

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 16, 2022

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



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

OVERVIEW

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

ANALYSIS

REQUESTED ACTION

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

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

BACKGROUND/SITE HISTORY

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

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

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

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

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

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

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

SURROUNDING ZONING AND LAND USES:

NORTH:	FLUM:	Mixed Use
	Zoning:	General Commercial (COM-2)
	Use:	Vacant
EAST:	FLUM:	Mixed Use
	Zoning:	Multiple Family Residential (MFR-2)
	Use:	Vacant
SOUTH:	FLUM:	Mixed Use
	Zoning:	Light Industrial (IND-1)
	Use:	Developed Industrial self-storage and commercial retail uses
WEST:	FLUM:	Industrial (County)
	Zoning:	Industrial (County)
	Use:	Developed storage, retail, Industrial and commercial uses

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

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

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

Staff Finding: The proposed Small Box Discount Store is not in conflict with or contrary to the public interest. The use is appropriately located along US 1 which has a mixture of commercial and industrial uses. The COM-2 Zoning District is intended to provide sufficient areas for general commercial and office uses to meet community-wide demand for retail, services, businesses, and employment opportunities.

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

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan. (Note that not all chapters of the Comprehensive Plan are applicable to this request.)

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

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

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

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

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

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

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

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

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

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

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

Staff Finding: A Technical Site Plan has been submitted by the applicant. Since the building is less than 40,000 square feet, it is a Tier - 1 that will be reviewed administratively by staff. All businesses must comply with the requirements of the LDC and all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

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

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

Staff Finding: The conceptual plan that has been submitted with the special exception application demonstrates that the site will be developed under all applicable development standards of the LDC including specific standards for the General Commercial (COM-2) Zoning District. Compliance with all the requirements of the LDC will be confirmed during the technical site plan review process.

B. Meets the concurrency requirements of this LDC;

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

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

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

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

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

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

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

PUBLIC PARTICIPATION

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



RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this request in compliance with the Land Development Code and Comprehensive plan and approve Application No. 5044 to allow a Special Exception for Small Box Discount Store within 500' of residential property.

Dollar General



Legend

-  Palm Coast City Limits
-  Dollar General



0 375 750
Feet



Dollar General



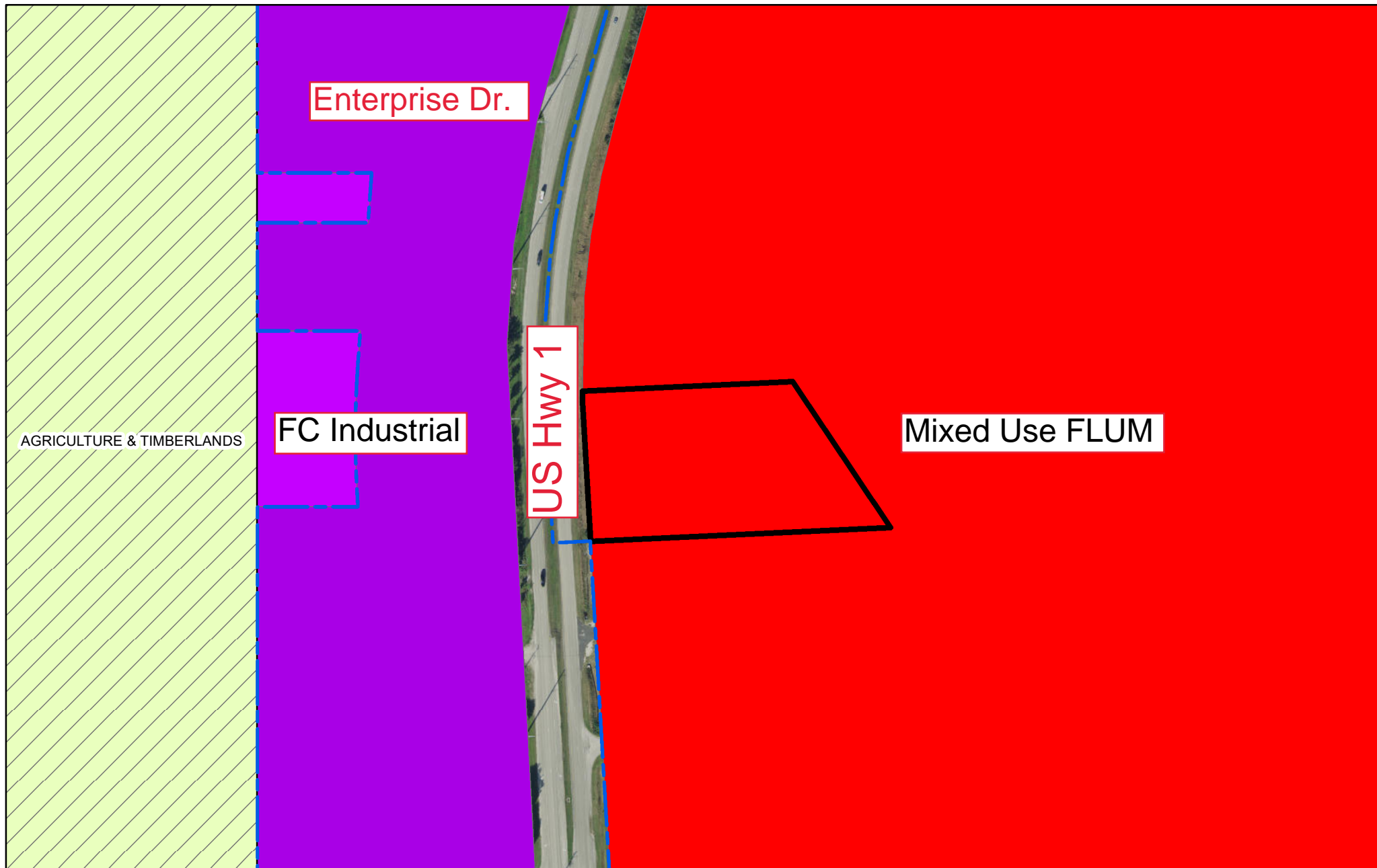
Legend

-  Palm Coast City Limits
-  Dollar General

0 150 300
Feet



Dollar General FLUM



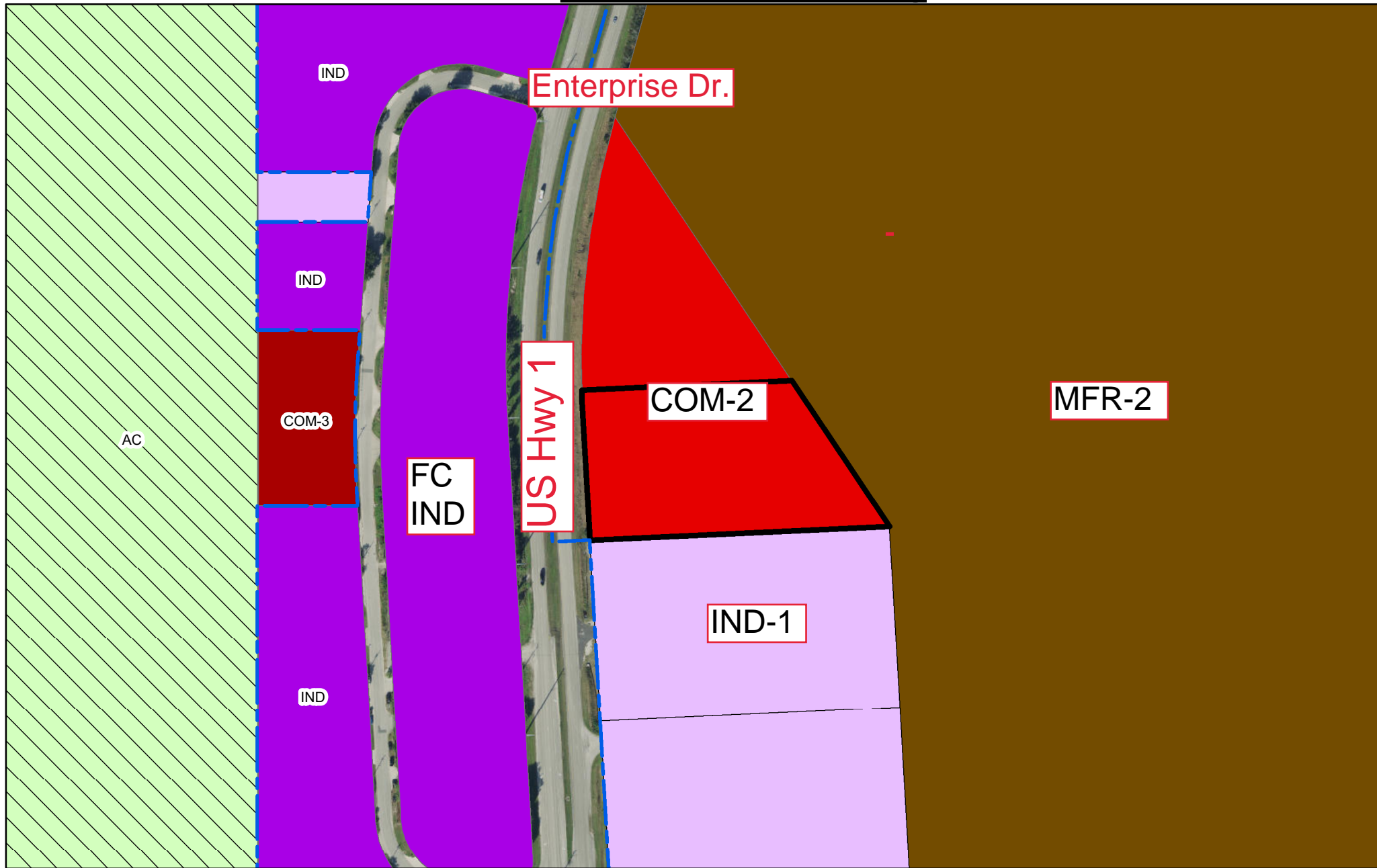
Legend

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

0 150 300 Feet



Dollar General Zoning



Legend

	Palm Coast City Limits	Palm Coast Zoning		COM-2		IND-1	Flagler Zoning		IND
	Dollar General		AC		COM-3		MFR-2		

0 150 300 Feet





GENERAL APPLICATION:

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

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

- A. PROJECT NAME:** HSC Palm Coast US 1, LLC
- B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):** US Hwy 1 N Bunnell, FL 32110
- C. PROPERTY APPRAISER'S PARCEL NUMBER(s):** 22-11-30-5545-00000-0030
- D. LEGAL DESCRIPTION:** See ALTA Subdivision Name; Sand Lake Section; 22 Block; 3 Lot
Lot 3, Sand Lake, according to the map or plat thereof as recorded in plat book 33, page 70, public records of Flagler county.
- E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE:** 3.52 ace/153340 sf
- F. FUTURE LAND USE MAP DESIGNATION:** Mixed Use EXISTING ZONING DISTRICT: COM-2
OVERLAY DISTRICT: _____
- G. FLOOD ZONE:** X and A COMMUNITY PANEL NUMBER: 12035C0120E DATE: 6/6/18
- H. PRESENT USE OF PROPERTY:** Vacant
- I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):** _____
Construction of a 12,480 sf single commercial building and associated parking improvements. The project will include on-site storm water management facility to provide water quality treatment and regulated post development runoff rates below the respective pre-development rates to meet the requirements as outlined in the SJWMD's ERP Permit Information Manual Volume II (AH Vol II) and meet the City's Unified Land Development Section 9.04.
- J. PROPOSED NUMBER OF LOTS:** 2 lots combined
- K. CHECK APPROPRIATE BOX FOR SITE PLAN:**
☒ Tier 1 (up to 40,000 sq. ft. / 40 units)
☐ Tier 2 (up to 100,000 sq. ft. / 100 units)
☐ Tier 3 (exceeding 100,000 sq. ft. / 100 units)
- L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:**
nonstatutory land division - reconfiguration application & special exception application
- M. WATER/SEWER PROVIDER:** City of Palm Coast
- N. IS THERE AN EXISTING MORTGAGE?** ☐ Yes ☐ No

General Application (sheet 1 of 2)

October 1, 2009 (Revised 4-9-2010)

02/04/2022 01:34 pm IP:[10.10.250.10] Packet No: 60606

VIII-43



OWNER:

Name:	Pipe Property Inc.
Mailing Address:	1 Sunshine Blvd., Ormond Beach, FL 32174
Phone Number:	
E-mail Address:	

APPLICANT / AGENT:

Name:	HSC Palm Coast US 1, LLC
Mailing Address:	PO Box 130, Daphne, AL 36526
Phone Number:	251-243-0708
E-mail Address:	linda@hixsnedeker.com

MORTGAGE HOLDER:

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

ENGINEER OR PROFESSIONAL:

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

PLANNER:

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

TRAFFIC ENGINEER:

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

SURVEYOR:

Name:	CHW, Inc.
Mailing Address:	11801 Research Drive Alachua, FL 32615
Phone Number:	386-518-5167
E-mail Address:	kevins@chw-inc.com

LANDSCAPE ARCHITECT:

Name:	WAS Design, Inc.
Mailing Address:	218 N. Alston St. Foley, Alabama 36535
Phone Number:	(251) 948-7181
E-mail Address:	cwatkins@was-design.com

ATTORNEY:

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

DEVELOPER OR DOCKMASTER:

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

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

Signature of owner OR person authorized to represent this application

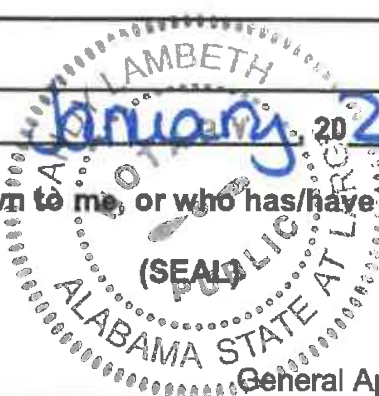
Signature(s) _____

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

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

Haymes S. Snedeker who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida _____



General Application (sheet 2 of 2)



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

February 4, 2022

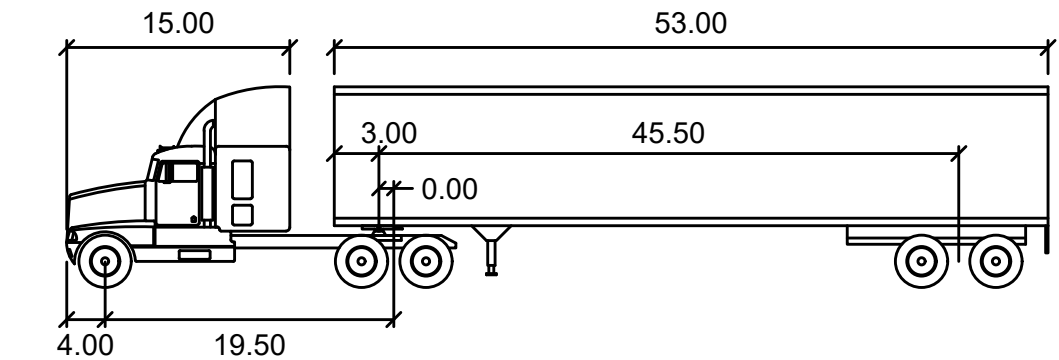
To: Members of the Planning and Land Development Regulations Board

From: Mike Freidin, PE

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

NOTES TO CONTRACTOR:

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



WB-67

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

U.S. HWY 1



POSTED SPEED LIMIT

CITY APPROVAL STAMP:

SITE DATA TABLE

U.S. HIGHWAY 1

STATE OF FLORIDA
COUNTY OF FLAGLER
CITY OF PALM COAST

PARCEL ID: 22-11-30-5545-00000-0030

PARCEL SIZE

EXISTING PARCEL:	4.49 AC (≈195584 SQ. FT.)
AFTER NON STATUTORY LAND DIVISION:	3.52 AC (≈153334 SQ. FT.)
ZONING:	COM-2 (GENERAL COMMERCIAL)
FLOOD ZONE INFO (FIRM):	ZONE X & ZONE A (MAP #12035 C 0120 E)
REQUIRED YARD SETBACKS (& LANDSCAPE BUFFERS)	
FRONT:	25' (25' "TYPE G" LANDSCAPE BUFFER)
SIDE:	10' (10' "TYPE C" LANDSCAPE BUFFER)
REAR:	20' (20' "TYPE E" LANDSCAPE BUFFER)

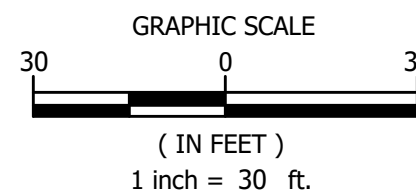
PROPOSED USAGE

BUILDING (23'-0" HIGHEST POINT):	12,480 SQ. FT. (1 FLOOR)
PARKING LOT (VUA):	26,063 SQ. FT.
SIDEWALK:	2,380 SQ. FT.
ADDITIONAL CONCRETE PAVING:	1,739 SQ. FT.
TOTAL:	42,662 SQ. FT.
MAX IMPERVIOUS ALLOWED:	70%
MAX IMPERVIOUS PROPOSED:	27.8%

RATIOS

IMPERVIOUS SURFACE RATIO (ISR):	30.0%
FLOOR AREA RATIO (FAR):	8.13%
VEHICULAR USE AREA (VUA):	26,063 SQ. FT.
PARKING REQUIRED:	1 SPACE / 250 SF
	12,480 SF GFA / 250 = 50 SPACES
PARKING PROVIDED:	50 SPACES (INC. 3 H/C)
STANDARD PARKING SPACE:	20' X 9' (SEE DETAIL SHEET C7)
H/C PARKING SPACE:	20' X 12' (SEE DETAIL SHEET C7)
BICYCLE RACK SPACES REQD.:	3
BICYCLE RACK SPACES PROV.:	5

(APPLICATION:)



LEGEND

CMF	BENCHMARK
CRF	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
	RIGHT-OF-WAY
	CENTERLINE
	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. FIBER OPTIC CABLE LINE
	EXIST. TELEPHONE LINE
	EXIST. FENCE LINE
	EXIST. PIPE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24" CONCRETE CURB & GUTTER
	PROPOSED 6" CONCRETE CURB
	EXIST. POWER POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. WATER WELL
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. FIBER OPTIC CABLE BOX
	EXIST. FIBER OPTIC CABLE POST
	EXIST. FIBER OPTIC CABLE MANHOLE
	EXIST. TELEPHONE BOX
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL AARON FREIDIN, PE.
ON FEBRUARY 18, 2022 ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NEW STORE CONSTRUCTION, 12480 C PROTOTYPE

DOLLAR GENERAL

U.S. Highway 1, Palm Coast, FL

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

SHEET NO:

C2
SITE PLAN



ISSUE	DATE	DESCRIPTION
1.	2.4.22	VARIOUS SUBMITTALS
2.	2.18.22	VARIOUS SUBMITTALS

JADE CONSULTING

Jinright & Associates Development Engineers
208 Greeno Road North Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
251.928.3443 (tel) 251.928.3665 (fax)
FL, CA-27624 jadengineers.com

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

P.O. Box 529
22615 Highway 50 North
Robertsville, Alabama 36567
Office: 251.947.3864
Fax: 251.947.3138



Community Development Department
Planning Division

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

February 28, 2022

RE: Request for Special Exception; Application No. 5044

Dear Neighboring Property Owner,

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

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

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

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

Cordially,

Estelle Lens

Estelle Lens, AICP
Project Manager

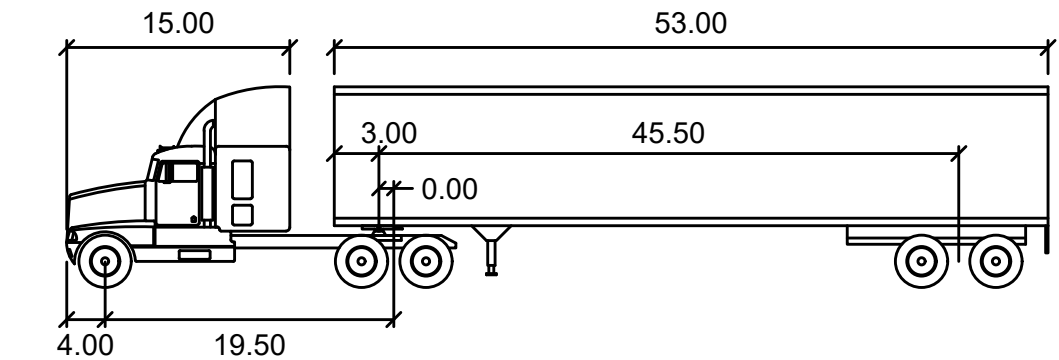
NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need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



palmcoastgov.com

NOTES TO CONTRACTOR:

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



WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

U.S. HWY 1

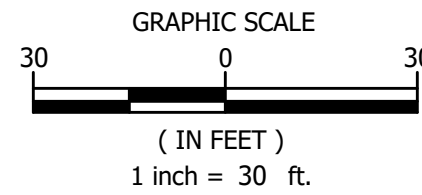


POSTED SPEED LIMIT

CITY APPROVAL STAMP:

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

(APPLICATION:)



LEGEND

CMF	BENCHMARK
CRF	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
	RIGHT-OF-WAY
	CENTERLINE
	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
OHE	EXIST. OVERHEAD UTILITY AND UTILITY POLE
GUY	EXIST. GUY WIRE AND UTILITY POLE
W	EXIST. WATER LINE
SS	EXIST. SANITARY SEWER LINE
GAS	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
FO	EXIST. FIBER OPTIC CABLE LINE
TEL	EXIST. TELEPHONE LINE
	EXIST. FENCE LINE
	EXIST. PIPE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24" CONCRETE CURB & GUTTER
	PROPOSED 6" CONCRETE CURB
	EXIST. POWER POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. WATER WELL
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. FIBER OPTIC CABLE BOX
	EXIST. FIBER OPTIC CABLE POST
	EXIST. FIBER OPTIC CABLE MANHOLE
	EXIST. TELEPHONE BOX
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL AARON FREIDIN, PE, ON FEBRUARY 18, 2022 ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JADE CONSULTING

Jinright & Associates Development Engineers
208 Greeno Road North Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
251.928.3443 (tel) 251.928.3665 (fax)
FL, CA-27624 jadengineers.com

NEW STORE CONSTRUCTION, 12480 C PROTOTYPE

DOLLAR GENERAL

U.S. Highway 1, Palm Coast, FL

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

SHEET NO:

C2
SITE PLAN



ISSUE	DATE	DESCRIPTION
1.	2.4.22	VARIOUS SUBMITTALS
2.	2.18.22	VARIOUS SUBMITTALS

ADAMS STEWART ARCHITECTS, LLC
Architecture, Planning
Interiors, Construction Administration
P.O. Box 529
22615 Highway 50 North
Robertsville, Alabama 36567
Office: 251.947.3864
Fax: 251.947.3138



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

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

Haymes S. Snedeker who after providing

personally known as identification and

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

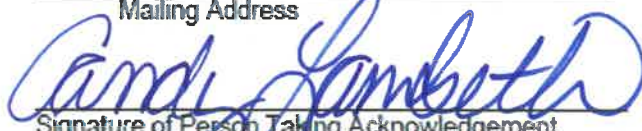
"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of Application # 5044, has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the March 15th, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.


Signature of Responsible Party

Haymes S. Snedeker
Printed Name

805 Trione Ave, Daphne, AL 36526
Mailing Address


Signature of Person Taking Acknowledgement
Candy Lambeth
Name of Acknowledger (Typed, Printed or Stamped)



SEAL
7/8/24 commission expires

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

7018 2290 0000 0161 1499

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and Fees
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Street and Apt. No. **1 SUNSHINE BLVD**
City, State, ZIP+4® **ORMOND BEACH, FL 32174**

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and
\$

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

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and
\$

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

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and
\$

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

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



0551 7018 2290 0000 0161 1550

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage

Sent To **TEAROC OF FLORIDA INC**

4490 N US 1 STE 111

Street and **PALM COAST, FL 32164**

City, State, .



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	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage

Sent To **Stone Plus Inc**

8515 Baymeadows Way, Ste. 402

Street and **Jacksonville, FL 32256**

City, State

PS Form



ctions

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