

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

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

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



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

OVERVIEW

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

ANALYSIS

REQUESTED ACTION

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

BACKGROUND/SITE HISTORY

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

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

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

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

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

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

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

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

SURROUNDING ZONING AND LAND USES:

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

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

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

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

SITE DEVELOPMENT REQUIREMENTS

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

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

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

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Chapter 5 Infrastructure**

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

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

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

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

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

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

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

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

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

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

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

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

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

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

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

Staff Findings:

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

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

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

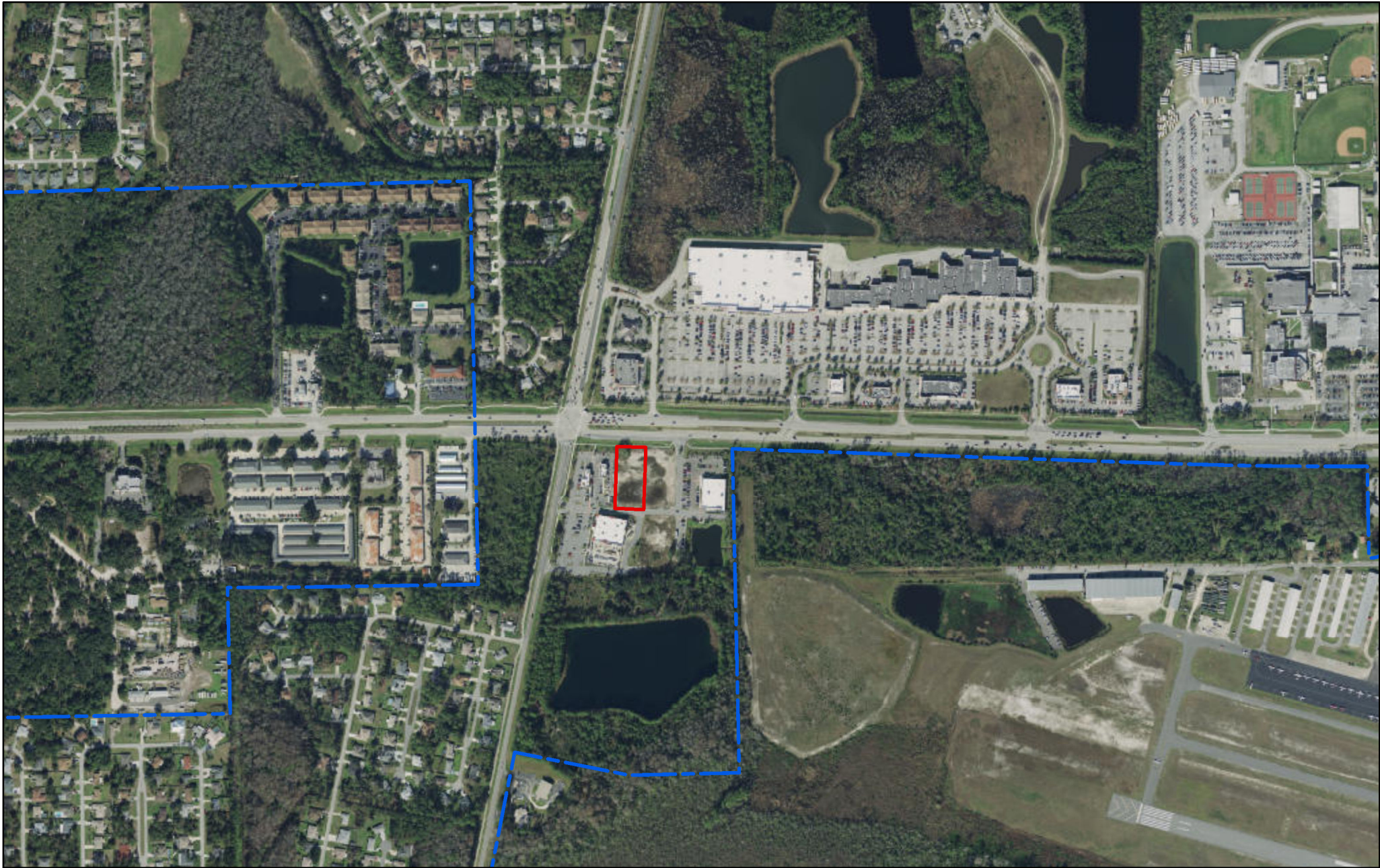
The proposed carwash facility has been designed to be consistent with the existing uses in the Shoppes of Palm Coast as well as the other commercial uses in the immediate area.

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



RECOMMENDATION

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

Take 5 Car Wash



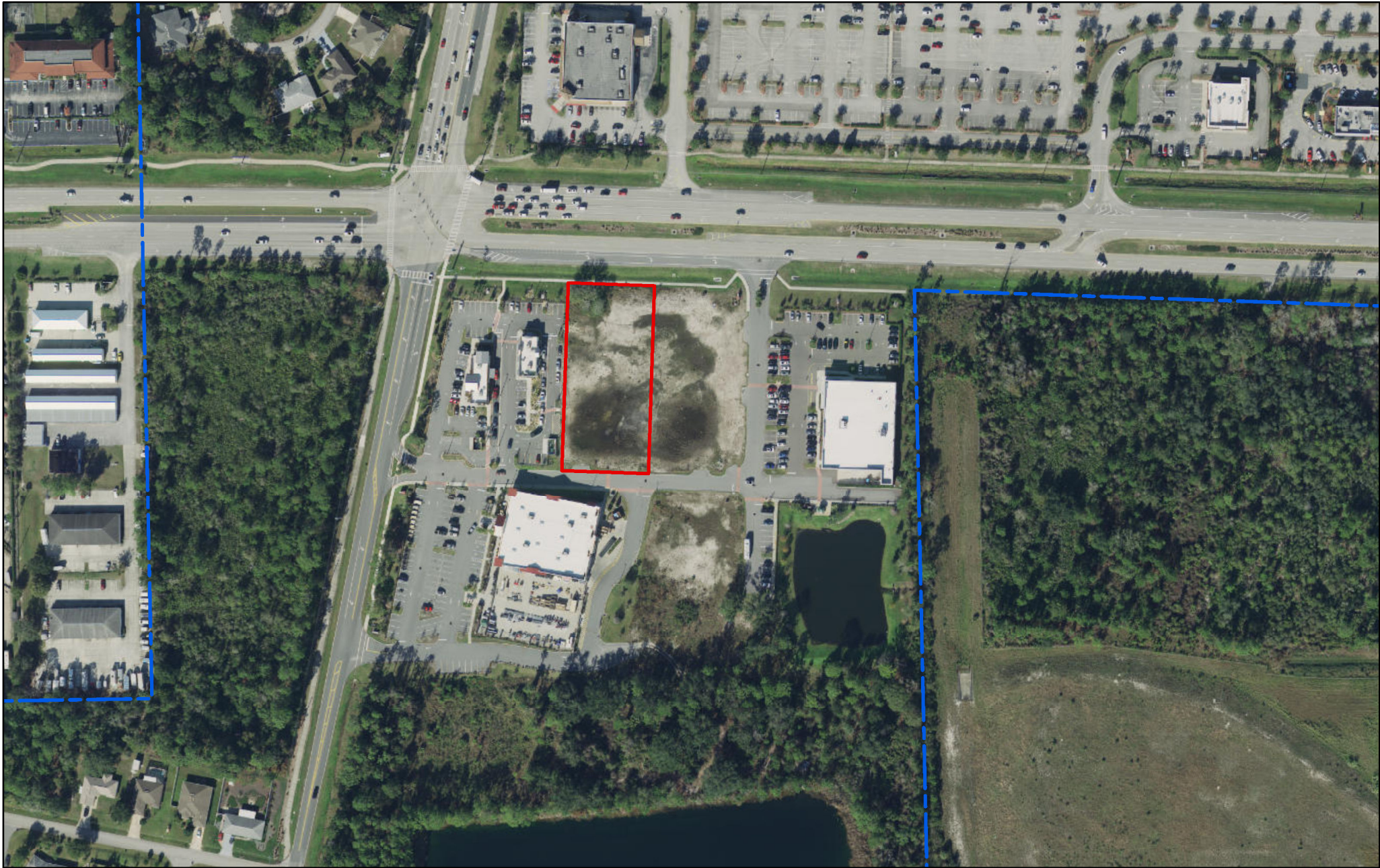
Legend

-  Palm Coast City Limits
-  Take 5 Carwash



0 375 750
Feet



Take 5 Car Wash



Legend

-  Palm Coast City Limits
-  Take 5 Carwash

0 125 250
Feet

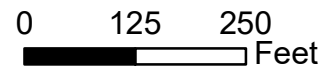


Take 5 Car Wash

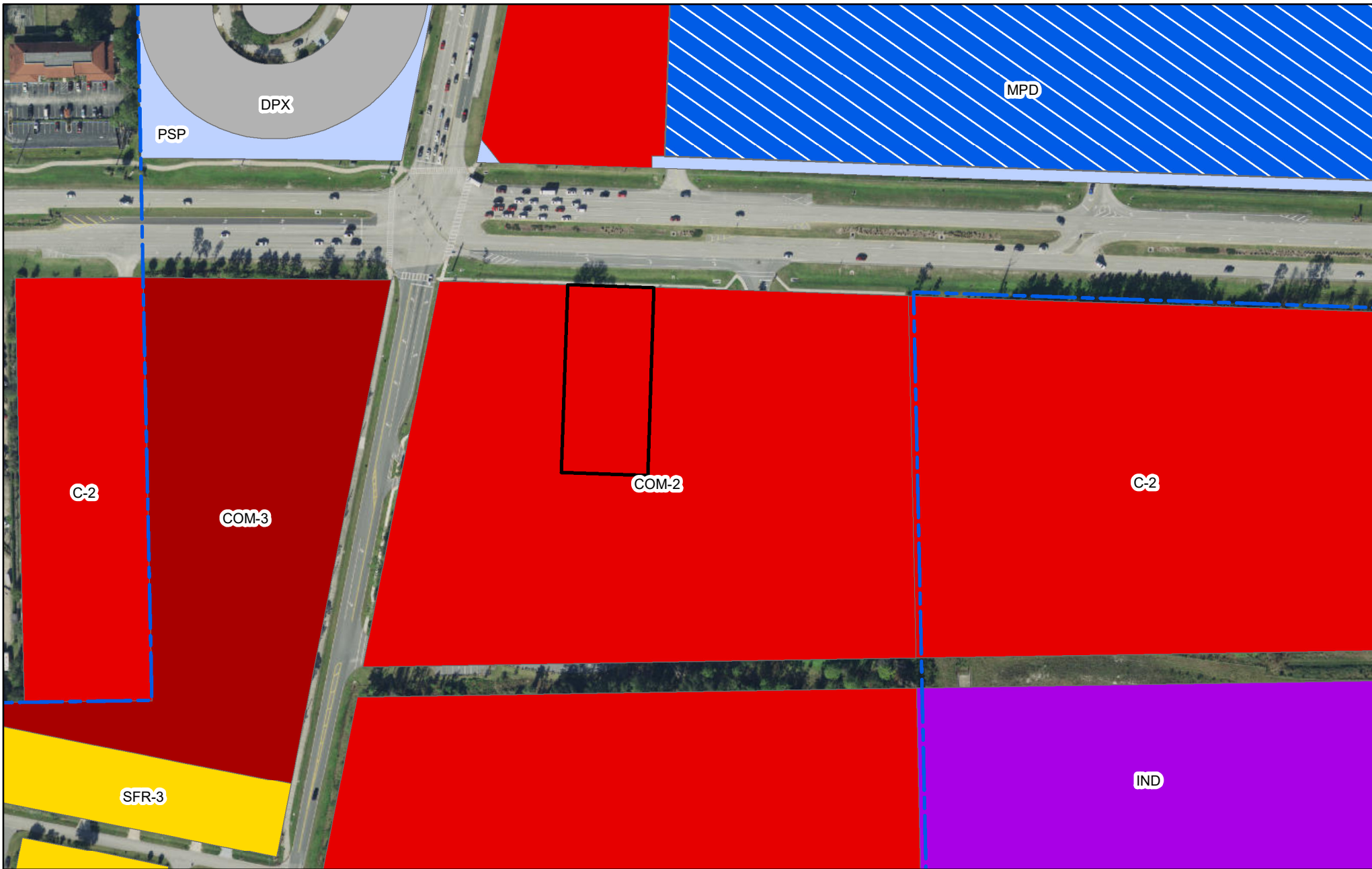


Legend

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

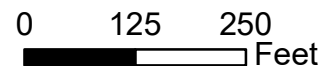


Take 5 Car Wash



Legend

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



January 7, 2022

DRVBR21026

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

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

Dear Members of the Planning and Land Development Regulation Board:

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

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

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

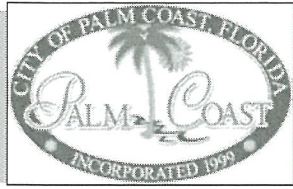
Sincerely,

Pennoni



Jason Sheridan, PE

Site Design Division Manager



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

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

A. PROJECT NAME: Take 5 Express Car Wash

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 5055 State Highway 100E
Palm Coast, FL 32164

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

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

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

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

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

H. PRESENT USE OF PROPERTY: VACANT LAND

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

J. PROPOSED NUMBER OF LOTS: 1

K. CHECK APPROPRIATE BOX FOR SITE PLAN:

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

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

M. WATER/SEWER PROVIDER: YES

N. IS THERE AN EXISTING MORTGAGE? Yes No



CITY OF PALM COAST TECHNICAL MANUAL

OWNER:**APPLICANT / AGENT:**

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

MORTGAGE HOLDER:**ENGINEER OR PROFESSIONAL:**

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

PLANNER:**TRAFFIC ENGINEER:**

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

SURVEYOR:**LANDSCAPE ARCHITECT:**

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

ATTORNEY:**DEVELOPER OR DOCKMASTER:**

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

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

Signature of owner OR person authorized to represent this application

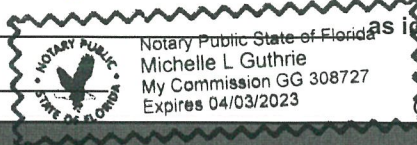
Signature(s) Ramzy Bakkar manager

Printed or typed name(s): Ramzy Bakkar

NOTARY: This instrument was acknowledged before me by means of physical presence or online notarization, on this 5th day of January, 2022 by Ramzy Bakkar who is are personally known

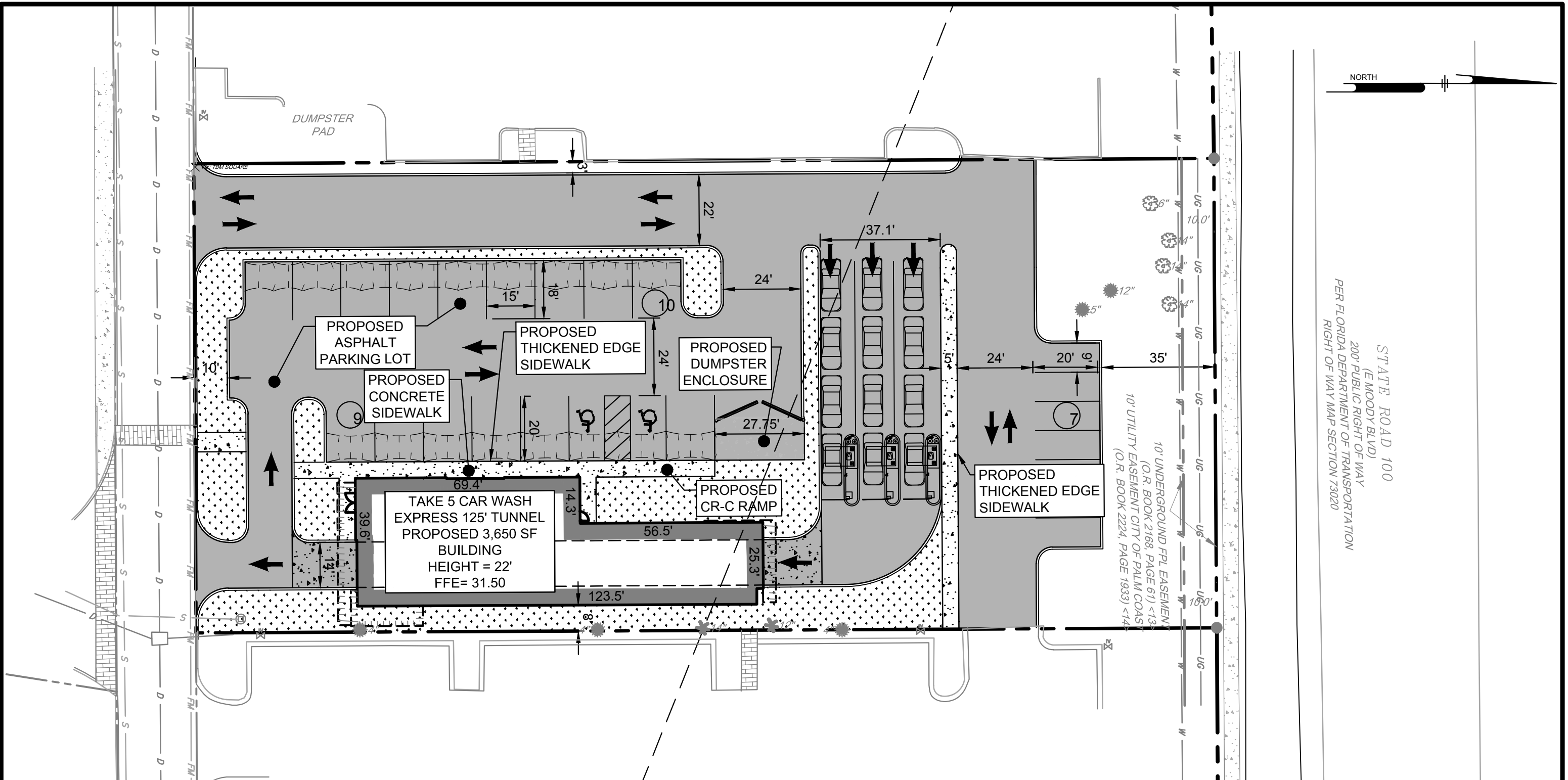
to me, or who has/have produced _____ as identification. (SEAL)

Michelle L Guthrie
Signature of Notary Public, State of Florida



General Application (sheet 2 of 2)

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



NORTH

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

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



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

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

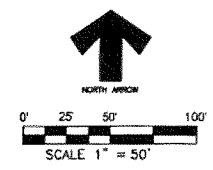
TAKE 5 CAR WASH
 5500 STATE HIGHWAY 100E
 PALM COAST, FLORIDA

CONCEPTUAL SITE PLAN

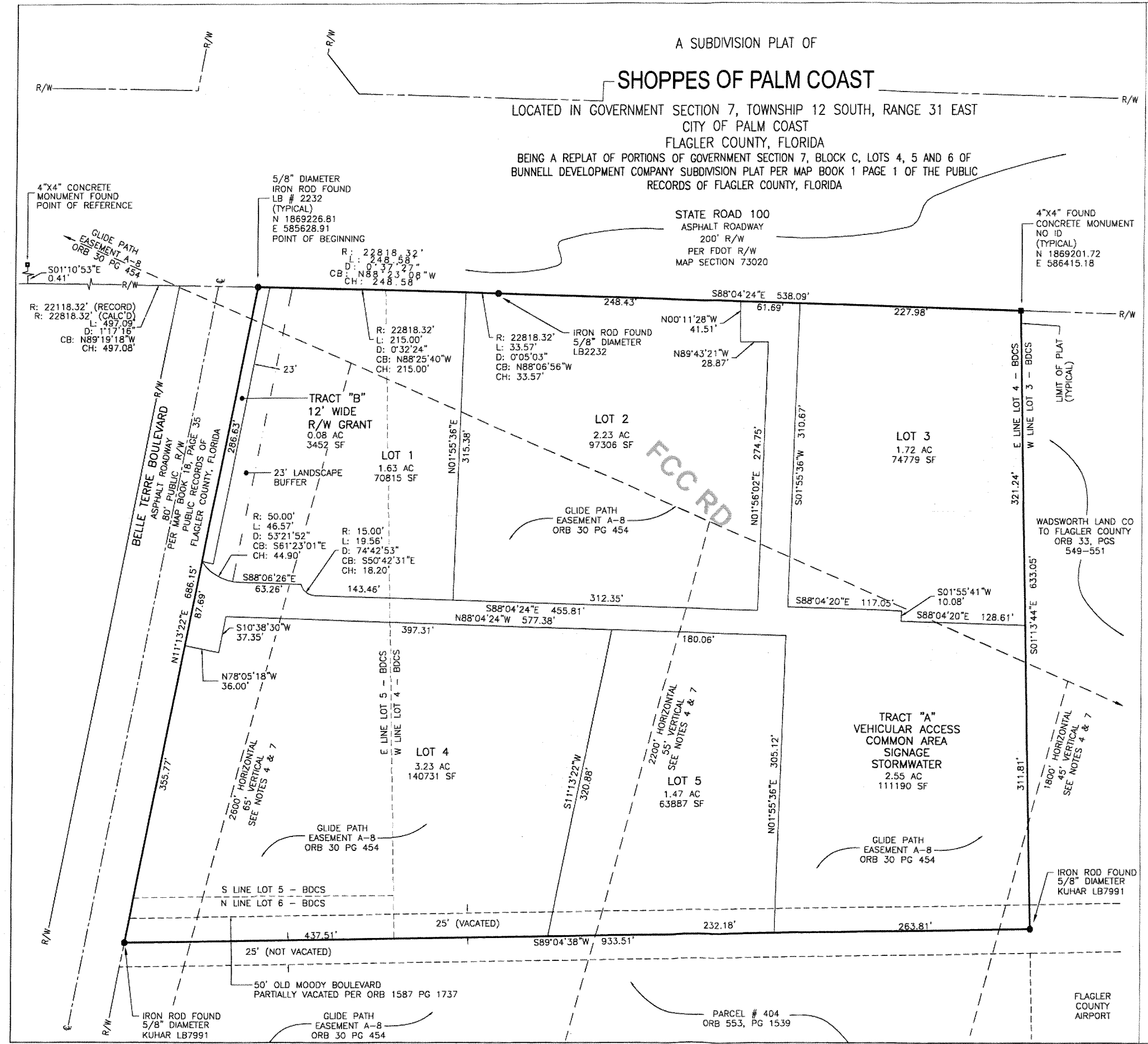
PROJECT	DRVBR21026
DATE	2022-01-07
DRAWING SCALE	1"=30'
DRAWN BY	JAS
APPROVED BY	JS
SK-1	
SHEET	1 OF 1

A SUBDIVISION PLAT OF
SHOPPES OF PALM COAST

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



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



KUHAR
SURVEYING AND MAPPING, LLC

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

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

GENERAL NOTES:

- 1. BEARINGS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD, BEING N11°13'22"E.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. THE SUBJECT SITE LIES WITHIN ZONE "X" FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP...

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT...

NOTES REGARDING TRACTS, EASEMENTS & BUFFER:

- 1. LANDSCAPE BUFFER, AS SHOWN, IS FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SIGNAGE AND SHALL BE MAINTAINED BY THE PARCEL OWNER WHICH THE BUFFER IS ON.
2. ASIDE FROM THE OTHER USES AS EXPRESSED IN THE DEDICATION HEREON, TRACT 'A' IS FOR THE BENEFIT OF THE LOT OWNERS (SHARED WITH REGARD TO STORMWATER FACILITIES) THEIR SUCCESSORS AND ASSIGNS...

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST, FLORIDA

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

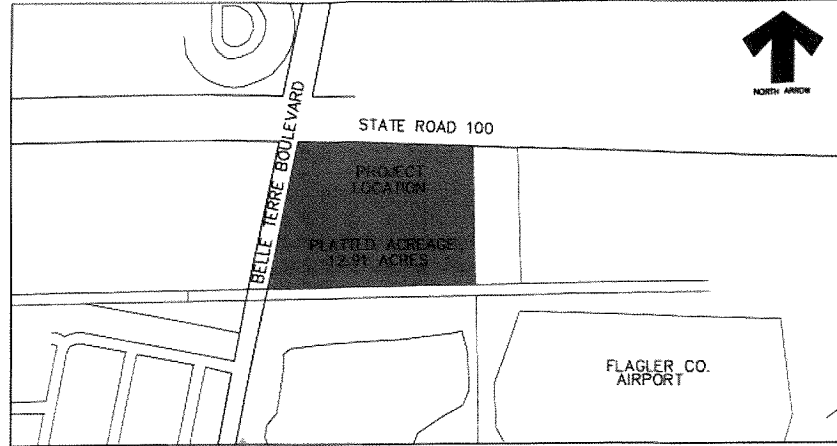
CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA

BY: Mayor, City of Palm Coast
ATTEST: Virginia Smith, City Clerk

A SUBDIVISION PLAT OF

SHOPPES OF PALM COAST

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



VICINITY MAP SCALE: 1" = 400'

LEGAL DESCRIPTION

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

A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE S 01°10'53" E FOR A DISTANCE OF 0.41 FEET TO A POINT ON A NON-TANGENT CURVE BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100...

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 248.58 FEET, A CENTRAL ANGLE OF 00°37'27", A RADIUS OF 22,818.32 FEET, A CHORD BEARING OF S 88°23'08" E AND A CHORD DISTANCE OF 248.58 FEET TO A POINT OF TANGENCY; THENCE S 88°04'24" E, A DISTANCE OF 538.09 FEET; THENCE DEPARTING STATE ROAD 100 AND RUN ALONG THE WESTERLY LINE OF FLAGLER COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 33, PAGES 549 THROUGH 551 FLAGLER COUNTY, FLORIDA...

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

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

CERTIFICATE OF CLERK (FLAGLER COUNTY)

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

DEDICATION AND RESERVATION

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

TRACT "A" IS HEREBY DEDICATED TO THE SHOPPES OF PALM COAST ASSOCIATION, INC. FOR THE BENEFIT OF THE OWNERS OF THE LOTS, THEIR SUCCESSORS AND ASSIGNS, THEIR GUESTS AND FOR ACCESS BY MUNICIPAL SERVICES FOR THE PURPOSE OF VEHICULAR ACCESS, COMMON AREA, SIGNAGE AND THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS...

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

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

SIGNED AND SEALED IN THE PRESENCE OF PV-PALM COAST, LLC BY: Megan Vizeen, Chris R. Logan

STATE OF FLORIDA COUNTY OF Pinellas

THIS IS TO CERTIFY, THAT ON April 21, 2016, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Charles A. Ernst, Jr. TO ME KNOWN TO BE THE PERSON WHO FOR AND ON BEHALF OF PV-PALM COAST, LLC, EXECUTED THE FOREGOING DEDICATION AND RESERVATION FOR THE LLC AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF FOR AND ON BEHALF OF SAID LLC...

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE. Bianca Taylor-Heard, Notary Public, State of Florida, My Comm. Expires Sep 18, 2017, Commission # FF 955464

CERTIFICATE OF APPROVAL THIS IS TO CERTIFY THAT ON THE 3rd DAY OF May 2016, THIS PLAT WAS APPROVED BY: City of Palm Coast Planning Manager

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

DATE: 4/28/2016 BY: Daniel E. Stevens, Florida Professional Surveyor and Mapper, Certificate No. PSM5072

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

DATE: 4/26/2016 Kenneth J. Kuhar, Florida Professional Surveyor and Mapper, Certificate Number 6105



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

PINELLAS
COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 31 day of January, 2022 personally appeared

Jill Riebel who after providing

Personally Known as identification and

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

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

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

Jill Riebel
Signature of Responsible Party

Jill Riebel
Printed Name

5755 Rio Vista Drive, Clearwater, FL 33760
Mailing Address

Pamela R. Spidel
Signature of Person Taking Acknowledgement

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



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

SEAL

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



city of PALM COAST

Community Development Department
Planning Division

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

January 27, 2022

RE: Request for Special Exception; Application No. 5017

Dear Neighboring Property Owner,

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

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

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

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

Cordially,

Estelle Lens

ESTELLE LENS
Project Manager

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



palmcoastgov.com

7020 0640 0002 0133 2691

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

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

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Robson Crossing LLC
 Street and Apt. No., or PO Box No.
 250 Belle Terre Blvd.
 City, State, ZIP+4®
 Palm Coast, FL 32164

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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 Palm Coast Bells LLC
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$4.33	

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 Joseph Sonny
 Street and Apt. No., or PO Box No.
 300 Belle Terre Blvd.
 City, State, ZIP+4®
 Palm Coast, FL 32164

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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 Staperfield Florida Properties
 Street and Apt. No., or PO Box No.
 5095 State Hwy 100
 City, State, ZIP+4®
 Palm Coast, FL 32164

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

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

Joe Riebel
 1-27-2022

City of Palm Coast, Florida Agenda Item

Agenda Date: February 16, 2022

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



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

OVERVIEW

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

REQUESTED ACTION

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

BACKGROUND/SITE HISTORY

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

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

LAND USE AND ZONING INFORMATION

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

SURROUNDING ZONING AND FLUM CATEGORIES

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

SITE DEVELOPMENT REQUIREMENTS

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

SITE DEVELOPMENT REQUIREMENTS

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

TECHNICAL SITE PLAN PROCESS

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

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

REVIEW OF CONDITIONS OF APPROVAL FOR SPECIAL EXCEPTION

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

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

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

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

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

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

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

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

13. Provide massing techniques per 13.04.02.A.

14. Provide articulation techniques per 13.04.02.B.

15. Refer to 13.04.02.C for fenestration requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

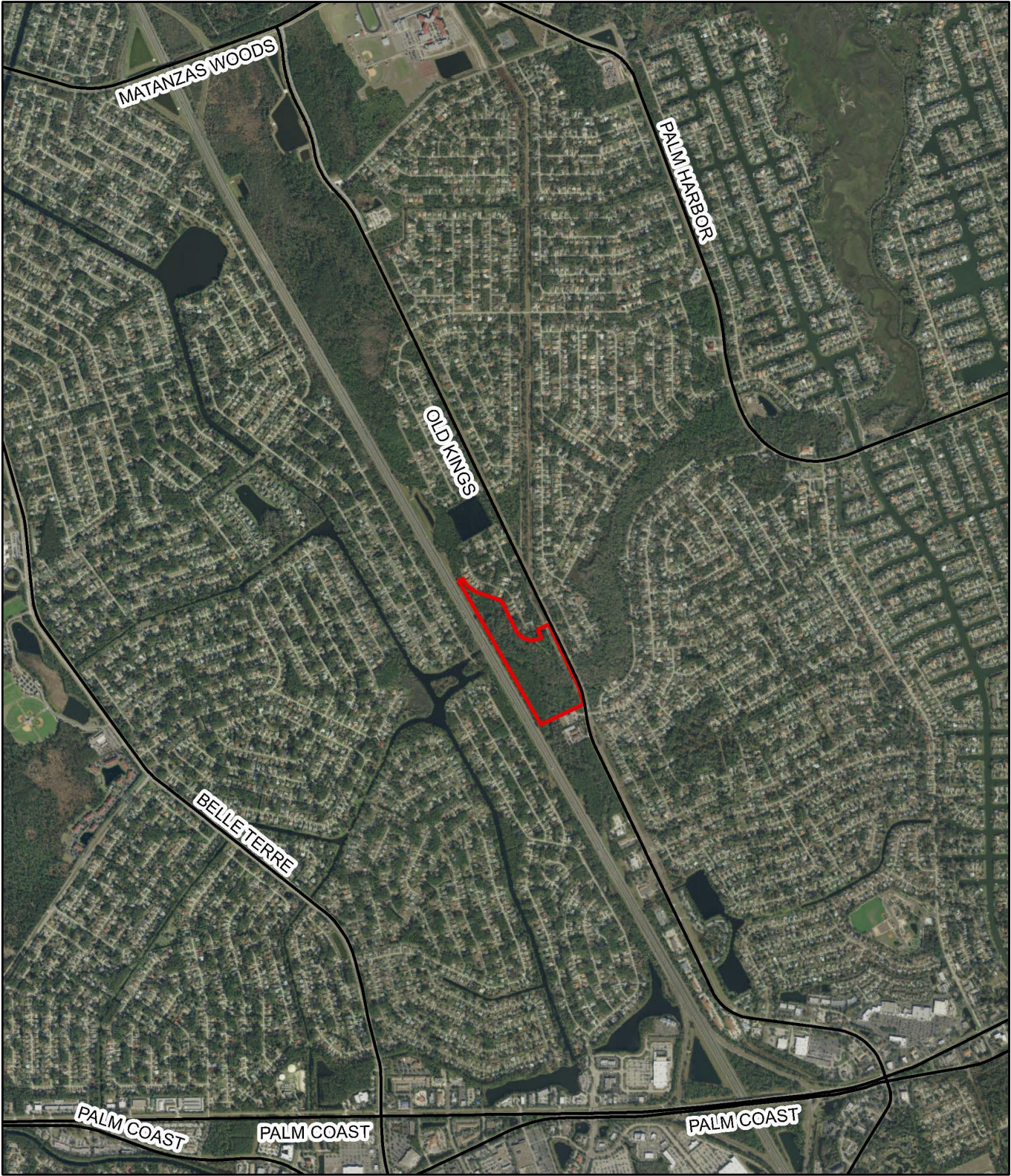
SUMMARY OF FINDINGS

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

RECOMMENDATION

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

KING'S CROSSING DISTANT AERIAL



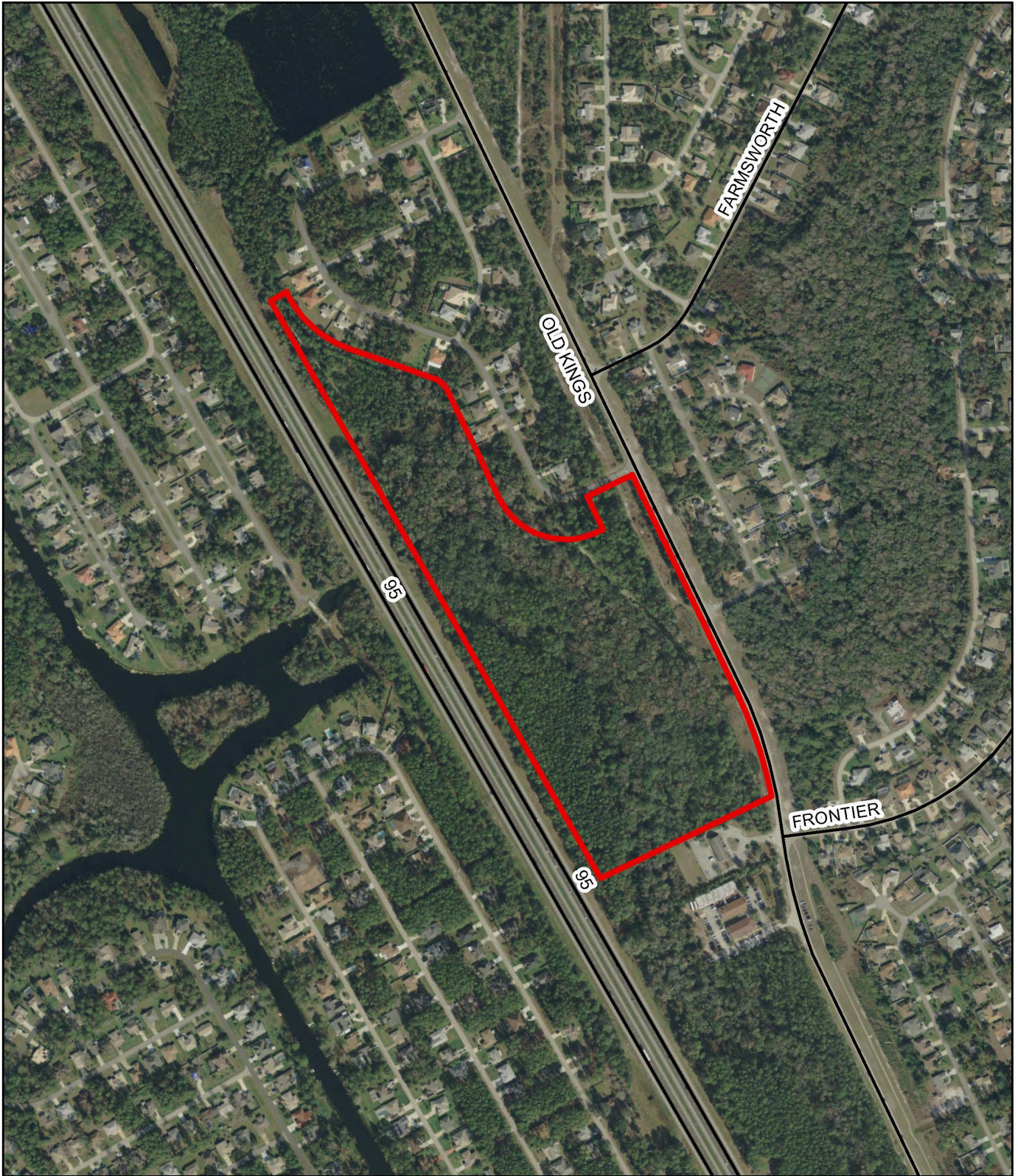
1 inch = 2,000 feet



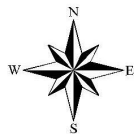
Map Provided By: Planning Division



KING'S CROSSING CLOSEUP AERIAL



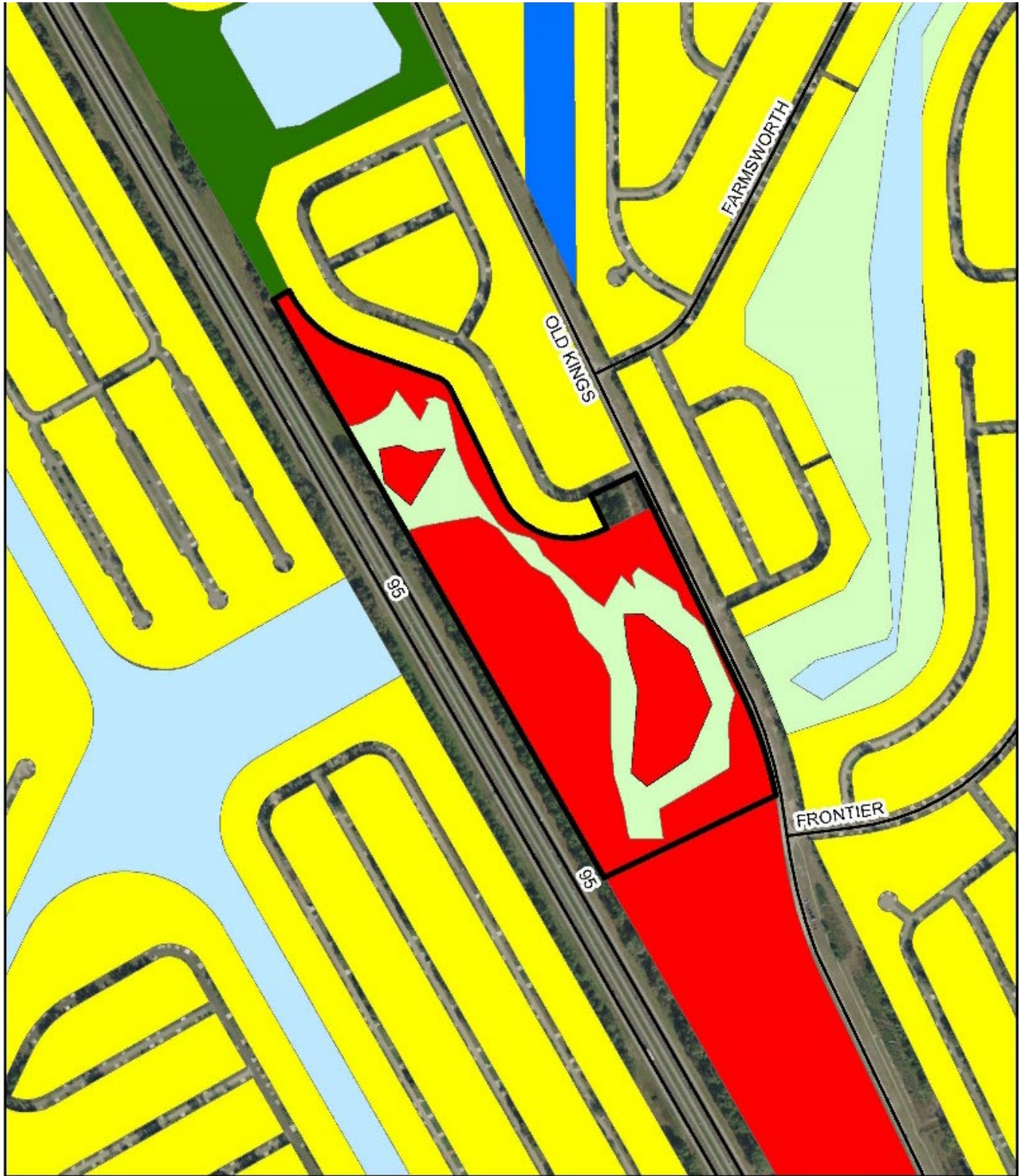
1 inch = 500 feet



Map Provided By: Planning Division



KING'S CROSSING FUTURE LAND USE MAP



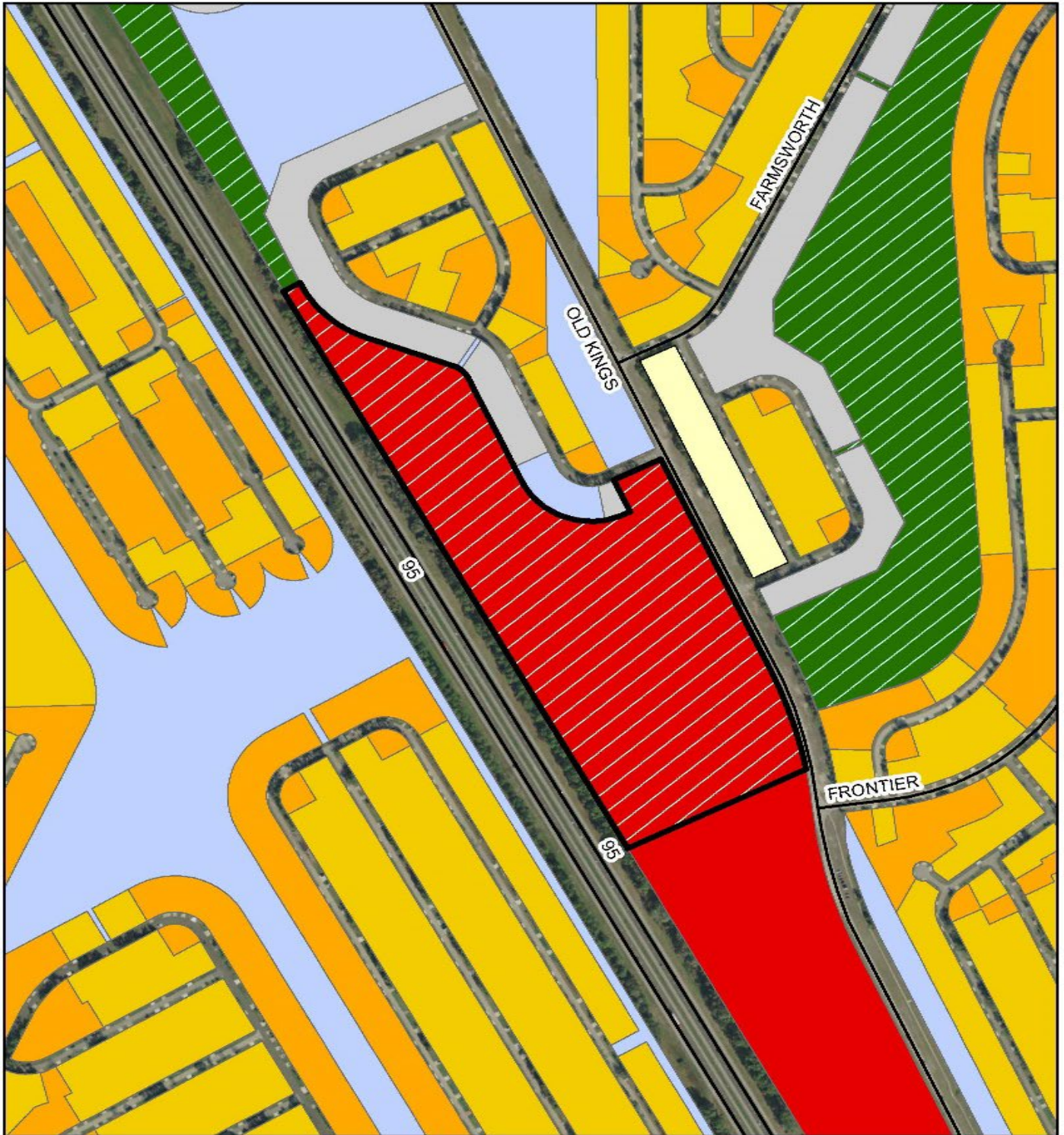
Legend

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



Map Provided By: Planning Division

KING'S CROSSING ZONING MAP



Legend

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

1 inch = 500 feet



Map Provided By: Planning Division



City of PALM COAST

GENERAL - APPLICATION

	DATE 06/09/2020
--	------------------------

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

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

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



City of PALM COAST

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

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

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

Signature of Property Owner or Applicant

Dan A. Wilcox

10 September 2020

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

RE: Kings Crossing Storage RAI Responses

Dear Ms. Myers

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

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

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

RAI Responses

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

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

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

Please refer to CRAS submitted by SWA.

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

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

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

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

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

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

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

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

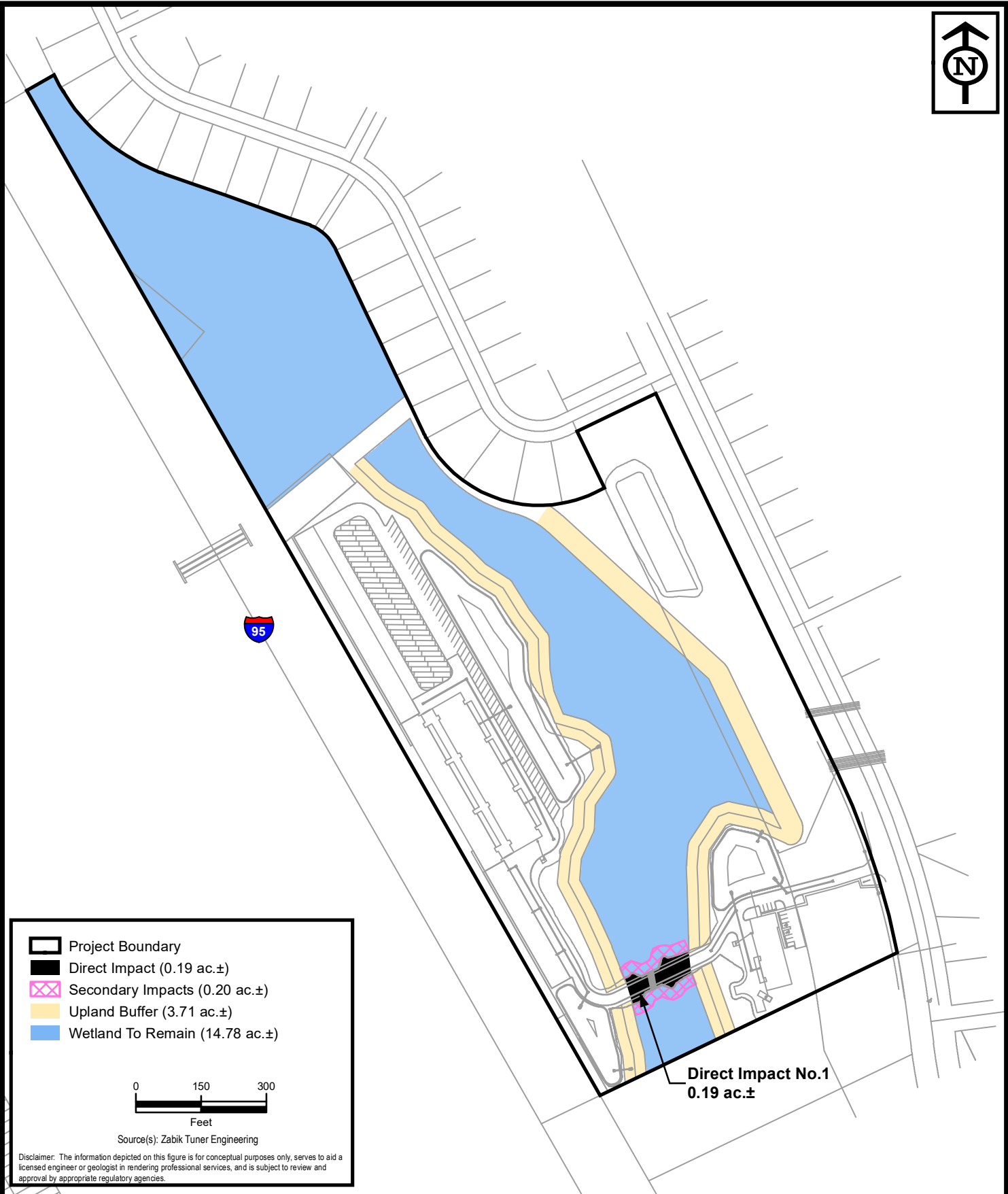
- 7. There is inconsistency in the Listed Species Study with the rating of the Gopher Tortoise as either High or Medium Occurrence, please correct.**

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

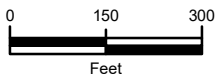
- 8. The Site Plan provided in the Wetland Impact Analysis Report is different from the others provided in the submittal. Please correct the Site Plan to be consistent with the others.**

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

Appendix 1 Proposed Site Conditions Figure and AE Flood Zone Figure



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



Source(s): Zabik Tuner Engineering

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



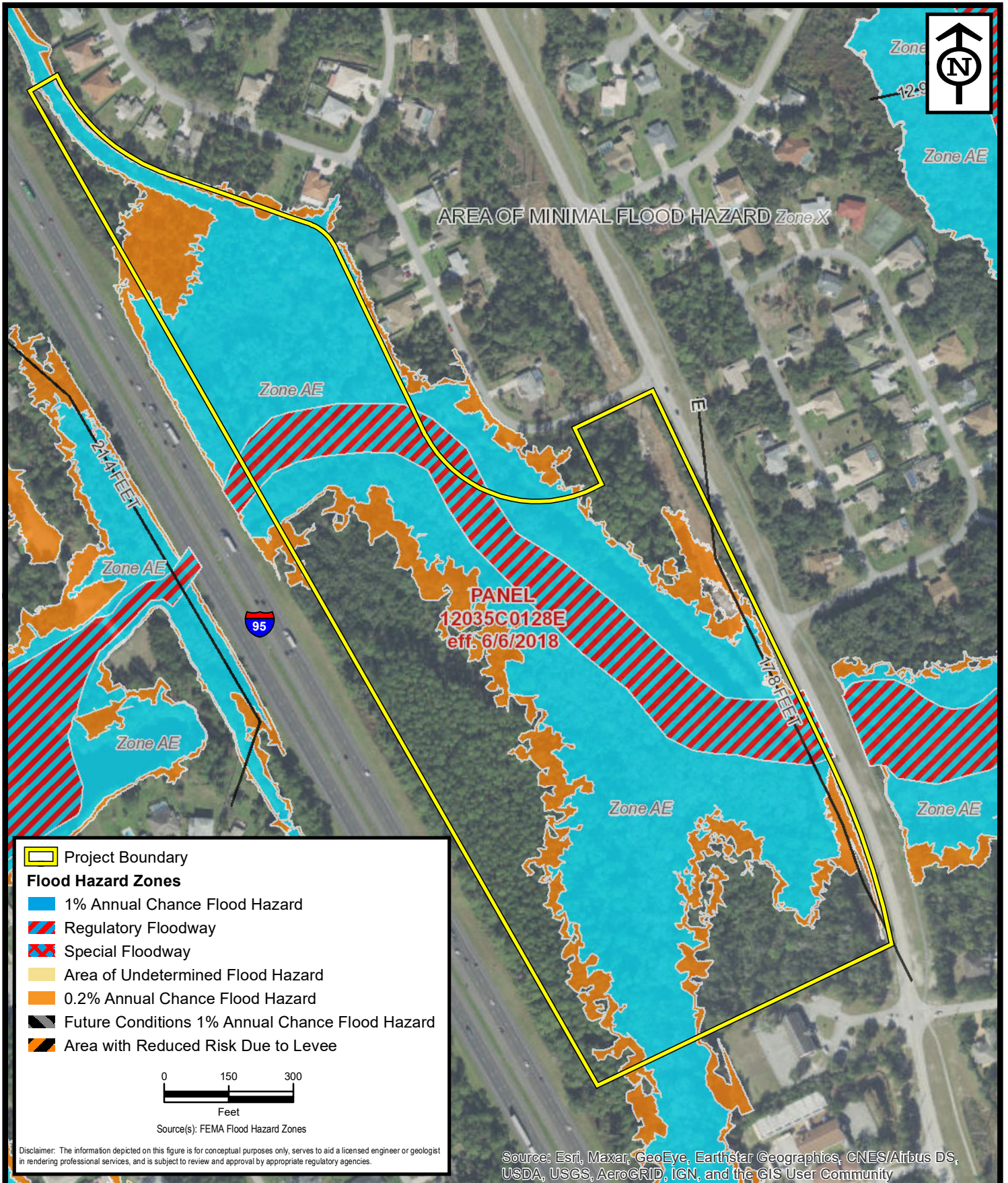
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
 PH. (904) 470-2200 FAX (904) 470-2112

Proposed Site Conditions

Old Kings Road Storage

Flagler County, Florida

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



Legend

- Project Boundary
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

0 150 300
Feet
Source(s): FEMA Flood Hazard Zones

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

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

ENVIRONMENTAL SERVICES, INC.
A Terracon Company

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

FEMA Flood Hazard Zones

Old Kings Road Storage

Flagler County, Florida

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

Appendix 2 Imperiled Species Report

Imperiled Species Study

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

Project No. HK197163

November 18, 2020



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

Prepared by:
Terracon Consultants Inc.
Jacksonville, Florida

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials



November 18, 2020

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

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

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

Dear Mr. Kostantinidis:

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

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

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

Imperiled Species Study

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



1.0 GENERAL SITE AND PROJECT DESCRIPTION

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

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

2.0 METHODOLOGY

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

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

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

3.1 Topography and Hydrology

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

3.2 Soils

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

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

Imperiled Species Study

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



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

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

3.3 Existing Habitat Types

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

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

Imperiled Species Study

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



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

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

3.0 PROTECTED SPECIES

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

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

Imperiled Species Study

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



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

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

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

Imperiled Species Study

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



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

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

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

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

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

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

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

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

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

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

4.0 CONCLUSION

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

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

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

5.0 STANDARD OF CARE

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

6.0 REFERENCES

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

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

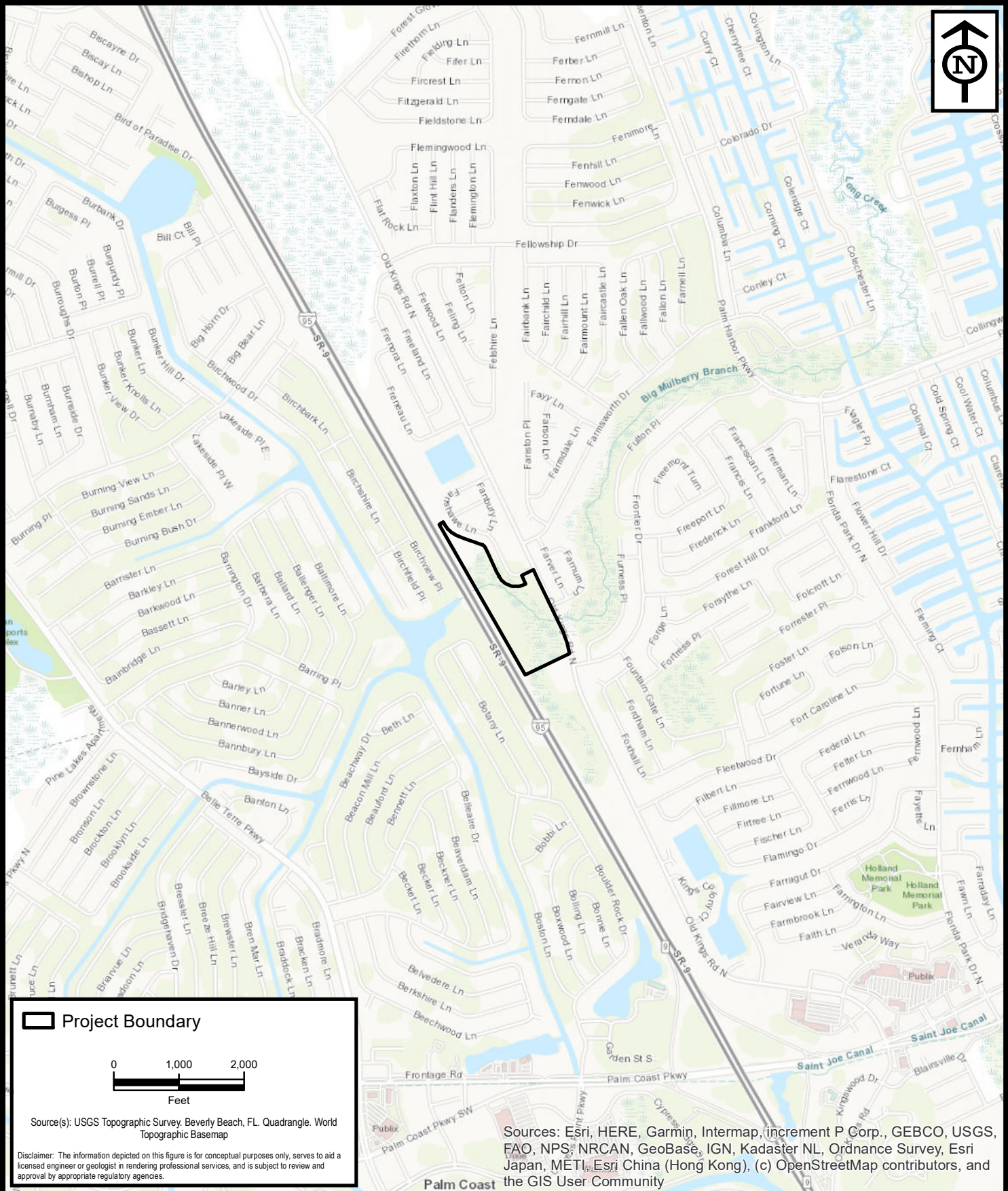
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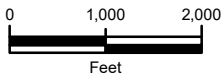
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**Appendix A
Exhibits**



 Project Boundary



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

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

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



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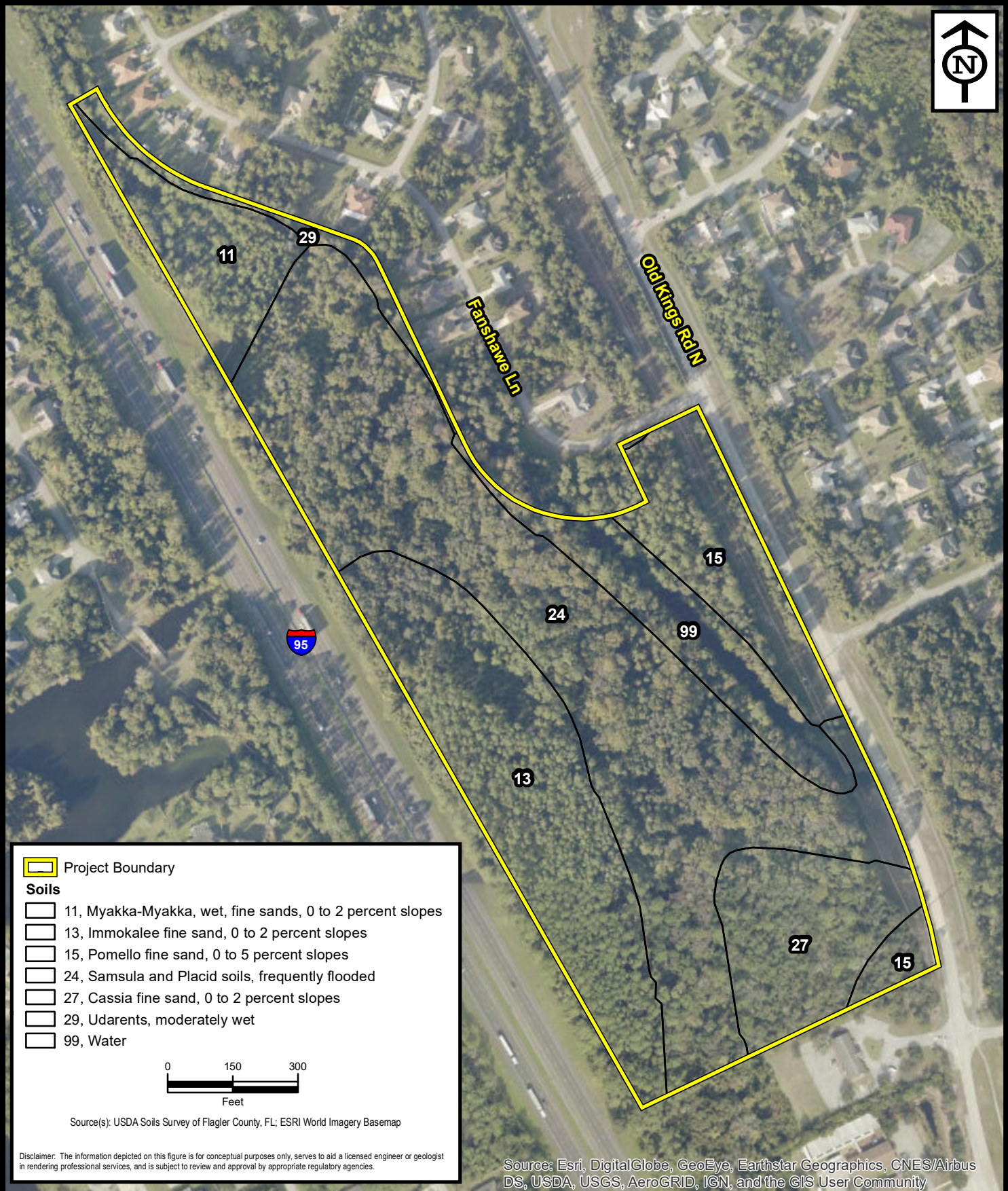
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112









Project Location

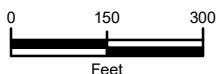
Old Kings Road Storage

Flagler County, Florida

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



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



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

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

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



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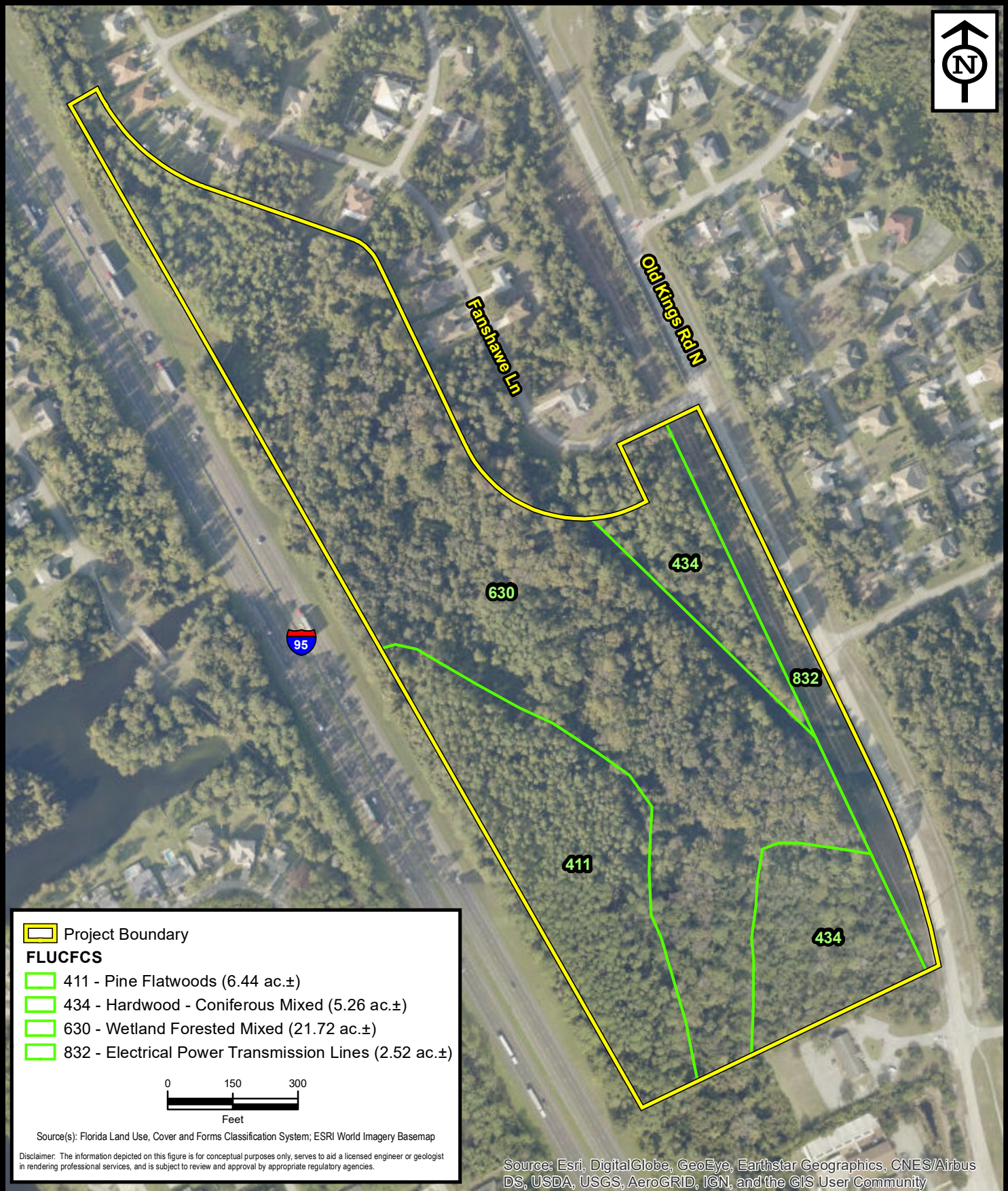
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NRCS Soils

Old Kings Road Storage





Flagler County, Florida

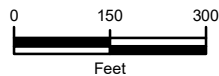
Project No.	HK197407
Date	Mar 2020
Drawn By	AA
Checked By	JRN
Approved By	BAA
Figure No.	2



 Project Boundary

FLUCFCS

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



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

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

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



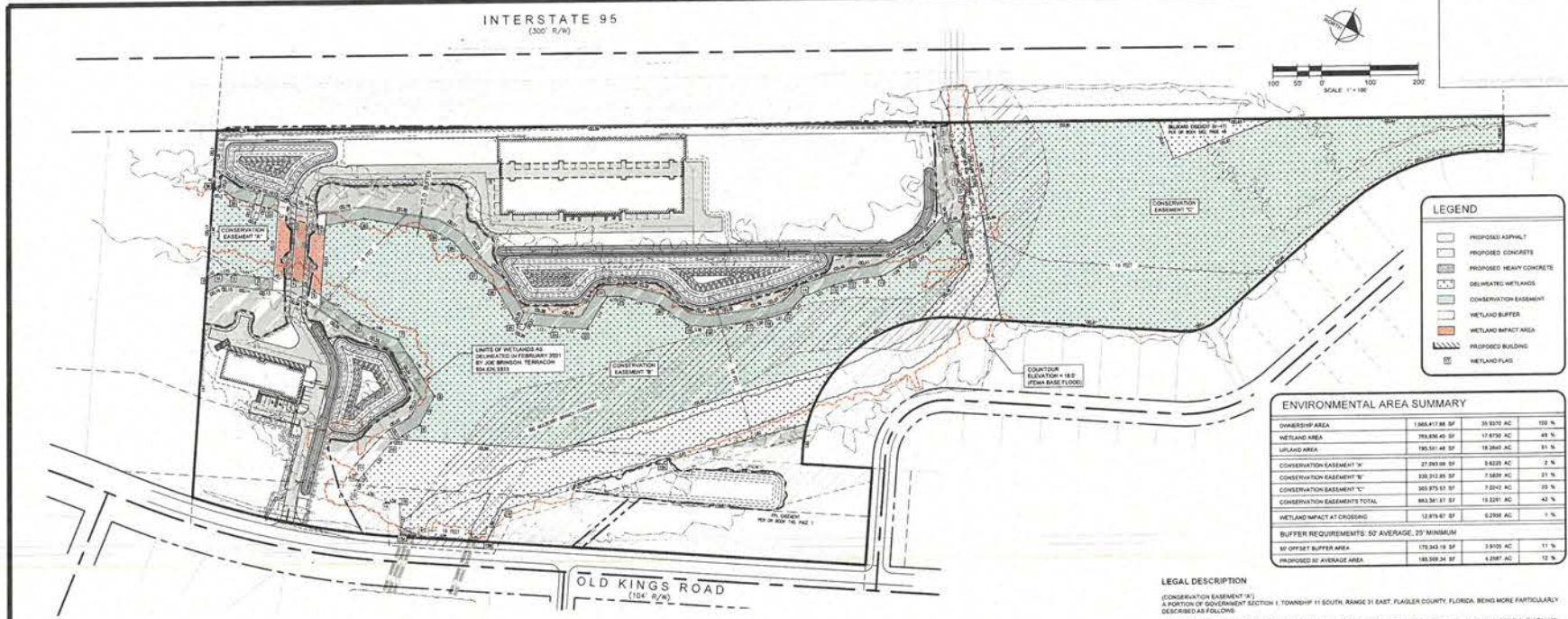
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Existing Site Conditions

Old Kings Road Storage

Flagler County, Florida

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

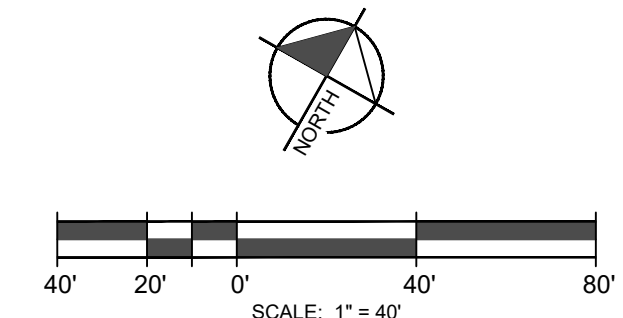


ENVIRONMENTAL AREA SUMMARY

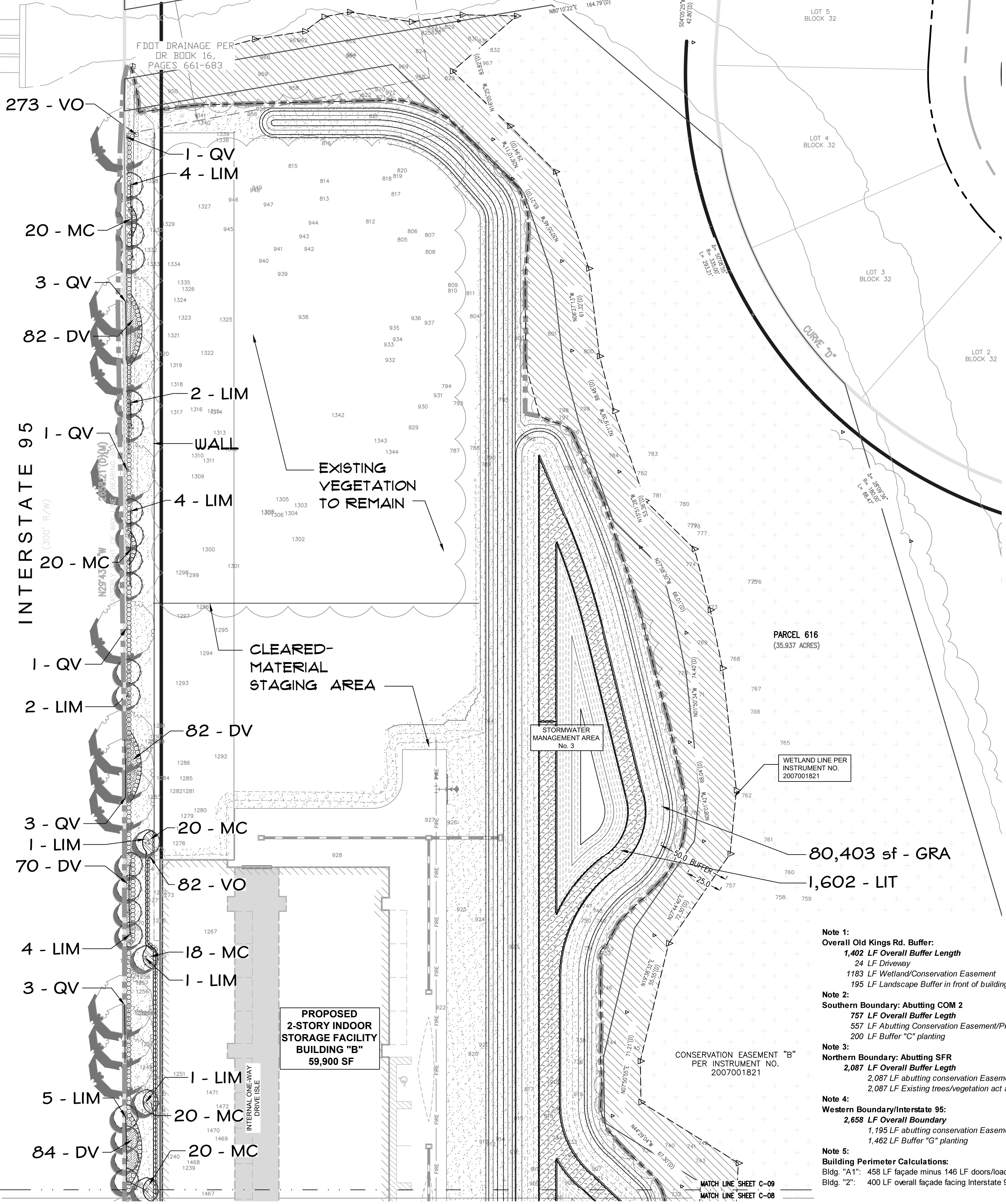
OWNERSHIP AREA	1,841.77 SQ. AC.	51.93% AC.	100 %
WETLAND AREA	79,626.45 SQ. FT.	18,170 AC.	48 %
UPLAND AREA	183,561.48 SQ. FT.	4,204 AC.	81 %
CONSERVATION EASEMENT "A"	27,893.99 SQ. FT.	6,322 AC.	7 %
CONSERVATION EASEMENT "B"	230,312.85 SQ. FT.	5,289 AC.	21 %
CONSERVATION EASEMENT "C"	305,875.51 SQ. FT.	7,024 AC.	28 %
CONSERVATION EASEMENTS TOTAL	644,382.35 SQ. FT.	14,635 AC.	42 %
WETLAND IMPACT AT CROSSING	12,875.81 SQ. FT.	2,928 AC.	1 %
BUFFER REQUIREMENTS: 50' AVERAGE, 20' MINIMUM	176,343.18 SQ. FT.	4,005 AC.	11 %
30' OFFSET BUFFER AREA	183,561.48 SQ. FT.	4,204 AC.	12 %
PROPOSED NET AVERAGE AREA	183,561.48 SQ. FT.	4,204 AC.	12 %

CONSERVATION EASEMENT LINE TABLE			CONSERVATION EASEMENT LINE TABLE			CONSERVATION EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
0211	S49°27'47"E	133.07	0217	S01°01'17"W	36.54	0224	S47°48'27"W	46.30
0212	S02°32'42"W	14.89	0218	N03°34'14"W	30.00	0225	S71°47'27"W	117.00
0213	S44°22'17"W	25.47	0219	N03°49'30"W	52.67	0226	S71°07'27"E	81.37
0214	N4°42'49"W	8.87	0220	N07°37'19"W	77.67	0227	S47°47'07"W	86.67
0215	N01°17'32"E	47.25	0221	N42°42'14"W	44.86	0228	S44°31'18"W	108.67
0216	N10°30'07"W	39.57	0222	N19°18'14"W	80.21	0229	S49°36'07"E	106.37
0217	N19°09'47"W	15.39	0223	N42°42'14"W	70.00	0230	N03°49'30"W	100.37
0218	S71°30'44"W	54.17	0224	N04°09'22"W	34.20	0231	N07°37'19"W	39.18
0219	N12°32'07"W	20.74	0225	N42°42'14"W	83.39	0232	N07°37'19"W	91.17
0220	N44°48'15"W	197.86	0226	N19°18'14"W	36.71	0233	N08°02'44"W	220.20
0221	S28°22'37"E	51.27	0227	N44°31'01"W	30.39	0234	N08°02'44"W	340.73
0222	S12°32'37"E	49.89	0228	N12°32'37"E	43.57	0235	N08°02'44"W	473.44
0223	S10°07'07"E	49.89	0229	N49°30'17"W	71.23	0236	N08°02'44"W	629.11
0224	S10°07'07"E	49.89	0230	N49°30'17"W	71.23	0237	N08°02'44"W	772.80
0225	S10°07'07"E	49.89	0231	N49°30'17"W	71.23	0238	N08°02'44"W	916.50
0226	S10°07'07"E	49.89	0232	N49°30'17"W	71.23	0239	N08°02'44"W	1060.20
0227	S10°07'07"E	49.89	0233	N49°30'17"W	71.23	0240	N08°02'44"W	1203.90
0228	S10°07'07"E	49.89	0234	N49°30'17"W	71.23	0241	N08°02'44"W	1347.60
0229	S10°07'07"E	49.89	0235	N49°30'17"W	71.23	0242	N08°02'44"W	1491.30
0230	S10°07'07"E	49.89	0236	N49°30'17"W	71.23	0243	N08°02'44"W	1635.00
0231	S10°07'07"E	49.89	0237	N49°30'17"W	71.23	0244	N08°02'44"W	1778.70
0232	S10°07'07"E	49.89	0238	N49°30'17"W	71.23	0245	N08°02'44"W	1922.40
0233	S10°07'07"E	49.89	0239	N49°30'17"W	71.23	0246	N08°02'44"W	2066.10
0234	S10°07'07"E	49.89	0240	N49°30'17"W	71.23	0247	N08°02'44"W	2209.80
0235	S10°07'07"E	49.89	0241	N49°30'17"W	71.23	0248	N08°02'44"W	2353.50
0236	S10°07'07"E	49.89	0242	N49°30'17"W	71.23	0249	N08°02'44"W	2497.20
0237	S10°07'07"E	49.89	0243	N49°30'17"W	71.23	0250	N08°02'44"W	2640.90
0238	S10°07'07"E	49.89	0244	N49°30'17"W	71.23	0251	N08°02'44"W	2784.60
0239	S10°07'07"E	49.89	0245	N49°30'17"W	71.23	0252	N08°02'44"W	2928.30
0240	S10°07'07"E	49.89	0246	N49°30'17"W	71.23	0253	N08°02'44"W	3072.00
0241	S10°07'07"E	49.89	0247	N49°30'17"W	71.23	0254	N08°02'44"W	3215.70
0242	S10°07'07"E	49.89	0248	N49°30'17"W	71.23	0255	N08°02'44"W	3359.40
0243	S10°07'07"E	49.89	0249	N49°30'17"W	71.23	0256	N08°02'44"W	3503.10
0244	S10°07'07"E	49.89	0250	N49°30'17"W	71.23	0257	N08°02'44"W	3646.80
0245	S10°07'07"E	49.89	0251	N49°30'17"W	71.23	0258	N08°02'44"W	3790.50
0246	S10°07'07"E	49.89	0252	N49°30'17"W	71.23	0259	N08°02'44"W	3934.20
0247	S10°07'07"E	49.89	0253	N49°30'17"W	71.23	0260	N08°02'44"W	4077.90
0248	S10°07'07"E	49.89	0254	N49°30'17"W	71.23	0261	N08°02'44"W	4221.60
0249	S10°07'07"E	49.89	0255	N49°30'17"W	71.23	0262	N08°02'44"W	4365.30
0250	S10°07'07"E	49.89	0256	N49°30'17"W	71.23	0263	N08°02'44"W	4509.00
0251	S10°07'07"E	49.89	0257	N49°30'17"W	71.23	0264	N08°02'44"W	4652.70
0252	S10°07'07"E	49.89	0258	N49°30'17"W	71.23	0265	N08°02'44"W	4796.40
0253	S10°07'07"E	49.89	0259	N49°30'17"W	71.23	0266	N08°02'44"W	4940.10
0254	S10°07'07"E	49.89	0260	N49°30'17"W	71.23	0267	N08°02'44"W	5083.80
0255	S10°07'07"E	49.89	0261	N49°30'17"W	71.23	0268	N08°02'44"W	5227.50
0256	S10°07'07"E	49.89	0262	N49°30'17"W	71.23	0269	N08°02'44"W	5371.20
0257	S10°07'07"E	49.89	0263	N49°30'17"W	71.23	0270	N08°02'44"W	5514.90
0258	S10°07'07"E	49.89	0264	N49°30'17"W	71.23	0271	N08°02'44"W	5658.60
0259	S10°07'07"E	49.89	0265	N49°30'17"W	71.23	0272	N08°02'44"W	5802.30
0260	S10°07'07"E	49.89	0266	N49°30'17"W	71.23	0273	N08°02'44"W	5946.00
0261	S10°07'07"E	49.89	0267	N49°30'17"W	71.23	0274	N08°02'44"W	6089.70
0262	S10°07'07"E	49.89	0268	N49°30'17"W	71.23	0275	N08°02'44"W	6233.40
0263	S10°07'07"E	49.89	0269	N49°30'17"W	71.23	0276	N08°02'44"W	6377.10
0264	S10°07'07"E	49.89	0270	N49°30'17"W	71.23	0277	N08°02'44"W	6520.80
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0266	S10°07'07"E	49.89	0272	N49°30'17"W	71.23	0279	N08°02'44"W	6808.20
0267	S10°07'07"E	49.89	0273	N49°30'17"W	71.23	0280	N08°02'44"W	6951.90
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0269	S10°07'07"E	49.89	0275	N49°30'17"W	71.23	0282	N08°02'44"W	7239.30
0270	S10°07'07"E	49.89	0276	N49°30'17"W	71.23	0283	N08°02'44"W	7383.00
0271	S10°07'07"E	49.89	0277	N49°30'17"W	71.23	0284	N08°02'44"W	7526.70
0272	S10°07'07"E	49.89	0278	N49°30'17"W	71.23	0285	N08°02'44"W	7670.40
0273	S10°07'07"E	49.89	0279	N49°30'17"W	71.23	0286	N08°02'44"W	7814.10
0274	S10°07'07"E	49.89	0280	N49°30'17"W	71.23	0287	N08°02'44"W	7957.80
0275	S10°07'07"E	49.89	0281	N49°30'17"W	71.23	0288	N08°02'44"W	8101.50
0276	S10°07'07"E	49.89	0282	N49°30'17"W	71.23	0289	N08°02'44"W	8245.20
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0279	S10°07'07"E	49.89	0285	N49°30'17"W	71.23	0292	N08°02'44"W	8676.30
0280	S10°07'07"E	49.89	0286	N49°30'17"W	71.23	0293	N08°02'44"W	8820.00
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0284	S10°07'07"E	49.89	0290	N49°30'17"W	71.23	0297	N08°02'44"W	9394.80
0285	S10°07'07"E	49.89	0291	N49°30'17"W	71.23	0298	N08°02'44"W	9538.50
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0288	S10°07'07"E	49.89	0294	N49°30'17"W	71.23	0301	N08°02'44"W	9969.60
0289	S10°07'07"E	49.89	0295	N49°30'17"W	71.23	0302	N08°02'44"W	10113.30
0290	S10°07'07"E	49.89	0296	N49°30'17"W	71.23	0303	N08°02'44"W	10257.00
0291	S10°07'07"E	49.89	0297	N49°30'17"W	71.23	0304	N08°02'44"W	10400.70
0292	S10°07'07"E	49.89	0298	N49°30'17"W	71.23	0305	N08°02'44"W	10544.40
0293	S10°07'07"E	49.89	0299	N49°30'17"W	71.23	0306	N08°02'44"W	10688.10
0294	S10°07'07"E	49.89	0300	N49°30'17"W	71.23	0307	N08°02'44"W	10831.80
0295	S10°07'07"E	49.89	0301	N49°30'17"W	71.23	0308	N08°02'44"W	10975.50
0296	S10°07'07"E	49.89	0302	N49°30'17"W	71.23	0309	N08°02'44"W	11119.20
0297	S10°07'07"E	49.89	0303	N49°30'17"W	71.23	0310	N08°02'44"W	11262.90
0298	S10°07'07"E	49.89	0304	N49°30'17"W	71.23	0311	N08°02'44"W	11406.60
0299	S10°07'07"E	49.89	0305	N49°30'17"W	71.23	0312	N08°02'44"W	11550.30
0300	S10°07'07"E	49.89	0306	N49°30'17"W	71.23	0313	N08°02'44"W	11694.00
0301	S10°07'07"E	49.89	0307	N49°30'17"W	71.23	0314	N08°02'44"W	11837.70
0302	S10°07'07"E	49.89	0308	N49°30'17"W	71.23	0315	N08°02'44"W	11981.40
0303	S10°07'07"E	49.89	0309	N49°30'17"W	71.23	0316	N08°02'44"W	12125.10
0304	S10°07'07"E	49.89	0310	N49°30'17"W	71.23	0317	N08°02'44"W	12268.80
0305	S10°07'07"E	49.89	0311	N49°30'17"W	71.23	0318	N08°02'44"W	12412.50
0306	S10°07'07"E	49.89	0312	N49°30'17"W	71.23	0319	N08°02'44"W	12556.20
0307	S10°07'07"E	49.89	0313	N49°30'17"W	71.23	0320	N08°02'44	

Reserved for Agency approval stamp



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



PLANT SCHEDULE KINGS CROSSING

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	ED	Eleocharis decipiens TM	Japanese Blueberry Tree	2.5' Cal.	45 Gal.	4		8.5' Ht x 4' Sp	
	LIM	Lagerstroemia indica 'Muskegee'	Muskogee Crape Myrtle	2.5' Cal.	45 Gal.	44		12' Ht. Multi-trunk	
	QV	Quercus virginiana	Southern Live Oak	3.5' Cal.	65 Gal.	23		13'-14' Ht. x 4'-5' Sp.	
	SP	Sabal palmetto	Cabbage Palmetto	14' - 16' CT	B.R.	12			
	TD	Taxodium distichum	Bald Cypress	3.5' Cal.	45 Gal.	13		10'-12' Ht.	
	UP	Ulmus parvifolia 'Alee'	Alee Lacebark Elm	3.5' Cal.	65 Gal.	5		12' Ht Min.	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	PM	Podocarpus macrophyllus	Yew Pine	2.5' Ht.	7 gal.	31		3' O.C.	
	VO	Viburnum odoratissimum	Sweet Viburnum	2' Ht.	3 gal.	780		36' O.C.	
	VO2	Viburnum odoratissimum	Sweet Viburnum	2.5' Ht.	7 gal.	47		4' O.C.	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	PO	Paspalum quadrifarium	Crowngrass	2' Ht.	3 Gal.	36" o.c.	527		
LITTORAL ZONE AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	LIT	Iris virginica/Pontederia cordata	Blue Flag Iris/Pickereel Weed	4'		36" o.c.	2,723		4' plugs at 12' Ht
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	DV	Dianella tasmanica 'Variegata'	Flax Lily	1 gal.	Pot	24" o.c.	503		24" O.C.
	JC	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	1 gal.	Pot	24" o.c.	71		24" O.C.
	LM	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Pot	24" o.c.	176		24" O.C.
	MC	Muhlenbergia capillaris	Pink Muhly	1 gal.	Pot	26" o.c.	178		24" O.C.
	GRA	Paspalum notatum 'Argentine'	Bahia Grass	Solid Sod			171,274 sf		Use in all Right-Of-Way areas and on drainage areas & ditch slopes
	TT	Trachelospermum asiaticum 'Tricolor'	Dwarf Tricolor Asiatic Jasmine	4"	Pot	12" o.c.	1,267		12" O.C.
	TV	Tulbaghia violacea	Society Garlic	1 gal.	Pot	24" o.c.	82		24" O.C.

Landscape Code Summary

DESCRIPTION	QTY	REMARKS	PROVIDED	NOTES
OLD KINGS RD (area in front of building): Buffer "G"	195 LF DIVIDED BY 50 EQUALS	4 SHADE TREES REQUIRED	4	PROVIDED 1
4 Sabal Palm groupings				
195 LF DIVIDED BY 50 EQUALS		4 UNDERSTORY TREES REQUIRED	4	PROVIDED
4 Crape Myrtle trees				
195 MULTIPLIED BY 25 EQUALS		4,875 SF LANDSCAPE BUFFER REQUIRED	4,875	PROVIDED
SHORT SCREEN				
195 LF DIVIDED BY 3 EQUALS		65 24" HT BUFFER SHRUBS REQUIRED	65	PROVIDED
ACCENT PLANTING				
195 LF DIVIDED BY 100 x 30 EQUALS		59 12" HT BUFFER DWARF SHRUBS REQUIRED	71	PROVIDED
OLD KINGS RD: Buffer "G" (Adjacent To Compensating Stormwater Storage)	446 LF DIVIDED BY 50 EQUALS	9 SHADE TREES REQUIRED	9	PROVIDED 1
4 Existing Trees remaining				
446 LF DIVIDED BY 50 EQUALS		9 UNDERSTORY TREES REQUIRED	9	PROVIDED
4 Existing Trees remaining				
446 MULTIPLIED BY 25 EQUALS		11,150 SF LANDSCAPE BUFFER REQUIRED	11,150	PROVIDED
Existing area preserved to meet buffer requirement				
SHORT SCREEN & ACCENT PLANTING				
Short Screen and accent planting not required to buffer retention				
SOUTHERN BOUNDARY: Buffer "C" (COM2 abutting COM2)	423 LF DIVIDED BY 50 EQUALS	4 SHADE TREES REQUIRED	4	PROVIDED 2
4 Cypress Trees				
200 LF DIVIDED BY 10 EQUALS		2,000 SF LANDSCAPE BUFFER REQUIRED	2,000	PROVIDED
SHORT SCREEN (OVERALL 423 LF SCREEN REQUIRED)				
200 LF DIVIDED BY 3 EQUALS		67 24" HT BUFFER SHRUBS REQUIRED	67	PROVIDED
NORTHERN BOUNDARY: Buffer "E" (COM 2 ABUTTING SFR)	2,087 LF DIVIDED BY 50 EQUALS	42 TREES REQUIRED	42	PROVIDED 3
2,087 LF DIVIDED BY 50 EQUALS		42 TREES REQUIRED	42	PROVIDED
42 Existing Protected Shade Trees				
2,087 MULTIPLIED BY 0 FT WIDTH EQUALS		0 LF FENCE OPTIONAL (NOT PROVIDED)	0	PROVIDED
2,087 MULTIPLIED BY 20 FT WIDTH EQUALS		41,740 SF LANDSCAPE BUFFER REQUIRED	41,740	PROVIDED
Existing wetlands provide buffer				
2,087 DIVIDED BY 4 EQUALS		522 TALL SCREEN REQUIRED	522	PROVIDED
Tall screen provided by existing 36" tall vegetation along length of buffer				
INTERSTATE 95/WESTERN BOUNDARY: Buffer "G"	1,462 LF DIVIDED BY 50 EQUALS	29 SHADE TREES REQUIRED	29	PROVIDED 4
23 Proposed Live Oak Trees				
6 Proposed Bald Cypress Trees				
1,462 LF DIVIDED BY 50 EQUALS		29 UNDERSTORY TREES REQUIRED	29	PROVIDED
29 Proposed Understory Trees				
1,462 MULTIPLIED BY 25 EQUALS		36,550 SF LANDSCAPE BUFFER REQUIRED	36,550	PROVIDED
SHORT SCREEN				
1,462 LF DIVIDED BY 3 EQUALS		487 24" HT BUFFER SHRUBS REQUIRED	487	PROVIDED
ACCENT PLANTING				
1,462 LF DIVIDED BY 100 x 30 EQUALS		439 12" HT BUFFER DWARF SHRUBS REQUIRED	439	PROVIDED
1,195 LF remaining buffer along I-95 abuts a conservation easement; easement provides required tree, understory, screen and accent plant material				
INTERIOR LANDSCAPE REQUIREMENTS	81,448 SF PROPOSED VUA (Vehicular Use Area)			5
VUA CALCULATIONS				
70,095 SF MULTIPLIED BY 10.00% OF VUA AREA EQUALS		7,010 SF REQUIRED INTERIOR LANDSCAPE	15,990	PROVIDED
7,010 SF DIVIDED BY 168 SF EQUALS		42 INTERIOR TREE CREDITS	42	PROVIDED
BUILDING PERIMETER CALCULATIONS				
312 LF BUILDING A1(office)	70% EQUALS	218 LF BLDG PERIMETER LANDSCAPE REQ.	218	PROVIDED
218 LF DIVIDED BY 50 EQUALS		4 BUILDING PERIMETER UNDERSTORY TREES	4	PROVIDED
400 LF STORAGE BUILDING	70% EQUALS	280 LF BLDG FRONTAGE LANDSCAPE REQ.	400	PROVIDED
FRONTAGE				
280 LF DIVIDED BY 50 EQUALS		6 BUILDING PERIMETER UNDERSTORY TREES	6	PROVIDED
TREE DENSITY REQUIREMENT				
[SEE SEPARATE TREE DENSITY CALCULATION, SHEET L-5]				

- Note 1:
Overall Old Kings Rd. Buffer:
1,402 LF Overall Buffer Length
24 LF Driveway
1183 LF Wetland/Conservation Easement
195 LF Landscape Buffer in front of building
- Note 2:
Southern Boundary: Abutting COM 2
757 LF Overall Buffer Length
557 LF Abutting Conservation Easement/Preservation/No Buffer plantings
200 LF Buffer "C" planting
- Note 3:
Northern Boundary: Abutting SFR
2,087 LF Overall Buffer Length
2,087 LF abutting conservation Easement/Preservation. No buffer plantings
2,087 LF Existing trees/vegetation act as buffer
- Note 4:
Western Boundary/Interstate 95:
2,658 LF Overall Boundary
1,195 LF abutting conservation Easement/Preservation. No buffer plantings
1,462 LF Buffer "G" planting
- Note 5:
Building Perimeter Calculations:
Bldg. "A1": 458 LF facade minus 146 LF doors/loading areas = 312 LF effective facade
Bldg. "2": 400 LF overall facade facing Interstate 95

Andrew S. Dance & Associates, LLC
Andrew S. Dance, RLA
FL Reg. #LA1112
13 Evansville Ln., Palm Coast, Florida 32164
Andy@AndrewDance.com
Ph: 386.627.5600
Landscape Architecture
Natural Resource Conservation
Land Use & Land Planning
Environmental Stewardship

NO.	DATE	DESCRIPTION
1	05/21/21	Revisions per City Comment
2	05/27/21	Revisions per City Comment

REVISIONS

KINGS CROSSING - STORAGE

LANDSCAPE PLAN
LANDSCAPE CONSTRUCTION DRAWINGS

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

A1



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

keesee
ARCHITECTURE & INTERIOR DESIGN

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

ZTE
Zoning Technical Engineer
11111 S. W. 11th St., Suite 100
Miami, FL 33155
Tel: 305.859.1111
www.zte.com

RAPID
RAPID CONSTRUCTION
11111 S. W. 11th St., Suite 100
Miami, FL 33155
Tel: 305.859.1111
www.rapidconstruction.com

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

PERSPECTIVES
BLDG. A

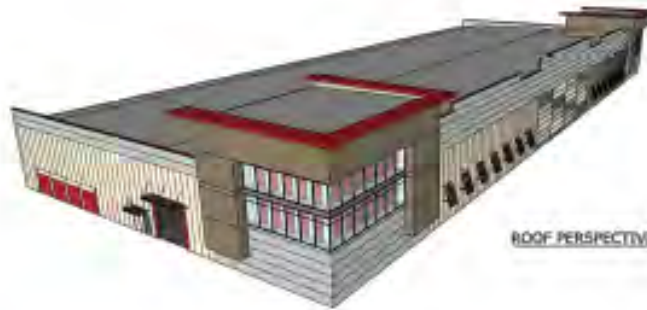
AR3.1



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



ROOF PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE

SCALE:
FOR ALL ARCHITECTURAL SHEETS
AS 1" = 40'-0" (1:1600)

Keesee
ARCHITECTS
1000 S. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111
www.keeseearchitects.com

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

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ZTE CONSULTING ENGINEERS
1000 S. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111
www.zte.com

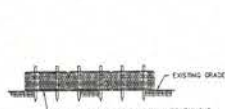
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Fort Lauderdale, FL 33304
Tel: 954.575.1111
www.rapid.com

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

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

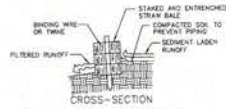
NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMITS
2	10/1/2011	ISSUED FOR PERMITS
3	10/1/2011	ISSUED FOR PERMITS
4	10/1/2011	ISSUED FOR PERMITS
5	10/1/2011	ISSUED FOR PERMITS
6	10/1/2011	ISSUED FOR PERMITS
7	10/1/2011	ISSUED FOR PERMITS
8	10/1/2011	ISSUED FOR PERMITS
9	10/1/2011	ISSUED FOR PERMITS
10	10/1/2011	ISSUED FOR PERMITS

PERSPECTIVES
BLDG. B
AR3.1



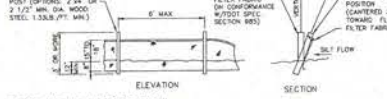
SEDIMENT BARRIER DETAIL
NOT TO SCALE

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

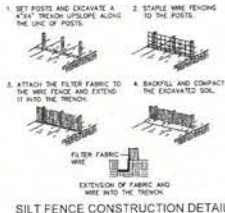


NOTES FOR BAILED JUTE BARRIERS:

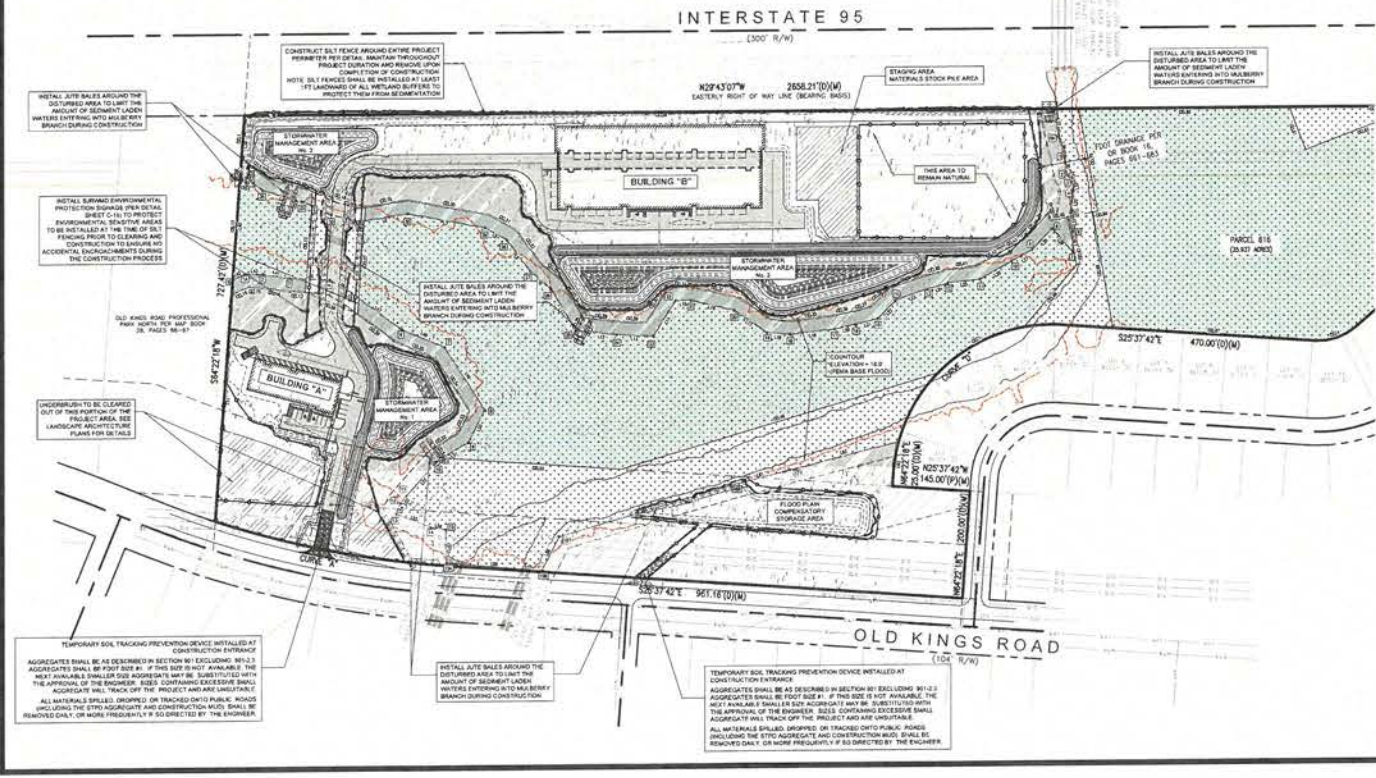
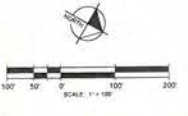
- TYPE I AND 2 BARRIERS SHOULD BE SPACED IN ACCORDANCE WITH CHART 1 SHEET 1.
- JUTE BALS SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2" x 4" (OR 2" x 4" x 4" WOOD STAKES). STAKES OF OTHER MATERIALS OF SIMILAR PROTECTIVE EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OVER 10' HIGH SHALL BE ANCHORED UPON COMPLETION OF THE PROJECT.
- SEDIMENT BARRIERS SHALL BE FILTERED FULLY THROUGH. UNDESIRABLE SOLIDS SHALL BE FILTERED WITH JUTE TO PREVENT SILT FROM PASSING.
- WHERE USED IN CONNECTION WITH SILT FENCE, JUTE BALES SHALL BE PLACED ON THE UPTERRAIN SIDE OF THE FENCE.



TYPE III SILT FENCE DETAIL
NOT TO SCALE



SILT FENCE CONSTRUCTION DETAIL
NOT TO SCALE



BMP LEGEND

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

TREE REMOVAL NOTE

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

SWPPP NOTES

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

BEST MANAGEMENT PRACTICES BMP GUIDELINES:

- BEST MANAGEMENT PRACTICES DEVICES SHALL BE USED TO ADDRESS EROSION AND SEDIMENT CONTROL.
- THE PLAN INDICATES TYPICAL BEST MANAGEMENT PRACTICES DEVICE LOCATIONS REFER TO BMP DETAILS FOR DETAILED PLANNING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS INSTRUCTED BY THE ENGINEER.
- DEVICES THAT ARE NOT TO BE MAINTAINED AS SHOWN AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRASSING OF A YEAR OR LONGER GROWING ENVIRONMENT UNTIL FINAL ACCEPTANCE AND CERTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORM WATER MANAGEMENT AND COLLECTION SYSTEM AND PREVENTATION AREA.

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

FOR
swa
STORAGE UNITS PALM COAST LLC
330 E CROWN POINT RD, SUITE 1080
WINTER GARDEN, FL 34787
Phone: (407) 347-9614

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

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/2021	ISSUE FOR BIDDING
2	02/01/2021	REVISED PER COMMENTS

DATE: 01-20-2021
TIME: 10:00 AM
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NO. C-07

