



City of Palm Coast
Agenda
Planning and Land
Development Regulation
Board

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

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

Wednesday, August 17, 2022

5:30 PM

City Hall-Community Wing

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

**1 MEETING MINUTES OF THE JUNE 15, 2022 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearing

- 2 KINGS CROSSING STORAGE FACILITY RE-ESTABLISHED SPECIAL EXCEPTION,
APPLICATION # 5173**

- 3 PALM COST PARK – LOT 4, PARCEL 4 STORAGE FACILITY, A TECHNICAL SITE PLAN,
APPLICATION # 4862**

- 4 BROWARD-PALM COAST STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION #
5077**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE JUNE 15, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter: Irene Schaefer, 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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**Chair Clinton Smith
Vice Chair Sandra Shank
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Lucas
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Wednesday, June 15, 2022

5:30 PM

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A Call to Order and Pledge of Allegiance

Chair Smith called the June 15, 2022 Planning Land Development Regulation Board (PLDRB) 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. Lemon
Mrs. Lucas*

Ms. Nicholson
Mr. Albano
Ms. Bott

Excused were:

Mr. Scully
Mr. Gabriel
Mr. Hilton

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE MAY 18, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Vice Chairman Shank and seconded by Board Member Dodson-Lucas

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano

D Public Hearing

2 GRAND RESERVE EAST, A SUBDIVISION MASTER PLAN, APPLICATION # 5097

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this agenda item and the property's annexation, rezoning and FLUM history. Mr. Tyner also provided the PLDRB members with an explanation of a subdivision master plan, which he stated is generally a 35,000 ft. look at the project without all the technical details which will occur at the preliminary plat stage. The subdivision master plan is followed by a preliminary plat and then a final plat. He also introduced Ms. Estelle Lens, AICP, Planner, who gave a presentation which is attached to this record.

Mr. Alex Acree, Matthews Design Group, representing the applicant gave a presentation which is attached to this record.

Ms. Bott asked that the applicant include a school bus stop pad as they move forward with their project as there will be approximately 50 students added to the Flagler School System from this proposed development.

Chair Smith asked if the northern entrance lines up with the driveway on the other side of the street. Ms. Lens stated yes it looks like it does. Mr. Acree stated yes the entrance does line up with the driveway as depicted on the presentation.

Ms. Nicholson questioned the limited number of parking spaces for guests given the size of the development. She also asked where the parking will be located

for the recreation areas. Mr. Acree stated that there will be ample parking at the 3 acre amenity space. In regard to Ms. Nicholson's first question he stated that he will get with the developer and the home builder to see where they wish to put some additional parking throughout the site.

Mr. Lemon asked if this will be a gated community. Mr. Lance Jackson, Amherst Homes, answered no he doesn't think so.

Vice Chair Shank asked if the proposed development will be age restricted and Mr. Jackson answered no.

Mrs. Lucas asked if the project requires coordination with the City of Flagler Beach. Mr. Acree answered no coordination with Flagler Beach is required but it does require coordination with Flagler County.

Mr. Ken Atlee addressed the PLDRB regarding the design of the project, where he highlighted that the lots do not back up to other lots and he described the layout which includes preserves and wetlands.

Chair Smith opened this item to public comment at 5:56pm and seeing no one approach the podium he closed this item to public comment at 5:57pm.

Pass

Motion made to approve as presented with the Development Order conditions by Vice Chairman Shank and seconded by Board Member Dodson-Lucas

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano

3 SEMINOLE POINTE REZONING-APPLICATION #5064

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this agenda item and the history of the rezoning on this property and he clarified that this zoning modification application is being presented to address lot lines to accommodate a potential shopping center. He also introduced Ms. Jordan Myers, CFM, Environmental Planner, who gave a presentation which is attached to this record.

Mr. Vincent Sullivan, Chiumento Law Firm, representing the applicant addressed the PLDRB members and gave a presentation which is attached to this record.

Mr. Albano asked if there will be an additional drive to the shopping center to augment the existing drive from Integra Woods which goes onto the property where the multifamily is proposed. Mr. Sullivan stated that the conceptual plan has two separate drives one for the commercial and one for the multifamily to avoid unnecessary trips onto US 1 or Seminole Woods Blvd.

Mr. Albano asked what is proposed to be developed first the multifamily or the commercial property. Mr. Sullivan stated that the multifamily would be

developed first and then once these homes are occupied that will draw in the commercial tenants.

Mrs. Lucas asked if there are plans to hire locally. Mr. Sullivan stated that he doesn't believe they have looked into who will be doing the construction for this project. Mrs. Lucas asked, if as a general rule, does the applicant advertise in the local area for professionals and construction works for their projects. Mr. Sullivan stated that we certainly can reach out to local contractors.

Vice Chair Shank asked if there will be any impacts to the wetlands located on this property. Mr. Sullivan stated that there will be some impacts to the wetlands. As the engineering for the project is still underway the amount and extent of those impacts has not yet been determined. Mr. Sullivan also stated that the applicant is working on a technical site plan at this time and they also have an environmental permit with St. Johns River Water Management District (SJRWMD).

Chair Smith asked to clarify that the multifamily will be developed first. Mr. Sullivan stated yes the multifamily that abuts to the Integra Woods Development will likely be the first portion to develop. Then the question will be will the commercial be developed there or on lot 2.

Chair Smith opened this item to public comment at 6:12pm and seeing no one approach the podium he closed this item to public comment at 6:13pm.

Pass

Motion made to Recommend Approval as it is consistent with the Comprehensive Plan by Board Member Lemon and seconded by Board Member Albano

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano

E Board Discussion and Staff Issues

Irene Schaefer, Recording Secretary, reminded the PLDRB members of the upcoming June 22, 2022 Citizen Advisory Task Force (CATF) meeting. Mr. Albano stated that he would not be able to make the CATF June 22nd meeting. Chair Smith stated that he will not be able to attend the July 20, 2022 PLDRB meeting.

F Adjournment

Motion made that the meeting be adjourned by Mr. Albano and the motion was seconded by Mrs. Lucas. The meeting was adjourned at 6:15PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Board Member Albano and seconded by Board Member Dodson-Lucas

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano

City of Palm Coast, Florida Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	KINGS CROSSING STORAGE FACILITY RE-ESTABLISHED SPECIAL EXCEPTION, APPLICATION # 5173	
Presenter: Jacqueline Gonzalez, Senior Planning Technician		
<p>Background: A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow an Office Warehouse and Self-Storage in the General Commercial (COM-2) Zoning District was approved by Planning Land Development and Regulation Board (PLDRB) on October 16, 2019, meeting. The PLDRB approved a Site Plan Development Order on February 16, 2022 for an Office Warehouse and Self-Storage consisting of two buildings on 35.937 +/- acres.</p> <p>The applicant has consistently been working on the project and exhausted all admirative extensions as per the Special Exception Development Order issued by PLDRB on October 16, 2019. The Applicant submitted a request to re-establish the special exception. Staff's analysis has determined that the request meets the Special Exception requirements of the LDC Section 2.05 and Section 2.07 as outlined in the staff report.</p>		
<p>Recommended Action: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve the extension of the Special Exception re-establishing for Warehouses and Self-Storage within General Commercial (COM-2) zoning district subject application # 5173 subject to the following: The Building Permit will not be released until the following comments are addressed and signed off on by City Staff:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. Proposed lot 3 will require utility infrastructure improvements to cross Lots 1& 2. This site will require Utility Agreements. 		



COMMUNITY DEVELOPMENT DEPARTMENT
Project Name
Special Exception
Planning and Land Development Regulation Board
STAFF REPORT
August 17, 2022

OVERVIEW

Application 5173
Project Name Kings Crossing Storage Facility
Applicant: Victor Silva
Property Description: Lying west of Old Kings Rd (exc. part in Palm Coast subdivision & 11.67 ac in Old Kings Rd Professional Park North subdivision) OR 553 PG 1539 part #616 OR 1527 Pg. 81
Property Owner: Old Kings Rd Vest LLC
FLUM designation: Mixed Use and Conservation
Zoning designation: General Commercial (COM-2)
Current Use: Vacant
Property ID: 01-11-30-0000-01010-0000
Location: Interstate 95 and Old Kings Rd N
Requested Action: Re- Establish expired application 3989 Special Exception for a Warehouses and Self-Storage as required in General Commercial (COM-2) zoning

ANALYSIS

REQUESTED ACTION

Approve extension for the Special Exception to allow Office Warehousing and Self-Storage within General Commercial (COM-2) zoning district situated between Interstate 95 and Old Kings Rd N, subject to the conditions set forth on the DO to include the following special conditions:

- 1 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.
2. 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.

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

BACKGROUND/SITE HISTORY

Section 3.03.02 of the City Code identifies allowable uses within nonresidential and mixed use districts. Table 3-4 lists *Mini Warehouses, Office Warehouses and Self-Storage* as a specific use type within the warehousing category. Warehouses and Self-Storage is permitted with Special Exception approval within the General Commercial (COM-2) district. Warehouses and Self-Storage is permitted as a matter of right within the COM-3 district.

The subject property, measuring approximately 36.0 acres, is situated between I-95 and Old Kings Road. The onsite floodway and associated floodplain fringe (wetlands) is part of the Big Mulberry Branch name system and conveys significant amount of drainage from west of I-95 across the site, neighboring branch to the east and eventually into College Waterway, a saltwater canal.

On October 16, 2019 the Planning Land and Development Regulation Board approved the Special Exception Application 3989 to allow the Office Warehouses and Self-Storage use with conditions to be completed during the Technical Site Plan approval process. The applicant was issued a technical site plan Development Order in February of 2022 during which the applicant has exhausted their limit of administrative extensions to the special exceptions.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use & Conservation	No change proposed
Zoning District	General Commercial (COM-2)	No change proposed
Overlay District	None	No change proposed
Use	Vacant	Warehouses and Self-Storage
Acreage	35.93 acres	No change proposed
Primary Access	Old Kings Road	No change proposed

Unit Size	Vacant	Office Building – 10,080 sf Storage Bldg. A – 33,150 sf Storage Bldg. B – 57,384 sf (84 spaces) Storage Bldg. C - 33,160 sf (57 spaces) Open Storage D – 24,395 sf (55 spaces)
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SURROUNDING ZONING AND LAND USES:

LOCATION	FLUM	ZONING
NORTH	Residential	Duplex, Public-Semi Public, SFR-2 and 3
SOUTH	Mixed Use	General Commercial (COM-2)
EAST	Residential and Conservation	Duplex, SFR-2, 3 and 4, Preservation
WEST	Interstate 95	Interstate 95

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;

Planning Staff Finding: The proposed *Mini Warehouses, Office Warehouses and Self-Storage* is not inconsistent with the surrounding office, retail, service-related character of the Old Kings Road mixed use corridor.

If approved, the project must comply with all applicable requirements of the City’s LDC, Comprehensive Plan Building and Fire Codes. In addition, the applicant has secured a Technical Site Plan approval to proceed.

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 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.

Planning Staff Findings: The mixed of uses offers the residents and visitors to Palm Coast an array of retail, professional offices, and personal services opportunities and uses. The proposed use is consistent with this range of commercial development.

-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.

-Objective 1.4.2 – Create Employment Centers and Jobs

-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.

Planning Staff Findings: The site is located in 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, professional services and offices. The mixed use designation also offers opportunities for residents to work, shop, and perform a range of daily activities near to home or work within reasonably close proximity to residential dwellings.

Small business, along with a mix of professional services and development, are an economic driver for local jobs and a favorable business climate.

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

Planning Staff Findings: The applicant is responsible for complying with applicable land development and building codes related to improvements.

Should the applicant be granted a Special Exception, no significant financial liability or hardship will be created for the City.

- Chapter 2-Transportation Element:

Staff Findings: The proposed location is intended for office and storage use. All transportation impacts were reviewed as part of a Technical Site Plan.

- Chapter 5-Infrastructure (Water, Sewer, Drainage, Aquifer Recharge, Waste Disposal) Element:

Staff Findings: Water and sewer is provided by the City of Palm Coast. The City does not anticipate providing any upgrades to its system in order to provide service for the Special Exception.

Stormwater and drainage will be addressed as part of a Technical Site Plan approval. The proposed conceptual plan depicts a stormwater and detention

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 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 ULDC, 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: Any business on-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;

Planning Staff Finding: The proposed location is situated between Old Kings Road N and Interstate 95. Approval of this special exception will allow a new business to be constructed offering boats and RV/Storage.

Meets the concurrency requirements of this LDC;

Planning Staff Finding: The property is currently vacant. Concurrency requirements have been reviewed as part of a Technical Site Plan.

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

Planning Staff Finding: The proposed concept plan demonstrates a level of functionality with respect to meeting the City’s Development Code. Development of this site is meets all applicable ULDC requirements. Site Plan was approved by PLDRB in February of 2022.

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

<i>Architectural design;</i>	The approved site plan is consistent with Chapter 13 of the ULDC. The PLDRB approved the Technical Site Plan in February 2022.
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<i>Fencing and screening, landscaping;</i>	The subject site complies with the City's landscape requirements in Chapter 11 of the ULDC. The PLDRB approved the Technical Site Plan in February 2022.
<i>Noise reduction, sign and light control;</i>	The subject site complies with the City's landscape requirements in Chapter 11 of the LDC to minimize noise and control lighting. Signage will comply with Chapter 12 of the LDC. The PLDRB approved the Technical Site Plan in February 2022.
<i>Storm drainage, sanitation collection;</i>	Storm drainage was addressed during site plan review. The PLDRB approved the Technical Site Plan in February 2022.
<i>Police and fire protection;</i>	The City does not provide police services so no review was made. Fire standards was approved as part of the Technical Site Plan review. The PLDRB approved the Technical Site Plan in February 2022.
<i>On and off-site traffic control</i>	This is an existing professional retail and office with ample parking spaces, no additional on and off-site transportation impacts are anticipated.
<i>Off-street parking and loading; and</i>	Primary access to the site is via Old Kings Rd. The onsite parking standards meet the requirements of Chapter 5 of the ULDC. The PLDRB approved the Technical Site Plan in February 2022.

Summary Finding: Old Kings Rd is a suitable location for businesses and warehousing. The PLDRB previously approved the Kings Crossing Special Exception in October 2019. The applicant has met all the previous condition in the special exception development by Technical Site Plan which was approved by in February 2022 PLDRB. In summary the Special Exception has expired, and the applicant is requesting an extension.

PUBLIC PARTICIPATION

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 on or before August 4, 2022. Neither the ULDC nor state law requires signs to be posted, or newspaper ads to be placed. Additionally, no Neighborhood Meeting is required for Special Exception applications.

To date, the Planning Division has received one inquiry from adjacent members of the public regarding this application.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve the extension of the Special Exception re-establishing for Warehouses and Self-Storage within General Commercial (COM-2) zoning district subject application # 5173 subject to the following:

The Building Permit will not be released until the following comments are addressed and signed off on by City Staff:

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

Prepared By:

Reserved for Recording information:

Community Development Department
City of Palm Coast
160 Lake Avenue – Suite 135
Palm Coast, FL 32164

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue – Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
SPECIAL EXCEPTION OTHER
DEVELOPMENT ORDER APPROVAL
KINGS CROSSING STORAGE FACILITY

On 08/17/2022, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Section 01, Block 01010, Lot 0000, Tax Parcel ID No.: 01-11-30-0000-01010-0000, located
at 125 old Kings Road, S; Palm Coast, FL 32164

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: VICTOR SILVA
7 WHITEHALL COURT
FLAGLER BEACH, FL 32136

Project Name: KINGS CROSSING STORAGE FACILITY

Project No.: 2019050102

Application Type: SPECIAL EXCEPTION OTHER

Application No. 5173

Requested Development Approval: SPECIAL EXCEPTION TO RE-ESTABLISH EXPIRED APPLICATION 3989 SPECIAL EXCEPTION TO ALLOW AN OFFICE WAREHOUSE AND SELF STORAGE .

Parcel Acreage: 35.94

Parcel No.:01-11-30-0000-01010-0000

Zoning Classification: GENERAL COMMERCIAL (COM-2)

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to 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.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The afore mentioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:
 - a. ***The Development Order shall be signed by the applicant within 30 days from the date of the PLDRB meeting in which the approval occurred. Should the applicant fail to evidence the agreement to each and every condition in the Development Order by failing to sign such Development Order, then it shall become null and void. If the applicant requests a special exception in the future, applicant must file a new application in accordance with the Unified Land Development Code.***
 - b. ***The Special Exception shall remain valid until August 17, 2023, or development commences, whichever occurs first. If the development fails to commence prior to August 17, 2023, the Land Use Administrator may extend the special exception for up to an additional***

12-month period of time if the applicant can demonstrate good faith reliance. If good faith reliance is not demonstrated, the special exception will expire and the applicant shall submit for a new Special Exception request.

c. Special Exceptions are only use approvals. However, a development plan, which may include a floor plan, shall be submitted with the application and shall be valid only for the location and area shown. Any further required approvals, such as but not limited to signage, must be obtained pursuant to the Unified Land Development Code.

d. Failure to comply with any of the conditions of approval for the subject property at any time may result in revocation of the Special Exception:

e. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of noncompliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions, the City can refer the issue to Code Enforcement.

f. If the special exception use is discontinued or abandoned for 6 consecutive months, the development order approving the special exception shall expire and shall not be re-established or resumed without obtaining a Special Exception in accordance with the requirements established in the Unified Land Development Code.

g. Any subsequent use in the same location shall be in conformance with the Unified Land Development Code.

h. The Special Exception shall comply with all State requirements.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

As approved and authorized for execution by the Planning and Land Development Regulation Board (PLDRB) of the City of Palm Coast, at their regularly scheduled meeting of August 17, 2022.

Attest:

City Of Palm Coast, Florida

Irene Schaefer, Recording Secretary

Clint Smith, Chairperson

__ Sign and Return

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: KINGS CROSSING STORAGE FACILITY
Application Type: SPECIAL EXCEPTION OTHER
Application No.: 5173

COMES NOW, VICTOR SILVA, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for KINGS CROSSING STORAGE FACILITY:

ATTEST:

VICTOR SILVA
7 WHITEHALL COURT
FLAGLER BEACH, FL 32136

Attesting Corporate Official

Authorized Signer

ACKNOWLEDGEMENT

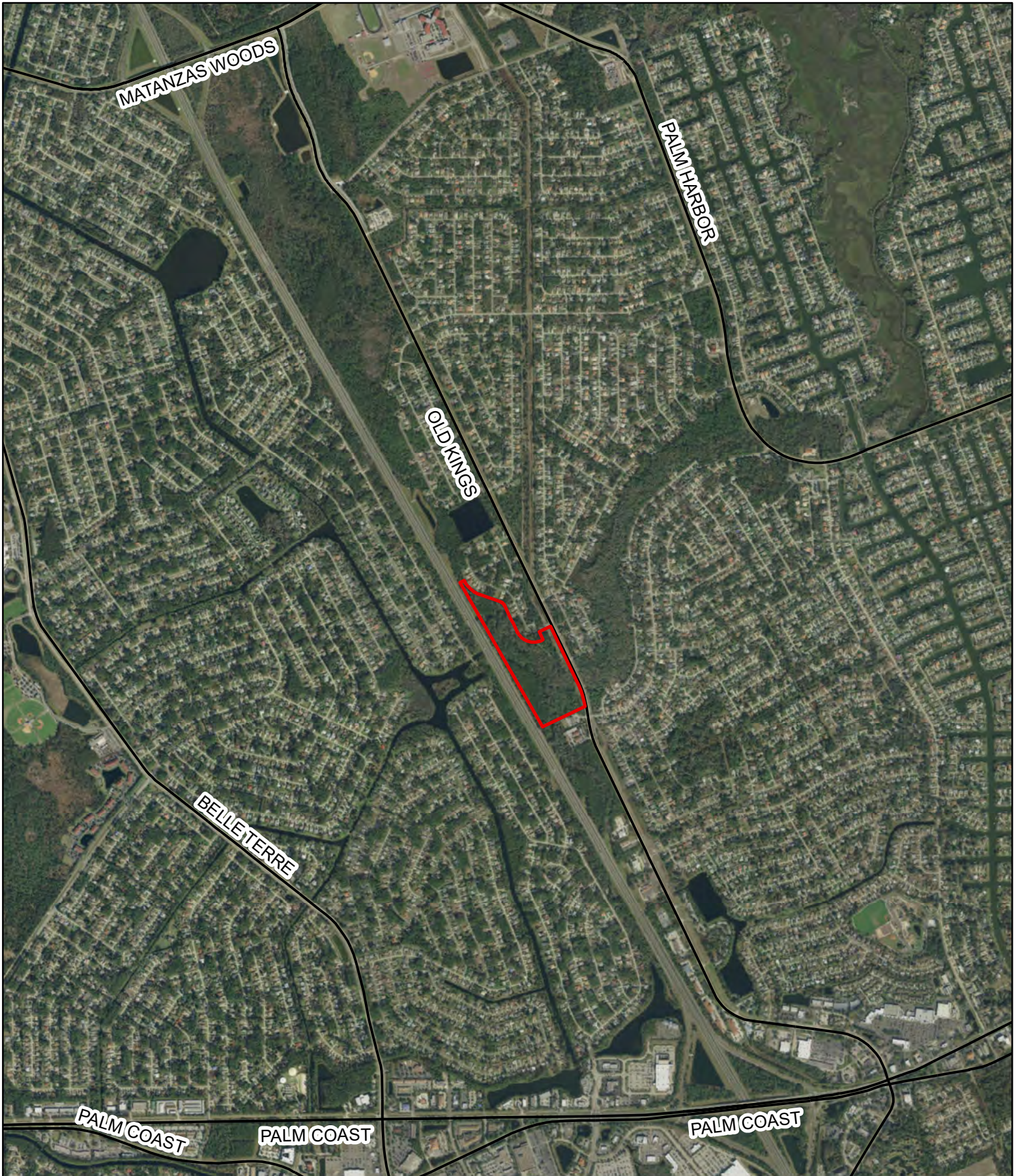
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this ____ day of _____, 2022, by _____ of VICTOR SILVA who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

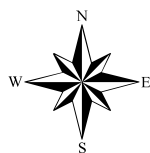
WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2022.

Notary Public

OKR Special Exception Aerial-Distant



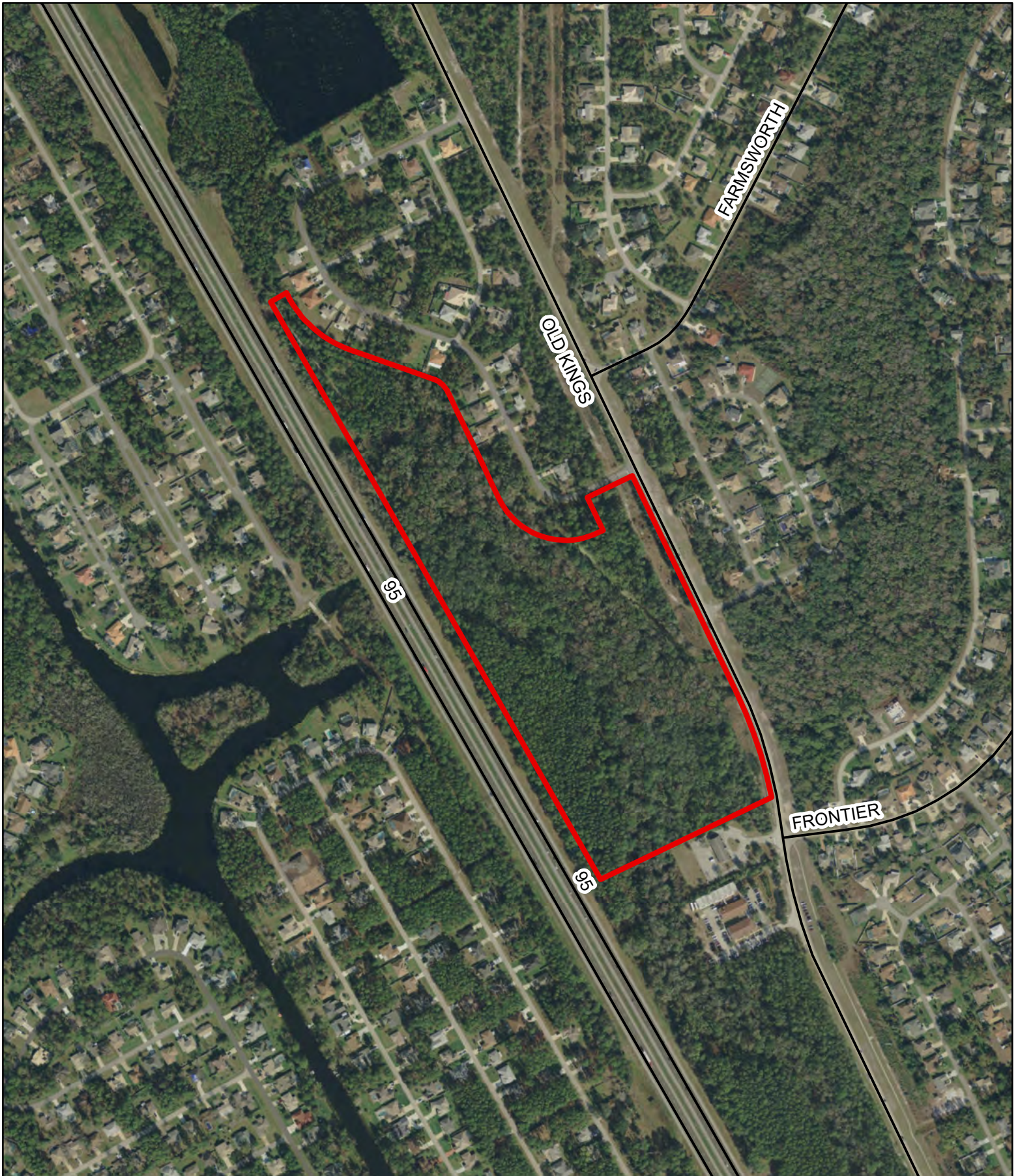
1 inch = 2,000 feet



Map Provided By: Planning Division



OKR Special Exception- Aerial Close



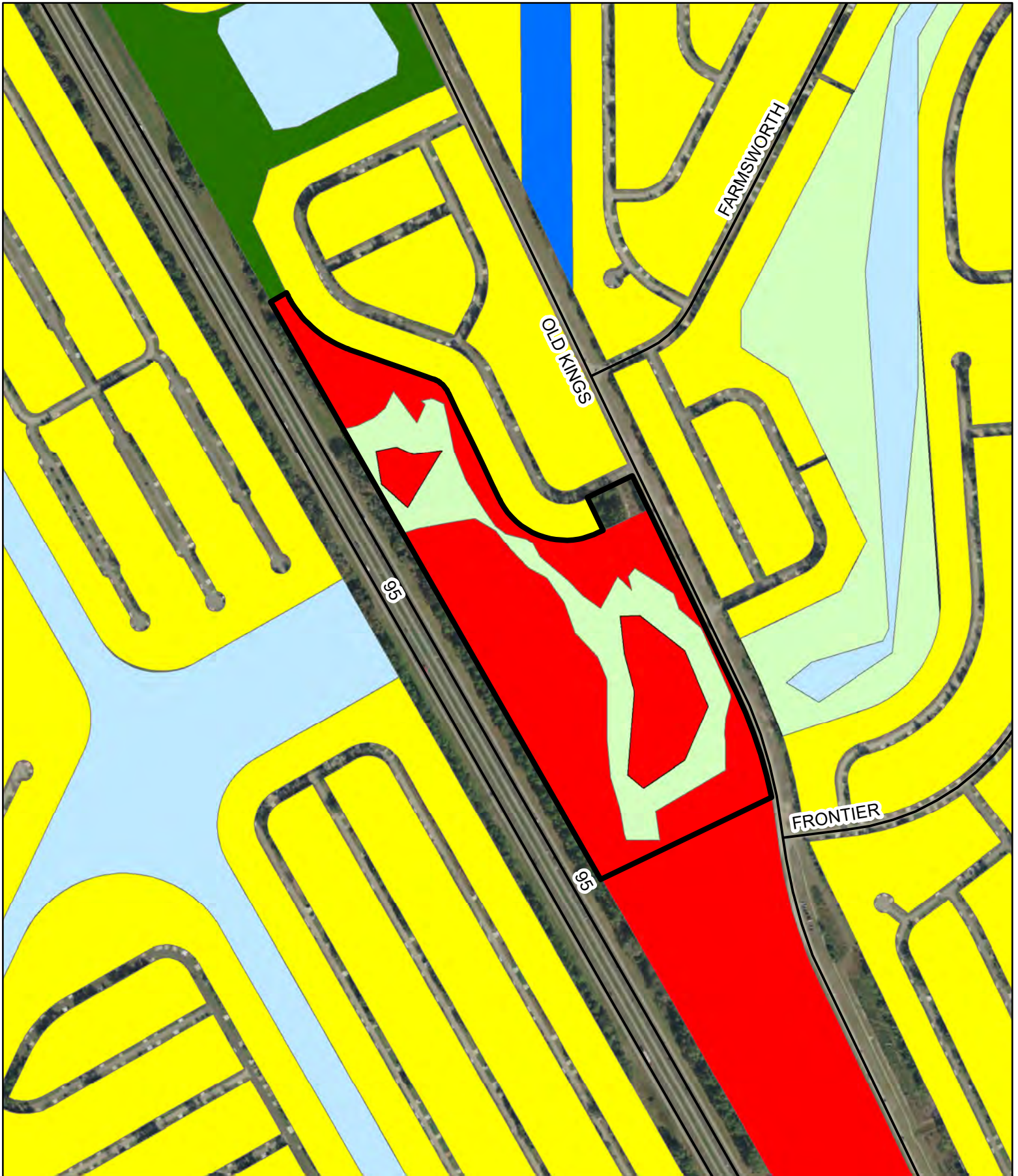
1 inch = 500 feet



Map Provided By: Planning Division



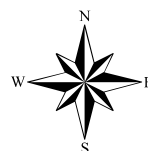
OKR Special Exception Future Land Use Map



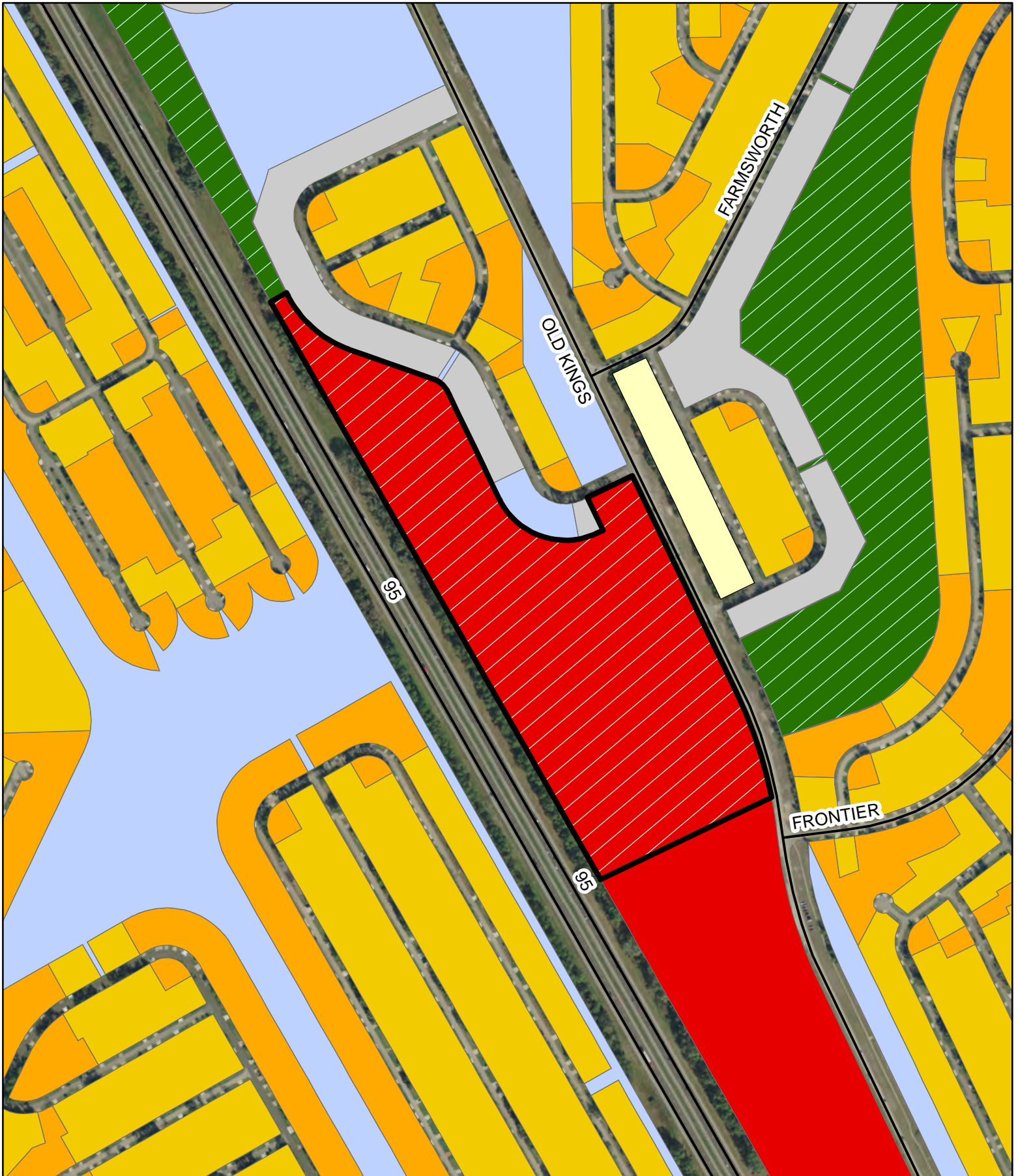
Legend

FLUM	Coastal High Hazard Area	Institutional
CATEGORY	Conservation	Mixed Use
	Canals	Residential
	Greenbelt	

1 inch = 500 feet



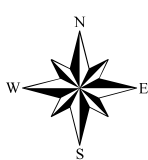
OKR Special Exception Zoning Map



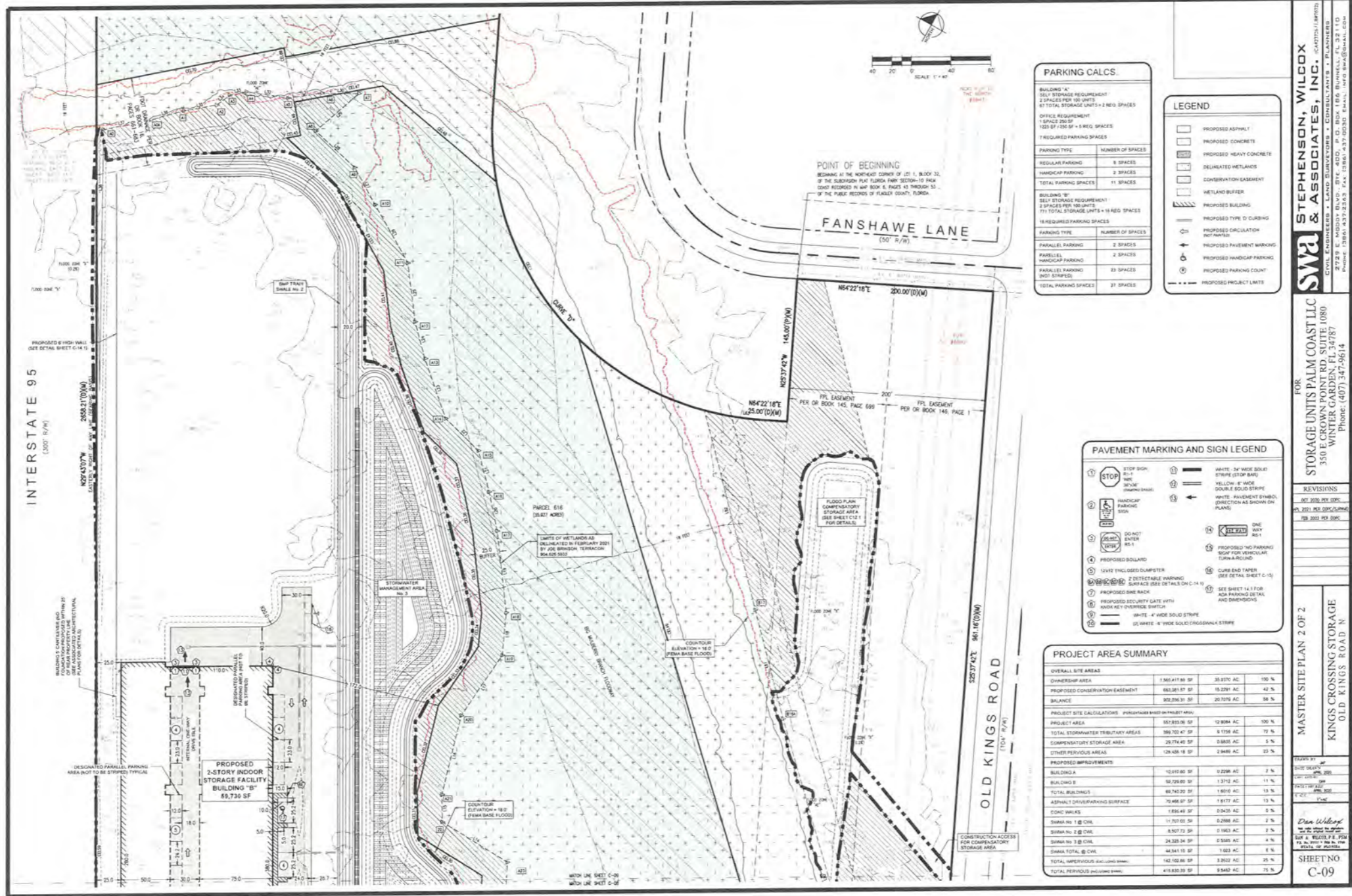
Legend

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

1 inch = 500 feet



Map Provided By: Planning Division



PARKING CALCS.

BUILDING 'A'
 SELF STORAGE REQUIREMENT
 2 SPACES PER 100 UNITS
 61 TOTAL STORAGE UNITS = 122 REQ. SPACES

OFFICE REQUIREMENT
 100 SF 100 SF = 5 REQ. SPACES

REQUIRED PARKING SPACES

PARKING TYPE	NUMBER OF SPACES
REGULAR PARKING	8 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING SPACES	11 SPACES

BUILDING 'B'
 SELF STORAGE REQUIREMENT
 2 SPACES PER 100 UNITS
 771 TOTAL STORAGE UNITS = 1542 REQ. SPACES

REQUIRED PARKING SPACES

PARKING TYPE	NUMBER OF SPACES
PARALLEL PARKING	2 SPACES
HANDICAP PARKING	2 SPACES
PARALLEL PARKING	23 SPACES
TOTAL PARKING SPACES	27 SPACES

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY CONCRETE
- DELIMITED WETLANDS
- CONSERVATION EASEMENT
- WETLAND BUFFER
- PROPOSED BUILDING
- PROPOSED TYPE D CURB
- PROPOSED CIRCULATION
- PROPOSED PAVEMENT MARKING
- PROPOSED HANDICAP PARKING
- PROPOSED PARKING COUNT
- PROPOSED PROJECT LIMITS

PAVEMENT MARKING AND SIGN LEGEND

STOP SIGN	WHITE 4" WIDE SOLID STRIPE (STOP BAR)
HANDICAP PARKING SIGN	YELLOW 4" WIDE SOLID STRIPE
DO NOT ENTER SIGN	WHITE PAVEMENT SYMBOL DIRECTION AS SHOWN ON PLANS
PROPOSED BOLLARD	PROPOSED 10" PARKING SIGN FOR VEHICULAR TURN & U-TURN
12" X 12" ENCLOSED DUMPSTER	CURVE END TAPER (SEE DETAIL ON C-15)
12" X 12" ENCLOSED DUMPSTER SURFACE (SEE DETAIL ON C-14)	SEE SHEET 14.1 FOR ADA PARKING DETAIL AND DIMENSIONS
PROPOSED ONE WAY SIGN WITH KNOX KEY CHANGES SWITCH	WHITE 4" WIDE SOLID STRIPE
PROPOSED ONE WAY SIGN WITH KNOX KEY CHANGES SWITCH	WHITE 6" WIDE SOLID CROSS-HATCHED STRIPE

PROJECT AREA SUMMARY

OVERALL SITE AREAS	1,362,417 SQ. FT.	31,270 AC.	100 %
CONSERVATION AREA	1,362,417 SQ. FT.	31,270 AC.	100 %
PROPOSED CONSERVATION EASEMENT	683,208 SQ. FT.	15,635 AC.	42 %
BALANCE	679,209 SQ. FT.	15,635 AC.	58 %
PROJECT SITE CALCULATIONS - PROPOSED BASE ON PROJECT AREA			
PROJECT AREA	679,209 SQ. FT.	15,635 AC.	100 %
TOTAL STORMWATER TREATMENT AREA	399,703 SQ. FT.	9,138 AC.	72 %
COMPENSATORY STORAGE AREA	279,506 SQ. FT.	6,497 AC.	5 %
OTHER PERVIOUS AREAS	129,999 SQ. FT.	2,999 AC.	23 %
PROPOSED IMPROVEMENTS			
BUILDING A	15,015 SQ. FT.	0.34 AC.	2 %
BUILDING B	15,200 SQ. FT.	0.35 AC.	2 %
TOTAL BUILDINGS	30,215 SQ. FT.	0.69 AC.	4 %
ASPHALT DRIVE/PARKING SURFACE	79,466 SQ. FT.	1,817 AC.	12 %
CONC. WALKS	1,854 SQ. FT.	0.04 AC.	0 %
SWAMP No. 1 @ CWA	11,707 SQ. FT.	0.27 AC.	2 %
SWAMP No. 2 @ CWA	8,507 SQ. FT.	0.19 AC.	1 %
SWAMP No. 3 @ CWA	24,323 SQ. FT.	0.56 AC.	4 %
SWAMP TOTAL @ CWA	44,537 SQ. FT.	1.02 AC.	6 %
TOTAL IMPROVED PERVIOUS AREAS	142,058 SQ. FT.	3,252 AC.	25 %
TOTAL PERVIOUS (including Swamp)	419,857 SQ. FT.	9,547 AC.	75 %

swa STEPHENSON, WILCOX & ASSOCIATES, INC.
 CIVIL ENGINEER • LAND SURVEYOR • CONSULTANTS • PLANNERS
 2728 E. MOODY BLVD., STE. 400, P. O. BOX 106 BUNNELL, FL 32110
 PHONE: (386) 437-2243 FAX: (386) 437-9333 EMAIL: info@swainc.com

FOR
STORAGE UNITS PALM COAST LLC
 350 E. CROWN POINT RD., SUITE 080
 WINTER GARDEN, FL 34787
 PHONE: (407) 347-5814

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUE FOR PERMITS
2	08/20/2011	ISSUE FOR PERMITS

MASTER SITE PLAN 2 OF 2
 KINGS CROSSING STORAGE
 OLD KINGS ROAD W.

Drawn by: *Don Wilcox*
 Checked by: *Don Wilcox*
 Project No: *11-001*
 Date: *08/11/2011*

SHEET NO
 C-09

A1



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

keeseee
associates
ARCHITECTURE | DESIGN | PLANNING
14000119
200 S. PALM AVENUE, SUITE 200
WEST PALM BEACH, FL 33411

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ZTE
ARCHITECTURE
ZTE ARCHITECTURE, P.L.L.C.
JENNIFER ZAHN, P.E., S.E.
1024 N. PALM BEACH BLVD
WATER GARDEN, FL 34137
jzahn@ztearchitect.com
813294

RAPID
BUILDINGS SOLUTIONS
350 S. CROWN POINT RD
SUITE 1080
WATER GARDEN, FL 34137
PHONE: (407) 747-9614
RAPID@RAPIDBUILDINGS.COM



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

SHEET INFORMATION

DATE:	06/11/2021
DRAWN BY:	STW
PROJECT NO:	20022
PROJECT BY:	
PLAN REVISIONS DATE:	
1. PERMIT - OWNER COMMENTS SAVED	
2. ELECTRICAL PERMIT COMMENTS SAVED	
3. CODE UPDATE SAVED	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

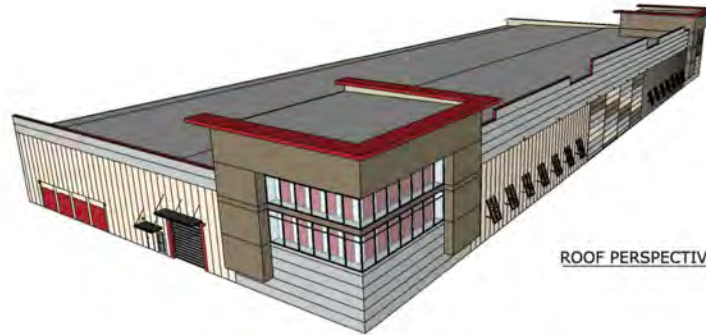
PERSPECTIVES
BLDG. A
AR3.1



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE

NOTE:
SEE ALSO STRUCTURAL SHEETS
A2.1, A2.2, A2.3, A2.4, A2.5 AND A2.6



ARCHITECTURE | DESIGN | PLANNING
2000 W. PALM LANE, SUITE 200
WEST PALM BEACH, FL 33411

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RAPID
RAPID
RAPID

RAPID
RAPID
RAPID



Professional Engineer
State of Florida
No. 1111271
JAMES M. TAYLOR

STORAGEUNITS
BUILDING "B"
OLD KINGS ROAD
PALM COAST, FL

SHEET INFORMATION	
DATE	06/11/2021
DESIGN BY	STW
PROJECT NO.	204252
PROJECT BY	
Plan Revisions Date: 1 PERMIT / OWNER COMMENTS SATISFIED 2 ELECTRICAL PERMIT COMMENTS SATISFIED 3 CODE UPDATE / CORRECT 4 REVISION TO COMMENTS SATISFIED 5 6 7	
Scale	As Shown

**PERSPECTIVES
BLDG. B**

AR3.1



city of PALM COAST

GENERAL - APPLICATION

DATE 7/18/22

APPLICATION TYPE SPECIAL EXCEPTION

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	35.94	PROPERTY SQ FT	1565546
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT	
OVERLAY DISTRICT			
COMMUNITY PANEL NUMBER	120684	MAP PANEL DATE	06/06/2018
FLOOD ZONE			
PRESENT USE OF PROPERTY			

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

The project site is currently vacant and wooded, with a large portion lying within a conservation easement. Within the uplands of the site, we are proposing the site to be developed with a portion being self-storage and RV/trailer parking and the other portion being commercial offices.

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No
--------------------------------	--	------------------------------------	----



city of PALM COAST


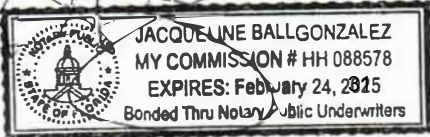
OWNER	APPLICANT / AGENT
Name: Victor Silva	Name: VICTOR SILVA
Mailing Address: 7 Whitehall Court Flagler beach , FL 32136	Mailing Address: 7 WHITEHALL COURT FLAGLER BEACH, FL 32136
Phone Number: (386)569-1918	Phone Number: (386) 569-1918
	E-mail Address: VICTORANDSOFIA@GMAIL.COM
MORTGAGE HOLDER	ENGINEER 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

Victor M. Silva 



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 2nd day of August, 2022 personally appeared

DAVID A. MEDINA who after providing
FLORIDA DRIVER LICENSE 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 # 5173**, 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 _____, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

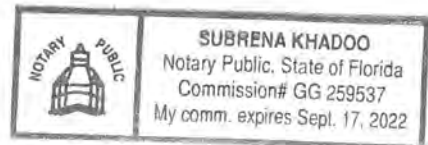
[Signature]
Signature of Responsible Party

David A. Medina.
Printed Name

PO Box 1486 Bunnell, FL, 32110.
Mailing Address

[Signature]
Signature of Person Taking Acknowledgement

SUBRENA KHADDO
Name of Acknowledger (Typed, Printed or Stamped)



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.

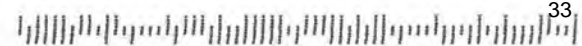
FLAGLER STORAGE GROUP LLC
PO BOX 1486
BUNNELL FL, 32110

ORLANDO FL 328
3 AUG 2022 PM 4 L



Jacqueline Gonzalez
Senior Planning Technician
160 Lake Avenue
Palm Coast, FL, 32164

32164-240099



33



City of PALM COAST

Community Development Department
Planning Division

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

July 21, 2022

RE: Request for Special Exception; Application No. 5173

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 Office Warehouse and Self Storage has been made by VICTOR SILVA of Palm Coast Section 01, Block 01010, Lot 0000, Tax Parcel ID No.: 01-11-30-0000-01010-0000, located at 125 old Kings Road, S; Palm Coast, FL 32164.

This Special Exception request is to be heard before the Planning and Land Development Regulation Board (PLDRB). You are hereby notified that a hybrid public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida, on Wednesday, August 17, 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,

JACQUELINE GONZALEZ
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

FLAGLER STORAGE GROUP LLC
PO BOX 1486
BUNNELL FL, 32110

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



702J 2720 0000 6939 4433

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

U.S. POSTAGE
\$4.60
FCML 0029
Orig: 32137
Dest: 32164
08/02/22
R2304MM114953
2000052109 2



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3216432417 HD11

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City, State, ZIP+4® Coral Gables, FL 33134

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Adult Signature Restricted Delivery \$

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Bokchunas Alexander + Tamara
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City, State, ZIP+4® Palm Coast, FL 32137

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Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 464

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LGI Homes - Florida LLC
Street and Apt. No., or PO Box No. 1450 Lake Robbins Drive STE 430
City, State, ZIP+4® The Woodlands, TX 77380

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Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ 460

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Street and Apt. No., or PO Box No. 177 Boulder Rock Dr
City, State, ZIP+4® Palm Coast, FL 32137

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

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Adult Signature Restricted Delivery \$

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Street and Apt. No., or PO Box No. 174 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32136

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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City, State, ZIP+4® Palm Coast, FL 32137

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Adult Signature Restricted Delivery \$

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Street and Apt. No., or PO Box No. 1 Florida Park Drive STE 328
City, State, ZIP+4® Palm Coast, FL 32137

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

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Street and Apt. No., or PO Box No. 43 Botany Lane
City, State, ZIP+4® Palm Coast, FL 32137

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To White Allan A
Street and Apt. No., or PO Box No. PO Box 353151
City, State, ZIP+4® Palm Coast, FL 32135

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

7021 2720 0000 6940 1759

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

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OFFICIAL USE

Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	Religiano Luis + Kim Hw
Street and Apt. No., or PO Box No.	70 Park Drive
City, State, ZIP+4®	Midvale Beach, NY 11951

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

7021 2720 0000 6940 1643

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OFFICIAL USE

Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	Williams Howard H & Angela P. Williams
Street and Apt. No., or PO Box No.	621 East 82nd Street
City, State, ZIP+4®	Brooklyn, NY, 11236

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

7021 2720 0000 6939 4556

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	156 Boulder rock drive LLC
Street and Apt. No., or PO Box No.	27 MILL Run
City, State, ZIP+4®	Rensselaer, NY 12144

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

7021 2720 0000 6940 1667

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	Wright Lloyd + Shammara Wright
Street and Apt. No., or PO Box No.	318 West 117th St. Apt 5Y
City, State, ZIP+4®	New York, NY 10026

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

7021 2720 0000 6939 4358

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OFFICIAL USE

Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	Marcalo Domingos + Lurdes H+W
Street and Apt. No., or PO Box No.	56 Botany Lane
City, State, ZIP+4®	Palm Coast, FL 32137

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

7021 2720 0000 6940 1568

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 60
Total Postage and Fees	\$ 4.60
Sent To	McDonald Martin + Cheryl H+W
Street and Apt. No., or PO Box No.	44 Botany Lane
City, State, ZIP+4®	Palm Coast, FL 32137

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

7021 2720 0000 6939 4617

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OFFICIAL USE

Certified Mail Fee	\$ 400	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 460	
Sent To	Merckling Anthony M and Diana H 58 Botany Lane Palm Coast, FL 32137	

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

7021 2720 0000 6939 4631

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Certified Mail Fee	\$ 400	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 460	
Sent To	Mansour Henry S Leemara Gulota H & W 47 Botany Lane Palm Coast, FL 32137	

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

7021 2720 0000 6939 4655

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OFFICIAL USE

Certified Mail Fee	\$ 400	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 460	
Sent To	Mummet Robert D & Mary Mummet 60 Botany Lane Palm Coast, FL 32137	

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

7021 2720 0000 6939 4495

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OFFICIAL USE

Certified Mail Fee	\$ 400	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 460	
Sent To	O'Connor Amanda Sarah Estate 2 Rickenbacker Dr. Palm Coast, FL 32164	

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

7021 2720 0000 6939 4525

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Certified Mail Fee	\$ 4.00	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 64.00	
Sent To	Pereira Antonio & Anthony Pereira JTWRS 162 Boulder Rock Palm Coast, FL 32137	

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

7021 2720 0000 6939 4501

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OFFICIAL USE

Certified Mail Fee	\$ 400	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 60	
Total Postage and Fees	\$ 460	
Sent To	Pennington Timothy Lee & Bennell M H & W 173 Boulder Rock Dr. Palm Coast, FL 32137	

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

7021 2720 0000 6939 4532

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Reyes Rony H
Street and Apt. No., or PO Box No. 198 Boulder Rock Dr.
City, State, ZIP+4® Palm Coast FL

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

7021 2720 0000 6939 4549

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Rich Andrew
Street and Apt. No., or PO Box No. 62 Botany Lane
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4426

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Saitta Patricia A.
Street and Apt. No., or PO Box No. 46 Botany Lane
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4372

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Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Ryan Donald W Sr. + Dolores M H + w - live Est
Street and Apt. No., or PO Box No. 171 Boulder Rock Dr.
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4365

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Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Rigby Floyd + Debra H + w
Street and Apt. No., or PO Box No. 190 Boulder Rock Dr
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4440

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here AUG 02 2022 32137
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 4.60	
Total Postage and Fees	\$ 8.60	

Sent To Schneider Joseph John + maria M schneider H + w
Street and Apt. No., or PO Box No. 197 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4464

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Soderberg Gary & Linda H +w
Street and Apt. No., or PO Box No. 192 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6940 4166

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Torres Manuel Trustee
Street and Apt. No., or PO Box No. 62 Madison St.
City, State, ZIP+4® Newark, NJ 07105

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

7021 2720 0000 6939 4570

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Brady Jonathan E & Karen R
Street and Apt. No., or PO Box No. 131 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4567

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Courson Stacie L + Jeremy Courson H & W
Street and Apt. No., or PO Box No. 202 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4594

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Davis Tregal
Street and Apt. No., or PO Box No. 190 Boulder Rock Drive
City, State, ZIP+4® Palm Coast, FL 32137

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

7021 2720 0000 6939 4600

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OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 4.00 + 6.00 = 10.00

Postmark Here

Sent To: Dr Horton INC
Street and Apt. No., or PO Box No. 4226 Race Track RD STE 100
City, State, ZIP+4® St Johns, FL 32259

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

7021 2720 0000 6939 4624

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OFFICIAL USE

Certified Mail Fee \$ 460

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Fredrick Nathan J + Sarah B H+W
Street and Apt. No., or PO Box No.
57 Botany Lane
City, State, ZIP+4®
Palm Coast FL 32137

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

7021 2720 0000 6939 4648

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OFFICIAL USE

Certified Mail Fee \$ 500

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To INB Fund LLC
Street and Apt. No., or PO Box No.
5670 Maguire Blvd STE 210
City, State, ZIP+4®
Orlando, FL 32803

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

7021 2720 0000 6939 4488

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Jones Dustin W + Kristen M H+W
Street and Apt. No., or PO Box No.
200 Boulder Rock Drive
City, State, ZIP+4®
Palm Coast, FL 32137

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

7021 2720 0000 6940 1780

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OFFICIAL USE

Certified Mail Fee \$ 3100

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Valencia Marino
Street and Apt. No., or PO Box No.
183 Boulder Rock Dr.
City, State, ZIP+4®
Palm Coast, FL 32137

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

7021 2720 0000 6940 1797

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Wakefield Constance V & Tyrone Itwros
Street and Apt. No., or PO Box No.
160 Boulder Rock Drive
City, State, ZIP+4®
Palm Coast, FL 32137

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

7021 2720 0000 6939 4518

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Lopez Francisco J + Maria C
Street and Apt. No., or PO Box No.
14712 Breckness Place
City, State, ZIP+4®
Miami Lakes FL 33016

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

7021 2720 0000 6939 4415

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Beckmann Sandy
Street and Apt. No., or PO Box No.
163 Boulder Rock drive
City, State, ZIP+4®
Palm Coast, FL 32137

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

7021 2720 0000 6939 4402

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Abad Jose
Street and Apt. No., or PO Box No.
8402 Menher Drive
City, State, ZIP+4®
San Diego, CA 92126

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

7021 2720 0000 6939 4433

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OFFICIAL USE

Certified Mail Fee \$ 400

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To City of Palm Coast
Street and Apt. No., or PO Box No.
160 Lake Avenue
City, State, ZIP+4®
Palm Coast, FL 32164

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

7021 2720 0000 6940 1661

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Corbo Rose Marie A Life Estate
Street and Apt. No., or PO Box No.
11326 Widefield Lane
City, State, ZIP+4®
San Antonio, TX 78245

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

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Dangoli Artur
Street and Apt. No., or PO Box No.
2919 Macind Ave
City, State, ZIP+4®
Jacksonville, FL 32217

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

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 460

Sent To Dillon David M + Elizabeth Sharon Dillon H&W
Street and Apt. No., or PO Box No.
6 Serenia Place
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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Certified Mail Fee	\$ 4.00	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 6.00	
Total Postage and Fees	\$ 10.00	

Sent To: **Holiday Builders Inc**
Street and Apt. No., or PO Box No. **2243 W Eau Gallie Blvd**
City, State, ZIP+4® **Melbourne, FL 32935**

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

7021 2720 0000 6940 1544

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 2.00	
<input type="checkbox"/> Adult Signature Required	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 6.00	
Total Postage and Fees	\$ 12.00	

Sent To: **Jones Brenda**
Street and Apt. No., or PO Box No. **187 Boulder Rock Drive.**
City, State, ZIP+4® **Palm Coast, FL, 32164.**

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

7021 2720 0000 6940 1735

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OFFICIAL USE

Certified Mail Fee	\$ 4.00	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 1.75	
<input type="checkbox"/> Adult Signature Required	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 6.00	
Total Postage and Fees	\$ 11.75	

Sent To: **Fluiter Habitat for Humanity, Inc**
Street and Apt. No., or PO Box No. **PO Box 187**
City, State, ZIP+4® **Bunnell, FL, 32110**

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

City of Palm Coast, Florida Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	PALM COST PARK – LOT 4, PARCEL 4 STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 4862	
Presenter: Estelle Lens, Planner, AICP		
<p>Background : Palm Coast Park – Lot 4, Parcel 4 Storage Facility is a Technical Site Plan application for a self-storage facility that includes exterior storage of boats and recreational vehicles. The self-storage facility is proposed on a vacant 2.76 +/- acres on Matanzas Woods Parkway, 410 feet west of US Highway 1. The project’s Technical Site Plan shows it to be comprised of one 3-story self-storage building totaling 90,000 square feet, housing 560 storage units, plus 34 exterior storage spaces for recreational vehicles and boats. The project is considered a “Moderate” (Tier 2) development, based on the project’s total floor area of 90,000 square feet, which requires review and recommendation by City staff with final determination by the Planning and Land Development Regulation Board (PLDRB). The site is currently vacant and was previously cleared. The property is located within the Palm Coast Park Master Planned Development (MPD). Tracts 18 and 20 of the Palm Coast Park MPD were platted in 2009 which created 15 lots. Lot 4 was subsequently replatted in 2019 via the Palm Coast REH plat to create four Commercial Lots and a Stormwater Tract to be used for a master stormwater system. The subject property is parcel 4 of the Palm Coast REH plat. The adjacent, Parcel 3 of the Palm Coast REH plat has been improved as an Amoco gas station and convenience store. The subject site will share access with the Amoco station off W. Matanzas Woods Parkway. Staff finds that the proposed plan is consistent with the City’s Comprehensive Plan, the Land Development Code (LDC) and the Palm Coast Park MPD, for the requirements for approval of a Technical Site Plan Development Order including:</p> <ul style="list-style-type: none"> A. The proposed development must not be in conflict with or contrary to the public interest; B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC; C. The proposed development must not impose a significant financial liability or hardship for the City; 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; and E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes. 		
<p>Recommended Action : Staff recommends the PLDRB find this project in compliance with the Comprehensive Plan, the Land Development Code and the Palm Coast Park MPD and approve Palm Coast Park Lot 4,</p>		

Parcel 4 Storage, Technical Site Plan Tier 2, Application No. 4862.



**COMMUNITY DEVELOPMENT DEPARTMENT
PALM COAST PARK – LOT 4, PARCEL 4 STORAGE FACILITY
TECHNICAL SITE PLAN - TIER 2
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
STAFF REPORT
AUGUST 17, 2022**

OVERVIEW

Application Number: 4862
Project Name: Palm Coast Park – Lot 4, Parcel 4 Storage Facility
Applicant: CPH, Inc., Jason Kellogg
Size of Subject Property: 2.76 +/- acres
Property Owner: Palm Coast REH, LLC
FLUM designation: DRI – Mixed Use
Zoning designation: Master Planned Development (MPD) – Palm Coast Park
Current Use: Vacant commercial land
Parcel ID #: 28-10-30-4295-00000-0040
Location: 105 Matanzas Woods Parkway, 410 feet west of US 1

REQUESTED ACTION

The applicant has submitted a Technical Site Plan application for a self-storage facility that includes exterior storage of boats and recreational vehicles. The self-storage facility is proposed on a vacant 2.76 +/- acres on Matanzas Woods Parkway, 410 feet west of US Highway 1. The project's Technical Site Plan shows it to be comprised of one 3-story self-storage building totaling 90,000 square feet, housing 560 storage units, plus 34 exterior storage spaces for recreational vehicles and boats. The project is considered a "Moderate" (Tier 2) development, based on the project's total floor area of 90,000 square feet, which requires review and recommendation by City staff with final determination by the Planning and Land Development Regulation Board (PLDRB).

BACKGROUND/SITE HISTORY

Palm Coast REH, LLC purchased the subject property several years ago. The site is currently vacant and was previously cleared. The property is located within the Palm Coast Park Master Planned Development (MPD). Tracts 18 and 20 of the Palm Coast Park MPD were platted in 2009 which created 15 lots. Lot 4 was subsequently replatted in 2019 via the Palm Coast REH plat to create four Commercial Lots and a Stormwater Tract to be used for a master stormwater system. The subject property is parcel 4 of the Palm Coast REH plat. In February 2019, a Technical Site Plan was approved on parcel 3 for an Amoco gas station and convenience store which has been constructed. The subject site will share access with the Amoco station off W. Matanzas Woods Parkway.

LAND USE AND ZONING INFORMATION

The subject site is designated DRI - Mixed Use on the Future Land Use Map and has a zoning designation of MPD. The site is located within Tract 20 of the Palm Coast Park MPD which provides for Flex Uses, including High Intensity Commercial (COM-3) uses. A fundamental principle of a mixed-use area is to ensure the compatibility between residential and non-residential land uses within close proximity of each other, thereby creating a more sustainable and self-supporting neighborhood. The following table summarizes the adjacent land use and zoning designations:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI - Mixed Use	MPD
East	DRI – Mixed Use	MPD
South	DRI – Mixed Use	MPD
West	DRI – Mixed Use	MPD

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the Palm Coast Park MPD, City's Land Development Code and must also comply with the City's Comprehensive Plan. The following table summarize the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria (<i>per Palm Coast Park MPD unless noted</i>)	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	120,288 sq. ft.
Maximum Impervious Surface Ratio	0.85	0.78
Maximum Floor Area Ratio	0.50	0.49
Maximum Building Height (COM-3)	75 feet	40 feet 6 inches
Minimum Building Setbacks	Front (North): 20 feet Interior Side (West): 10 feet Rear (South): 20 feet Street Side (East): 20 feet	85 feet 87 feet 91 feet 81 feet
Minimum Parking: 2 spaces per 100 storage units	560+34 RV/100 X 2 =12 spaces	12 spaces including 1 for disabled persons

Minimum Landscape Buffers	Front (North):	25 feet	25 feet
	Side (East):	10 feet	Shared access with a landscaped median
	Rear (South):	10 feet	10 feet
	Street Side (West):	10 feet	10 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. 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 and the Planning and Land Development Review Board (PLDRB) based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, commercial projects between 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 recommendation by City staff with final determination by the PLDRB.

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 uses are consistent with the project's DRI - Mixed Use designation on the Future Land Use Map as well as the uses allowed in the MPD. The site is adjacent to a commercial fuel station and convenience store and is appropriately located to serve the residential development as the projects of the Sawmill Branch phases of the Palm Coast Park MPD are developed.

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 2, Transportation Element: Policy 2.1.11.3**
Provide opportunities for trip-chaining (combining several trips in one outing) within strategic mixed use centers, thereby reducing vehicle miles traveled and greenhouse gas emissions.
- **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. All improvements will be newly constructed and developed in compliance with the Palm Coast Park MPD, the relevant LDC, 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 shall meet 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 City of Palm Coast LDC, Comprehensive Plan, and the Palm Coast Park MPD, staff finds that the proposed development complies with all such requirements.

RECOMMENDATION

Staff recommends the PLDRB find this project in compliance with the Comprehensive Plan, the Land Development Code and the Palm Coast Park MPD and approve Palm Coast Park Lot 4, Parcel 4 Storage Facility, Technical Site Plan Tier 2, Application No. 4862.

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
TECHNICAL SITE PLAN TIER 2
DEVELOPMENT ORDER APPROVAL
PALM COAST PARK, LOT 4, PARCEL 4 STORAGE FACILITY

On August 17, 2022, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*LOT 3, PALM COAST REH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39,
PG 22, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA*

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: PALM COAST REH LLC
577 BARNES BLVD., STE 650
ROCKLEDGE, FL 32955

Project Name: PALM COAST PARK, LOT 4, PARCEL 4, STORAGE FACILITY

Project No.: 2018090022

Application Type: TECHNICAL SITE PLAN TIER 2

Application No. 4862

Requested Development Approval: Site Plan Approval for a 3 Story Storage Facility
(in accordance with stamped approved plans)

Zoning Classification: Master Planned Development

FLUM: DRI Mixed Use

Parcel #'s: 28-10-30-4295-00000-0040

Address #: 105 Matanzas Woods Pkwy

Parcel Acreage: 2.76 +/-

Site S.F.: 120,288 SF

SITE DEVELOPMENT DATA

Building Use: 3 Story Storage Facility

Bldg Height: 40'-6"

Total Bldg Square Footage: 90,000

Storage Units: 560

RV Parking Spaces S.F: 21,165

Parking Provided: Standard Spaces: 11; Accessible Spaces: 1

Bicycle Parking Spaces: 6

Floor Area Ratio: 0.49%

Impervious Surface Ratio (ISR): 77.8%

Pervious/Open Space: 22.2%

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to 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.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The afore mentioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and

ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(6) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted provided the development has a valid Certificate of Concurrency.

(7) No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.

(8) Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.

(9) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(10) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final

construction) at building permit.

(13) This Development Order satisfies the concurrency requirements for transportation, sanitary sewer, solid waste, drainage, parks & recreation, and potable water. This Development Order is limited to the land uses and associated development as listed below:

Description: Storage Facility; Unit Amount: 90,000 SF

Description: RV Parking Spaces: 21,165 SF

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the Planning and Land Development Regulation Board of the City of Palm Coast, at their regularly scheduled meeting of August 17, 2022 .

Attest:

City of Palm Coast, Florida

Irene Schaefer, Recording Secretary

Clint Smith, Chairperson

_____ Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: PALM COAST PARK, LOT 4, PARCEL 4, STORAGE FACILITY
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 4862

COMES NOW, PALM COAST REH LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for PALM COAST REH (LOT 4) PARCEL 4 STORAGE:

ATTEST:

PALM COAST REH LLC

577 BARNES BLVD., STE 650
ROCKLEDGE, FL 32955

Attesting Corporate Official

Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____

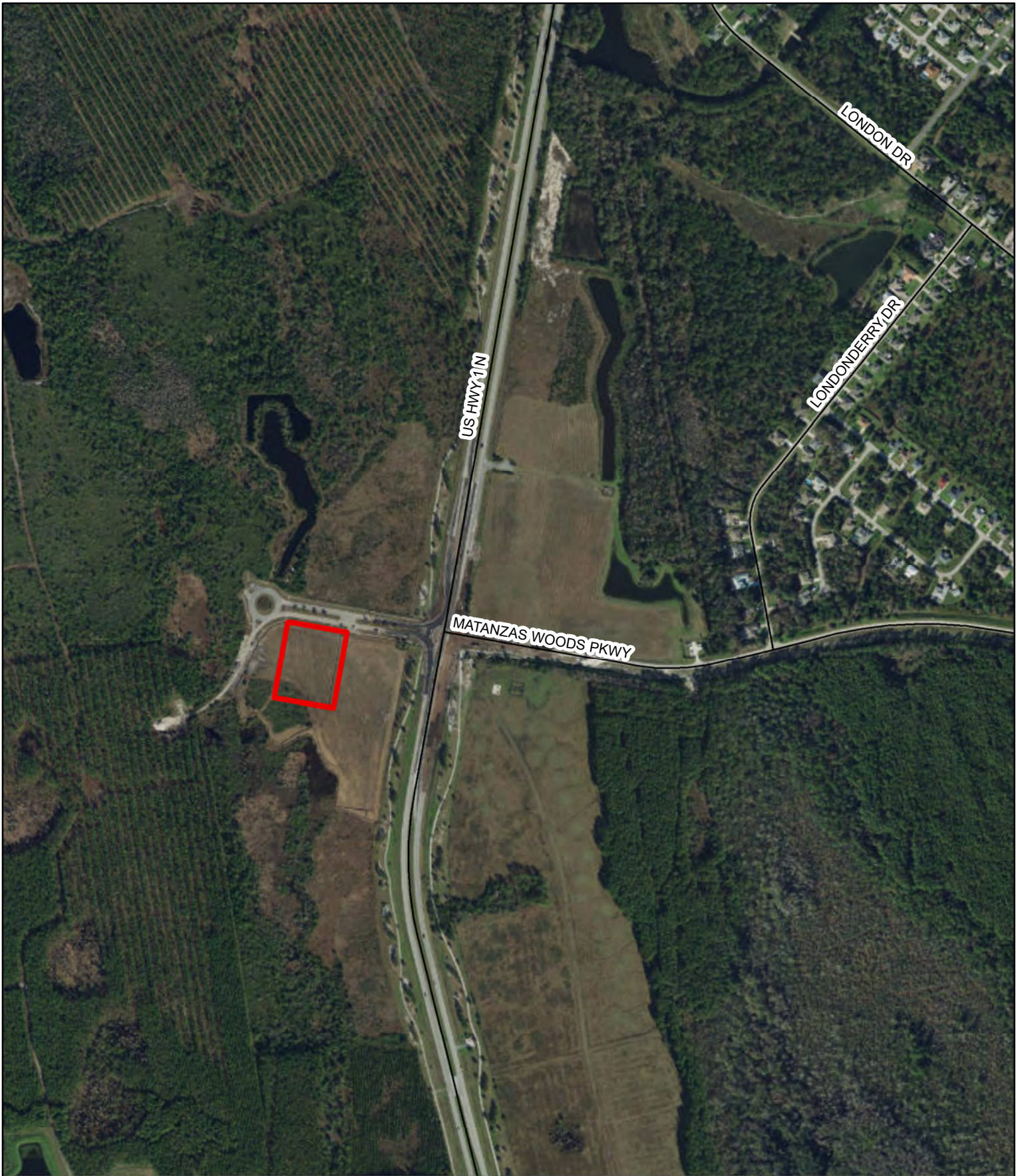
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2022, by _____ of PALM COAST REH LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.



WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2022.

Notary Public

Palm Coast Park Lot 4-Parcel 4 Distant Aerial



Legend

-  Palm Coast City Limits
-  Palm Coast Park Lot 4-Parcel 4

0 375 750
Feet





57

Map Provided By: Planning Division

Palm Coast Park Lot 4-Parcel 4 Close Up Aerial



Legend

-  Palm Coast City Limits
-  Palm Coast Park Lot 4-Parcel 4

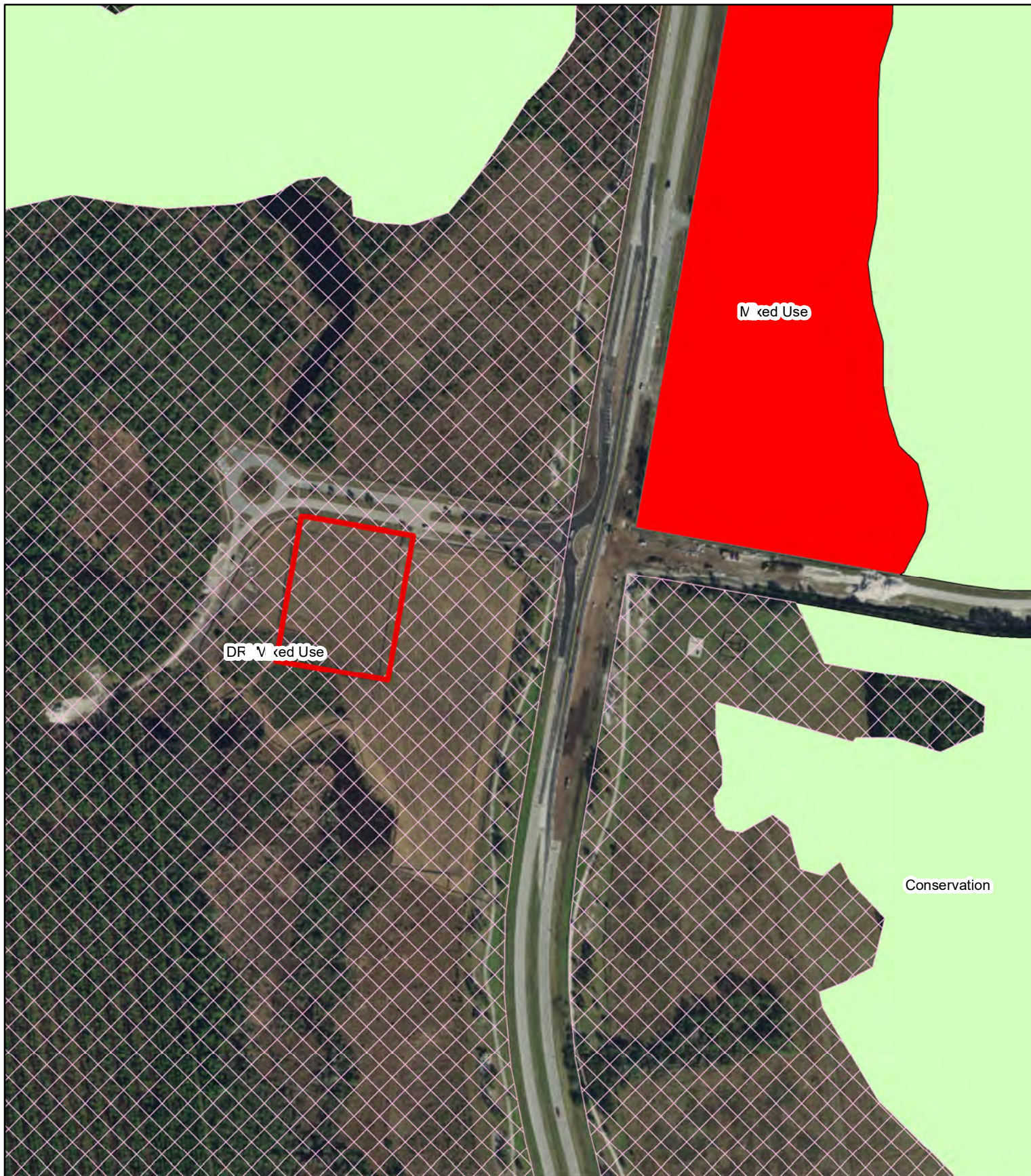
0 200 400
Feet



58

Map Provided By: Planning Division

Palm Coast Park Lot 4-Parcel 4 FLUM



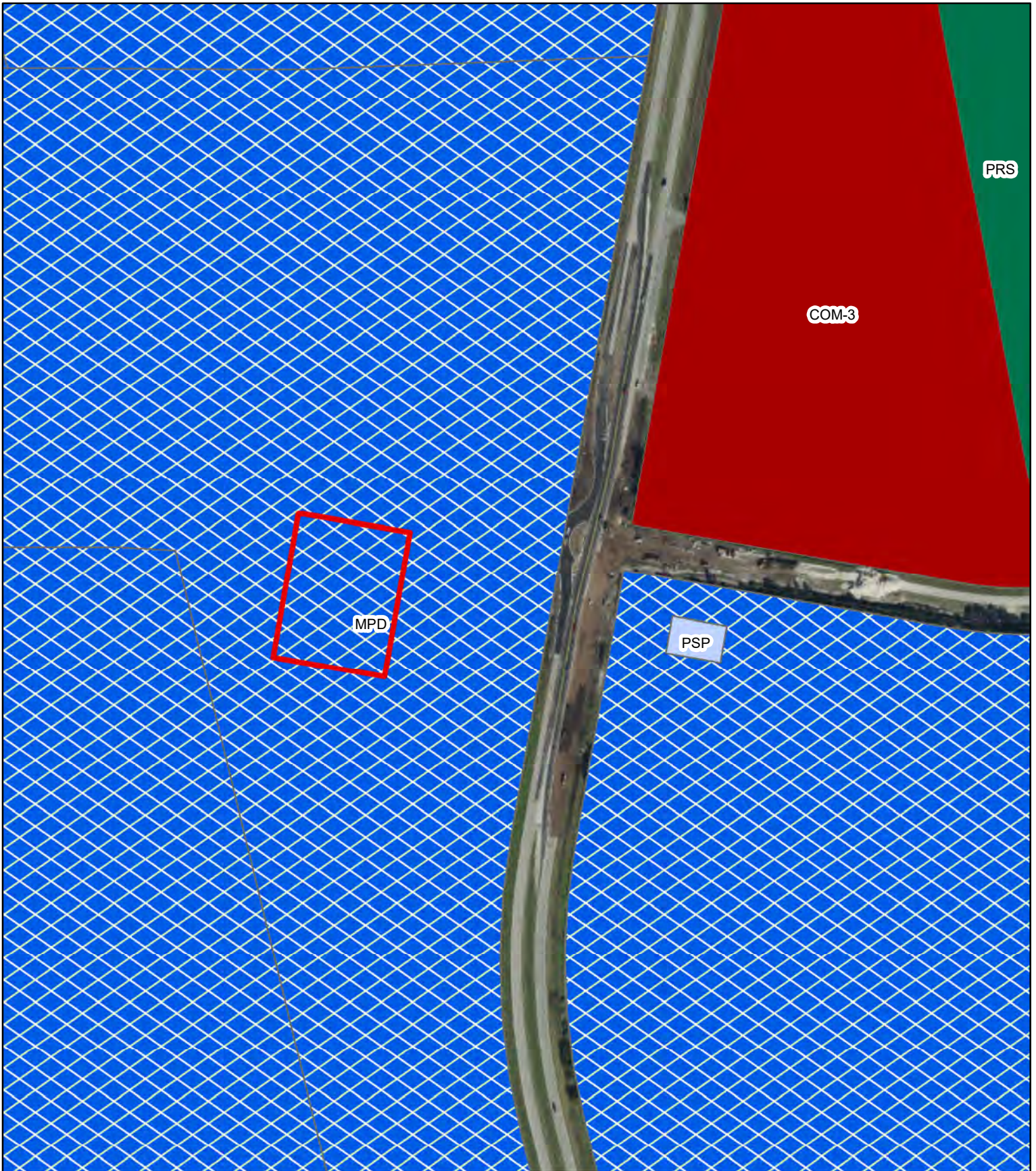
Legend

- Palm Coast City Limits
- Palm Coast Park Lot 4-Parcel 4
- Palm Coast FLUM**
 - Conservation
 - DRI-Mixed Use
 - Mixed Use







0 200 400 Feet



Palm Coast Park Lot 4-Parcel 4 Zoning



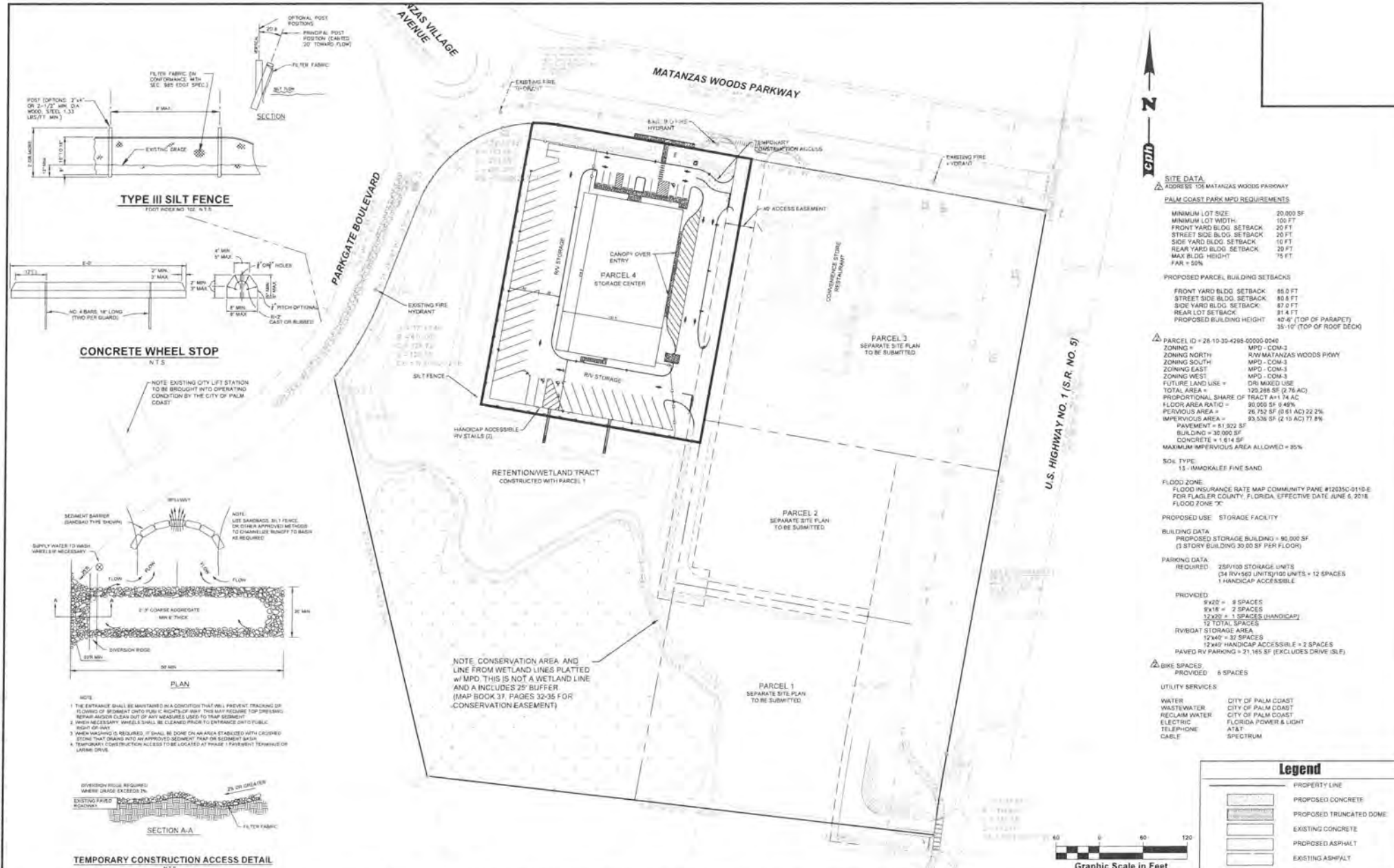
Legend

- | | | | | | | | |
|--|--------------------------------|---|--------------------------------|---|-----|---|-----|
|  | Palm Coast City Limits |  | Palm Coast Zoning COM-3 |  | MPD |  | PSP |
|  | Palm Coast Park Lot 4-Parcel 4 |  | PRS | | | | |

0 200 400 Feet



Map Provided By: Planning Division



SITE DATA
 ADDRESS: 102 MATANZAS WOODS PARKWAY

PALM COAST PARK MPD REQUIREMENTS

MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH	100 FT
FRONT YARD BLDG. SETBACK	20 FT
STREET SIDE BLDG. SETBACK	20 FT
SIDE YARD BLDG. SETBACK	10 FT
REAR YARD BLDG. SETBACK	20 FT
MAX BLDG. HEIGHT	74 FT
FAR = 50%	

PROPOSED PARCEL BUILDING SETBACKS

FRONT YARD BLDG. SETBACK	60.0 FT
STREET SIDE BLDG. SETBACK	80.5 FT
SIDE YARD BLDG. SETBACK	87.2 FT
REAR LOT SETBACK	81.4 FT
PROPOSED BUILDING HEIGHT	42'-0" (TOP OF PARAPET) 35'-10" (TOP OF ROOF DECK)

PARCEL ID = 26-10-35-4295-0000-0040

ZONING +	MPD - COM-2
ZONING NORTH	R/W MATANZAS WOODS PKWY
ZONING SOUTH	MPD - COM-3
ZONING EAST	MPD - COM-3
ZONING WEST	MPD - COM-3
FUTURE LAND USE =	DIR. MAJED USE
TOTAL AREA =	129,288 SF (2.96 AC)
PROPORTIONAL SHARE OF TRACT A =	1.74 AC
FLOOR AREA RATIO =	93,069 SF (0.68%)
PERVIOUS AREA =	28,752 SF (0.61 AC) 22.2%
IMPERVIOUS AREA =	93,536 SF (2.15 AC) 77.8%
PAVEMENT =	81,922 SF
BUILDING =	30,000 SF
CONCRETE =	1,614 SF
MAXIMUM IMPERVIOUS AREA ALLOWED =	85%

SOIL TYPE:
13 - MMOKALEE FINE SAND

FLOOD ZONE:
FLOOD INSURANCE RATE MAP COMMUNITY PANEL #12030C-0110-B FOR FLAGLER COUNTY, FLORIDA, EFFECTIVE DATE APRIL 6, 2018. FLOOD ZONE "X"

PROPOSED USE: STORAGE FACILITY

BUILDING DATA
 PROPOSED STORAGE BUILDING = 96,000 SF
 (3 STORY BUILDING 30.00 SF PER FLOOR)

PARKING DATA
 REQUIRED: 285/100 STORAGE UNITS
 (34 RV+580 UNITS/100 UNITS = 12 SPACES
 1 HANDICAP ACCESSIBLE)

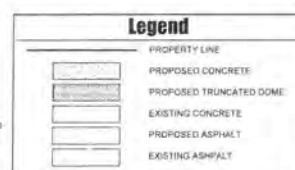
PROVIDED:

8'x20' =	8 SPACES
8'x15' =	2 SPACES
12'x20' =	1 SPACES (HANDICAP)
TOTAL SPACES =	12
RV/BOAT STORAGE AREA	12'x40' = 3 SPACES
12'x40' HANDICAP ACCESSIBLE =	2 SPACES
PAVED RV PARKING =	21,165 SF (EXCLUDES DRIVE (SLF))

BIKE SPACES: PROVIDED: 6 SPACES

UTILITY SERVICES:

WATER	CITY OF PALM COAST
WASTEWATER	CITY OF PALM COAST
RECLAIM WATER	CITY OF PALM COAST
ELECTRIC	FLORIDA POWER & LIGHT
TELEPHONE	AT&T
CABLE	SPECTRUM



No.	Date	Revised	By	Date	Revision	By
5/14/21		REVISED PER CITY COMMENTS	JRK			
5/22		REVISED PER CITY COMMENTS	JRK			

cph A Full Service A & E Firm

630 Palm Coast Pkwy. Ste. 100 Palm Coast, FL 32137
 Ph: 386.464.6177
 Licenses:
 Eng. C.O.A. No. 3141 Arch. Lic. No. AA2429328
 Survey L.S. No. 7142 Land Use Lic. No. LC2006038

Jason R. Kellogg
 2022.06.29 11:23
 09-04-07
 2022.06.29 11:23
 985-418802

**PALM COAST PARK - LOT 4,
 PARCEL 4 STORAGE FACILITY**
 Palm Coast, Florida

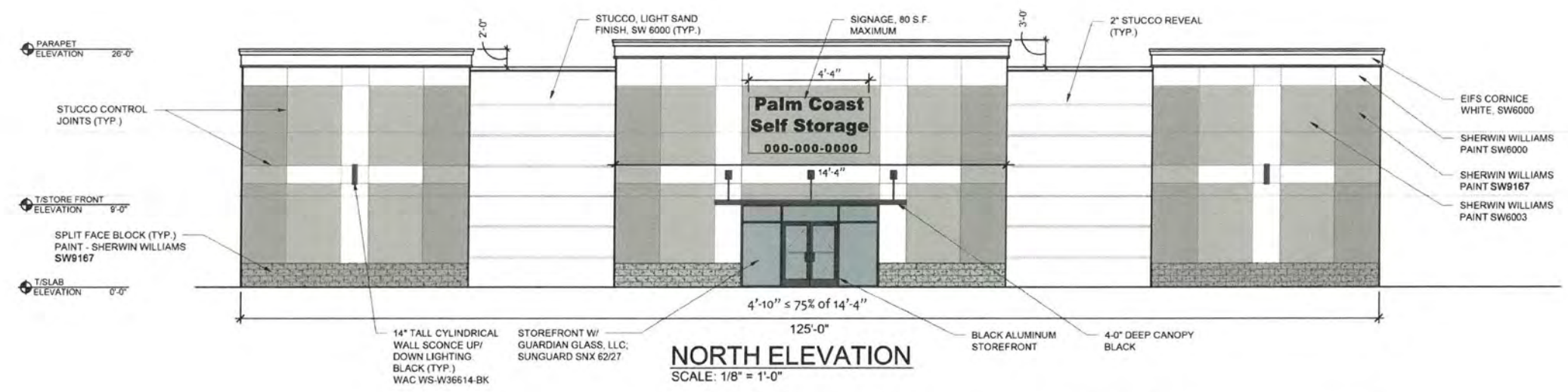
Graphic Scale in Feet

OVERALL SITE PLAN

Sheet No. **4**



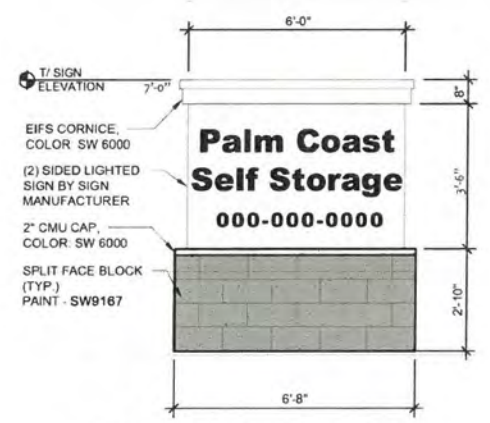
Kimberly McCann



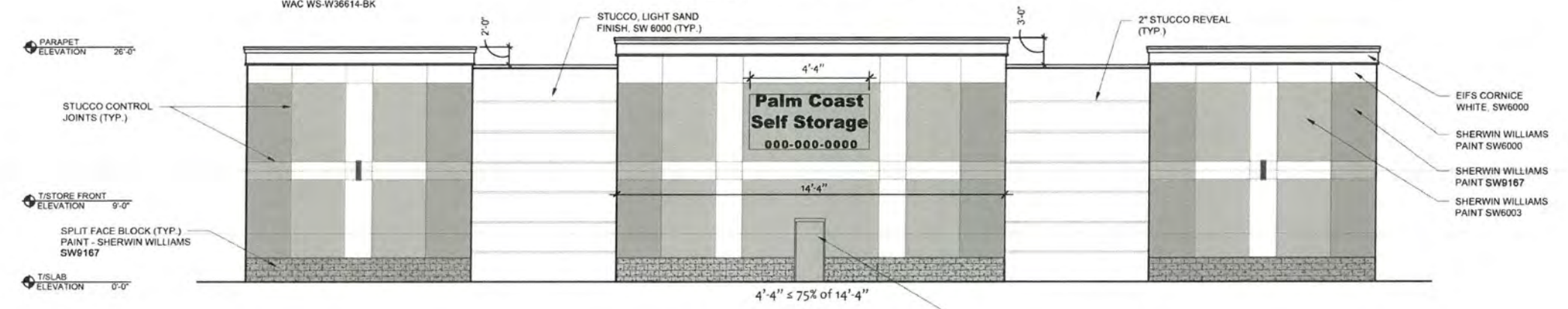
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SITE SIGNAGE DETAIL
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PALM COAST STORAGE PARK LOT 4
 PALM COAST, FLORIDA
 PARCEL 4 STORAGE FACILITY EXTERIOR ELEVATIONS



City of Palm Coast, Florida Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject BROWARD-PALM COAST STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 5077		
Presenter: Estelle Lens, Planner, AICP		
<p>Background: Broward-Palm Coast Storage Facility is a Technical Site Plan for a two-story indoor self-storage Facility. It is proposed on a vacant 11.35+/- acre site which is located at 2240 Old Kings Road. The project's Site Plan shows it to be comprised of a 45,235 square foot building with 89,690 square feet of gross floor area. There will be a total of 556 individual internal storage units 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, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). The site is zoned High Intensity Commercial (COM-3) which allows for development of Mini-warehouses, Office Warehouses and Self-Storage Facilities.</p> <p>Staff finds that the proposed plan is consistent with the City's Comprehensive Plan and Land Development Code (LDC) for the requirements for approval of a Technical Site Plan Development Order including:</p> <ul style="list-style-type: none"> A. The proposed development must not be in conflict with or contrary to the public interest; B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC; C. The proposed development must not impose a significant financial liability or hardship for the City; 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; and E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes. 		
<p>Recommended Action: Staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Land Development Code and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Broward-Palm Coast Storage, Application No. 5077, subject to the following: The Development Order will not be signed until the following comment is addressed and signed off on by City Staff: <u>Stormwater</u> A double inlet with no outfall pipe is being proposed at the emergency stabilized entrance. This will not be approved. An outfall is needed. Also, the pipe at the main entrance was removed. I</p>		

suspect that the entrance slopes played a role in this decision. If it would help provide a better slope, the swale centerline can be moved closer to the ROW line and transitioned at the south side of the property. I would prefer to have MES on both sides of the pipes.

Conditions for the Development Order:

A Certificate of Occupancy will not be issued until the following item is addressed and satisfied:

A Right of Way Deed and Easement Agreement for the widening of Old Kings Road as depicted on the Site Plan are required prior to issuance of a Certificate of Occupancy.



**COMMUNITY DEVELOPMENT DEPARTMENT
BROWARD-PALM COAST STORAGE
TECHNICAL SITE PLAN - TIER 2
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
STAFF REPORT
AUGUST 17, 2022**

OVERVIEW

Application Number:	5077
Project Name:	Broward-Palm Coast Storage
Applicant:	Mills Short & Associates
Size of Subject Property:	11.35 +/- acre
Property Owner:	PC2 Storage, LLC
FLUM designation:	Mixed Use
Zoning designation:	High Intensity Commercial (COM-3)
Current Use:	Vacant commercial land
Parcel ID #:	20-11-31-0000-01020-0030
Location:	2240 Old Kings Road – Approximately 1.7 miles south of Palm Coast Parkway

REQUESTED ACTION

The applicant has submitted a Technical Site Plan application for a two-story indoor self-storage facility. It is proposed on a vacant 11.35+/- acre site which is located at 2240 Old Kings Road. The project's Technical Site Plan shows it to be comprised of a 45,235 square foot building with 89,690 square feet of gross floor area. There will be a total of 556 individual internal storage units 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, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

BACKGROUND/SITE HISTORY

The site is zoned High Intensity Commercial (COM-3) and is located at 2240 Old Kings Road, approximately 1.7 miles south of Palm Coast Parkway. The applicant purchased this parcel from Old King Storage, LLC on September 7, 2021.

LAND USE AND ZONING INFORMATION

The subject site is designated Mixed Use on the Future Land Use Map (FLUM) and is zoned High Intensity Commercial (COM-3).

The Mixed Used FLUM designation represents existing and future mixed use corridors and employment centers throughout the City that provide general retail, professional services and offices. A blending of residential and institutional uses is also allowed in this land use designation with light industrial uses permissible under certain conditions. The Mixed Use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities and attend school and religious services in reasonably close proximity to residential dwellings. The Mixed Use FLUM designation permits several zoning districts including the COM-3 zoning district.

The purpose of the High Intensity Commercial (COM-3) district is to provide areas for the most intensive commercial uses, including those that focus on automobile sales and service, outdoor storage and heavy traffic.

The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Mixed Use	COM-2
East	Mixed Use	COM-3
South	Mixed Use	COM-3
West	Mixed Use	PSP & Highway I-95

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast Land Development Code and must also comply with 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
Town Center at Palm Coast Planned Development Agreement

Criteria	Required	Provided
Minimum Development Site Area	30,000 sq. ft.	494,406 sq. ft.
Maximum Impervious Surface Ratio	0.70	0.18
Maximum Building Height	75 feet	30 feet
Minimum Building Setbacks	Front (East): 25 feet Side (South): 10 feet Side (North): 10 feet Rear (West): 25 feet	45.3 feet 408.0 feet 100.9 feet 267.8 feet
Minimum Parking: Warehouse/Self Storage 2 spaces per 100 storage units	556/100 X 2=11.12	12 (Including 2 ADA space)
Minimum Landscape Buffers	Front (East): 25 feet Side (South): 10 feet Rear (West): 10/25 feet Side (North): 10 feet	25 feet 10 feet 25 feet 10 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. 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 site development 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 approval from the PLDRB.

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-3 Zoning District which will ensure it remains a good neighbor. The site is surrounded by vacant land with moderate to high intensity commercial zoning on three sides, and I-95 to the west.

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 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 2, Transportation Element: Policy 2.1.11.3**
Provide opportunities for trip-chaining (combining several trips in one outing) within strategic mixed use centers, thereby reducing vehicle miles traveled and greenhouse gas emissions.
- **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. All improvements will be newly constructed and 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 shall meet 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 City of Palm Coast LDC, and the Comprehensive Plan, staff finds that, subject to the resubmittal of plans that address staff's remaining comments, which are typical and minor, 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 Land Development Code and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Broward-Palm Coast Storage, Application No. 5077, subject to the following:

The Development Order will not be signed until the following comment is addressed and signed off on by City Staff:

Stormwater

A double inlet with no outfall pipe is being proposed at the emergency stabilized entrance. This will not be approved. An outfall is needed. Also, the pipe at the main entrance was removed. I suspect that the entrance slopes played a role in this decision. If it would help provide a better slope, the swale centerline can be moved closer to the ROW line and transitioned at the south side of the property. I would prefer to have MES on both sides of the pipes.

Conditions for the Development Order:

A Certificate of Occupancy will not be issued until the following item is addressed and satisfied:

A Right of Way Deed and Easement Agreement for the widening of Old Kings Road as depicted on the Site Plan are required prior to issuance of a Certificate of Occupancy.

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
TECHNICAL SITE PLAN TIER 2
DEVELOPMENT ORDER APPROVAL
BROWARD-PALM COAST STORAGE

On August 17, 2022, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A PORTION OF GOVERNMENT SECTION 20 TOWNSHIP 11 SOUTH; RANGE 31 EAST; FLAGLER COUNTY, FLORIDA; LOCATED EAST OF INTERSTATE 95 AND WEST OF OLD KINGS RD

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: PC2 STORAGE LLC
3137 E SHADOWLAWN AVE NE
ATLANTA, GA 30305

Project Name: BROWARD-PALM COAST STORAGE

Project No.: 2022050161

Application Type: TECHNICAL SITE PLAN TIER 2

Application No. 5077

Requested Development Approval: Site Plan Approval for Two Story Indoor Self Storage Facility (in accordance with stamped approved plans)

Zoning Classification: COM-3
FLUM: Mixed Use
Parcel #'s: 20-11-31-0000-01020-0030
Address #: 2240 Old Kings Rd
Parcel Acreage: 11.35 +/-
Site S.F.: 494,406

SITE DEVELOPMENT DATA

Building Use: Two Story Indoor Self Storage Facility
Bldg Height: 30'
Total Bldg Square Footage: 45,235
Total Gross Floor Area: 89,690
Total Storage Units: 556
Parking Provided: Standard Spaces: 10; Accessible Spaces: 2
Bicycle Parking Spaces: 3
Impervious Surface Ratio (ISR): 18.1%
Pervious/Open Space: 81.9%

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to 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.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:

Reviewing Department Comments

A Certificate of Occupancy will not be issued until the following item is addressed and satisfied: A Right of Way Deed and Easement Agreement for the widening of Old Kings Road as depicted on the Site Plan are required prior to issuance of a Certificate of Occupancy.

(5) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(6) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(7) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted provided the development has a valid Certificate of Concurrency.

(8) **No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.**

(9) Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.

(10) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(11) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(12) This Development Order satisfies the concurrency requirements for transportation, sanitary sewer, solid waste, drainage, parks & recreation, and potable water. This Development Order is limited to the land uses and associated development as listed below:

Description: Self Storage Facility; Unit Amount: 89,690 SF

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the Planning and Land Development Regulation Board of the City of Palm Coast, at their regularly scheduled meeting of August 17, 2022.

Attest:

City of Palm Coast, Florida

Irene Schaefer, Recording Secretary

Clint Smith, Chairperson

____ Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: BROWARD-PALM COAST STORAGE
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 5077

COMES NOW, PC2 STORAGE LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for BROWARD STORAGE AT OLD KINGS ROAD:

ATTEST:

PC2 STORAGE LLC

3137 E SHADOWLAWN AVE NE
ATLANTA, GA 30305

Attesting Corporate Official

Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____

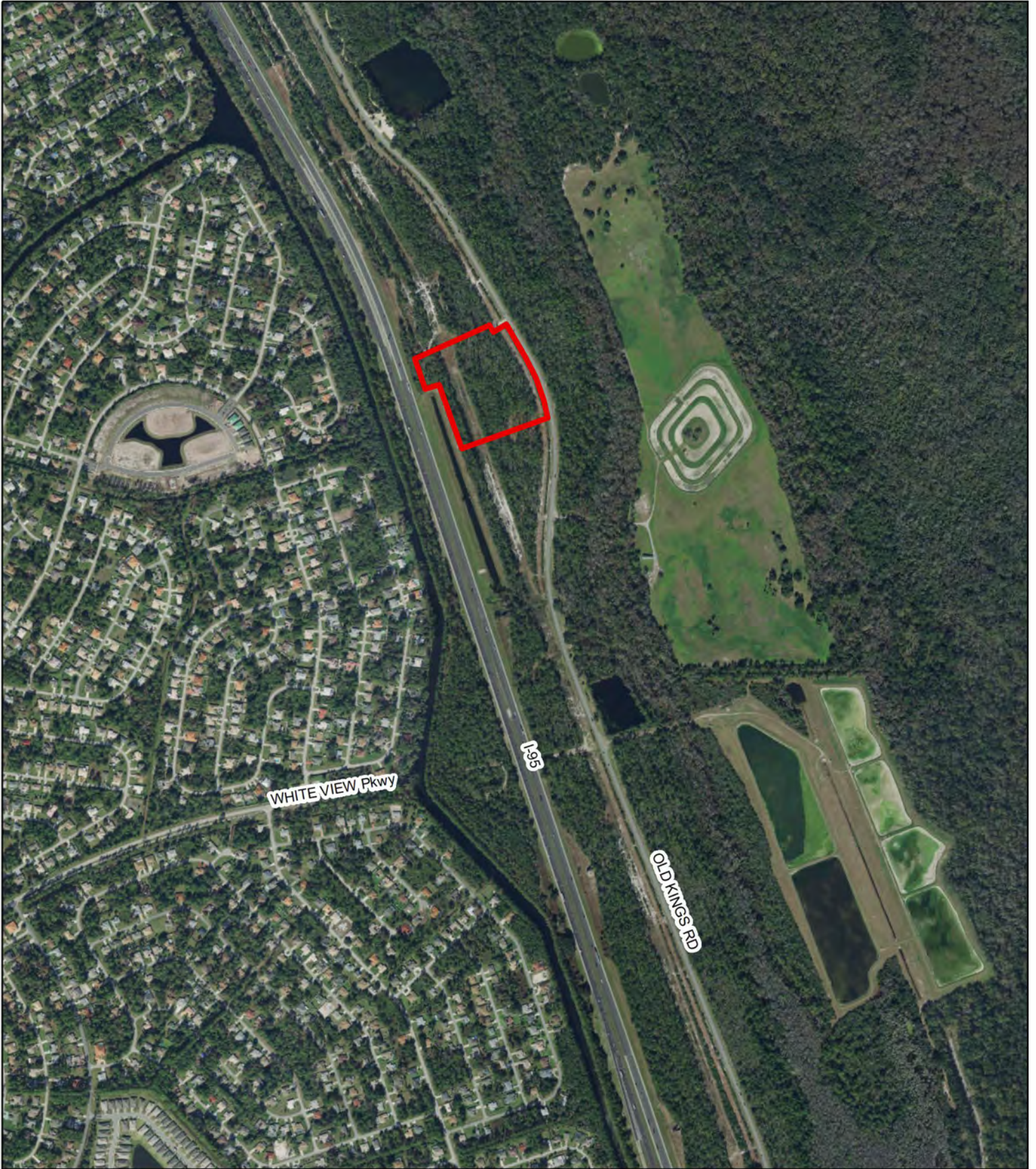
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2022, by _____ of PC2 STORAGE LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.



WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2022.

Notary Public

Broward Storage Distant Aerial



Legend

-  Palm Coast City Limits
-  Broward Storage

0 500 1,000
Feet





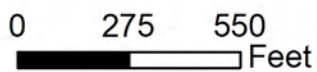
Map Provided By: Planning Division

Broward Storage Close Up Aerial



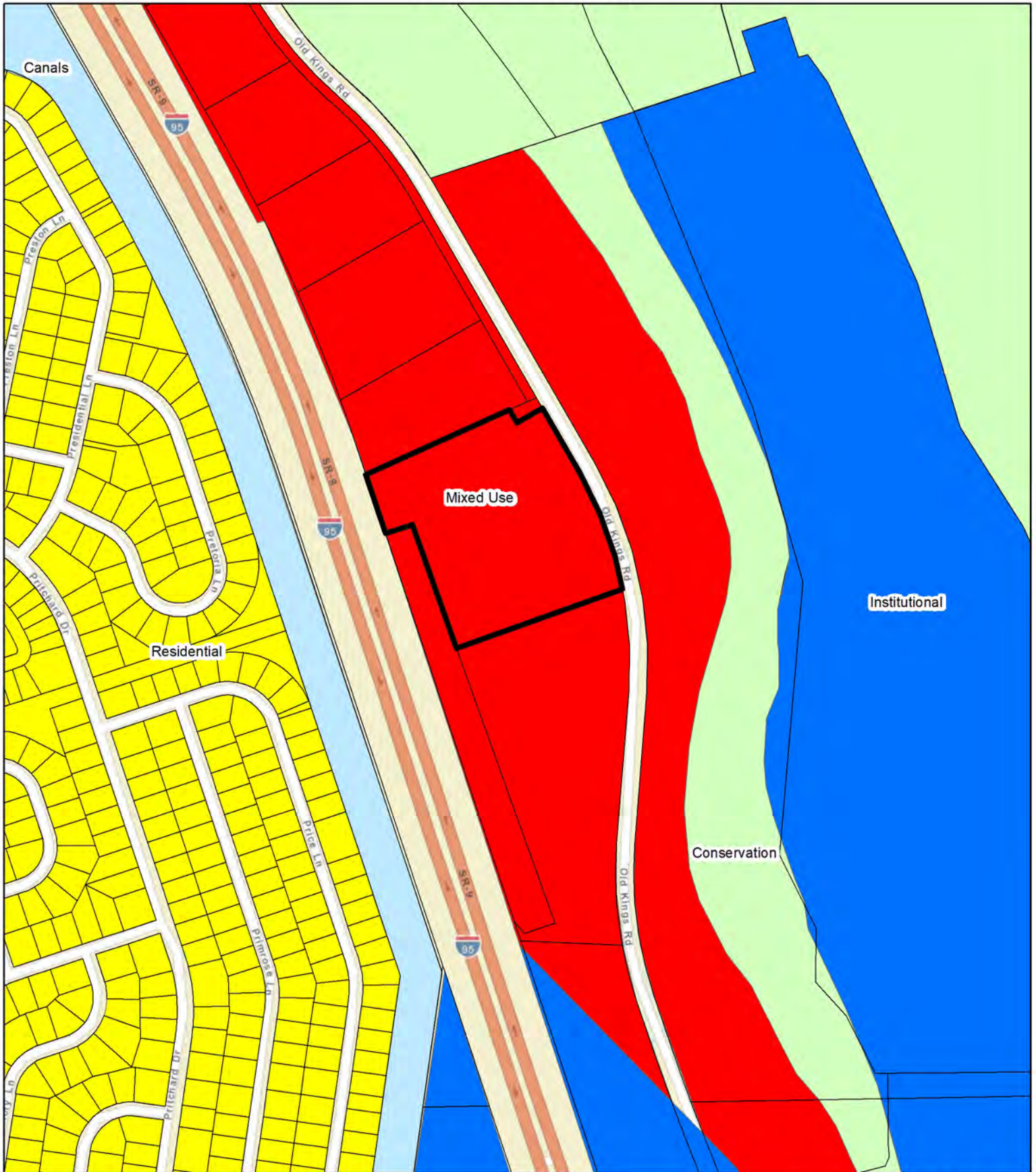
Legend

-  Palm Coast City Limits
-  Broward Storage










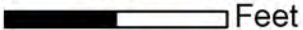
Map Provided By: Planning Division

Broward Storage FLUM



Legend

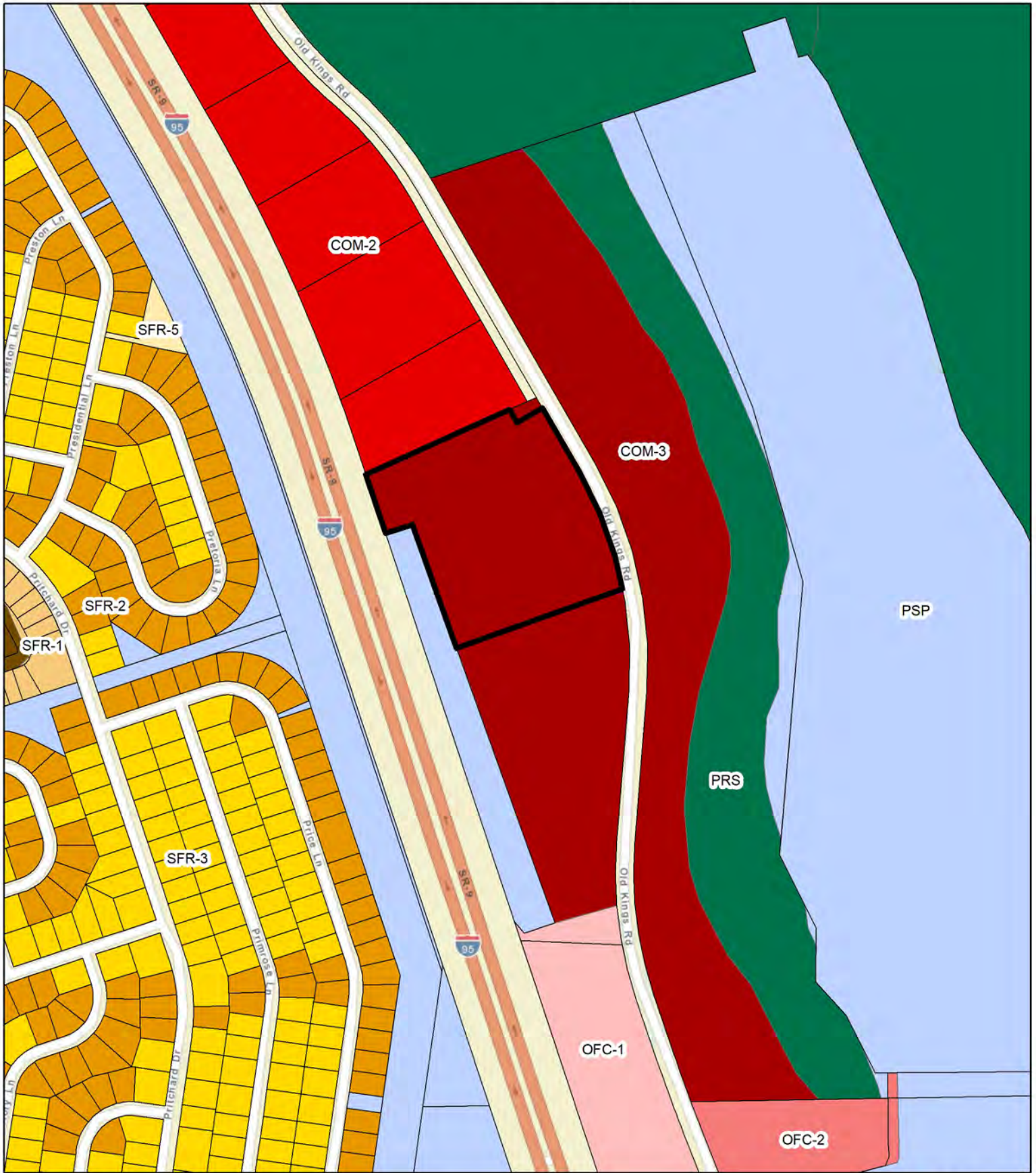
- | | | |
|---|---|---|
|  Palm Coast City Limits |  Conservation |  Mixed Use |
|  Broward Storage |  Canals |  Residential |
| |  Institutional | |

0 275 550
 Feet



Map Provided By: Planning Division

Broward Storage Zoning



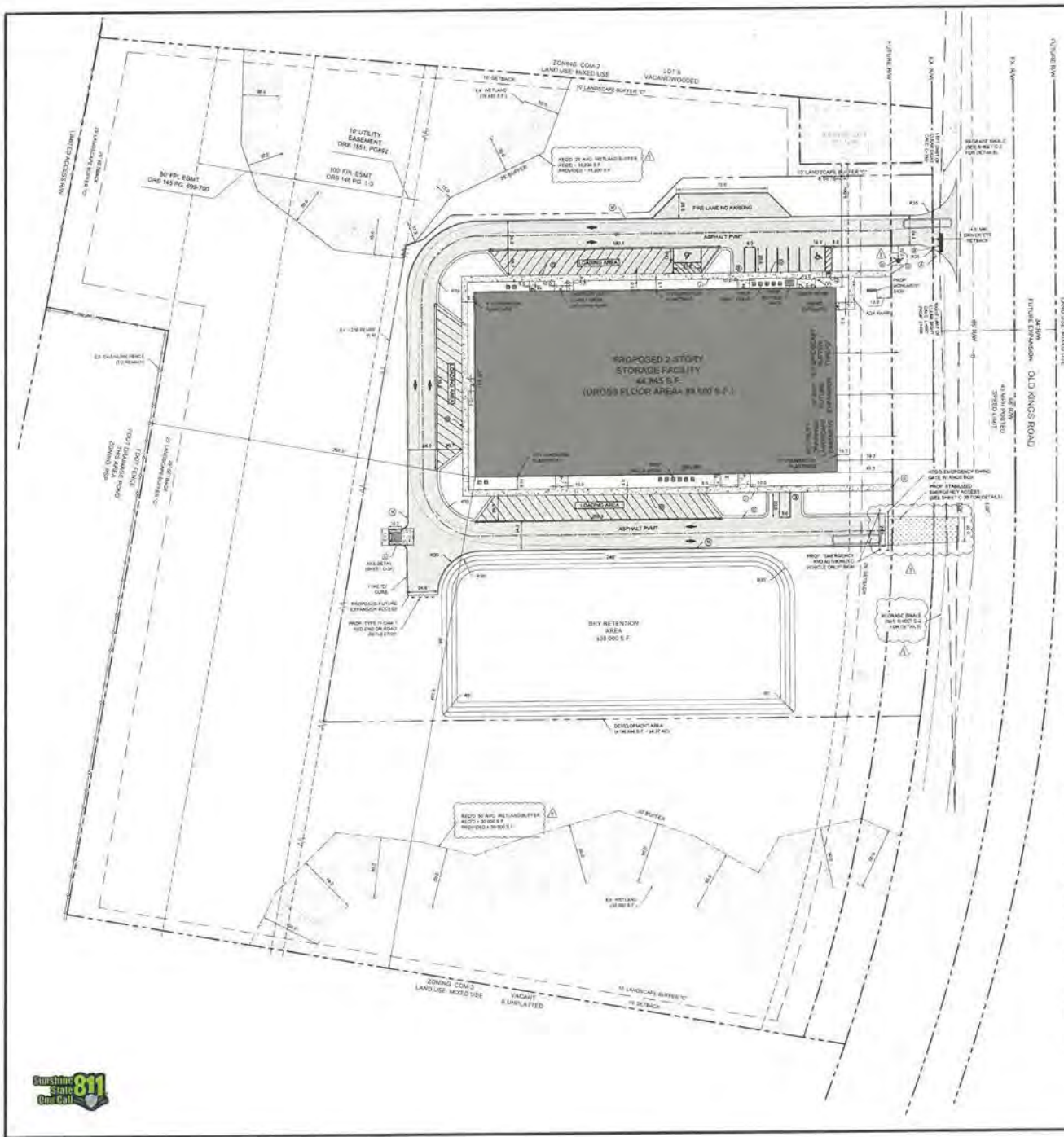
Legend

Palm Coast City Limits	Palm Coast Zoning	MFR-2	PRS	SFR-2
Broward Storage	COM-2	OFC-1	PSP	SFR-3
	COM-3	OFC-2	SFR-1	SFR-5

0 275 550 Feet



Map Provided By: Planning Division



PROJECT DATA

OWNER:
P22 STORAGE LLC
3137 E SHADOWLAWN AVE, NE
ATLANTA, GA 30305

APPLICANT:
P22 STORAGE LLC
3137 E SHADOWLAWN AVE, NE
ATLANTA, GA 30305

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC
400 2ND PLACE, STE. 200
VERO BEACH, FLORIDA 32906
PHONE: (772) 226-7292

PARCEL ID:
25-11-31-0000-0100-0030

SITE ADDRESS:
2240 OLD KINGS ROAD
PALM COAST, FL 32137

ZONING:
COM-2 COMMERCIAL

LAND USE:
MIXED USE

VERTICAL SETBACKS:
NORTH AMERICAN VERTICAL SETBACK
INVESTIGATE AS REFERENCED TO LOCAL
PUBLISHED ORDINANCES. FEMA FIRM
PANEL NUMBER 100503017E DATE
8/2014

FLOOD ZONE:
F001 X

PARKING:
SINGLE PHASE

SITE DATA

SITE AREA = 11.38 ACRES (504,452 S.F.)
DEVELOPMENT AREA = 24.82 AC (1,074,820 S.F.)
GARAGE BUILDING AREA = 2.25 AC (98,400 S.F.)

LOT SIZE	BEFORE	AFTER
107,000 S.F.	107,000 S.F.	107,000 S.F.

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT (F)	25'	42.3'
SIDE (S)	10'	100.0'
REAR (R)	25'	267.8'

EAR (20% MAX): 28,699 S.F. (18.1%)
BUILDING COVERAGE (20% MAX): 45,235 S.F. (17.1%)
OPEN SPACE (20% MAX): 404,819 S.F. (81.1%)
IMPERVIOUS AREA (25% MAX): 66,527 S.F. (18.1%)
BUILDING 45,235 S.F. (17.1%)
SEWERAGE 3,411 S.F. (1.7%)
VEHICULAR USE AREA 34,891 S.F. (7.7%)
BUILDING HEIGHT (25' MAX): 20.2'

PROJECT DESCRIPTION

PROPOSED TWO-STORY HOODOR SELF STORAGE FACILITY (98,400 S.F.)

EXISTING USE

VACANT LAND

PARKING CALCULATION

MIN. WAREHOUSE OR SELF STORAGE FACILITIES
(750) (2) SPACES PER 100 STORAGE UNITS

REQUIRED	CUSTOMER	PROPOSED STORAGE UNITS + 100 UNITS
150 UNITS	150 UNITS	150 UNITS
3 (1) ADA SPACES	3 (1) ADA SPACES	3 (1) ADA SPACES

REQUIRED ADA HANDICAP

STANDARD	STANDARD	STANDARD
1) 110' 0" L.F. / 23' L.F. = 4.78 PARALLEL SPACES	1) 110' 0" L.F. / 23' L.F. = 4.78 PARALLEL SPACES	1) 110' 0" L.F. / 23' L.F. = 4.78 PARALLEL SPACES
2) 170' 0" L.F. / 23' L.F. = 7.39 PARALLEL SPACES	2) 170' 0" L.F. / 23' L.F. = 7.39 PARALLEL SPACES	2) 170' 0" L.F. / 23' L.F. = 7.39 PARALLEL SPACES
3) 31 SPACES	3) 31 SPACES	3) 31 SPACES

REQUIRED BIKE RACK SPACES

12 SPACES + 40 SPACES (TABLE 5-5.5 FBC 17H ED.) = 52 SPACES

PROVIDED

CONVENTIONAL PARKING - 15 SPACES
ADA HANDICAP PARKING - 2 SPACES
BIKE RACKS - 2 SPACES

TRAFFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION BY SUBMITTING A TEMPORARY TRAFFIC CONTROL PLAN (TTC) FOR REVIEW. IT IS RECOMMENDED TO SUBMIT A PROPOSED TTC FOR THE SUBJECT PROJECT AT LEAST 72 HOURS IN ADVANCE FOR LANE CLOSURES AND TEN (10) DAYS IN ADVANCE FOR ANY ROAD CLOSURES. THE TTC SHALL BE IN ACCORDANCE WITH THE TFCOT STANDARD PLANS (FY 2019-2021) INDEX #102-400.
2. THERE SHALL BE NO EXCAVATIONS, ETC. DURING AFTER DARK.
3. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE PROTECTED BY TYPE II BARRICADES.
4. CONSTRUCTION TRUCKS USED IN THE WORK AREA TO PROTECT EQUIPMENT OR EXCAVATIONS SHALL NOT BLOCK SIGHT DISTANCE NEAR INTERSECTIONS OR DRIVEWAYS.
5. ALL IMPACTS TO THE RIGHT OF WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.

GENERAL NOTES

1. BARRICADE STALLS, WHERE SHOWN, SHALL BE DIMENSIONED FROM CENTERLINE TO CENTERLINE OF WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STALLS ALSO.
2. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPED PARKING SPACES SHALL BE STRIPED IN WHITE. SET TO REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 710.
3. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGARDED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-01, CURRENT EDITION.
4. ALL OBSTACLE EXCEPT VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
5. ALL SOLID, NON-PERMEABLE OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVEWAYS SHALL BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
6. ALL SOLID, NON-PERMEABLE OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVEWAYS SHALL BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

NOTE

1. ALL UTILITIES SHALL BE LOCATED UNDERGROUND CONSTRUCTION TO AVOID A MANDATORY PRE CONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.

2. A FLORIDA REGISTERED LANDSCAPE ARCHITECT WILL PROVIDE AND SIGN LANDSCAPE AND IRRIGATION PLAN AS BUILTS.

JURISDICTIONAL PERMITS:

CITY OF PALM COAST TECHNICAL SITE PLAN
CITY OF PALM COAST RIGHT OF WAY PERMIT
CITY OF PALM COAST UTILITY CONNECTION PERMIT
FLORIDA ENVIRONMENTAL RESOURCE PERMIT

PROJECT LEGEND:

- 1. PROPOSED ASPHALT
- 2. PROPOSED WETLAND BUFFER
- 3. PROPOSED BUILDING
- 4. STANDARD EMERGENCY ACCESS

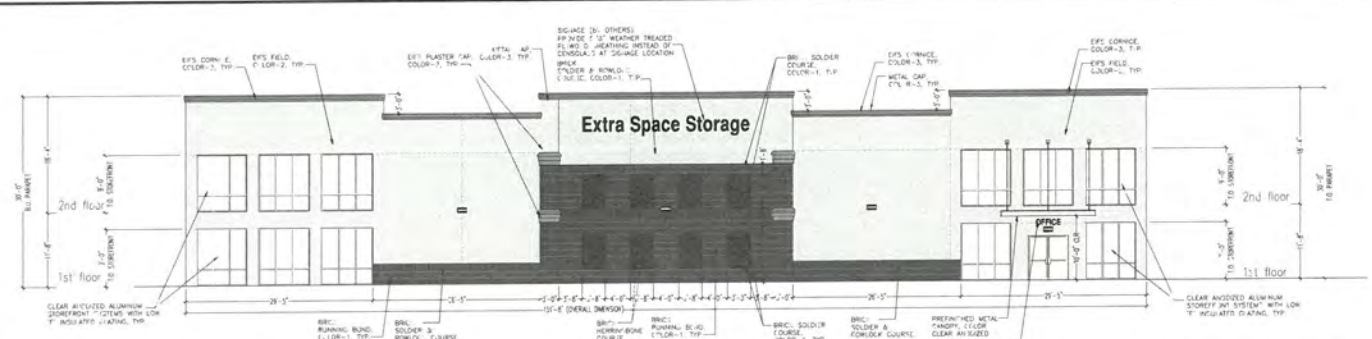
LEGEND:

- 1. PROPOSED ASPHALT
- 2. WETLAND BUFFER
- 3. PROPOSED BUILDING
- 4. STANDARD EMERGENCY ACCESS

Mills, Short & Associates
REGISTERED PROFESSIONAL ENGINEERS
100 27th Place, Suite 2000
Palm Beach, Florida 33480
PHONE: (772) 226-7292
C.A. # 33686
www.mills-short.com

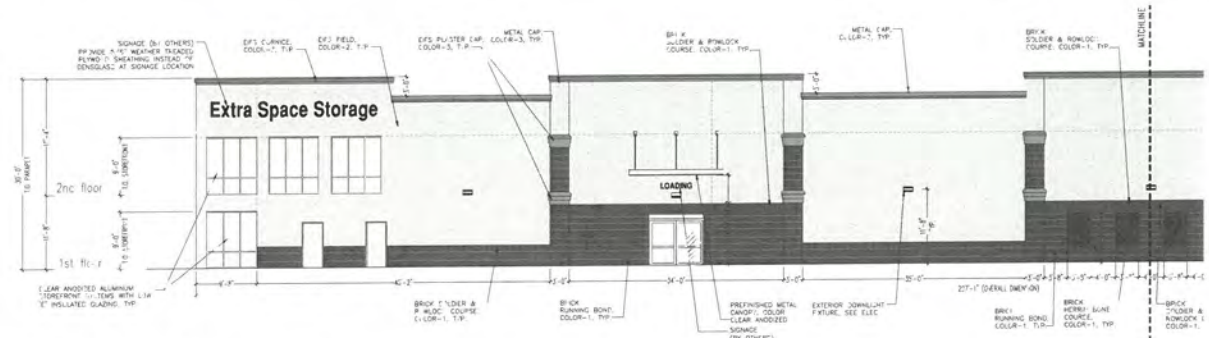
BROWARD - PALM COAST STORAGE
2240 OLD KINGS ROAD
PALM COAST, FL 32137
THIS PROJECT'S SITE PLAN
DATE: 7/7/2022
DRAWN BY: JAWM
CHECKED BY: JAWM
SCALE: 1" = 40'

PROJ. NO.: 21-1800-2
DATE: 10/27/2021
SHEET NO.: C-1

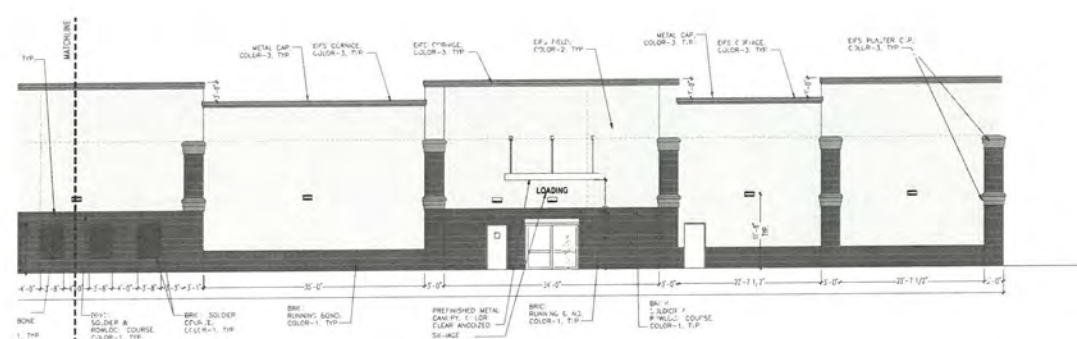


1 FRONT ELEVATION (OLD KINGS ROAD)- EAST
A-4 SCALE: 1/32" = 1'-0"

FENESTRATION (50% of 1st floor wall facade)
REQUIRED 1st floor area = 1,759 s.f. / 2 = 880 s.f.
PROVIDED 792(windows)+156(brick panels)+45(glass door) = 993 s.f.



2A RIGHT ELEVATION (PARTIAL) - NORTHWEST
A-4 SCALE: 1/32" = 1'-0"



2B RIGHT ELEVATION (PARTIAL) - NORTHWEST
A-4 SCALE: 1/32" = 1'-0"

EXTERIOR FINISHES

- BRICK COLOR-1
MERRIMACK BRICK/BRUNEL - 70/100
- EPS COLOR-2
SHERWIN-WILLIAMS, MITTONE GREY, SW 9624, DRY 1'
- EPS COLOR-3
SHERWIN-WILLIAMS, STEEL GRAY, 1W 1664, DRY 30
- PREFINISHED METAL
CLEAR ANODIZED

REVISIONS

10/17/21	BY
10/18/21	
10/27/21	
12/22/21	
04/21/22	

PRINTED

REVISION

04/21/22	
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NO PART OF THIS BUILDING
SHALL BE USED FOR
ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT

REPLACED NEW BUILDING
PALM COAST-2
CLIMATE CONTROLLED STORAGE
2240 OLD KINGS ROAD
PALM COAST, FL 32137

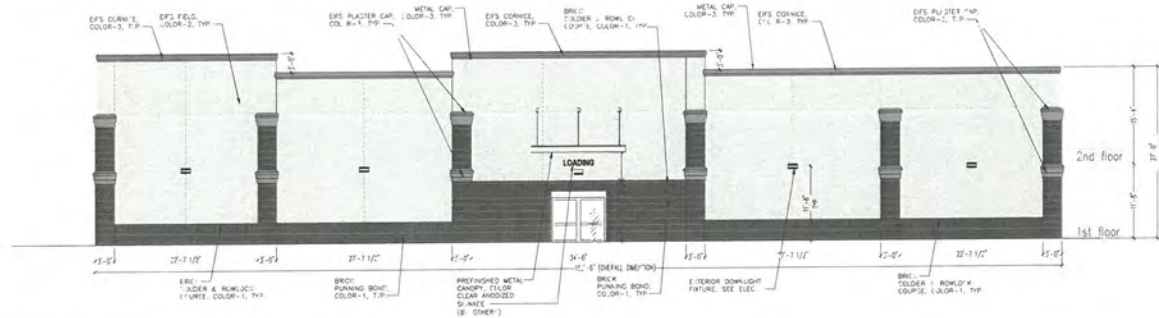
ELEVATIONS

DATE	10/20/21
SCALE	1/32" = 1'-0"
PROJECT	0000
NO.	0000
BY	
APP.	

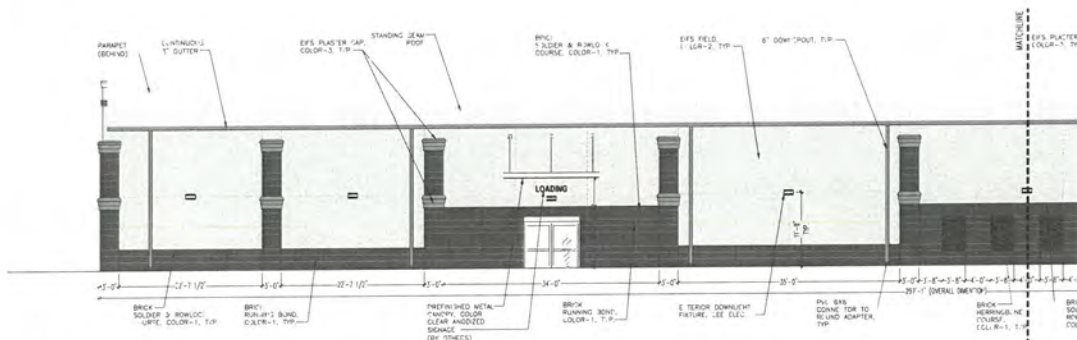
A-4

RELEASED FOR CONSTRUCTION

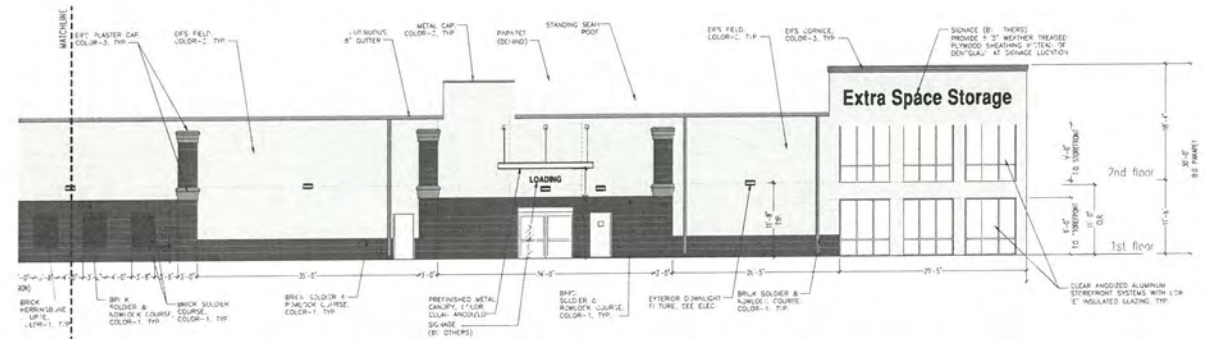
Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT



3 REAR ELEVATION (INTERSTATE 95)- SOUTHWEST
 A-4.1 SCALE: 1/8" = 1'-0"



4A LEFT ELEVATION (PARTIAL) - SOUTHEAST
 A-4.1 SCALE: 1/38" = 1'-0"



4B LEFT ELEVATION (PARTIAL) - SOUTHEAST
 A-4.1 SCALE: 1/38" = 1'-0"

EXTERIOR FINISHES

- BRICK COLOR-1
MERRIMACK BRICK/BRICKS - TUNED
- EPS COLOR-2
TODMAN-WELLS, WYOMING GREY, SH 9/24, UPR 81
- EPS COLOR-3
SHEFFIN-WELLS, STEELY GRAY, SH 7/14, UPR 35
- PREFINISHED METAL PANELS
CLEAR ANODIZED

REVISIONS

10/17/21	B1
10/17/21	
10/27/21	
12/22/21	
04/21/22	

PRINTED

REVISION - 1

04/21/22



NO ITEM HAS BEEN INSTALLED AND NO SCHEDULES HAVE BEEN SUBMITTED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIALTY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FURTHER INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FURTHER INFORMATION.

PROPOSED NEW BUILDING
PALM COAST-2
 CLIMATE CONTROLLED STORAGE
 2240 OLD KINGS ROAD
 PALM COAST, FL 32137

ELEVATIONS

DATE: 10/20/21

SCALE: 1/8" = 1'-0"

PROJECT: 0000

NO: 0000

BY: COLIN LICHTENSTEIN

A-4.1

RELEASED FOR CONSTRUCTION

1150 LAKE HAVEN DR., SUITE 150
 ATLANTA, GA 30342 (404)501-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT



GENERAL APPLICATION:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input 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"/> 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: Broward/Palm Coast Storage

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 2240 Old Kings Road Palm Coast, FL 32137

C. PROPERTY APPRAISER'S PARCEL NUMBER(s): 20-11-31-0000-01020-0030

D. LEGAL DESCRIPTION: _____ Subdivision Name; _____ Section; _____ Block; _____ Lot
See Survey Enclosed.

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 11.35 AC

F. FUTURE LAND USE MAP DESIGNATION: INDUSTRIAL EXISTING ZONING DISTRICT: COM-3
 OVERLAY DISTRICT: _____

G. FLOOD ZONE: ZONE "X" COMMUNITY PANEL NUMBER: 12035C0137E DATE: 06/05/2018

H. PRESENT USE OF PROPERTY: VACANT LAND

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): _____
To develop a two (2) story indoor storage facility with additional covered RV parking. The project will also include drainage retention and landscape features.

J. PROPOSED NUMBER OF LOTS: _____

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:

M. WATER/SEWER PROVIDER: City of Palm Coast

N. IS THERE AN EXISTING MORTGAGE? Yes No



CITY OF PALM COAST TECHNICAL MANUAL

OWNER:**APPLICANT / AGENT:**

Name: PC2 Storage LLC.	Name: PC2 Storage LLC.
Mailing Address: 3137 E Shadowlawn Ave NE Atlanta, GA 30305	Mailing Address: 3137 E Shadowlawn Ave NE Atlanta, GA 30305
Phone Number: 404-242-5296	Phone Number: 404-242-5296
E-mail Address: bweiner33@gmail.com	E-mail Address: bweiner33@gmail.com

MORTGAGE HOLDER:**ENGINEER OR PROFESSIONAL:**

Name:	Name: Mills, Short & Associates
Mailing Address:	Mailing Address: 700 22nd Place, Suite 2D Vero Beach, FL 32960
Phone Number:	Phone Number: 772-226-7282
E-mail Address:	E-mail Address: WMills@MillsShortAssociates.com

PLANNER:**TRAFFIC ENGINEER:**

Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

SURVEYOR:**LANDSCAPE ARCHITECT:**

Name: Kuhar Surveying & Mapping LLC.	Name:
Mailing Address: 1501 Ridgewood Ave 205 Holly Hill, FL 32117	Mailing Address:
Phone Number: 386-672-0002	Phone Number:
E-mail Address:	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) _____

Printed or typed name(s): Bruce Weiner

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

28th day of OCTOBER, 2021 by BRUCE WEINER who is/are personally known

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

Signature of Notary Public, State of ~~Florida~~ GEORGIA

General Application (sheet 2 of 2)