

City of Palm Coast, Florida Agenda Item

Agenda Date: January 18, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject SPECIAL EXCEPTION – HORIZON SELF STORAGE - APPLICATION # 5293		
Presenter: Estelle Lens, Planner, AICP		
<p>Background: A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow <i>Mini-warehouses, Office Warehouses and Self-Storage</i>. The Horizon Self-Storage facility is proposed on a vacant 7.06 +/- acre site located on the east side of U.S. Hwy 1, approximately 1.2 miles north of Matanzas Woods Parkway.</p> <p>The applicant is proposing a self-storage facility with indoor storage units as well as outdoor RV and boat storage spaces. The site plan includes six buildings totaling 98,400 square feet, with 637 indoor storage units and 40 RV/Boat storage spaces. A large stormwater pond will be located on the east side of the proposed development.</p> <p>The property is bordered on the north side by an approximately 30' wide strip of land which provides access to the property adjacent to the rear of the subject property. The adjacent parcel, including the access strip, is zoned County Agricultural and is improved with a residence on the 10.97 acres. To the north of the access strip is property that is zoned Rural Estate (EST-2), which is a single-family residential zoning district. The Land Development Code (LDC) does not require a landscape buffer against Agriculturally zoned property. However, due to the proximity of the EST-2 zoned land to the north, and the residential use to the east, staff is requesting the applicant to provide a buffer achieving approximately 80% opacity to the lands to the north and the east. Per Staff's suggestion, the applicant will need to provide the buffering required for commercial developments against residentially zoned property, as regulated by LDC Table 11-6: Buffer Design Standards.</p> <p>Section 3.03.02 of the City Code identifies allowable uses within nonresidential and mixed use zoning districts. Table 3-4 lists <i>Mini-warehouses, Office Warehousing and Self-Storage</i> under the Warehousing category as only being allowed in the General Commercial (COM-2) District via approval of a Special Exception. <i>Mini-warehouses, Office Warehousing and Self-Storage</i> are permitted uses within the High Intensity Commercial (COM-3) District and the Light Industrial and Warehousing (IND-1) District.</p> <p>In addition to meeting LDC requirements in Subsection 2.05.05 for all Development Orders, Special Exceptions must also meet the findings listed in Subsection 2.07.03, which are:</p> <ul style="list-style-type: none"> A. <i>Is consistent with the specific requirements for that particular use as set forth in this LDC;</i> B. <i>Meets the concurrency requirements of this LDC;</i> 		

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

Public Participation: Required letter notifications to the abutting property owners were sent via Certified Mail before January 4, 2023. The Planning Division has not received any communications from members of the public regarding this application.

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 the Land Development Code and approve Application No. 5293 to allow a Special Exception for *Mini-warehouses, Office Storage and Self-Storage* in the COM-2 zoning district subject to the following conditions.

1. A buffer providing approximately 80% opacity is required abutting the lands to the north and the east. This may be accomplished by providing a D, E, or F perimeter buffer as regulated by Table 11-6 in the LDC. A wall or fence must be eight feet tall. Supplemental plantings may be required.
2. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.
3. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.
4. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
5. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.
6. A business shall not use storage units for retail display and/or sale of merchandise.
7. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.
8. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.



COMMUNITY DEVELOPMENT DEPARTMENT
HORIZON SELF STORAGE SPECIAL EXCEPTION STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
JANUARY 18, 2023

OVERVIEW

Project #	5293
Applicant:	Cobb Cole / Robert A. Merrell III, Esquire
Property Description:	7.06 +/- acres
Property Owner:	B & B Holdings of Palm Coast, LLC
FLUM Designation:	Mixed Use
Zoning Designation:	General Commercial (COM-2)
Current Use:	Vacant land
Property Tax ID:	21-10-30-0000-02020-0010
Property Location:	East side of U.S. Hwy 1 approximately 1.2 miles north of Matanzas Woods Parkway
Requested Action:	Special Exception to allow <i>Mini-warehouses, Office Warehouses and Self-Storage</i> 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 *Mini-warehouses, Office Warehouses and Self-Storage*. The Horizon Self-Storage facility is proposed on a vacant 7.06 +/- acre site located on the east side of U.S. Hwy 1, approximately 1.2 miles north of Matanzas Woods Parkway.

BACKGROUND/SITE HISTORY

The subject parcel was acquired by B & B Holdings of Palm Coast, LLC on December 11, 2009. The applicant is proposing a self-storage facility with indoor storage units as well as outdoor RV and boat storage spaces. The site plan includes six buildings totaling 98,400 square feet, with 637 indoor storage units and 40 RV/Boat storage spaces. A large stormwater pond will be located on the east side of the proposed development.

The property is bordered on the north side by an approximately 30' wide strip of land which provides access to the property adjacent to the rear of the subject property. The adjacent parcel, including the access strip, is zoned County Agricultural and is improved with a residence on the 10.97 acres. To the north of the access strip is property that is zoned Rural Estate (EST-2), which is a single-family residential zoning district. The Land Development Code (LDC) does not require a landscape buffer

against Agriculturally zoned property. However, due to the proximity of the EST-2 zoned land to the north, and the residential use to the east, staff is requesting the applicant to provide a buffer achieving approximately 80% opacity to the lands to the north and the east. Per Staff’s suggestion, the applicant will need to provide the buffering required for commercial developments against residentially zoned property, as regulated by LDC Table 11-6: Buffer Design Standards:

- Type D: 10' wide with a Decorative Wall, or
- Type E: 20' wide with a Tall Screen, or
- Type F: 15' wide with a Fence

A wall or fence will have to meet the architectural requirements of the LDC for material and color, and be eight feet in height, which is the maximum allowed for commercial property.

Section 3.03.02 of the City Code identifies allowable uses within nonresidential and mixed use zoning districts. Table 3-4 lists *Mini-warehouses, Office Warehousing and Self-Storage* under the Warehousing category as only being allowed in the General Commercial (COM-2) District via approval of a Special Exception. *Mini-warehouses, Office Warehousing and Self-Storage* are permitted uses within the High Intensity Commercial (COM-3) District and the Light Industrial and Warehousing (IND-1) District.

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	Self-storage facility including boat/RV parking

SURROUNDING ZONING AND LAND USES:

NORTH	FLUM	County Agriculture & Timberlands and City Greenbelt
	Zoning	County Agricultural and City Rural Estate 2 (EST-2)
	Use	Access Road for Single Family Residence
EAST	FLUM	County Agriculture & Timberlands
	Zoning	County Agricultural
	Use	Single Family Residence
SOUTH	FLUM	County Agriculture & Timberlands
	Zoning	County Agricultural
	Use	Vacant (wooded)
WEST	FLUM	City DRI – Mixed Use
	Zoning	City MPD
	Use	City Sawmill Creek subdivision

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 self-storage facility, with indoor storage units and outdoor boat and RV storage spaces, is not in conflict with or contrary to the public interest. The site is located along U.S. Hwy 1, which has a mix of uses including commercial, industrial, and residential, and is across U.S. Hwy 1 from the Sawmill Creek residential subdivision (259 SFR lots). Sawmill Creek has a substantial landscape buffer along U.S. Hwy. 1. 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. The site is well situated to serve the surrounding residential communities.

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

Staff Findings: The request will be consistent with all applicable portions of the Land Development Code (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.*

Staff Findings: The self-storage buildings will provide a location for residents and small businesses to store items. Additionally, the proposed boat and recreational vehicle storage facility site provides a location for Palm Coast residents to store their boat or RV away from their homes as most boats and RVs will not fit within most residents' garages. The proposed storage use as shown on the conceptual plan, and as conditioned by staff, is consistent with the wide range of non-residential development that is existing and expected along US Hwy 1.

- **Chapter 1, Future Land Use Element: 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. Water, sewer and reclaimed water services are located on the west side of U.S. Hwy 1 and will be extended under the highway by the developer at their cost. The applicant's engineer submitted a Trip Generation Comparison using the Institute of Transportation Engineers (ITE) Trip Generation Manual which show that the proposed facility will only generate 145 average annual daily trips, including approximately 15 PM Peak Hour trips. This is in comparison to estimated daily trips of 3,426 and 259.5 PM Peak Hours trip that would be generated by a retail shopping plaza on a similar sized parcel.

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 self-storage facility with boat and RV parking where the facility is well buffered 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 will need to be submitted by the applicant. Since the Technical Site Plan will have six buildings totaling 98,400 sq. ft. it will be a Tier - 2 that will be reviewed initially by staff, followed by review and determination by the PLDRB. 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 proposed location will be on a site that will be developed under all applicable development standards of the LDC including specific standards for the General Commercial (COM-2) Zoning District. Landscaping standards shall meet or exceed, as applicable, the standards of Chapter 11, including Table 11-4 Planting and Maintenance Requirements. Additional sections of the LDC that address outdoor storage of boats and RVs include:

- 5.04.10 *Boat and recreational vehicle commercial storage facilities*, which states: Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded areas (adequately buffered) so they are generally hidden from the public rights-of-way..., and

- 4.17.02 *Outdoor Storage in COM... Districts*, which requires screening by architectural features, a fence, a wall or natural buffer; and further states that no items may be stored above the height of the screening.

With the submittal of the Technical Site Plan, the applicant must submit elevations which will be reviewed to be in compliance with LDC Chapter 13 - Architectural Design Regulations; including building massing, exterior articulation, fenestration, roof types and exterior colors. It should be noted that metal buildings are not permitted to be visible from public Right-of Way within the commercial zoning Districts.

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. Traffic will be further reviewed upon Technical Site Plan submittal. As indicated by the applicant’s submittal of their Trip Generation Comparison, storage facilities have significantly lower traffic or trips compared to other uses permitted within the COM-2 zoning District.

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 future uses of the neighboring area.

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

Criteria	Staff Finding
<i>Architectural design;</i>	The proposed buildings 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>	Staff is recommending the site to be sufficiently buffered against the lands to the north and east by providing a buffer with minimum 80% opacity. This will be confirmed with the Technical Site Plan.
<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 layout and perimeter buffers. If applicable, a photometric lighting plan will be required at Site Plan. Signage will be addressed in accordance with Chapter 12 of the LDC.
<i>Storm drainage, sanitation collection;</i>	The applicant’s proposed stormwater system will be reviewed by the City and SJRWMD during the Technical Site Plan process.
<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>	This project is located on U.S. Hwy 1, a state road, and will therefore require review and approval from the Florida Department of Transportation (FDOT), as well as the City’s Traffic Engineer during the Technical Site Plan review process.

<i>Off-street parking and loading; and</i>	It appears the applicant is proposing sufficient parking and loading areas. The interior vehicular design area being provided will be analyzed in 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>	In Planning staff's recommendation are conditions staff suggests to the PLDRB to ensure the self-storage facility with parking for boat and RV storage remains compatible with neighboring properties and creates no undesirable aesthetics for motorists along U.S Hwy 1.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires that applicants notify abutting 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 by January 4, 2023. 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 the Land Development Code and approve Application No. 5293 to allow a Special Exception for *Mini-warehouses, Office Storage and Self-Storage* in the COM-2 zoning district subject to the following conditions.

1. A buffer providing approximately 80% opacity is required abutting the lands to the north and the east. This may be accomplished by providing a D, E, or F perimeter buffer as regulated by Table 11-6 in the LDC. A wall or fence must be eight feet tall. Supplemental plantings may be required.
2. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.
3. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.
4. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
5. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.
6. A business shall not use storage units for retail display and/or sale of merchandise.
7. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.
8. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.

Prepared By:

Reserved for Recording nformation:

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

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

CITY OF PALM COAST
SPECIAL EXCEPTION OTHER
DEVELOPMENT ORDER APPROVAL
US 1 - HORIZON SELF STORAGE

On 1/18/2023, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA

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

FINDINGS OF FACT

Property Owner: **B & B HOLDINGS OF PALM COAST , LLC**
 7 CROSSLINK COURT
 PALM COAST, FL 32137

Project Name: **US 1 - HORIZON SELF STORAGE**
Project No.: **2022120004**
Application Type: **SPECIAL EXCEPTION OTHER**
Application No. **5293**

Requested Development Approval: SPECIAL EXCEPTION TO ALLOW MINI-WAREHOUSES, OFFICE WAREHOUSES AND SELF-STORAGE.

Parcel Acreage: 7.06 +/-

Parcel No(s): 21-10-30-0000-02020-0010

Zoning Classification: General Commercial (COM-2)

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

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

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The afore mentioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:
 - a. The Development Order shall be signed by the applicant within 30 days from**

the date of the PLDRB meeting in which the approval occurred. Should the applicant fail to evidence the agreement to each and every condition in the Development Order by failing to sign such Development Order, then it shall become null and void. If the applicant requests a special exception in the future, applicant must file a new application in accordance with the Unified Land Development Code.

b. The Special Exception shall remain valid until January 18, 2023, or development commences, whichever occurs first. If the development fails to commence prior to January 18, 2024, the Land Use Administrator may extend the special exception for up to an additional 12-month period of time if the applicant can demonstrate good faith reliance. If good faith reliance is not demonstrated, the special exception will expire and the applicant shall submit for a new Special Exception request.

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

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

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

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

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

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

PLDRB CONDITIONS:

- a. A buffer providing approximately 80% opacity is required abutting the lands to the north and the east. This may be accomplished by providing a D, E, or F perimeter buffer as regulated by Table 11-6 in the LDC. A wall or fence must be eight feet tall. Supplemental plantings may be required.***
- b. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.***
- c. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.***
- d. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.***
- e. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.***
- f. A business shall not use storage units for retail display and/or sale of merchandise.***
- g. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.***
- h. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.***

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

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

Development Order shall be null and void.

Done and Ordered on the date first written above.

As approved and authorized for execution by the Planning and Land Development Regulation Board (PLDRB) of the City of Palm Coast, at their regularly scheduled meeting of January 18, 2023.

Attest:

City Of Palm Coast, Florida

Irene Schaefer, Recording Secretary

Clint Smith, Chairperson

___Sign and Return

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: US 1 - HORIZON SELF STORAGE
Application Type: SPECIAL EXCEPTION OTHER
Application No.: 5293

COMES NOW, B & B HOLDINGS OF PALM COAST , LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for US 1 - HORIZON SELF STORAGE:

B & B HOLDINGS OF PALM COAST, LLC
7 CROSSLINK COURT
PALM COAST, FL 32137

Authorized Signer

ACKNOWLEDGEMENT

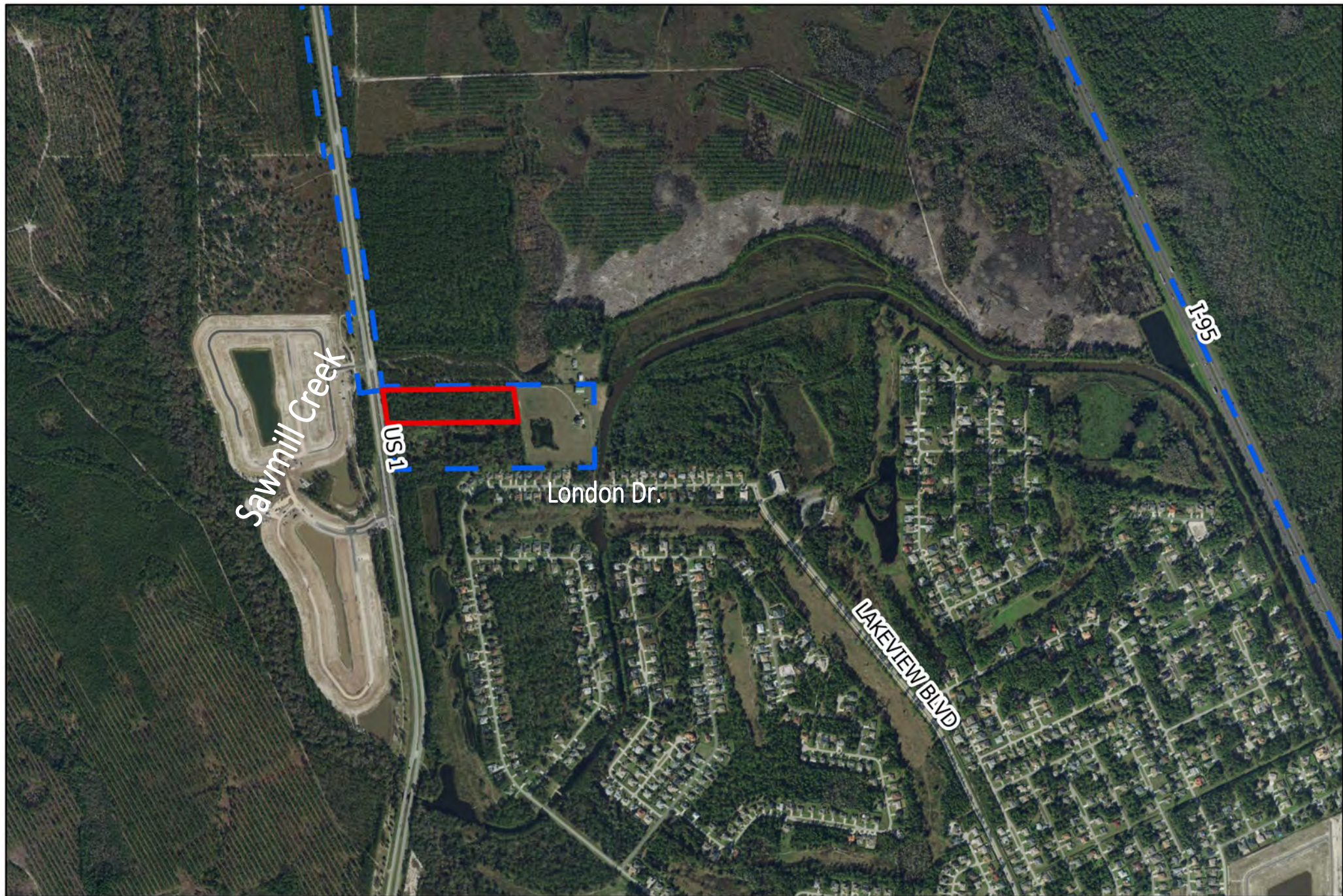
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2023, by _____ of B & B HOLDINGS OF PALM COAST , LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.


WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.


Notary Public

Horizon Self Storage - Aerial




Legend

 Horizon Self Storage

 Palm Coast City Limits


0 350 700 1400 Feet




Horizon Self Storage - Aerial (Closer in)



Legend

 Horizon Self Storage

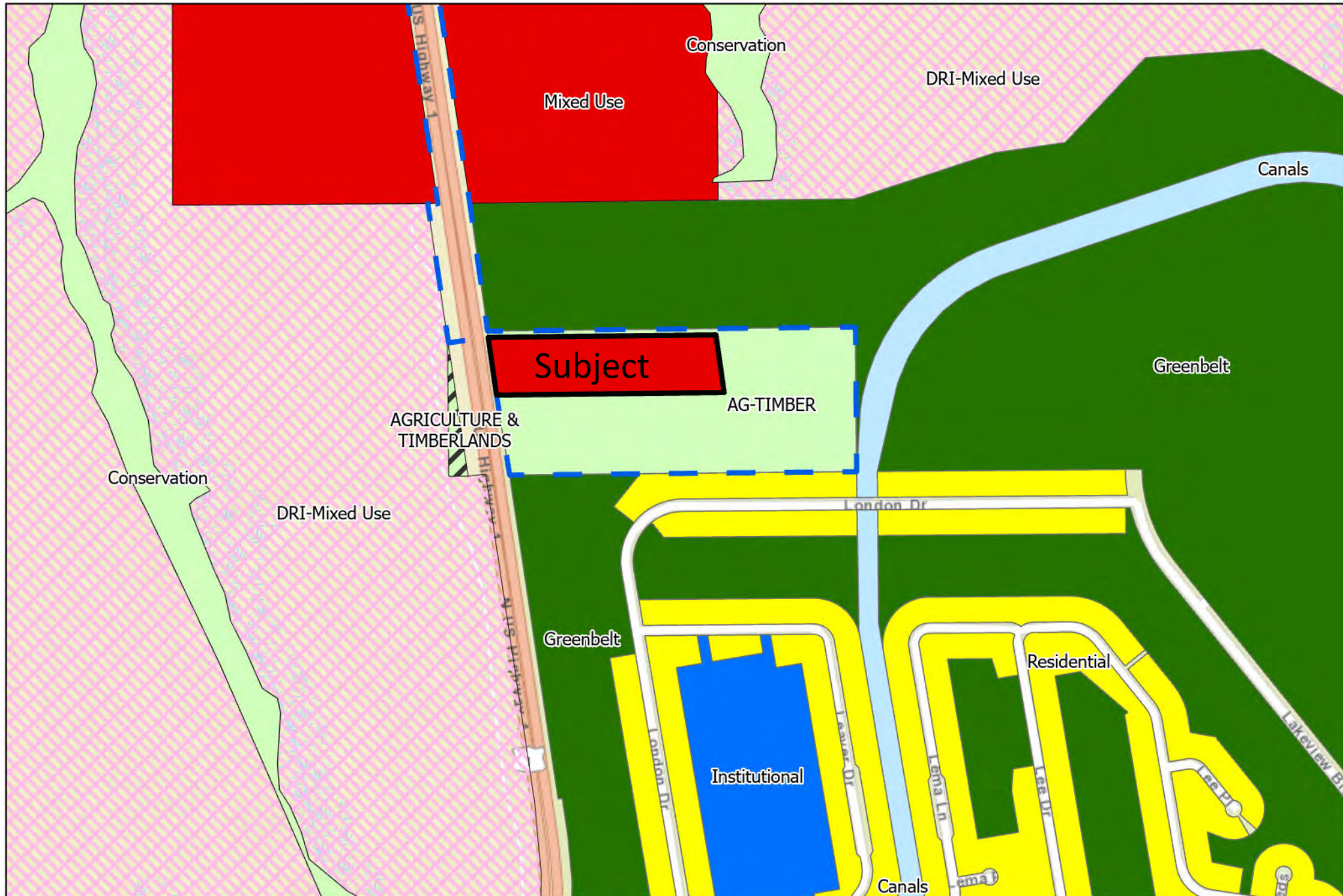
 Palm Coast City Limits

0 210 420 840 Feet



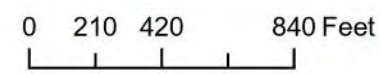
Map Created By: Planning Division

Horizon Self Storage-FLUM



Legend

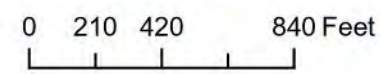
- | | | | | |
|------------------------|-------------------------------|--------------|---------------|--------------------------|
| Horizon Self Storage | Palm Coast FLUM DRI-Mixed Use | Canals | Greenbelt | Residential Flagler FLUM |
| Palm Coast City Limits | AGRICULTURE & TIMBERLANDS | Conservation | Institutional | AG-TIMBER |
| | | | Mixed Use | |



Horizon Self Storage-Zoning



- Legend**
- Horizon Self Storage
 - Palm Coast City Limits
 - Palm Coast Zoning
 - AGR
 - COM-2
 - EST-1
 - EST-2
 - MPD
 - P&G
 - PSP
 - SFR-1
 - SFR-2
 - SFR-3
 - Flagler Zoning
 - AC



SITE DATA

EXISTING ZONING: COM-2
 EXISTING FUTURE LAND USE: MIXED USE
 TOTAL PROJECT AREA: 307,329.41 S.F. (7.06 ACRES)
 SCS SOILS TYPE:
 11 MYAKKA-MYAKKA, WET, FINE SANDS, HYD. GRP. A/D
 30 PITS, HYD. GRP. UNRANKED
 REQUIRED OPEN SPACE = 30% (2.12 AC.)
 PROVIDED OPEN SPACE = 33% (2.32 AC.)
 PROPOSED BUILDING FOOTPRINT = 98,400 SF
 MAX IMPERVIOUS AREA REQUIRED = 70% (4.94 AC.)
 MAX IMPERVIOUS AREA PROVIDED = 67% (4.73 AC.)
 BUILDING SETBACKS: LANDSCAPE BUFFERS:
 FRONT = 25' (US-1) FRONT = 25' (US-1) (G)
 SIDE (NORTH) = 10' SIDE (NORTH) = TYPE D, E, OR F (FLAGLER COUNTY, AG)
 SIDE (SOUTH) = 10' SIDE (SOUTH) = NA (FLAGLER COUNTY, AG)
 REAR (EAST) = 10' REAR (EAST) = TYPE D, E, OR F (FLAGLER COUNTY, AG)
 PARKING REQUIREMENTS: 2 SPACES PER 100 STORAGE UNITS AND A MINIMUM OF 4 VEHICLE/BOAT STORAGE SPACES
 REQUIRED: (637 UNITS + 40 RV/BOAT SPACES/100 UNITS) X 2 SPACES = 13.54 SPACES
 PROVIDED: 13 SPACES (FRONT) + 4 SPACES (RV) = 17 SPACES

FLOOD MAP



ZONING MAP



NO.	DATE	APPR.	REVISION

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999
 SCALE 1" = 40' DESIGNED: MATT DRAWN: RCM CHECKED: MATT DATE: 10/03/22

CONCEPTUAL SITE PLAN
 PALM COAST SELF STORAGE
 PALM COAST, FLORIDA

PROJECT NO. 1621 1 OF 1
 1621 CON





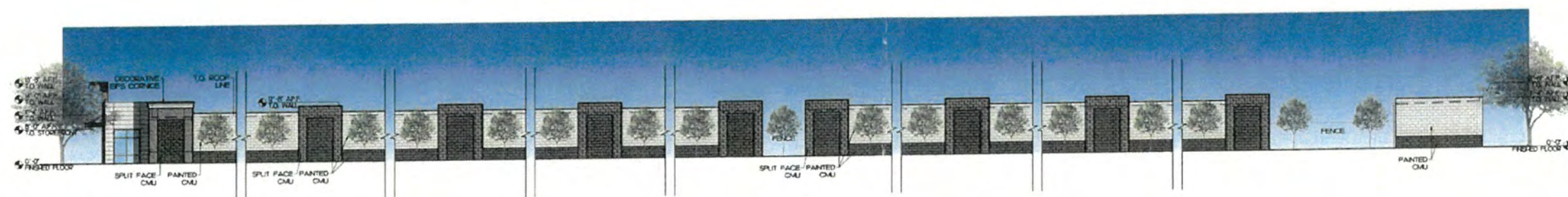


FARMER
ARCHITECTURE
Daniel H. Farmer, A.I.A.
License # AR101750
941 Lake Baldwin Lane
Orlando, FL 32814
1-321-441-3329

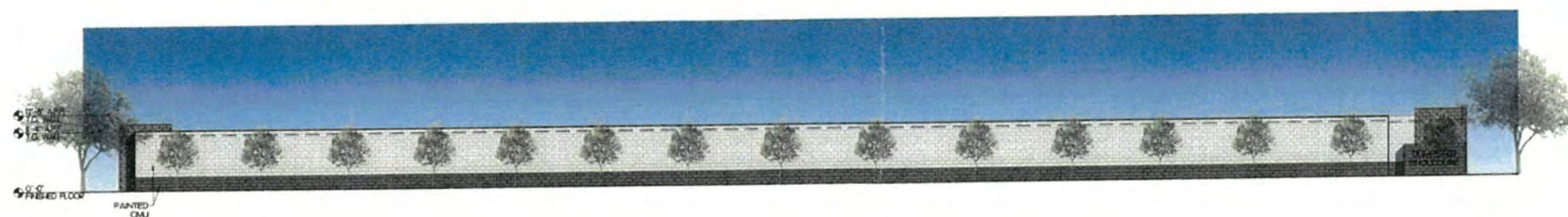
Author: Farmer AR101750
Date: 11/14/22



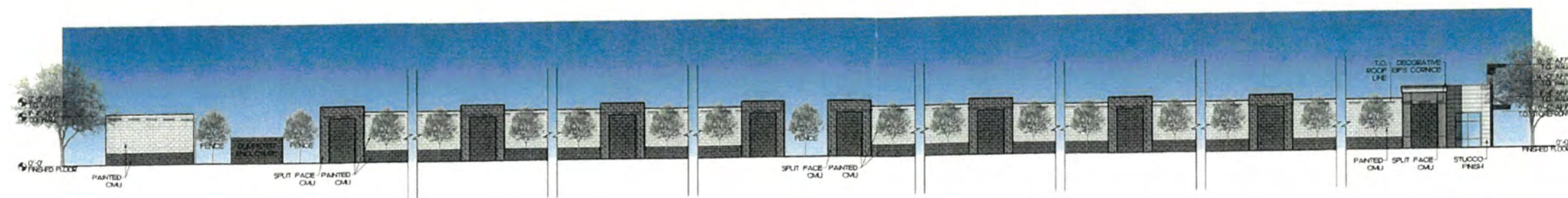
1 WEST ELEVATION (US-1)
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION (RETENTION POND)
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"

PROJECT DESCRIPTION:
PALM COAST SELF STORAGE

US-1
PALM COAST, FLORIDA

PRELIMINARY

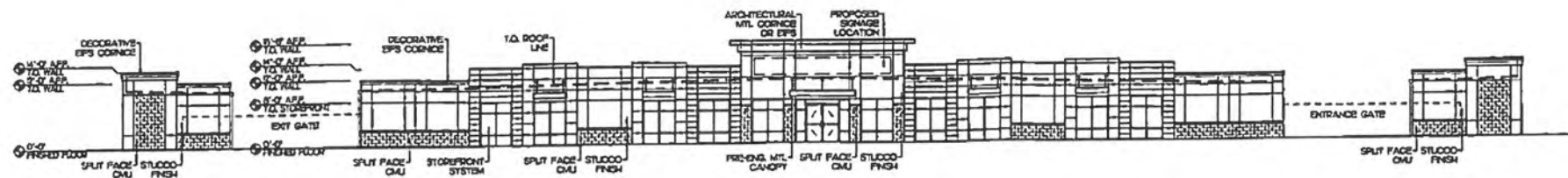
DATE: 11/14/22
PROJECT: 22088
DRAWN: AF
CHECKED: D. FARMER

A2.00
PRELIMINARY
ELEVATIONS

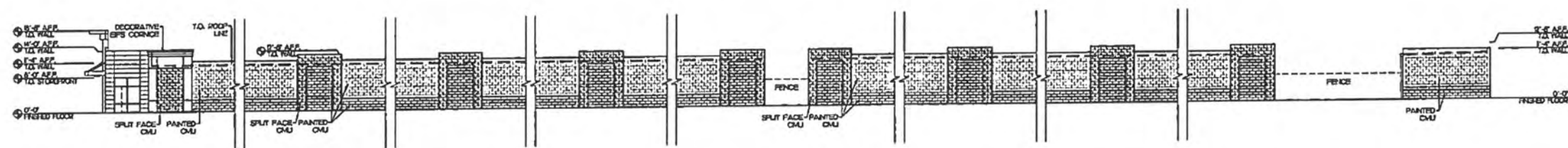


FARMER
ARCHITECTURE
 Daniel H. Farmer, AIA
 License # AR10750
 941 Lake Baldwin Lane
 Orlando, FL 32814
 t 321.441.3320

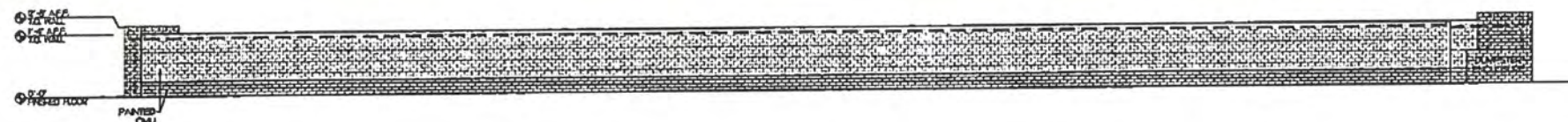
Donald H. Farmer - AR10750



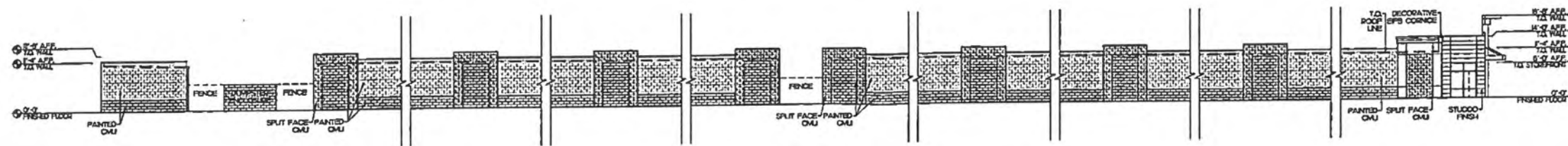
1 WEST ELEVATION (US-1)
 SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION (SIDE)
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3 EAST ELEVATION (RETENTION POND)
 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION (SIDE)
 SCALE: 3/32" = 1'-0"

PROJECT DESCRIPTION:
PALM COAST SELF STORAGE

US-1
 PALM COAST, FLORIDA

PRELIMINARY

DATE: 11/14/22
 PROJECT: 22058
 DRAWN: AR
 CHECKED: D. FARMER

A2.00
 PRELIMINARY
 ELEVATIONS

TECHNICAL MEMORANDUM

To: Jessica Gow
From: Matt Dowst, P.E.
Date: December, 14th 2022
Subject: Sawmill Creek Storage
MDA #1621

INTRODUCTION

Mark Dowst and Associates, Inc has been retained to prepare a trip generation comparison for the proposed project known as the Sawmill Creek Storage to determine the change in project trip generation as a result of the proposed special exception. The project is located on US1, directly North of Sawmill Creek subdivision in Palm Coast, Florida.

The Trip Generation Memo has been requested due to a requirement of the special exception process. The special exception zoning for the project will remain Com-2 . The methodology and procedures used in this analysis are consistent with Florida Statutes and analysis guidelines adopted by the City of Palm Coast.

PROJECT TRIP GENERATION PRE vs. POST CONDITIONS

The existing and proposed project trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The existing Com-2 zoning allowed for a number of different uses. Due to the location, and parcel configuration the Retail Shopping Plaza (ITE Code 821) was used for the existing development conditions.

The proposed intended uses for the Special Exception will consist of 100,000 sq. ft. of Self Storage space (ITE Code 151). The existing and proposed trip generation for the daily, a.m., and p.m. peak-hours are shown in **Table 1** and **Table 2**, respectively.

Table 1

**Existing Zoning Trip Generation
 (Retail Shopping Plaza)**

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Total Trips
Daily	Retail Shopping Plaza	821	$T = 68.52 (K)$	50.00	KSF	3426
AM Peak Hour	Retail Shopping Plaza	821	$T = 1.73 (K)$	50.00	KSF	86.5
PM Peak Hour	Retail Shopping Plaza	821	$T = 5.19 (K)$	50.00	KSF	259.50

**Table 2
 Proposed Special Exception Trip Generation
 (Mini-Warehouse)**

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Total Trips
Daily	Mini-Warehouse	151	$T = 1.45 (K)$	100	KSF	145
AM Peak Hour	Mini-Warehouse	151	$T = 0.09 (K)$	100	KSF	9
PM Peak Hour	Mini-Warehouse	151	$T = 0.15 (K)$	100	KSF	15

CONCLUSION

The study was conducted to evaluate the potential impact of the proposed special exception relative to existing uses currently allowed under Com-2 Zoning. Based on this comparative analysis, there would be a significant decrease in potential trip generation for daily, a.m. and p.m. peak hour trips. It should be noted that the existing zoning also allows other uses, including restaurants, home improvement centers and hotels, that would also result in greater potential trip generation when compared to the Special Exception (Self Storage) use.



GENERAL APPLICATION:

<input 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 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: Horizon Self Storage Special Exception

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): U.S. 1, Palm Coast, FL

C. PROPERTY APPRAISER'S PARCEL NUMBER(S): 21-10-30-0000-02020-0010

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

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 7.06+/- Acres

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: Comm-2
OVERLAY DISTRICT: _____

G. FLOOD ZONE: _____ COMMUNITY PANEL NUMBER: _____ DATE: _____

H. PRESENT USE OF PROPERTY: Vacant Unimproved

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):
See Attached Narrative

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:

M. WATER/SEWER PROVIDER: _____

N. IS THERE AN EXISTING MORTGAGE? Yes No



OWNER:

Name: B & B Holdings of Palm Coast, LLC	Name: Cobb Cole/Robert A. Merrell III, Esquire for Horizon Real Estate Investors, LLC
Mailing Address: 7 Crosslink Court Palm Coast, FL 32137	Mailing Address: 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114
Phone Number: 617/877-9552	Phone Number: 386/323-9263
E-mail Address: stublank@gmail.com	E-mail Address: Rob.Merrell@CobbCole.com

APPLICANT / AGENT:

MORTGAGE HOLDER:

Name:	Name: Mark Dowst & Associates, Inc./Matt Dowst, P.E.
Mailing Address:	Mailing Address: 536 N. Halifax Ave., Suite 100 Daytona Beach, FL 32118
Phone Number:	Phone Number: 386/258-7999
E-mail Address:	E-mail Address: mattdowst@mdaeng.com

ENGINEER OR PROFESSIONAL:

PLANNER:

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

TRAFFIC ENGINEER:

SURVEYOR:

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

LANDSCAPE ARCHITECT:

ATTORNEY:

Name: Cobb Cole/Robert A. Merrell III, Esquire	Name: Horizon Real Estate Investors, LLC/Matt Blazevic
Mailing Address: 149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114	Mailing Address:
Phone Number: 386/323-9263	Phone Number:
E-mail Address: Rob.Merrell@CobbCole.com	E-mail Address:

DEVELOPER OR DOCKMASTER:

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

Signature of owner OR person authorized to represent this application

Signature(s) _____

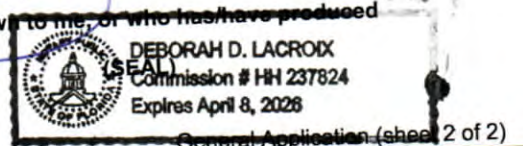
Printed or typed name(s): Robert A. Merrell III, Esquire

NOTARY: This instrument was acknowledged before me on this 30th day of November, 2022 by

Robert A. Merrell III who is/are personally known to me, or who has/have produced

_____ as identification.

Deborah D. Lacroix
Signature of Notary Public, State of Florida





Property Owner Letter of Authorization
*****IF APPLICANT IS NOT THE PROPERTY OWNER*****

Dear Planning Manager,

I / We, B & B Holdings of Palm Coast, LLC

(All property owners)
being the current property owner(s) of the property legally described as Parcel Number(s)
21-10-30-0000-02020-0010

and also described as Subdivision _____
Section _____, Block _____, Lot _____, OR

Street Address or Physical Location:
U.S 1, Palm Coast, FL 32137

Do hereby designate and authorize
Cobb Cole/Robert A. Merrell III, Esquire
(name of agent / applicant)

representing Horizon Real Estate Investors, LLC
(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a
Special Exception
(type of application)

for the property described above.

[Signature]
Signature of property owner

Signature of property owner

PAUL H. BEAULIEU
Print name

Print name

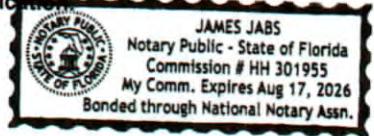
NOTARY: This instrument was acknowledged before me on this 23rd day of November

2009 by Paul Beaulieu who is/are personally known to me, or

who has/have produced FL DL as identification

[Signature]
Signature of Notary Public, State of Florida

(SEAL)



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

VIII-137

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

OF COUNSEL
Larry D. Marsh
Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

November 30, 2022

VIA HAND DELIVERY

Members of the Planning and Land Development Regulation Board
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Re: Horizon Self Storage
Special Exception Application

Dear Board:

As you know, it is this Firm's pleasure to represent B & B Holdings of Palm Coast, LLC (Owner) and Horizon Real Estate Investors, LLC (Contract Purchaser/Developer) in connection with their application for Special Exception for property located on U.S. 1, Palm Coast, FL. Developer intends to develop the property as a self storage facility to service surrounding residential development.

Pursuant to our Pre-Application meeting on October 12, 2022, please find enclosed the following:

1. Special Exception Application Form (Rev 10/1/09);
2. Special Exception Application Fee in the amount of \$400.00;
3. Notarized Authorization of Owner;
4. Sunbiz Information;
5. Copy of Property Appraiser Information Card;
6. Copy of Deed;

7. Legal Description/Survey;
8. Conceptual Site Plan prepared by Mark Dowst & Associates, Inc.;
9. Architectural Elevations prepared by Farmer Architecture;
10. 3-D Renderings prepared by Farmer Architecture;
11. Special Exception Narrative; and
12. List of Abutting Property Owners.

We look forward to working with you and your staff regarding this exciting new project. Please don't hesitate to contact me if you have any questions regarding this Application package.

Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 323-9207

RAM:JLG/ddl

Enclosures

cc: B & B Holdings of Palm Coast, LLC/Horizon Real Estate Partners, LLC
Mark Dowst & Associates, Inc.

2.07.03. Review findings. 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:

Subsection 2.05.05

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

Response: The proposed development introduces self-storage uses in close proximity to existing residential users. The storage facility will be designed to be compatible with surrounding areas and will represent a reduction in the potential traffic and utility demand for the subject property.

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

Response: The existing Future Land Use is Mixed Use. The Mixed Use land use promotes development of commercial and office uses to promote retail opportunities and job creation. The proposed use will contribute to job creation in the area through a low impact design that is compatible with existing areas. The proposed use is consistent with the zoning classification and permitted as a Special Exception.

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

Response: The proposed development will not create financial liability on behalf of the City – the proposed project will create an increase in ad valorem taxation to benefit the City.

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

Response: The proposed development will meet this requirement.

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

Response: The proposed development will meet this requirement.

Special Exception Criteria

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

Response: The City's LDC does not include use specific review standards for this use.

B. Meets the concurrency requirements of this LDC; and

Response: The proposed development will meet this requirement.

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: (1) Architectural design; (2) Fencing and screening, landscaping; (3) Noise reduction, sign, and light control; (4) Storm drainage, sanitation collection; (5) Police and fire protection; (6) On and off-site traffic control; (7) Off-street parking and loading; and (8) Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.

Response: The proposed development introduces self-storage uses in close proximity to existing residential users. The storage facility will be designed to be compatible with surrounding areas and will represent a reduction in the potential traffic and utility demand for the subject property.



City of PALM COAST

Community Development Department
Planning Division

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

December 30, 2022

RE: Request for Special Exception; Application No. 5293

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 Miniwarehouses, Office Warehouses and Self-Storage has been made by COBB COLE / ROBERT A MERRELL III ESQUIRE of Palm Coast, for property located on the east side of U.S. Hwy. 1, approximately 1.2 miles north of Matanzas Woods Parkway: Tax Parcel ID No.: 21-10-30-0000-02020-0010.

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, January 18, 2023, 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



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 4th day of January 20 23 personally appeared

Jessica Gow who after providing

is 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 # 5243, 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 1/18/23 Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

[Signature]

Signature of Responsible Party

Jessica Gow

Printed Name

149 S. Ridgewood Ave, Ste 700, Daytona Beach, FL 32114

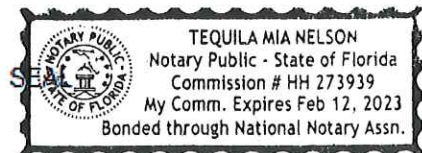
Mailing Address

[Signature]

Signature of Person Taking Acknowledgement

Tequila Nelson

Name of Acknowledger (Typed, Printed or Stamped)



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.

7020 1290 0000 5425 6959

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Certified Mail Fee	\$	\$7.02
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	\$	



Cook David J &
Hazel & Nanney H D C/O Dennis K Bayer Esq
109 6th Street
Flagler Beach, FL 32136

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

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



Dioceses Of St Augustine
Bishop Erik T Pohlmeier
11625 Old St. Augustine Rd.
Jacksonville, FL 32258

PS Form 3800, April 2015 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	\$	



Palm Coast Park Community Development District
210 N. University Dr.
Suite 702
Coral Springs, FL 33071

PS Form 3800, April 2015 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	\$	



Outley Tommy Ray Jr
& Carmen Fernande Outley-H&W
11160 US 1 N.
Palm Coast, FL 32137

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

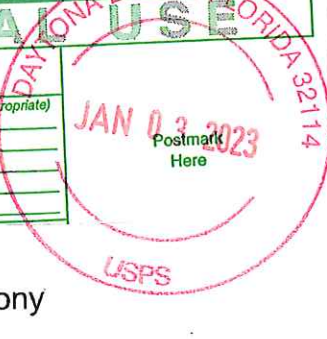
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Certified Mail Fee	\$	\$7.02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	



Rotunno Philip Anthony
42 Wellhaven Lane
Palm Coast, FL 32164

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