



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Doiney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman

Wednesday, March 21, 2018

5:30 PM

COMMUNITY WING OF CITY HALL

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

A Call to Order and Pledge of Allegiance

B Roll Call and Determination of a Quorum

C Approval of Meeting Minutes

1 MINUTES FOR THE PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD
MEETING OF FEBRUARY 21, 2018

D Public Hearings

**2 APPROVAL OF MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION NO. 3396
MPC LOTS PARCELS 417 AND 418**

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: 3/21/2018

Department	PLANNING	Amount
Item Key	2689	Account
		#
Subject	MEETING MINUTES FOR THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING OF FEBRUARY 21, 2018	
Background :		
Recommended Action :	Approve as presented the meeting minutes of the February 21, 2018 Planning and Land Development Regulation Board meeting.	



**City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD**

City Hall
160 Lake Avenue
Palm Coast, FL 32164
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**Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
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School Board Rep David Freeman**

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A Call to Order and Pledge of Allegiance

Chair Jones called the meeting of the February 21, 2018 Planning and Land Development Regulation Board (PLDRB) to order @ 5:35PM and apologized for the late start due to IPAD training.

B Roll Call and Determination of a Quorum

Irene Schaefer, the recording secretary, called the roll. Mr. Dolney was excused due to illness.

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT
REGULATION BOARD
JANUARY 17, 2018 BUSINESS MEETING
JANUARY 17, 2018 WORKSHOP**

Pass

**Motion made to approve as presented made by Board Member Smith and
seconded by Board Member Scully**

**Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete
Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board
Member Sybil Dodson-Lucas**

D Public Hearings

**2 ORDINANCE 2018-XX TO ADOPT THE FIRST AMENDMENT TO THE GRAND
LANDINGS MASTER DEVELOPMENT PLAN, APPLICATION 3481**

*Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history.
He also introduced Ida Meehan, Senior Planner who gave a presentation which
is attached to these minutes.*

Chair Jones: Ida does the applicant have a presentation?

*ANS: Ms. Meehan: They are here to respond to any questions if requested,
however they do not have a presentation.*

*Mr. Jeffrey Douglas representing the developer was present to answer any
questions.*

Mrs. Lucas: What size are the rooms?

ANS: Mr. Douglas: The minimum square foot is 1200 sq. feet per home.

Mrs. Lucas: So what is the average size of a master bedroom?

*ANS: Mr. Douglas: That has to be a market driver, we are trying to open up a
product range that would go from a retiree to a single person, so that will
probably be 15 x18 x 20 (in a 2 bedroom home).*

Mrs. Lucas: So that meets the average for Palm Coast?

*ANS: Ms. Meehan: Palm Coast has a minimum 1200 square foot house size, so
yes, this far exceeds the minimum that is typical in Palm Coast.*

*ANS: Mr. Douglas: For the record we are allowed through our MPD (Master
Planned Development) to go down to 800 square feet on the attached housing.
So if we did go forward with the townhome concept the minimum on a tomehome
would be 800 square feet.*

Mr. Scully: What is the reason for the size (reduction)? And what precedent does (this approval) set for variances to the 50 foot width?

ANS: Mr. Tyner: No, our code specifically states 50 (square feet). So in order to make it less than 50, one you would have to modify the Land Development Code or two establish a development agreement that has that exception in it as recommended by the Planning Board and an ordinance approved by (City) Council.

Mr. Scully: And the why?

ANS: Mr. Douglas: To help the community, by providing for a diversity of housing product types.

Chair Jones: Even though you are reducing the minimum lot width, you are not changing the side setbacks?

ANS: Mr. Douglas: That is true.

Vice Chair Davis: What happens to the extra land with the reduction in the lot and the living size?

ANS: Mr. Douglas: That is a great question. We have an opportunity for more open spaces, more clustering, and pocket parks, we just build it through. Or the other option is we just start stamping out town homes. Those our options at this time.

Vice Chair Davis: You mentioned clustering, by clustering do you mean placing homes closer together?

ANS: Mr. Douglas: Well, by nature of 45 foot lots, let us say, you can save 5 feet per lot, so you would gain an extra lot every 100 feet. So therefore, if we did have extra land a pocket park would be available, have smaller common areas but have more of them. A common area being defined as a green spaces.

Chair Jones: The space you save can't be used to build additional houses because you are limited by the number of units you can build?

ANS: Mr. Douglas: That is correct.

Vice Chair Davis: But to me it doesn't make any sense, a reduction of that nature, you would end up with extra space but they still couldn't build (on it)?

ANS: Chair Jones: It would be an opportunity for them to build a lower price point (product), isn't that right?

ANS: Mr. Douglas: Yes, sir. In fact these are basically all different shapes and sizes of homes. So the person who builds on an acre lot and a million dollar home are not the same impact fees as the person who builds on a 50 foot lot or a 45 foot lot. A 45 foot lot is 5 feet less of infrastructure, 5 feet less of pipe, 5 less feet of curb, 5 feet less of everything linear. So it is a different price point.

Mr. Smith: Just because this is going to the minimum, that doesn't mean that every lot in Grand Landings will be (built) to this size. You have quite a variety.

ANS: Mr. Douglas: Yes, that is correct. We have 50 footers, we have 60 footers that are selling very very well. We have a dream home going in now on a 120 foot lot. We have town homes that were already approved for that we could pull

out at anytime. I would just assume not see that product go to Town Center before it comes to us.

Chair Jones opened this item up to public comment @ 5:55PM.

Mr. Thomas Bell addressed the members of the board regarding his experience as a future home owner at Grand Landings with a lake/pond behind his home, it currently does not have a lake/pond. He questioned why the developer is delaying occupancy permits on this property.

Seeing no one else approach the podium, Chair Jones closed this item to public comment @ 5:59PM.

Chair Jones: Mr. Tyner, is there a site plan that has been approved by us (PLDRB)?

ANS: Mr. Tyner: No there is a plat, actually, the Master Planned Development was approved by City Council. Then each phase of that goes through a technical, preliminary plat, construction review for each of the stages of the project. This was an unfortunate situation, I know City Staff, we never want to get to the point where we are holding up that C.O. (Certificate of Occupancy), so we wanted that lake to be constructed. I know the developer has had some setbacks, the hurricane for example. They didn't expect that. We've worked with our Construction Management and Engineering Division folks to speed things up as much as practical. It was a lesson learned. I am confident in the future that the developer and City staff when we agree to something it will have some timelines. There are some things we are going to put in place to ensure this won't happen again.

Chair Jones: Is that a lake or a pond planned for that location?

ANS: Mr. Tyner: Yes, there is and it is under construction now. Our concern was for the residents in the adjacent houses we wanted a barrier in case a toddler got out. In order to protect life and safety. But they are working on the lake which is still under construction.

Mrs. Lucas: Does the developer have any response to the prospective home owner's concerns?

ANS: Mr. Douglas: Thank you, Mr. Tyner for working with staff. The lake was designed for phase 3A and 3B, we had an agreement to build the development. Upon 3A being built pond 3A was constructed. With 3B following that. Prior to the hurricane, the Army Corps of Engineers demanded a site inspection, first time in my career (that this was done), so we couldn't start moving the dirt and obtain that final permit until the Army Corps was out there. So construction started, hurricane hits, then trying to get the (Army) Corps out there for a mandatory site inspection. So that all went without a hitch once they (Army Corps of Engineering) was out there to do their inspection but (by then) we were 120 days late, and that is what happened.

Mrs. Lucas: Would you find, in the future, it helpful to give a newsletter to the home owners to give them an update? If this is not being done, I would suggested that you may want to consider it.

ANS: Mr. Douglas: Thank you, we will do so.

Mr. Tyner clarified for the Board Members that the Land Development Code is not changing that the PLDRB members are voting on changing the lot size for this application only.

Ms. Reischmann (City Attorney) clarified that a negative motion is difficult to vote on after Vice Chair Davis suggested that he make a motion to not approve this item. This motion was not seconded.

Pass

Motion made to approve as presented made by Board Member Scully and seconded by Board Member Dodson-Lucas

Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Denied - 1 - Vice Chair Glenn Davis

3 SAWMILL CREEK AT PALM COAST PARK, A SUBDIVISION MASTER PLAN, APPLICATION #3473

Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history of this project. He also introduced Bill Hoover, Senior Planner who gave a presentation which is attached to these minutes.

Mr. Tyner informed the Board members that there will be a three step review process for the master plan subdivision based on the Land Development Code which was revised in 2008.

Mr. Bill Schaefer, Dominion Engineering Group, representing applicant, addressed the PLDRB members regarding his experiences dealing with City Staff as well as Florida Department of Transportation (FDOT) and addressed the conditions of the Development Order.

Mr. Freeman: What is the trigger (tract 10B) for the transfer of the land to the Flagler School Board? Mr. Freeman also mentioned that he is looking forward to the review of the details of the preliminary plat with regard to transportation, bus stops and traffic flow.

ANS: Mr. Tyner: I'm glad that Mr. Freeman brought that up, because part of the DRI (Development of Regional Improvement) process in this case was to provide a school site. If it is not part of this tract, the next phase (should be preceded with) a discussion with the school board to relocate that tract or keep it where it is. But those discussions regarding the school site if that site were to change would have to be reviewed by the School Board and then we would have to modify the development agreement for the DRI, which you (the PLDRB) would see to make that recommendation to City Council.

Chair Jones: Is this a site plan that we see here?

ANS: Mr. Tyner: No this is a master development plan.

Chair Jones: So after this we will see a site plan?

ANS: Mr. Tyner: No, for this (project) after this phase, it (reviews become) highly technical with regard to what you see on the subdivision layout. After this they provide construction plans, and those construction plans are reviewed by staff for storm water, water and sewer, the underground, roads and lakes and those details. And generally it will look like the subdivision master plan. After the preliminary plat is approved the next and final step is, which is required by State law, is that the City Council approves the final plat. On the final plat that is where you have easements, lot dimensions and addresses (are assigned). That is what is actually recorded, after final plat they are ready to sell those lots.

Chair Jones: There was a Sawmill Creek development about 8 or 10 years ago?

ANS: Mr. Tyner: Yes, there was. This isn't the same developer, similiar name, different developer. If you recall, Sawmill orginally had a golf course. And that went through the whole process, I think it was close to a final plat. It didn't get there and as you know golf courses aren't in 2018.

Chair Jones opened this item to public comment @ 6:28PM. Seeing no one approach the podium, Chair Jones closed this item to public comment @ 6:29PM.

Pass

Motion made to approve as presented made by Board Member Lehnertz and seconded by Board Member Scully

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

4 ORDINANCE 2018-XX TO REZONE 9.09 +/- ACRES FROM COM-2 AND PSP TO PALM TOWN CENTER MPD, APPLICATION #3448

Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history. He also introduced Bill Hoover, Senior Planner who gave a presentation which is attached to these minutes. Mr. Beau Falgout, Assistant City Manager, addressed the board members on the history of this project.

Brett Mulligan, Unicorp USA, representative for the applicant introduced himself to the Board members.

Mr. Freeman: Will we get a chance to speak with the developer regarding the onto access Bulldog Drive? I know during school hours this road can get backed up, so we would just appreciate an opportunity to discuss this with the developer.

ANS: Mr. Mulligan: To the north of phase 1 (on the map) a road is being built with a left and right out onto Bulldog (Drive).

ANS: Mr. Tyner: But Mr. Freeman once we get more into the details, absolutely we need to sit with you (and the Flagler Palm Coast High School principal).

Mr. Falgout addressed the Board members regarding the City's 5.5 million dollar investment into Bulldog Drive and that the conversation will continue due to the City's investment into this area.

Chair Jones opened this item to public comment @ 6:45PM. Seeing no one approach the podium Chair Jones closed this item to public comment @ 6:46PM.

Pass

Motion made to approve as presented made by Board Member Smith and seconded by Board Member Lehnertz

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

5 PROPOSED REWRITE OF LAND DEVELOPMENT CODE SECTION 10.02 FLOODPLAIN ORDINANCE

Mr. Ray Tyner, Planning Manager, introduced this item and Ms. Denise Bevan, City Administration Coordinator and Lead Flood Plain Coordinator who gave a presentation which is attached to these minutes.

Chair Jones: Our citizens will benefit from this (CRS) rating in their reduced premium rates?

ANS: Ms. Bevan: Yes.

Mrs. Lucas: Are any of those adjustments or changes retroactive to people who currently have flood insurance (whose flood plain map designation has changed)?

ANS: Ms. Bevan: Excellent point, to your point when flood maps change it does affect your flood insurance premiums. Take for example, that today you're in a special flood hazard area and you are paying thousands of dollars for your premium and you're required to have that insurance because you have a federally backed mortgage and your mortgage company determines that you will need and must keep flood insurance. By new technical and higher resolution studies FEMA (Federal Emergency Management Agency) has now determined that you are no longer in a special flood hazard area. You are no longer in a high risk area. Basically, you can go back to your insurance provider and show them documentation and your insurance premium will change. It should go down to a preferred risk policy which averages around \$400.00 per year for a typical home in Palm Coast. And let's say it unfortunately goes the other way, FEMA now says you are in a high risk area and you have flood insurance today, and you've always carried flood insurance you can benefit from a grandfathered premium. If you don't have flood insurance than you would be affected by the higher premium cost unfortunately. If your home is built to our standards of 1 foot above BFE (Base Flood Elevation) which most of them are, because we review plans accurately than you can also go to FEMA and ask for one of those letters of map changes.

Mrs. Lucas: How is this information going to be communicated to the general public?

ANS: Ms. Bevan: In next month's utility mailer you will get a four page insert that describes all of this in detail.

Vice Chair Davis: How do I find what zone (flood) my home is in?

ANS: Ms. Bevan: You call me.

Chair Jones: Isn't there a map (flood zone) on the City's website?

ANS: Ms. Bevan: Yes and it is available with the new flood rate panels but I do encourage if someone asks you, "how do I determine what flood zone my home is located in?" to have them call the City because some time it is confusing.

Mr. Tyner informed the Board members that recently the City's flood plain team managers participated in the Flagler County Home Show and how they were able to help many residents determine their flood zone, they were very busy.

Pass

Motion made to approve as presented made by Board Member Scully and seconded by Board Member Dodson-Lucas

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

E Board Discussion and Staff Issues

Mr. Tyner reminded the Board members if they have any questions regarding their City issued Ipads to please call him or Irene Schaefer, recording secretary and we will assist you.

F Adjournment

The meeting was adjourned at 7:20PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

6 ATTACHMENTS TO MINUTES

City of Palm Coast, Florida Agenda Item

Agenda Date: 3/21/2018

Department	PLANNING	Amount	
Item Key	2700	Account	
		#	
Subject	APPROVAL OF MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION NO. 3396 MPC LOTS PARCELS 417 AND 418		
Background :	<p>The subject property is a 108 +/- acre site located southwest of the IH 95 SR 100 interchange. The site is undeveloped and vacant. Only 9.2 acres of the two parcels will be developed as Lot 1. The remainder 98.56 acres will be used for drainage easements (3.76 acres) and conservation area (92.02 acres). The applicant proposes to develop the site into a hotel and restaurant. Initial development will consist of a stormwater management pond to prepare the site for future development. Future commercial development will be serviced by an internal drive from SR 100 providing access to the site. TIER 1 and 2 Technical Site Plan applications will be required for any future commercial development related to the hotel and restaurant.</p>		
Recommended Action :	Staff recommends that the PLDRB approve Master Subdivision Plan, Application No. 3396		



**Planning and Land Development Regulation Board
March 21, 2018**

OVERVIEW

Project Name: MPC Lots Parcels 417 & 418
Application Number: 3396
Agent: Prosser, Inc.
Property Owner: MPC Lots, LLC.
Location: Generally located on the southwestern corner of SR 100 and IH 95.
Parcel ID #: *Parcel 417: 09-12-31-5375-00000-0030 & Parcel 418 07-11-31-7057-0RP17-0010*
Current FLUM designation: Mixed Use and Greenbelt
Current Zoning designation: COM-3, AGR
Current Use: Vacant
Size of subject property: 107.76 acres

ANALYSIS

REQUESTED ACTION

To obtain Planning and Land Development Regulation Board (PLDRB) approval for a nonresidential Subdivision Master Plan for MPC Lots 417 & 418.

The applicant has submitted for a nonresidential Subdivision Master Plan for a proposed commercial Master Subdivision Plan, to create two lots. Lot One will consist of two phases. Phase one will be to develop a stormwater pond, retaining wall and stormwater-related infrastructure; phase two will consist of a hotel and restaurant.

SITE DEVELOPMENT PLAN SUMMARY:

- TOTAL PARCEL ACREAGE: **Parcel 417** (9.63 acres)
Parcel 418 (98.13 acres)
- TOTAL ACREAGE: 107.76 acres
- PROPOSED USES: Phase 1- Stormwater pond & infrastructure
Phase 2- Hotel & Restaurant
- OTHER TRACTS: Drainage easements and
Conservation area

BACKGROUND

The subject property is a 108 +/- acre site located southwest of the IH 95 SR 100 interchange. The site is undeveloped and vacant. Only 9.2 acres of the two parcels will be developed as Lot 1. The remainder 98.56 acres will be used for drainage easements (3.76 acres) and conservation area (92.02 acres).

The applicant proposes to develop the site into a hotel and restaurant. Initial development will consist of a stormwater management pond to prepare the site for future development.

Future commercial development will be serviced by an internal drive from SR 100 providing access to the site.

TIER 1 and 2 Technical Site Plan applications will be required for any future commercial development related to the hotel and restaurant.

LAND USE AND ZONING INFORMATION

The subject site is designated Commercial and Greenbelt on the Future Land Use Map. The following tables summarize the general existing and proposed land use and zoning information:

USE SUMMARY TABLE

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Commercial & Greenbelt	Commercial & Greenbelt
Zoning District	COM-3 & AGR	COM-3 & AGR
DRI/MPD Land Use Area	Not applicable	Not applicable
Overlay District	Not applicable	Not applicable
Uses	Vacant land	<u>Lot One</u> stormwater pond and related- infrastructure, to be followed by a hotel & restaurant <u>Lot Two</u> Drainage and conservation easements
Acreage	108 acres +/-	Lot 1: 9.63 acres Lot 2: 98.56 acres

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Commercial	MPD
South	Greenbelt & Residential	Duplex
East	IH row & Commercial	IH row & COM-2

West	Commercial	COM-2 & SFR
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SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast Land Development Code and must comply with the city's Comprehensive Plan. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS

Criteria	Required (per COM-3)
Minimum Lot Size	30,000 sq. ft.
Maximum Impervious Surface Ratio	0.70
Maximum Building Height	75 ft.
Minimum Lot Width	100 ft.
Maximum FAR	.50
Minimum Building Setbacks	Front:25' Rear:10' Interior: 10'

MASTER SUBDIVISION PROCESS

The Master Subdivision process is stated in Section 2.10 of the Unified Land Development Code (LDC). The Master Subdivision process is intended to provide a review of the basic development concepts without significant engineering design, prior to with the preliminary plat, final plat and technical site plan approval. When the Development Order is granted for the Master Subdivision Process, the applicant can apply for a Preliminary Plat and Technical Site Plans when required.

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, future development related to the hotel and restaurant will require a TIER 1 and TIER 2 site plan approvals.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS

Prior to approval of a Development Order for a Master Subdivision Plan, the proposed project must also be evaluated for compliance with the standards of LDC Section 4.15, which provides the following criteria that must be met.

A. Logic of Design

Planning Staff Finding: After review of this proposed Subdivision Master Plan, staff has found it to be a conceptually feasible design. More detail will be provided during the Preliminary Plat review for the entire project and as part of Technical Site Plan review for the commercial development of Lot 1.

The design includes two proposed lots. Lot 1 will include the commercial development of a hotel, restaurant and stormwater pond. Lot 2 will include drainage and conservation area.

The Technical Site Plan process, Land Development Code and Comprehensive Plan will determine the overall design of the development.

B. Internal Consistency

Planning Staff Finding: The project will be developed in two steps. Step 1 will include stormwater pond and related-infrastructure. Step 2 will include the commercial development of a hotel and restaurant with internal access connectivity as well as pedestrian access from SR 100.

The project will be oriented toward servicing travelers on IH 95, and therefore is oriented to the SR 100 and IH 95 interchange.

C. Impact on Neighboring Sites

Planning Staff Finding:

Lot 2 includes 98.56 acres of wetlands and drainage easements. Lot 2 has the additional benefit of providing an extensive buffer and separation for the single family residences to the south.

D. Internal vehicular and pedestrian connectivity

Planning Staff Finding: The site will be designed to have internal access for each use. The City's LDC will ensure that sidewalks are provided.

E. Consolidating of utilities and facilities, including stormwater, parking, signage etc.

Planning Staff Finding: The Master Subdivision plan has been reviewed by Utilities, Engineering and Stormwater staff. Overall site development will require a Preliminary Plat, and Final Plat. Commercial development of Lot 1 will require a Technical Site Plan reviews.

During the platting process, the applicant will be required to provide for the management and maintenance of shared facilities.

F. Public benefit derived by the project.

Planning Staff Finding: The IH 95 and SR 100 interchange is an appropriate location for intensive commercial development. A hotel and restaurant oriented to IH 95 will serve travelers and offer additional lodging options for the Palm Coast community at-large.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER

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

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

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the site’s specified land use is consistent with the Mixed Use Future Land Use Map and property’s zoning, COM-3 allows for a hotel and restaurant.

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

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The following are a selection of goals, policies and objectives that the project supports:

• Objective 1.1.1.1	The City’s Future Land Use Map (FLUM) shall provide areas for mixed- use development in identified commercial centers and corridors while maintaining the identified suburban residential development pattern...
• Chapter 1, Future Land Use Element, Policy 1.1.1.1.C	Mixed Use- This FLUM designation represents existing and future mixed use corridors and employment centers throughout the City that provide general retail, professional services and offices.
• Objective 1.1.4, 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.
• 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 to balance jobs and housing.

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

Planning Staff Findings: The proposed development will not impose a significant financial liability or hardship for the City. The public infrastructure needed to support the project will be reviewed as part of the preliminary plat and the Technical Site Plan review processes for each proposed use.

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

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant LDC, Building Code, and other agency requirements.

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

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

SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed nonresidential Master Subdivision Plan is sufficient for conceptual approval. Additional details will be submitted, reviewed and finalized during the platting process and during Technical Site Plan review processes.

RECOMMENDATION

Staff recommends that the PLDRB approve Master Subdivision Plan, Application



No. 3396

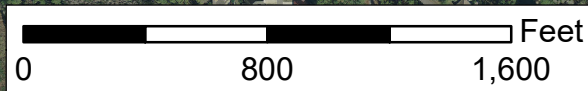
Aerial Imagery for MPC Lots/Parcels 417 & 418

MPC Lot/Parcel 418
Parcel ID: 09-12-31-5375-00000-0030

MPC Lot/Parcel 417
Parcel ID: 07-11-31-7057-0RP17-0010

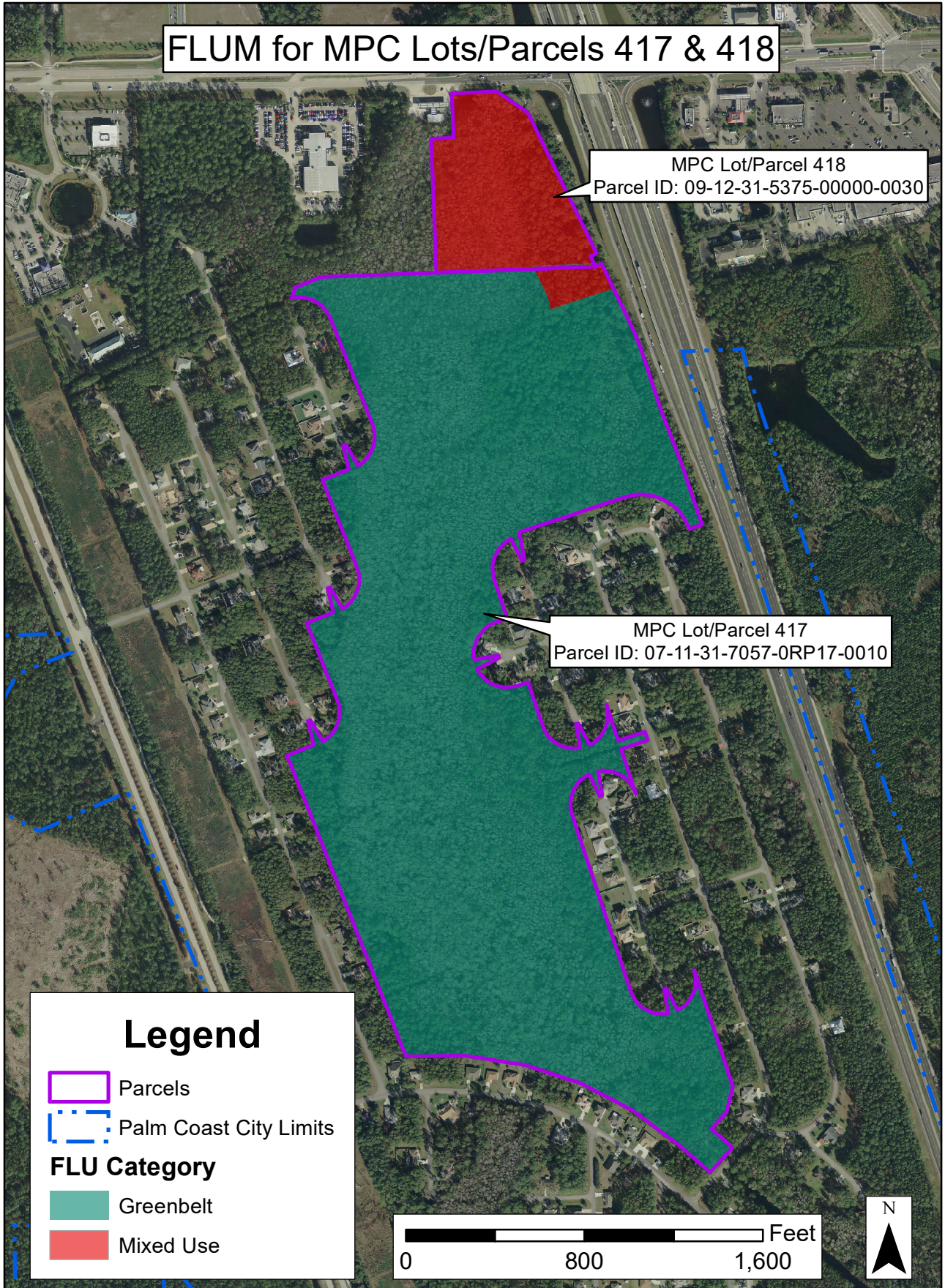
Legend

-  Parcels
-  Palm Coast City Limits



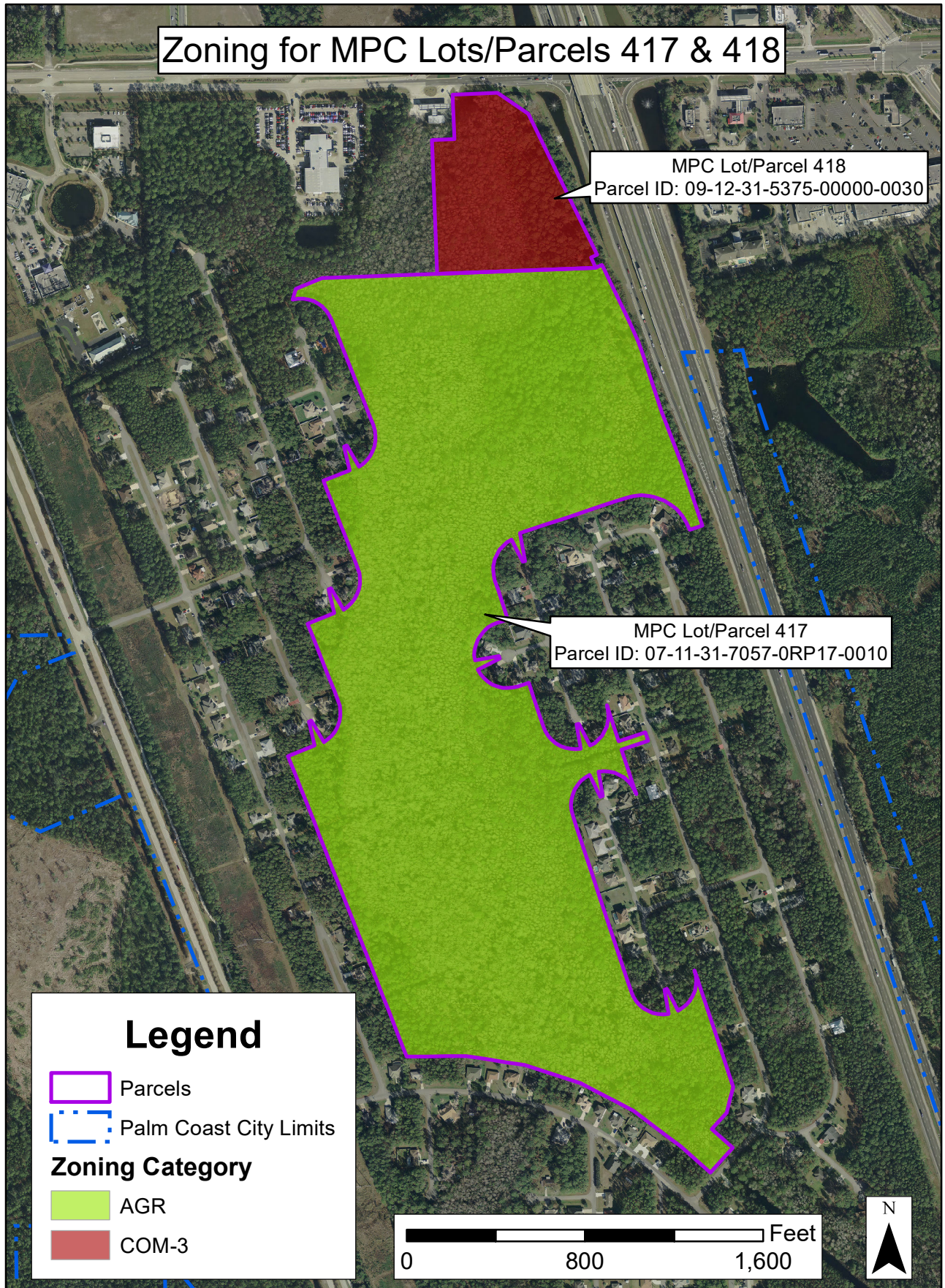
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FLUM for MPC Lots/Parcels 417 & 418



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Zoning for MPC Lots/Parcels 417 & 418



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