



**City of Palm Coast
Amended 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 Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman***

Wednesday, May 16, 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.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

1 MINUTES OF THE APRIL 18, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Public Hearings

**2 THE AZURE OF PALM COAST ASSISTED LIVING AND MEMORY CARE FACILITY
TECHNICAL SITE PLAN REVIEW TIER 2 (APPLICATION NO. 3554)**

Board Discussion and Staff Issues

Adjournment

ATTACHMENT

City of Palm Coast, Florida Agenda Item

Agenda Date: 5/16/2018

Department Item Key	PLANNING 3479	Amount Account #
Subject	MINUTES OF THE APRIL 18, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD	
Background :		
Recommended Action :	Approve the minutes as presented.	



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

City Hall
160 Lake Avenue
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Wednesday, April 18, 2018

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Call to Order and Pledge of Allegiance

Chair Jones called the meeting of the April 18, 2018 Planning and Land Development Regulation Board (PLDRB) to order @ 5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll.

Present and responding to roll call were the following:
Planning and Land Development Regulation Board Members:
Clinton Smith
Christopher Dolney
James A. Jones
Jake Scully
Glenn Davis
Sybil Dodson-Lucas
Pete Lehnertz

Excused:
David Freeman

Approval of Meeting Minutes

1 MEETING MINUTES OF THE APRIL 4, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD SPECIAL MEETING

Pass

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

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

Public Hearings

2 ORDINANCE 2018-XX RELATING TO TRANSPORTATION, CONNECTIVITY, ACCESS AND PARKING BY AMENDING SECTION 4.09, CHAPTER 5 AND SECTION 14.02 OF THE UNIFIED LAND DEVELOPMENT CODE

Pass

Motion made to Approved as amended Recommend to City Council to approve the ordinance with the following change to section 5.03.04 A to allow a single car garage in all instances listed in items 1, 2, and 3 of this section. made by Board Member Smith and seconded by Board Member Scully

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

Mr. Ray Tyner, Planning Manager, introduced this agenda item including the history of the review of Chapter 5 of the Unified Land Development Code (LDC).

He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this agenda.

Chair Jones: Couldn't a duplex be two owners?

ANS: Mr. Hoover: Yes, you would have to condominiumize it (treat the property as though it was a condominium), it would be a more expensive way of propably setting it up.

Chair Jones: So if you were an owner of a duplex you couldn't come to the City and say I want to sell one side of my unit to my neighbor, to my tenant? We wouldn't allow them to do that?

ANS: Mr. Hoover: Well, maybe I will defer to the City Attorney (Katie Reischmann).

ANS: Ms. Reischmann: Well, that owner would have to develop a covenants and restrictions that would cover that particular duplex. It is doable.

Discussion ensued between Staff and PLDRB members regarding provisions within the code (LDC) that would allow the above situation to take place.

Discussion then followed between Staff and PLDRB members regarding the differences between condominiums and townhomes.

Chair Jones: So the driveway would be considered the plus 1 paved parking area? When you talk about a garage you say garage plus one paved parking arear?

ANS: Mr. Hoover: Besides the one infront of the garage.

Mr. Hoover: Is that how it has been interrupted, Ray? So the home on top (referring to the Power Point presentation) is a one-car garage but you can see the driveway is 16 feet wide.

Mr. Tyner: Basically, this driveway is going to be the same as a two-car garage (in width), you are allowing a one-car garage but you are being required to provide a parking space at least (in addition to the one in front of the garage).

Mr. Scully: Did any of the builders ask to revisit the general requirement of a two-car garage on a single family? Was that discussed.

ANS: Mr. Hoover: They didn't ask for that.

Discussion ensued among the PLDRB members on the requirement of two-car parking garage and the staff's rational on requiring a 2 car garage ensued.

Mr. Tyner: It is based on our 2008 LDC code and at the time it was based on PLDRB's and City Council's desire to require a two- car garage.

Mr. Dolney: As it sits now, if you have less than 15,000 sq. feet (home) you are required to have a one-car garage? Home A (referring to the Power Point presenation) would be required to a have one-car garage, they can't have a choice to not have a garage? They can't build this product without a garage?

ANS: Mr. Hoover: Correct. So home A (again referring to the Power Point presenation) can have a one or two-car garage, home B must have a two-car garage.

Mr. Tyner clarified the proposed garage changes are a benefit moving to still requiring a garage but moving from a two-car garage to a single car garage in some cases, thus providing some flexibility.

Chair Jones: Katherine this is a standard hearing so I'm going to open (it) up to public comment and all the other things?

ANS: Ms. Reischmann: Yes.

Mr. Dolney: Have you changed the overall size for a standard parking (space) for a retail center, in general. For example, I don't know what their size is but let's say they are 10 feet in width by 20 feet in length, has that width or length been reduced?

ANS: Mr. Hoover: No, in Palm Coast we are actually one of the communities that require a little bit longer. The general rule is 9x18 which is probably the most common and then some have 9x19 and then some are 9x20 which we are, and then there are a few out there that are 10x20.

Discussion amongst the PLDRB members and staff ensued regarding the usage of the new parking regulations with regard to the new definition "two-family".

Chair Jones: Is a duplex an 80' lot?

ANS: Mr. Hoover: Yes.

Mr. Tyner addressed the history of the ITT duplex boundaries which are still existing and a discussion ensued regarding the probability of a two-family home being placed in a single family lot. Mr. Tyner clarified that could happen only on a duplex lot.

Mr. Hoover used the example of the Saw Mill Creek development where this type of change would be applicable.

Board members discussed the requirement for a garage and whether or not it is economically feasible for the City to require garages. In addition, a discussion ensued about the impact to parking if a garage is not required.

Mr. Hoover and Mr. Tyner asked for clarification on Mr. Dolney comments, do they apply to single family or duplex (zoned properties)?

Mr. Dolney clarified that he wished the code to reflect the option to have a one-car garage regardless of the size of the unit/home.

Discussion ensued between the PLDRB members regarding changing the code as it relates to garage requirements.

Mr. Tyner clarified the builders desire during the workshops and FCARD meeting was to reduce the minimum home size from 1,200 sq. feet when the chapter that includes that information is reviewed in the future. It was clarified by Mr. Tyner that when the minimum square footage is reduced in the next chapter review that will automatically address the reduction to a one-car garage.

Mr. Dolney clarified that he wishes to change the code so that home B (referring to the Power Point presentation) would have the option to have one or two-car garage.

Chair Jones opened the meeting to public comment @ 6:24PM and seeing no one approach the podium he closed the meeting to public comment @ 6:25PM.

Mr. Smith would like to expand the option for one-car garage in single family zoned properties as well as eliminating the need for a garage in a townhomes zoned properties.

Discussion ensued between PLDRB members about the proposed impact of lowering the requirement of garages in all single family zoned properties.

Mr. Smith made a motion to approve as amended and Mr. Scully seconded the motion: to recommend to City Council to approve the ordinance with the following change to section 5.03.04 A to allow a single car garage in all instances listed in items 1, 2, and 3 of this section. The motion was passed with the vote 6 to 1 with Chair Jones the sole no vote.

A second motion was proposed by Mr. Smith and seconded by Mr. Scully and was unanimously approved.

Board Discussion and Staff Issues

Adjournment

The meeting was adjourned at 6:36PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS

City of Palm Coast, Florida

Agenda Item

Agenda Date: 5/16/2018 5:30:00 PM

Department	PLANNING	Amount
Item Key	3516	Account
		#
Subject	THE AZURE OF PALM COAST ASSISTED LIVING AND MEMORY CARE FACILITY TECHNICAL SITE PLAN REVIEW TIER 2 (APPLICATION NO. 3554)	
Background : The current property owner, SSL Palm Coast, LLC of Jacksonville, Florida had a Technical Site Plan Tier 2 approved by the Planning Land Development Regulation Board (PLDRB) on March 16, 2016. This was for a project called Starling of Palm Coast Assisted Living Facility which was proposed for 74 units and 86 beds and located directly west of City Market Place. This project was never constructed and the property owner later put the land up “for sale”. A contracted purchaser, NXC Palm Coast Owner, LLC of Denver, Colorado is the current applicant and has submitted a Technical Site Plan Tier 2. The intent is to construct an 80-unit, 99-bed assisted living facility (ALF) with some of the units and beds designated for memory care patients. The property is zoned Multi-Family Residential-2 (MFR-2) and is designated <i>Mixed Use</i> on the Future Land Use Map. This site is accessed from Cypress Point Parkway via two shared access easements. One is proposed at the western edge of the site and will be shared with future commercial uses located further to the west while the other is existing and located at the eastern edge of the site and is shared with City Market Place. <u>Analysis:</u> This assisted living and memory care facility will be constructed as a single two-story building comprising 67,280 square feet. A development of this scale is required to comply with the Tier 2 or Moderate Development Level review/approval process with the PLDRB as the determining body after staff review and recommendation. Staff finds that the application complies with the requirements of the MFR-2 Zoning District as well as the Land Development Code. Additionally, this infill project complies with the Comprehensive Plan as a blending of residential and institutional uses (including ALFs) are allowed in areas designated <i>Mixed Use</i> on the Future Land Use Map. Additionally in the Housing Element, projects providing special housing needs for the elderly and continuum care facilities are encouraged in the City.		
Recommended Action : Staff recommends the PLDRB approve The Azure of Palm Coast Assisted Living and Memory Care Facility - Technical Site Plan Tier 2 - Application No. 3554, subject to the conditions below: <div><div>1.</div><div>Modifying the landscape and irrigation plans to show the proposed hedge continuing to the west to the proposed wall so it acts as a buffer along the south side of the generator.</div></div> <div><div>2.</div><div>Correcting the elevation of the sewer service connect on the Utility Plan which may</div></div>		

require modifying other sheets of the site plan set.



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR MAY 16, 2018
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

OVERVIEW

Project Name:	The Azure of Palm Coast - Assisted Living & Memory Care Facility
Application Number:	3554
Property Owner:	SSL Palm Coast, LLC, Jacksonville, FL
Applicant:	NXC Palm Coast Owner, LLC, Denver, CO
Agent:	Alann Engineering Group, Inc.
Size of subject property:	4.07 +/- acres
Location:	144 Cypress Point Parkway (500 feet east of Pine Cone Drive on the south side of Cypress Point Parkway)
Current FLUM designation:	Mixed Use
Current Zoning designation:	MFR-2
Current Use:	Vacant
Parcel ID #:	07-11-31-7025-000B0-00F1

REQUESTED ACTION

The applicant has submitted for a Technical Site Plan review for an assisted living and memory care facility, consisting of 80 units with 99 beds. The project is proposed for construction on a vacant 4.07-acre site located at 144 Cypress Point Parkway, which is about 500 feet east of Pine Cone Drive on the south side of Cypress Point Parkway and directly west of the City Market Place. The project is considered a "Moderate" (Tier 2) development, based on the building size of 67,280 square feet, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

BACKGROUND/SITE HISTORY

The PLDRB at its March 16, 2016 meeting, previously approved the site for a Tier 2, Technical Site Plan. This was for the Starling Assisted Living Facility a two-story building for an assisted living and memory care facility with 74 units and 86 beds. Since that time the existing property owner has listed the subject property "for sale" and the contracted purchaser is now the applicant. Since the current applicant now wants to somewhat increase the building size and number of units and beds the Land Development Code requires that this revised Tier 2, Technical Site Plan again be reviewed by the PLDRB.

The contracted purchaser proposes to construct a 67,280 square foot, two-story building for an assisted living and memory care facility with 80 units and 99 beds. This results in proposed minor increases of 6 units, and 13 beds. The architectural exterior design and colors of the building have not been modified since the previous PLDRB approval. The project still includes exterior courtyards, gardens and a deck overlooking the existing lake at the rear of the site. The site plan contains two shared points of ingress/egress, with one located at the northwest corner of the site at a full median opening along Cypress Point Parkway and the other along the eastern boundary of the site (a right-in/right-out only) that is shared with City Market Place.

LAND USE AND ZONING INFORMATION

The subject site is designated “Mixed Use” on the Future Land Use Map. A fundamental principle of a mixed use area is to ensure the compatibility between residential and non-residential land uses within close proximity of each other, thereby creating a more sustainable and self-supporting neighborhood. Residential access to neighborhood-serving uses are primarily through internal streets and pedestrian network, achieving goals related to traffic reduction on nearby arterial and collector roadways. The proposed assisted living and memory care facility will function as a combination of residential and institutional uses so the project is appropriate for the site. The following tables summarize the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Mixed Use	COM-2
East	Mixed Use	COM-2
South	Mixed Use	PSP
West	Mixed Use	PSP

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast Land Development Code (including the MFR-2 Zoning District) and must comply with the City’s Comprehensive Plan. The following tables summarize the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria <i>(per MFR-2 unless noted)</i>	Required	Provided
Minimum Development Site Area	4 acres	4.07+/- acres
Maximum Impervious Surface Ratio	0.70	0.52
Maximum Building Height	60 feet	39.5 feet
Minimum Building Setbacks	Front (North): 25 feet Side (East): 10 feet Rear (South): 20 feet Side (West): 10 feet	99 feet 61 feet 52 feet 22 feet
Minimum Parking: 1 space per 2 beds or 0.75 space per unit	99 beds ÷ 2 = 50 spaces or 80 units x 0.75 = 60 spaces	58 spaces including 4 for disabled persons
Minimum Landscape Buffers	Front (North): 25 feet Side (East): 10 feet Rear (South): 10 feet Side (West): 10 feet	35 feet 10 feet 10 feet 10 feet

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. 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 building permit.

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, institutional projects with 40,001 to 100,000 square feet of gross floor area are classified as Moderate projects, thus the scale of this development requires 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 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 designation on the Future Land Use Map and the site's MFR-2 Multi-Family Zoning allows assisted living facilities.

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

Planning Staff Finding: The request is 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: 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. A blending of residential and institutional uses is also allowed in this land use designation.
- **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: Objective 1.4.2 – Create Employment Centers and Jobs** - Encourage the development of employment centers within close proximity to housing and transportation corridors to maximize accessibility, convenience for residents, and to improve the economic climate.
 - **Chapter 2, Transportation Element: Policy 2.2.1.3** – The City shall continue to promote the construction of roadway connections between residential and institutional and commercial development to promote the use of bicycles and walking.
 - **Chapter 2, Transportation Element: 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 3, Housing Element: Objective 3.2.2 – Affordable Housing for Residents with Special Needs** - Provide adequate and affordable housing opportunities to accommodate households with special housing needs with an emphasis on provisions for the elderly.
 - **Chapter 3, Housing Element: Policy 3.2.2.2** – The City shall encourage the development of continuum of care facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site. This can be provided through a variety of potential mechanisms.

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

Planning Staff Findings: The public infrastructure needed to support the project is already in place. Any potential liabilities associated with public improvements will be ensured via a Performance/Maintenance Bond.

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 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

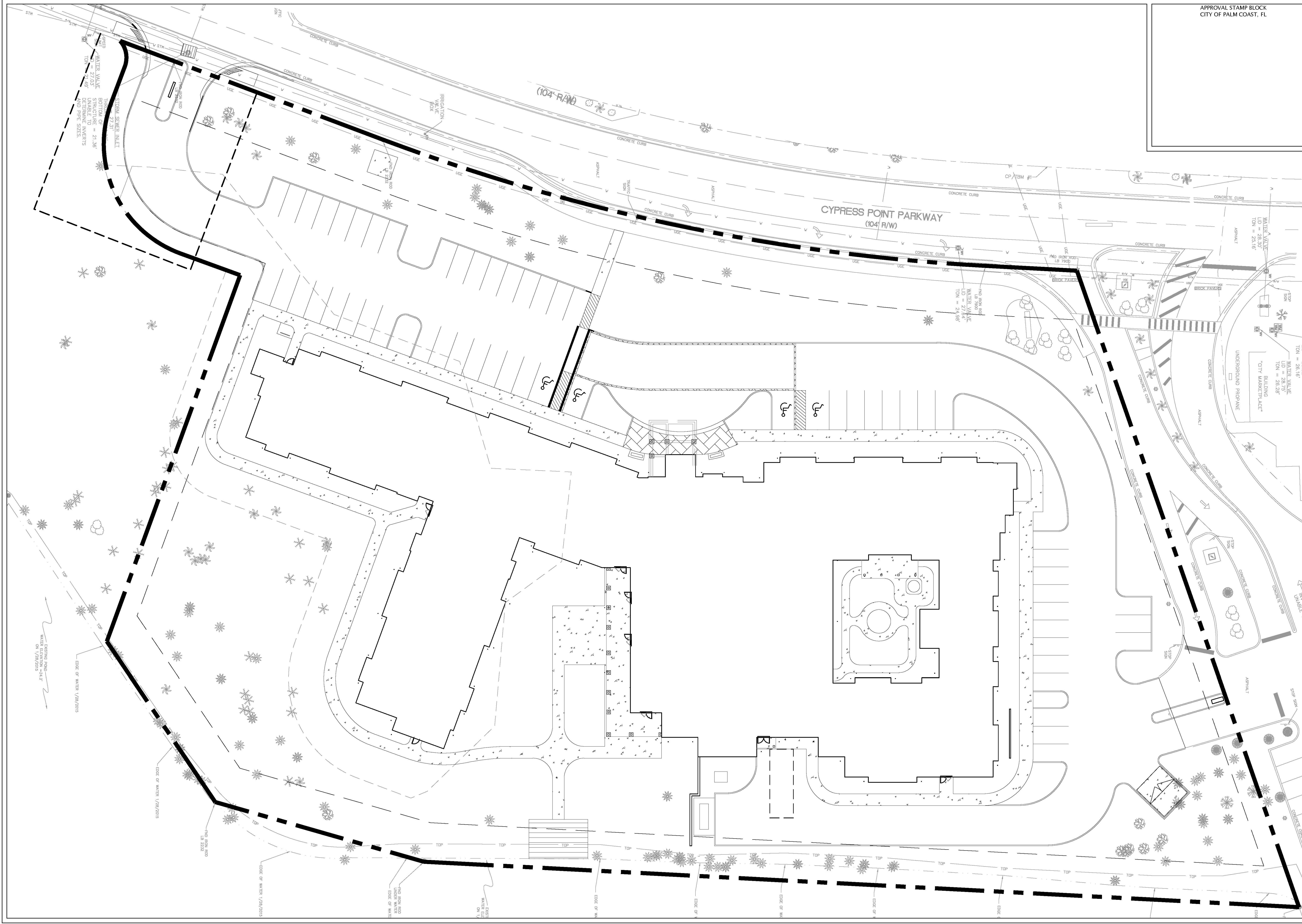
After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed development complies with all such requirements.

RECOMMENDATION

Staff recommends the PLDRB approve The Azure of Palm Coast Assisted Living and Memory Care Facility Technical Site Plan Tier 2, Application No. 3554, subject to the conditions below:

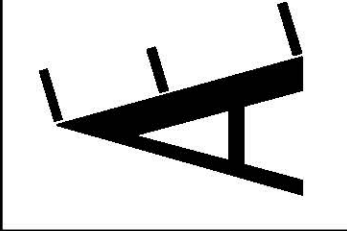
1. Modifying the landscape and irrigation plans to show the proposed hedge continuing to the west to the proposed wall so it acts as a buffer along the south side of the generator.
2. Correcting the elevation of the sewer service connect on the Utility Plan which may require modifying other sheets of the site plan set.





APPROVAL STAMP BLOCK
CITY OF PALM COAST, FL

ALANN ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 CERTIFICATE No. EB5479
 880 AIRPORT ROAD, SUITE. 113
 ORMOND BEACH, FL 32174
 TEL: (886) 673-6400
 FAX: (886) 673-5927



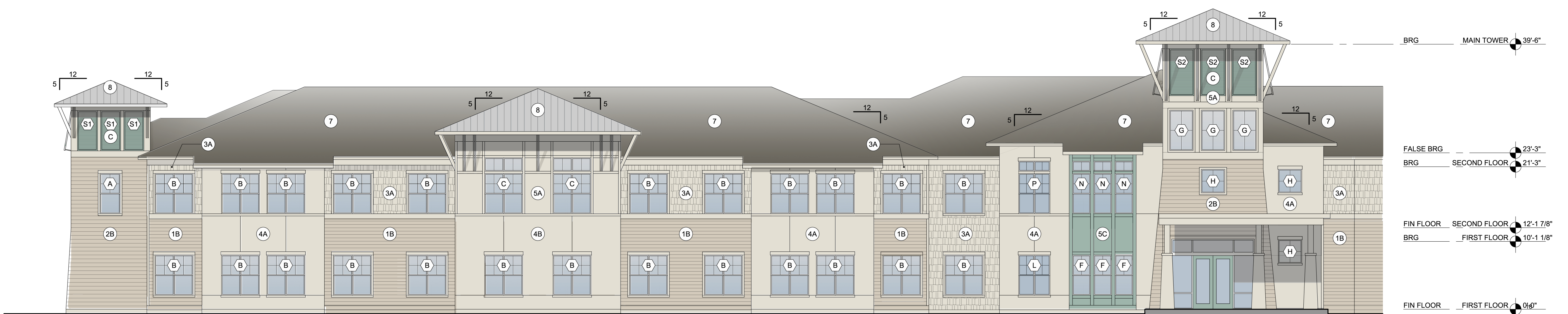
**THE AZURE OF PALM COAST
 PALM COAST, FLORIDA
 DIMENSION PLAN**

NO.	DATE	REVISION	BY
3	3-21-18	REV. PER CITY AND CLIENT COMMENTS	KAB
3	7-27-16	REV. ADD EMPLOYEE PARKING	KAB
2	3-9-16	REVISED PER CITY COMMENTS	KAB
1	2-29-16	REVISED PER CITY COMMENTS	KAB

DESIGNER	FILE	DATE
KAB	1513-1	02-03-2016
DRAWN BY	PROJECT	SCALE
CTB	1513-1	Value

NOT VALID UNLESS SIGNED AND SEALED
PURSUANT TO BOARD REGS.

MATERIAL LEGEND	
1	SMOOTH FIBER CEMENT LAP SIDING 6" EXPOSURE
2	SMOOTH FIBER CEMENT ARTISAN LAP SIDING MITERED CORNERS : 7" EXPOSURE
3	FIBER CEMENT SHINGLE SIDING STAGGERED-EDGE NOTCHED PANEL
4	STUCCO
5	FIBER CEMENT PANEL
6	FIBER CEMENT SMOOTH TRIM
7	ARCHITECTURAL ASPHALT SHINGLES
8	STANDING SEAM METAL ROOF
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
HARD COAT FOAM TRIM : PAINTED ALL DOOR / WINDOW TRIM AT STUCCO WALLS. RE: DETAILS	
COLOR LEGEND	
A	SW 7035 AESTHETIC WHITE
B	SW 7036 ACCESSIBLE BEIGE
C	SW 6212 QUIETUDE





The Azure of Palm Coast Assisted Living Facility

Tier 2 - Technical Site Plan Review

PLDRB Hearing on May 16, 2018

Location/Aerial Map



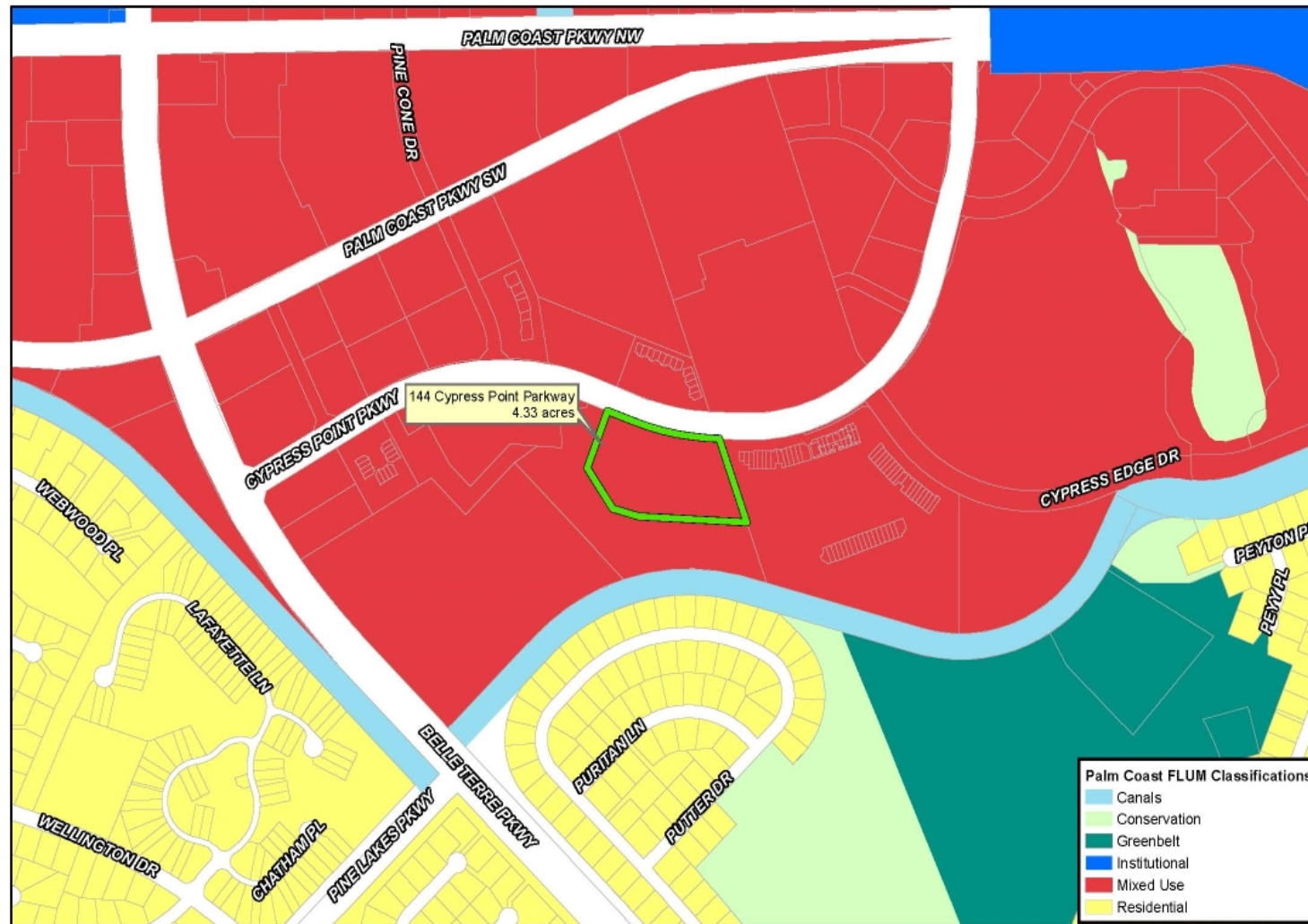
Site is 4.07+/- acres located at 144 Cypress Point Parkway on west side of City Marketplace

Proposed for assisted living and memory care facility with 80 units and 99 beds

Future Land Use Map

Designated “Mixed Use” on the FLUM which allows ALFs

Besides Commercial in Mixed Use, FLUE Policy 1.1.1.1C. states “A blending of residential and institutional land uses is also allowed in this land use designation....”



Future Land Use Map

Starling of Palm Coast ALF

Subject property



Map Provided by the GIS Division

Date: 2/12/2016



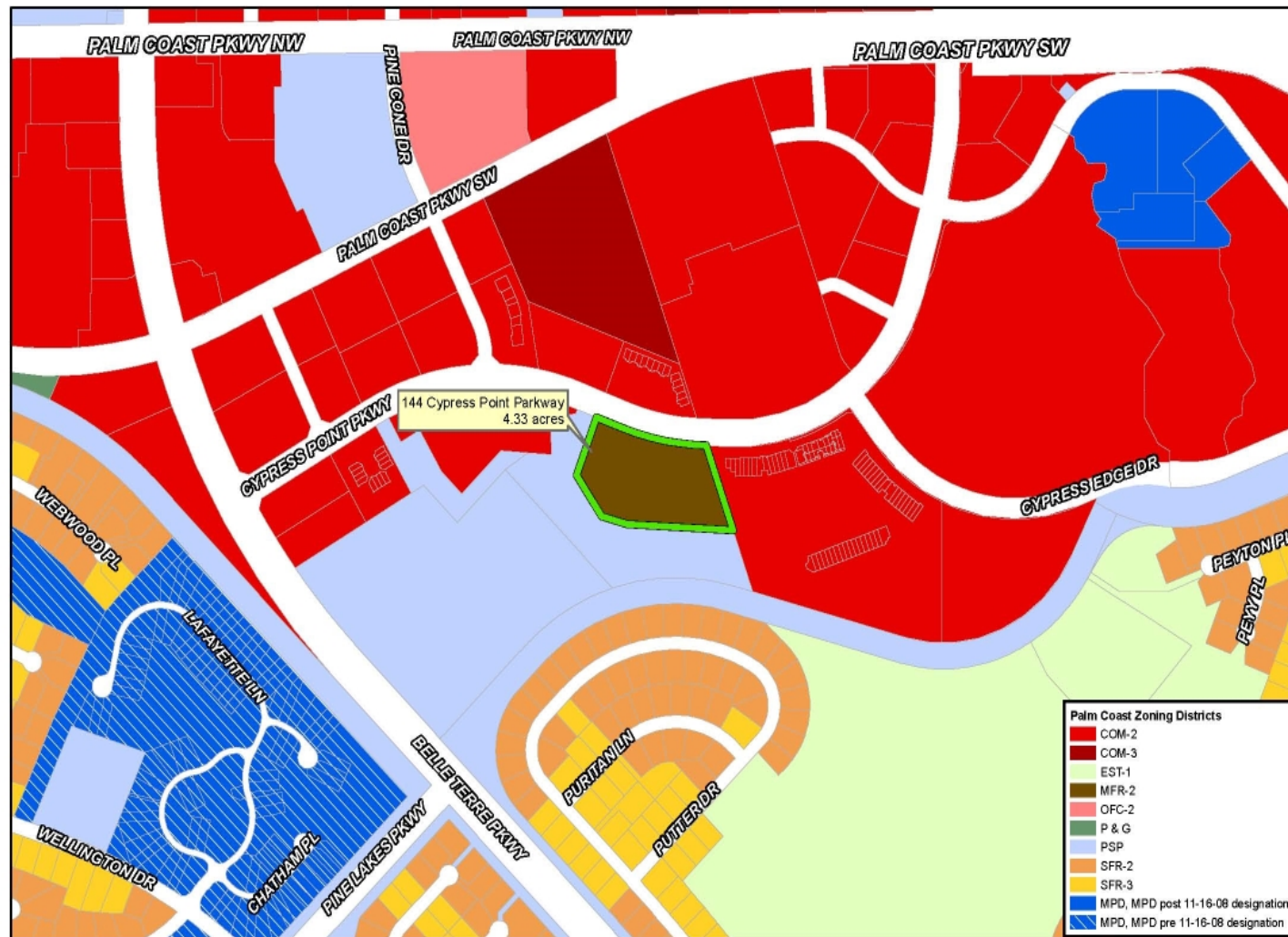
Zoning Map

Site is zoned “MFR-2”

ALFs with memory care units
are allowed as permitted uses

North & East are COM-2 lands

South & West are PSP parcels



Zoning Map
Starting of Palm Coast ALF

Subject property



Map Provided by the GIS Division

Date: 2/12/2016



Site Plan

Cypress Point Parkway

Entry

Generator

Extend Hedge

APPROVAL BY SEAF BECKER
CITY OF PALM COAST, FL

ALAN ENGINEERING
CONSULTING ENGINEERS
1100 S. PALM BLVD., SUITE 100
PALM BEACH, FL 33480
PHONE: 561.833.1100
FAX: 561.833.1101

THE AZURE OF PALM COAST
PALM COAST, FLORIDA
DIMENSION PLAN

NO.	DATE	DESCRIPTION	BY	CHK
1	10/1/18	REVISED PER CITY COMMENTS	ALAN	SEAF
2	10/1/18	REVISED PER CITY COMMENTS	ALAN	SEAF
3	10/1/18	REVISED PER CITY COMMENTS	ALAN	SEAF

DATE	BY	CHK	SCALE	UNIT
10/1/18	ALAN	SEAF	1"=10'	AS SHOWN

SHEET
C004

Two shared
access drives

Building to be
two-story and
67,280 Sq. Ft.

Site Development Requirements

Criteria (per MFR-2 unless noted)	Required	Provided
Minimum Development Site Area	4 acres	4.07+/- acres
Maximum Impervious Surface Ratio	0.70	0.52
Maximum Building Height	60 feet	39.5 feet
Minimum Building Setbacks	Front (North): 25 feet Side (East): 10 feet Rear (South): 20 feet Side (West): 10 feet	99 feet 61 feet 52 feet 22 feet
Minimum Parking: 1 space per 2 beds or 0.75 space per unit	99 beds ÷ 2 = 50 spaces or 80 units x 0.75 = 60 spaces	58 spaces including 4 for disabled persons
Minimum Landscape Buffers	Front (North): 25 feet Side (East): 10 feet Rear (South): 10 feet Side (West): 10 feet	35 feet 10 feet 10 feet 10 feet

Front Building Elevation

MATERIAL LEGEND	
①	SMOOTH FIBER CEMENT LAP SIDING 6" EXPOSURE
②	SMOOTH FIBER CEMENT ARTISAN LAP SIDING MITERED CORNERS - 7" EXPOSURE
③	FIBER CEMENT SHINGLE SIDING STAGGERED-EDGE NOTCHED PANEL
④	STUCCO
⑤	FIBER CEMENT PANEL
⑥	FIBER CEMENT SMOOTH TRIM
⑦	ARCHITECTURAL ASPHALT SHINGLES
⑧	STANDING SEAM METAL ROOF
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
HARD COAT FOAM TRIM : PAINTED ALL DOOR / WINDOW TRIM AT STUCCO WALLS RE: DETAILS	
COLOR LEGEND	
A	SW 7036 AESTHETIC WHITE
B	SW 7036 ACCESSIBLE BEIGE
C	SW 6212 OULETUD





Five Review Criteria from Sec. 2.05.05 of LDC

Technical Site Plan is analyzed for:

- A) Must not be in conflict with public interest
- B) Must be consistent with LDC and Comprehensive Plan
- C) Must not impose a significant liability or hardship on City
- D) Must not create an unreasonable hazard or nuisance
- E) Must comply with all applicable government standards

Staff Analysis Based on LDC Chapter 2, Sec. 2.05.05

- Planning staff reviewed these five criteria and provided detailed findings in the staff report.
- The Technical Site Plan will not create a nuisance, hazard, or any compatibility issues as it meets all development standards and is in compliance with its “Mixed Use” designation on FLUM.
- This infill development already has the infrastructure in place
- Supports 8 goals, policies or objectives of the Comp. Plan.
- Project meets standards of the MFR-2 District and LDC.

Recommendation

Planning staff recommends that the PLDRB approve Application No. 3554, The Azure of Palm Coast Assisted Living and Memory Care Facility - Technical Site Plan subject to the following conditions:

1. Modifying the landscape and irrigation plans to show the proposed hedge continuing to the west to the proposed wall so it acts as a buffer along the south side of the generator.
2. Correcting the elevation of the sewer service connect on the Utility Plan which may require modifying other sheets of the site plan set.

Representatives for the Developer are in Attendance

Questions ?