



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

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

Chair Glenn Davis
Vice Chair Clinton Smith
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
School Board Rep David Freeman

Wednesday, December 19, 2018

3:00 PM

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.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

1. Approval of Meeting Minutes

**MEETING MINUTES OF THE NOVEMBER 14, 2018 PLANNING AND LAND DEVELOPMENT
REGULATIONS BOARD MEETING**

2. Public Hearings

**REQUEST FOR MASTER SITE PLAN APPROVAL FOR THE VENUE AT TOWNCENTER A
PROPOSED 233-UNIT MULTIFAMILY PROJECT, APPLICATION 3774.**

3. Board Discussion and Staff Issues

Adjournment



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

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

***Vice Chair Glenn Davis
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman***

Wednesday, November 14, 2018

5:30 PM

COMMUNITY WING OF CITY HALL

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Call to Order and Pledge of Allegiance

Acting Chair Davis called the November 14, 2018 meeting of the Planning and Land Development Regulations Board (PLDRB) to order @ 5:34PM.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

*Mr. Smith
Mrs. Lucas
Mr. Dolney
Mr. DeMaria
Mr. Scully
Mr. Davis
Mr. Lehnertz
Mr. Freeman*

Approval of Meeting Minutes

1 MEETING MINUTES OF THE OCTOBER 17, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Public Hearings

2 ELECTION OF CHAIR AND VICE CHAIR FOR THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Mr. Tyner suggested a one year term period for the Chair and Vice Chair.

Pass

Motion made to approve as amended a motion was made by Mr. DeMaria and seconded by Mrs. Lucas to elect Mr. Davis to the position of Chairperson.

A motion was made by Mr. Dolney and seconded by Mr. Scully to elect Mr. Smith to the position of Vice Chairperson.

A motion was made by Mr. Lehnertz and seconded by Mr. Scully to limit the term of both the Chair and Vice Chair person positions to a one year term.

Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board

Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

3 SUNSHINE LAW TRAINING

Ms. Katie Reischmann, City Council gave a presentation regarding the effects of the Sunshine Laws on the PLDRB members which is attached to these minutes.

Discussion of adding any ex-parte disclosures verbiage to any quasi-judicial matters coming before the board per agendas.

Any communications that you have with the public regarding any matters coming before the board should be disclosed and if in texted or email format please forward to the Recording Secretary for record retention.

Commission on ethics brochure to be sent to the PLDRB members via email and hard copy provided to the PLDRB members if requested.

Received and Filed

4 TRAINING ON COMPREHENSIVE PLAN AND APPLICATION PROCESS

Mr. Ray Tyner requested this item be withdrawn from tonight's agenda and added to the December 19, 2018 agenda if time allows.

Board Discussion and Staff Issues

Chair Davis requested that the PLDRB members consider changing the December 19th PLDRB meeting date to an earlier December date. No discision was made at this meeting.

Adjournment

Motion made that the meeting be adjourned by Mrs. Lucas and the motion was seconded by Mr. Scully.

The meeting was adjourned at 6:55PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

City of Palm Coast, Florida Agenda Item

Agenda Date: 12/19/2018

Department	PLANNING	Amount	
Item Key	5594	Account	
		#	
Subject REQUEST FOR MASTER SITE PLAN APPROVAL FOR THE VENUE AT TOWNCENTER, A 233-UNIT MULTIFAMILY PROJECT, APPLICATION 3774.			
Background :			
<p>Application 3774 is a proposed master site plan for the Urban Core area of Town Center. The Urban Core area of Town Center is envisioned as a concentration of urban-style development and uses, where residents can live, work and play, within proximity to these activities. The emphasis for the Urban Core of Town Center is towards integrated, well-designed mixed-use development, with a blend of residential, commercial, pedestrian and civic uses.</p> <p>The applicant has submitted for a master site plan approval for a 233-unit multifamily development on approximately 27.12 acres of land located along Central Avenue, east and adjacent to the Epic Theatre in the Urban Core portion of the Town Center Master Planned Development.</p> <p>This application offers the opportunity to create several, urban style residential living options in the Urban Core of Town Center. It includes four different building types in a planned mix of five multifamily residential buildings, and six carriage buildings. This application is the second proposed project in the City's newly-created Innovation District and thus, will become the second project to be eligible for Innovation District tax credits.</p> <p>The creation of urban and residential style development is instrumental toward creating the mixed-use downtown vision planned for and anticipated in Town Center.</p>			
Recommended Action :			
<p>Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council approval of Application #3774, Master Site Plan aka "the Venue" a 233-unit multifamily development located in the Town Center Master Planned Development.</p>			



**Planning Land Development Regulation Board
December 19, 2018**

OVERVIEW

Project Name: The Venue at Town Center
Application Number: 3774
Applicant/agent: Gulfstream Design
Property Owner: Florida Landmark Communities LLC
Location: Central Avenue, Urban Core, Town Center
Real Estate ID #: 06-12-31-5825-00000-0220
Current FLUM designation: DRI-Mixed Use
Current Zoning designation: Master Planned Development (MPD)
Current Use: Vacant
Size of subject property: 27.12 +/- acres

REQUESTED ACTION:

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council approval of Application #3774, Master Site Plan aka “the Venue” a 233-unit multifamily development located in the Town Center Master Planned Development. Approval of a master plan development authorizes an applicant to continue with the preliminary plat or technical site plan review process.

ANALYSIS

This application is a proposed master site plan for the Urban Core area of Town Center. The Urban Core area of Town Center is envisioned as a concentration of urban-style development and uses, where residents can live, work and play, within proximity to these activities. The emphasis for the Urban Core of Town Center is toward integrated, well-designed mixed-use development, with a blend of residential, commercial, pedestrian and civic uses.

The applicant has submitted for a master site plan approval for a 233-unit multifamily development on approximately 27.12 acres of land located along Central Avenue, east and adjacent to the Epic Theatre in the Urban Core portion of the Town Center Master Planned Development.

This application offers the opportunity to create a unique, urban style residential living option in the Urban Core of Town Center. It includes four different building types in a planned mix of five multifamily residential buildings, and six carriage buildings. This application is the second proposed project in the City’s newly-created Innovation District. Well-integrated urban and residential style development is key toward creating the mixed-use fabric and downtown style of living planned for and anticipated in the City’s Town Center.

The proposed development consists of four 3- story apartment buildings, one four story building six two unit carriage houses and one clubhouse. This development is the second residential application for the Urban Core area of Town Center, within the City’s newly designated Innovation District.

The master plan project is considered a “Major” (Tier 3) development, requiring approval by the PLDRB and the City Council.

SITE DEVELOPMENT PLAN SUMMARY:

- TOTAL SITE ACREAGE: 27.12 +/- acres
- TOTAL WETLAND & BUFFER 15.96 +/- acres
- NUMBER OF NEW BUILDINGS: 5 multifamily buildings, 6 carriage house buildings & a clubhouse.
- TOTAL UNITS: 233 units
- MAXIMUM HEIGHT: 80 ft. (55.3” proposed)
- MAXIMUM IMPERVIOUS COVERAGE 85% (56.73% net proposed)

BACKGROUND

The property under development review is 27.12 acres aka Parcel # 06-12-31-5825-00000-0220 the property is zoned Master Planned Development and the FLUM is DRI-Mixed Use. The project is designed with four different building types – 2 3-story apartments of 30 units, 2 3 story apartments of 39 units, 1 4-story apartment buildings of 83 units including 33 three bedroom units, and 6 2-unit carriage houses for a total of 12 carriage units. Access to the project is proposed via two existing curb cuts on Central Avenue. The site plan also includes a clubhouse and dog park.

LAND USE AND ZONING INFORMATION

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)	DRI-Mixed Use	DRI-Mixed Use
Zoning District	Master Planned Development	Master Planned Development
Use	Vacant land	233-units
Acreage	27.12 +/- acres	27.12 +/- acres

Proposed Building Square Footage	Vacant	Building 1 – 9,936 SF Building 2 – 15,180SF Building 3 – 15,180 SF Building 4 – 9,936 SF Building 5 – 33,584 SF Clubhouse 2,637 SF Carriage House (typ. Unit 924) SF) 6 2-unit buildings for a total of 11,088 SF
Access	Via two existing curb cuts onto Central Drive.	Via two existing curb cuts onto Central Drive.

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI- Mixed Use	Town Center MPD
South	DRI- Mixed Use	MPD
East	DRI- Mixed Use	Town Center MPD
West	DRI- Mixed Use	Town Center MPD

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 as well as Building Codes. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS

Criteria (per LDC)	Required	Provided
Min. Lot Size	2,000 sq. ft.	27.17 acres
Min. Lot Width	25 ft.	Approximate 1700 SF +/- ft.
Max. Impervious Coverage	95 %	56.75 % net
Max. Bldg. Height	50 ft.	48.4’ to 58’’ft.
Min. Building Setbacks	Front: 12 ft. Rear: 0 ft. Side: 0 ft.	Front: 20’ Rear: 118’ Side : 14.3’
Parking Spaces (min.): 82 units x .75 spaces per unit	167	400 spaces per Ordinance # 2018-18, including 81 on street parking spaces allocated by the Master developer.

MASTER SITE PLAN PROCESS

The master site plan application process is specified in Chapter 2, Section 2.10 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. Master site plan approval allows this project to proceed to technical site plan.

The purpose of final site plan review is to ensure compliance with all development regulations. The review is based on conformance to Code and the Town Center MPD. Once a Development Order is issued, the developer may file for Technical Site Plan approval and then a construction plan. Approval of the construction plans and final technical specifications will result in the final development order. This approval authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, and the PLDRB and in this instance, the City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects over 100 units are classified as Major projects, thus the scale of this development requires approval from the PLDRB and the City Council

Section 2.10.04 of the LDC establishes the review criteria for a master site plan.

Review Criteria	Comments
1.Logic of design	The project creates a mix of living options within a residential development on Central avenue within the Urban Core of Town Center. These living options include apartments, carriage house units, and a limited number of "age-restricted" units.
2.Internal Consistency	The development is designed as one unified, integrated project although it contains several distinct building types and living options.
3. Impact on neighboring sites	The project is in the heart of Town Center, its urban core, where intense development has been planned for and where infrastructure exists.
4. Internal vehicle and pedestrian connectivity	The location of the Venue is adjacent to the Town Center multiuse path which is based on a system of planned pedestrian connectivity. The applicant has endeavored to provide pedestrian connectivity onsite as well, including a pedestrian bridge to maintain a connection between the central western portion of the site and the eastern part of the lot.
5. Public benefit from the project	This proposal will include a range of housing units. These units are needed to provide housing options for a multitude of needs in this community, including workforce housing, age restricted housing and housing for singles and young families.

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

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

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the specified land use is consistent with the City's LDC and Comprehensive Plan and the Urban Core requirements of the Town Center MPD.

It is staff's general understanding that the existing inventory of available multifamily options does not meet current market demand for the workforce needs of this community.

The proposed 233-unit multifamily will offer at least four different new housing types in this portion of the Urban Core in the newly-created Town Center Innovation District.

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 applicable goals, policies and objectives that the project supports:

- **Comprehensive Plan 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.
- **Comprehensive Plan Chapter 1, Future Land Use Element, Objective 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 office. A blending of residential uses and institutional uses is also allowed in this designation. The Mixed Use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious activities in reasonable proximity to residential dwellings.
- **Comprehensive Plan Chapter 1, Future Land Use Element, Goal 1.3:** Adequate Public Facilities and Concurrency: 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 development.
- **Chapter 2-Transportation Element: Goal 2.2 Increased Interconnectivity; Policy 2.2.2.1** – Through the development review process, the City shall ensure that developers construct connections that link residential areas, recreational facilities, and commercial developments to reduce traffic on collector and arterial roadways.
- **Chapter 2-Transportation Element: Goal 2.2 Increased Interconnectivity; Policy 2.2.2.4** – The City shall continue to enforce requirements for bicycle and

pedestrian interconnectivity between residential developments and adjacent commercial developments as a means of reducing traffic on collector and arterial roadways.

- **Chapter 3-Housing Element: Objective 3.4.1 Diversity in Housing Opportunities; Policy 3.4.1.1** – Through the FLUM and zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments.
- **Town Center MPD** – Town Center will function as an urban center for the City, Flagler County and the surrounding area.
- **Town Center MPD** – Will include sites for a combination of mixed uses, including the following: retail, office, governmental, civic, cultural, lodging, food service, institutional, entertainment, outdoor public gatherings, residential apartments and other living opportunities.

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

Planning Staff Findings: The proposed development does not impose a significant financial liability or hardship for the City. The project will meet the MPD and the City's concurrency requirements.

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

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: For the project to proceed, the applicant is required to 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.

PUBLIC PARTICIPATION

No Neighborhood meeting or public notice was required for this application.

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 Master Site Plan can meet the requirements of TIER 3 Technical Site Plan approval. The master site plan process recognizes that up to 25% cumulative design change may be necessary after further engineering.

RECOMMENDATION

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council approval of Application #3774, Master Site Plan aka "the Venue" a 233-unit multifamily development located in the Town Center Master Planned Development.



Location Map (Large Scale)

 Subject Site

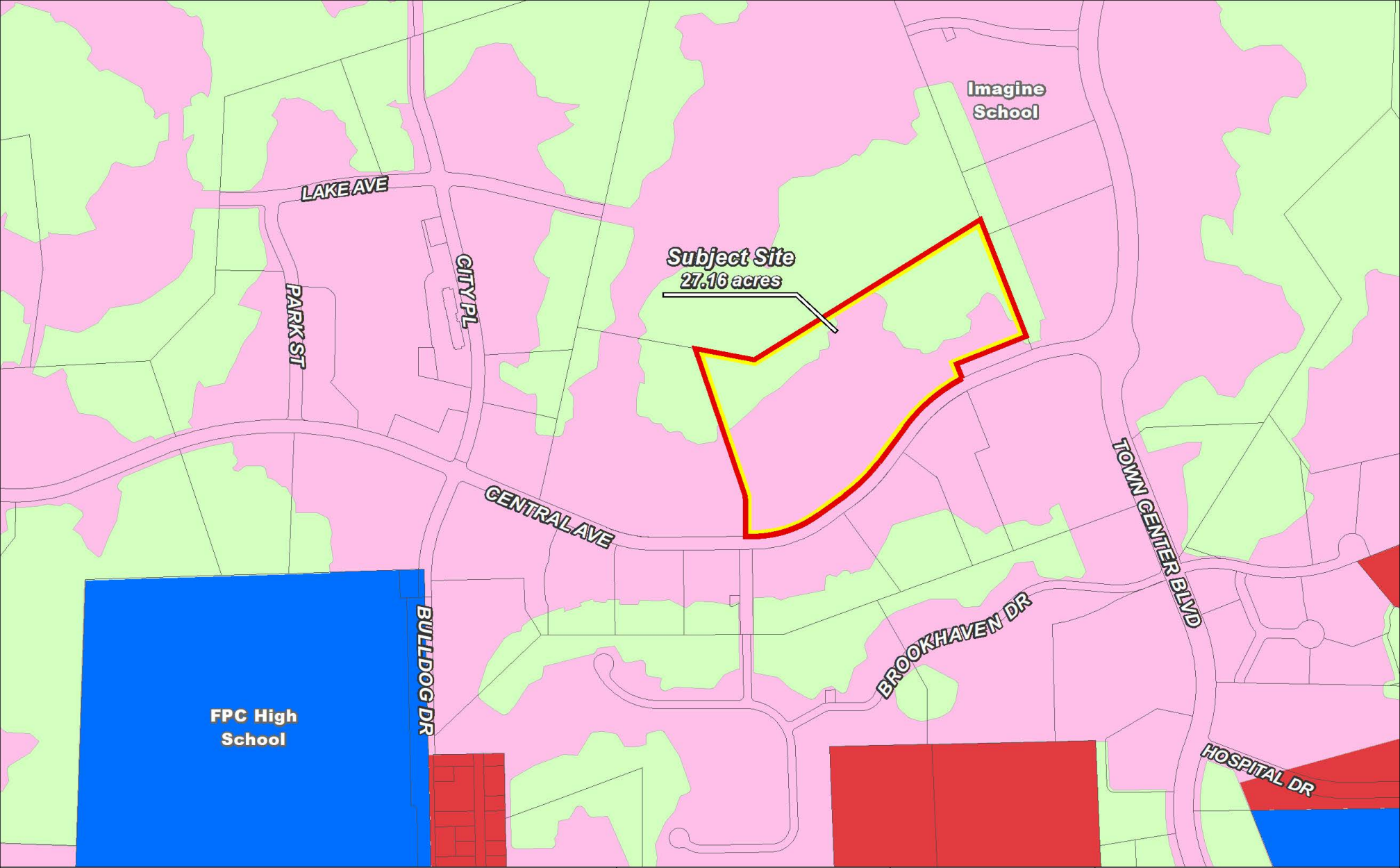


Creation Date:
12/10/2018



Map Provided By:
GIS Division

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.



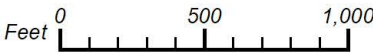
Subject Site
27.16 acres

Imagine School

FPC High School

Future Land Use Map

- Subject Site
- DRI-Urban Core
- Mixed Use
- Conservation
- Institutional

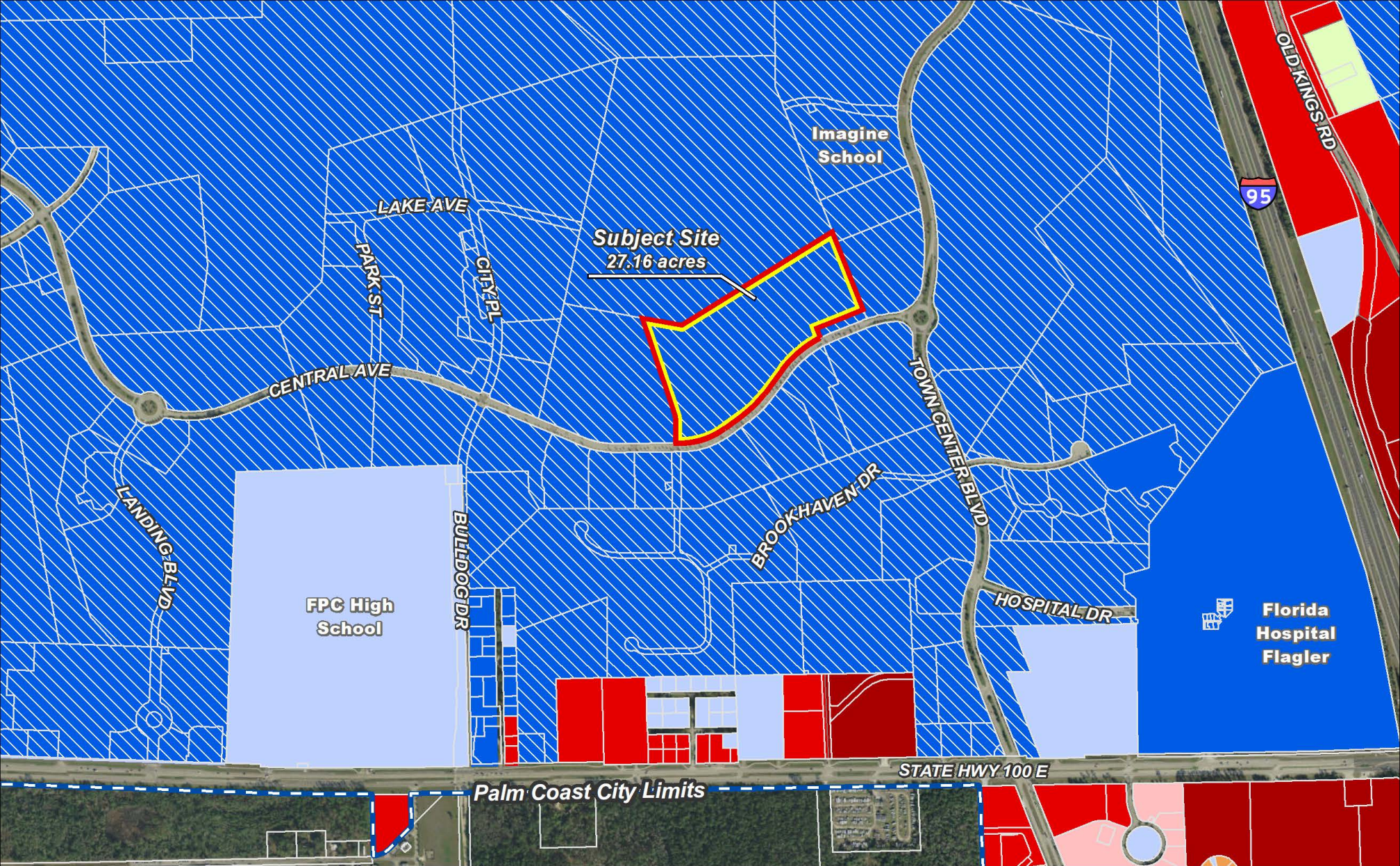


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Existing Zoning Map

- Subject Site
- COM-2
- EST-1
- PSP
- MPD Post 11-16-08 Designation
- COM-3
- OFC-1
- SFR-2
- MPD Pre 11-16-08 Designation

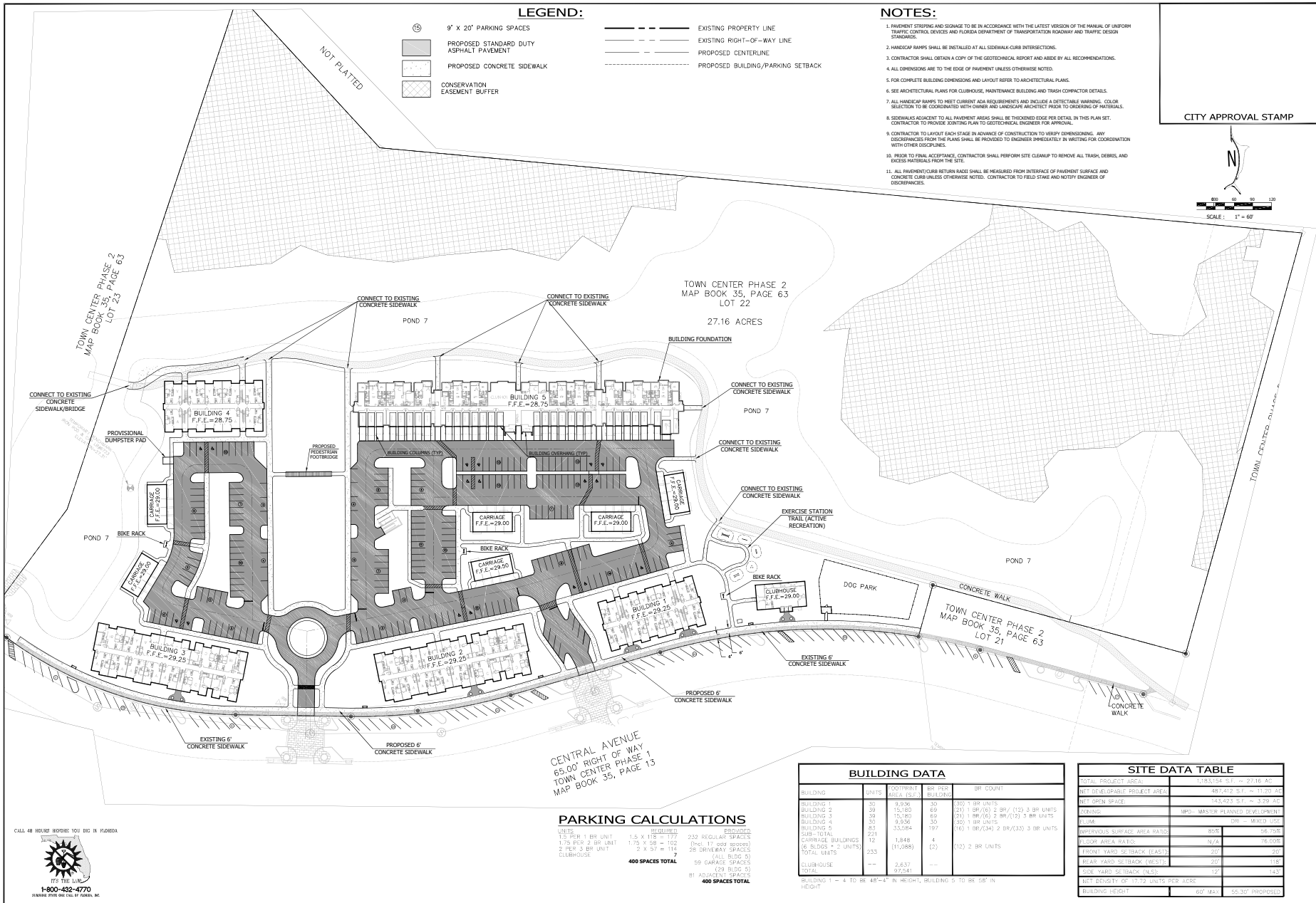


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LEGEND:

- 9' X 20' PARKING SPACES
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- CONSERVATION EASEMENT BUFFER
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED BUILDING/PARKING SETBACK

- NOTES:**
1. PAVEMENT STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
 2. HANDICAP RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-CURB INTERSECTIONS.
 3. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND ABIDE BY ALL RECOMMENDATIONS.
 4. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 5. FOR COMPLETE BILLING DIMENSIONS AND LOCUS REFER TO ARCHITECTURAL PLANS.
 6. SEE ARCHITECTURAL PLANS FOR CURBSIDE, MAINTENANCE BUILDING AND TRASH CONTRACTOR DETAILS.
 7. ALL HANDICAP RAMPS TO MEET CURRENT ADA REQUIREMENTS AND INCLUDE A DETECTABLE WARNING. COLOR SELECTION TO BE COORDINATED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIALS.
 8. SIDEWALKS ADJACENT TO ALL PAVEMENT AREAS SHALL BE THICKENED EDGE PER DETAIL IN THIS PLAN SET. CONTRACTOR TO PROVIDE SLOTTING PER TO GEOTECHNICAL ENGINEER FOR APPROVAL.
 9. CONTRACTOR TO LAYOUT EACH STAGE IN ADVANCE OF CONSTRUCTION TO VERIFY DIMENSIONING. ANY DISCREPANCIES FROM THE PLANS SHALL BE PROVIDED TO ENGINEER IMMEDIATELY IN WRITING FOR COORDINATION WITH OTHER DISCIPLINES.
 10. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PERFORM SITE CLEANUP TO REMOVE ALL TRASH, DEBRIS, AND EXCESS MATERIALS FROM THE SITE.
 11. ALL INVENTORIED RETURN BASES SHALL BE MEASURED FROM INTERFACE OF PAVEMENT SURFACE AND CONCRETE CURB UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD STAKE AND MOTIFY ENGINEER OF DISCREPANCIES.

CITY APPROVAL STAMP

N

SCALE: 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION

**MASTER SITE PLANS FOR
THE VENUE AT PALM COAST
TOWN CENTER
MASTER SITE PLAN**

CITY OF PALM COAST, FL



PROJECT NO:	18-027
ISSUE DATE:	12/05/18
SOURCE FILE:	ISSUE
DRAWN BY:	JTS
DESIGNED BY:	MHL
CHECKED BY:	MHL
SCALE:	AS NOTED

CENTRAL AVENUE
65.00' RIGHT OF WAY
TOWN CENTER PHASE 1
MAP BOOK 35, PAGE 13

PARKING CALCULATIONS

UNITS	REGULAR SPACES	CLUBHOUSE	TOTAL
1.5 PER 1 BR UNIT	1.5 X 178 = 267	2	269
1.75 PER 2 BR UNIT	1.75 X 38 = 66	2	68
2 PER 3 BR UNIT	2 X 57 = 114	2	116
CLUBHOUSE	2	2	4
400 SPACES TOTAL			400 SPACES TOTAL

BUILDING DATA

BUILDING	UNITS	FOOTPRINT AREA (SQ. FT.)	BR. PER BUILDING	BR. COUNT
BUILDING 1	30	9,936	30	(30) 1 BR UNITS
BUILDING 2	59	15,160	69	(21) 1 BR/21) 2 BR/ (17) 3 BR UNITS
BUILDING 3	38	12,990	69	(27) 1 BR/42) 2 BR/ (12) 3 BR UNITS
BUILDING 4	55	8,956	30	(30) 1 BR UNITS
BUILDING 5	221	33,394	197	(16) 1 BR/134) 2 BR/87) 3 BR UNITS
SUB-TOTAL	203	1,848	(4)	(12) 2 BR UNITS
CLUBHOUSE BUILDINGS	---	(11,088)	(2)	(12) 2 BR UNITS
TOTAL UNITS	233	---	---	---
CLUBHOUSE TOTAL	---	2,837	---	---
TOTAL	---	97,841	---	---

BUILDING 1 - 4 TO BE 48'-4" IN HEIGHT, BUILDING 5 TO BE 58' IN HEIGHT

SITE DATA TABLE

TOTAL PROJECT AREA:	118,154 S.F. = 2.71 AC.
NET DEVELOPABLE PROJECT AREA:	88,412 S.F. = 2.01 AC.
NET OPEN SPACE:	143,923 S.F. = 3.29 AC.
ZONING:	MPO - MASTER PLANNED DEVELOPMENT
FORM:	OFF - MIXED USE
MINIMUM SURFACE AREA ROAD:	800'
BIODIVERSITY AREA:	16.4
FRONT YARD SETBACK (EAST):	20'
REAR YARD SETBACK (WEST):	20'
SIDE YARD SETBACK (N/S):	12'
NET DENSITY OF 17.72 UNITS PER ACRE	
BUILDING HEIGHT:	60' MAX. SEE 307 PROPOSED

CALL US BEFORE YOU DIG IN FLORIDA

ITS THE LAW
1-800-452-4770
A SERVICE OF THE STATE OF FLORIDA

EXTERIOR COLORS BASED ON SHERWIN WILLIAMS PAINT



SW 7006 EXTRA WHITE



SW 7016 MINDFUL GRAY



SW 7612 MOUNTAIN STREAM



SW 6235 FOGGY DAY



SW 6232 MISTY

REVISIONS

NO.	DATE	DESCRIPTION



1 FRONT ELEVATION OF BUILDING NO'S. 1, 4 & 5
SCALE: 1" = 1/8"=1'-0"



2 REAR ELEVATION OF BUILDING NO'S. 1, 4 & 5
SCALE: 1" = 1/8"=1'-0"

SLOCUM PLATTS
ARCHITECTS, P.A.



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WILLIAM P. PLATTS ARCHITECTS

FRONT AND REAR ELEVATIONS

VENUE AT PALM COAST
TOWN CENTER APARTMENTS
PALM COAST
FLORIDA

DRAWN
CAD
CHECKED
WPP
DATE
11/6/18
SCALE
AS NOTED
JOB NO.
18-033
SHEET

A6.8a

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EXTERIOR COLORS BASED ON SHERWIN WILLIAMS PAINT



REVISIONS



1 FRONT ELEVATION OF BUILDING NO'S. 2 & 3
SCALE: 1" = 3/32" = 1'-0"



2 REAR ELEVATION OF BUILDING NO'S. 2 & 3
SCALE: 1" = 3/32" = 1'-0"

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 PALM COAST, FLORIDA

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EXTERIOR COLORS BASED ON SHERWIN WILLIAMS PAINT



SW 7006 EXTRA WHITE



SW 7016 MINDFUL GRAY



SW 7612 MOUNTAIN STREAM



SW 6235 FOGGY DAY



SW 6232 MISTY



1 FRONT ELEVATION OF BUILDING 5
SCALE: 1" = 3/32" = 1'-0"

MATCHLINE A



2 FRONT ELEVATION OF BUILDING 5 (CONT.)
SCALE: 1" = 3/32" = 1'-0"



3 RIGHT SIDE ELEVATION OF BUILDING 5
SCALE: 1" = 3/32" = 1'-0"

REVISIONS

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EXTERIOR ELEVATIONS

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FLORIDA

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DATE
11/6/18
SCALE
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JOB NO.
18-0333
SHEET

A6.10a

EXTERIOR COLORS BASED ON SHERWIN WILLIAMS PAINT



- 42'-0" TRUSS BEARING
- 31'-11 1/4" 4TH. FLOOR
- 30'-4 1/2" TRUSS BEARING
- 21'-3 1/2" 3RD. FLOOR
- 19'-8 3/4" TRUSS BEARING
- 10'-1 3/4" 2ND. FLOOR
- 9'-1" TRUSS BEARING
- 0'-0" FIN. FLOOR

MATCHLINE A

1 REAR ELEVATION OF BUILDING 5
SCALE: 1" = 3/32" = 1'-0"



2 REAR ELEVATION OF BUILDING 5 (CONT.)
SCALE: 1" = 3/32" = 1'-0"



- 42'-0" TRUSS BEARING
- 31'-11 1/4" 4TH. FLOOR
- 30'-4 1/2" TRUSS BEARING
- 21'-3 1/2" 3RD. FLOOR
- 19'-8 3/4" TRUSS BEARING
- 10'-1 3/4" 2ND. FLOOR
- 9'-1" TRUSS BEARING
- 0'-0" FIN. FLOOR

3 LEFT SIDE ELEVATION OF BUILDING 5 (CONT.)
SCALE: 1" = 3/32" = 1'-0"

NO.	REVISIONS

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EXTERIOR ELEVATIONS
VENUE AT PALM COAST
TOWN CENTER APARTMENTS
 PALM COAST FLORIDA

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DATE	11.6.18
SCALE	AS NOTED
JOB NO.	18-033
SHEET	A6.10b

EXTERIOR COLORS BASED ON SHERWIN WILLIAMS PAINT



SW 7006 EXTRA WHITE



SW 7016 MINDFUL GRAY



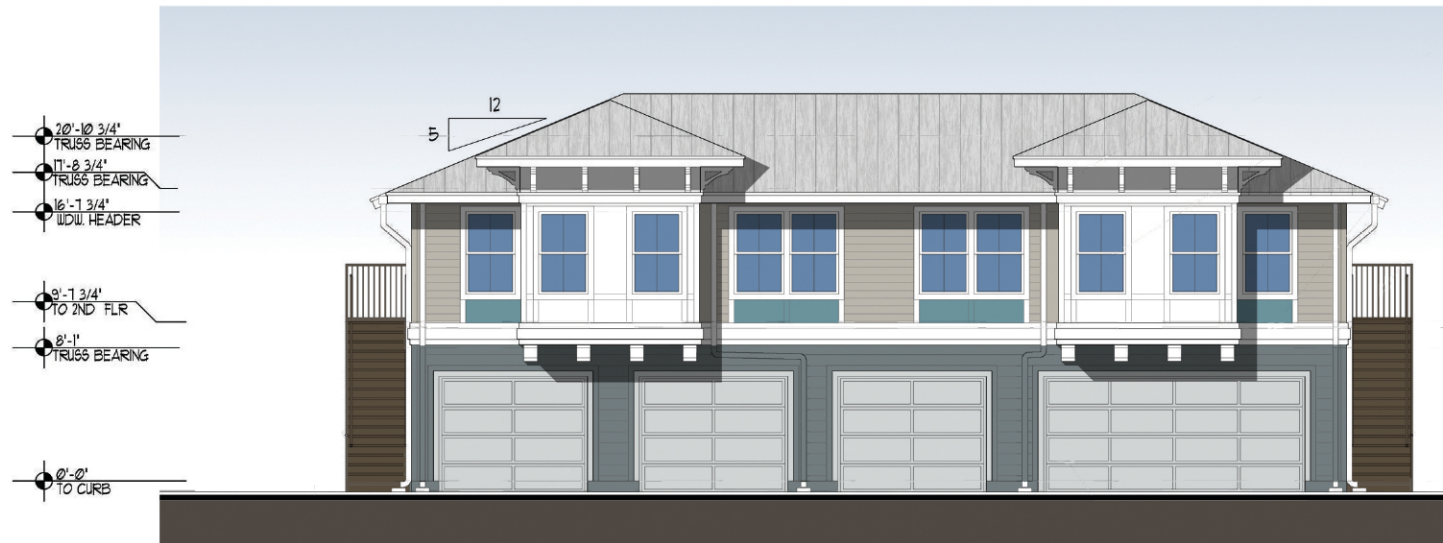
SW 7612 MOUNTAIN STREAM



SW 6235 FOGGY DAY



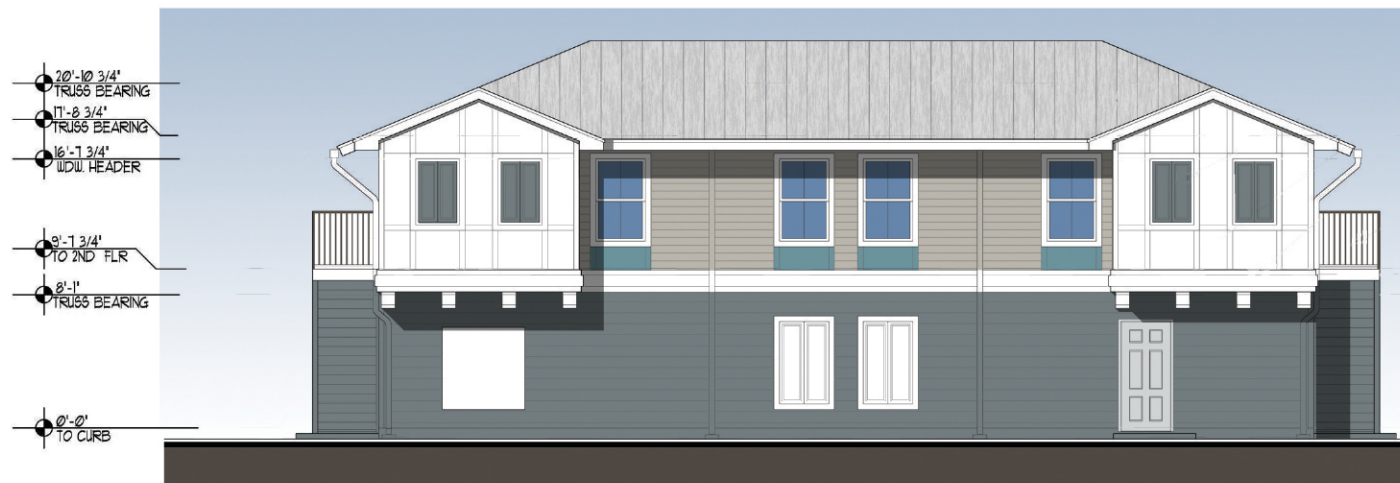
SW 6232 MISTY



1 'CARRIAGE B' - EXTERIOR FRONT ELEVATION

SCALE: 3/16" = 1'-0"

X-ELEV L-X-a



2 'CARRIAGE B' - EXTERIOR REAR ELEVATION

SCALE: 3/16" = 1'-0"

X-ELEV L-X-a



3 'CARRIAGE B' - EXTERIOR SIDE ELEVATION

SCALE: 3/16" = 1'-0"

X-ELEV L-X-a



4 'CARRIAGE B' - EXTERIOR SIDE ELEVATION

SCALE: 3/16" = 1'-0"

X-ELEV L-X-a

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