

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** January 15, 2025

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b> MAINTENANCE OPERATIONS CENTER – PHASE 1 – APPLICATION # 5658		
<b>Presenter:</b> Michael Hanson, AICP, Planner, Eric Gebo, AIA, CFM, Architect III, Dennis Leap, PE, Site Development Manager		
<b>Attachments:</b> <ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Development Order</li></ol>		
<b>Background:</b> <p>This multi-phased municipal capital improvement project was initially determined to be necessary during a 2016 needs analysis conducted by the city. The city obtained the subject parcels between 2018 and 2021. The City Council approved the design contracts for the project in April of 2021. The purpose of the overall project is to consolidate the Public Works, Utility and Stormwater Engineering Departments into a single location designed to meet the City's long-range needs. This application is for phase 1 which includes a ±49,783-square-foot fleet maintenance facility, a ±6,588-square-foot fleet fueling canopy, and a ±14,786-square-foot washing facility for fleet vehicles. The funding of Phase 1 of this project has been approved by the City Council and is scheduled to come from the Capital Projects Fund FY2025-2026. The project's location is adjacent to the City's Water Treatment Plant #3, to its west.</p> <p><u>Summary of Findings:</u> Planning staff has reviewed this Technical Site Plan in detail and determined the project will meet all standards of the Comprehensive Plan and Land Development Code in order to issue a Development Order.</p>		
<b>Recommended Action:</b> <p>Planning staff recommends the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Comprehensive Plan and Land Development Code; and approve the Technical Site Plan Tier 2 for the Municipal Operations Center, Application No. 5658.</p>		



**COMMUNITY DEVELOPMENT DEPARTMENT  
TECHNICAL SITE PLAN - TIER 2  
STAFF REPORT FOR JANUARY 15, 2025  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

**OVERVIEW**

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Project Name:	Maintenance Operations Center – Phase 1
Application Number:	AR # 5658
Property Owner:	City of Palm Coast
Applicant/Agent:	Eric Gebo, AIA, CFM City of Palm Coast
Size of subject property:	±31.45 acres
Location:	North side of Peavy Grade, ±500 feet west of its intersection with US Highway 1
Address:	N/A
Current FLUM designation:	Palm Coast Park Development of Regional Impact (DRI) Mixed Use
Current Zoning designation:	Palm Coast Park Master Planned Development (MPD)
Current Use:	Vacant
Parcel ID #:	33-10-30-0000-01030-00B5, 28-10-30-4290-00000-00C0, 28-10-30-4290-00000-0080, 28-10-30-4290-00000-0090

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**REQUESTED ACTION**

The applicant has submitted a Technical Site Plan application for Phase 1 of the Maintenance Operations Center (MOC). This is a Capital Improvement designed to be used for fleet maintenance purposes including a wash building and fueling canopy for city assets. The proposed development is for a fleet maintenance building measuring ±49,783 square feet, a fleet wash building measuring ±14,786 square feet, and a fleet fuel canopy measuring ±6,588 square feet sited over portions of the subject properties. Since the building area is between 40,000 square feet and 100,000 square feet in size, it is classified as a Tier 2 Technical Site Plan that requires review and determination by the Planning and Land Development Regulation Board (PLDRB). Staff recommends that the PLDRB approve the technical site application for the MOC.

## BACKGROUND/SITE HISTORY

This multi-phased municipal capital improvement project was initially determined to be necessary during a 2016 needs analysis conducted by the city. The city obtained the subject parcels between 2018 and 2021. The City Council approved the design contracts for the project in April of 2021. The purpose of the overall project is to consolidate the Public Works, Utility and Stormwater Engineering Departments into a single location designed to meet the City's long-range needs. This application is for phase 1 which includes a ±49,783-square-foot fleet maintenance facility, a ±6,588-square-foot fleet fueling canopy, and a ±14,786-square-foot washing facility for fleet vehicles. The funding of Phase 1 of this project has been approved by the City Council and is scheduled to come from the Capital Projects Fund FY2025-2026. The project's location is adjacent to the City's Water Treatment Plant #3, to its west.

## LAND USE AND ZONING INFORMATION

The subject site comprises portions of Tract 17 and Tract 18 of the Palm Coast Park Master Planned Development (MPD). Tract 17 is designated for Mixed-Use Areas, while Tract 18 is designated for Business/Institutional Areas. Both tracts allow for public uses such as utility facilities within the Palm Coast Park Development of Regional Impact (DRI) on the Future Land Use Map and are zoned for Public and Semi-Public (PSP) uses within the MPD's Development Agreement. The proposed use is consistent with both the DRI and MPD. The following table summarizes the general land use and zoning information of the surrounding properties:

### SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI-Mixed Use	MPD Flex Uses: Tract 20 - Commercial, Office, Residential High Density, and Industrial; Tract 20D - Residential Low Density
East	DRI-Mixed Use	MPD Flex Uses: Tract 20 - Commercial, Office, Residential High Density, and Industrial; Tract 14 - Commercial and Office
South	DRI-Mixed Use; Industrial	MPD Flex Uses: Tract 15 - Residential; PSP
West	DRI-Mixed Use	MPD Flex Uses: Tract B - PSP

## SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be consistent with the City's Comprehensive Plan, and Land Development Code. The subject property is designated as part of the Palm Coast Park DRI and is subject to the Palm Coast Park MPD Development Agreement. The MPD Development Agreement prevails in the event of any conflicts with the Land Development Code as the MPD was previously approved by City Council. The following table summarizes the basic development standards and how the proposed project complies with these standards.

### SITE DEVELOPMENT REQUIREMENTS

Criteria (per DRI, MPD, and LDC)	Required	Provided
Minimum Development Site Area	20,000 sq. ft. (0.459 acres)	31.45 acres
Minimum Lot Width	100 feet	1,396 feet
Maximum Impervious Surface Ratio	0.85	±0.53
Maximum Floor Area Ratio	0.50	±0.05
Maximum Building Height	100 feet	33 feet
Minimum Building Setbacks Front Yard Street Side Yard Side Yard Rear Yard	20 feet 20 feet 10 feet 20 feet	Shortest measured setback: ±102 feet to Peavy Grade
Parking: A parking flexibility study was submitted justifying the additional parking spaces for service bays.	18 spaces, 2 ADA-compliant spaces, and 3 bicycle spaces	44 parking spaces, 2 ADA-compliant spaces, and 3 bicycle parking spaces
Minimum Landscape Buffers North East South West	20 feet – Type C 35 feet – Type G 25 feet – Type A 15 feet – Type C	20 feet – Type C 35 feet – Type G 25 feet – Type A 15 feet – Type C

### TECHNICAL SITE PLAN PROCESS

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

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

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

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

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

**Planning Staff Finding:** The proposed use is not in conflict or contrary to the public interest. This project is phase 1 of the MOC, a public capital improvement, which is designed to better serve the current and future population of Palm Coast by consolidating Public Works, Utilities, and Stormwater Engineering into a single facility in a location adjacent to the City's Water Treatment Plant #3 located at 400 Peavey Grade. The project's land area is part of the Palm Coast Park MPD, and designated as part of the Palm Coast Park DRI, tract 17 and 18. These two tracts allow for a public institutional use by right. Additionally, the closest structure in phase 1 of the MOC is 102 feet from the nearest setback, which is substantially greater than the required 20 feet per the MPD's development agreement.

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

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

- **Chapter 1, Future Land Use Element: Goal 1.1** - *Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*
- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** - *Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.*
- **Chapter 1, Future Land Use Element: Policy 1.1.4.5** — *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*
- **Chapter 1, Future Land Use Element: Goal 1.3** - *The City shall ensure that public facilities and services are adequate to provide for the health, safety, and welfare of the public and are provided concurrent with the impacts of new development.*
- **Chapter 1, Future Land Use Element: Policy 1.3.2.1** - *The City shall maintain and update as necessary the CMS contained in the City's Land Development Code to implement the goals, objectives and policies of the Plan as contained in Transportation, Public Recreation, and Open Space, and Infrastructure Elements relative to roads, sanitary sewer, solid waste, drainage, potable water, and parks and*

*recreation in order to ensure that all new development is served by facilities and services in an efficient manner concurrent with the impacts of the new development. The City shall, on an ongoing basis, ensure that the CMS is evaluated in coordination with the provisions of the Capital Improvements Element (CIE) of this Plan.*

- **Chapter 8, Capital Improvements Element: Goal 8.1** - *Implement a capital planning program that provides and maintains in a timely, efficient, and fiscally prudent manner public facilities and services which protect the public health, safety and welfare; adequately serve existing and new development; is consistent with the City of Palm Coast's future land use plan; achieve and maintain adopted facility levels of service; maintain the existing infrastructure; and minimize public costs.*

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

**Planning Staff Findings:** The City Council approved the funding of Phase 1 of the MOC site in 2024. It is planned to come from the Capital Projects Fund FY 2025-2026, which includes a previously approved contingency fund. Therefore, Phase 1 of the MOC project is not anticipated to incur any additional cost than what has already been previously approved by the City Council.

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

**Planning Staff Finding:** The project will not create any unreasonable hazard or nuisance. As it is a public capital improvement designed to serve the city's inhabitants, this project is anticipated to enhance the general welfare and safety of the community.

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

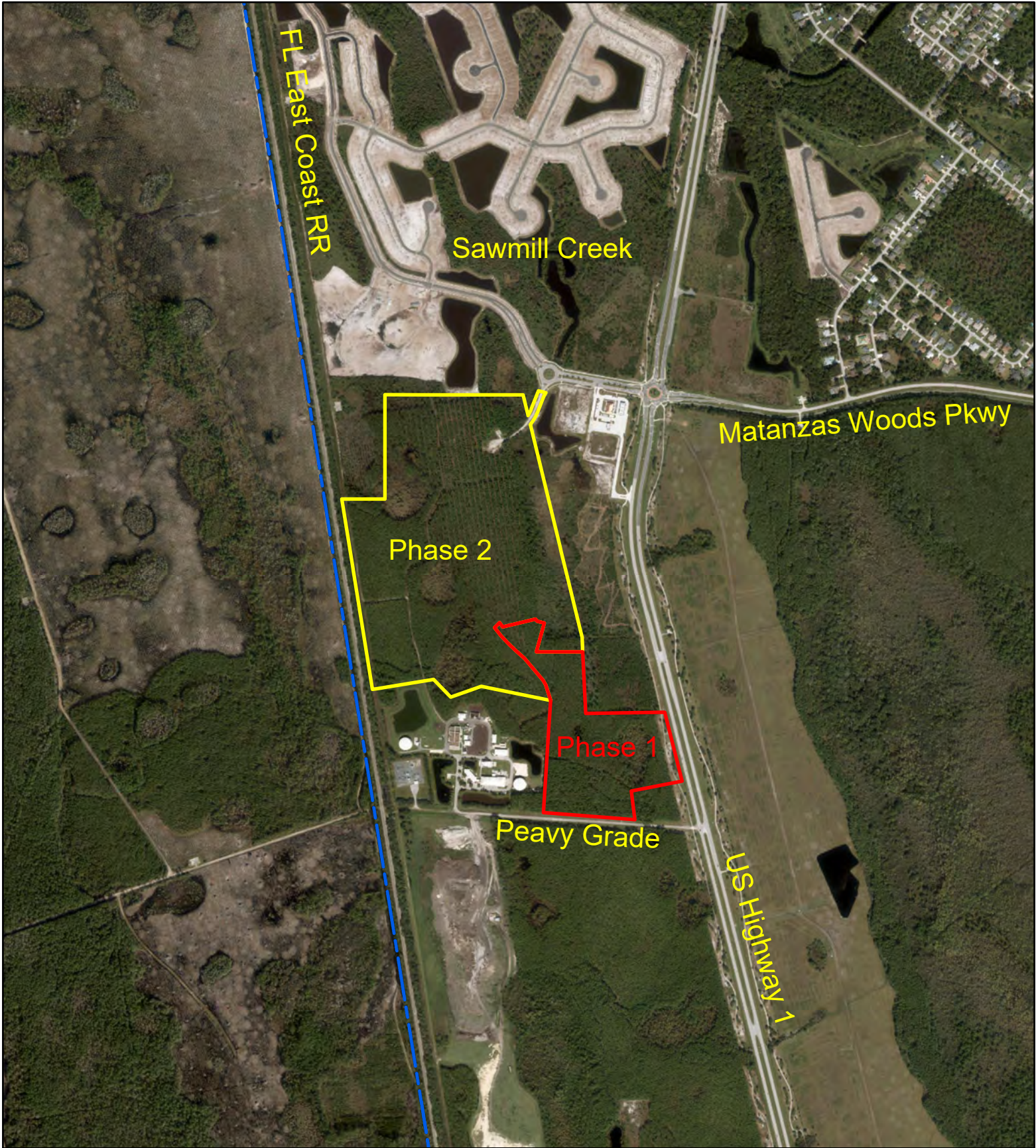
**Planning Staff Finding:** The applicant has submitted plans and permit applications as required to the various agencies having jurisdiction, and has met all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

## **SUMMARY OF FINDINGS**

Planning staff has reviewed this Technical Site Plan in detail and determined the project will meet all standards of the Comprehensive Plan and Land Development Code in order to issue a Development Order.

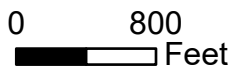
## **RECOMMENDATION**

Planning staff recommends the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Comprehensive Plan and Land Development Code; and approve the Technical Site Plan Tier 2 for the Municipal Operations Center, Application No. 5658.



### Close Up Aerial

- Palm Coast City Limits
- Phase 2
- Phase 1






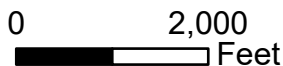
**Map Provided by the Planning Division**

**Date: 4/3/2024**



### Distant Aerial

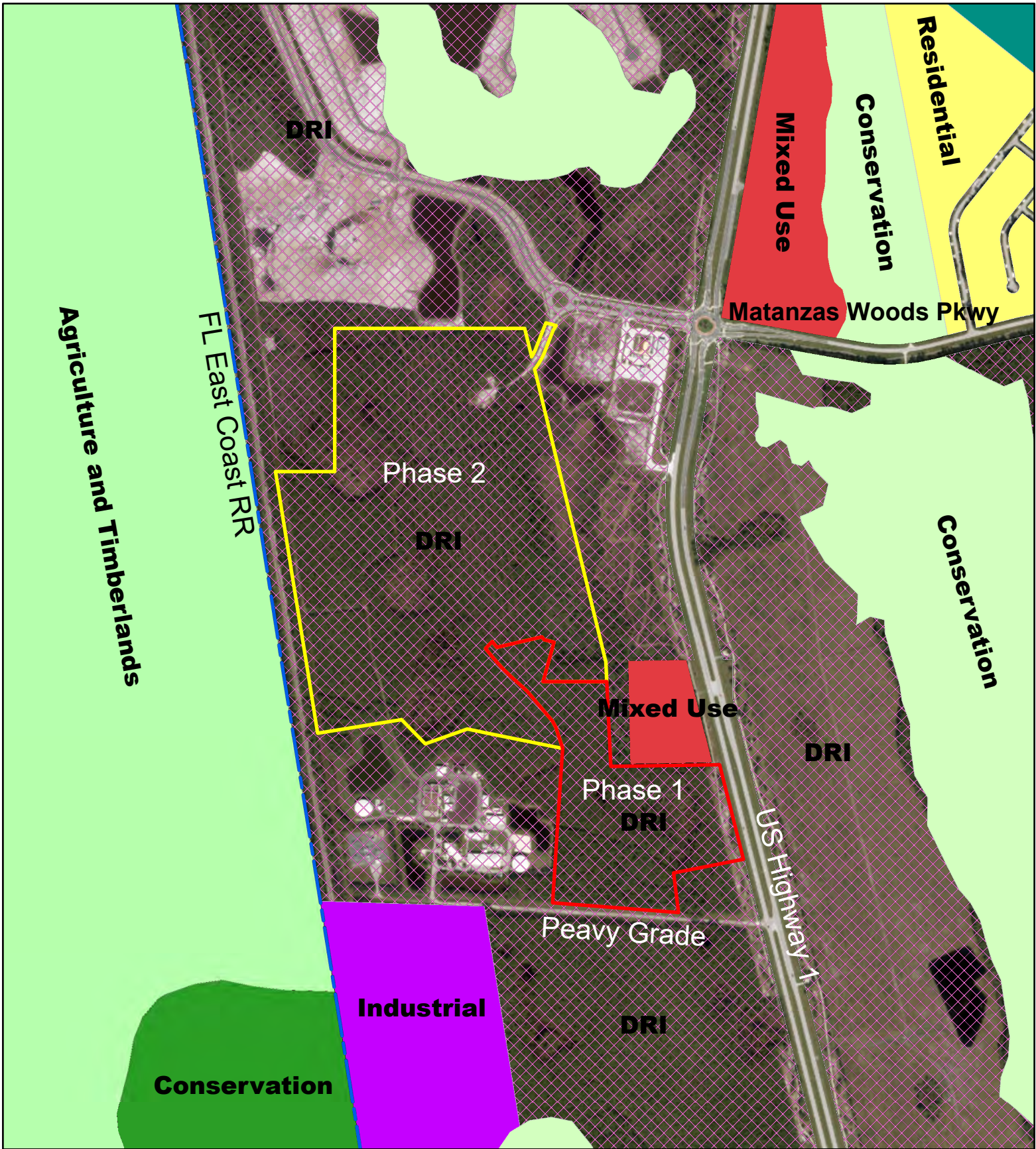
-  Palm Coast City Limits
-  Phase 2
-  Phase 1



**Map Provided by the Planning Division**

**Date: 4/3/2024**





### Future Land Use Map

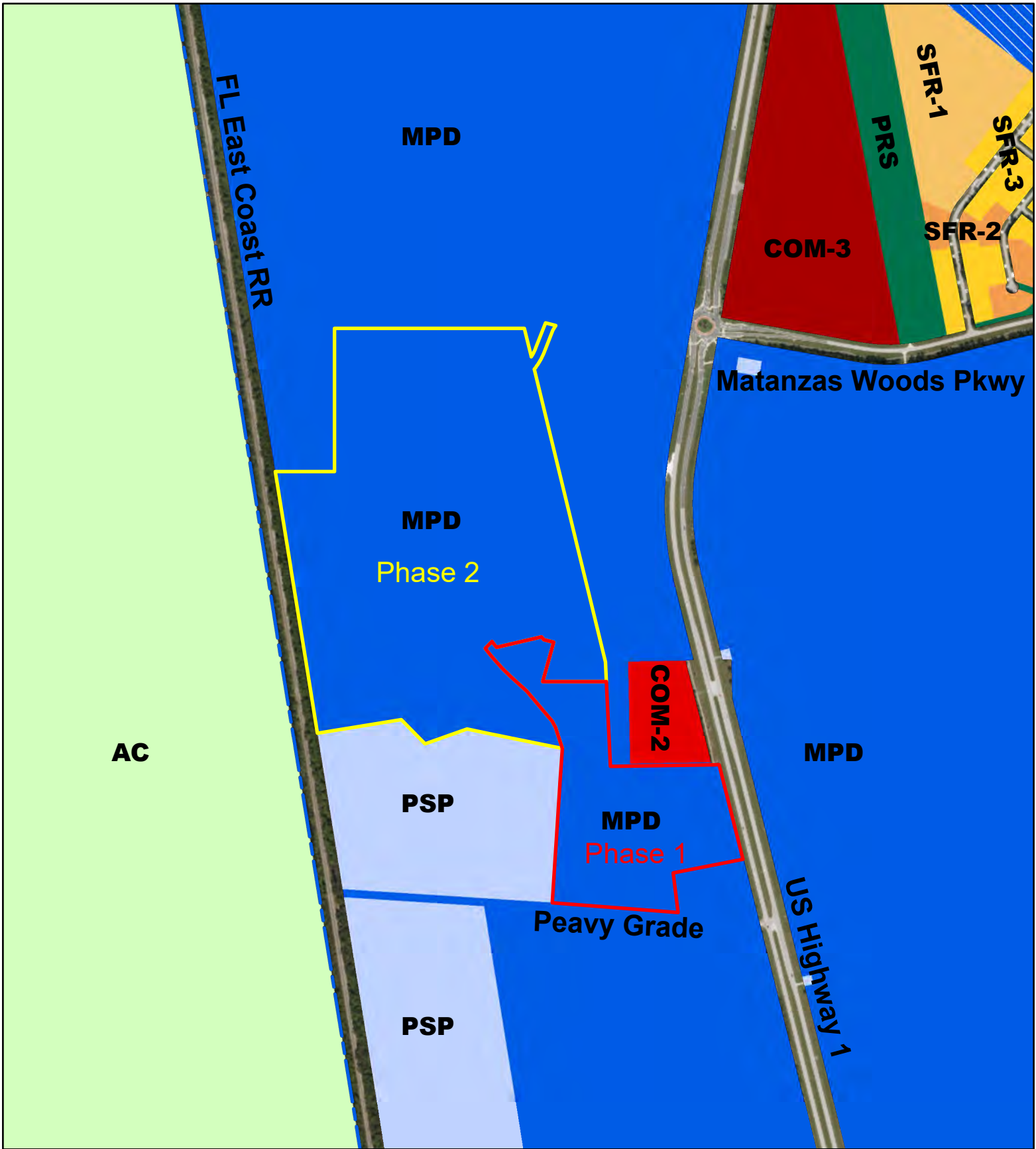
- |                                        |               |
|----------------------------------------|---------------|
| Palm Coast City Limits                 | Industrial    |
| Phase 1                                | Conservation  |
| Phase 2                                | DRI-Mixed Use |
| Unincorporated Flagler Future Land Use | Greenbelt     |
| AGRICULTURE & TIMBERLANDS              | Mixed Use     |
| CONSERVATION                           | Residential   |



Map Provided by the Planning Division

Date: 4/3/2024

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



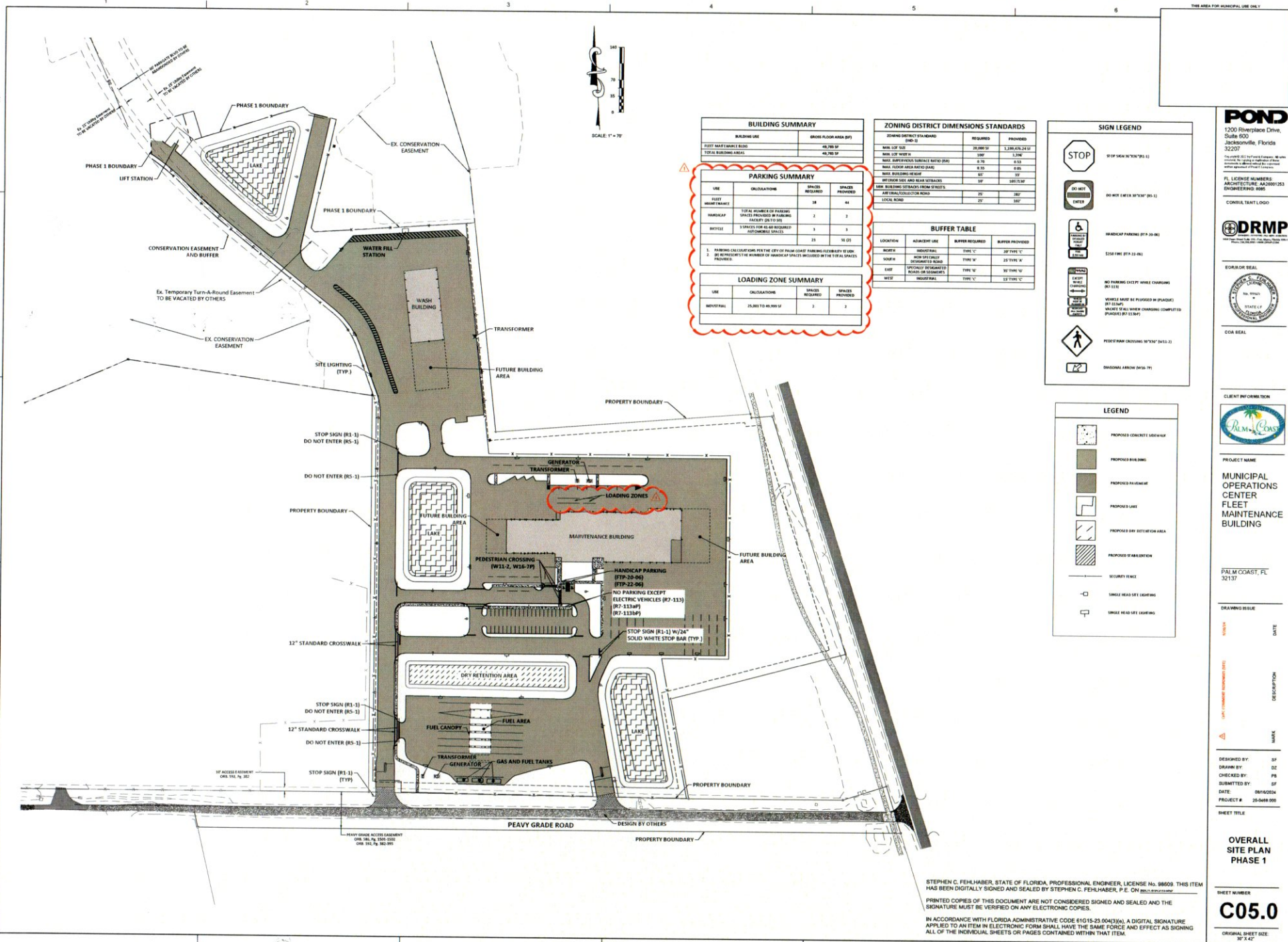
## Zoning Map

- |                                      |                                    |                                    |
|--------------------------------------|------------------------------------|------------------------------------|
| Palm Coast City Limits               | <b>Palm Coast Zoning Districts</b> | SFR-2                              |
| Phase 1                              | COM-2                              | SFR-3                              |
| Phase 2                              | COM-3                              | mpd                                |
| <b>Unincorporated Flagler Zoning</b> | PRS                                | MPD, MPD post 11-16-08 designation |
| AC                                   | PSP                                | MPD, MPD pre 11-16-08 designation  |
|                                      | SFR-1                              |                                    |



Map Provided by the Planning Division

Date: 4/3/2024



BUILDING SUMMARY	
BUILDING USE	GROSS FLOOR AREA (GFA)
EXIST. MAINT. BUILDING	48,783 SF
TOTAL BUILDING AREA	48,783 SF

ZONING DISTRICT DIMENSIONS STANDARDS		
ZONING DISTRICT	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SF	1,138,476.24 SF
MIN. LOT WIDTH	150 FT	1,138
MIN. SIDE SETBACK (FRONT) (20)	25 FT	25 FT
MIN. SIDE SETBACK (SIDE) (20)	5 FT	5 FT
MIN. SIDE SETBACK (REAR) (20)	5 FT	5 FT
MIN. FRONT SETBACK	5 FT	5 FT
MIN. FRONT SETBACK FROM STREETS	25 FT	25 FT
MIN. FRONT SETBACK FROM LOCAL ROAD	25 FT	25 FT

PARKING SUMMARY			
USE	CALCULATIONS	SPACES REQUIRED	SPACES PROVIDED
EXIST. MAINT. BLDG.		18	44
MAINTENANCE	TOTAL NUMBER OF PARKING SPACES PROVIDED BY PARKING FACILITY (20% TO 30%)	2	2
BIKEWAY	3 SPACES FOR EACH 100 WORKER/STUDENT/COMMERCIAL SPACES	3	3
		23	50 (21)

BUFFER TABLE			
LOCATION	ADJACENT USE	BUFFER REQUIRED	BUFFER PROVIDED
ROOF	INDUSTRIAL	TYPE 'C'	20 FT TYPE 'C'
SIDE	JOB-ORIENTED (UNIMPAVED) ROAD	TYPE 'B'	10 FT TYPE 'B'
REAR	INDUSTRIAL (UNIMPAVED) ROAD OR UNIMPAVED ROAD OR UNIMPAVED ROAD	TYPE 'B'	10 FT TYPE 'B'
WEST	INDUSTRIAL	TYPE 'C'	15 FT TYPE 'C'

LOADING ZONE SUMMARY			
USE	CALCULATIONS	SPACES REQUIRED	SPACES PROVIDED
INDUSTRIAL	25,000 TO 41,000 SF	2	2

### SIGN LEGEND

- STOP SIGN (R1-1) DO NOT ENTER (R5-1)
- DO NOT ENTER (R5-1)
- HANDICAP PARKING (FTP-20-06)
- 3500 FPM (FT 23-06)
- NO PARKING EXCEPT BY PERMIT (R7-113)
- NO PARKING EXCEPT ELECTRIC VEHICLES (R7-113A)
- NO PARKING EXCEPT ELECTRIC VEHICLES (R7-113B)
- PEDESTRIAN CROSSING (W11-2) (W16-7) (W16-7) (W16-7)
- DIRECTIONAL ARROW (D10-7)

### LEGEND

- PROPOSED CONCRETE SIGN-OFF
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED LAKE
- PROPOSED DRY DETENTION AREA
- PROPOSED STABILIZATION
- SECURITY FENCE
- SINGLE HEAD LIGHT LIGHTING
- SINGLE HEAD LIGHT LIGHTING

**POND**  
1200 Riverchase Drive,  
Suite 600  
Jacksonville, Florida  
32207  
FL LICENSE NUMBERS:  
ARCHITECTURE: ARCH001253  
ENGINEERING: BIMS

**DRMP**  
DESIGN REVIEW  
FORORAL SEAL  
COA SEAL

CLIENT INFORMATION  
**Palm Coast**  
PROJECT NAME  
**MUNICIPAL OPERATIONS CENTER FLEET MAINTENANCE BUILDING**

PALM COAST, FL 32137  
DRAWING ISSUE  
DATE  
DESCRIPTION  
MARK

DESIGNED BY: SF  
DRAWN BY: DC  
CHECKED BY: PB  
SUBMITTED BY: SF  
DATE: 08/16/2024  
PROJECT #: 25-0468-000  
SHEET TITLE  
**OVERALL SITE PLAN PHASE 1**  
SHEET NUMBER  
**C05.0**  
ORIGINAL SHEET SIZE: 36" X 42"

STEPHEN C. FEH-HABER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 98609. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN C. FEH-HABER, P.E. ON 08/16/2024.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-23.004(3)(a), A DIGITAL SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN THAT ITEM.

15032024 10:17 AM BIM Requirements File: C:\p\palm\municipal\operations\REF\_SITE\_PLAN\_01.rvt



REFERENCE SITE PLAN - OVERALL



**POND**  
 1200 Riverplace Drive,  
 Suite 800  
 Jacksonville, Florida  
 32207

FL LICENSE NUMBERS  
 ARCHITECTURE ARCH00033  
 ENGINEERING 888  
 CONSULTANT LOGO

FOR AOR SEAL

CSA SEAL

CLIENT INFORMATION



PROJECT NAME  
**MUNICIPAL  
 OPERATIONS  
 CENTER**

PALM COAST, FL  
 32137

DRAWING ISSUE

DATE	DESCRIPTION

DATE	DESCRIPTION

DESIGNED BY: EP  
 DRAWN BY: EP  
 CHECKED BY: MW  
 SUBMITTED BY: MW  
 DATE: 02/20/24  
 PROJECT #: 120670

SHEET TITLE  
**SITE PLAN -  
 OVERALL**

SHEET NUMBER  
**SP-0**

ORIGINAL SHEET SIZE  
 30" X 42"

10/20/24 10:15 AM B:\PROJECTS\100 - East Palm Water Department\10001\_10001\_SITE\_PLAN\_01.rvt



REFERENCE SITE PLAN - OVERALL

**POND**

1300 Riverplace Circle,  
Suite 800  
Jacksonville, Florida  
32207

Professional Seal  
Professional Seal  
Professional Seal

FL LICENSE NUMBERS  
ARCHITECTURE AND/OR  
ENGINEERING AND  
CONSULTANT LOGO

EDORSE SEAL

CON SEAL

CLIENT INFORMATION



PROJECT NAME

**MUNICIPAL  
OPERATIONS  
CENTER**

PALM COAST, FL  
32137

DRAWING REVISION

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: EP  
DRAWN BY: EP  
CHECKED BY: MW  
SUBMITTED BY: MW

DATE: 05/20/24  
PROJECT #: 10001

SHEET TITLE

SITE PLAN - OVERALL

SHEET NUMBER  
**SP-0**

ORIGINAL SHEET SIZE  
30" X 42"

3/25/2024 10:23 AM - 844 3811700017 P&W - Civil - Palm Water - Design - 000011 - LOCAL SITE PLAN - 01.dwg



REFERENCE SITE PLAN - PHASE 1

**POND**

1200 Overlake Drive,  
Suite 800  
Jacksonville, Florida  
32207

FL LICENSE NUMBERS  
ARCHITECTURE: AD000033  
ENGINEERING: 888

CONSULTANT LOGO

EDITOR SEAL

CDA SEAL

CLIENT INFORMATION



PROJECT NAME

MUNICIPAL  
OPERATIONS  
CENTER

PALM COAST, FL  
32137

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: EP

DRAWN BY: EP

CHECKED BY: MW

SUBMITTED BY: MW

DATE: 02/20/24

PROJECT #: 128678

SHEET TITLE

SITE PLAN -  
PHASE 1

SHEET NUMBER

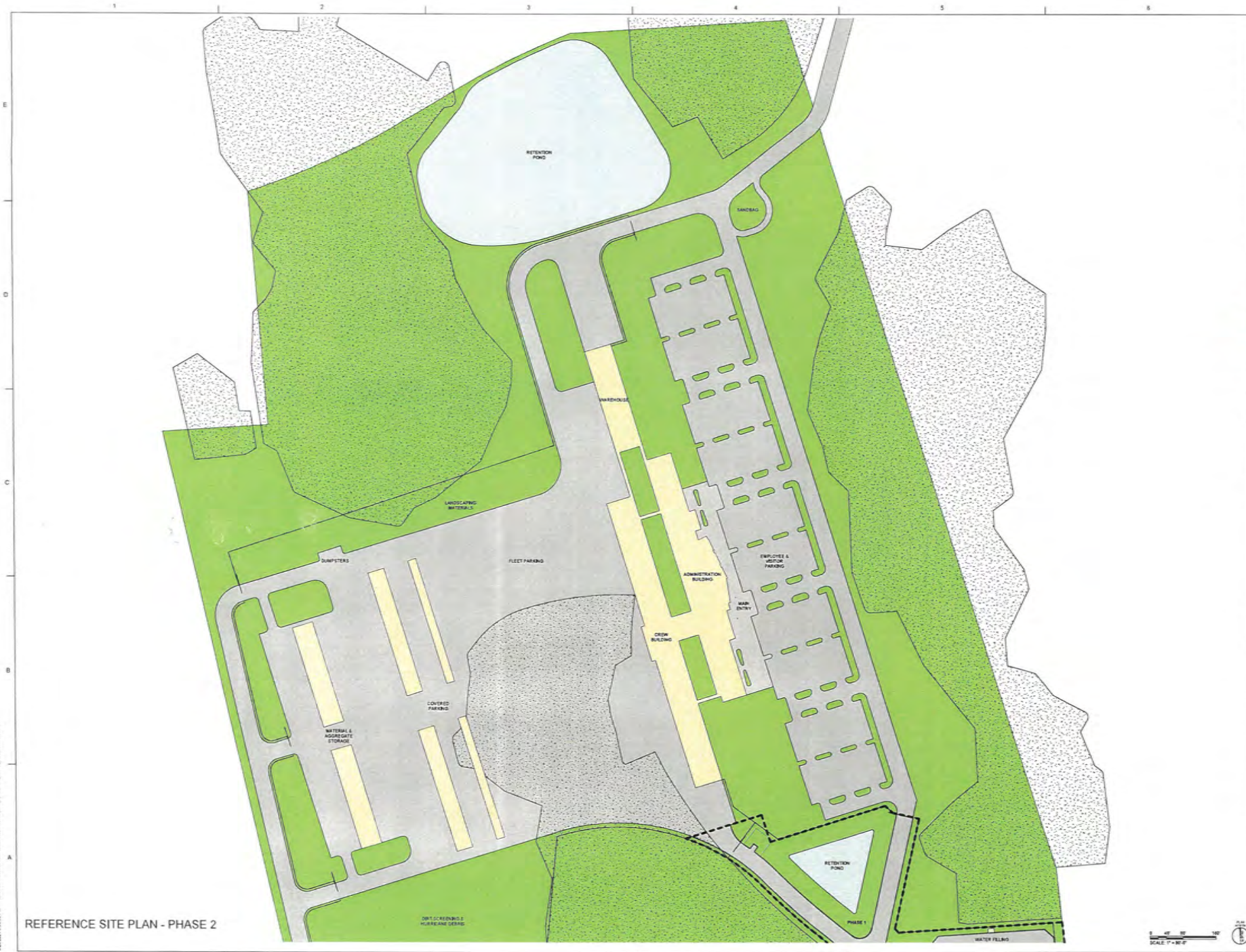
SP-1

ORIGINAL SHEET SIZE

30" x 42"



3/20/2024 10:43:17 AM - B:\M\11508181 - Palm Coast Water Wastewater Treatment Plant Upgrade\11508181\_SITELANDSCAPE.dwg - JET/LL



REFERENCE SITE PLAN - PHASE 2



**POND**  
 1200 Riverplace Drive,  
 Suite 600  
 Jacksonville, Florida  
 32207  
 LICENSE NUMBERS:  
 ARCHITECTURE: AA0007353  
 ENGINEERING: 8888

CONSULTANT LOGO

DESIGNER SEAL

CON SEAL

CLIENT INFORMATION



PROJECT NAME:  
**MUNICIPAL  
 OPERATIONS  
 CENTER**

PALM COAST, FL  
 32137

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: EP

DRAWN BY: EP

CHECKED BY: MW

SUBMITTED BY: MW

DATE: 10/08/2023

PROJECT #: 11508181

SHEET TITLE:

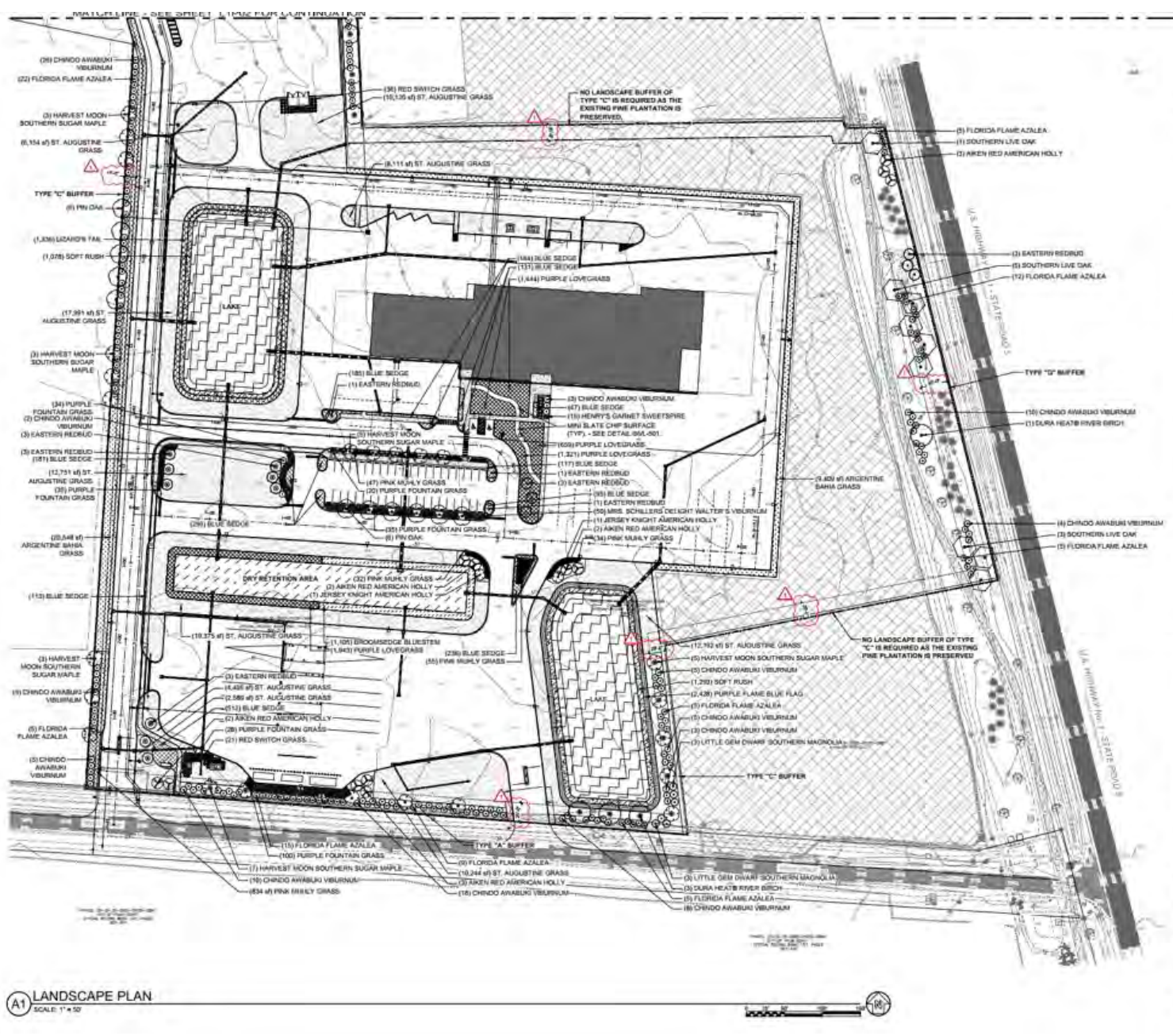
SITE PLAN -

PHASE 2

SHEET NUMBER

**SP-2**

ORIGINAL SHEET SIZE:  
36" X 48"



**SHEET NOTES:**

1. THIS SHEET IS PART OF A MULTISHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
2. REFER TO SHEET LP01 FOR GENERAL LANDSCAPE NOTES.
3. REFER TO SHEET LP100 FOR OVERALL LANDSCAPE PLAN.
4. REFER TO LP01 FOR LANDSCAPE DETAILS.
5. REFER TO #101 AND #102 FOR DELEGATED IRRIGATION PLANS.
6. REFER TO SHEET CB06 D FOR LANDSCAPE BUFFER TABLE REQUIREMENTS.

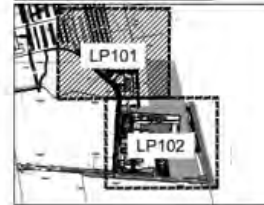
**PLANT KEY**

SYMBOL	COMMON NAME
<b>TREES</b>	
	DURA HEAT RIVER BIRCH
	EASTERN REDBUD
	HARVEST MOON SOUTHERN SUGAR MAPLE
	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PIN OAK
	SOUTHERN LIVE OAK
<b>EVERGREEN TREES</b>	
	AIKEN RED AMERICAN HOLLY
	JERSEY KNIGHT AMERICAN HOLLY
<b>SHRUBS</b>	
	CHINDO AWABUKI VIBURNUM
	FLORIDA FLAME AZALEA
	HENRY'S GARNET SWEETGUM
	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM
<b>GRASSES</b>	
	PINK MULLY GRASS
	PURPLE FOUNTAIN GRASS
	RED SWITCH GRASS
<b>GROUND COVERS</b>	
	BLUE SEDGE
	MOONSEDGE BLUESEDE
	LIZARDS TAIL
	PURPLE FLAME BLUE FLAG
	PURPLE LOVE GRASS
	SOFT RUSH
<b>ROCKS</b>	
	ARGENTINE BAHIA GRASS
	ST. AUGUSTINE GRASS

**LEGEND:**

- EXISTING PINE PLANTATION TO REMAIN
- LAKS (REFER TO GRADING AND DRAINAGE PLAN)
- DRY RETENTION AREA (REFER TO GRADING AND DRAINAGE PLAN)

**KEY PLAN**



FLORIDA LICENSE NUMBER: 00000000  
 REGISTERED ARCHITECT  
 PROJECT NUMBER: 130000000000



**MUNICIPAL OPERATIONS CENTER**

TALM COAST, FL 32177

**(A1) LANDSCAPE PLAN**  
 SCALE: 1" = 30'

DESIGNED BY: AJO  
 DRAWN BY: AJO  
 CHECKED BY: AJO  
 QUANTITY BY: AJO  
 DATE: 08/06/24  
 PROJECT #: 130000000000  
 SHEET TITLE:  
**LANDSCAPE PLAN**  
 SHEET NUMBER:  
**LP101**  
 ORIGINAL SHEET SCALE:  
 1" = 12'



Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Reserved for Recording Information:

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

**CITY OF PALM COAST**  
**TECHNICAL SITE PLAN TIER 2**  
**DEVELOPMENT ORDER APPROVAL**  
**PALM COAST MUNICIPAL OPERATIONS CENTER**

On January 15, 2025, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*A PART OF GOVERNMENT SECTIONS 28, 29, 32 AND 33  
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:** CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

**Project Name:** PALM COAST MUNICIPAL OPERATIONS CENTER

**Project No.:** 2024020006

**Application Type:** TECHNICAL SITE PLAN TIER 2

**Application No.** 5658

**Requested Development Approval:** Site Plan Approval for Public Works Facility

(in accordance with stamped approved plans)

**Zoning Classification: Master Planned Development (MPD)**

**FLUM: Development of Regional Impact (DRI-Mixed Use)**

**Parcel #'s: (Portion of) 33-10-30-0000-01030-00B5, 28-10-30-4290-00000-00C0,  
28-10-30-4290-00000-0080, 28-10-30-4290-00000-0090**

**Address #: 121 Parkgate Blvd**

**Parcel Acreage: (Portion of) +/- 31.45 acres**

**Site S.F.: +/- 71,157 square feet**

### **SITE DEVELOPMENT DATA**

**Building Use: Fleet Maintenance Operations**

**BLDG Height: 33'**

**Number of BLDGS: 3**

**Number of Floors: 1**

**Total BLDG Floor Area: +/- 71,157**

**Square Footage Per BLDGS:**

**Fleet Maintenance BLDG, +/- 49,783 square feet**

**Wash BLDG , +/- 14,786 square feet**

**Fleet Fueling Canopy , +/- 6,588 square feet**

**Parking Provided: Standard Spaces: 44; Accessible Spaces: 2**

**Bicycle Parking Spaces: 3**

**Impervious Surface Ratio (ISR): +/- 53%**

**Floor Area Ratio (FAR): +/- 0.5%**

**Pervious/Open Space: +/- 47%**

### **CONCLUSIONS OF LAW**

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

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

## **ORDER**

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

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

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

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

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

#### **Department Informational Comments:**

1. It is recommended to lowering some of the fill amount via adjustments to the stormwater system design.
2. Traffic Study suggested provision of Eastbound right turn lane on Peavey Grade at US-1. It is recommended to provide that turn lane (or provision of 3-lane approach at US-) as part of the next phase of construction.
3. There are no floodplain requirements for this phase of the MOC. However, future phases have floodplain residing on the parcel and will need to be addressed at that time.

(5) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless

released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

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

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

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

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

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

(12) This Development Order satisfies the concurrency requirements for transportation and fire. This Development Order is limited to the land uses and associated development as listed below:

**Description: Community Center/Civic/Gallery/Lodge; Unit Amount: +/- 71,157 SF**

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

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the Planning Land Development Regulation**

**Board of the City of Palm Coast, at their regularly scheduled meeting of January 15, 2025.**

Attest:

**City of Palm Coast, Florida**

\_\_\_\_\_  
Irene Schaefer, Recording Secretary

\_\_\_\_\_  
Sandra Shank, Chairperson

\_\_\_\_\_ Sign and Record

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: PALM COAST MUNICIPAL OPERATIONS CENTER  
Application Type: TECHNICAL SITE PLAN TIER 2  
Application No.: 5658

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

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

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, by \_\_\_\_\_ of CITY OF PALM COAST 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public