

# **THE LEGACY AT PALM COAST TECHNICAL SITE PLAN - TIER 3**

**PLDRB Public Hearing  
on August 16, 2023**




# Distant Aerial

The Legacy is a 27.14 +/- acre residential community for 300 apartment units. Units are one, two or three bedrooms in either three or four-story buildings.



## Location Map (Zoomed-Out)

 Tract 18A - Legacy at Palm Coast

Feet 

Dataframe Rotation: 0° off True North



Creation Date:  
8/7/2023



Map Provided By:  
GIS Division


The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

# Request

Applicant has applied for a Technical Site Plan. It is a Tier 3 since it has over 100 units.



## Location Map (Zoomed-Out)

 Tract 18A - Legacy at Palm Coast

Feet 

Dataframe Rotation: 0° off True North



Creation Date:  
8/7/2023

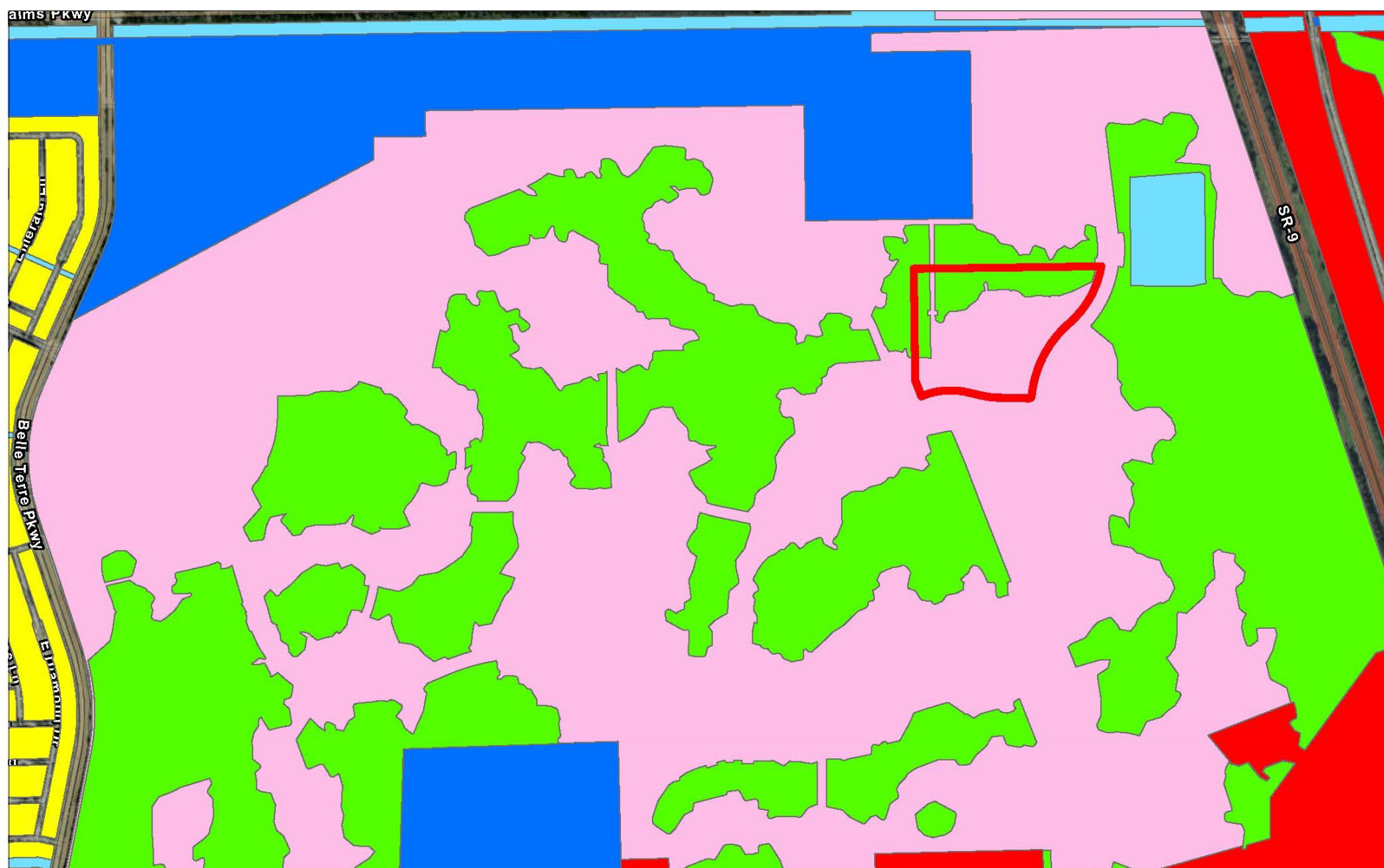


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GIS Division


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# FLUM



Site and most neighboring lands are designated DRI-Urban Core or Conservation.



## Location Map (Zoomed-Out)

 Tract 18A - Legacy at Palm Coast

### FLUM Classification

-  Canals
-  Conservation

-  DRI-Urban Core
-  Institutional
-  Mixed Use
-  Residential



Dataframe Rotation: 0° off True North



Creation Date:  
8/1/2023



Map Provided By:  
GIS Division

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# Zoning Map

Site and neighboring lands are within the 1557 +/- acre Town Center DRI/MPD.



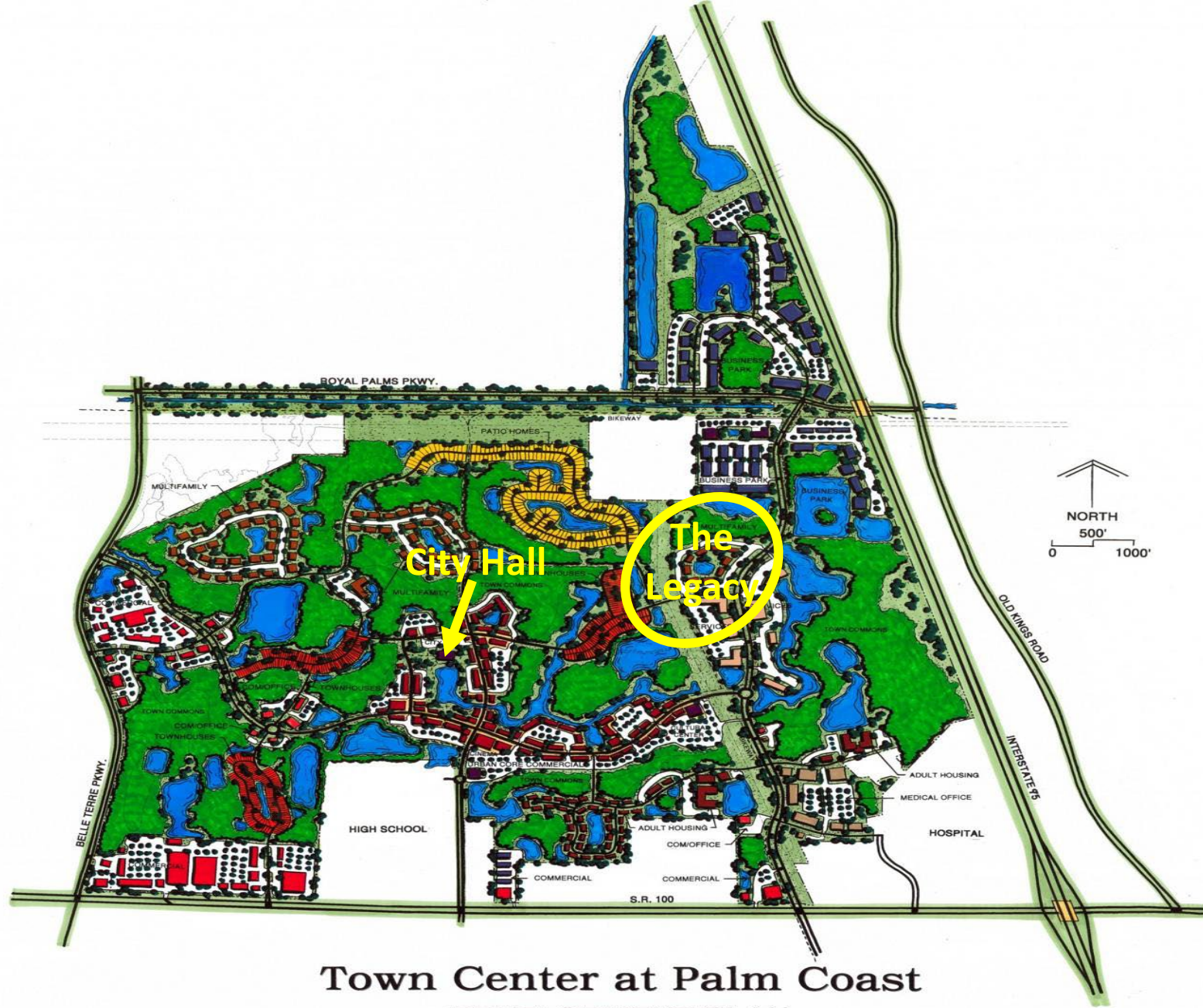
<b>Location Map (Zoomed-Out)</b>					<p>The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.</p>
Tract 18A - Legacy at Palm Coast	<b>Zoning Classification</b>	EST-1	SFR-4		
COM-2	PSP	MPD pre 11-16-08 designation	MPD post 11-16-08 designation		
COM-3	SFR-2				
DPX	SFR-3				

Dataframe Rotation: 0° off True North

Creation Date: 8/1/2023

Map Provided By: GIS Division

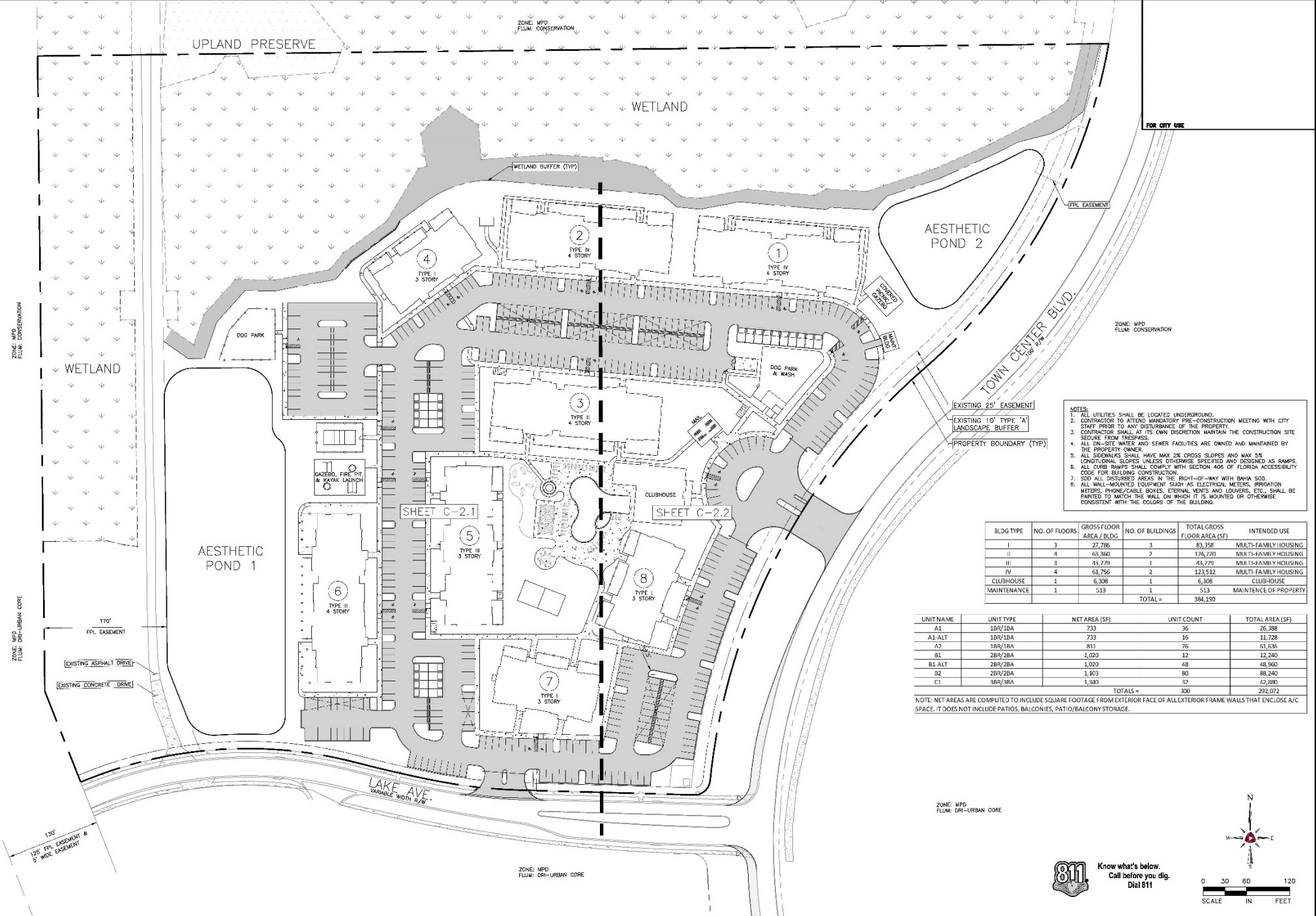




**Town Center at Palm Coast  
DEVELOPMENT PLAN**

# Overall Site Plan

**ALLIANT**  
 10475 Fortune Pkwy., Suite 101  
 Jacksonville, FL 32220  
 904.240.1361 fax  
 www.alliant-inc.com  
 CA# 29471



EXISTING 25' EASEMENT  
 EXISTING 10' TYPE "A" LANDSCAPE BUFFER  
 PROPERTY BOUNDARY (TYP)

**NOTES:**  
 1. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.  
 2. CONTRACTOR TO ATTEND MANDATORY PRE-CONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.  
 3. CONTRACTOR SHALL AT ITS OWN DISCRETION MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.  
 4. ALL ON-SITE WATER AND SEWER FACILITIES ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER.  
 5. ALL SIGNAGES SHALL HAVE MAX 2% CROSS SLOPES AND MAX 5% LONGITUDINAL SLOPES UNLESS OTHERWISE SPECIFIED AND DESIGNED AS RAMPS.  
 6. ALL CURB RAMPS SHALL COMPLY WITH SECTION 408 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.  
 7. SOI ALL DISTURBED AREAS IN THE RIGHT-OF-WAY WITH BANJA SOI.  
 8. ALL WALL-MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERIOR VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLORS OF THE BUILDING.

BLDG TYPE	NO. OF FLOORS	GROSS FLOOR AREA / BLDG	NO. OF BUILDINGS	TOTAL GROSS FLOOR AREA (SF)	INTENDED USE
I	3	27,786	3	83,358	MULTI-FAMILY HOUSING
II	4	63,360	7	126,720	MULTI-FAMILY HOUSING
III	3	43,779	1	43,779	MULTI-FAMILY HOUSING
IV	4	63,756	2	123,512	MULTI-FAMILY HOUSING
CLUBHOUSE	1	6,308	1	6,308	CLUBHOUSE
MAINTENANCE	1	513	1	513	MAINTENANCE OF PROPERTY
<b>TOTAL =</b>				<b>384,150</b>	

UNIT NAME	UNIT TYPE	NET AREA (SF)	UNIT COUNT	TOTAL AREA (SF)
A1	1BR/1BA	733	36	26,388
A1-ALT	1BR/1BA	733	36	11,728
A2	1BR/1BA	811	76	61,636
B1	2BR/2BA	1,020	12	12,240
B1-ALT	2BR/2BA	1,020	48	48,960
B2	2BR/2BA	1,103	80	88,240
C1	3BR/3BA	1,340	32	42,880
<b>TOTALS =</b>			<b>300</b>	<b>292,072</b>

NOTE: NET AREAS ARE COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

NO.	DATE	DESCRIPTION

LEGACY AT PALM COAST TOWN CENTER  
 845 LAKE AVENUE  
 PALM COAST, FL 32164

FINAL ENGINEERING PLANS  
 OVERALL SITE GEOMETRY PLAN



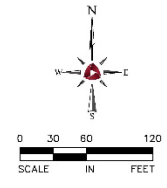
Date: 7/9/24 License No.: 79784  
 QA/DC: AVJ  
 DATE: 2/15/2023  
 BY: BF

PROJECT TEAM DATA:  
 DESIGNED: GJM  
 DRAWN: WRC  
 PROJECT NO: 222-0035

**C-2.0**



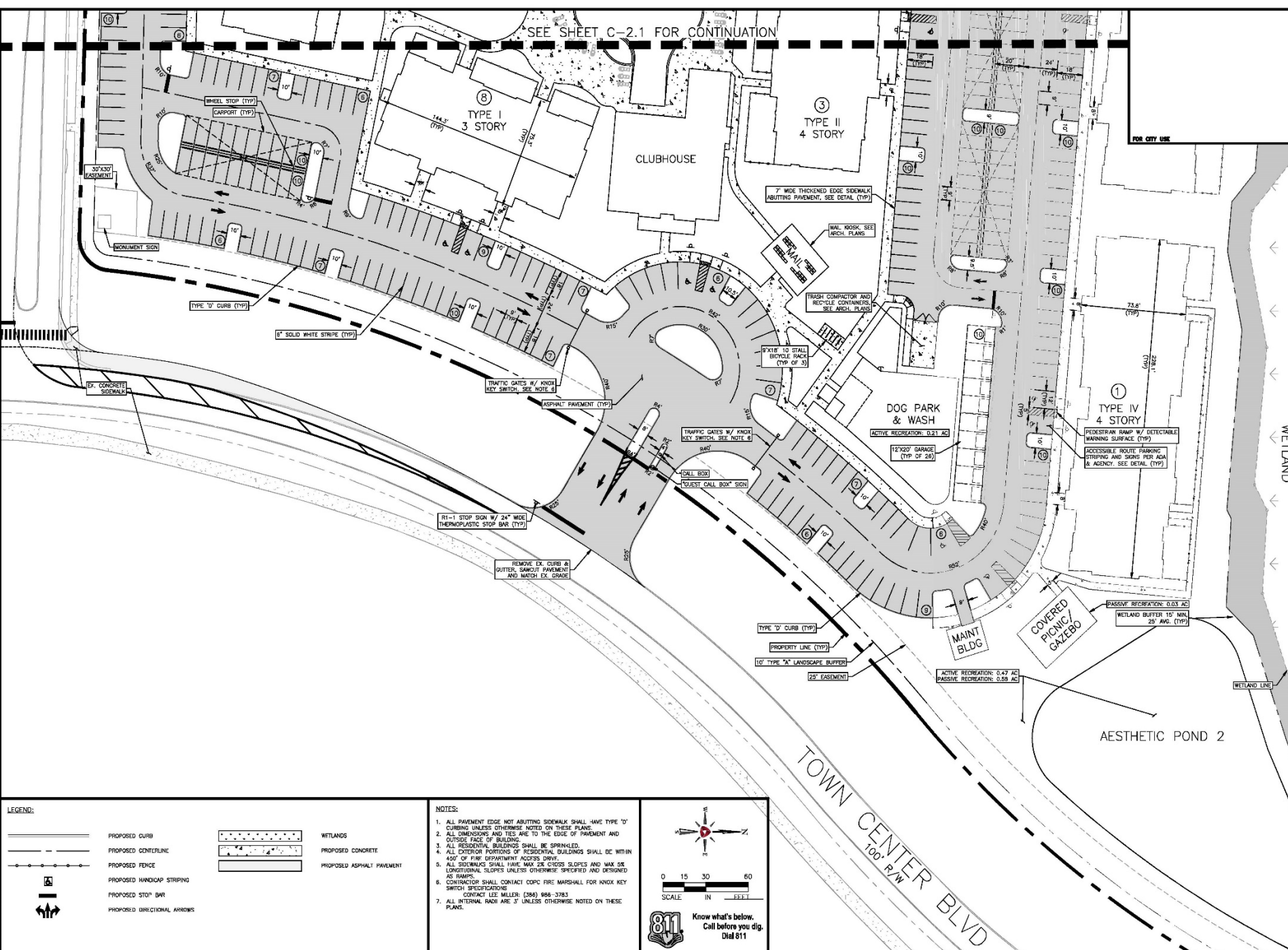
**811** Know what's below. Call before you dig. Dial 811



# East Side Enlarged Plan

**ALLIANT**  
 10475 Fortune Parkway,  
 Suite 101  
 Jacksonville, FL 32256  
 904.240.1351 MAIN  
 www.alliant-inc.com  
 CNA 23471

SEE SHEET C-2.1 FOR CONTINUATION



NO.	DATE	DESCRIPTION

**LEGACY AT PALM COAST TOWN CENTER**  
 845 LAKE AVENUE  
 PALM COAST, FL 32164  
**FINAL ENGINEERING PLANS**  
**SITE GEOMETRY PLAN**

**CURT WIMPEE, P.E.**  
 79764  
 License No.  
 Date: 3/13/2023  
 QA/QC: \_\_\_\_\_  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT TEAM DATA  
 DESIGNED: CWF  
 DRAWN: MRC  
 PROJECT NO: 222-0035  
**C-2.2**

**LEGEND:**

	PROPOSED CURB		WETLANDS
	PROPOSED CENTERLINE		PROPOSED CONCRETE
	PROPOSED FENCE		PROPOSED ASPHALT PAVEMENT
	PROPOSED HANDICAP STRIPING		
	PROPOSED STOP BAR		
	PROPOSED DIRECTIONAL ARROWS		

**NOTES:**

1. ALL PAVEMENT EDGE NOT ABUTTING SIDEWALK SHALL HAVE TYPE 'D' CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL RESIDENTIAL BUILDINGS SHALL BE SPRINKLED.
4. ALL EXTERIOR PORTIONS OF RESIDENTIAL BUILDINGS SHALL BE WITHIN 450' OF FIRE DEPARTMENT ACCESS DRIVE.
5. ALL SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPES AND MAX 5% LONGITUDINAL SLOPES UNLESS OTHERWISE SPECIFIED AND DESIGNATED AS RAMPS.
6. CONTRACTOR SHALL CONTACT COPC FIRE MARSHALL FOR KNOK KEY SWITCH SPECIFICATIONS  
 CONTACT LEE MILLER: (386) 886-3783
7. ALL INTERNAL PARK AREAS UNLESS OTHERWISE NOTED ON THESE PLANS.

811 Know what's below. Call before you dig. Dial 811

0 15 30 60  
 SCALE IN FEET

CAD FILE: 20230328\_01 - 845 Lake Avenue - Palm Coast Town Center - The Legacy at Palm Coast - 20230328.dwg  
 DATE PLOTTED: 3/13/2023 10:54:11 AM  
 PLOTTER: HP DesignJet 500



# West Side Enlarged Plan

**ALLIANT**  
 10475 FortLane Pkwy.,  
 Suite 101  
 Jacksonville, FL 32256  
 904.240.1331 FAX  
 www.alliant-inc.com  
 CAR 25471

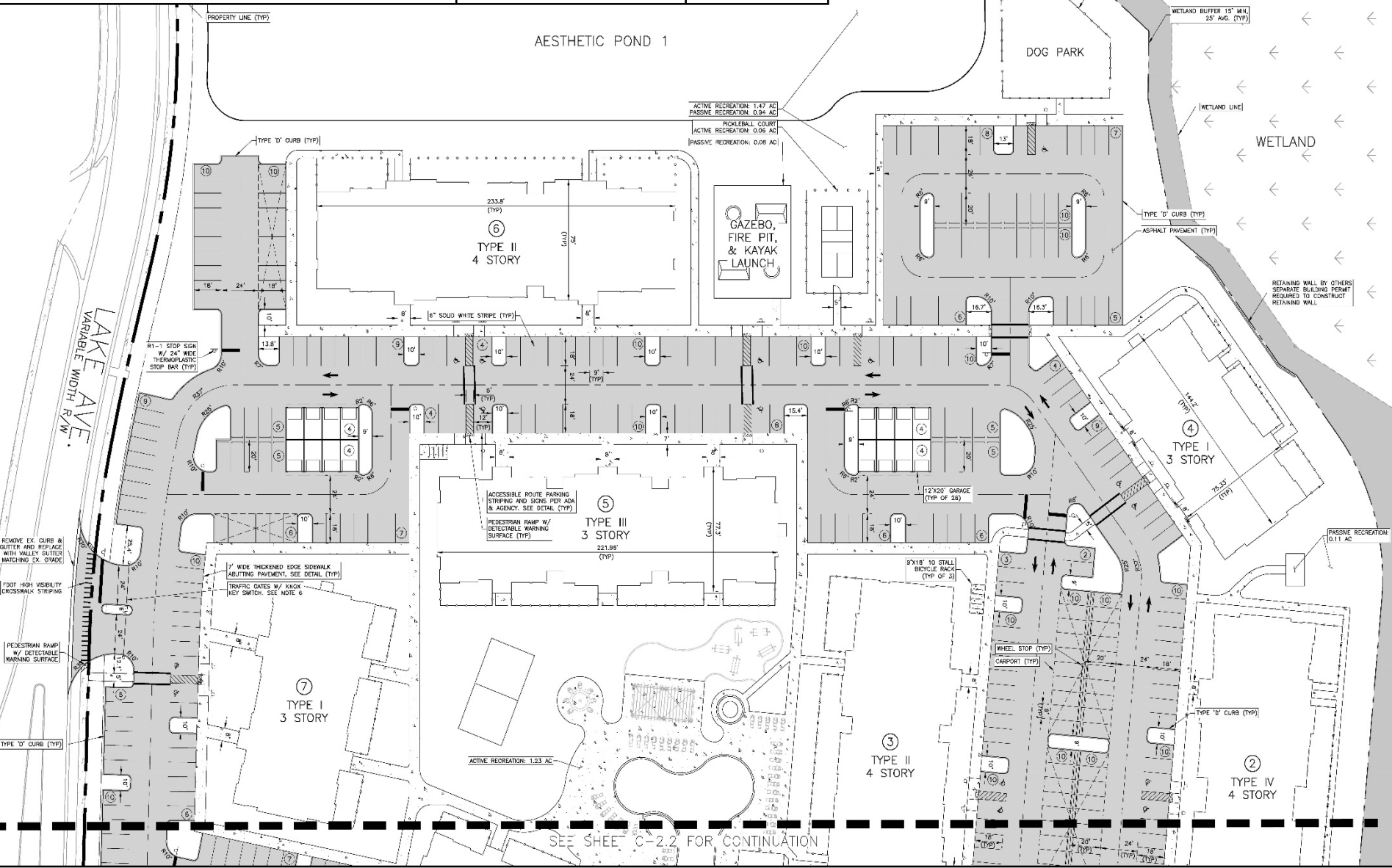
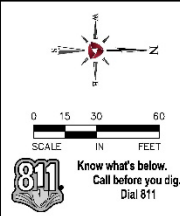
**LEGEND:**

- PROPOSED CURB
- PROPOSED CENTERLINE
- PROPOSED FENCE
- PROPOSED HANDICAP STRIPING
- PROPOSED STOP BAR
- PROPOSED DIRECTIONAL ARROWS
- WETLANDS
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT

**NOTES:**

1. ALL PAVEMENT EDGE NOT ABUTTING SIDEWALK SHALL HAVE TYPE 'D' CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL RESIDENTIAL BUILDINGS SHALL BE SPRINKLED.
4. ALL EXTERIOR PORTIONS OF RESIDENTIAL BUILDINGS SHALL BE WITHIN 450' OF FIRE DEPARTMENT ACCESS DRIVE.
5. ALL SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPES AND MAX 5% LONGITUDINAL SLOPES UNLESS OTHERWISE SPECIFIED AND DESIGNED AS RAMPS.
6. CONTRACTOR SHALL CONTACT COPC FIRE MARSHALL FOR KNOX KEY SWITCH SPECIFICATIONS.  
CONTACT LEE MILLER: (386) 886-3783
7. ALL INTERNAL ROAD ARE 3' UNLESS OTHERWISE NOTED ON THESE PLANS.

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NO.	DATE	DESCRIPTION

**LEGACY AT PALM COAST TOWN CENTER**  
 845 LAKE AVENUE  
 PALM COAST, FL 32164

**FINAL ENGINEERING PLANS**  
**SITE GEOMETRY PLAN**

Cur Wimper  
 CURT WIMPER & ASSOCIATES  
 1000 W. UNIVERSITY BLVD., SUITE 200  
 PALM BEACH, FL 33480  
 (561) 855-1100

Date: 7/27/24 License No. 78754

DA/DC: 2/15/2023  
 BY: DATE

PROJECT TEAM DATA  
 DESIGNER: CMV  
 DRAWN: MRC  
 PROJECT NO: 222-0035

**C-2.1**



# Architectural Elevations



**BUILDING TYPE 1 - FRONT ELEV**

SCALE: 3/32" = 1'-0"



**BUILDING TYPE 1 - LEFT ELEV**

SCALE: 3/32" = 1'-0"



**BUILDING TYPE 1 - REAR ELEV**

SCALE: 3/32" = 1'-0"



**BUILDING TYPE 1 - RIGHT ELEV**

SCALE: 3/32" = 1'-0"

# Architectural Elevations



**BUILDING TYPE 2 - FRONT & REAR ELEV**

SCALE: 3/32" = 1'-0"

**BUILDING TYPE 2 - LEFT ELEV**

SCALE: 3/32" = 1'-0"



**BUILDING TYPE 2 - REAR ELEV**

SCALE: 3/32" = 1'-0"

**BUILDING TYPE 2 - RIGHT ELEV**

SCALE: 3/32" = 1'-0"

# Architectural Elevations



**BUILDING TYPE 3 - FRONT ELEV**  
SCALE: 3/32" = 1'-0"

**BUILDING TYPE 3 - LEFT ELEV**  
SCALE: 3/32" = 1'-0"



**BUILDING TYPE 3 - REAR ELEV**  
SCALE: 3/32" = 1'-0"

**BUILDING TYPE 3 - RIGHT ELEV**  
SCALE: 3/32" = 1'-0"

# Architectural Elevations



**BUILDING TYPE 4 - FRONT ELEV**  
SCALE: 3/32" = 1'-0"

**BUILDING TYPE 4 - LEFT ELEV**  
SCALE: 3/32" = 1'-0"



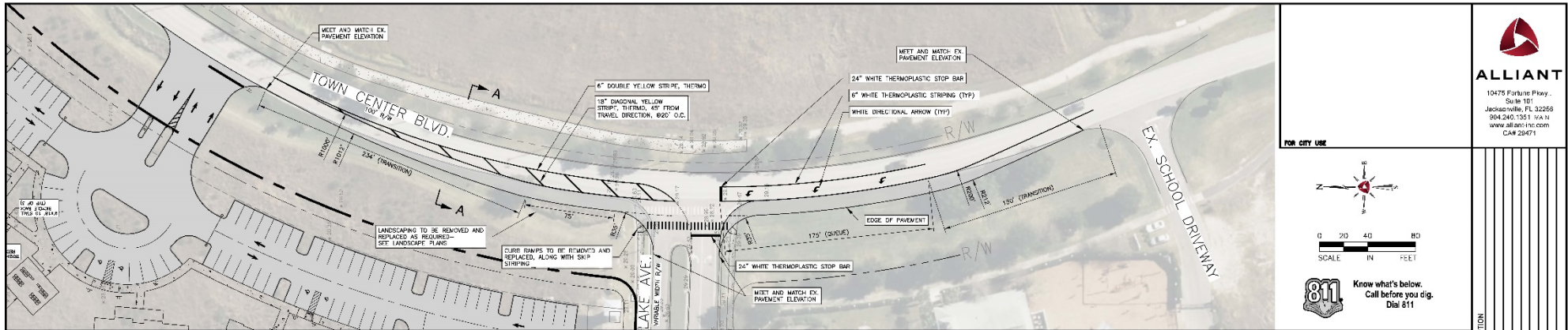
**BUILDING TYPE 4 - REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

**BUILDING TYPE 4 - RIGHT ELEV**  
SCALE: 3/32" = 1'-0"

# Site Development Requirements

<b>Criteria</b> <i>(per Town Center PUD)</i>	<b>Required</b>	<b>Provided</b>
Minimum Development Site Area	2,500 sq. ft.	27.14+/- acres
Maximum Impervious Surface Ratio	0.85	0.20
Maximum Building Height	80 feet	55'-2.75" four-story building
Minimum Building Setbacks	Front (Building/Porch): 10 feet Front (Garage): 20 feet Street Side (Building): 10 feet Street Side (Garage): 20 feet Building Separation: 10 feet Rear (Building): 10 feet Rear (Garage): 20 feet	10 feet minimum 20 feet minimum 10 feet minimum 20 feet minimum 10 feet minimum 10 feet minimum 20 feet minimum
Minimum Parking: 1.5 spaces per 1-BR unit, 1.75 spaces per 2-BR unit and 2 spaces per 3-BR unit & 1 space per 250 SF for clubhouse Minimum 1/3 of units must have a Garage	$1.5 \times 128 = 192$ for 1-BR + $1.75 \times 140 = 245$ for 2-BR + $2 \times 32 = 64$ for 3-BR 6308 SF/250 SF = 26 for clubhouse, total = 527 total spaces including $300 \times 33\% = 100$ garages	520 spaces including 20 for ADA Including 122 garages + carports. A flexibility study was provided, and staff supports the parking space reduction of 7 spaces

# Offsite Improvements



**ALLIANT**  
10475 Fortune Pkwy.  
Suite 101  
Jacksonville, FL 32256  
904.245.2363 FAX #  
www.alliant-enr.com  
CA# 204771

FOR CITY USE

0 20 40 80  
SCALE IN FEET

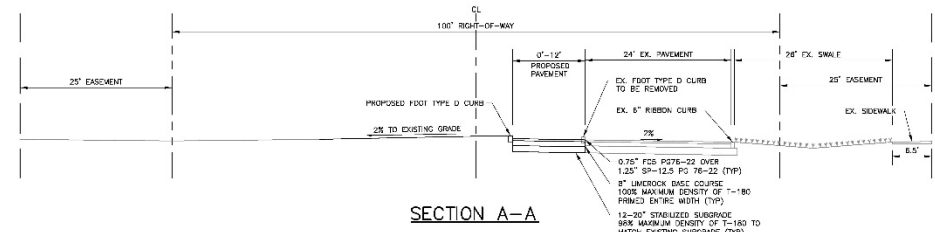
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Dial 811

NO.	DESCRIPTION

### GENERAL NOTES:

- ALL MAILBOXES DESTROYED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO EXISTING CONDITION OR BETTER AND RETURNED TO ORIGINAL LOCATION.
- ALL ROADWAY CONSTRUCTION IS TO COMPLY WITH THE CURRENT STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PLAN PREPARATION MANUAL AND ROADWAY AND TRAFFIC DESIGN STANDARDS.
- ALL INCIDENTAL CONSTRUCTION INCLUDING MILLING AND RESURFACING OF EXISTING PAVEMENT ARE REQUIRED TO MEET FOOT STANDARDS AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXISTING ROADWAY SIGNS TO BE REINSTALLED PER FOOT REQUIREMENTS.
- PAVEMENT MARKING MATERIALS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT AND EFFECTIVE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION UTILIZING MATERIALS ON THE APPROVED PRODUCTS LIST (APL).
- THE LAYOUT AND DIMENSIONING OF PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 711-001 WHICH SHALL CONTROL IN CASE OF CONFLICTING INFORMATION.
- REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 706-001.
- THE LAYOUT AND DIMENSIONING OF TURN LANES AND BYPASS LANES ARE BASED ON FOOT DESIGN MANUAL WHICH SHALL CONTROL IN CASE OF CONFLICTING INFORMATION.
- CONTRACTOR SHALL INSTALL SILT / TURBIDITY BARRIER, IN GENERAL, CONFORMANCE WITH LAYOUT SHOWN, PRIOR TO ANY PROPOSED LAHWORK.
- MITIGATION AND WETLAND BUFFER AREAS SHALL REMAIN UNDISTURBED, AREAS TO BE PROTECTED BY SILT FENCING AND COLORED CONSTRUCTION FENCE LOCATED ONE (1) FOOT OUTSIDE OF THE BUFFER LIMITS.
- IN GENERAL, CENTERLINES AND EDGE OF PAVEMENT LINES ARE INTENDED TO BE CONSTRUCTED AT 90° TO INTERSECTING LINES OR STRUCTURES (I.E. BUILDINGS), IF LINES APPEAR TO BE PERPENDICULAR, THEN THEY SHOULD BE CONSTRUCTED AS SUCH, UNLESS OTHERWISE NOTED.
- EXISTING UTILITY DEPTHS ARE APPROXIMATE, CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.
- CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED OF DIFFERING CONDITIONS, WHICH AFFECT THE DESIGN / INSTALLATION OF PROPOSED FACILITIES.
- ALL SIGNS SHALL BE MOUNTED ON A 3.5" ALUMINUM POST.
- ALL CROSSWALK MARKINGS SHALL BE LARGER PATTERN AS SHOWN ON THIS SHEET.
- ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE REPAIRED IN KIND.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH-IN THE COUNTY RIGHT-OF-WAY WITH FLAGLER COUNTY.
- CONTRACTOR IS RESPONSIBLE FOR DISTURBANCE TO ANY LANDSCAPING AND IRRIGATION.
- ALL SIGN CONSTRUCTION AND MOUNTING SYSTEMS WILL BE DESIGNED TO MEET THE FOOT DESIGN STANDARDS BASED ON SIZE, TYPE, AND USE.
- DESIGN SPEED LIMIT ON TOWN CENTER BLVD IS 40 M.P.H.

### TOWN CENTER BLVD NORTHBOUND TURN LANE ONTO LAKE AVE (POSTED SPEED LIMIT: 35MPH)



<b>LEGACY AT PALM COAST TOWN CENTER</b> 845 LAKE AVENUE PALM COAST, FL 32164
<b>FINAL ENGINEERING PLANS</b> <b>OFFSITE IMPROVEMENTS</b>
 CURT WIMPEY, P.E. 79784 DOB: _____ License No. _____
DATE: 2/13/2023
PROJECT TEAM DATA DESIGNED: CMW DRAWN: WRC PROJECT NO: 222-0035
<b>C-6.0</b>

# Five Review Criteria from Sec. 2.05.05 of LDC

*A. Must not be in conflict with public interest.*

Findings: The Legacy is within an area designated Town Residential on the Town Center PUD and will be compatible with other uses allowed on neighboring lands.

*B. Must be consistent with LDC and Comprehensive Plan.*

Findings: Project meets five goals, policies or objectives of the Comprehensive Plan and meets all standards of the LDC.



# Five Review Criteria from Sec. 2.05.05 of LDC

*C. Must not impose a significant liability or hardship on City.*

Findings: Public facilities such as water and sewer are available to serve the site and area roadways with the project's traffic included at build-out will continue to operate at an acceptable level of service.

*D. Must not create an unreasonable hazard or nuisance.*

Findings: This residential community will be compatible with the overall neighborhood as it is located within a mixed use area of retail and residential uses and preserved lands. The project's residential uses will provide demand for existing and future nearby commercial uses.

# Five Review Criteria from Sec. 2.05.05 of LDC

*E. Must comply with all applicable government standards.*

Findings: Project will need to meet all applicable local, state and federal development requirements.

# Next Steps

- One hearing at City Council on Technical Site Plan.
- Applicant applies for a Site Development Permit to allow construction.
- Applicant applies for building permits.

# Recommendation

Planning staff recommends that the Planning and Land Development Regulation Board find the project in compliance with the Comprehensive Plan and recommend approval to City Council for The Legacy, a Technical Site Plan - Tier 3, Application No. 5304.

Applicant's team has a PowerPoint Presentation