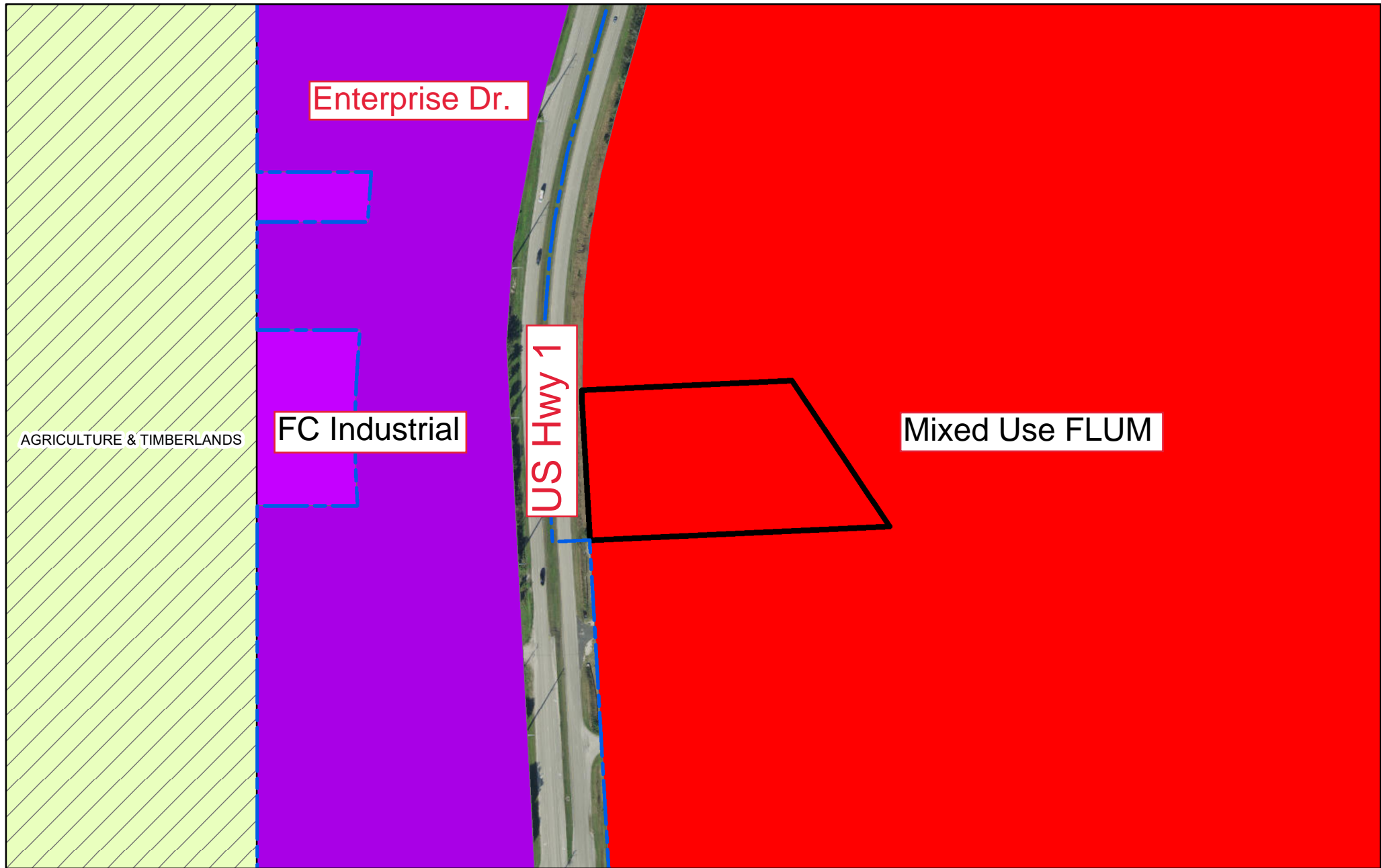


## Legend

-  Palm Coast City Limits
-  Dollar General



# Dollar General FLUM



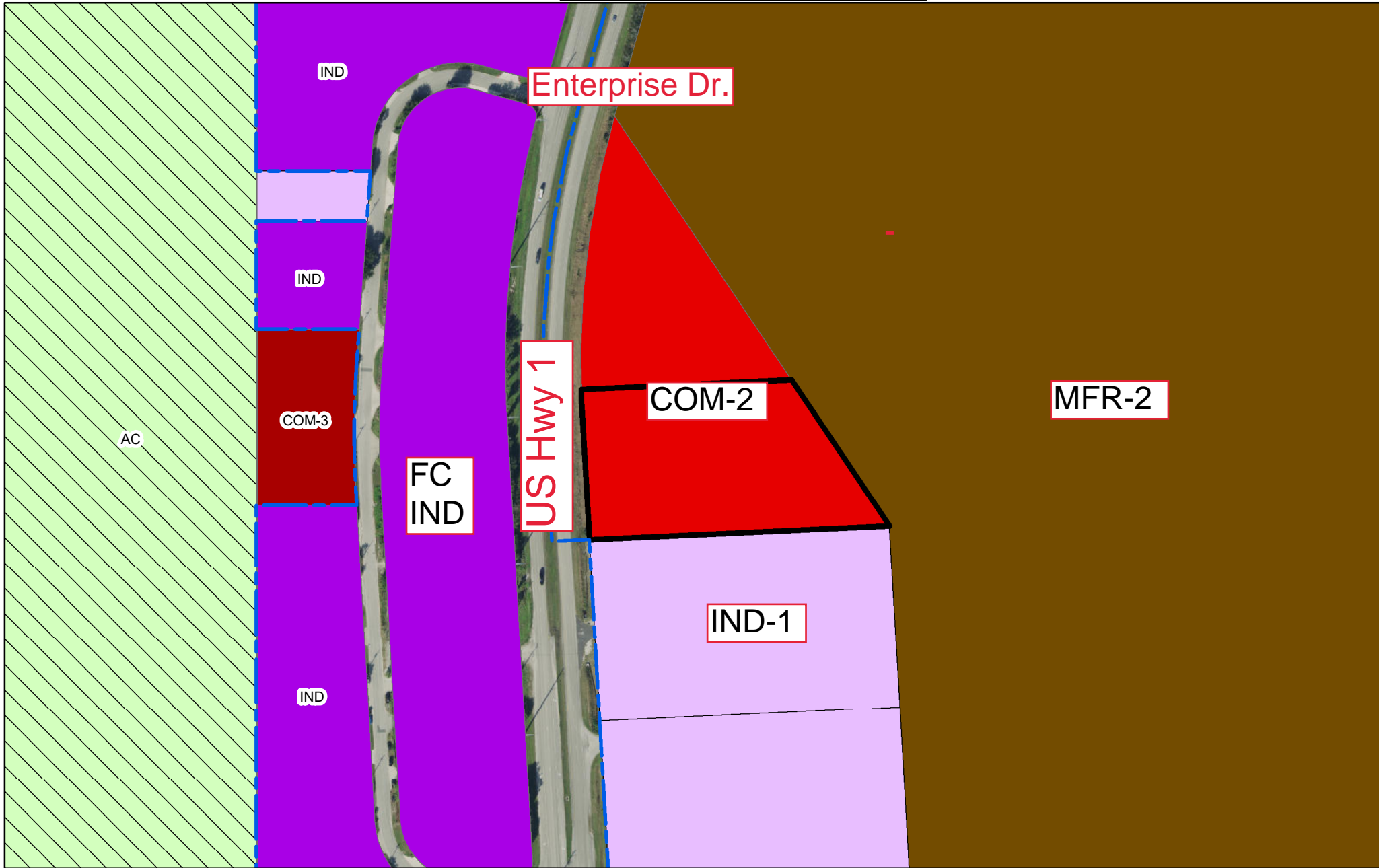
## Legend

- |   |   |  |  |
|---|---|--|--|
|  Palm Coast City Limits | <b>Palm Coast FLUM</b>  |  Industrial | <b>Flagler FLUM</b>  |
|  Dollar General         |  AGRICULTURE & TIMBERLANDS |  Mixed Use  |  IND |

0 150 300 Feet

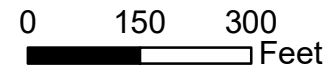


# Dollar General Zoning



## Legend

- |   |  |   |   |   |
|---|--|---|---|---|
|  Palm Coast City Limits | <b>Palm Coast Zoning</b>   |  COM-2 |  IND-1 | <b>Flagler Zoning</b>   |
|  Dollar General         |  AC |  COM-3 |  MFR-2 |  IND |





**GENERAL APPLICATION:**

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

---

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:** HSC Palm Coast US 1, LLC

**B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):** US Hwy 1 N Bunnell, FL 32110

**C. PROPERTY APPRAISER'S PARCEL NUMBER(s):** 22-11-30-5545-00000-0030

**D. LEGAL DESCRIPTION:** See ALTA Subdivision Name; <sup>Sand Lake</sup> \_\_\_\_\_ Section; 22 Block; 3 Lot  
Lot 3, Sand Lake, according to the map or plat thereof as recorded in plat book 33, page 70, public records of Flagler county.

**E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE:** 3.52 ace/153340 sf

**F. FUTURE LAND USE MAP DESIGNATION:** Mixed Use EXISTING ZONING DISTRICT: COM-2  
 OVERLAY DISTRICT: \_\_\_\_\_

**G. FLOOD ZONE:** X and A COMMUNITY PANEL NUMBER: 12035C0120E DATE: 6/6/18

**H. PRESENT USE OF PROPERTY:** Vacant

**I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):** \_\_\_\_\_  
Construction of a 12,480 sf single commercial building and associated parking improvements. The project will include on-site storm water management facility to provide water quality treatment and regulated post development runoff rates below the respective pre-development rates to meet the requirements as outlined in the SJWMD's ERP Permit Information Manual Volume II (AH Vol II) and meet the City's Unified Land Development Section 9.04.

**J. PROPOSED NUMBER OF LOTS:** 2 lots combined

**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:**  
 nonstatutory land division - reconfiguration application & special exception application

**M. WATER/SEWER PROVIDER:** City of Palm Coast

**N. IS THERE AN EXISTING MORTGAGE?**  Yes  No



**OWNER:**

**APPLICANT / AGENT:**

Name: Pipe Property Inc.	Name: HSC Palm Coast US 1, LLC
Mailing Address: 1 Sunshine Blvd., Ormond Beach, FL 32174	Mailing Address: PO Box 130, Daphne, AL 36526
Phone Number:	Phone Number: 251-243-0708
E-mail Address:	E-mail Address: linda@hixsnedeker.com

**MORTGAGE HOLDER:**

**ENGINEER OR PROFESSIONAL:**

Name: Known	Name: JADE Consulting LLC (Perry C. "Trey" Jinright, III, PE)
Mailing Address:	Mailing Address: 208 N. Greeno Rd., Ste. C, Fairhope, AL 36532
Phone Number:	Phone Number: 251-928-3443
E-mail Address:	E-mail Address: sruth@jadengineers.com

**PLANNER:**

**TRAFFIC ENGINEER:**

Name:	Name: LTG Engineering & Planning
Mailing Address:	Mailing Address: 1450 West Granada Boulevard, Suite 2 Ormond Beach, FL 32174
Phone Number:	Phone Number: 386.257.2571 ext. 303
E-mail Address:	E-mail Address: mwest@ltg-inc.us

**SURVEYOR:**

**LANDSCAPE ARCHITECT:**

Name: CHW, Inc.	Name: WAS Design, Inc.
Mailing Address: 11801 Research Drive Alachua, FL 32615	Mailing Address: 218 N. Alston St. Foley, Alabama 36535
Phone Number: 386-518-5167	Phone Number: (251) 948-7181
E-mail Address: kevins@chw-inc.com	E-mail Address: cwatkins@was-design.com

**ATTORNEY:**

**DEVELOPER OR DOCKMASTER:**

Name: Rushton, Stakely, Johnston & Garrett, P.A. (Ladd Davis)	Name:
Mailing Address: 2100B Southbridge Parkway, Suite 240 Birmingham, AL 35209	Mailing Address:
Phone Number: 205-484-0841	Phone Number:
E-mail Address: ldavis@rushtonstakely.com	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application

Signature(s) [Signature]

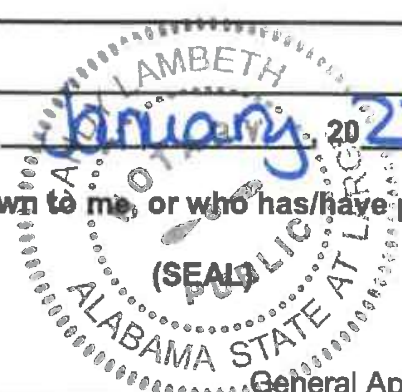
Printed or typed name(s): Haymes S. Snedeker

NOTARY: This instrument was acknowledged before me on this 28 day of January, 2022 by

[Signature] who is/are personally known to me, or who has/have produced

[Signature] as identification. 7/8/21

Signature of Notary Public, State of Florida



General Application (sheet 2 of 2)



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

February 4, 2022

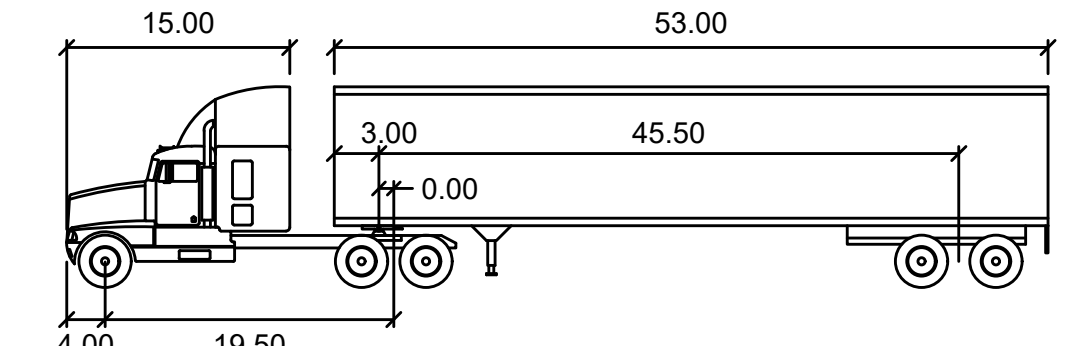
To: Members of the Planning and Land Development Regulations Board

From: Mike Freidin, PE

*The memo is in reference to the proposed project located on 22-11-30-5545-00000-0030, which is proposing a single tenant retail development consisting of 12,480 SF of retail space. The adjacent property to the east is zoned Residential, therefore per Palm Coast requirements a special exemption request shall be submitted if residential property is within 500' of property line for proposed commercial development. The proposed project limits are located approximately 250' from adjacent residential property boundary and buffered by wetlands which will not be disturbed for this proposed development. The project will not have any adverse effects on adjacent residential properties. The project will meet all Palm Coast Land development codes, State and Federal regulations and is consistent with comprehensive plan. Therefore, given the sufficient data stated above and documents provided within the site plan application permit submittal, JADE Consulting on requesting special exemption for the proposed project as it complies with subsections 2.05.05 and 2.07.03 of the LDC and Palm Coast Comprehensive plan.*

**NOTES TO CONTRACTOR:**

- EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
- CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
- AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
- ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.
- DRIVEWAY SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 330 AND PER FDOT SPECIFICATIONS (CURRENT EDITION)



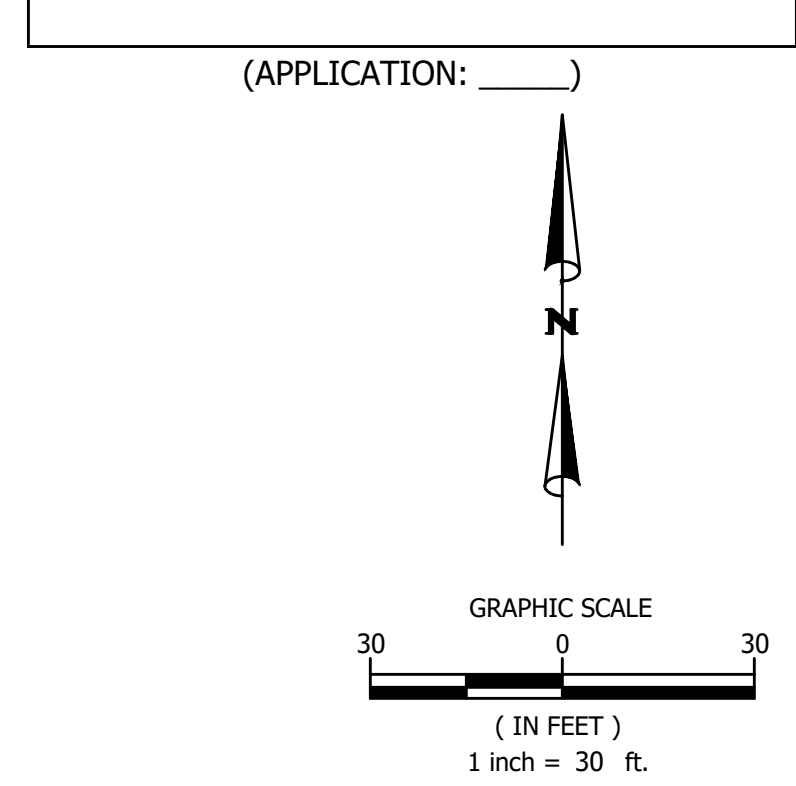
**WB-67**

feet		
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 28.4
Tractor Track	: 8.00	Articulating Angle : 75.0
Trailer Track	: 8.50	

U.S. HWY 1  
**SPEED LIMIT 55**  
 POSTED SPEED LIMIT

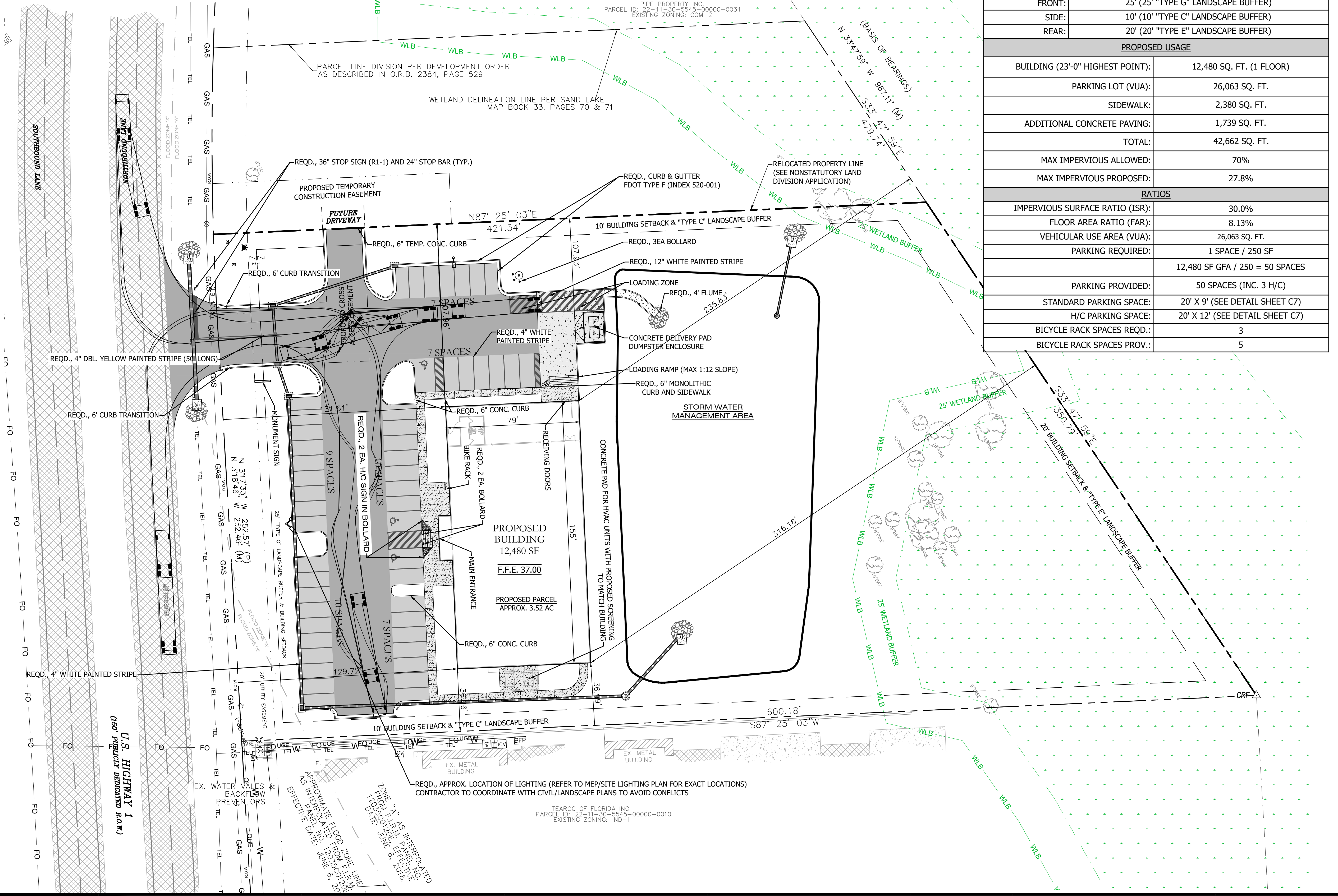
CITY APPROVAL STAMP:

SITE DATA TABLE	
U.S. HIGHWAY 1	
STATE OF FLORIDA COUNTY OF FLAGLER CITY OF PALM COAST	
PARCEL ID: 22-11-30-5545-00000-0030	
PARCEL SIZE	
EXISTING PARCEL:	4.49 AC (≈195584 SQ. FT.)
AFTER NON STATUTORY LAND DIVISION:	3.52 AC (≈153334 SQ. FT.)
ZONING:	COM-2 (GENERAL COMMERCIAL)
FLOOD ZONE INFO (FIRM):	ZONE X & ZONE A (MAP #12035 C 0120 E)
REQUIRED YARD SETBACKS (& LANDSCAPE BUFFERS)	
FRONT:	25' (25' "TYPE G" LANDSCAPE BUFFER)
SIDE:	10' (10' "TYPE C" LANDSCAPE BUFFER)
REAR:	20' (20' "TYPE E" LANDSCAPE BUFFER)
PROPOSED USAGE	
BUILDING (23'-0" HIGHEST POINT):	12,480 SQ. FT. (1 FLOOR)
PARKING LOT (VUA):	26,063 SQ. FT.
SIDEWALK:	2,380 SQ. FT.
ADDITIONAL CONCRETE PAVING:	1,739 SQ. FT.
TOTAL:	42,662 SQ. FT.
MAX IMPERVIOUS ALLOWED:	70%
MAX IMPERVIOUS PROPOSED:	27.8%
RATIOS	
IMPERVIOUS SURFACE RATIO (ISR):	30.0%
FLOOR AREA RATIO (FAR):	8.13%
VEHICULAR USE AREA (VUA):	26,063 SQ. FT.
PARKING REQUIRED:	1 SPACE / 250 SF
PARKING PROVIDED:	50 SPACES (INC. 3 H/C)
STANDARD PARKING SPACE:	20' X 9' (SEE DETAIL SHEET C7)
H/C PARKING SPACE:	20' X 12' (SEE DETAIL SHEET C7)
BICYCLE RACK SPACES REQD.:	3
BICYCLE RACK SPACES PROV.:	5



**LEGEND**

SYMBOL	DESCRIPTION
CMF	BENCHMARK
CRF	CONCRETE MONUMENT FOUND
□	CAPPED ROD FOUND
—	RIGHT-OF-WAY
—	CENTERLINE
—	PROPERTY LINE
—	PROPERTY LINE (ADJACENT)
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 208 Greeno Road North Fairhope, Alabama 36532  
 P.O. Box 1929 Fairhope, Alabama 36533  
 251.928.3443 (tel) 251.928.3665 (fax)  
 FL, CA, 27/624 jandengineers.com

**ADAMS STEWART ARCHITECTS, LLC**  
 Architecture, Planning  
 Interiors, Construction Administration



ISSUE	DATE	DESCRIPTION
1.	2.18.22	VARIOUS SUBMITTALS
2.	2.18.22	VARIOUS SUBMITTALS

NEW STORE CONSTRUCTION, 12480 C PROTOTYPE  
**DOLLAR GENERAL**  
 U.S. Highway 1, Palm Coast, FL

PROJECT NO: JADE 1777  
 DRAWN BY: MSM  
 CHK'D BY: MAF

SHEET NO:  
**C2**  
 SITE PLAN



# City of PALM COAST

Community Development Department  
Planning Division

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

February 28, 2022

RE: Request for Special Exception; Application No. 5044

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 a Small Box Discount Store has been made by Pipe Property, Inc., of Ormond Beach, Florida, for Lot 3, Sand Lake, according to the map or plat thereof as recorded in Plat Book 33, Page 70, Public Records of Flagler County, Tax Parcel ID No.: 22-11-30-5545-00000-0030, located at 4530 US Hwy 1 N..

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, March 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](mailto: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, AICP  
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.*

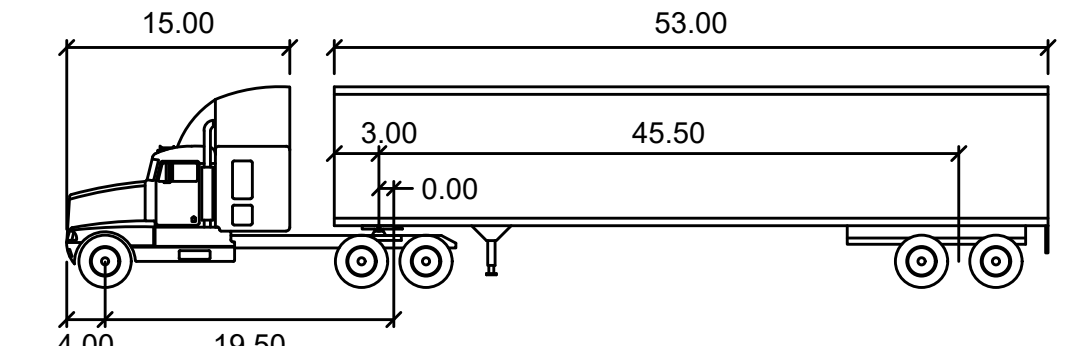


[palmcoastgov.com](http://palmcoastgov.com)



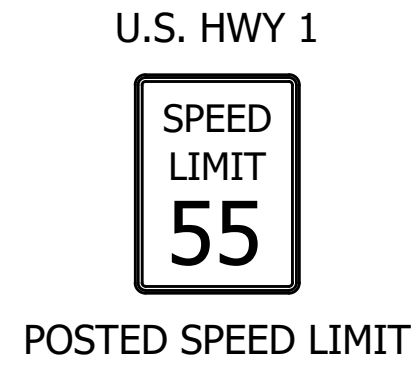
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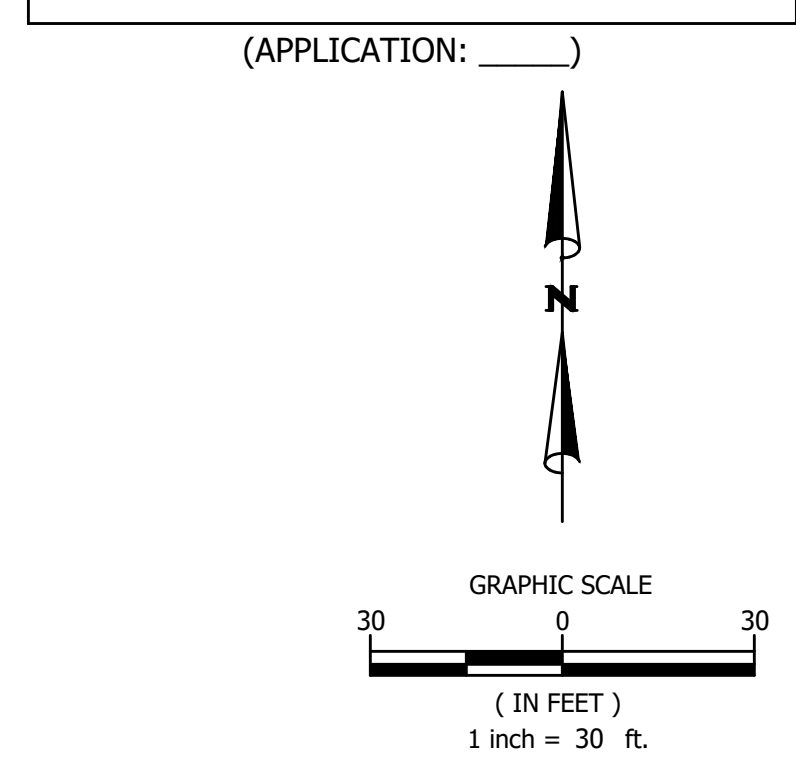
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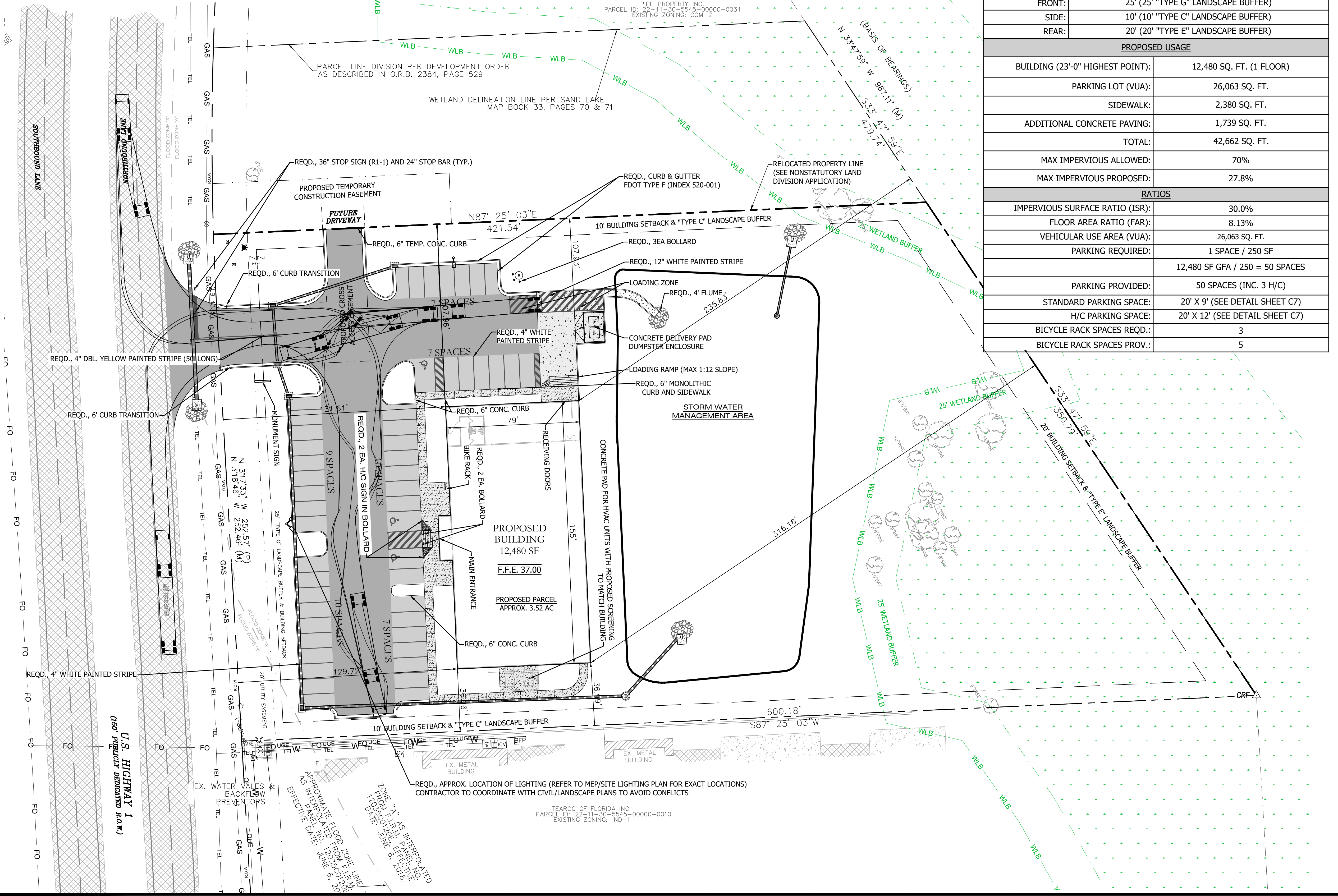
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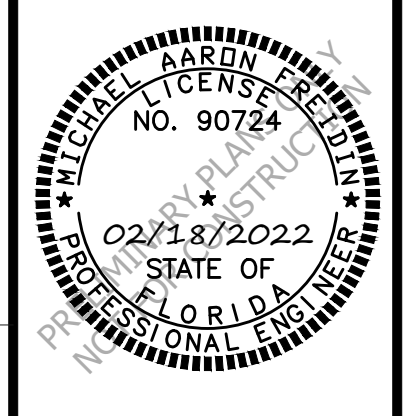
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Architecture, Planning  
Interiors, Construction Administration  
P.O. Box 529  
22615 Highway 59 North  
Robertsdale, Alabama 36567  
Office: 251.947.3864  
Fax: 251.947.3138



ISSUE	DATE	DESCRIPTION
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2.	2.18.22	VARIOUS SUBMITTALS

**DOLLAR GENERAL**  
NEW STORE CONSTRUCTION, 12480 C PROTOTYPE  
U.S. Highway 1, Palm Coast, FL

PROJECT NO: JADE 1777  
DRAWN BY: MSM  
CHK'D BY: MAF

SHEET NO:  
**C2**  
SITE PLAN



**NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION**

COUNTY OF FLAGLER    X  
STATE OF FLORIDA    X

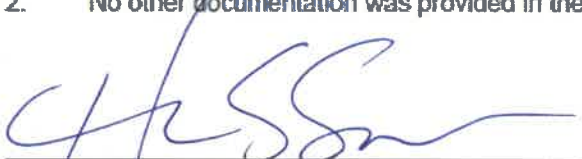
Before me this 28th day of February, 20 22 personally appeared

Haymes S. Snedeker who after providing  
personally known as identification and

who \_\_\_\_\_ did, \_\_\_\_\_ 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 # 5044, 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 March 15th, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

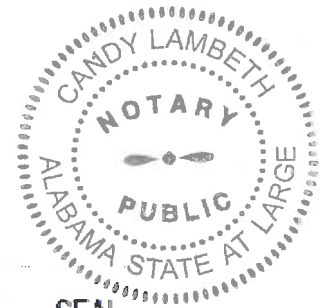
  
\_\_\_\_\_  
Signature of Responsible Party

Haymes S. Snedeker  
\_\_\_\_\_  
Printed Name

805 Trione Ave, Daphne, AL 36526  
\_\_\_\_\_  
Mailing Address

  
\_\_\_\_\_  
Signature of Person Taking Acknowledgement

Candy Lambeth  
\_\_\_\_\_  
Name of Acknowledger (Typed, Printed or Stamped)



SEAL  
7/8/24 commission expires

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.

7018 2290 0000 0161 1499

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Total Postage and Fees \$ \_\_\_\_\_



Sent To **HAMILTONS COMPLEX LLC**  
 Street and Apt. No. **7 FLORIDA PARK DR N STE E**  
 City, State, ZIP+4® **PALM COAST, FL 32137**

PS Form 3800

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Total Postage and Fees \$ \_\_\_\_\_



Sent To **DSRK LLC**  
 Street and Apt. No. **4500 WESTOWN PKWY STE 277**  
 City, State, ZIP+4® **WEST DES MOINES, IA 50266**

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

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Total Postage and Fees \$ \_\_\_\_\_



Sent To **PIPE PROPERTY INC**  
 Street and Apt. No. **1 SUNSHINE BLVD**  
 City, State, ZIP+4® **ORMOND BEACH, FL 32174**

PS Form 3800

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Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_



Sent To **KEITH ROBERT G**  
 Street and Apt. No. **10 ENTERPRISE DR**  
 City, State, ZIP+4® **BUNNELL, FL 32110**

PS Form 3800

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_



Sent To **R & K Certified Roofing of Florida Inc**  
 Street and Apt. No. **4551 N Us Highway 1, Unit A**  
 City, State, ZIP+4® **Bunnell, FL 32110**

PS Form 3800

7018 2290 0000 0161 1527

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_



Sent To **PROPAGATE INC**  
 Street and Apt. No. **8515 BAYMEADOWS WAY SUITE 402**  
 City, State, ZIP+4® **JACKSONVILLE, FL 32256**

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

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Postage  
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Total Postage  
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Sent To **TEAROC OF FLORIDA INC**  
**4490 N US 1 STE 111**  
 Street and # **PALM COAST, FL 32164**  
 City, State, .

7018 2290 0000 0161 1543

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Adult Signature Required \$ \_\_\_\_\_

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Postage  
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Total Postage  
\$ \_\_\_\_\_

Sent To **Stone Plus Inc**  
**8515 Baymeadows Way, Ste. 402**  
 Street and # **Jacksonville, FL 32256**  
 City, State

<b>ParcelId</b>	<b>OwnerName</b>	<b>OwnerAddress2</b>	<b>OwnerCityStZip</b>
22-11-30-5545-00000-0010	TEAROC OF FLORIDA INC	4490 N US 1 STE 111	PALM COAST, FL 32164
22-11-30-5545-00000-0030	PIPE PROPERTY INC	1 SUNSHINE BLVD	ORMOND BEACH, FL 32174
22-11-30-5545-00000-0040	DSRK LLC	4500 WESTOWN PKWY STE 277	WEST DES MOINES, IA 50266
22-11-30-5545-00000-0031	PIPE PROPERTY INC	1 SUNSHINE BLVD	ORMOND BEACH, FL 32174
22-11-30-5780-00000-0260	PROPAGATE INC	8515 BAYMEADOWS WAY SUITE 402	JACKSONVILLE, FL 32256
22-11-30-5780-00000-0270	KEITH ROBERT G	10 ENTERPRISE DR	BUNNELL, FL 32110
22-11-30-5780-00000-0280	HAMILTONS COMPLEX LLC	7 FLORIDA PARK DR N STE E	PALM COAST, FL 32137
22-11-30-5545-00000-0040	DSRK LLC	4500 WESTOWN PKWY STE 277	WEST DES MOINES, IA 50266
22-11-30-0000-03040-0000	R & K Certified Roofing of Florida Inc	4551 N Us Highway 1, Unit A	Bunnell, FL 32110
22-11-30-5780-00000-0240	Stone Plus Inc	8515 Baymeadows Way, Ste. 402	Jacksonville, FL 32256

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 16, 2022

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	SOMERSET AT PALM COAST PARK SUBDIVISION MASTER PLAN, APPLICATION # 4988.	
<b>Presenter: Estelle Lens, Planner, AICP</b>		
<p><b>Background:</b>  A request for approval of a residential Subdivision Master Plan consisting of 418 single family residential lots located on the west side of US Highway 1, approximately 2.2 miles north of Palm Coast Parkway, and south of Peavy Grade. Since the project has greater than 100 lots it is considered a "Moderate" (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).</p> <p>The subject property was purchased by BRYNDOG PCP, LLC on December 18, 2019 and is located on Tract 15 of the Palm Coast Park Development of Regional Impact (DRI) and Palm Coast Park Master Planned Development (MPD). The MPD Uses Map designates this tract as Flex Uses and requires that single-family development follow the Dimensional Standards for Residential Low Density outlined in Section 9 (b) of the MPD Agreement. These standards provide that lots be a minimum of 4,000 sq. ft. and 40 feet in width.</p> <p>The applicant's layout shows a mixture of lots having minimum lot widths of 40' and 50', which will be constructed in three phases. The project proposes an amenity center in the central portion of the project. Pedestrian and bicycle access will be provided throughout the community and to the existing linear park/trail located along US 1. Additionally, pedestrian and bicycle access will be provided to the parcel to the north to promote interconnectivity within the tracts of Palm Coast Park and limit the number curb cuts along US 1. The project is proposing two access connections to US 1. The main access point will be located near the center of the project. The second access is proposed to be located within an easement on land owned by the City, adjacent to the north, which will be a shared access with the City parcel.</p>		
<p><b>Recommended Action:</b>  Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan, the Land Development Code and the Palm Coast Park DRI/MPD and approve the Subdivision Master Plan for Somerset at Palm Coast Park, Application No. 4988 subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. During the Preliminary Plat the applicant shall enter into agreements with the City, in a form acceptable to the City, to allow cross access and construction of a road with associated stormwater facilities on City property.</li> </ol>		

2. During the Preliminary Plat the applicant shall update the traffic impact analysis and reach agreement with the City Traffic Engineer and FDOT on needed improvements including turn lanes that will be required to be provided by the applicant.



**COMMUNITY DEVELOPMENT DEPARTMENT  
SOMERSET AT PALM COAST PARK (PALM COAST PARK TRACT 15)  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 16, 2022**

**OVERVIEW**

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**Project Name:** Somerset at Palm Coast Park, Subdivision Master Plan  
**Application Number:** 4988  
**Agent:** Matthews Design Group  
**Property Owner:** BYRNDOG PCP, LLC, Palm Coast, FL  
**Location:** Located on the west side of US Highway 1, approximately 2.2 miles north of Palm Coast Parkway and south of Peavy Grade  
**Parcel ID #:** 33-10-30-0000-01030-00B2 & 04-11-30-0000-01010-00B3  
**FLUM designation:** DRI Mixed Use and Conservation  
**Zoning designation:** Palm Coast Park MPD  
**Current Use:** Vacant  
**Size of subject property:** 161.57 +/- acres

**ANALYSIS**

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**REQUESTED ACTION**

The applicant has applied for approval of a residential Subdivision Master Plan consisting of 418 single-family residential lots. Since the project has greater than 100 lots it is considered a "Moderate" (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

**SITE DEVELOPMENT PLAN SUMMARY:**

- TOTAL SITE ACREAGE: 161.57 +/- acres
- NUMBER OF LOTS: 418 single-family
- DENSITY: 2.59 units/per acre
- PHASES: Three phases

**BACKGROUND**



The subject property was purchased by BRYNDOG PCP, LLC on December 18, 2019 and is located on Tract 15 of the Palm Coast Park Development of Regional Impact (DRI) and Palm Coast Park Master Planned Development (MPD). The MPD Uses Map designates this tract as Flex Uses and requires that single-family development follow the Dimensional Standards for Residential Low Density outlined in Section 9 (b) of the MPD Agreement. These standards provide that lots be a minimum of 4,000 sq. ft. and 40 feet in width.

The applicant’s layout shows 418 lots, which will have a mixture of 40’ and 50’ lot widths, and will be constructed in three phases. The project proposes an amenity center in the central portion of the project. Pedestrian and bicycle access will be provided throughout the community and to the existing linear park/trail located along US 1. Additionally, pedestrian and bicycle access will be provided to the parcel to the north to promote interconnectivity within the tracts of Palm Coast Park and limit the number curb cuts along US 1. The project is proposing two access connections to US 1. The main access point will be located near the center of the project. The second access is proposed to be located within an easement on land owned by the City and which will be a shared access with the City parcel.

**LAND USE AND ZONING INFORMATION**

The subject site is designated DRI-Mixed Use and Conservation on the Future Land Use Map. A fundamental principle of a Mixed Use area is to ensure the compatibility between residential, institutional, and commercial uses, thereby creating a more sustainable and self-supporting neighborhood. The following table summarizes the existing land use and zoning information:

**SURROUNDING FLUM AND ZONING CATEGORIES**

<b>Direction</b>	<b>FLUM Category</b>	<b>Zoning District</b>
North	DRI - Mixed Use, Conservation	MPD
South	DRI – Mixed Use, Conservation	MPD
East	DRI – Mixed Use	MPD (across US 1)
West	Industrial	IND-2

**SITE DEVELOPMENT REQUIREMENTS**

Site development for the property must be in accordance with the requirements of the Palm Coast Park DRI/MPD, the Unified Land Development Code and the Comprehensive Plan. The MPD Uses Map shows Tract 15 designated as Flex Uses. Section 9 (b) (13) of the MPD states that single-family development shall follow Residential Dimensional Standards for Residential Low Density summarized in the following table:

**SITE DEVELOPMENT REQUIREMENTS**

<b>Criteria (per Section 9.B of MPD)</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Size	4,000 sq. ft.	4,800 sq. ft.
Minimum Lot Width	40 ft.	40 ft.
Maximum Impervious Surface Ratio	0.75	0.75 maximum
Maximum Gross Density	6 units/acre	2.59 units/acre
Maximum Building Height	35 ft.	35 ft. maximum

Minimum Building Setbacks	Front: 20 ft. Interior Side: 5 ft. Street Side: 10 ft. Rear: 10 ft.	Front: 20 ft. Interior Side: 5 ft. Street Side: 10 ft. Rear: 10 ft.
Minimum Landscape Buffers	North: Not required West: Not required South: Not required East: 25' Buffer "G"	North: Not required West: Not required South: Not required East: 25' Buffer "G"

**SUBDIVISION MASTER PLAN PROCESS**

The Subdivision Master Plan process is one of three types of Master Plans specified in Section 2.10 of the Unified Land Development Code (LDC). The Master Plan review process is intended to provide a review of the basic development concepts without significant engineering design, prior to the Preliminary Plat. When the Development Order is issued for the Subdivision Master Plan, the applicant can apply for a Preliminary Plat along with construction drawings.

**ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS**

Prior to approval of a Development Order for a Subdivision Master Plan, the proposed project must be evaluated for compliance with the standards of LDC Section 2.10.04, which provides the following criteria that must be met.

**A. Logic of design.**

Planning Staff Finding: The site plan has been conceptually reviewed and found to meet the standards of the Palm Coast Park DRI/MPD and the LDC except those that will be addressed in more detail during the Preliminary Plat.

**B. Internal consistency.**

Planning Staff Finding: The permits for the lots will be reviewed individually and will have to be consistent with the LDC requirements for architecture and landscaping. Additionally, a home owner’s association will be established which will further ensure internal consistency for the long-term.

**C. Impact on neighboring sites.**

Planning Staff Finding: This site is part of the Palm Coast Park DRI/MPD. It is bordered on the north, east and south by other tracts within the MPD and it will be developed in accordance with the approved DRI/MPD. The property adjacent to the west is vacant, Industrial zoned land which will not be negatively impacted by this development.

**D. Internal vehicular and pedestrian connectivity.**

Planning Staff Finding: The project is located on the west side of US Highway 1 and about 2.2 miles north of Palm Coast Parkway. It has two vehicular access points onto US Highway 1. US Highway 1 has a 100’ multi use easement with an existing 10’ wide pedestrian/bicycle trail along its west side. Internal sidewalks will be provided to serve pedestrians and bicyclists and allow users to connect to the 10’ wide trail.

**E. Consolidation of utilities and facilities, including stormwater, parking, signage, etc.**

Planning Staff Finding: These will be addressed during the more detailed part of the platting process and the applicant will be required to setup a residential property owners association for management and maintenance of these shared facilities.

**F. Public benefit from the project.**

Planning Staff Finding: This development project is within the Palm Coast Park DRI/MPD and much of the base infrastructure to serve the DRI/MPD has already been provided. Construction of this project will assist in providing for numerous construction jobs over the next five years or so and the additional rooftops will encourage much needed commercial services in north and northwest Palm Coast.

**ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER**

Prior to approval of a Development Order for the Subdivision Master Plan, the proposed project must also be evaluated for conformance with the requirements of LDC 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 described in detail below.

**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 project will meet all applicable development standards within the Unified Land Development Code, the Palm Coast Park DRI, and the Palm Coast Park MPD.

**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 which designates the project as primarily within the DRI Mixed Use designation. The following are a selection of goals, policies and objectives that the project supports:

**Chapter 1, Future Land Use Element, Objective 1.3.1 – Ensure Adequate Public Facilities Concurrent with New Development.** Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development. *(Adequate public facilities are already in place to serve this project. Water, sewer, and reuse water lines are available along the west side of US Highway 1 adjacent to the project.)*

**Chapter 2, Transportation Element, Policy 2.2.1.2** Each new residential subdivision and all new residential developments of more than 50 dwelling units, or which use as access a street that is 2,500 feet or more in length shall provide a minimum of two external connections at least one of which connects to a public collector or arterial roadway, but both being directly connected to a public road. *(The project will have two access points onto US Highway 1 and all internal streets having more than 50 lots will have a second means of access.)*

**Chapter 3, Housing Element, Goal 3.4 – Diversity in Housing** There shall be a variety of lot sizes and housing types to meet the needs of citizenry. *(The City has an abundance of 10,000 to 11,000 square feet ITT lots currently available for development. This project will provide lots typically between 4,800 to 7,000 square feet in size.)*

**Chapter 4, Public Recreation and Open Space Element, Objective 4.3.1 – Neighborhood Parks** Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space

in new residential developments. **Policy 4.3.1.2** – The City shall encourage the development and operation of neighborhood parks and recreation facilities by non-profit groups and private interest groups to help meet local recreational needs. *(The developer will be providing a centralized amenity center with pedestrian and bicycle facilities that will connect to the park/trail system along US 1 as well as the adjacent parcel to the north. As part of the DRI Agreement the master developer of Palm Coast Park has installed the park/trail system along US 1.)*

**Chapter 4, Public Recreation and Open Space Element, Objective 4.3.2 – Open Space** Manage, preserve, and protect the natural resources within the City in order to maintain a natural and healthy balance between the environment and development; ensuring that lands are set aside in new developments for open space and that environmentally sensitive lands are protected *(The developer is preserving wetland areas along the southern boundary of the proposed development area as well as portions of the western and northern boundaries of the project. The project will impact 3.85 acres of wetlands which will be mitigated in accordance with State requirements. Inspection of the site discovered the presence of gopher tortoise which will be relocated offsite.)*

***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 adjacent to the site and is adequate to serve the project. The City’s traffic engineer is working with the applicant and FDOT regarding required turn lanes at both access points. The project’s traffic impact study shows the 418-unit single-family project will generate 275 AM Peak Hour trips, 383 PM Peak Hour trips, and 3,778 Weekday Daily trips. The traffic impact study advises that US 1 will continue to operate at an acceptable level of service even with the buildout of this project and other projects in the area.

***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 Palm Coast Park DRI/MPD, the 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: The applicant has submitted or shall submit plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of applicable local, state and federal laws, statutes, ordinances, regulations and codes.

## **SUMMARY OF FINDINGS**

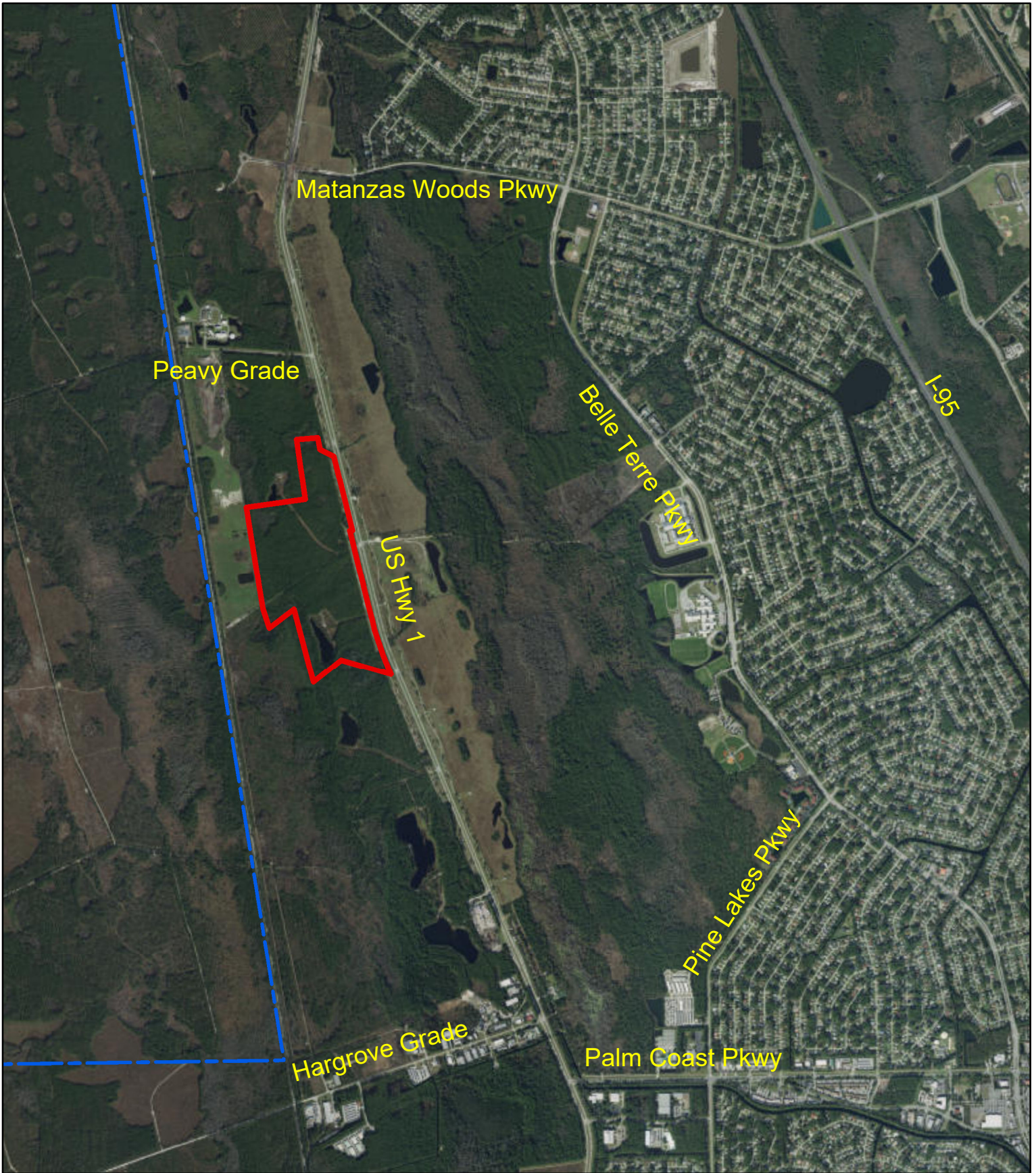
After review and evaluation of the proposed project for conformance with the requirements of the Palm Coast Park DRI/MPD, the LDC and Comprehensive Plan, staff finds that the proposed Subdivision Master Plan, as conditioned, complies with the requirements for approval. Planning staff wants to emphasize that this is only a conceptual approval of the overall project and that the details of the development will be reviewed and finalized during the balance of the platting process.

## **RECOMMENDATION**



Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan, the Land Development Code and the Palm Coast Park DRI/MPD and approve the Subdivision Master Plan for Somerset at Palm Coast Park, Application No. 4988, subject to the following conditions:

1. During the Preliminary Plat the applicant shall enter into agreements with the City, in a form acceptable to the City, to allow cross access and construction of a road with associated stormwater facilities on City property.
2. During the Preliminary Plat the applicant shall update the traffic impact analysis and reach agreement with the City Traffic Engineer and FDOT on needed improvements including turn lanes that will be required to be provided by the applicant.

# Palm Coast Park Tract 15



## Legend

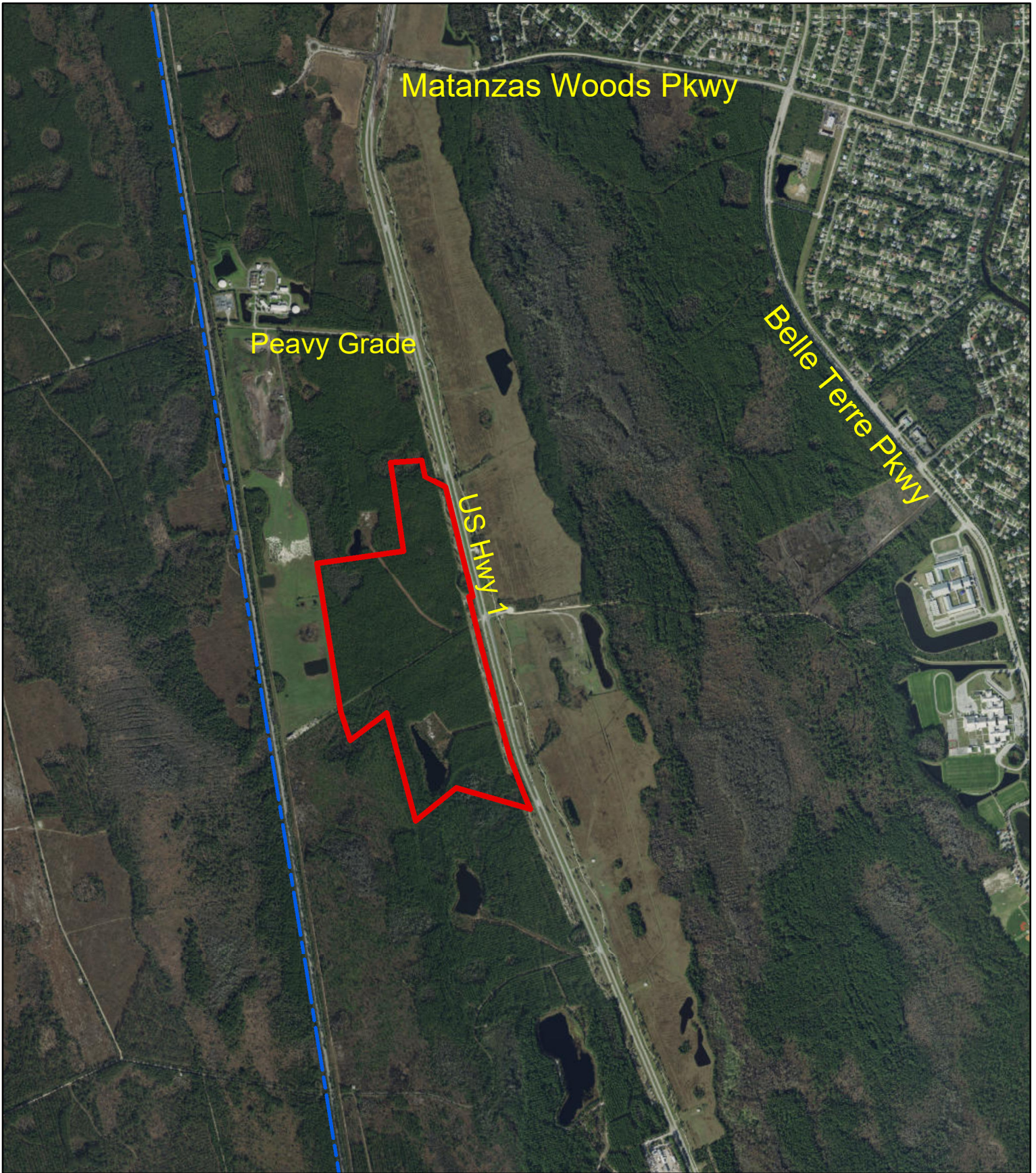
-  Palm Coast City Limits
-  Palm Coast Park Tract 15

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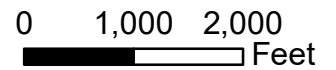
Map Provided By: Planning Division

# Palm Coast Park Tract 15

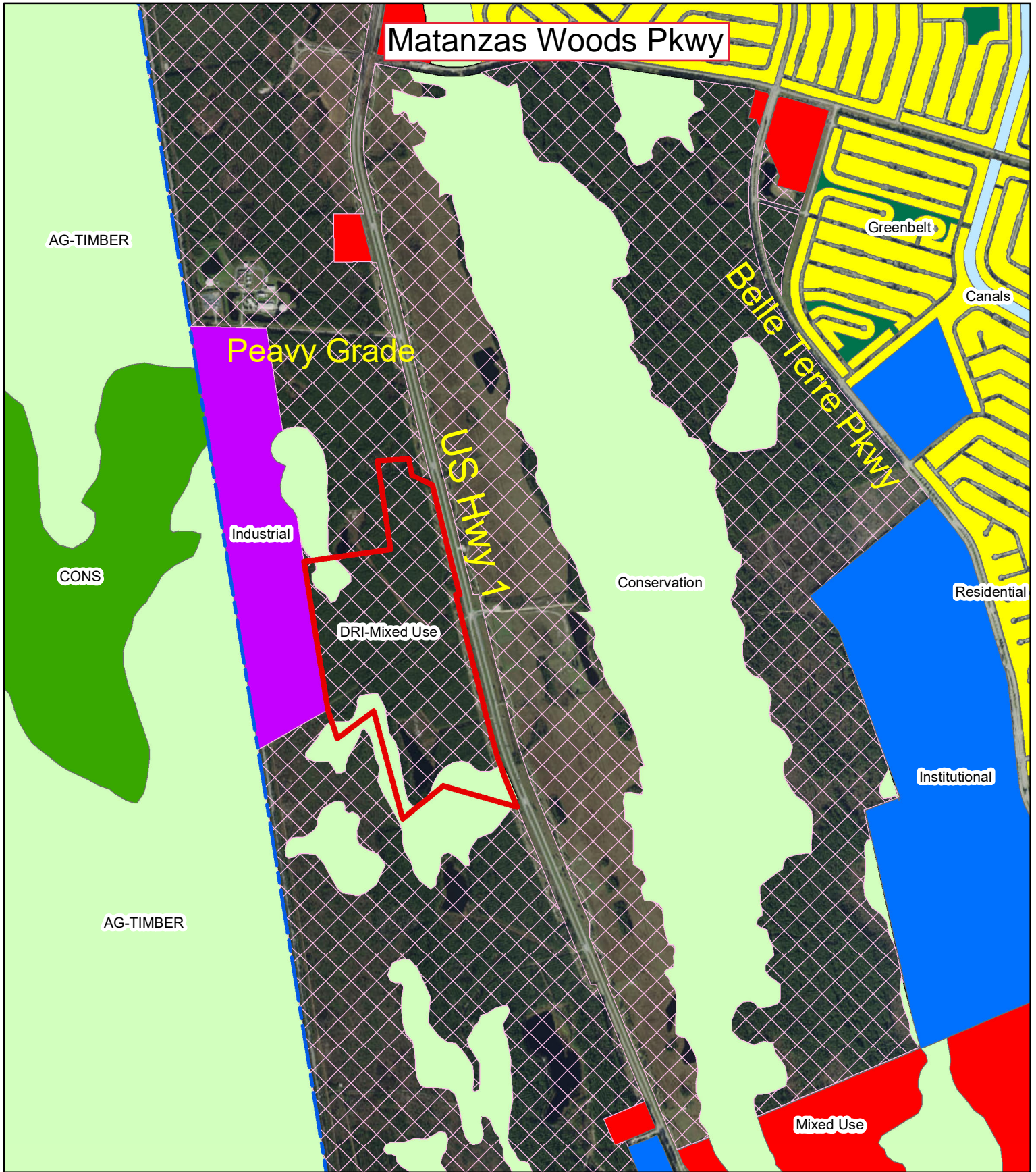


## Legend

-  Palm Coast City Limits
-  Palm Coast Park Tract 15



# Palm Coast Park Tract 15 - Future Land Use Map



## Legend

 Palm Coast City Limits	<b>Palm Coast FLUM</b>	 DRI-Mixed Use	 Institutional	<b>Label</b>
 Palm Coast Park Tract 15	 Canals	 Greenbelt	 Mixed Use	 AG-TIMBER
	 Conservation	 Industrial	 Residential	 CONS

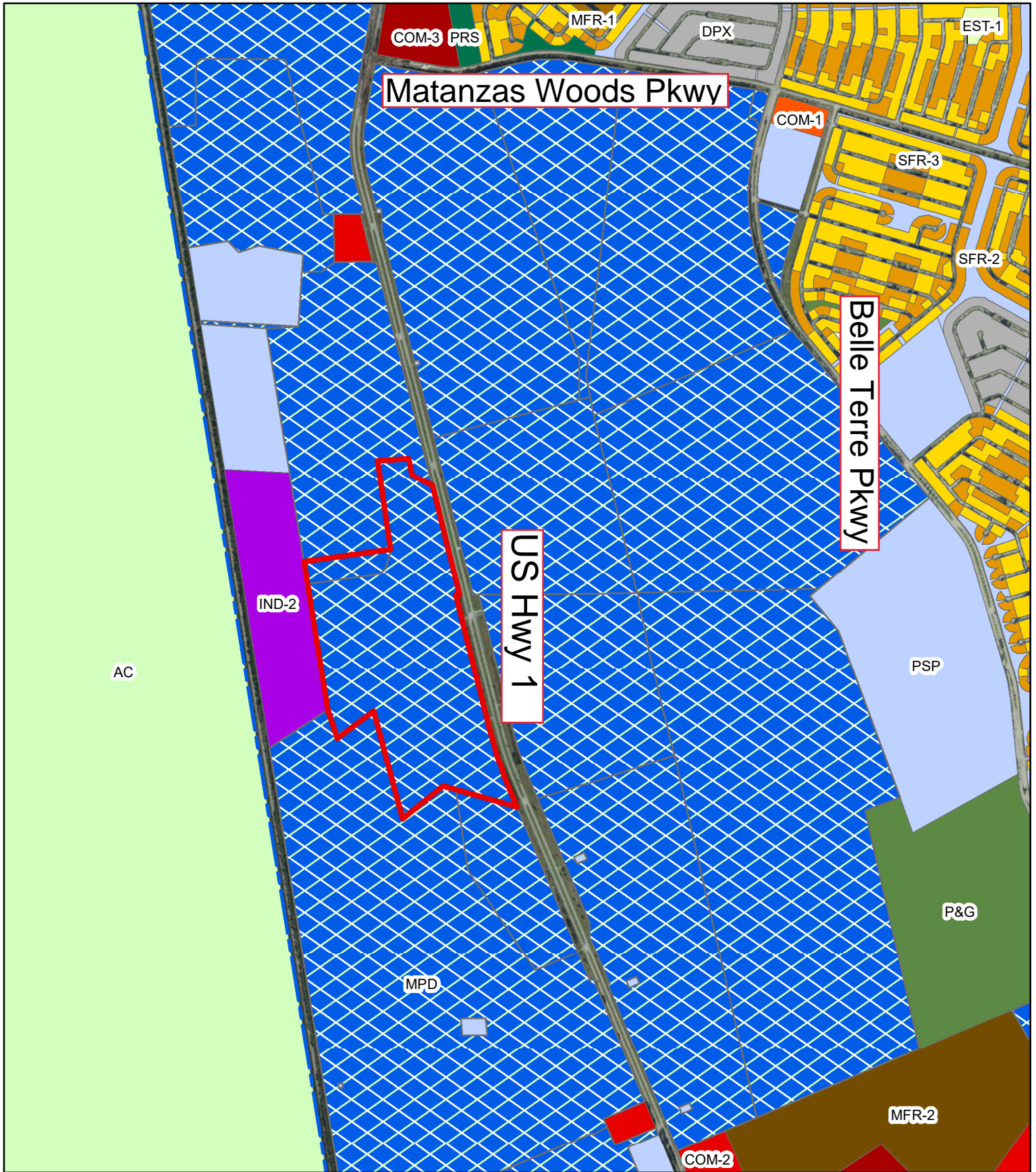
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Map Provided By: Planning Division

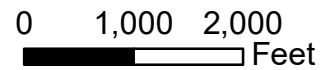


# Palm Coast Park Tract 15 - Zoning



## Legend

Palm Coast City Limits	<b>Palm Coast Zoning</b>	DPX	MFR-2	PSP	<b>Flagler Zoning</b>
Palm Coast Park Tract 15	COM-1	EST-1	MPD	SFR-1	AC
	COM-2	IND-2	P&G	SFR-2	
	COM-3	MFR-1	PRS	SFR-3	



Map Provided By: Planning Division



- 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** Tract 15 Subdivision
- B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):** East side of US Hwy 1, south of Peavy Grade
- C. PROPERTY APPRAISER'S PARCEL NUMBER(S):** 04-11-30-0000-01010-00B3, 33-10-30-0000-01030-00B2
- D. LEGAL DESCRIPTION:** Palm Coast Park Subdivision Name; 33 Section; \_\_\_\_\_ Block; 1,2,14 Lot  
 See attached legal desc Tracts: B, C,  
E, 18, 20
- E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE:** ~162 acres
- F. FUTURE LAND USE MAP DESIGNATION:** DRI Mixed Use EXISTING ZONING DISTRICT: MPD  
 OVERLAY DISTRICT: No overlay
- G. FLOOD ZONE:** X COMMUNITY PANEL NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_
- H. PRESENT USE OF PROPERTY:** Vacant
- I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):** \_\_\_\_\_  
The site plan includes 418 single-family lots, a centrally located amenity area, and approximately 20 acres of pond space. The lot mix will be 40' X 120' and 50' X 120'. There is one main entrance from US Hwy 1 about midway along the project's frontage along this corridor, and a secondary entrance just north of the project's boundary along US Hwy 1 directly accessed through the City of Palm Coast's property planned for a public recreation area including soccer fields.
- J. PROPOSED NUMBER OF LOTS:** 418
- 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:** TRX application review recently held
- M. WATER/SEWER PROVIDER:** Palm Coast Utilities
- N. IS THERE AN EXISTING MORTGAGE?**  Yes  No



# CITY OF PALM COAST TECHNICAL MANUAL

**OWNER:****APPLICANT / AGENT:**

Name: BYRNDOG PCP, LLC	Name: Shannon Acevedo, Matthews Design Group
Mailing Address: 180 Brookhaven Court S, Palm Coast, FL 32164	Mailing Address: 7 Waldo Street, St. Augustine, FL 32084
Phone Number:	Phone Number: 907-826-1334
E-mail Address:	E-mail Address: shannon@mdginc.com

**MORTGAGE HOLDER:****ENGINEER OR PROFESSIONAL:**

Name:	Name: Rudd Jones, Matthews Design Group
Mailing Address:	Mailing Address: 7 Waldo Street, St. Augustine, FL 32084
Phone Number:	Phone Number: 907-826-1334
E-mail Address:	E-mail Address: rudd@mdginc.com

**PLANNER:****TRAFFIC ENGINEER:**

Name: Shannon Acevedo, Matthews Design Group	Name:
Mailing Address: 7 Waldo Street, St. Augustine, FL 32084	Mailing Address:
Phone Number: 907-826-1334	Phone Number:
E-mail Address: shannon@mdginc.com	E-mail Address:

**SURVEYOR:****LANDSCAPE ARCHITECT:**

Name: Kenny Kuhar	Name: Matt Jurney, Matthews Design Group
Mailing Address: 1501 Ridgewood Avenue, Ste 205, Holly Hill, FL 32117	Mailing Address: 7 Waldo Street, St. Augustine, FL 32084
Phone Number: 386-672-0002	Phone Number: 904-826-1334
E-mail Address: info@kuharsurveying.com	E-mail Address: matt@mdginc.com

**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

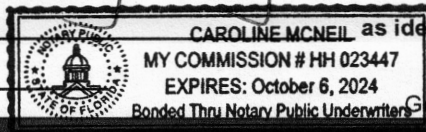
Signature(s) \_\_\_\_\_

Printed or typed name(s): Jeffrey Douglas

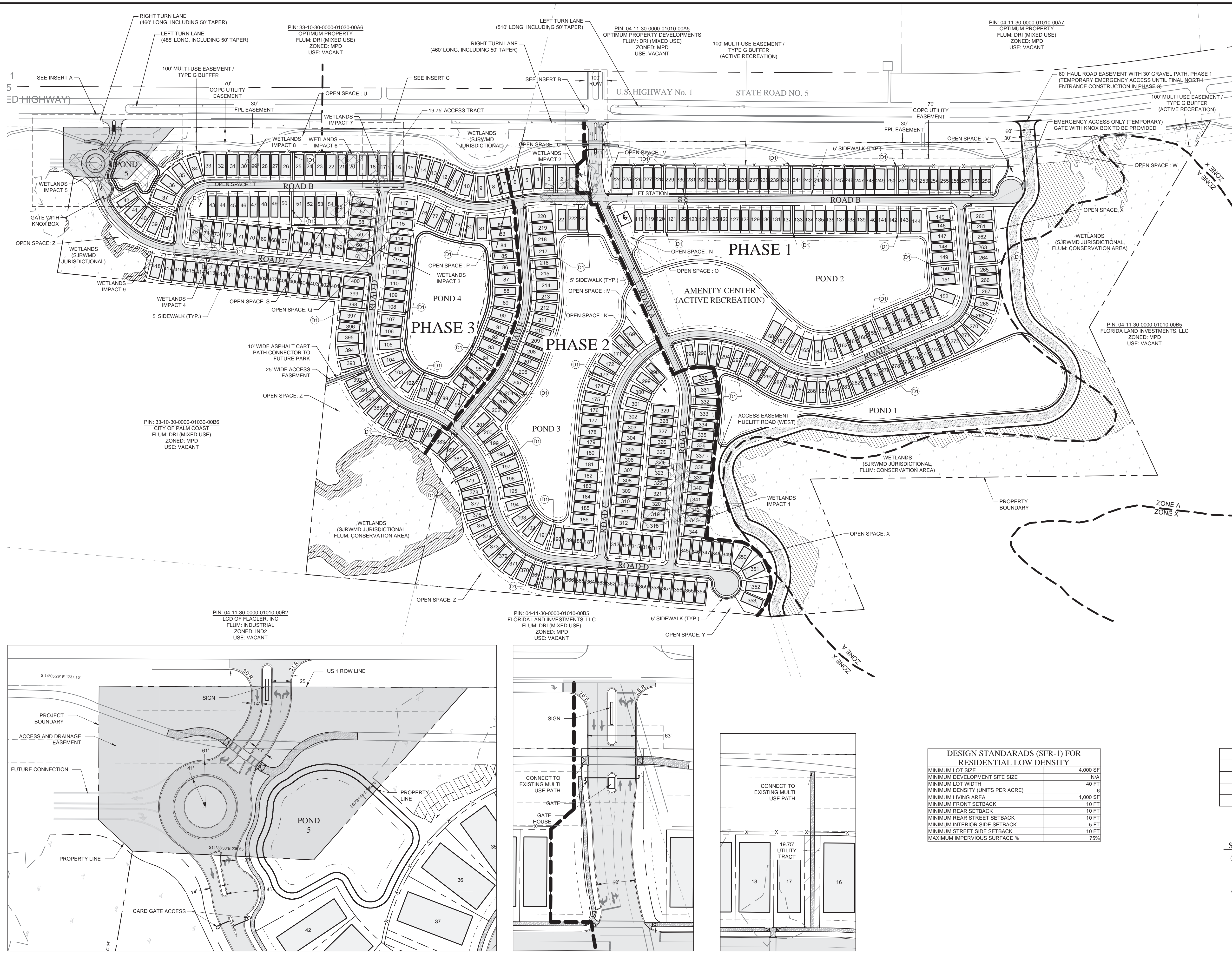
NOTARY: This instrument was acknowledged before me by means of  physical presence or  online notarization, on this 14 day of October, 2021 by Jeffrey Douglas who is/are personally known

to me, or who has/have produced \_\_\_\_\_ (SEAL)

Signature of Notary Public, State of Florida



Bonded Thru Notary Public Underwriters General Application (sheet 2 of 2)



PIN: 33-10-30-0000-01030-00A6 OPTIMUM PROPERTY DEVELOPMENTS FLUM: DRI (MIXED USE) ZONED: MPD USE: VACANT

PIN: 04-11-30-0000-01010-00A5 OPTIMUM PROPERTY DEVELOPMENTS FLUM: DRI (MIXED USE) ZONED: MPD USE: VACANT

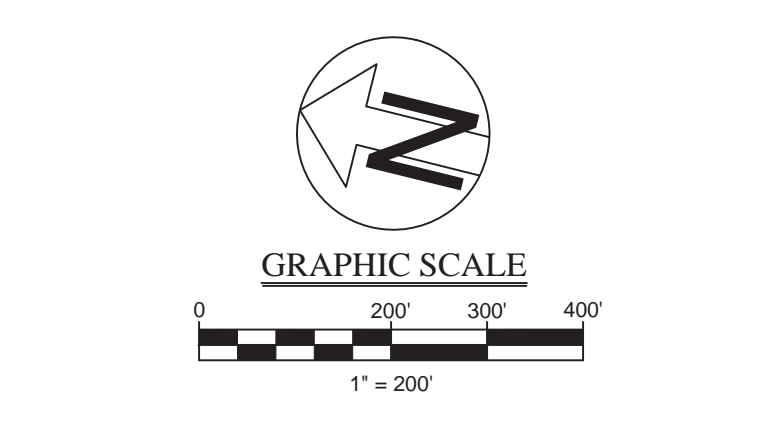
PIN: 04-11-30-0000-01010-00A7 OPTIMUM PROPERTY DEVELOPMENTS FLUM: DRI (MIXED USE) ZONED: MPD USE: VACANT

PIN: 04-11-30-0000-01010-00B5 FLORIDA LAND INVESTMENTS, LLC ZONED: MPD USE: VACANT

PIN: 33-10-30-0000-01030-00B6 CITY OF PALM COAST FLUM: DRI (MIXED USE) ZONED: MPD USE: VACANT

PIN: 04-11-30-0000-01010-00B2 LCD OF FLAGLER, INC FLUM: INDUSTRIAL ZONED: IND2 USE: VACANT

PIN: 04-11-30-0000-01010-00B5 FLORIDA LAND INVESTMENTS, LLC FLUM: DRI (MIXED USE) ZONED: MPD USE: VACANT



ZONING CLASSIFICATION	MPD
OVERLAY DISTRICT	N/A
PARCEL ID NUMBER(S)	04-11-30-0000-01010-00B3 & 33-10-30-0000-01030-00B2
TRAFFIC ANALYSIS ZONES	N/A
TOTAL SITE	7,038,002 SF 161.57 AC
TOTAL PROJECT AREA	6,900,628 SF 158.42 AC
TOTAL WETLANDS	1,182,102 SF 27.14 AC
IMPACTED WETLANDS (ONSITE)	171,007 SF 3.93 AC
IMPACTED WETLANDS (OFFSITE)	26,578 SF 0.61 AC
NET UPLANDS AREA	6,026,908 SF 138.36 AC
UPLANDS BUFFER REQUIRED	389,200 SF 8.93 AC
UPLAND BUFFER PROVIDED	417,697 SF 9.59 AC
NUMBER OF PROPOSED LOTS	418
PHASE 1 PROPOSED LOTS	125
PHASE 2 PROPOSED LOTS	147
PHASE 3 PROPOSED LOTS	146
DEVELOPMENT DENSITY	2.59 DU PER AC
TOTAL IMPERVIOUS	1,852,520 SF 42.53 AC
TOTAL PERVIOUS	5,185,482 SF 119.04 AC
TOTAL IMPERVIOUS %	26%
TOTAL PERVIOUS %	74%
ACTIVE RECREATION REQUIRED	355,450 SF 8.16 AC
ACTIVE RECREATION PROVIDED	605,025 SF 13.89 AC
PASSIVE RECREATION PROVIDED	547,293 SF 12.56 AC
SIDEWALK %	1.07%
AMENITY CENTER	131,878 SF 3.03 AC
TOTAL OPEN SPACE	3,583,040 SF 82.26 AC
FLUM CLASSIFICATION(S)	MIXED USE AND CONSERVATION
PHASING INFORMATION	N/A
FEMA FLOOD ZONE(S)	ZONES X AND A
FEMA PANEL NUMBER(S)	12035C0110E

NAME	SOFT	ACRES
WETLANDS IMPACT 1	43,873 SF	1.01 AC
WETLANDS IMPACT 2	26,796 SF	0.62 AC
WETLANDS IMPACT 3	46,577 SF	1.07 AC
WETLANDS IMPACT 4	17,991 SF	0.41 AC
WETLANDS IMPACT 5	23,223 SF	0.53 AC
WETLANDS IMPACT 6	5,615 SF	0.13 AC
WETLANDS IMPACT 7	3,992 SF	0.09 AC
WETLANDS IMPACT 8	2,243 SF	0.05 AC
WETLANDS IMPACT 9	697 SF	0.02 AC
WETLANDS IMPACT 10 (OFFSITE)	26,578 SF	0.61 AC
TOTAL ONSITE IMPACTS	171,007 SF	3.93 AC
TOTAL IMPACTS	197,585 SF	4.54 AC

BORDERING CONSERVATION AREAS	ACRES
WETLAND PERIMETER LENGTH (50' AVERAGE WIDTH)	7,462 FT
REQUIRED BUFFER AREA	373,100 SF 8.57 AC
BUFFER WIDTH PROVIDED	401,528 SF 9.22 AC
BORDERING NON CONSERVATION AREAS	
WETLAND PERIMETER LENGTH (25' AVERAGE WIDTH)	644 SF
REQUIRED BUFFER AREA	16,100 SF 0.37 AC
BUFFER WIDTH PROVIDED	16,169 SF 0.37 AC
TOTAL UPLAND BUFFER	
TOTAL UPLAND BUFFER REQUIRED	389,200 SF 8.93 AC
TOTAL UPLAND BUFFER PROVIDED	417,697 SF 9.59 AC

WETLANDS	(diagonal hatch pattern)
WETLANDS IMPACT	(cross-hatch pattern)
UPLAND BUFFER	(diagonal hatch pattern)
UTILITY TRACT	(stippled pattern)

- SITE NOTES AND LEGEND
- (D1) DRAINAGE EASEMENT - ALL DRAINAGE EASEMENT FINAL WIDTHS WILL BE THE PIPE DIAMETER PLUS 15'.
  - PHASE LINE

MINIMUM LOT SIZE	4,000 SF
MINIMUM DEVELOPMENT SITE SIZE	N/A
MINIMUM LOT WIDTH	40 FT
MINIMUM DENSITY (UNITS PER ACRE)	6
MINIMUM LIVING AREA	1,000 SF
MINIMUM FRONT SETBACK	10 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM REAR STREET SETBACK	10 FT
MINIMUM INTERIOR SIDE SETBACK	5 FT
MINIMUM STREET SIDE SETBACK	10 FT
MAXIMUM IMPERVIOUS SURFACE %	75%

PREPARED FOR:  
**SOMERISAT AT PALM COAST PARK**  
CITY OF PALM COAST  
PREPARED BY:  
**DOUGLAS PROPERTY & DEVELOPMENT, INC.**

NO.	DATE	DESCRIPTION

DESIGNED BY:  
**MATTHEWS DESIGN GROUP**

DRAWN BY:  
CCHK BY:  
DATE: 12-06-21  
JOB NO.: 21073

P.O. BOX 3126, 7 WALDO STREET  
ST. AUGUSTINE, FL 32084  
PHONE: 904.826.1334 • FAX: 904.826.4547  
INFO@MDGINC.COM

MASTER SITE PLAN  
**SOMERISAT AT PALM COAST PARK**  
CITY OF PALM COAST  
PREPARED FOR:  
**DOUGLAS PROPERTY & DEVELOPMENT, INC.**

DATE: 12-06-21 13:02:04 0307  
REVISED: 12-06-21 13:02:04 0307



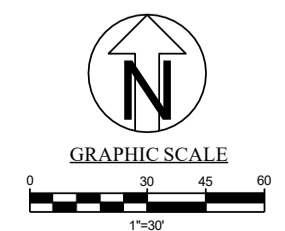
**PALM COAST SINGLE FAMILY**  
**FAMILY**  
 ST. JOHNS COUNTY, FLORIDA

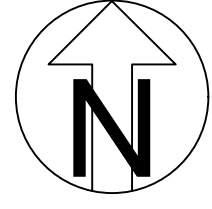
**MASTER PLAN**

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

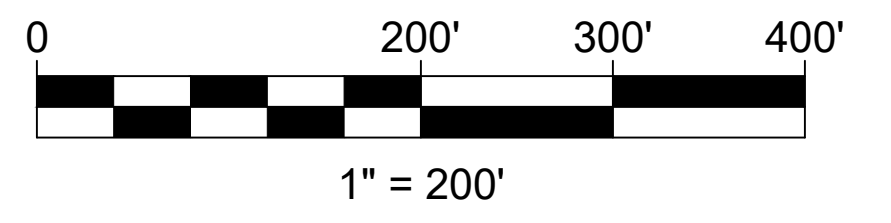
02/28/2022

MDG# 21073





GRAPHIC SCALE



LEGEND

- - - - - PHASE LINE
- 50' LOT
- 40' LOT



LOT COUNT

PHASE	50 X 120	40 X 120	TOTAL:
1	65	60	125
2	99	48	147
3	94	52	146
TOTAL:	258	160	418

**Table 02**  
**Trip Generation**  
**Jeff Douglass Tract 15 Palm Coast Single Family Subdivision, City of Palm Coast, Florida**

ITE Code	Land Use	Quantity	Units	Time Period	Equation	Rate	Directional Splits		Trips		
							Enter %	Exit %	Total	Enter	Exit
210	Single-Family Detached Housing	420	DU	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$		50%	50%	3,778	1,889	1,889
				AM Peak	$\ln(T) = 0.91 \ln(X) + 0.12$		26%	74%	275	72	204
				PM Peak	$\ln(T) = 0.94 \ln(X) + 0.27$		63%	37%	383	241	142

Source: Attachment E  
ITE Trip Generation, 11<sup>th</sup> Edition