



**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 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
Alternate Board Member Charles
Lemon
Alternate Board Thomas Oelsner
School Board Rep David Freeman***

Wednesday, November 20, 2019

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 MEETING MINUTES OF THE OCTOBER 16, 2019 PLANNING AND LAND DEVELOPMENT

REGULATION BOARD MEETING

Public Hearings

- 2 ELECTION OF THE CHAIR AND THE VICE CHAIR TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD**
- 3 REQUEST FOR VARIANCE FOR 59 FAWN LANE APPLICATION #4157**
- 4 REQUEST FOR SIGN VARIANCE FOR COASTAL REHAB AND SPORTS MEDICINE - APPLICATION # 4175**
- 5 MATANZAS WEST MULTI-FAMILY MASTER SITE PLAN, APPLICATION # 4128**
- 6 SAWMILL BRANCH AT PALM COAST PARK, A SUBDIVISION MASTER PLAN, APPLICATION # 3930**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7382	Account
		#
Subject	MEETING MINUTES OF THE OCTOBER 16, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Background :		
Recommended Action :		
Approve as presented		



**City of Palm Coast
Minutes
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
Alternate Board Member Charles
Lemon
Alternate Board Thomas Oelsner
School Board Rep David Freeman***

Wednesday, October 16, 2019

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

*Chair Davis called the Planning and Land Development Regulation Board
(PLDRB) Meeting of October 16, 2019 to order at 5:30PM.*

Present and answering to roll call were:

Chair Davis

Vice Chair Smith

Mr. Scully

Mr. Dolney

Mr. DeMaria

Absent were:

Mrs. Lucas

Mr. Lenhertz

Excused were:

Mr. Freeman

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

1 MEETING MINUTES OF THE AUGUST 21, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith

Public Hearings

2 REQUEST FOR SPECIAL EXCEPTION TO ALLOW OFFICE WAREHOUSING AND SELF-STORAGE WITHIN GENERAL COMMERCIAL (COM-2) ZONING DISTRICT

Mr. Ray Tyner, Deputy Chief Development Officer introduced this item along with an explanation of a special exception. He also introduced staff members Damaris Ramirez, Planner who gave a presentation which is attached to these minutes. In addition to Ms. Ramirez, Ms. Jordan Myers, Environmental Planning Technican, and Mr. Carmelo Morales, Stormwater Design & Construction Engineer spoke on restrictions that have been added to the development order for this project.

Mr. Victor Silva, applicant, addressed the PLDRB members with regard to his decision to pursue this project. Mr. Scully, questioned the number of the buildings and the location of the bridge. There are 4 buildings including one covered building and the location of the bridge is crossing the conservation area.

Mr. DeMaria, questioned the fence or wall position along route 95. There was a lengthy discussion about hiding the buildings from the view of route 95. Also Mr. DeMaria questioned the hours of operations and Mr. Silva said that this facility will not be 24 hours.

Mr. Scully, questioned the process for getting the St. Johns River Waterway Management District rating for the floodplains/wetlands, optimal rating. Mr. Joseph Brinson, Environmental consultant for the applicant addressed this question indicating that if the floodplain is not rated as optimal than there is enough area along the side of the property to offset. Mr. Scully asked if the current FEMA maps (dated July 2016) are the same for this locations floodplains as were FEMA's prior maps. Ms. Myers clarified that the floodplains did not change from the previous FEMA maps.

Mr. Tyner clarified for the PLDRB members that the floodplain optimal buffer is recommended by staff in the conditions for this development order.

Mr. Tyner, reviewed the existing comments and concerns noted by staff for this project adding a comment that the landscape buffer condition and that the PLDRB see the site development application including any phasing plans may be added as conditions, if the PLDRB members wished to do so.

Chair Davis questioned how staff would mitigate effects to the flood way, Ms. Myers commented on the fact that the City maintains the zero base elevation impact.

Discussion and clarification between Mr. Scully and Mr. Tyner regarding if this application wasn't a special exception it would still come to the PLDRB for a Site Plan Tier 2 review.

Mr. Silva clarified that he was also very concerned about impact to the environmental.

Chair Davis opened this item to public comment at 6:01PM.

Mr. Richard Fenchak, owner 12 Fanshaw Lane, addressed the PLDRB members stating that he wished he received the certified meeting notification letter earlier in the process, however, since receiving documentation he is now in favor of the proposal.

Chair Davis seeing no one else approach the podium closed this item to public comment at 6:05PM.

Mr. DeMaria wanted to clarify that Ms. Maria J. Sequeira's letter of 10 8 2019 be added to the record. Irene Schaefer, Recording Secretary indicated that yes, it is part of the minutes and Mr. Tyner clarified that each of the PLDRB members were given a copy of the letter prior to the start of this meeting.

Mr. Tyner clarified that the commercial property is not associated with the special exception for the storage facility. He also clarified for the PLDRB members that if they wished they could add the condition that the final action for the site plan

come back to the PLDRB members for approval. And if that is their wish that they make that part of the conditions of the Development Order.

Chair Davis questioned staff on the impact to the flood zone as a result of this development. Ms. Myers clarified that the Land Development Code (LDC) does not allow a rise in a flood zone post development.

Discussion ensued between staff and the PLDRB members to clarify how the stormwater runoff would be addressed.

Ms. Reischmann, legal counsel, clarified the use of a special exception, the PLDRB members should be examining whether or not the use is appropriate for the land, with certain conditions added. It shouldn't be expected that every circumstance be addressed in the conditions. The more detailed examination happens during site plan review.

Mr. Silva, applicant, asked for clarification of the next steps if conditions were added to the Development Order. Mr. Tyner clarified that if the PLDRB members approve your special exception that the special exception is granted. Then your next steps would be a site plan submittal, staff would do a technical site plan review to ensure all conditions are being met, prior to staff taking the item back to PLDRB for final consideration of your site plan.

Mr. Scully questioned the radius of the certified letter notification and Mr. Tyner said we follow the LDC. When we address the Land Development Code (LDC) chapter 3 rewrite, that is the time to review the notification area.

Pass

Motion made to approve as amended with staff conditions along with the additional conditions of review and provide an appropriate Route 95 landscape buffer and that the site plan come back to the PLDRB for review and approval by Board Member DeMaria and seconded by Board Member Dolney

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith

3 AN AMENDMENT TO THE OARE MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT (MPD-DA) TO EXTEND DEADLINE FOR SUBMITTAL OF PRELIMINARY PLAT, TO BRING CONSISTENCY WITH LDC AND OTHER HOUSEKEEPING ITEMS

Mr. Tyner introduced this agenda item and Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes. Mr. Charlie Faulkner, agent for the applicant, was present for any questions. Chair Davis, questioned the timing of the past extensions. Mr. Papa explained the prior extensions were granted in 2005, 2009 and 2014.

Chair Davis opened this item to public comment at 6:27PM and seeing no one approach the podium closed the item to public comment at 6:28PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith

4 APPROVING A FINDING THAT THE PROPOSED USE OF STATE LANDS IS CONSISTENT WITH THE CITY OF PALM COAST COMPREHENSIVE PLAN

Mr. Jose Papa, Senior Planner, gave background on this agenda item, as well as a presentation which is attached to these minutes.

Chair Davis asked that if the parking area would be paved and if the City was asking to lease the land from the State? Mr. Papa clarified that the City would be looking to pave the parking lot and we are asking the State for an easment to use the land, no lease is involved.

Mr. DeMaria asked for clarification that there would be permanent bathroom facilities at this site. Mr. Papa indicated yes.

Chair Davis opened this item to public comment at 6:35PM and seeing no one approach the podium closed the item to public comment at 6:36PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith

Board Discussion and Staff Issues

Mr. Tyner informed the PLDRB members that the November 20, 2019 PLDRB agenda would be lengthy.

Adjournment

*Motion made that the meeting be adjourned by Mr. DeMaria and the motion was seconded by Mr. Scully.
The meeting was adjourned at 6:38 PM.*

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS

City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7356	Account
		#
Subject	ELECTION OF THE CHAIR PERSON AND THE VICE CHAIR PERSON TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD	
Background:	Annually we look to elect the chair and vice chair positions for the Planning and Land Development Regulation Board.	
Recommended Action:	Elect a chairperson and a vice chairperson to the Planning and Land Development Regulation Board.	

City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7400	Account
		#
Subject	REQUEST FOR VARIANCE FOR 59 FAWN LANE APPLICATION #4157	
Background : The subject property in currently a legal nonconforming lot and structure due a condition previously approved by Flagler County Planning Board in 1988 allowing for the property to be converted from single family residential property to professional offices by special exceptions. Once the City of Palm Coast established their zoning maps in 2003 the property was designated OFC-1 zoning designation and subject to all the regulations and requirements under the Limited Office (OFC-1) use. The minimum lot size for a property in this zoning district is 15,000 SF. The property lot size is 8276 SF and is nonconforming. This property is under required lot size by 55%. The property also has a legal nonconforming setback due to the fact the original property was constructed with a setback for lot 1 was 22 ft. front, 20 ft. rear, 20 ft. street side, and interior side of 3 ft. The current zoning district Limited Office (OFC-1) has minimum lot setbacks 25 ft. front, 20 ft. rear, 20 ft. side, and 10 ft. interior side setback.		
Recommended Action : Staff recommends that the Planning and Land Development Regulation Board (PLDRB) deny Application 4157 requesting a 5.4 foot variance setback from the required 10ft side property setback. If the PLDRB approves the variance request, City staff recommends the following conditions: <div><div>1.</div><div>Construct perimeter fence or shrub buffer at side property line.</div></div> <div><div>2.</div><div>No outside music to be permitted at patio area.</div></div> <div><div>3.</div><div>Limit hours of outdoor patio variance area for the café/bakery to 5:00PM.</div></div> <div><div>4.</div><div>Reduce the Variance request by 1 foot resulting in a 4.4 foot variance from the side yard setback.</div></div>		



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR APPLICATION #4157
November 20, 2019
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

OVERVIEW

Application Number: 4157

Applicant: The Fawn Project, LLC

Property Owners: Fatima Sena, Luiz M. Sena, Adam Bivens, and Norma Bivens

Property Description: 0.192 acre of property located off Florida Park Dr. and Fawn Lane on lot 1 in Fawn Oaks Village subdivision.

Location: 59 Fawn Lane

Parcel ID: 07-11-31-7032-000A0-0010

Current FLUM designation: Mixed Use

Current Zoning designation: Limited Office (OFC-1)

Current Use: Office

Size of subject property: 0.192 or 8363.52 Sq. Ft.

Requested Action: 5.4 foot variance from the required 10ft minimum side property setback.

Recommendation: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) deny the 5.4 foot variance setback from the required 10ft side property setback. If the PLDRB approves the variance request, City staff recommends the following conditions:

1. Construct perimeter fence or shrub buffer at side property line.
2. No outside music to be permitted at patio area.
3. Limit hours of outdoor patio variance area for the café/bakery to 5:00PM.
4. Reduce the Variance request by 1 foot resulting in a 4.4 foot variance from the side yard setback.

BACKGROUND/SITE HISTORY

Current Standards

The subject property is currently a legal nonconforming lot and structure due a condition previously approved by Flagler County Planning Board in 1988 allowing for the property to be converted from single family residential property to professional offices by special exceptions. Once the City of Palm Coast established their zoning maps in 2003 the property was designated OFC-1 zoning designation and subject to all the regulations and requirements under the Limited Office (OFC-1) use. The minimum lot size for a property in this zoning district is 15,000 SF. The property lot size is 8276 SF and is nonconforming. This property is under required lot size by 55%.

The property also has a legal nonconforming setback due to the fact the original property was constructed with a setback for lot 1 was 22 ft. front, 20 ft. rear, 20 ft. street side, and interior side of 3 ft. The current zoning district Limited Office (OFC-1) has minimum lot setbacks 25 ft. front, 20 ft. rear, 20 ft. side, and 10 ft. interior side setback.

OFC-1: Criteria	OFC-1: Standards
Min. Lot Size	15,000 SF
Min. Lot Width	63 ft.
Max. Impervious Ratio	0.70%
Floor to Area Ratio	0.40%
Max. Bldg. Height	100 ft.
Min. Front Setback	25 ft.
Min. Rear Setback	10 ft.
Min. Interior Side Setback	10 ft. **
Min. Street Side Setback	20 ft.
** Subject of variance	

LAND USE AND ZONING INFORMATION

SURROUNDING LAND USES:

NORTH:	FLUM:	Mixed Use
	Zoning:	Limited Office – OFC -1
	Use:	Social Club
SOUTH:	FLUM:	Mixed Use
	Zoning:	Limited Office – OFC -1
	Use:	Offices
EAST:	FLUM:	Residential
	Zoning:	Multi-Family Residential -1
	Use:	Residential
WEST:	FLUM:	Institutional
	Zoning:	Parks and Ground
	Use:	City Park

Proposed Standards

The Applicant is requesting a variance for a wooden deck for outdoor seating area in rear of property. An application has not been submitted for the proposed work.

ANALYSIS

I. *The Land Development Code states: “When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:”*

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

Staff Finding: Any deviation from the Land Development Code without adequate justification can be considered contrary to the public interest. However, this property is adequately zoned for the proposed use and the proposed use of a café/bakery at this location will be advantageous for the surrounding community, specifically adjacent to Holland Park.

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

Staff Finding:

Chapter 1 – Land Use Element: The proposed concept plan is consistent with the City’s Mixed Use Future Land Use designation. However, a reduction in landscape requirements can be viewed as inconsistent with Goal 1.2 Quality of Life: *“Maintain the community’s quality of life through preservation and enhancement of environmental and community resources.”*

Chapter 2-Transportation Element: The project will be reviewed for transportation impacts at the Building permit stage. The proposed use will not decrease the level of service for Florida Park Drive.

Chapter 3-Housing Element: Retail uses would serve the surrounding residential development.

Chapter 4-Public Recreation and Open Space: Not applicable

Chapter 5-Infrastructure (Water, Sewer, Drainage, Aquifer Recharge, Waste Disposal) Element: Water, sewer, drainage, and waste disposal are available to serve this site.

Chapter 6-Conservation and Coastal Management Element: Not applicable

Chapter 7-Intergovernmental Coordination Element: Not applicable.

Chapter 8 – Capital Improvements Element: No change to the Capital Improvements Element is necessary to further process the requested application.

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

Staff Findings: An accessory use does not pose a significant financial liability or hardship for the City. No changes to the Capital Improvements Element or Program are necessary to support the request.

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

Staff Finding: Commercial development of this site does not in and of itself impact the general health, welfare or safety of the City’s residents. The deck encroachment into the side yard setback could affect neighboring residential property by the increase additional noise impending, music, chatter, etc. City staff has proposed additional conditions to help remediate these concerns.

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

Staff Finding: If the requested variance is granted, the deck will require a building permit to be issued prior to construction.

II The Land Development Code states “No application for a variance shall be approved unless the Planning and Land Development Regulation Board finds that the following standards are met, recognizing the applicant bears the burden of proof.”

1.	<i>Special conditions and circumstances exist which are peculiar to the land, use, or building involved and which are not applicable to other lands, uses, or buildings in the same zoning district;</i>
	Staff Finding: Yes, Criteria #1 is met. There are special conditions and circumstances that exist which are peculiar to the land, use or building involved that are not applicable to other land, uses or buildings in the same zoning district. All of the Limited Office (OFC-1) zoning districts are required to maintain a minimum building side setback of ten feet from the lot line adjacent to the street. With this property being a legal nonconforming, setback for office from original setback of residential, to compensate for this greater setback requirement, as a result, the dimension for the side setback applied to this lot seemingly results in a disproportionate loss of yard compared to the other properties adjacent to it zoned MFR-1.
2.	<i>The special conditions and circumstances are not self-imposed and do not result from the actions of the applicant; and</i>
	Staff Finding: Yes, Criteria #2 is met. In staff’s view, the perceived hardship is related to the physical characteristics of the property. The applicant has limited options for outside seating due to rezoning of the currant property from residential to Office

3.	<i>Literal interpretation of the provision of this LDC would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this LDC and would work unnecessary and undue hardship on the applicant; and</i>
	<p>Staff Finding:</p> <p>Yes, Criteria #3 is met. Application of the standard reduces or impedes the approved use of the property as it exists today. Although the property is being treated similarly to any other Limited Office use subject to the 2008 LDC, and the design of the structure which was built in accordance with the other residential properties on the street as a home not a business. If you apply current development codes and standards to the property it keeps the owners from being able to expand upon the property the way other OFC-1 properties without the setback restraint.</p> <p>Application of the standard (after the fact) does reduce the approved use of the property by limiting access to the rear yard.</p>
4.	<i>The variance is the minimum relief necessary that will make possible the reasonable use of the land or building; and,</i>
	<p>Staff Finding:</p> <p>No, Criteria #4 is not met. The variance request is not the minimum relief necessary for a reasonable use of land and the building. The variance request is for a 5.4 foot setback from a 10 foot setback requirement for a proposed outdoor seating area. As illustrated in the site plan, staff believes that the applicant can reduce the variance by 1 foot and still accommodate for reasonable pedestrian accessibility.</p>
5.	<i>The granting of the variance will be in harmony with the general intent and purpose of this ULDC and that such variance will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare or injurious to other property in the area;</i>
	<p>Staff Finding:</p> <p>No, Criteria #5 is not met. Commercial development of this site does not in and of itself impact the general health, welfare or safety of the City's residents. The deck encroachment into the side yard setback could affect neighboring residential property by the increase additional noise impending, music, chatter, etc. City staff has proposed additional conditions to help remediate these concerns.</p>

SUMMARY

Staff is recommending denial of this variance, finding it does not meet all the five standards for approval. Specifically staff finds application 4157 does not meet 4 and 5 of Section 2.12.03 of the Land Development Code.

PUBLIC PARTICIPATION SUMMARY

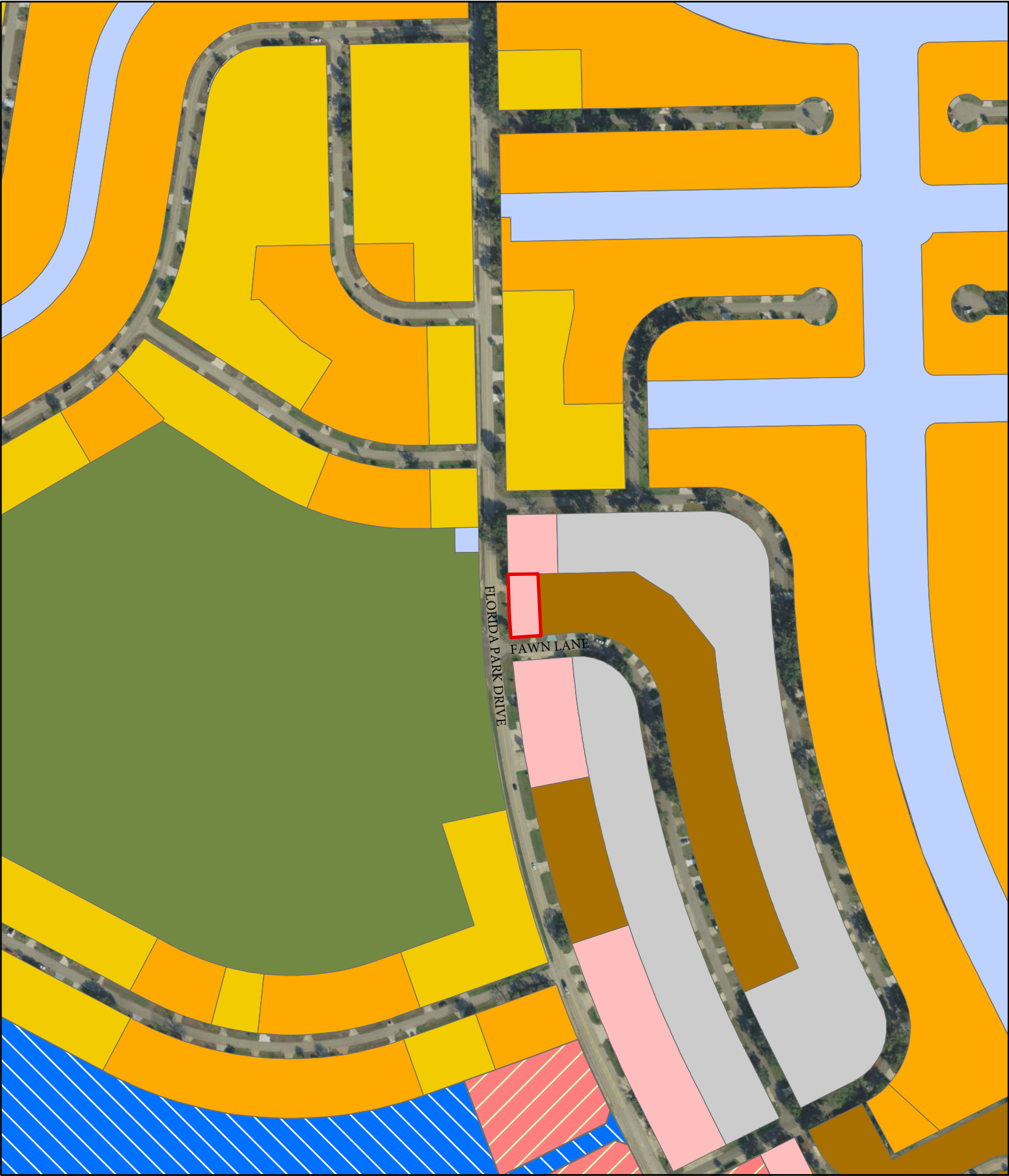
At the time of staff report preparation, a letter received on 11/4/19 from the property owner 57 Fawn Lane, Susan R. Beier, whose property is adjacent to the proposed coffee house/bakery who opposed to the deck being build next to her property. (See Attached Letter from Ms. Beier)

RECOMMENDATION


Recommendation: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) deny Application 4157 requesting a 5.4 foot variance setback from the required 10ft side property setback. If the PLDRB approves the variance request, City staff recommends the following conditions:

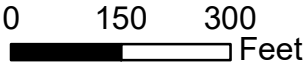
1. Construct perimeter fence or shrub buffer at side property line.
2. No outside music to be permitted at patio area.
3. Limit hours of outdoor patio variance area for the café/bakery to 5:00PM.
4. Reduce the Variance request by 1 foot resulting in a 4.4 foot variance from the side yard setback.

59 Fawn Lane

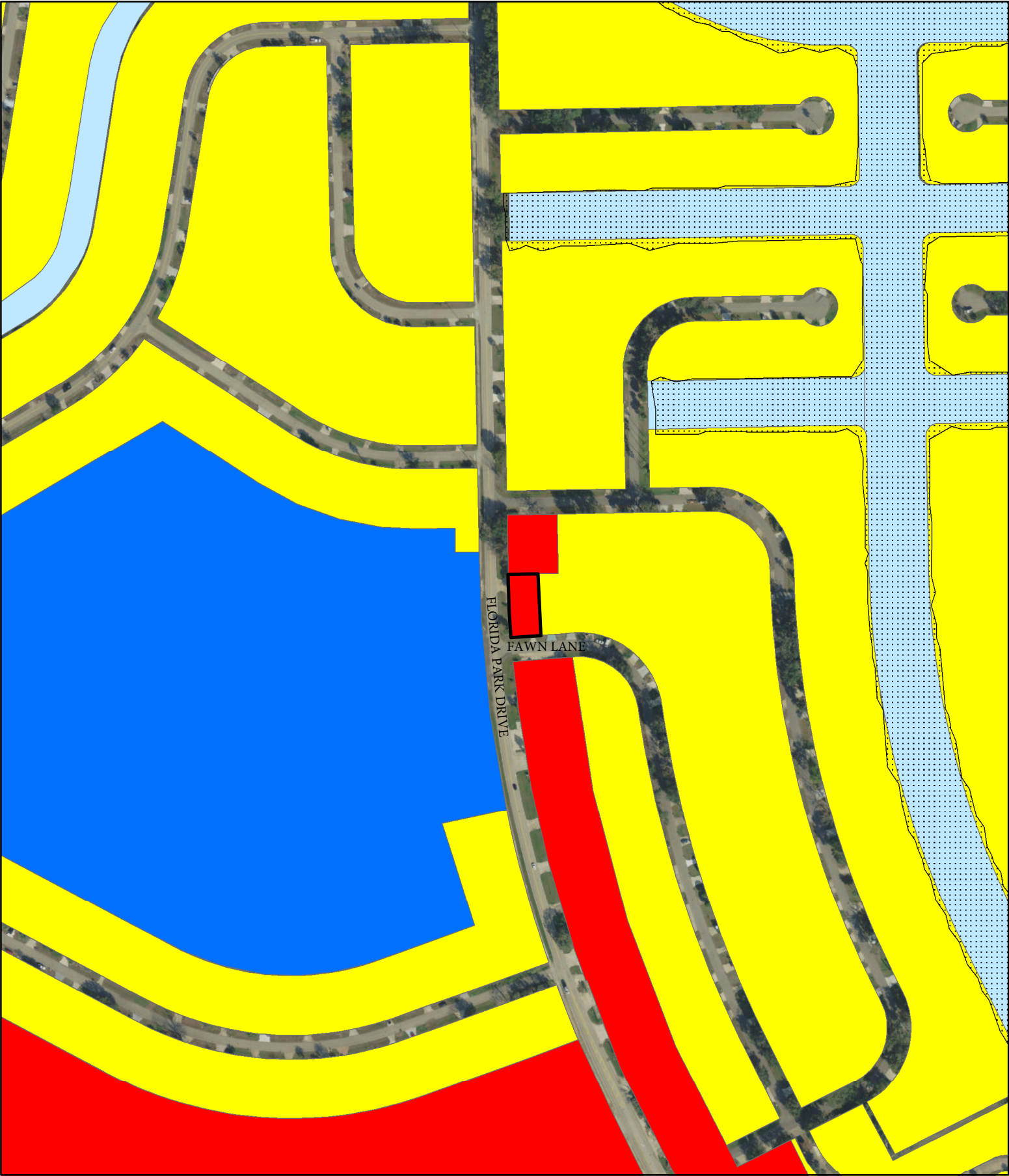


Legend

	Parcel of Interest		MFR-1		P&G
	MPD		PSP		
	DPX		OFC-1		SFR-2
			OFC-2		SFR-3

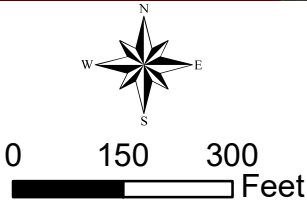


59 Fawn Lane



Legend

Parcel of Interest	Coastal High Hazard Area
FLUM	Institutional
CATEGORY	Mixed Use
Canals	Residential





November 5, 2019

RE: Variance, application No. 4157

Dear Members of the Planning and Land Development Regulation Board,

I am writing today to request that the board approve our application for the variance to build the proposed outdoor seating area as per the remitted plans. When I was asked to provide a letter to the board as part of the checklist for the application submitted, it was not really clear on what should be included or excluded. The checklist asked to state factual and relevant information. I will begin by including the factual information...59 Fawn Lane prior to our purchase was on the market for 2,108 days. In April 2019, as I drove past it, I began to dream about opening up my very own bakery. My passion for creating art on baked goods has fueled my desire to press forward with this project. What a wonderful location it is (as it directly across Holland Park) to have a bakery & café in this community. I ignored the internal voice for a few of months but over time it intensified. I finally looked up the property and called the listing agent. I asked her several questions regarding the property, but the most important question was regarding its zoning. After a lengthy process and many calls and meetings later, I was told that this property had many offers and interested buyers throughout the years but due to its zoning prospects were being told that it could only be used for an office-type business. I could not shake my love for this little dilapidated but quaint looking home. So, with persistence, prayer and the support of Ray Tyner, SCORE and many other wonderful people along the way, we purchased the building AS-IS. There is so much work to be done, but we are no strangers to hard work.

The location is perfect, and we have already met the neighbors all of which have shared that they can't wait for us to open. Our vision is to provide enough indoor and outdoor seating so that local residents can experience buy local, eat local in a more casual setting than that of a franchise shop. We had one neighbor at 53 Fawn Lane say that her husband is confined to a wheelchair and that they do not get out much. They were exciting to hear about The Fawn Project since it is in such close proximity to her home. She also stated that it would afford her the opportunity to take her wheelchair bound husband out for a stroll. The outdoor patio/deck area would provide him, and many others shade beneath the beautiful existing oak that abuts the rear of the home. We would also be able to provide park goers a place within walking distance to pick up some fresh made cupcakes for birthdays or any celebration under the county park gazebos.

What is perhaps most relevant here, and what I would ask the board to consider is that the owners of the subject property are long-time residents of this county. Two owners are high-ranking firefighters and the other two are already vested and invested in successful and well-respected businesses in Flagler County known as MPower Fitness and Welcome Home Real

Estate, LLC. All the owners love the city we live in and are passionate about creating a relaxed environment where people can come in enjoy a great cup of coffee and stay for a while. By approving the variance for the outdoor deck, it will allow our customers to enjoy our product and make use of the wonderful shade provided by the long-standing oak tree in which the deck would be built around. People of this county long for community, places to congregate and relax and form friendships our hope and prayer is that the city falls in love with the project as much as we did and approves our request.

We truly believe in our hearts that The Fawn Project will be a blessing to all those who walk through our doors.

Sincerely and respectfully submitted,

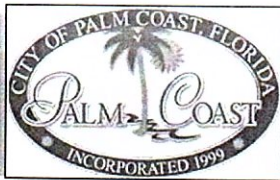
THE TEAM

Fatima Sena "The Visionary"



Norma Bivens "The Hostess with the Mostest"

Adam Bivens & Lou Sena "Our wonderful husbands and business partners"



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 5 day of November, 2019 personally appeared

Fatima Q. Sena who after providing

FL DL S500-240-75-920-0 as identification and

who did, X did not take an oath, and who being duly sworn, deposes and says as follows:

"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of **Application #** 457, has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the , Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

[Signature]
Signature of Responsible Party

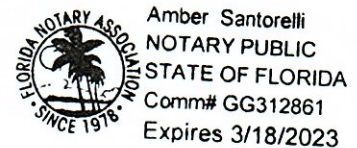
Fatima Q. Sena
Printed Name

26 Fernon Lane Palm Coast, FL 32137
Mailing Address

[Signature]
Signature of Person Taking Acknowledgement

Amber Santorelli
Name of Acknowledger (Typed, Printed or Stamped)

SEAL



This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department at least seven (7) days prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.



Property Owner Letter of Authorization

*****IF APPLICANT IS NOT THE PROPERTY OWNER*****

Dear Planning Manager,

I / (We) Fatima Sena, Luiz Sena, Norma Biven's
Adam Bivens

(All property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)

07-11-31-7002-000A0-0010

and also described as Subdivision Fawn Oaks Village Subdivision

Section _____, Block _____, Lot _____, OR

Street Address or Physical Location:

59 Fawn Lane, Palm Coast, FL 32137

Do hereby designate and authorize

Fatima and Luiz Sena

(name of agent / applicant)

representing The Fawn Project, LLC

(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a

Variance Application

(type of application)

for the property described above.

Norma Bivens

Signature of property owner

NORMA BIVENS

Print name

Adam Bivens

Signature of property owner

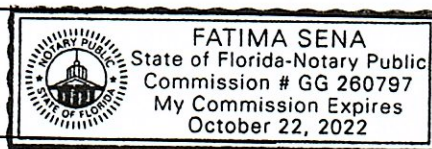
Adam Bivens

Print name

NOTARY: This instrument was acknowledged before me on this 5th day of November,
20 19 by Norma Bivens and Adam Bivens who is/are personally known to me, or
who has/have produced N/A as identification.

[Signature]

Signature of Notary Public, State of Florida



(SEAL)



AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY

STATE OF Florida

COUNTY OF Flagler

COMES NOW, Luiz M. Sena, being first duly sworn, who deposes and says:

(1) That he/she is the owner, an officer of The Fawn Project, LLC corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: The Fawn Project, LLC relating to the following described real property:

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

[Signature]
Signature
Luiz M. Sena
Print name

[Signature]
Signature

Print name

NOTARY: This instrument was acknowledged before me on this 5 day of November, 2019 by Luiz Sena who is/are personally known to me, or who has/have produced FL DL S50053369 0840 as identification.

(SEAL)

[Signature]
Signature of Notary Public, State of Florida



Amber Santorelli
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG312861
Expires 3/18/2023



JOINDER AND CONSENT AFFIDAVIT

JOINDER AND CONSENT BY Ameris Bank
Name of Lending Institution / Mortgage Holder

COME NOW, _____ and Joins and Consents to the
covenants and conditions set forth herein and hereunto sets his hand and seal this 5th day
of November, 2019.

ATTEST:

Ameris Bank
Name of Lending Institution

[Signature]
~~Corporate Secretary~~
COMMERCIAL BANKING ASSISTANT
CAROL ALMOND
Printed Name

[Signature]
~~Corporate President~~ SENIOR VICE PRESIDENT
MICHAEL D. JACKSON
Printed Name

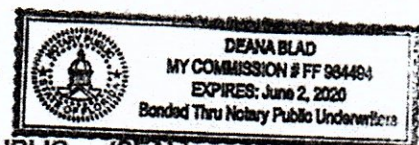
ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 5 day of Nov., 2019, by
Michael D Jackson who is/are personally known to me or who
has produced known as identification and who did execute said
instrument for the purpose therein expressed.

WITNESS my hand and official seal the day month and year aforesaid.

[Signature]
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC (SEAL)





OFFICER'S CERTIFICATE OF AMERIS BANK

Cindi Lewis, in her capacity as Executive Vice President, Chief Administrative Officer & Corporate Secretary of Ameris Bank, does hereby certify that:

The following named individual is a qualified officer of Ameris Bank and holds the office set forth below. Mr. Jackson is authorized to execute documents and conduct business on behalf of Ameris Bank.

Michael (Mike) D. Jackson
Senior Vice President and Commercial Banker – Ormond Beach, FL

IN WITNESS WHEREOF, I have hereunto set my hand as of the 5th day of January, 2018.

A handwritten signature in cursive script that reads 'Cindi Lewis'.

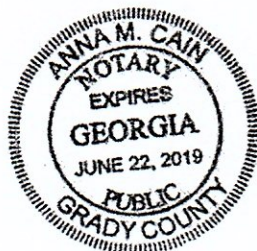
Cindi Lewis
EVP, CAO & Corporate Secretary

A handwritten signature in cursive script that reads 'Katy Murphy'.

Unofficial Witness

STATE OF GEORGIA
COUNTY OF COLQUITT

I HEREBY CERTIFY that on the 5th day of January, 2018, before me personally appeared CINDI LEWIS, EVP, CAO & Corporate Secretary of AMERIS BANK.





A handwritten signature in cursive script that reads 'Anna M. Cain'.

NOTARY PUBLIC

59 Fawn Lane



Legend
 Parcel of Interest

0 150 300
 Feet



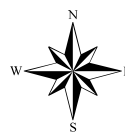
59 Fawn Lane



Legend

 Parcels selection

0 37.5 75
Feet



Map Provided By: Planning Division



Community Development Department
Planning Division

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

October 28, 2019

RE: Request for Variance, Application No. 4157

Dear Sir or Madam,

The Community Development Department, in accordance with Section 2.05.03 of the City of Palm Coast Unified Land Development Code, herein advises you that:

A request has been made by THE FAWN PROJECT LLC in Palm Coast Section 07, Block 000A0, Lot 0010 (59 FAWN LN) for a variance for a interior side setback in the OFC-1 zoning district. A minimum 10 foot interior side setback is required, a 4.6 foot setback is proposed, for a variance of 5.4 feet. The purpose of the variance is to locate a wooden deck for outdoor seating.

This request is to be heard before the Planning and Land Development Regulation Board. You are hereby notified that a public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida on Wednesday, November 20, beginning at 5:30 pm or as soon thereafter as possible. You are welcome to attend and express your opinion or place concerns in writing and mail them to the address listed at the above of the letter.

Cordially,

JACQUELINE GONZALEZ
Project Manager
160 Lake Avenue
Palm Coast, FL 32164
386-986-3753

NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. TO OBTAIN THE DECISION OF THIS HEARING PLEASE CONTACT THE PLANNING DIVISION AT 386-986-3736 THE DAY AFTER THE DATE OF THE ABOVE PUBLIC HEARING DURING THE AFTERNOON.



11/4/19



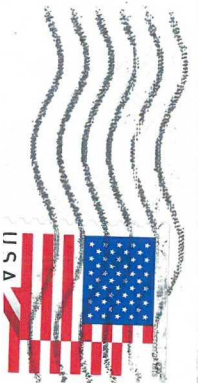
Susan Beier
57 Fawn Ln.
Palm Coast, FL 32137

Dear Ms Gonzalez,
I am Susan R. Beier at 57 Fawn Lane. I'm 84 years old +, and a widow for 11 years.

I strongly oppose having the people right next to me put a deck on their property. They have 5 parking places in back of their property right on Florida Park Drive which has become overcome with traffic. It is often difficult for me to get on to Florida Park Drive because of the extremely heavy traffic. Ten years ago this was a town, but it has become a city. Another issue is Holland Park, right across from my property. At times, a lot of traffic goes in and out of the park. I am sorry that a coffee house is going to be right next to my property, but I can't control that. I can control having the people right next to me put up a deck on the back of their coffee house. It's simply unthinkable; we're all crowded in as it is now.

Please, no decks! Sincerely,
Thank You. Susan R. Beier

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Current

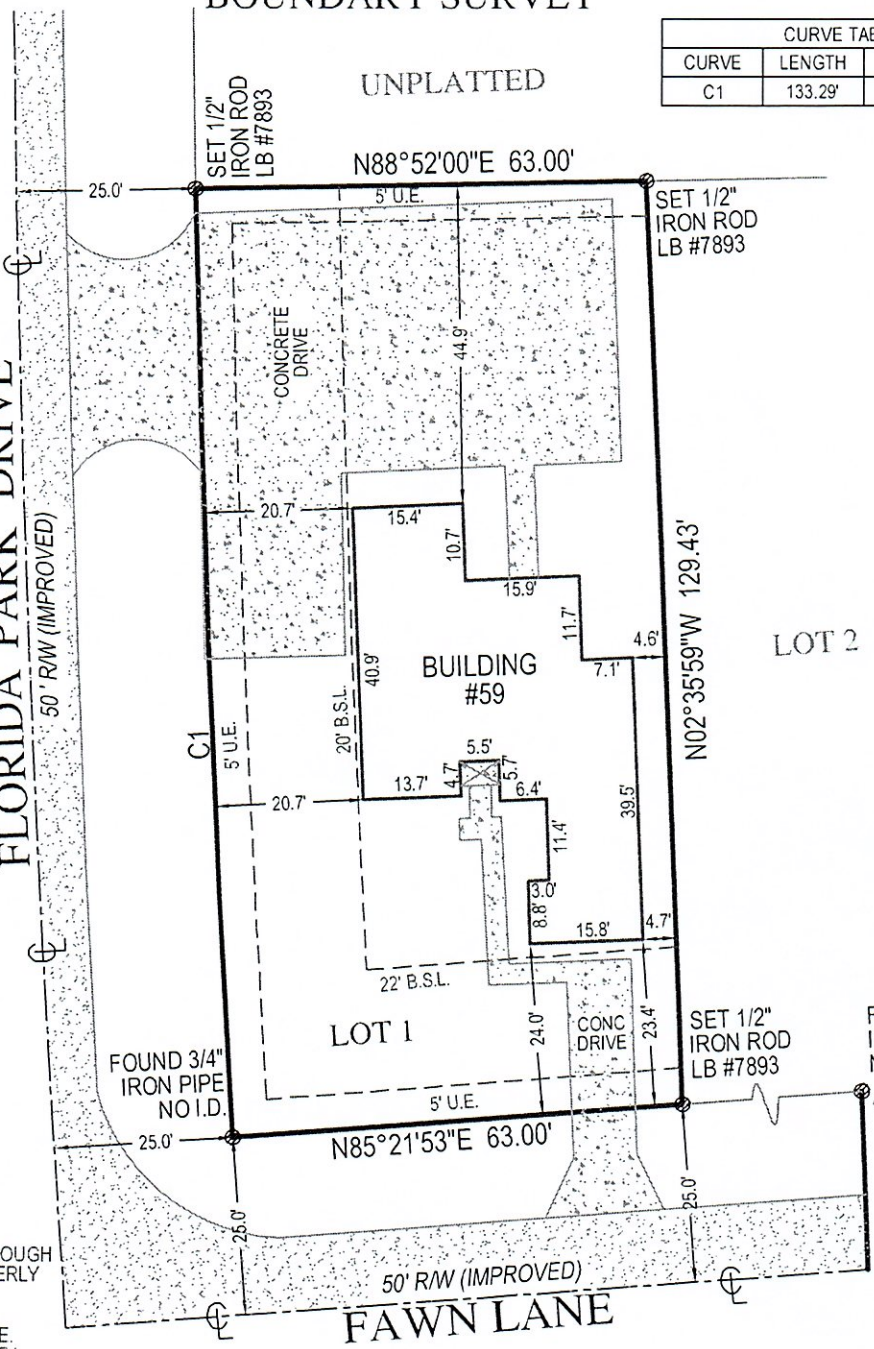
BOUNDARY SURVEY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	133.29'	2589.79'	2°56'56"

FLORIDA PARK DRIVE

UNPLATTED

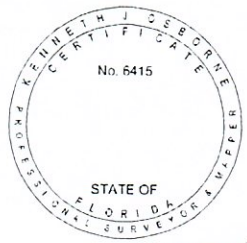
SCALE
1"=25'



SURVEY NOTES
CONCRETE DRIVE CROSSING THROUGH
5' U.E. AT SOUTHERLY AND WESTERLY
SIDE OF PROPERTY

CONCRETE PAD CROSS INTO 5' U.E.
AT NORTHERLY SIDE OF PROPERTY.

B.S.L. - BUILDING SETBACK LINE



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

KENNETH
OSBORNE

Digitally signed by
KENNETH OSBORNE
Date: 2019.07.19
11:39:33 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Proposed

BOUNDARY SURVEY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	133.29'	2589.79'	2°56'56"

FLORIDA PARK DRIVE

50' RW (IMPROVED)

SET 1/2" IRON ROD LB #7893

UNPLATTED

N88°52'00"E 63.00'

SET 1/2" IRON ROD LB #7893

CONCRETE DRIVE

5.4' Variance Request

LOT 2

BUILDING #59

LOT 1

FOUND 3/4" IRON PIPE NO I.D.

N85°21'53"E 63.00'

SET 1/2" IRON ROD LB #7893

FOUND 5/8" IRON ROD NO I.D.

FAWN LANE

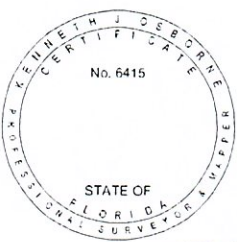
50' RW (IMPROVED)

SURVEY NOTES

CONCRETE DRIVE CROSSING THROUGH 5' U.E. AT SOUTHERLY AND WESTERLY SIDE OF PROPERTY

CONCRETE PAD CROSS INTO 5' U.E. AT NORTHERLY SIDE OF PROPERTY.

B.S.L. - BUILDING SETBACK LINE



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE

Digitally signed by KENNETH OSBORNE
Date: 2019.07.19 11:39:33 -04'00'



TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND VAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

LEGAL DESCRIPTION AND CERTIFICATION

LOT 1, FAWN OAKS VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE(S) 20 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Community Number: 120684 Panel: 0137 Suffix: E Flood Zone: X Field Work: 7/18/2019

Certified To:

DANIKA RENEE DYRESON AND FARIMA QUEIROS SENA; OCEAN BLUE TITLE; CHICAGO TITLE INSURANCE COMPANY; AMERIS BANK, its successors and/or assigns.

Property Address:

59 FAWN LANE














PALM COAST, FL 32137

Survey Number: 378521

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ x.xx	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

 **TARGET**
SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

REVISIONS	BY

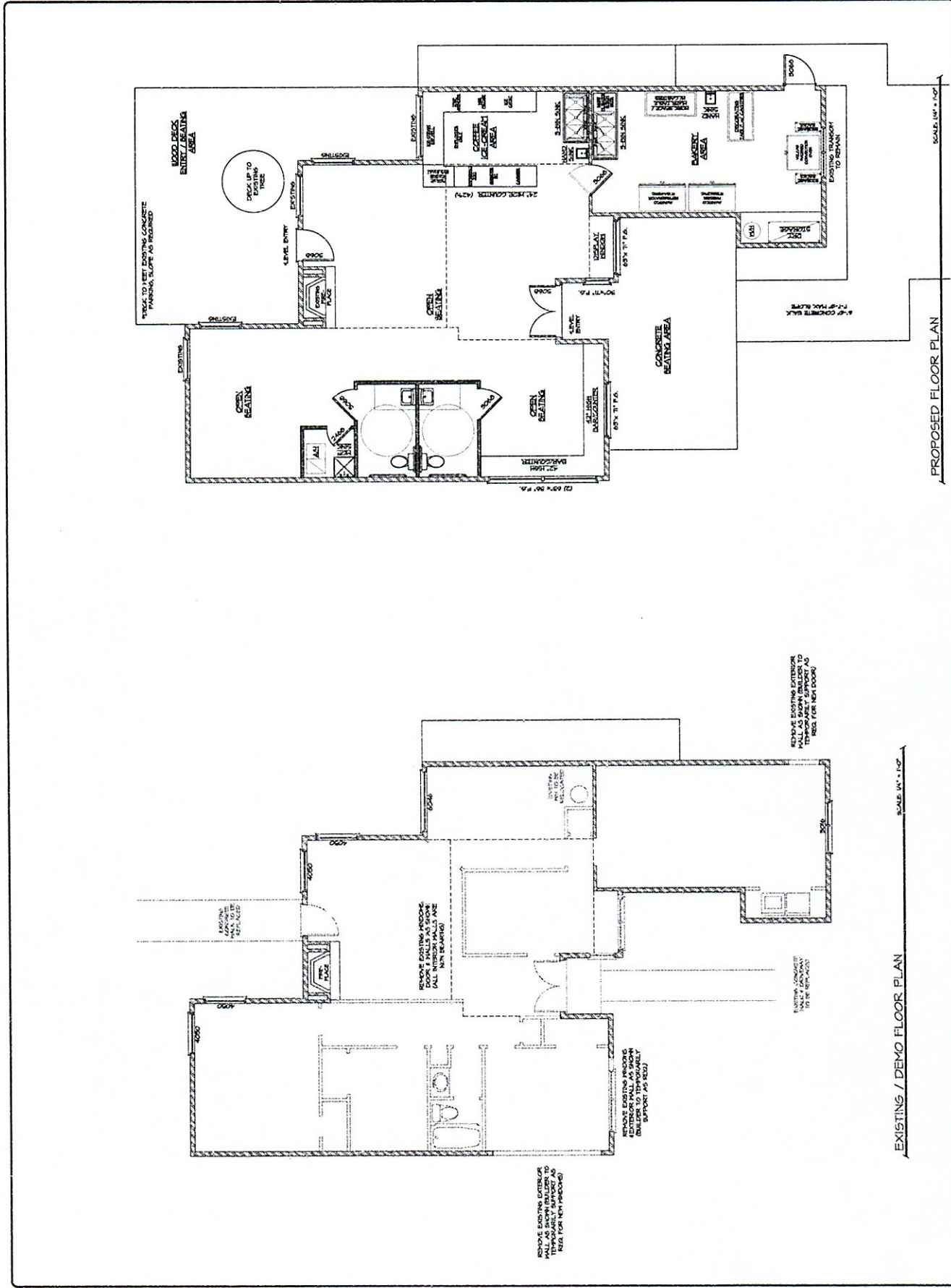
LEETE & LEBTE
 ARCHITECT & PLANNER
 140 SOUTH GRANDVIEW AVE.
 DAYTONA BEACH, FL 32117
 TEL: 386.253.1783
 DAVID C. LANE, L.C. #: AR0007131

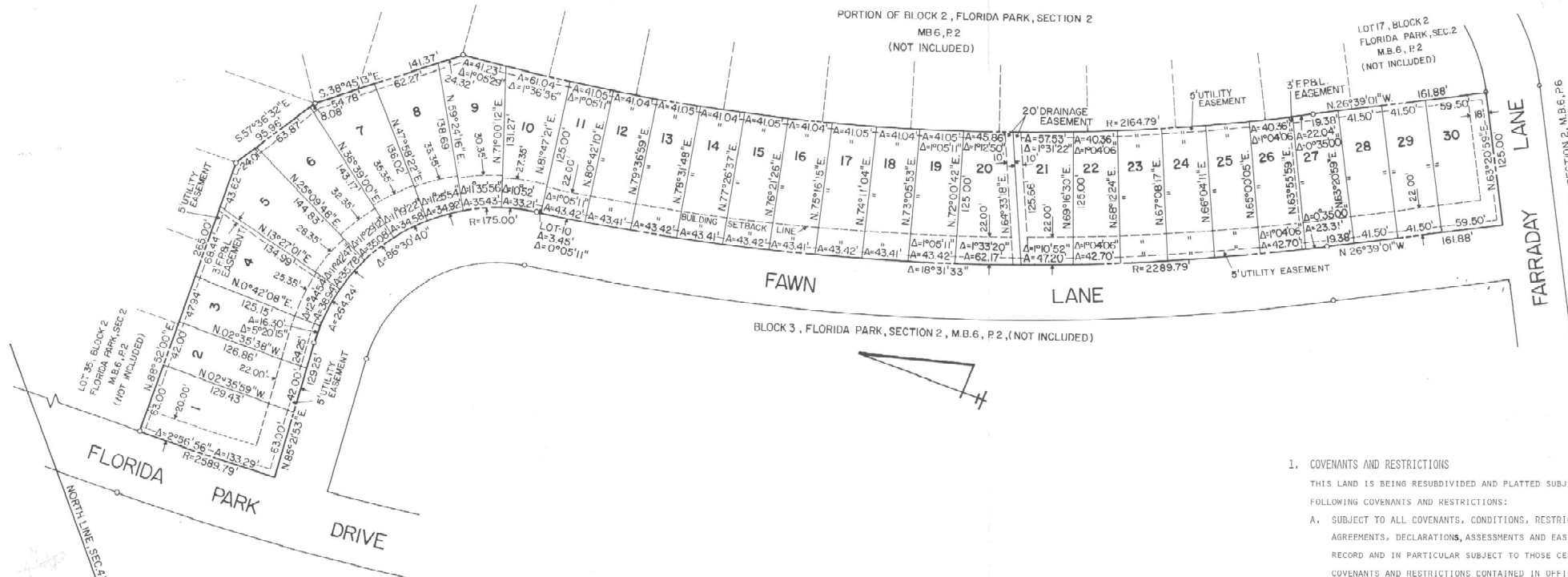
Chardani Remodeling, Inc.
 399 Palm Court Fwy SW, Suite 4
 Palm Coast, FL 32137
 TEL: 386.297.5984, FAX: 386.443.9332

The Fawn Lane Project
 A Bakery / Ice Cream / Coffee Shop
 59 Fawn Lane
 Palm Coast, FL 32164

DATE: 01/11/19
CREATED BY: JLB
DATE: 01/11/19
APP NO: 1901
FILE NAME: TheFawnLane.dwg
SHEET: 2

Copyright 2019 L. Leete and J. Leete. All rights reserved. These plans are prepared and are subject to copyright protection as architectural drawings. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L. Leete and J. Leete. The protection of this document is not limited to the copyright law as well as the design and construction of the building. The design and construction of the building is the property of L. Leete and J. Leete. The protection of this document is not limited to the copyright law as well as the design and construction of the building. The design and construction of the building is the property of L. Leete and J. Leete.



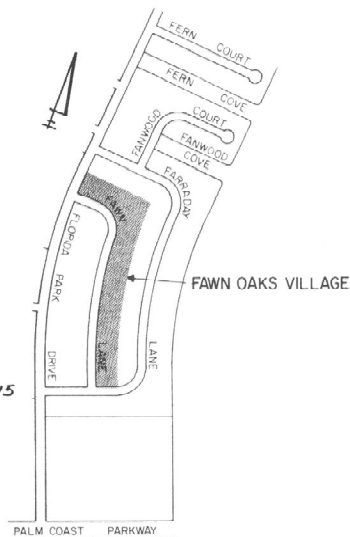


FAWN OAKS VILLAGE SUBDIVISION FLAGLER COUNTY, FLORIDA

A RESUBDIVISION OF LOTS 1 THROUGH 16 (INCLUSIVE)
BLOCK 2 OF PALM COAST, MAP OF FLORIDA PARK, SECTION 2, ACC.
ORDING TO PLAT THEREOF, AS RECORDED IN MAP BOOK 6, AT
PAGES 1-3, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,
AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS
BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY,
FLORIDA.

A PORTION OF SECTION 41, TOWNSHIP 11S, RANGE 31E.

STEPHENSON SURVEYING INC.,
REGISTERED LAND SURVEYOR
P.O.B. 116, BUNNELL, FLORIDA
DATE September 30, 1977



VICINITY MAP
SCALE 1" = 400'

CERTIFICATION OF TAXES Paid: O.R.BK.97-P.115
OPINION OF TITLE: O.R.BK.97-P.116+117
RESOLUTION: O.R.BK.97-P.118,119,120

1. COVENANTS AND RESTRICTIONS

THIS LAND IS BEING RESUBDIVIDED AND PLATTED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

- A. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, DECLARATIONS, ASSESSMENTS AND EASEMENTS OF RECORD AND IN PARTICULAR SUBJECT TO THOSE COVENANTS AND RESTRICTIONS CONTAINED IN OFFICIAL RECORD BOOK 35 PAGE 627 AS MODIFIED BY INSTRUMENT IN OFFICIAL RECORD BOOK 36 PAGE 536, ALL OF THE RECORDS OF FLAGLER COUNTY FLORIDA AND AS THEY HAVE BEEN OR MAY BE FROM TIME TO TIME AMENDED, MODIFIED, OR VARIED.
- B. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO STRUCTURE SHALL BE ERECTED ON ANY ONE LOT EXCEPT ONE SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT.
- C. NO PART OF ANY STRUCTURE SHALL BE LOCATED NEARER THAN 22 FEET TO THE FRONT LOT LINE, 20 FEET TO THE SIDE LOT LINE, SIDE YARD SETBACKS SHALL BE "0" ON ONE SIDE AND 5 FEET ON THE OTHER SIDE EXCEPT HOWEVER THE MINIMUM YARD SETBACK ON LOT 1 SHALL BE 20 FEET AND THE MINIMUM SIDE YARD SETBACK ON LOT 30 SHALL BE 18 FEET.
- D. OWNER RESERVES THE RIGHT TO AMEND, RELEASE OR MODIFY THESE RESTRICTIONS AT ANY TIME SO LONG AS IT DOES NOT DECREASE 50% OF THE PROPERTY DESCRIBED HEREIN.
- E. IN THE EVENT OF A VIOLATION OF THESE COVENANTS AND RESTRICTIONS IT SHALL BE LAWFUL FOR THE OWNER OR PERSON OWNING A LOT WITHIN THE SUBDIVISION TO INSTITUTE ANY PROCEEDING AT LAW OR EQUITY TO ENFORCE SAID COVENANTS AND RESTRICTIONS, TOGETHER WITH REASONABLE COSTS AND ATTORNEY FEES.

2. PRIVATE EASEMENTS

A PRIVATE EASEMENT IS ESTABLISHED OVER EACH LOT'S SIDE YARD SET BACK AREA IN ORDER TO PROVIDE THE ADJACENT PROPERTY OWNER ONLY, ACCESS FOR THE SOLE PURPOSE OF MAINTENANCE OF THE LATTER'S PROPERTY. THIS EASEMENT IS DEDICATED FOR USE BY THE GENERAL PUBLIC NOR DEDICATED FOR ANY PUBLIC PURPOSE.







City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7394	Account
		#
Subject	REQUEST FOR SIGN VARIANCE FOR COASTAL REHAB AND SPORTS MEDICINE – APPLICATION # 4175	
Background :	<p>The property under development review is a 1.79 acre tract of Parcel #44-11-31-0000-01010-0030. The parcel is zoned Office-2 (OFC-2) and the FLUM is Mixed Use. Access to the project is proposed via a right-in/right-out driveway on Palm Coast Parkway NE.</p> <p>There are no wetlands on site. The proposed medical office facility will include a one story structure, parking area, and one storm water retention ponds, which has been permitted through the St. Johns Water Management District.</p> <p>The Development Order is for one building that is 2,880 SF. The building, associated parking area and storm water retention pond is located on the front half of the property. The rear half of the property is to remain undisturbed with the existing vegetation.</p>	
Recommended Action :	<p>Staff recommends approval for a sign variance from Section 12.04.07 Sign Location Criteria, Land Development Code, to reduce the 10 foot minimum setback for sign placement to 0 feet for application # 4175.</p>	



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR SIGN VARIANCE REQUEST (Application # 4175)
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
NOVEMBER 20, 2019**

OVERVIEW

Project Name:	Coastal Rehab and Sports Medicine
Application Number:	4175
Applicant:	William Sibille
Property Description:	Vacant Land
Property Owner:	Anchor Real Estate Holdings
Location:	#188 Parcel North of Palm Coast Parkway West, West of Fairways Condo, on West by Section Line
Parcel ID #:	44-11-31-0000-01010-0030
Current FLUM designation:	Mixed Use
Current Zoning designation:	Office-2 (OFC-2)
Current Use:	Vacant
Size of subject property:	1.79 +/- acres

REQUESTED ACTION

Approval of a sign variance from Section 12.04.07 A.2 Freestanding signs, Sign Location Criteria, Land Development Code. The code states unless specifically noted in this chapter, signs shall be located wholly within the premises and shall maintain a minimum setback of ten feet from all property lines. However, no sign shall be allowed within an easement not designated to include signs, or within a sight triangle.

RECOMMENDATION

Staff recommends approval for a sign variance from Section 12.04.07 Sign Location Criteria, Land Development Code, to reduce the 10 foot minimum setback for sign placement to 0 feet.

ANALYSIS

The applicant submitted for a Tier 1 Technical Site Plan review for a Rehab/Sports Medicine Office on an approximately 1.626 acre parcel of land located north of Palm Coast Parkway NE and the second parcel east of Colbert Lane. On August 19, 2019 the Development Order for the Tier 1 Technical Site Plan was issued. As part of the internal review during site plan approval, the applicant identified a need for improved sign visibility on Palm Coast Parkway NE. Section 12.04.07 Sign Location Criteria, requires that signs maintain a minimum setback of ten feet from all property lines.

Staff has reviewed the request and has determined that there are no safety issues associated with the proposed location of the monument sign. Given that the site has extensive protected existing vegetation, a very deep City right-of-way, and a multi-use path, staff finds the existing landscape of the site is unique and merits consideration of this request so that as much of it as possible can be retained. In addition, it is approximately 65 feet from the edge of road to the right-of-way line and it would be 75 feet to the sign setback, which allows for very limited visibility of the sign.

The site is unique in that it is within the protected tree canopy of the Palm Coast Parkway Overlay Zone. In addition, the property fronts to a very deep right-of-way along Palm Coast Parkway NE. At staff's request, the applicant is locating the sign closer to their proposed entry drive to reduce the amount of clearing required for sign visibility.

Sec.12.07. Variances

The Planning and Land Development Regulation Board may grant variances from regulations contained in this Code, in accordance with Chapter 2, and may be based only on the following criteria:

- A. To permit a setback for a sign that is less than the required setback, or**
- B. To permit the area or height of a sign to be increased by up to 25 percent of the maximum height or area allowed.**

Sec.12.07.02 Review Findings. The Planning and Land Development Regulation Board may grant one of the above two types of variances authorized by this section only if it finds there are special physical conditions that.

- A. Are due to the exceptional narrowness, shallowness, shape or topography of the premises on which the activity is located, and**

The site is within the Palm Coast Parkway Overlay Zone and is in the midst of the extensive canopy along the Parkway. There are large quantity of specimen and historic trees that the applicant has made every effort to save. The current approved location of the sign is setback 10 feet from the right-of-way in the middle of the lot. The City, in working with the applicant requested the sign be shifted closer to the driveway entrance into the site as this area already being cleared would help with visibility and reduce the amount of additional clearing required. With this shift the sign is closer to the approach of oncoming traffic with reduced visibility without the 0 foot sign location variance. This property also fronts a very deep right-of-way along Palm Coast Parkway. It is approximately 65 feet from the edge of the road to the property line, which reduces visibility to oncoming traffic from Palm Coast Parkway.

- B. Prevent the activity from earning a reasonable return as compared with other activities in the area.**

Many of the existing developed properties have signage that was installed prior to the City's Land Development Code adoption, and existing vegetation was removed for sign visibility. In some cases, prior to the City's code adoption, the signage was located within the right-of-way to retain much of the existing vegetation.

PUBLIC PARTICIPATION

Per Section 2.2 Notification Requirements for Public Hearings: The applicant was required to send certified letters to abutting property owners 14 days prior to the public hearing.

The applicant mailed 3 certified letters to abutting property owners as required. At the time of this hearing, staff has not received any comments about this request.

SITE DEVELOPMENT PLAN SUMMARY:

- ☐ TOTAL SITE ACREAGE: 1.79 +/- acres
- ☐ TOTAL WETLANDS 0 acres
- ☐ NUMBER OF NEW BUILDINGS: 1
- ☐ TOTAL UNITS: 82 units; 100 beds
- ☐ MAXIMUM HEIGHT: 100 ft. (35' proposed)
- ☐ MAXIMUM IMPERVIOUS COVERAGE 70% (16.4% proposed)

BACKGROUND

The property under development review is a 1.79 acre tract of Parcel #44-11-31-0000-01010-0030. The parcel is zoned Office-2 (OFC-2) and the FLUM is Mixed Use. Access to the project is proposed via a right-in/right-out driveway on Palm Coast Parkway NE.

There are no wetlands on site. The proposed medical office facility will include a one story structure, parking area, and one storm water retention ponds, which has been permitted through the St. Johns Water Management District.

The Development Order is for one building that is 2,880 SF. The building, associated parking area and storm water retention pond is located on the front half of the property. The rear half of the property is to remain undisturbed with the existing vegetation.

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)	Mixed Use	Mixed Use
Zoning District	(OFC-2) Office District	(OFC-2) Office District
Use	Vacant land	Medical Office
Acreage	1.62 +/- acres	1.62 +/- acres
Proposed Building Square Footage	Vacant	2,880 SF
Access	None	Via right-in/right-out access driveway

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Greenbelt	MPD
South	Greenbelt	P&G
East	Mixed Use	MFR-2
West	Mixed Use	OFC-2

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 (<i>per LDC</i>)	Required	Provided
Min. Lot Size	20,000 sq. ft.	18.67 acres
Min. Lot Width	100 ft.	+/- 900 ft.
Max. Impervious Coverage	0.70	0.23
Max. Bldg. Height	100 ft.	32' 8"ft.
Min. Building Setbacks	Front: 25 ft. Rear: 10 ft. Side: 10 ft. Side: 10 ft.	Front: 73 ft. Rear: 678 ft. Side: 47 ft. Side : 47ft.
Parking Spaces (min.): 1 space per 250 sf.	11.52	18 regular <u>2 handicapped</u> 20 spaces Total
Min. Landscape Buffers (<i>per LDC</i>)	Front: 35 ft. Rear: 10 ft. Side: 20 ft. Side: 10 ft.	Front: 35 ft. Rear: 189 ft. Side: 30 ft. Side: 10 ft.

RECOMMENDATION

Staff recommends approval for a sign variance from Section 12.04.07 Sign Location Criteria, Land Development Code, to reduce the 10 foot minimum setback for sign placement to 0 feet.



- GENERAL APPLICATION:**
- | | | |
|--|--|---|
| <input type="checkbox"/> Nonstatutory Land Division/Parcel Reconfiguration | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Subdivision Master Plan | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Vacating Plat |
| <input type="checkbox"/> Master Site Plan | <input type="checkbox"/> Nonresidential Controlling Master Site Plan | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Technical Site Plan | <input type="checkbox"/> Site Plan Addition | <input type="checkbox"/> Development Order Modification |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Parking Flexibility | |
| <input type="checkbox"/> Wireless Communication Facility (new structure) | | |

CD Plus Application #: _____ Application Submittal Date: _____
Fee Paid: \$ _____ Date of Acceptance: _____
Employee Name Accepting Application (print name): _____
Rejected on _____ Rejected by: _____
Reason for Rejection: _____

A. PROJECT NAME: Anchor Real Estate Holdings LLC c/o Coastal Rehab and Sports

Medicine _____

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 360 Palm Coast Parkway, Palm Coast, FL 32137

C. PROPERTY APPRAISER'S PARCEL NUMBER(s): 44-11-31-0000-01010-0030

D. LEGAL DESCRIPTION: _____ Subdivision Name; _____ Section; 44 Block;
_____ Lot Township 11 South, Range 31 East, Flagler County, FL

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 1.62 AC

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

G. FLOOD ZONE: X COMMUNITY PANEL NUMBER: 12035C-0129-E & 12035C-0137-E
DATE: 6-6-18

H. PRESENT USE OF PROPERTY: Vacant

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): _____
Because of lack of visibility due to trees, we are requesting that our sign be located closer to our property line, adjacent to Palm Coast Parkway, so that patients can see it to turn in.

J. PROPOSED NUMBER OF LOTS: 1

K. CHECK APPROPRIATE BOX FOR SITE PLAN:

- ☒ Tier 1 (up to 40,000 sq. ft. / 40 units)
☐ Tier 2 (up to 100,000 sq. ft. / 100 units)
☐ Tier 3 (exceeding 100,000 sq. ft. / 100 units)

L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:

M. WATER/SEWER PROVIDER: City of Palm Coast

N. IS THERE AN EXISTING MORTGAGE? ☐ Yes ☒ No

General Application (sheet 1 of 2)



CITY OF PALM COAST TECHNICAL MANUAL

OWNER:

Name: William Sibille
Mailing Address: 160 Costa Blanca Road St Augustine, FL 32095
Phone Number: 904-501-4344
E-mail Address: sibillept@gmail.com

APPLICANT / AGENT:

Name: same as owner
Mailing Address:
Phone Number:
E-mail Address:

MORTGAGE HOLDER:

Name: None Currently
Mailing Address:
Phone Number:
E-mail Address:

ENGINEER OR PROFESSIONAL:

Name: CPH
Mailing Address: 520 Palm Coast Pkwy Palm Coast, FL 32137
Phone Number: 386-445-6569
E-mail Address: Attn: Jason Kellogg

PLANNER:

Name: Beth Dawson – City of Palm Coast Project Mgr
Mailing Address:
Phone Number:
E-mail Address:

TRAFFIC ENGINEER:

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

SURVEYOR:

Name: Stevenson Surveying
Mailing Address: 204 N Railroad Street Bunnell, FL 32110
Phone Number: 386-437-2363
E-mail Address: Attn Dan Wilcox

LANDSCAPE ARCHITECT:

Name: CPH
Mailing Address: 520 Palm Coast Pkwy Palm Coast, FL 32137
Phone Number: 386-445-6569
E-mail Address: Attn: Jason Kellogg

ATTORNEY:

Name: Jay Livingston
Mailing Address: 393 Palm Coast Parkway SW #1 Palm Coast, FL 32137
Phone Number: 386-439-2945
E-mail Address:

DEVELOPER OR DOCKMASTER:

Name: M&M Development (Mark Langelo)
Mailing Address: 2323 North State Street Bunnell, FL 32110
Phone Number: 386-437-4111
E-mail Address:

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

Signature of owner OR person authorized to represent this application

Signature(s) William Sibille

Printed or typed name(s): William Sibille

NOTARY: This instrument was acknowledged before me on this 5 day of Nov, 2019 by

_____ who is/are personally known to me, or who has/have produced

I.D. as identification.

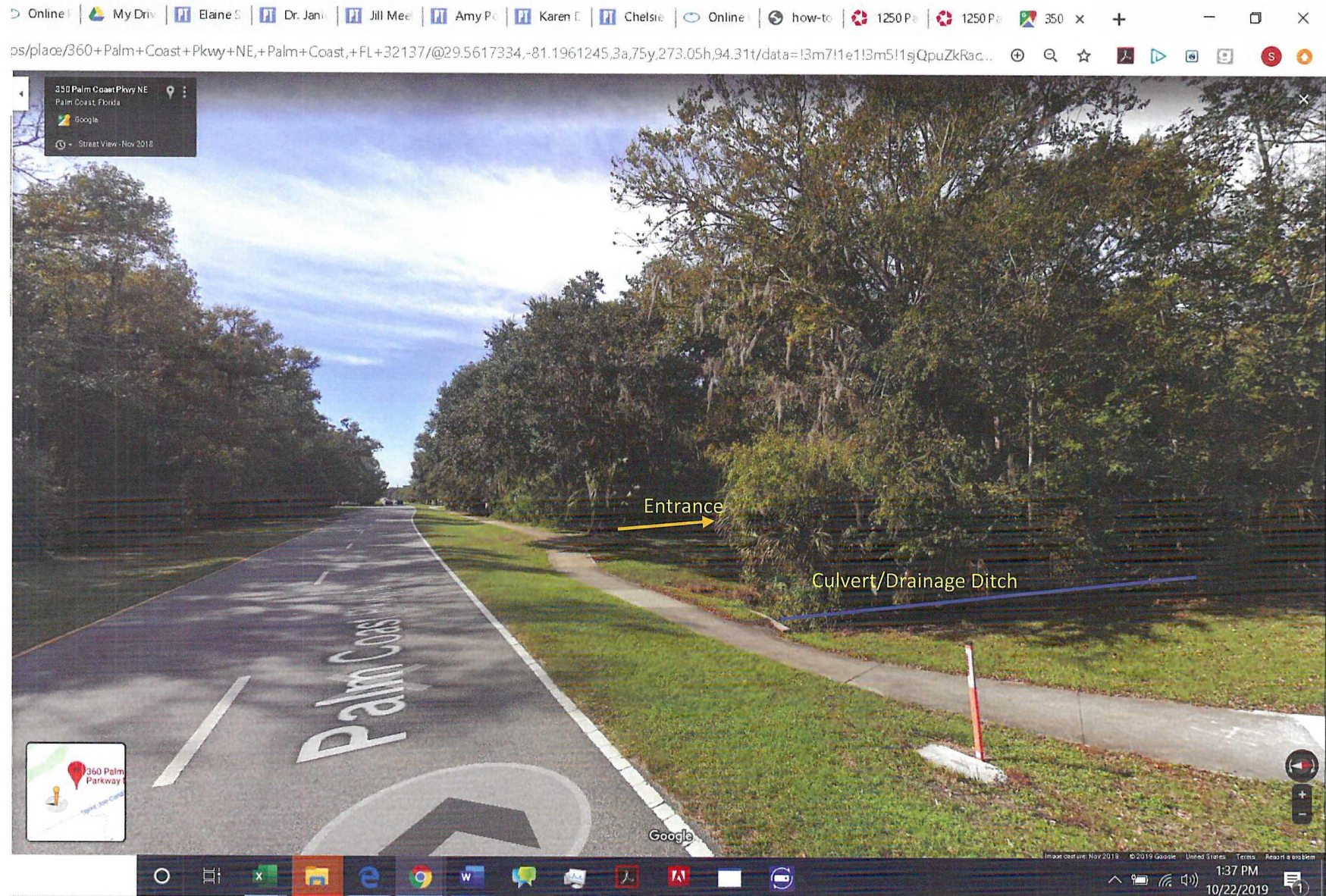
Signature of Notary Public, State of Florida



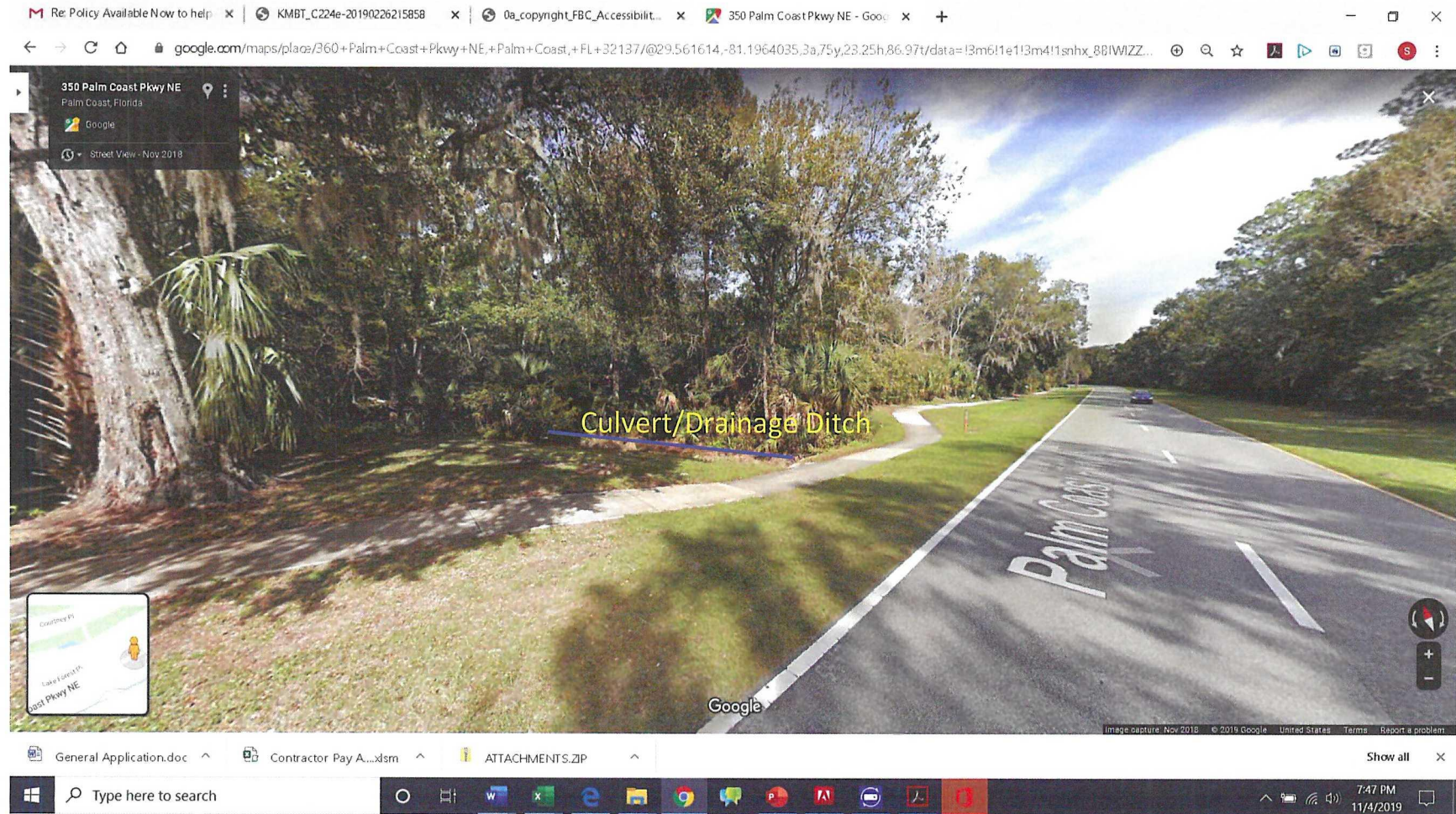
SEAD AHMETOVIC
(SEAL) ISSION #GG150222
EXPIRES: OCT 10, 2021
Bonded through 1st State Insurance

General Application (sheet 2 of 2)

View from Vehicles Driving One Way



View from other side of Culvert/Ditch



11/5/2019

To: Members of the Planning and Land Development Regulation Board

Fr: William Sibille, Coastal Rehab and Sports Medicine/ Anchor Real Estate Holdings

Re: Sign Location Variance

Dear Members,

Please consider our request to locate our sign closer to Palm Coast Parkway to provide visibility to our patients to turn into our entrance. Some background is that we placed our building 120 ft from Palm Coast Parkway in order to preserve 10 historic trees. Because of this preservation effort and unknowns on clearing bushes from the city right of way, our building may not be seen, so our sign is the only visual to guide our patients to turn off this one way road.

Our sign, if placed 10 feet from our property line, would not be seen from Palm Coast Parkway due to a special condition regarding a line of trees growing in the Culvert/Drainage ditch right before our lot. There will be some smaller trees removed from the ditch, but the large sweetgum will not due to the canopy, which is leading us to ask for this sign location variance. Please see the pictures attached that shows a driver's view.

We are a very small business of only 6 employees in building this clinic and we need the ability for our patients to see us to be successful at this location, so please consider allowing us to locate our sign as close to Palm Coast Parkway as possible. We don't know the history as to how close Palm Coast

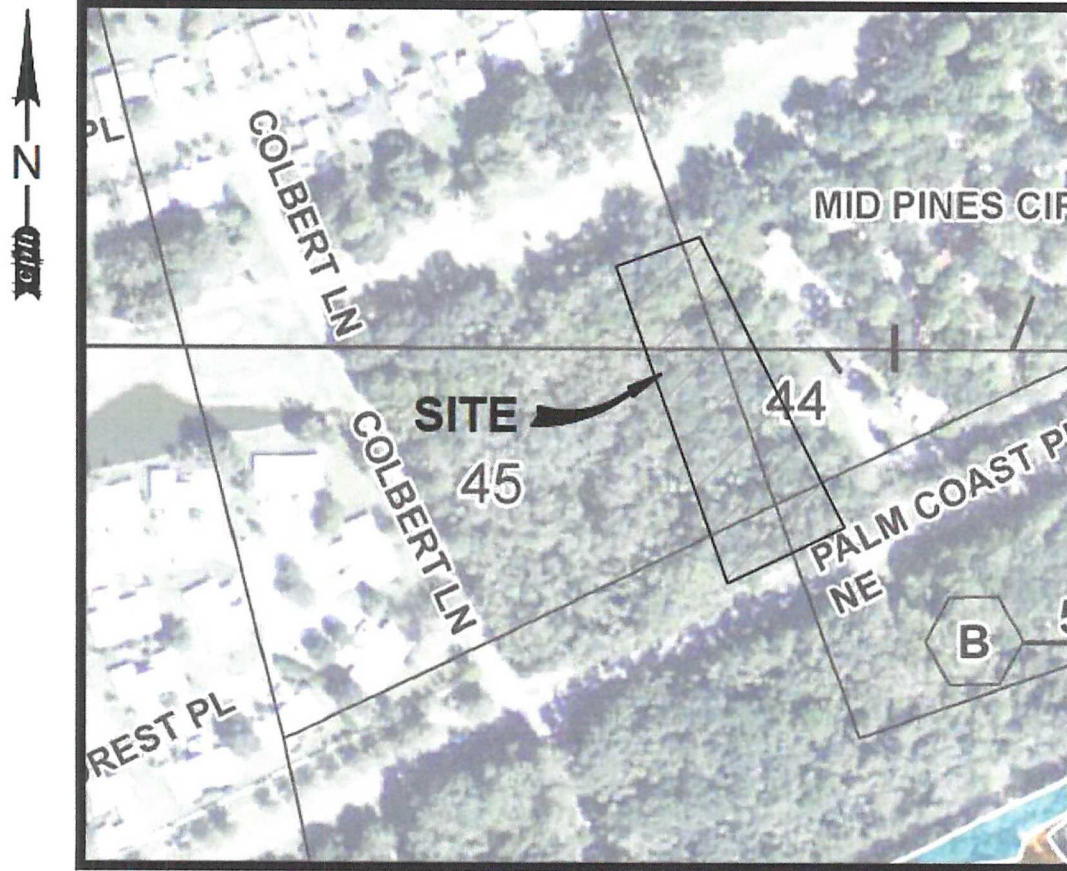
Planning would allow our sign to be next to our property line and the variance we should request. ~~For the best location on visibility, the plan attached shows our sign in the back of the city right of way (blue line) plan.~~ The green lined plan, which is 0 ft from our property line, has support from our project manager. I'm concerned this location is further back/hidden and our elderly patients would have difficulty noticing it.

Last... we are also investing \$20,000 to preserve the canopy on our lot and 10 historic trees by way of an innovative geogrid parking lot so we're hoping this shows our commitment to Palm Coast values and preservation efforts. We're working hard to meet everyone's requirements.

Thanks for your consideration,

William (Billy) Sibille

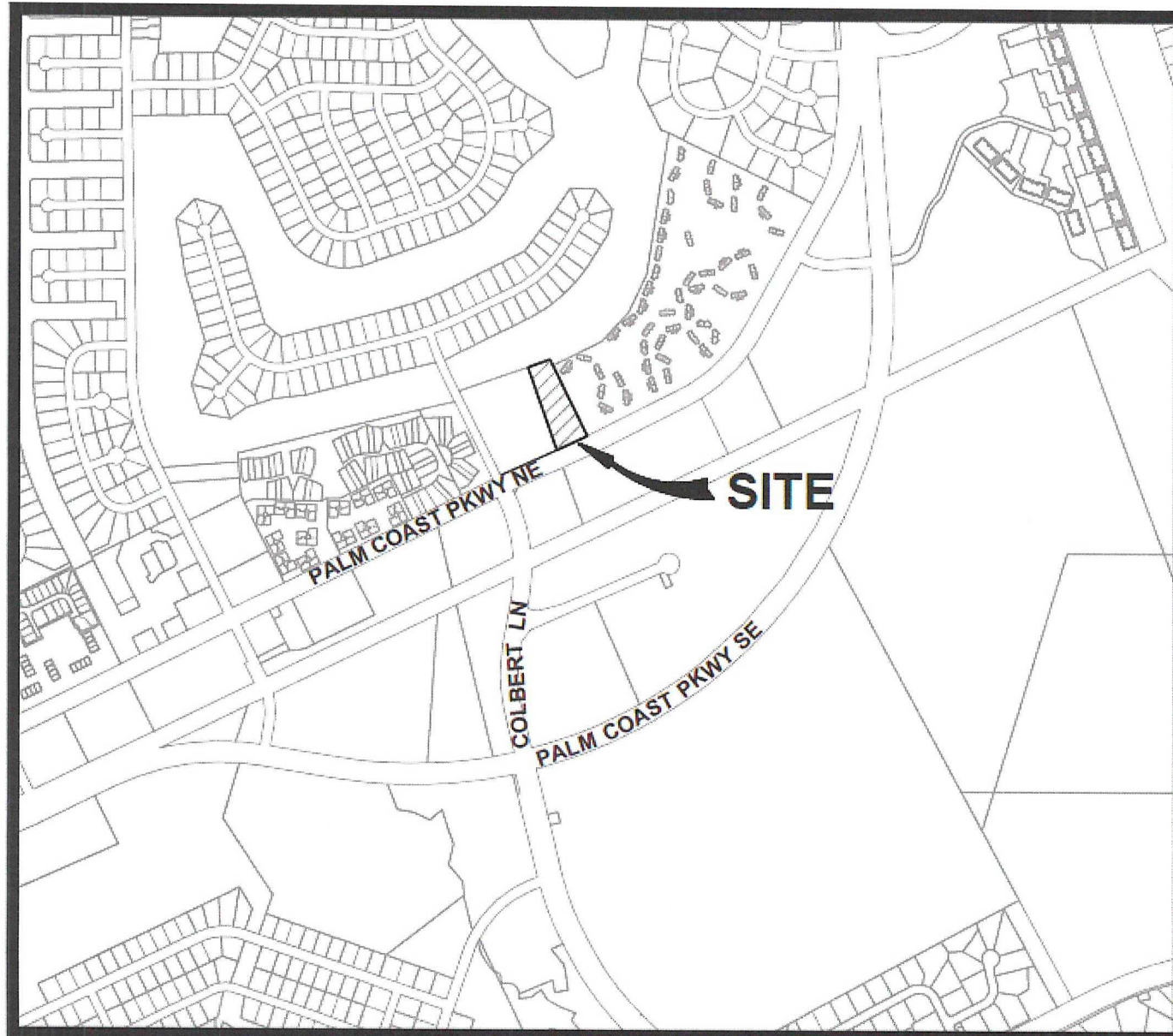
W. Sibille, DPT



0 125 250 500
SCALE: 1"=250'

FLOOD ZONE MAP

FLOOD ZONE:
FLOOD INSURANCE RATE MAP COMMUNITY PANEL
12035C-0129-E AND 12035C-0137-E FOR FLAGLER
COUNTY, FLORIDA, EFFECTIVE DATE JUNE 6, 2018,
FLOOD ZONE "X".



VICINITY MAP
1" = 1000'

SEC. 11.02.06 TREE MITIGATION STANDARDS

PROTECTED TREES: 19" X .70 = 13.3" REPLACEMENT - 14" PROTECTED TREES TO REMAIN = NO MITIGATION

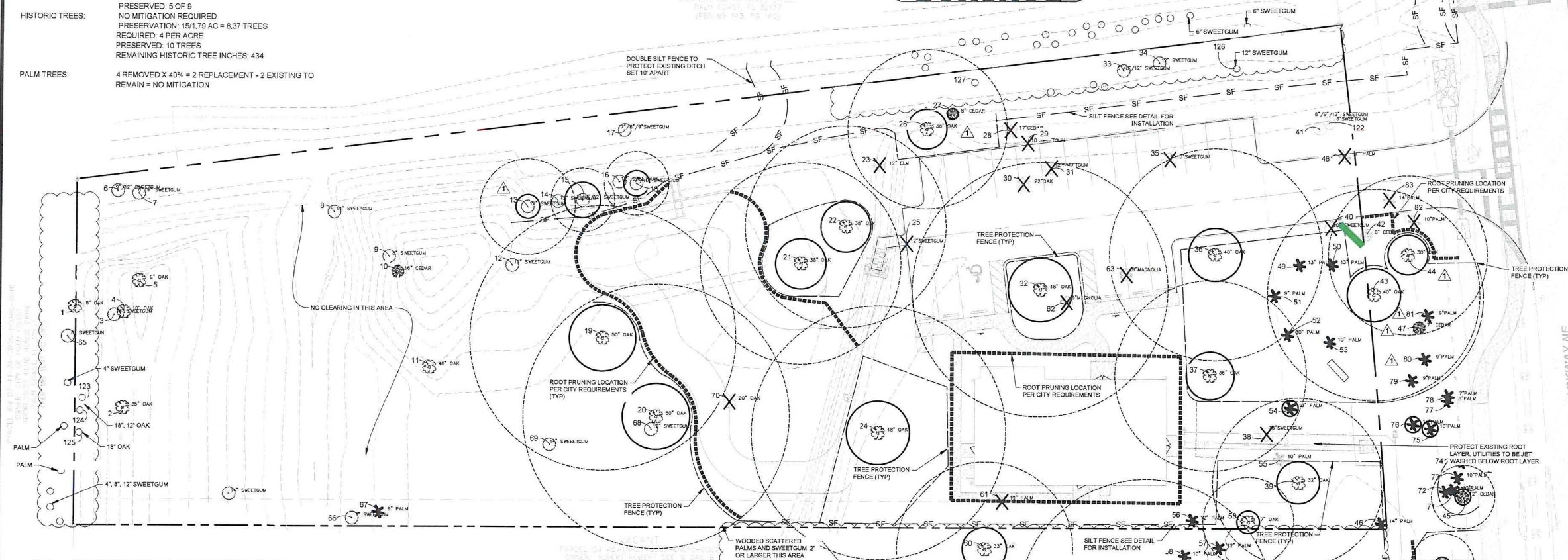
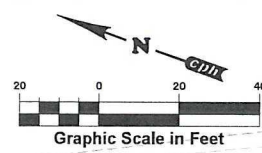
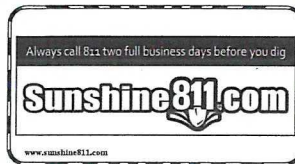
SPECIMEN TREES: 42" REMOVED X 70% = 29.4" REPLACEMENT - 33" SPECIMEN TREES TO REMAIN = NO MITIGATION REQUIRED
PRESERVATION: 15/1.79 AC = 8.37 TREES
REQUIRED: 4 PER ACRE
REMAINING SPECIMEN TREE INCHES: 83
PRESERVED: 5 OF 9
NO MITIGATION REQUIRED
PRESERVATION: 15/1.79 AC = 8.37 TREES
REQUIRED: 4 PER ACRE
PRESERVED: 10 TREES
REMAINING HISTORIC TREE INCHES: 434

HISTORIC TREES:

PALM TREES: 4 REMOVED X 40% = 2 REPLACEMENT - 2 EXISTING TO REMAIN = NO MITIGATION

SEC. 11.02.03 TREE PRESERVATION

SITE: 1.79 AC
REQUIRED: 4 TREES / ACRE OF HISTORIC AND SPECIMEN TREES TO BE PRESERVED
PROPOSED PRESERVED: 15

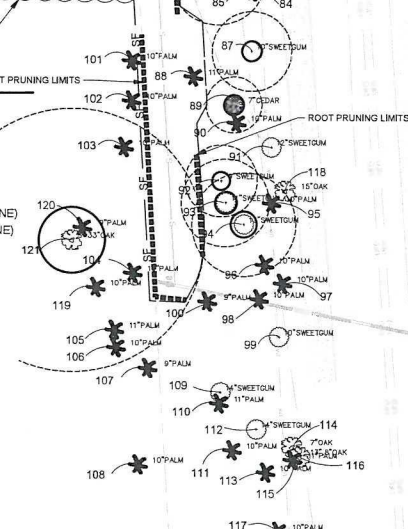
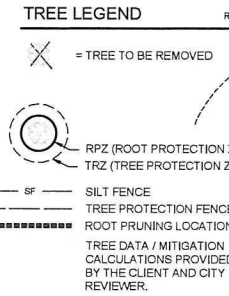


#	COMMON NAME	DBH	CLASS	STATUS	OFFSITE
1	OAK	8"	PROTECTED	REMAIN	
2	OAK	35"	SPECIMEN	REMAIN	
3	SWEETGUM	18"		REMAIN	
4	OAK	10"		REMAIN	
5	OAK	9"		REMAIN	
6	SWEETGUM CLUSTER	9", 12"	PROTECTED	REMAIN	
7	SWEETGUM CLUSTER	6", 9"	PROTECTED	REMAIN	
8	SWEETGUM	14"		REMAIN	
9	SWEETGUM	8"		REMAIN	
10	CEDAR	16"	SPECIMEN	REMAIN	
11	OAK	48"	HISTORIC	REMAIN	
12	SWEETGUM	12"		REMAIN	
13	SWEETGUM	18"		REMAIN	
14	SWEETGUM	12"		REMAIN	
15	SWEETGUM CLUSTER	7", 8", 12"		REMAIN	
16	SWEETGUM	12"		REMAIN	
17	SWEETGUM CLUSTER	7", 8", 9"	PROTECTED	REMAIN	
18	SWEETGUM	9", 10"		REMAIN	
19	OAK	50"	HISTORIC	REMAIN	
20	OAK	50"	HISTORIC	REMAIN	
21	OAK	38"	HISTORIC	REMAIN	
22	OAK	38"	HISTORIC	REMAIN	
23	AMERICAN ELM	12"		REMOVE	
24	OAK	48"	HISTORIC	REMAIN	
25	SWEETGUM	12"		REMOVE	
26	OAK	38"	HISTORIC	REMAIN	
27	CEDAR	8"	PROTECTED	REMAIN	
28	CEDAR	17"	SPECIMEN	REMOVE	
29	SWEETGUM	10"		REMOVE	
30	OAK	22"	SPECIMEN	REMOVE	
31	SWEETGUM	12"		REMOVE	
32	OAK	48"	HISTORIC	REMAIN	

33	SWEETGUM CLUSTER	6", 8", 12"		REMAIN	
34	SWEETGUM	12"	PROTECTED	REMAIN	
35	SWEETGUM CLUSTER	9", 10"	PROTECTED	REMOVE	
36	OAK	40"	HISTORIC	REMAIN	
37	OAK	36"	HISTORIC	REMAIN	
38	SWEETGUM	15"		REMOVE	
39	OAK	32"	SPECIMEN	REMAIN	
40	SWEETGUM	20"	PROTECTED	REMAIN	
41	SWEETGUM CLUSTER	8", 9", 12"	PROTECTED	REMAIN	
42	CEDAR	8"	PROTECTED	REMAIN	Y
43	OAK	40"	HISTORIC	REMAIN	Y
44	OAK	30"	SPECIMEN	REMAIN	Y
45	CEDAR	12"	SPECIMEN	REMAIN	Y
46	PALM	14"	PROTECTED	REMOVE	
47	CEDAR	7"	PROTECTED	REMAIN	Y
48	PALM	9"	PROTECTED	REMOVE	
49	PALM	13"	PROTECTED	REMAIN	
50	PALM	13"	PROTECTED	REMAIN	
51	PALM	9"	PROTECTED	REMAIN	
52	PALM	10"	PROTECTED	REMAIN	
53	PALM	10"	PROTECTED	REMAIN	
54	PALM	13"	PROTECTED	REMAIN	
55	PALM	10"		REMAIN	
56	PALM	12"	PROTECTED	REMAIN	
57	PALM	12"		REMAIN	Y
58	PALM	10"		REMAIN	Y
59	OAK	17"	PROTECTED	REMAIN	
60	OAK	33"	SPECIMEN	REMAIN	Y
61	PALM	10"		REMOVE	
62	MAGNOLIA	9"		REMOVE	
63	MAGNOLIA	16"	SPECIMEN	REMOVE	
64	SWEETGUM	14"		REMAIN	

65	SWEETGUM	6"		REMAIN	Y
66	SWEETGUM	7"	PROTECTED	REMAIN	
67	PALM	9"	PROTECTED	REMAIN	
68	SWEETGUM	12"		REMAIN	
69	SWEETGUM	14"		REMAIN	
70	OAK	20"	SPECIMEN	REMOVE	
71	PALM	10"	PROTECTED	REMAIN	Y
72	PALM	10"	PROTECTED	REMAIN	Y
73	PALM	10"	PROTECTED	REMAIN	Y
74	PALM	8"	PROTECTED	REMAIN	Y
75	PALM	10"	PROTECTED	REMAIN	Y
76	PALM	10"	PROTECTED	REMAIN	Y
77	PALM	8"	PROTECTED	REMAIN	Y
78	PALM	7"	PROTECTED	REMAIN	Y
79	PALM	9"	PROTECTED	REMAIN	Y
80	PALM	9"	PROTECTED	REMAIN	Y
81	PALM	9"	PROTECTED	REMAIN	Y
82	PALM	10"	PROTECTED	REMOVE	
83	PALM	14"	PROTECTED	REMOVE	Y
84	PALM	10"	PROTECTED	REMAIN	Y
85	PALM	10"	PROTECTED	REMAIN	Y
86	SWEETGUM	12"	PROTECTED	REMAIN	Y
87	SWEETGUM	10"	PROTECTED	REMAIN	Y
88	PALM	11"	PROTECTED	REMAIN	Y
89	CEDAR	7"	PROTECTED	REMAIN	Y
90	PALM	10"	PROTECTED	REMAIN	Y
91	SWEETGUM	12"	PROTECTED	REMAIN	Y
92	SWEETGUM	9"	PROTECTED	REMAIN	Y
93	SWEETGUM	11"	PROTECTED	REMAIN	Y
94	SWEETGUM	13"	PROTECTED	REMAIN	Y
95	PALM	10"	PROTECTED	REMAIN	Y
96	PALM	10"	PROTECTED	REMAIN	Y

97	PALM	10"	PROTECTED	REMAIN	Y
98	PALM	10"	PROTECTED	REMAIN	Y
99	SWEETGUM	10"	PROTECTED	REMAIN	Y
100	PALM	9"	PROTECTED	REMAIN	Y
101	PALM	10"	PROTECTED	REMAIN	Y
102	PALM	10"	PROTECTED	REMAIN	Y
103	PALM	10"	PROTECTED	REMAIN	Y
104	PALM	10"	PROTECTED	REMAIN	Y
105	PALM	11"	PROTECTED	REMAIN	Y
106	PALM	10"	PROTECTED	REMAIN	Y
107	PALM	9"	PROTECTED	REMAIN	Y
108	PALM	10"	PROTECTED	REMAIN	Y
109	SWEETGUM	14"	PROTECTED	REMAIN	Y
110	PALM	11"	PROTECTED	REMAIN	Y
111	PALM	10"	PROTECTED	REMAIN	Y
112	SWEETGUM	14"	PROTECTED	REMAIN	Y
113	PALM	10"	PROTECTED	REMAIN	Y
114	OAK	7"	PROTECTED	REMAIN	Y
115	PALM	11"	PROTECTED	REMAIN	Y
116	OAKS	13", 8"	SPECIMEN	REMAIN	Y
117	PALM	10"	PROTECTED	REMAIN	Y
118	OAK	15"	PROTECTED	REMAIN	Y
119	PALM	10"	PROTECTED	REMAIN	Y
120	PALM	9"	PROTECTED	REMAIN	Y
121	OAK	33"	SPECIMEN	REMAIN	Y
122	SWEETGUM	6"	PROTECTED	REMAIN	
123	OAK	18"	SPECIMEN	REMAIN	
124	OAK	12"	PROTECTED	REMAIN	
125	OAK	18"	SPECIMEN	REMAIN	
126	SWEETGUM	12"	PROTECTED	REMAIN	
127	SWEETGUM	6"	PROTECTED	REMAIN	



No.	Date	Revision	No.	Date	Revision
1	08-30-19	PER CITY COMMENTS			



520 Palm Coast Pkwy, SW, Suite 200
Palm Coast, FL 32137
Ph: 386.445.6569
© 2019

Plans Prepared By:
CPH, Inc.
State of Florida License:
Engineer No. 3215
Surveyor No. LB7143
Architect No. AA2600928
Landscape No. LC000288

This item has been digitally signed and sealed by Danita R. Bryant, PLA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Designed by: D.BRYANT
Drawn by: J. AGRONT
Checked by: D.BRYANT
Date: 05-14-2019
Job No.: A17651

COASTAL REHAB & SPORTS MEDICINE
MEDICAL OFFICE
PALM COAST / FLAGLER / FLORIDA

TREE PROTECTION ZONE
PLAN

Sheet No.
TP-1

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

ADDRESS: PALM COAST PARKWAY NE
CERTIFICATIONS:
1. ANCHOR REAL ESTATE HOLDINGS LLC
2. AMERICA'S CHOICE TITLE COMPANY
3. CHICAGO TITLE INSURANCE COMPANY
4. JPMORGAN CHASE BANK, N.A.
5. FLORIDA FIRST CAPITAL FINANCE CORPORATION
6. U.S. SMALL BUSINESS ADMINISTRATION
7. CITY OF PALM COAST
8. COUNTY OF FLAGLER
9. SJRWMD & DEP
10. LIVINGSTON & SWORD, P.A., JAY LIVINGSTON
11. CPH ENGINEERS, INC.

PALM HARBOR GOLF COURSE

Fnd 5/8" Iron
Rod L.B. 6422

NW Corner
Parcel ID#
44-11-31-
0000-01010-0030

Fnd. 1/2" Iron
Rod L.S. 2642
NE Corner
Parcel ID#:
44-11-31-
0000-01010-0030

JOB #19-0782

DESCRIPTION:

PARCEL ID: 44-11-31-0000-01010-0030

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 44, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING IDENTIFIED BY THE FLAGLER COUNTY PROPERTY APPRAISER BY PARCEL NUMBER 441131-0000-01010-0030 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SECTION 44, BEING MONUMENTED BY A 4X4 CONCRETE MONUMENT ORIGINALLY SET BY D.D. MOODY, BEAR NORTH 19 DEGREES 30' 35" WEST ALONG THE WEST LINE OF SAID SECTION 44, A DISTANCE OF 23.11 FEET TO THE NORTH RIGHT OF WAY LINE OF PALM COAST PARKWAY (104' R/W), THE SOUTHWEST CORNER OF PARCEL NUMBER 441131-0000-01010-0030 AND THE POINT OF BEGINNING; THENCE NORTH 19 DEGREES 30' 35" WEST, ALONG THE WEST LINE OF SAID SECTION 44, A DISTANCE OF 493.73 FEET TO THE NORTHWEST CORNER OF PARCEL NUMBER 441131-0000-01010-0030; THENCE NORTH 70 DEGREES 40' 07" EAST DEPARTING WEST LINE OF SECTION 44 ALONG THE NORTH LINE OF PARCEL NUMBER 441131-0000-01010-0030, A DISTANCE OF 130.59 FEET, TO THE NORTHEAST CORNER OF PARCEL NUMBER 441131-000-01010-0030; THENCE SOUTH 26 DEGREES 39' 57" EAST ALONG THE EAST LINE OF PARCEL NUMBER 441131-000-01010-0030 A DISTANCE OF 478.19 FEET TO THE SOUTHEAST CORNER OF PARCEL NUMBER 441131-000-01010-0030, SAID SOUTHEAST CORNER BEING A POINT OF INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF PALM COAST PARKWAY AND SAID RIGHT OF WAY LINE BEING A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, CONCAVE NORTHERLY A DISTANCE OF 191.11 FEET, HAVING A CENTRAL ANGLE OF 03 DEGREES 03' 07", A RADIUS OF 3587.96 FEET, A CHORD BEARING OF SOUTH 64 DEGREES 49' 29" WEST AND A CHORD DISTANCE OF 191.09 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 441131-0000-01010-0030 TO THE WEST LINE OF SECTION 44 AND THE POINT OF BEGINNING.

CONTAINING 1.79 ACRES, MORE OR LESS.

TREE LEGEND:				
1=8" OAK	23=12" AMERICAN ELM	47=7" CEDAR	74=8" PALM	101=10" PALM
2=35" OAK	24=48" OAK	48=9" PALM	75=10" PALM	102=10" PALM
3=18" SWEETGUM	25=12" SWEETGUM	49=13" PALM	76=10" PALM	103=10" PALM
4=10" OAK	26=38" OAK	50=13" PALM	77=8" PALM	104=10" PALM
5=9" OAK	27=8" BAY	51=9" PALM	78=7" PALM	105=11" PALM
6=9"12" SWEETGUM	28=11" BAY	52=10" PALM	79=9" PALM	106=10" PALM
CLUSTER	29=10" SWEETGUM	53=10" PALM	80=9" PALM	107=9" PALM
7=6"9" SWEETGUM	30=22" OAK	54=13" PALM	81=9" PALM	108=10" PALM
CLUSTER	31=12" SWEETGUM	55=10" PALM	82=10" PALM	109=14" SWEETGUM
8=14" SWEETGUM	32=48" OAK	56=12" PALM	83=14" PALM	110=11" PALM
9=8" SWEETGUM	33=6"8"12" SWEETGUM	57=12" PALM	84=10" PALM	111=10" PALM
10=16" CEDAR	34=12" SWEETGUM	58=10" PALM	85=10" PALM	112=14" SWEETGUM
11=48" OAK	35=9"10" SWEETGUM	59=17" OAK	86=12" SWEETGUM	113=10" PALM
12=12" SWEETGUM	36=40" OAK	60=33" OAK	87=10" SWEETGUM	114=7" OAK
13=18" SWEETGUM	37=36" OAK	61=10" PALM	88=11" PALM	115=11" PALM
14=12" SWEETGUM	38=15" SWEETGUM	62=9" BAY	89=7" CEDAR	116=13"8" OAKS
15=7"8"12" SWEETGUM	39=32" OAK	63=16" BAY	90=10" PALM	117=10" PALM
CLUSTER	40=20" SWEETGUM	64=14" SWEETGUM	91=12" SWEETGUM	118=15" OAK
16=12" SWEETGUM	41=8"9"12" SWEETGUM	65=6" SWEETGUM	92=9" SWEETGUM	119=10" PALM
17=7"8"9" SWEETGUM	CLUSTER	66=7" SWEETGUM	93=11" SWEETGUM	120=9" PALM
CLUSTER	42=8" CEDAR	67=9" PALM	94=13" SWEETGUM	121=33" OAK
18=9"10" SWEETGUM	43=40" OAK	68=12" SWEETGUM	95=10" PALM	
CLUSTER	44=30" OAK	69=14" SWEETGUM	96=10" PALM	
19=50" OAK	45=12" CEDAR	70=20" OAK	97=10" PALM	
20=50" OAK	46=10" PALM	71=10" PALM	98=10" PALM	
21=38" OAK		72=10" PALM	99=10" PALM	
22=38" OAK		73=10" PALM	100=9" PALM	

SECTION 45
VACANT LAND
Parcel ID:
45-11-31-0000-01010-0000
4.44± Acres±

SECTION 44
Parcel ID:
44-11-31-0000-01010-0030
1.79± Acres

SE Corner
Parcel ID#:
44-11-31-
0000-01010-0030
Fnd. 4" x 4"
Conc. Monument
No I.D.

NOTE: BENCHMARK SET
ON X-CUT IN SIDEWALK
ELEV.=6.10' (NAVD 1988)

Fnd. 4" x 4"
Conc. Monument
"Moody"(Disturbed)
Southeast corner
Section 45
(also being Southwest corner
Section 44)
Point of Reference

CURVE TABLE-DEED DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	03°02'43"	3587.96	190.70	S64°52'20"W	190.67

CURVE TABLE-MEASURED DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	03°03'07"	3587.96	191.11	S64°49'29"W	191.09
C2	01°11'53"	3587.96	75.03	S66°56'58"W	75.02
C3	04°14'53"	3691.96	273.73	S65°28'25"W	273.67

REVISED TREES: 03/27/19 CJB

TYPE OF SURVEY: BOUNDARY / TOPOGRAPHICAL / TREE LOCATION

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

PREPARED FOR:
ANCHOR REAL ESTATE HOLDINGS LLC
160 COSTA BLANCA ROAD
ST AUGUSTINE, FL 32095

TYPE SURVEY: FIELD DATE OFFICE DATE JOB NO. BY:
Boundary 03/12/19 03/19/19 19-0782 NJG
Farmboard
Foundation
Final

LEGEND:

- IR&C 5/8" Iron Rod & Cap set
- IR&C 5/8" Iron Rod & Cap found
- IP 1/2" Iron Pipe
- N/D Nail and disk set
- N/D Nail and disk found
- PCP Permanent Control Point
- CM 4"x4" Concrete Monument set
- CM 4"x4" Concrete Monument found
- Q/L Center Line
- E/P Edge of Pavement
- R/W Right of Way
- PC Conc.
- PI Point of Intersection
- Δ Delta
- R Radius
- L Length
- CB Chord Bearing
- CD Chord Distance
- MSL Mean Sea Level
- N.A.V.D. National Geodetic Vertical Datum
- N.A.V.D. North American Vertical Datum
- B.M. Benchmark
- T.B.M. Temporary Bench Mark
- T.O.S. Top of Slope
- C.M.P. Corrugated Metal Pipe
- C.B.S. Concrete Block & Stucco
- Conc. Concrete
- C/S Concrete Slab
- O/E Overhead Electric
- P/P Power Pole
- P/P P.P. Tank
- PP Monohole
- PP Telephone Riser
- Cable Television Riser
- Water Meter
- Electric Meter
- Fire Hydrant
- Water Valve
- L.B. Licensed Business
- Official Records Book & Page
- F.F. Finish Floor Elevation
- N.R. Non-Railroad to Curve
- P/P Plot Bearing & Distance
- M.B. Measured Bearing & Distance

NOTES

- Elevations refer to N.A.V.D. 1988 datum and referenced to local datum.
- Underground improvements and utilities not located.
- Bearings refer to plot datum and to the West Line of Section 44 as being N19°30'35"W.
- Property lies in Flood Zone "X" with reference to Map No. 12035C0129E & 12035C0137E, Effective Date: June 6, 2018. this location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on NAVD 1988 datum.
- Description provided by client.
- No search for encumbering instruments was made by surveyor.
- Error of closure meets or exceeds 1:7500 feet.

swa

**STEPHENSON, WILCOX
& ASSOCIATES, INC.**

204 N. Railroad Street PO Box 186 Bunnell FL 32110
Phone: 386.437.2363 Fax: 386.437.0030
Email: info.swa@gmail.com

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.


DAN A. WILCOX Jr., PSM No.5749, PE No. 57633

DAVID T. WILCOX, PSM No.5871

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

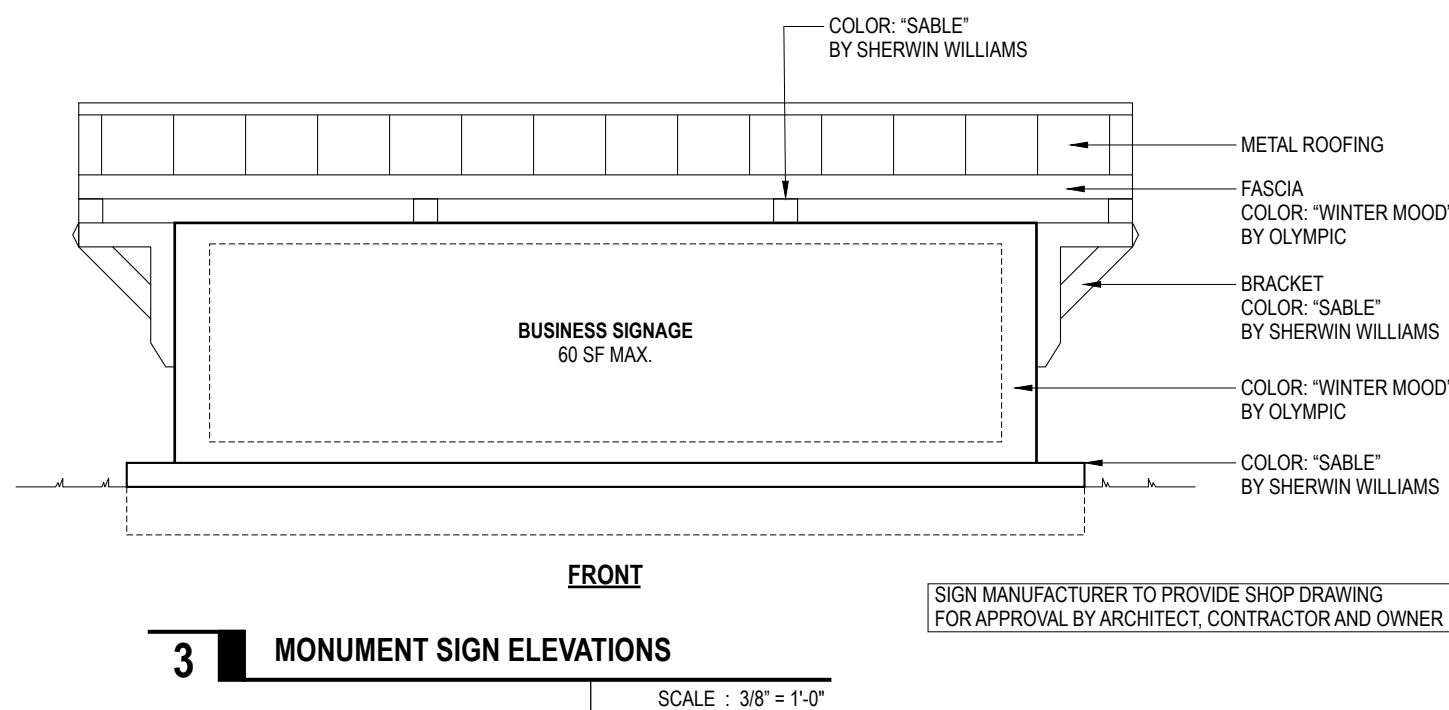
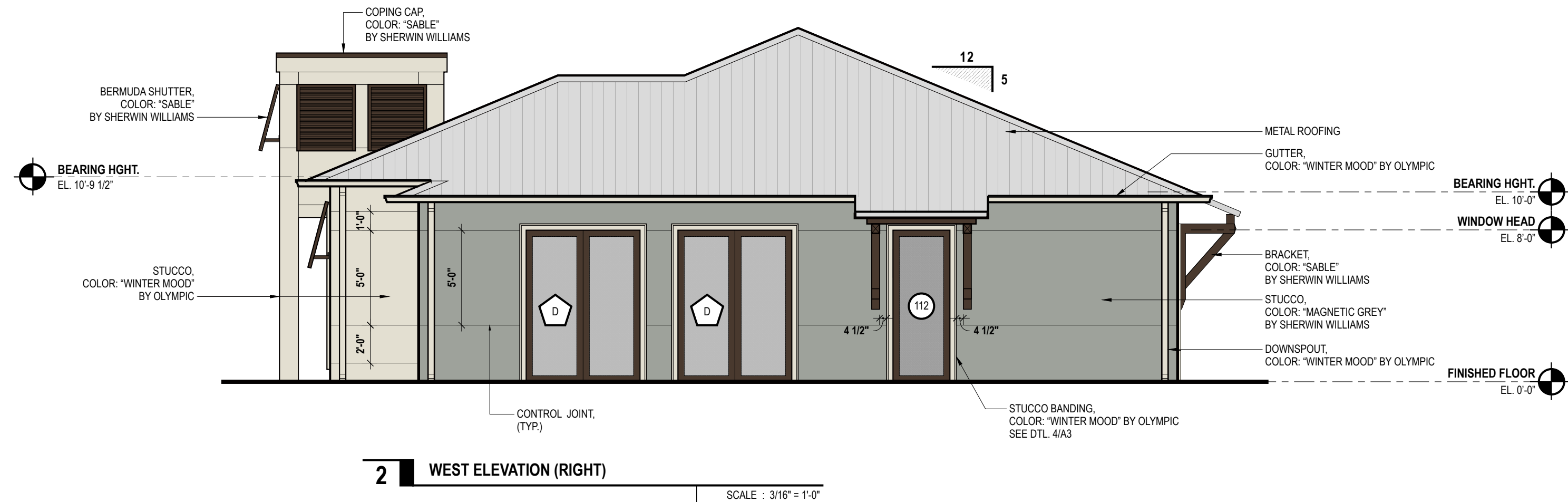
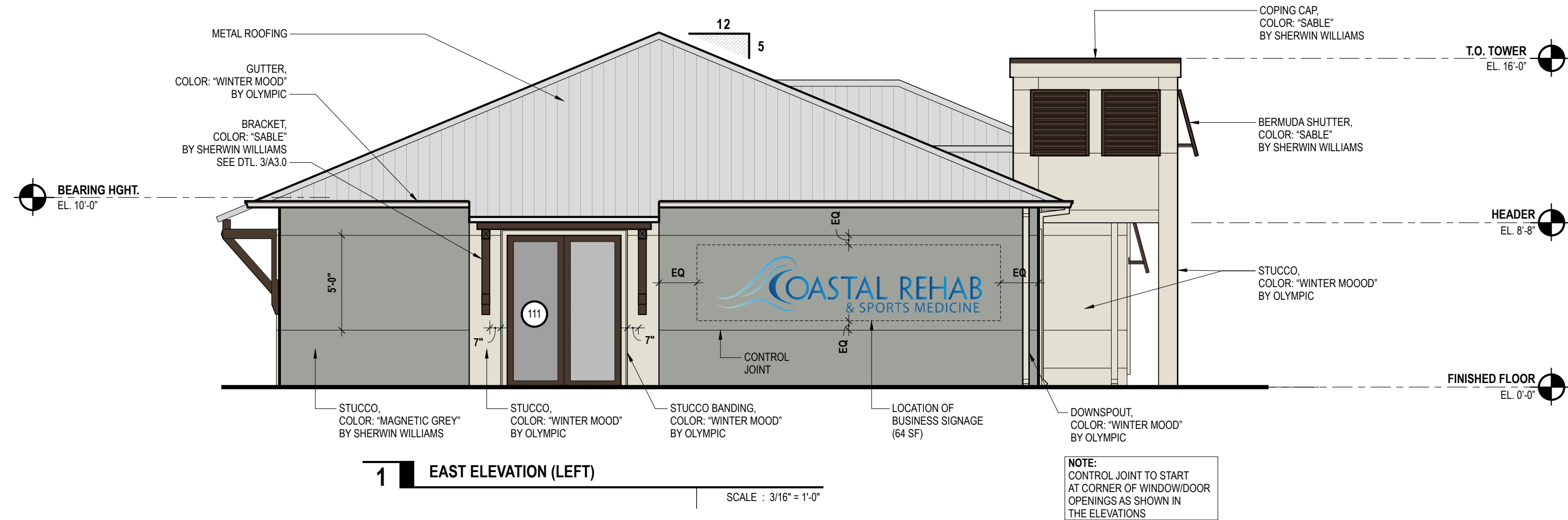
SHEET
1 of 1

Abutting Property Owners:

 Flagler County, FL Property Appraisers Office

Log In 





LIVINGSTON & SWORD, P.A.

Attorneys At Law

February 26, 2019

Ray Tyner, Planning Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

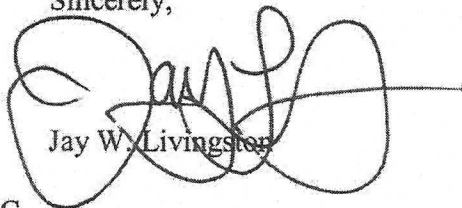
Subject: Title Opinion of Property Described in Exhibit "A"
Property Appraiser's Parcel ID: 44-11-31-0000-01010-0030

Dear Mr. Tyner:

I have examined the title with respect to the property described in **EXHIBIT "A"** ("Property"). Based on my examination it is my opinion that as of the date of this letter title to the Property is vested in **Anchor Real Estate Holdings LLC, a Florida limited liability company**, by virtue of that General Warranty Deed recorded in **Official Records Book 2329, Page 1101** of the Public Records of Flagler County, Florida, subject to the following matters:

1. Taxes and assessments for 2018 have been paid.
2. Subject to taxes and assessments for 2019.

Sincerely,



Jay W. Livingston

CC: Anchor Real Estate Holdings, LLC

393 Palm Coast Parkway SW #1
Palm Coast, Florida 32137
T 386.439.2945
F 866.896.5573
jay.livingston314@gmail.com

EXHIBIT "A"

A parcel of land lying in Government Section 44, Township 11 South, Range 31 East, Flagler County, Florida and being more particularly described as follows:

From a Point of Reference being the Southwest corner of Section 44, being monumented by a 4x4 concrete monument originally set by D.D. Moody; bear North 19 degrees 30'35" West along the West line of Section 44, a distance of 23.11 feet to the North right of way line of Palm Coast Parkway (104 R/W), the Southwest corner of the herein described parcel of land and the POINT OF BEGINNING; thence North 19 degrees 30'35" West along the West line of said Section 44, a distance of 493.73 feet to the Northwest corner of the herein described parcel; thence North 70 degrees 40'07" East departing West line of Section 44 along the North line of the herein described parcel, a distance of 130.59 feet, to the Northeast corner of the herein described parcel; thence South 26 degrees 39'57" East along the East line of the herein described parcel a distance of 478.19 feet to the Southeast corner of the herein described parcel, said Southeast corner being a point of intersection with said North right of way line of Palm Coast Parkway and said right of way line being a curve, thence along said curve to the right, concave Northerly a distance of 191.11 feet; having a central angle of 03 degrees 03'07", a radius of 3587.96 feet, a chord bearing of South 64 degrees 49'29" West and a chord distance of 191.09 feet to the Southwest corner of the herein described parcel, the West line of Section 44 and the Point of Beginning.

City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7401	Account
		#
Subject MATANZAS WEST MULTI-FAMILY MASTER SITE PLAN, APPLICATION # 4128		
Background : The applicant has submitted an application (AR#4128) for a Master Site Plan for Matanzas West, a 285-unit multi-family development located at the southwest corner of Matanzas Woods Parkway and Belle Terre Parkway. This apartment project comprises nearly all of the land within the 188.5 +/- acre Matanzas West Mixed Use project and extends along the west side of Belle Terre Parkway from Matanzas Woods Parkway for about 6/10 of a mile to the south. The Master Site Plan delineates two distinct residential areas with the north area being just south of Matanzas Woods Parkway and the south area close to 1/3 mile south of the north area and separated by a large wetland area that is being preserved. A large wetland area also comprises the westerly half of the project. Of the 184.66 +/- acres comprising the multi-family project the developable area is only 28.93 +/- acres with the remaining 155.73 +/- acres being retained in a natural state. The Palm Coast Park MPD provides specific development standards within the MPD for this multi-family project. The north residential area is proposed for six 3-story buildings that have 141 one-bedroom apartments and will have its own clubhouse due to the wide wetland area separating the two residential areas. The south residential area is also proposed for six 3-story buildings with 144 one-bedroom apartments and another clubhouse. Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant will follow with an administrative Technical Site Plan approval that will require detailed engineering drawings.		
Recommended Action : Staff recommends the PLDRB recommend approval of the Master Site Plan for Matanzas West Multi-Family, Application No. 4128.		



**Planning Land Development Regulation Board
November 20, 2019**

OVERVIEW

Project Name: Matanzas West Multi-Family Master Site Plan
Application Number: 4128
Applicant/agent: Alliant Engineering, Inc.
Property Owner: The Klotz Group
Location: SW Corner of Matanzas Woods Parkway and Belle Terre Parkway
Parcel ID #: 27-10-30-0000-01010-009, 27-10-30-0000-01010-005 and 27-10-30-0000-01010-0050
Current FLUM designation: Residential
Current Zoning designation: Palm Coast Park MPD
Current Use: Vacant
Size of subject property: 188.5 +/- acres (total for the Matanzas West Mixed Use Project)
184.66 +/- acres (Multi-Family Master Site Plan portion of project)
3.85 +/- acres (Commercial area excluded from Master Site Plan)

ANALYSIS

REQUESTED ACTION:

The applicant has submitted an application (AR#4128) for a Master Site Plan for Matanzas West, a 285-unit multi-family development located at the southwest corner of Matanzas Woods Parkway and Belle Terre Parkway. This apartment project comprises nearly all of the land within the 188.5 +/- acre Matanzas West Mixed Use project and extends along the west side of Belle Terre Parkway from Matanzas Woods Parkway for about 6/10 of a mile to the south.

PROJECT DESCRIPTION:

The Master Site Plan delineates two distinct residential areas with the north area being just south of Matanzas Woods Parkway and the south area close to 1/3 mile south of the north area and separated by a large wetland area that is being preserved. A large wetland area also comprises the westerly half of the project. Of the 184.66 +/- acres comprising the multi-family project the developable area is only 28.93 +/- acres with the remaining 155.73 +/- acres being retained in a natural state. The Palm Coast Park MPD provides specific development standards within the MPD for this multi-family project.

The north residential area is proposed for six 3-story buildings that have 141 one-bedroom apartments and will have its own clubhouse due to the wide wetland area separating the two residential areas. The south residential area is also proposed for six 3-story buildings with 144 one-bedroom apartments and another clubhouse.

Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant will follow with an administrative Technical Site Plan approval that will require detailed engineering drawings.

SITE DEVELOPMENT PLAN SUMMARY:

- TOTAL SITE ACREAGE: 164.66 +/- acres (Master Site Plan area)
- TOTAL WETLAND AREA 155.73 +/- acres
- NUMBER OF NEW BUILDINGS: Twelve 3-story buildings
- TOTAL UNITS: 285 multi-family units

LAND USE AND ZONING INFORMATION

The MPD Uses Map for the Palm Coast Park MPD labels this site as Tract 11A and designates it as Flex Uses. Flex Uses allows the site to develop for residential high density uses at a maximum density of 20 units/acre. The following table summarizes the general existing and proposed land use and zoning data:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential	Duplex Residential (DPX)
South	DRI Mixed Use/Conservation	Palm Coast Park MPD
East	Mixed Use/DRI Mixed Use	Neighborhood Commercial (COM-1)/ Public/Semi-Public (PSP)/Palm Coast Park MPD
West	DRI Mixed Use/Conservation	Palm Coast Park MPD

SITE DEVELOPMENT REQUIREMENTS:

Site development must be in accordance with the requirements of the City of Palm Coast Land Development Code, the Comprehensive Plan and the latest Building Codes. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS FOR MFR-2

Criteria (per MPD)	Required	Provided
Minimum Lot Size	3 acres	164.66 +/- acres
Maximum Density	20 units/acre	1.54 units/acre
Maximum Impervious Coverage	80%	6.48%
Maximum Building Height	50 ft.	45 feet 8 inches

Minimum Building Setbacks	Front: 10 ft.	10 ft. minimum
	Rear: 10 ft.	10 ft. minimum
	Interior side: 10 ft.	10 ft. minimum
	Street side: 10 ft.	10 ft. minimum
Minimum Parking		
285 one bedroom units x 1.5 spaces per unit = 428 spaces + Accessory uses = 36 spaces	464 total spaces	517 spaces

MASTER SITE PLAN PROCESS

The Master Site Plan application process is specified in 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 review and approval establishes the viability of a development thereby, allowing a project to proceed to the Technical Site Plan process.

This application incorporates a review/approval process coordinated by and through City staff, the PLDRB, and the City Council as applicable. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects over 100 units are classified as Major projects, which requires review and recommendation from the PLDRB, and with review and final determination from the City Council.

Section 2.10.04 of the LDC establishes the review criteria for a Master Site Plan as detailed below.

Review Criteria	Comments
1. Logic of design	The Master Site Plan proposed for multi-family development illustrates a proposed project consisting of twelve 3-story buildings. Due to much of the site having wetlands the residential development is clustered into a north area with six buildings and a south area with another six buildings. The wetland is located between the two areas and also to the west of both areas.
2. Internal Consistency	The Master Site Plan is designed for the multi-family development of the Matanzas West Mixed Use project. The future commercial area of 3.85 +/- acres will share an access road with the north area of the multi-family project which will allow those residents convenient access to future commercial services.
3. Impact on neighboring sites	This multi-family project should have minimal impact on neighboring sites as arterial roadways are located along its northern and eastern boundaries and substantial wetland areas are located along its western and southern boundaries.
4. Internal vehicle and pedestrian connectivity	Pedestrian access ways will connect the north and south residential areas by using the sidewalk along the west side of Belle Terre Parkway but a roadway connection between those two areas is not feasible due to the large wetland areas separating them. As previously mentioned the north residential area and small future commercial

	area is split by a shared access road.
5. Public benefit from the project	The project will allow for a wider diversity of housing opportunities to be available in Palm Coast.

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

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: As conditioned in the staff recommendation, 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.

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:

- **Chapter 1 – 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.* Numerous existing and planned commercial uses are within ½ mile of the subject site, including restaurants, a grocery, and gas stations. Allowing multi-family uses on this site will combat urban sprawl by having these commercial services in close proximity to the future residents. Additionally, these multi-family homes will allow a broader mix of housing types in Palm Coast where a preponderance of available homes are single-family. Multi-family land uses compared to single-family home sites, also allow an increased opportunity for preserving open space and protecting environmentally sensitive areas.
- **Chapter 1 – 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.* The proposed MFR-2 zoning would provide the opportunity for vehicular energy efficiency by having a significant number of homes on a medium-sized tract in close proximity to numerous commercial services. Additionally, multi-family homes with fewer exterior walls than detached single-family homes would be more energy efficient.
- **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. Approval of this multi-family master site plan will allow the developer to move forward with developing residential units in a mixed use project that is also abutting a commercially-zoned property, another multi-family zoned property, and duplex-zoned lots.

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 as the project will meet the LDC 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. Additionally, the project will comply with the Palm Coast Park MPD Agreement.

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 a Technical Site Plan, building 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

A neighborhood information meeting was held on September 24, 2019 at Matanzas High School. Previously, a letter was sent out to all residents living within 300 feet of the boundaries of the project on September 13, 2019, inviting them to this meeting. Four persons from the public attended the neighborhood information meeting in addition to Project Engineer Curt Wimpee, Paul Saks also representing the developer, Deputy Chief Development Officer Ray Tyner and City Planner Bill Hoover. Curt Wimpee and Paul Saks gave a summary of the project and answered questions from neighbors. Some concerns from residents included height and setbacks of the buildings and impacts on the environment. Planning staff notified the neighboring residents who provided their contact information at the NIM of this PLDRB meeting.

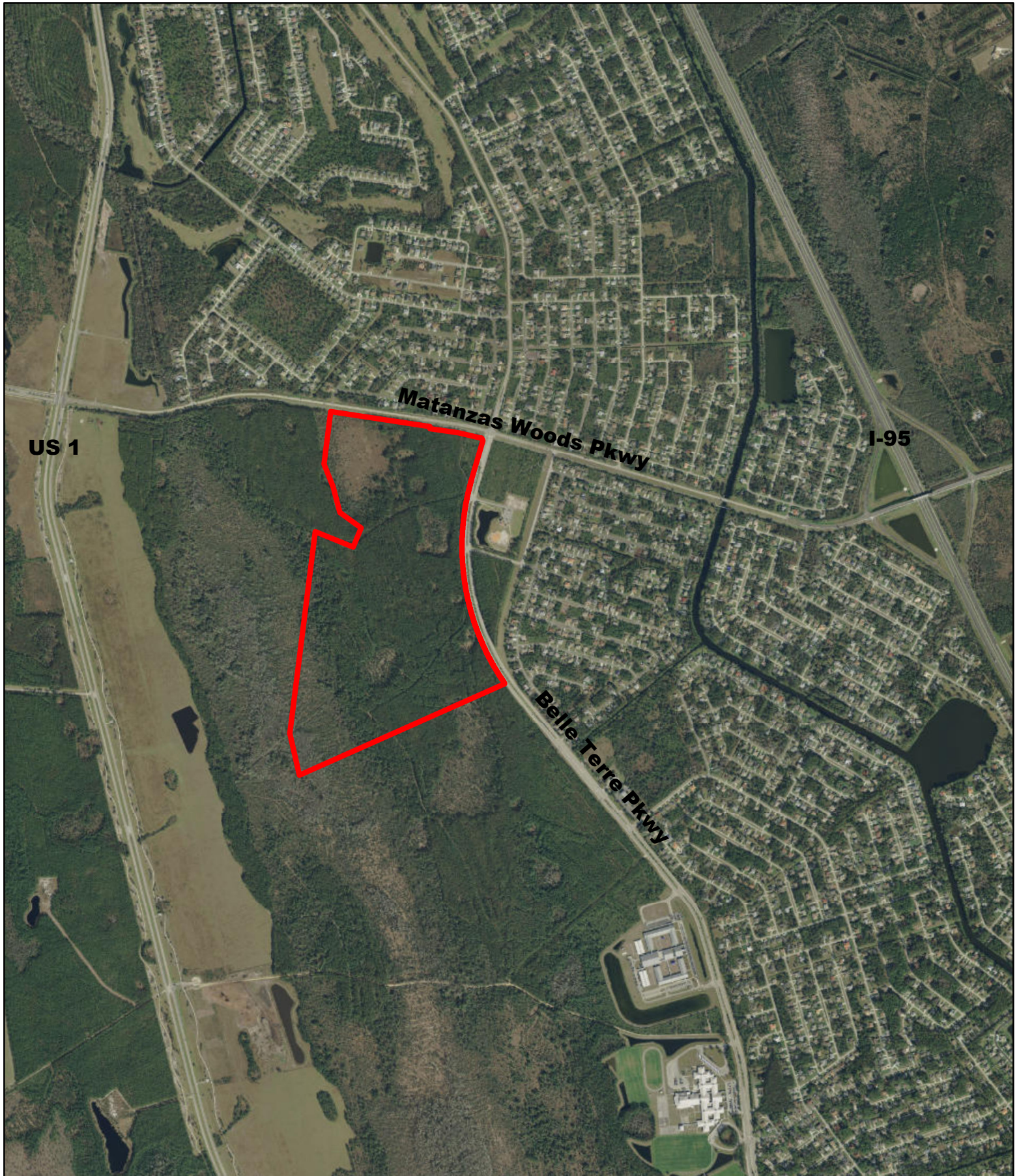
SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the Palm Coast Park MPD, City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed conceptual Master Site Plan can meet the requirements for approval. The Master Site Plan process recognizes that up to 25% cumulative design change may be allowed after further engineering.

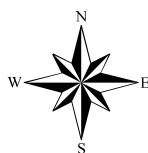
RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this in compliance with the Comprehensive Plan recommend approval to City Council for Application #4128, Matanzas West Multi-Family Master Site Plan for 285 apartments so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements.

Matanzas West



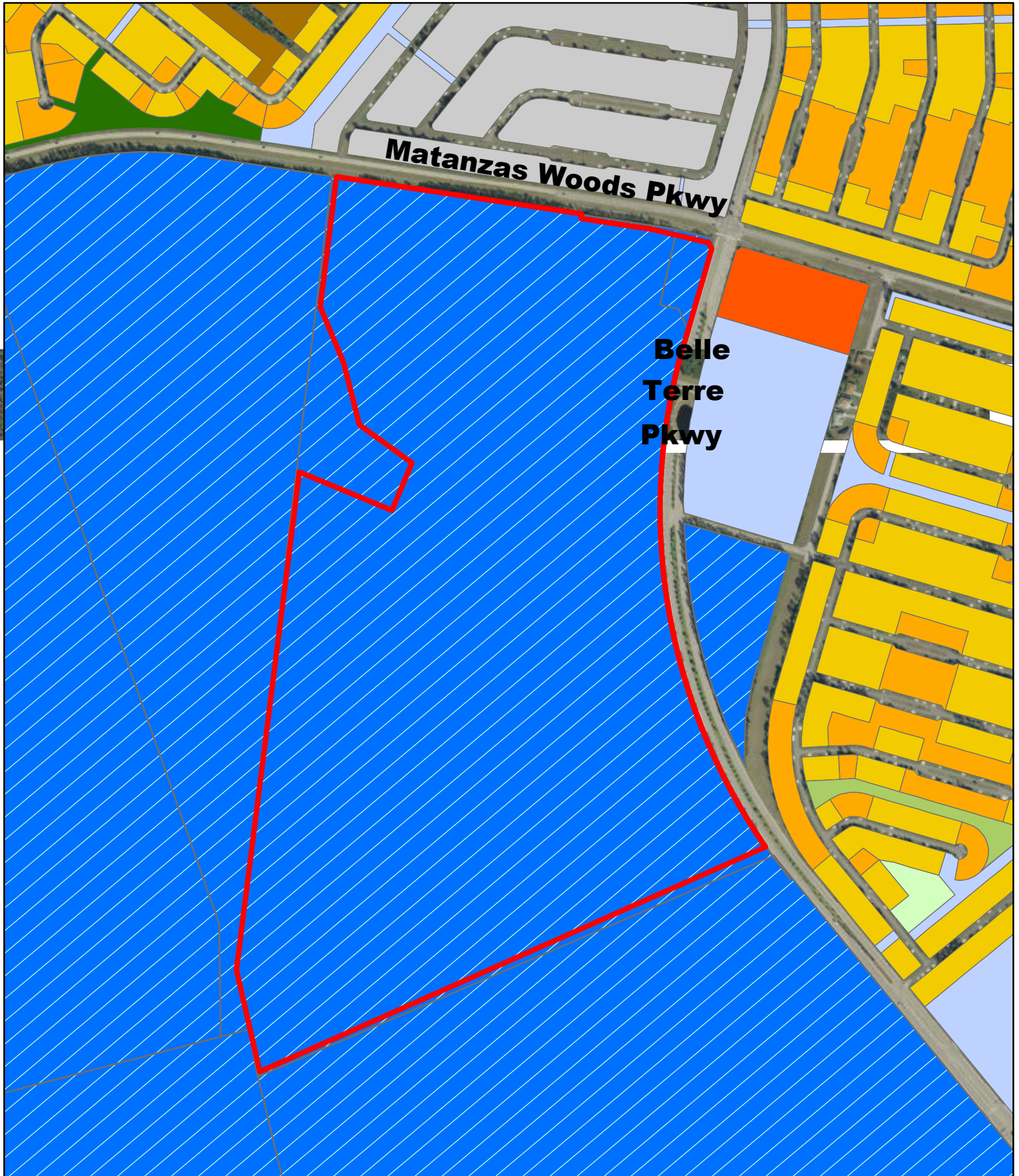
1 inch = 1,600 feet
















Map Provided By: Planning Division



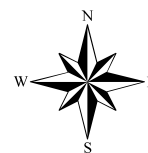
Matanzas West



Legend

	Matanzas West		COM-3		MPD		SFR-1
Zoning			DPX		P&G		SFR-2
NewZone			EST-1		PRS		SFR-3
			COM-1		MFR-1		PSP

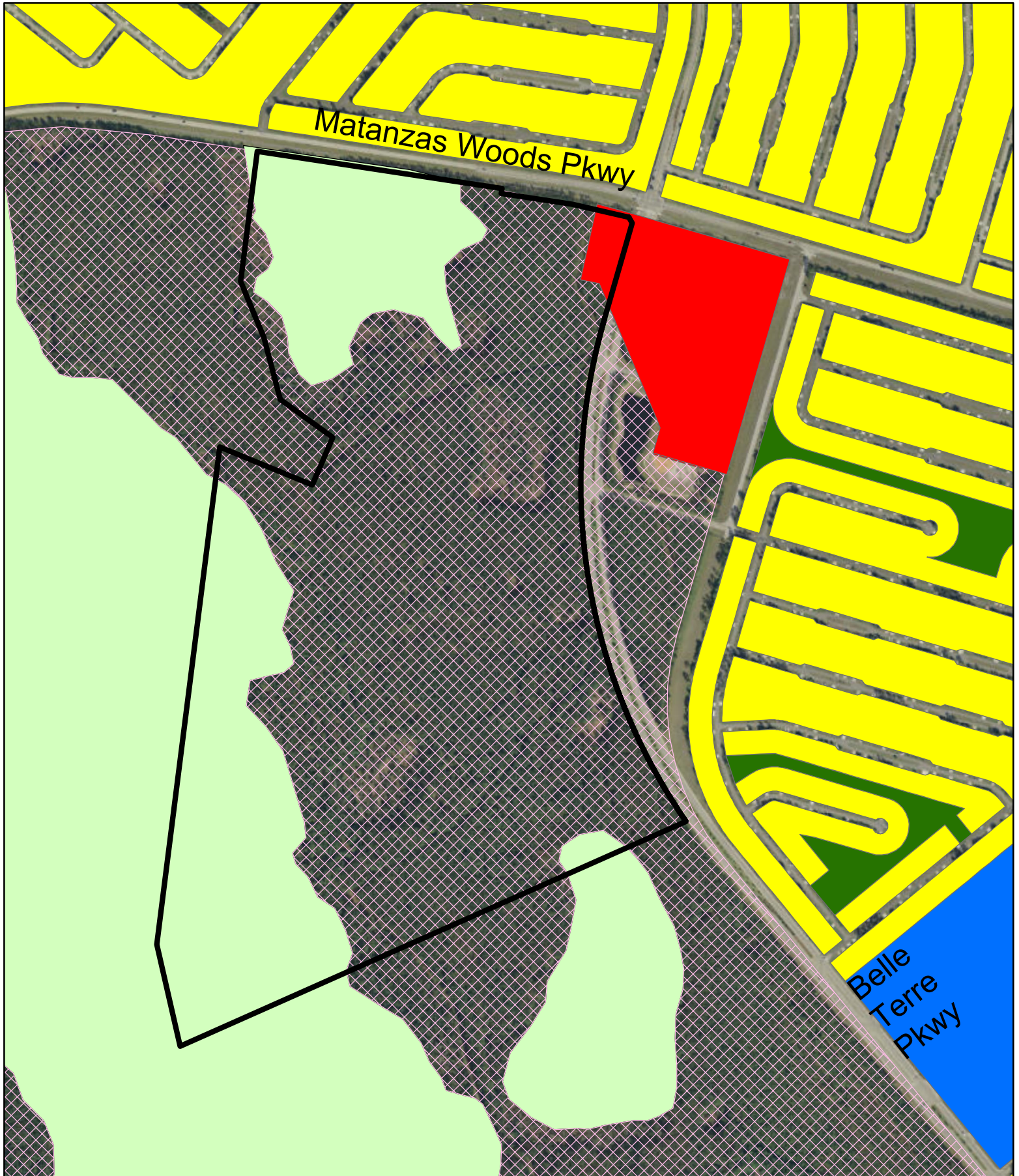
1 inch = 650 feet









Map Provided By: Planning Division



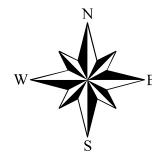
Matanzas West



Legend

FLUM CATEGORY		Greenbelt		Mixed Use
		Institutional		Residential
		Canals		Conservation
				DRI-Mixed Use

1 inch = 650 feet



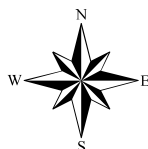
Map Provided By: Planning Division



Matanzas West



1 inch = 650 feet



Map Provided By: Planning Division





September 27, 2019

Mr. Ray Tyner
Deputy Chief Development Officer
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

RE: Matanzas West Mixed Use

The following is a summary of our neighborhood information meeting on Tuesday September 24, 2019, at 6:00 PM. Please note that Alliant mailed out a notice letter to all residents within 300 feet of our project boundary on Friday September 13, 2019.

Curt Wimpée, Project Engineer displayed several large graphics showing the layout of the entire project, the northern portion of the project and the southern portion of the project.

Curt Wimpée advised that there would be up to 285 apartment units in three-story buildings and up to 26,000 square feet of commercial uses.

Paul Saks, representing the owner/developer stated the apartments would be constructed all in a single-phase and that his firm would put the infrastructure in for the commercial area but would likely sell that portion off later to a commercial developer.

One neighbor who lives north across Matanzas Woods Parkway wanted to know what he had to do to get the project shut down. The neighbor said the three-story buildings were too tall and needed to be setback further.

Curt Wimpée said the buildings were already setback about 85 feet from their front property line along Matanzas Woods Parkway.

City Planner Bill Hoover said the Palm Coast Park MPD allows those multi-family buildings to go to a height of up to 80 feet.

Curt Wimpée said the buildings would have a height of roughly 35 feet.

Another neighbor stated that why is all of this stuff happening now after she had moved to the area for his rural quiet atmosphere?

Deputy Chief Development Officer Ray Tyner said the Palm Coast DRI/MPD were approved back in 2004 and the master developer had made major contributions to public infrastructure including hike and bicycle trails in north Palm Coast. The current property owner had purchased the land with entitlements for residential units and commercial square footage that were approved back in 2004.

The neighbor living north across Matanzas Woods Parkway said he was losing his privacy to his rear yard pool and asked Ray Tyner if he could build an 8' high fence for privacy along his rear lot line fronting Matanzas Woods Parkway.

Ray Tyner said that the fence could be 6' tall but an 8' tall fence would require a change to the Land Development Code. Ray Tyner added that the resident could go to the Planning Board and state his case for objecting to the project and requesting a change to the Land Development Code to allow for 8' tall fences on residential properties.

Paul Saks showed pictures of building elevations that his company had built in other Florida locations and said that most of the homes would be one or two-bedroom units with a few three-bedroom units and that rents were not known at this time.

Ray Tyner said that City staff would send out an email to those on the sign-in sheet notifying them of the Planning Board meeting and would also send them a copy of the DRI Master Development Plan and the MPD Uses Map that he displayed at the meeting.

After a second request to move the buildings further away from Matanzas Woods Parkway Curt Wimpée advised that the engineering was already done and that most of the site was wetlands which minimized the area for the buildings and parking.

After a neighbor asked about amenities for the apartments Paul Saks said they would have separate amenities for both the north and south sections and they would include clubhouse with kitchen area and pool at a minimum.

In responding to a question on the impacts of the lighting Curt Wimpée added that the lighting would be designed to avoid spillage over the property lines.

Ray Tyner said the City had strict lighting standards and that the City would also be reviewing the engineer's lighting plan.

The meeting concluded about 7:10 PM.

Sincerely,
ALLIANT ENGINEERING, INC.



Curt M. Wimpée, P.E.
Southeast Regional Manager

Enclosures
Sign in sheet

Y:\Jacksonville Office\Projects\2019\190046\documents\Matanzas West NIM Summary 9.26.19.docx

PALM COAST, FLAGLER COUNTY, FLORIDA

SECTIONS 27 AND 34, TOWNSHIP 10S, RANGE 30E

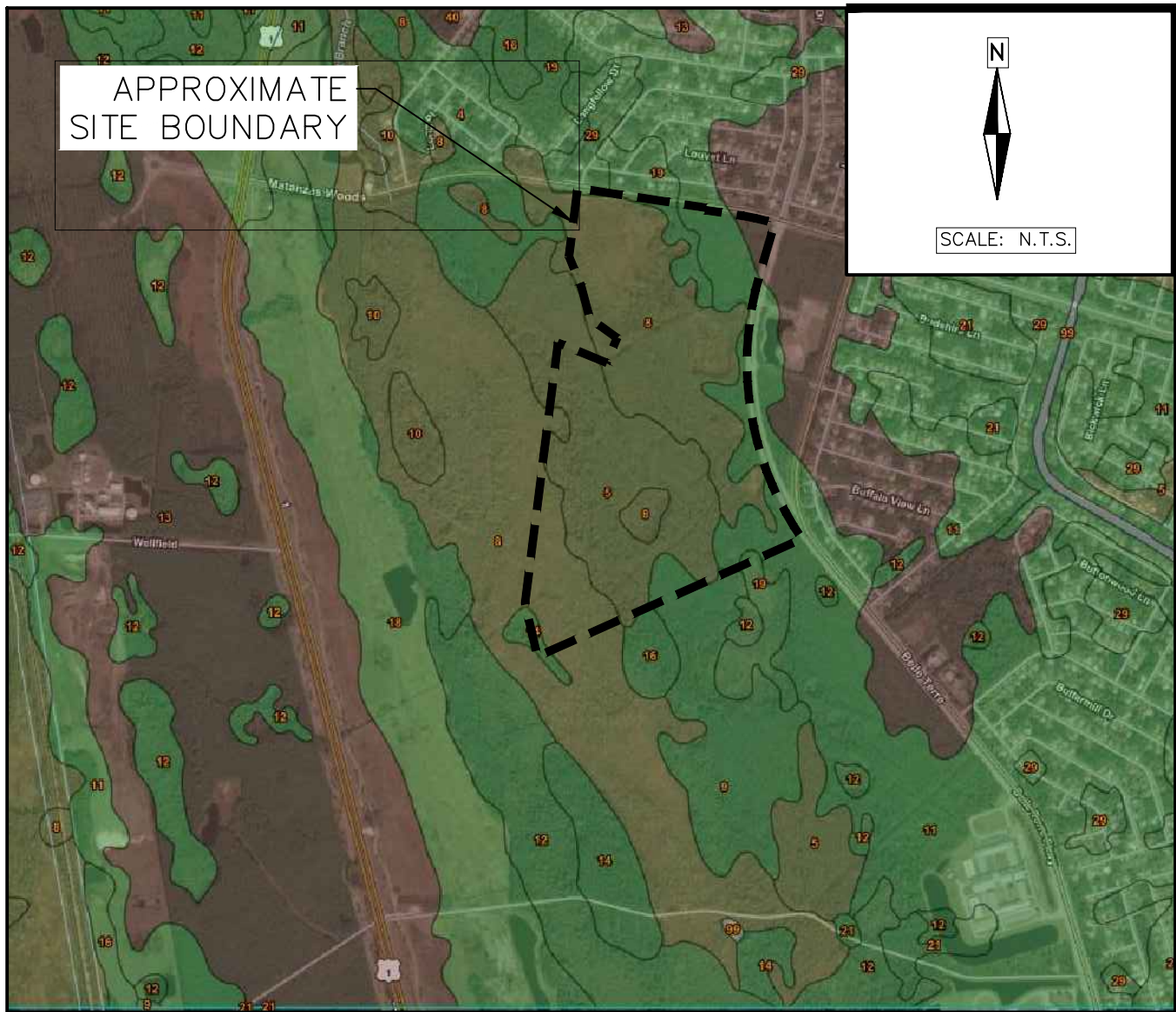
LAT.: 29°36'0.40"N LONG.: 81°16'4.12"W

Design Team	DEVELOPER: THE KLOTZ GROUP 645 MAYPORT ROAD, SUITE 5 ATLANTIC BEACH, FL 32233 CONTACT: PUAL SAKS PH: (904) 247-5334 x354 EMAIL: PSAKS@THEKLOTZCOMPANIES.COM	LANDSCAPE ARCHITECT: ANDREW S. DANCE & ASSOCIATES, LLC. 13 EVANSVILLE LN PALM COAST, FL 32164 CONTACT: ANDREW DANCE PH: (386) 627-5600 EMAIL: ANDY@ANDREWDMCE.COM	ENGINEER: ALLIANT ENGINEERING, INC. CURT WIMPEE, P.E. 1406 FULLERTON ST. SUITE 110 JACKSONVILLE, FL 32256 PH: (904) 647-5383 EMAIL: CWIMPEE@ALLIANT-INC.COM	SURVEYOR: KUHA SURVEYING AND MAPPING, LLC 1501 RIDGEWOOD AVENUE, SUITE 205 HOLLY HILL, FL 32119 EMAIL: WWW.KUHARSURVEYING.COM PH: (386) 672-0002	GEOTECHNICAL ENGINEER: ECS FLORIDA, LLC 2330 SOUTH NOVA, SUITE A SOUTH DAYTONA, FL 32119 CONTACT: VICTOR VALTAS PH: (386) 944-9589 EMAIL: VVALTAS@ECSLIMITED.COM	ENVIRONMENTAL ENGINEER: LG2 ENVIRONMENTAL SOLUTIONS, INC. 10475 FORTUNE PKWY #201 JACKSONVILLE, FL 32256 CONTACT: BRIAN SPAHR PH: (904) 288-8631	Design Team

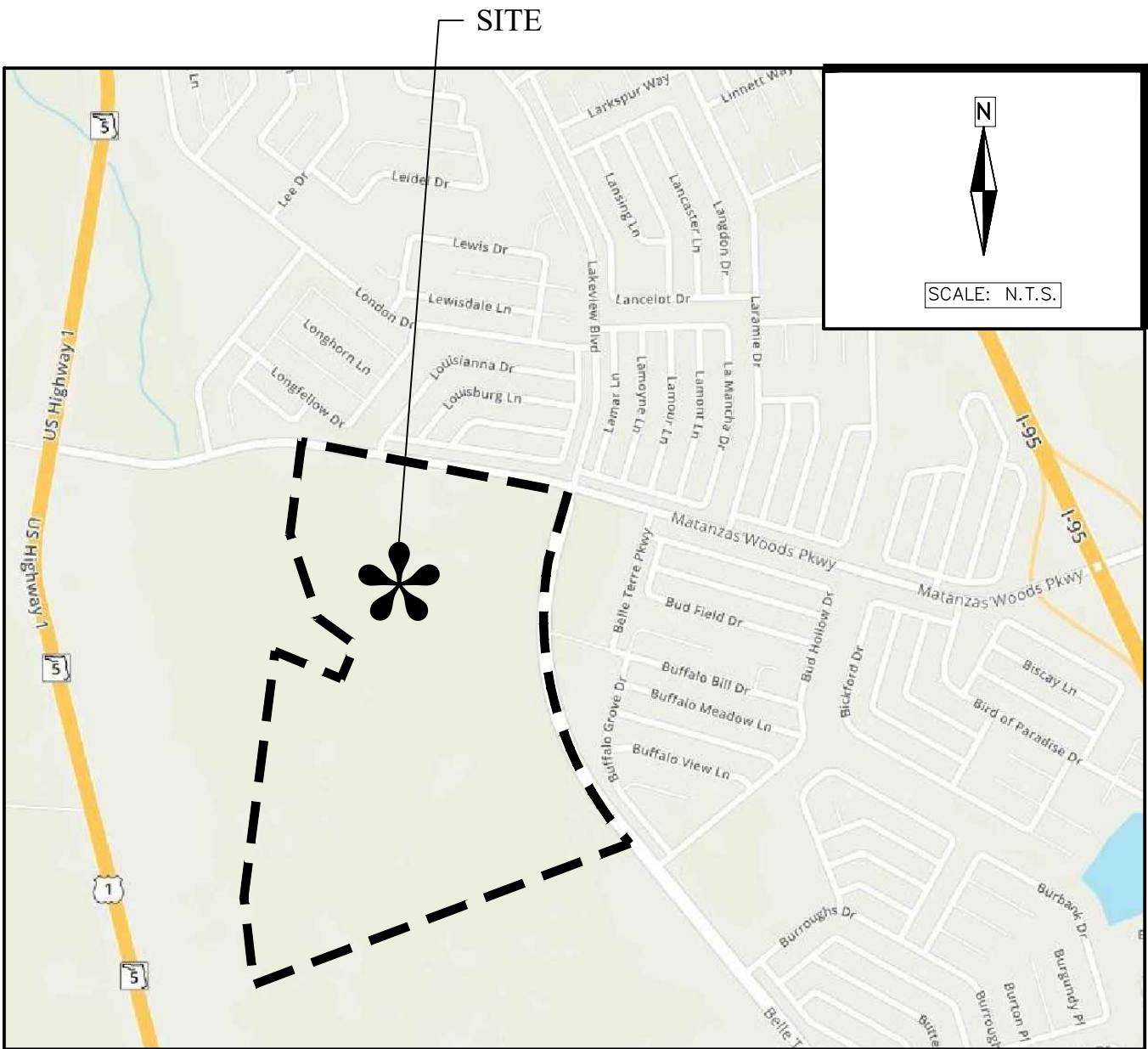
SOILS MAP LEGEND

- | | |
|----|--|
| 5 | - PINEDA-WABASSO COMPLEX |
| 8 | - HICORIA, RIVERIA, AND GATOR
SOILS, DEPRESSIONAL |
| 9 | - EAUGALLIE FINE SAND |
| 11 | - MYAKKA-MYAKKA, WET, FINE SANDS,
0 TO 2 PERCENT SLOPES |
| 19 | - VALKARIA FINE SAND, 0 TO 2
PERCENT SLOPES |

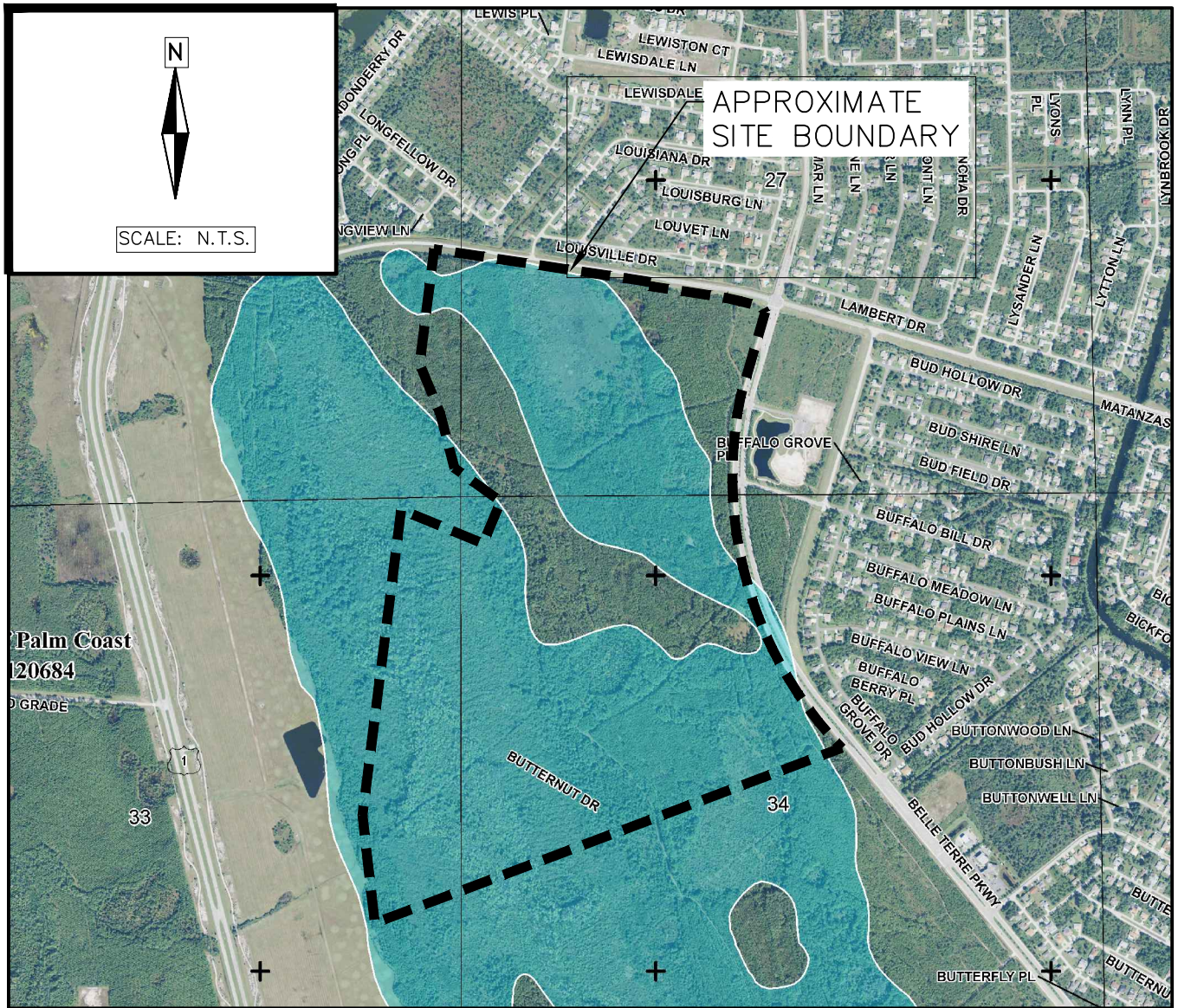
SOURCE:
USDA NATURAL RESOURCES CONSERVATION
SERVICE - WEB SOIL SURVEY



SOILS MAP



VICINITY MAP



FLOOD MAP

FLOOD MAP LEGEND

ZONE A: NO BASE FLOOD ELEVATION DETERMINED

ZONE X:	AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFE'S HAVE BEEN DETERMINED
---------	--

FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL MAP #12035C0126
DATED JUNE 6, 2018

UTILITY OPERATING
AUTHORITIES:

ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
5910 E. HIGHWAY 100
PALM COAST, FL 32164
CONTACT: BREAHA BEAN
PH: (386) 586-6422
EMAIL: breaahna.bean@fpl.com

WATER AND SEWER SERVICE:
CITY OF PALM COAST (COPC UTILITIES)
2 UTILITY DRIVE
PALM COAST, FL 32137
CONTACT: CHRIS JOHNSON
PH: (386) 986-2384
EMAIL: cjohnson@palmcoastgov.com

TELEVISION AND PHONE:
BRIGHTHOUSE/SPECTRUM
2323 N. STATE STREET
BUNNELL, FL 32110
PH: (866) 874-2389



ALLIANT

7406 Fullerton St, Suite 110
Jacksonville, FL 32256
904.366.9654 MAIN
612.758.3099 FAX
www.alliant-inc.com
CA# 29471

NO.	DATE	DESCRIPTION
A	10/23/19	PER C.O.P.C LETTER DATED 10/17/19
B	11/13/19	PER C.O.P.C LETTER DATED 11/12/19
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

MATANZAS WEST MIXED USE
SW CORNER OF MATANZAS WOODS PKWY AND BELLE TERRE PKWY
PALM COAST, FLORIDA 32137

MASTER SITE PLAN COVER SHEET

CURT WIMPEE, P.E.	
	79764
Date	License No.

QA/QC

BY _____ DATE _____

PROJECT TEAM DATA

DESIGNED:	BJK
DRAWN:	KDB/DMS
PROJECT NO:	219-0046

1

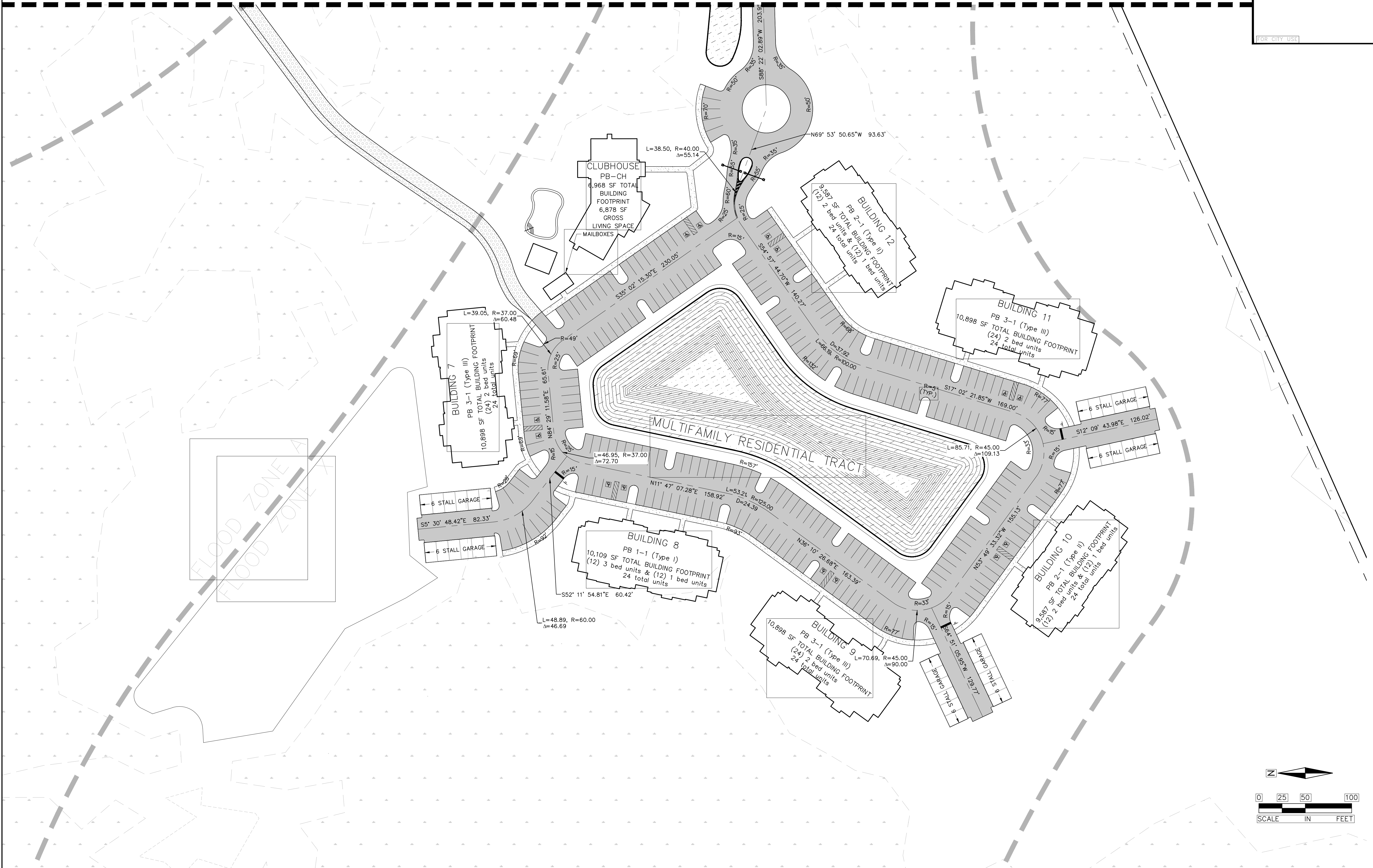
MATCHLINE SHEET C-9



ALLIANT

7406 Fullerton St, Suite 110
Jacksonville, FL 32256
904.366.9654 MAIN
612.758.3099 FAX
www.alliant-inc.com
CA# 29471

FOR CITY USE



MATANZAS WEST MIXED USE

SW CORNER OF MATANZAS WOODS PKWY AND BELLE TERRE PKWY
PALM COAST, FLORIDA 32137

MASTER SITE PLAN
SITE GEOMETRY PLAN SOUTH B

CURT WIMPEE, P.E.
79764
Date License No.

QA/QC

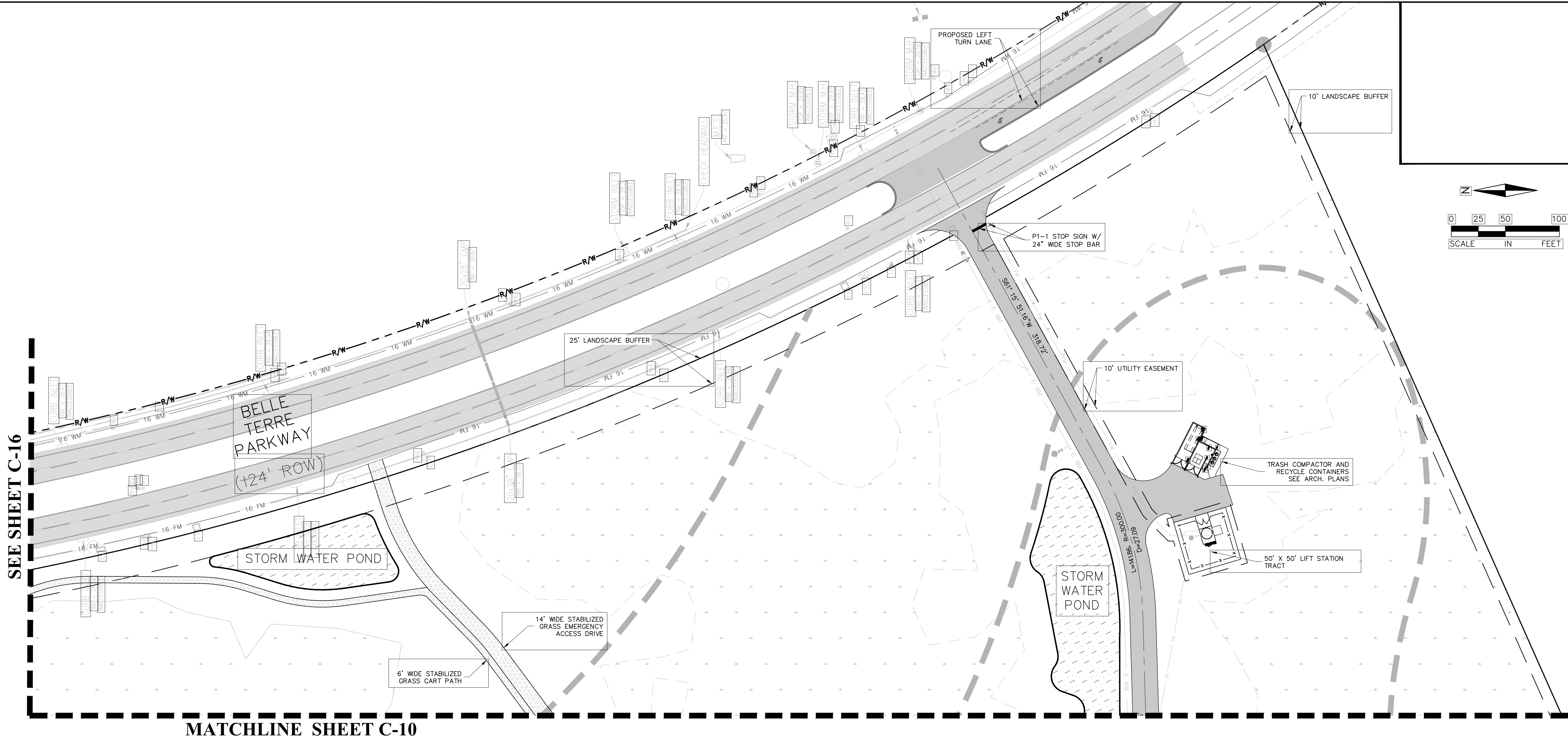
BY DATE

PROJECT TEAM DATA

DESIGNED:

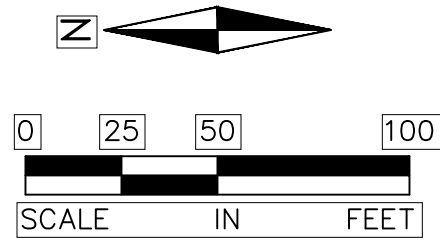
DRAWN: KDB/DMS

PROJECT NO: 219-0046



MATCHLINE SHEET C-10

SEE SHEET C-16



NO.	DATE	DESCRIPTION
1	10/23/18	PER C.O.P.C. LETTER DATED 10/17/19
2	11/13/18	PER C.O.P.C. LETTER DATED 11/12/19

MATANZAS WEST MIXED USE	SW CORNER OF MATANZAS WOODS PKWY AND BELLE TERRE PKWY PALM COAST, FLORIDA 32137
MASTER SITE PLAN SITE GEOMETRY PLAN SOUTH A	

CURT WIMPÉE, P.E.	79764
Date	License No.
QA/QC	
BY	DATE
PROJECT TEAM DATA	
DESIGNED:	BJK
DRAWN:	KDB/DMS
PROJECT NO:	219-0046



ALLIANT

7406 Fullerton St, Suite 110
Jacksonville, FL 32256
904.366.9654 MAIN
612.758.3099 FAX
www.alliant-inc.com
CA# 29471

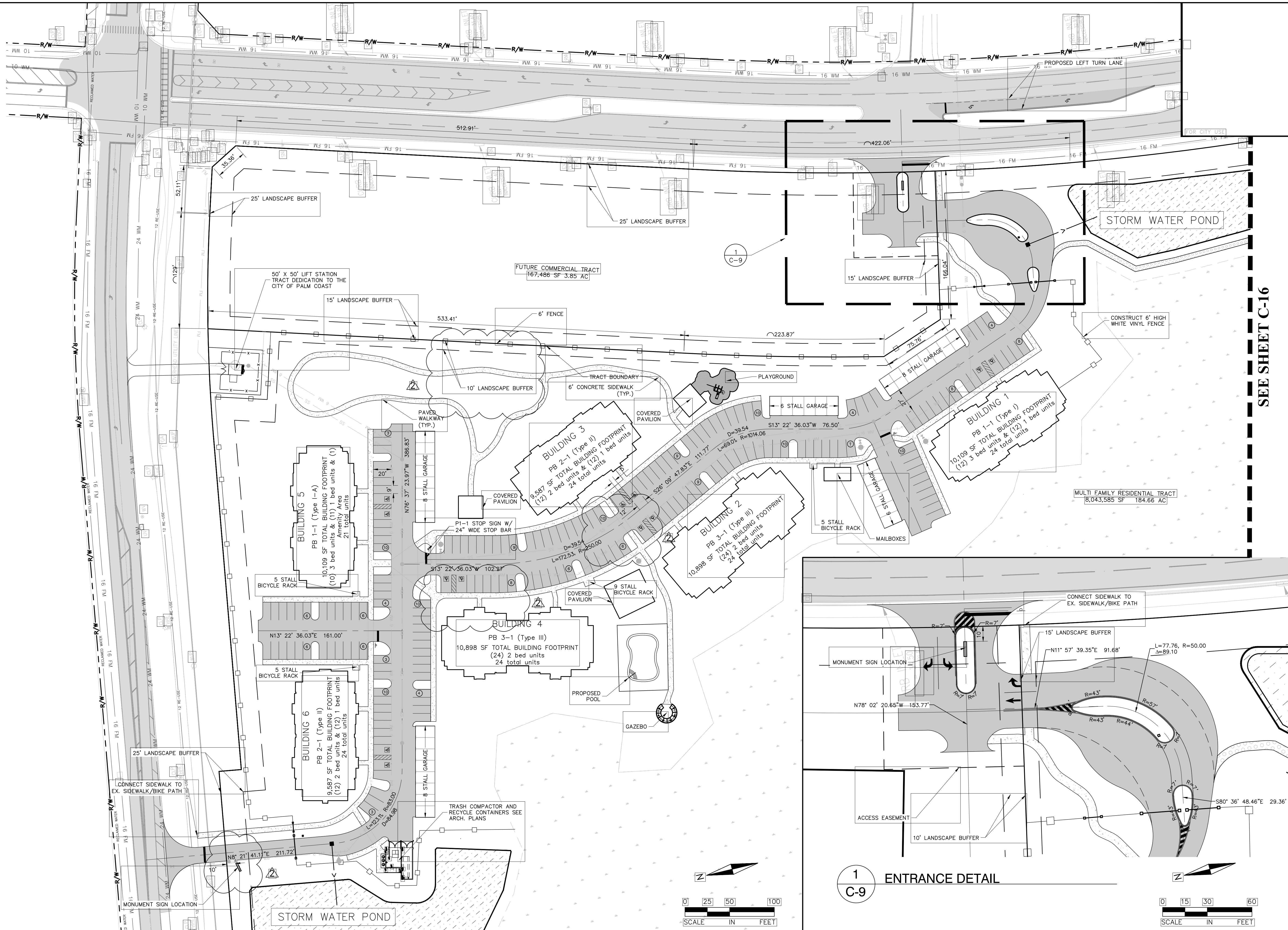
NO.	DATE	DESCRIPTION
1	10/23/19	PER C.O.P.C. LETTER DATED 10/17/19
2	11/13/19	PER C.O.P.C. LETTER DATED 11/12/19

MATANZAS WEST MIXED USE
SW CORNER OF MATANZAS WOODS PKWY AND BELLE TERRE PKWY
PALM COAST, FLORIDA 32137

MASTER SITE PLAN
SITE GEOMETRY PLAN NORTH

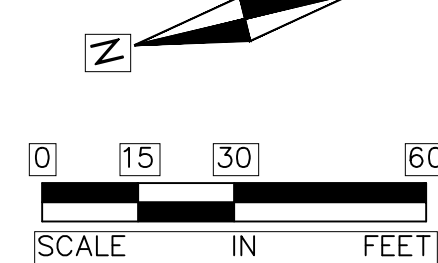
CURT WIMPEE, P.E.	79764
Date	License No.
QA/QC	
BY	DATE
PROJECT TEAM DATA	
DESIGNED: BJK	
DRAWN: KDB/DMS	
PROJECT NO: 219-0046	

3



SEE SHEET C-16

1
C-9
ENTRANCE DETAIL





City of Palm Coast, Florida Agenda Item

Agenda Date: NOVEMBER 20, 2019

Department	PLANNING	Amount
Item Key	7398	Account
		#
Subject	SAWMILL BRANCH AT PALM COAST PARK, A SUBDIVISION MASTER PLAN, APPLICATION # 3930	
Background : The Sawmill Branch at Palm Coast Park Subdivision Master Plan is for a 312.10 +/- acre site located on the west side of US Highway 1 about 1/3 mile north of Matanzas Woods Parkway. The project is intended for a single-family residential community that would be developed in two phases with two access drives onto a spine road that connects to Matanzas Woods Parkway just west of US Highway 1. The subdivision is proposed for 493 single-family lots at a density of 1.58 units/per acre with a large amenity center to serve residents and their guests. The subject property is located within the Palm Coast Park DRI and Palm Coast Park MPD and is designated for Residential Low Density development in that MPD. The project's lots will typically be a minimum of 50 feet in width and a minimum of 5,000 square feet in area. However to provide more diversity in lots and home prices, about 1/3 of the lots are at least 60 feet in width and have lot areas between 7,000 and 9,000 square feet.		
Recommended Action : Staff recommends the PLDRB approve the Subdivision Master Plan for Sawmill Branch at Palm Coast Park, Application No. 3930.		



**Planning and Land Development Regulation Board
November 20, 2019**

OVERVIEW

Project Name:	Sawmill Branch @ Palm Coast Park
Application Number:	3930
Agent:	Dominion Engineering Group, Inc.
Property Owner:	Palm Coast Florida Holdings, LLC.
Location:	Generally located on the west side of US Highway 1, approximately 1/3 mile north of Matanzas Woods Parkway
Parcel ID #:	Twelve parcels are included
Current FLUM designation:	DRI Mixed Use and Conservation
Current Zoning designation:	Palm Coast Park MPD
Current Use:	Silviculture/Vacant
Size of subject property:	312.10 +/- acres

ANALYSIS

REQUESTED ACTION

The applicant has submitted for a proposed residential Master Subdivision Plan, consisting of 493 single family residential lots and a large recreational tract. Since the project has greater than 100 lots it is considered a "Moderate" (Tier 2) development, which requires approval by the Planning and Land Development Regulation Board (PLDRB).

SITE DEVELOPMENT PLAN SUMMARY:

- | | |
|--|---------------------|
| <input type="checkbox"/> TOTAL SITE ACREAGE: | 312.10 +/- acres |
| <input type="checkbox"/> NUMBER OF LOTS: | 493 single-family |
| <input type="checkbox"/> DENSITY: | 1.58 units/per acre |
| <input type="checkbox"/> PHASES: | Two phases |

BACKGROUND

The subject property is located within the Palm Coast Park DRI and Palm Coast Park MPD and is the second large subdivision in the Sawmill Creek Community. The initial phase for Sawmill Creek is located directly east of the subject site and the infrastructure is nearing completion. Model homes should be going up at about the end of the year for that initial phase.

Sawmill Branch is located on Tract D, Tract 19, Tract 10C, Tract 10B and the southerly portion of Tract 10A of the Palm Coast Park MPD. The Palm Coast Park MPD Uses Map shows all of these tracts as Residential Low Density. Single-family development in the Residential Low Density area is developed using the Residential Low Density standards in the Palm Coast Park MPD Agreement.

LAND USE AND ZONING INFORMATION

The subject site is designated DRI-Mixed Use and Conservation on the Future Land Use Map. A fundamental principle of a Mixed Use area is to ensure the compatibility between residential, institutional, and commercial uses, thereby creating a more sustainable and self-supporting neighborhood. The following table summarizes the general existing and proposed land use and zoning information:

SURROUNDING FLUM AND ZONING CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI - Mixed Use	MPD
South	DRI – Mixed Use	MPD
East	Mixed Use and DRI – Mixed Use	COM-3 and MPD
West	DRI - Mixed Use (in Palm Coast) then Agriculture and Timberlands (Flagler County)	East Coast Rail Road (in Palm Coast) then Agriculture (Flagler County)

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the Palm Coast Park DRI/MPD, the Unified Land Development Code and the Comprehensive Plan. The MPD Uses Map shows all five tracts designated as Residential Low Density. Hence, this single-family project is developed using the Residential Low Density standards within the MPD. The following table summarizes the key project and lot development standards:

SITE DEVELOPMENT REQUIREMENTS

Criteria (<i>per Section 9.B of MPD</i>)	Required	Provided
Minimum Lot Size	4,000 sq. ft.	4,905 sq. ft. minimum
Maximum Impervious Surface Ratio	0.75	0.75 maximum
Maximum Building Height	35 ft.	35 ft. maximum
Minimum Building Setbacks	Front: 20 ft. Interior Side: 5 ft. Street Side: 10 ft. Rear: 10 ft.	Front: 20 ft. Interior Side: 5 ft. Street Side: 10 ft. Rear: 10 ft.
Minimum Landscape Buffers	North: Not required West: 10' Buffer "C" South: Not required East: 25' Buffer "G"	North: Not required West: 10' Buffer "C" South: Not required East: 25' Buffer "G"

SUBDIVISION MASTER PLAN PROCESS

The Subdivision Master Plan process is one of three types of Master Plans specified in Section 2.10 of the Unified Land Development Code (LDC). The Master Plan review process is intended to provide a review of the basic development concepts without significant engineering design, prior to the preliminary plat. When the Development Order is issued for the Subdivision Master Plan, the applicant can apply for a Preliminary Plat along with construction drawings.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS

Prior to approval of a Development Order for a Subdivision Master Plan, the proposed project must be evaluated for compliance with the standards of LDC Section 2.10.04, which provides the following criteria that must be met.

A. Logic of design.

Planning Staff Finding: The site plan has been conceptually reviewed and found to meet the standards of the Palm Coast Park DRI/MPD and the LDC except those that will be addressed in more detail during the Preliminary Plat for the entire project.

B. Internal consistency.

Planning Staff Finding: A common architectural theme for homes and signage will be provided.

C. Impact on neighboring sites.

Planning Staff Finding: This site will be one of the earlier sites to develop within the Palm Coast Park DRI/MPD and is located adjacent to the initial phase of Sawmill Creek. The common development standards within the Sawmill Creek community and this large DRI/MPD will allow all sites in the overall neighborhood to develop in a manner that will be complementary with other nearby sites.

D. Internal vehicular and pedestrian connectivity.

Planning Staff Finding: The project is located west of US Highway 1 and Hulett Branch, and with Hulett Branch being located adjacent to substantial wetland areas, cross-connections across the branch to the first phase of Sawmill Creek will not be permitted. US Highway 1 has a 10' wide pedestrian/bicycle trail along its west side and internal sidewalks will also be provided to serve pedestrians and bicyclists.

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

Planning Staff Finding: These will be addressed during the more detailed part of the platting process and the applicant will be required to setup a residential property owners association for management and maintenance of these shared facilities.

F. Public benefit from the project.

Planning Staff Finding: This development project is within the Palm Coast Park DRI/MPD and much of the base infrastructure to serve the DRI/MPD has already been provided. Essentially, this project will assist in finally getting some use of this public infrastructure. Construction of this project will assist in providing for numerous construction jobs over the next few years and the additional rooftops will encourage much needed commercial services in north Palm Coast.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER

Prior to approval of a Development Order for the Subdivision Master 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 described in detail below.

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 project will meet all applicable development standards within the Unified Land Development Code, the Palm Coast Park DRI, and the Palm Coast Park MPD.

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 which designates the project as primarily within the DRI Mixed Use designation. A portion of the project is within the Conservation designation on the FLUM and no development will occur in this area except for a road crossing that is required so the project has two access points. The following are a selection of goals, policies and objectives that the project supports:

Chapter 1, Future Land Use Element, Objective 1.3.1 – Ensure Adequate Public Facilities Concurrent with New Development. Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development. *(Adequate public facilities are already in place to serve this project. Water, sewer, and reuse water lines are available along the west side of US Highway 1 adjacent to the project.)*

Chapter 2, Transportation Element, Policy 2.2.1.2 Each new residential subdivision and all new residential developments of more than 50 dwelling units, or which use as access a street that is 2,500 feet or more in length shall provide a minimum of two external connections at least one of which connects to a public collector or arterial roadway, but both being directly connected to a public road. *(The project will have two access points onto its spine road which will function as a collector roadway.)*

Chapter 3, Housing Element, Goal 3.4 – Diversity in Housing There shall be a variety of lot sizes and housing types to meet the needs of citizenry. *(The City has an abundance of ¼ acre ITT lots currently available for development while this project will provide lots typically between 1/5 to 1/7 acre (6,000 to 8,000 square feet) in size.)*

Chapter 4, Public Recreation and Open Space Element, Objective 4.3.1 – Neighborhood Parks Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space in new residential developments. **Policy 4.3.1.2** – The City shall encourage the development and operation of neighborhood parks and recreation facilities by non-profit groups and private interest groups to help meet local recreational needs. *(The developer will be providing a large on-site amenity center for residents and their guests and will later turn these recreational facilities over to the homeowners association for operation and maintenance.)*

Chapter 4, Public Recreation and Open Space Element, Objective 4.3.2 – Open Space Manage, preserve, and protect the natural resources within the City in order to maintain a natural and healthy balance between the environment and development; ensuring that lands are set aside in new developments for open space and that

environmentally sensitive lands are protected (*The developer is preserving a large wetland area adjacent to Hulett Branch which is along the project's eastern boundary and other wetland areas in the middle and western portions of the subdivision.*)

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 adjacent to the site and is adequate to serve the project.

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 Palm Coast Park DRI/MPD, the 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 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 Palm Coast Park DRI/MPD, the LDC and Comprehensive Plan, staff finds that the proposed Subdivision Master Plan complies with all such requirements. Planning staff wants to emphasize that this is only a conceptual approval of the overall project and that the details of the development will be reviewed and finalized during the balance of the platting process.

RECOMMENDATION

Staff recommends the PLDRB approve the Subdivision Master Plan for Sawmill Branch at Palm Coast Park, Application No. 3930.

Sawmill Branch



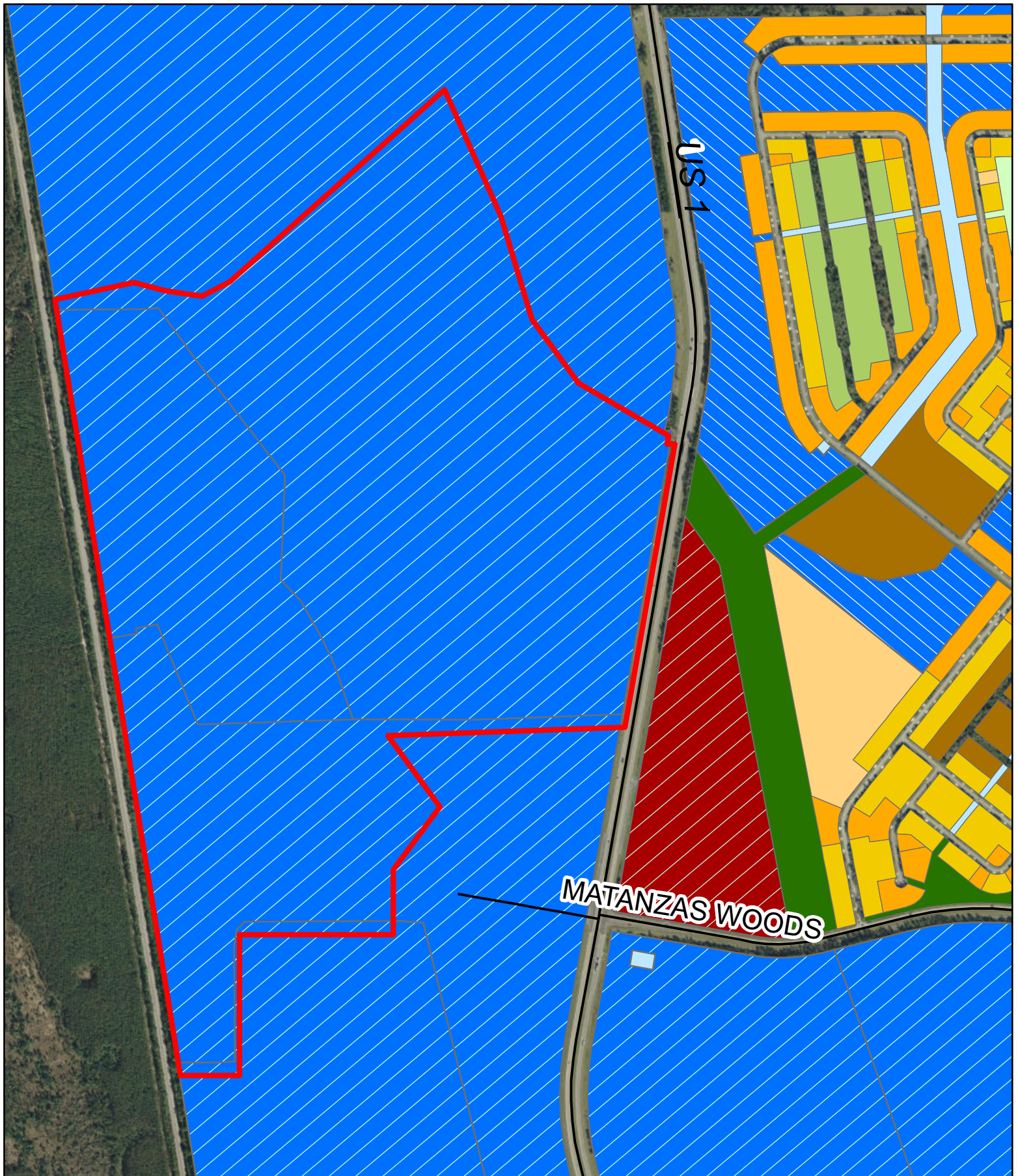
1 inch = 1,250 feet



Map Provided By: Planning Division



Sawmill Branch



Legend

Zoning	EST-1	P&G	SFR-1
NewZone	MFR-1	PRS	SFR-2
COM-3	MPD	PSP	SFR-3

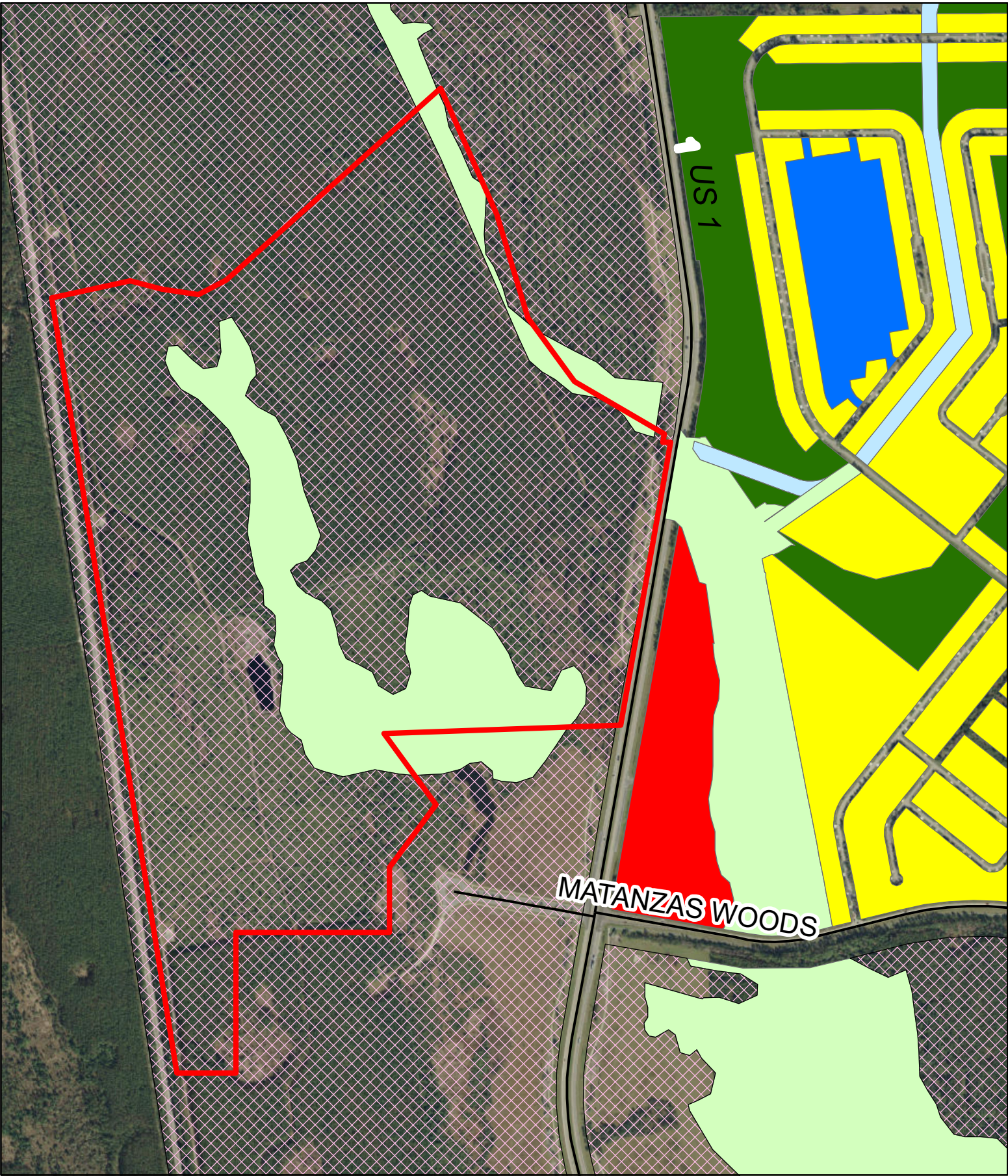
1 inch = 800 feet



Map Provided By: Planning Division



Sawmill Branch



Legend

FLUM	Conservation	Institutional
CATEGORY	DRI-Mixed Use	Mixed Use
Canals	Greenbelt	Residential

1 inch = 800 feet



Map Provided By: Planning Division



SAWMILL BRANCH @ PALM COAST PARK

FOR

PALM COAST FLORIDA HOLDINGS, LLC

A PORTION OF GOVERNMENT SECTIONS 20, 21, 28 AND 29, TOWNSHIP 10 SOUTH,
RANGE 30 EAST, AND TRACT D, PALM COAST PARK, TRACTS 18 AND 19,
PER MAP BOOK 37, PAGES 32-35, ALL LOCATED IN FLAGLER COUNTY, FLORIDA

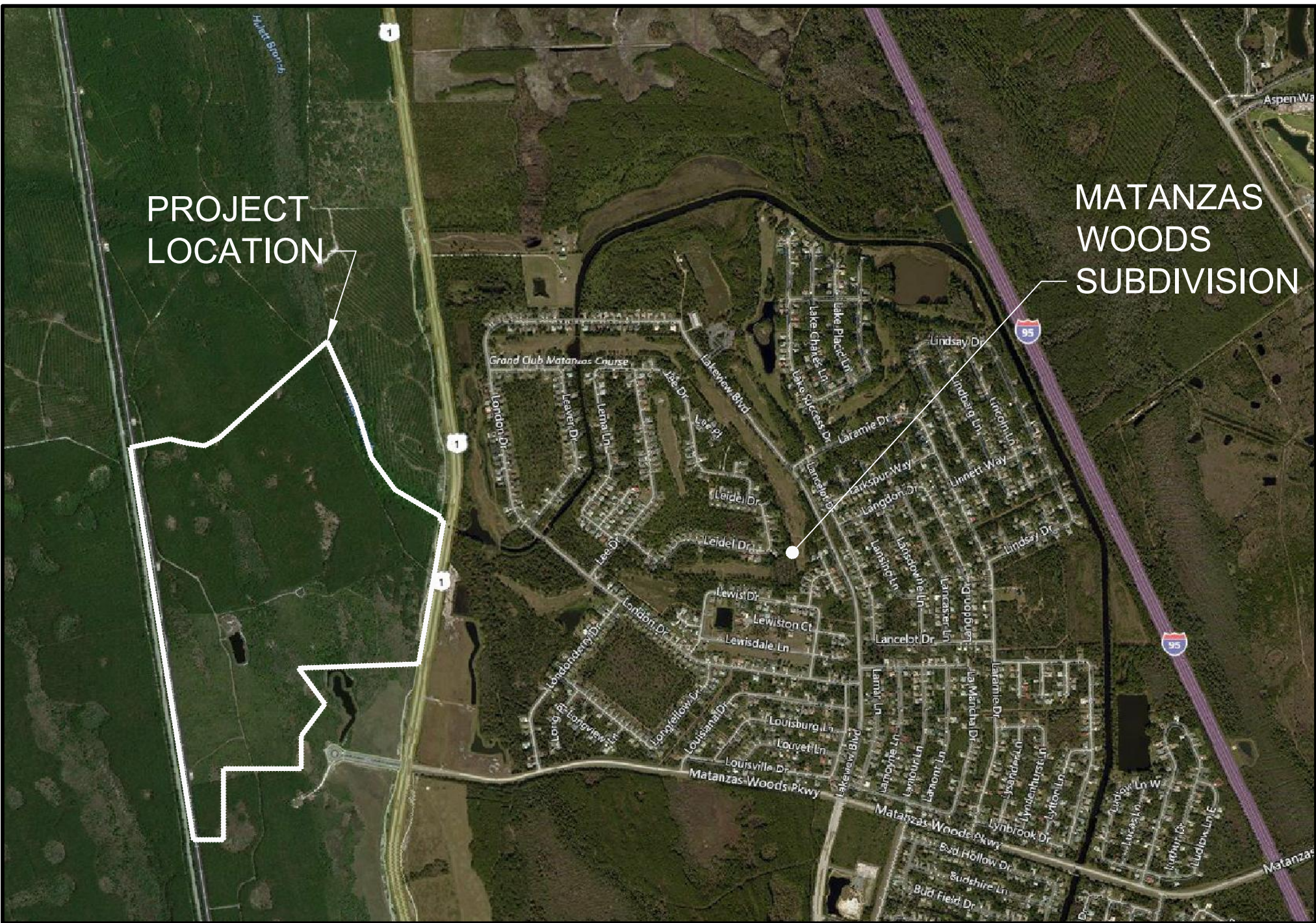
LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY KUHAR SURVEYING & MAPPING, LLC, HOLLY HILL, FLORIDA, 32176.
A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NUMBER 1 (STATE ROAD 5) IN A PORTION OF GOVERNMENT SECTIONS 20, 21, 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND TRACT D, PALM COAST PARK, TRACTS 18 AND 20, MAP BOOK 37, PAGES 32 THROUGH 35, ALL LYING WITHIN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°38'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR A DISTANCE OF 855.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD (A 150 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID SOUTH LINE OF SECTION 20, RUN NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 978.14 FEET TO A POINT AT THE INTERSECTION OF PHASE 2 AND PHASE 3, WHICH LIES 149.50 FEET NORTHERLY OF THE PARCEL 19 AND PARCEL 10 INTERSECTION OF SAID RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 77°51'33" EAST, A DISTANCE OF 514.38 FEET; THENCE SOUTH 75°34'50" EAST, A DISTANCE OF 210.23 FEET; THENCE SOUTH 81°34'10" EAST, A DISTANCE OF 235.80 FEET; THENCE NORTH 62°25'20" EAST, A DISTANCE OF 202.52 FEET; THENCE NORTH 48°12'15" EAST, A DISTANCE OF 1842.87 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HULETT BRANCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR COURSES, SOUTH 24°01'13" EAST, A DISTANCE OF 884.22 FEET; THENCE SOUTH 16°46'44" EAST, A DISTANCE OF 694.09 FEET; THENCE SOUTH 36°11'36" EAST, A DISTANCE OF 504.39 FEET; THENCE SOUTH 59°39'17" EAST, A DISTANCE OF 667.50 FEET TO AN INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 09°59'31" WEST, A DISTANCE OF 53.18 FEET; THENCE NORTH 89°19'00" EAST, A DISTANCE OF 50.88 FEET; THENCE SOUTH 09°59'31" WEST, A DISTANCE OF 1,843.68 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PALM COAST PARK, TRACTS 18 AND 20, MAP BOOK 37, PAGES 32-35, PUBLIC RECORDS, FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN COURSES ALONG THE SAID BOUNDARY OF PALM COAST PARK; THENCE SOUTH 87°59'39" WEST, A DISTANCE OF 1,520.50 FEET; THENCE SOUTH 36°20'00" EAST, A DISTANCE OF 564.53 FEET; THENCE SOUTH 36°37'20" WEST, A DISTANCE OF 502.77 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 415.96 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 984.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 900.52 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 378.93 FEET, TO A POINT ON THE AFORSAID EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY (A 150 FOOT RIGHT-OF-WAY); THENCE NORTH 09°09'56" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 2489.50 FEET; THENCE NORTH 09°09'13" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1565.15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN ORB 1685, PG 1466(CITY OF PALM COAST WELL SITE SW-123) AND ORB 1685, PG 1568(CITY OF PALM COAST WELL SITE SW-122), PUBLIC RECORDS, FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 312.09 ACRES, MORE OR LESS, (INCLUDING WELL SITES).
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 311.77 ACRES, MORE OR LESS, (LESS WELL SITES).



LOCATION MAP

N.T.S.

PROJECT OWNER AND CONSULTANTS

OWNER: PALM COAST FLORIDA HOLDINGS, LLC
P.O. BOX 22547
ST. SIMONS ISLAND, GEORGIA 31522
CONTACT: STEVE BEEN
TEL: (770) 809-1190
EMAIL: SFB@SFBEEEN.COM

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 204
JACKSONVILLE, FLORIDA 32216
CONTACT: MIKE BOWLES & WILLIAM E. SCHAEFER, PE
TEL: (904) 854-4500 FAX: (904) 854-4505
EMAIL: MBOWLES@DOM-ENG.COM

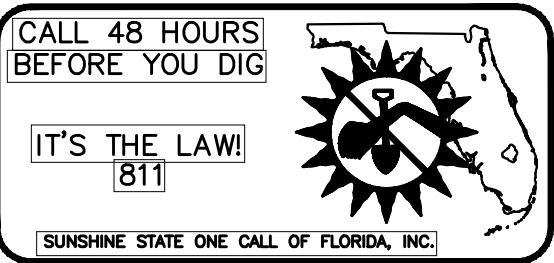
LANDSCAPE: GODARD DESIGN ASSOCIATES, INC
541 OLEANDER STREET
NEPTUNE BEACH, FLORIDA 32266
CONTACT: BRETT GODARD
TEL: (904) 247-7729
EMAIL: BG@GODARDDDESIGN.COM

SURVEYOR: KUHAR SURVEYING & MAPPING, LLC
1501 RIDGEWOOD AVENUE SUITE 205
HOLLY HILL, FLORIDA 32117
(PH) 386-672-0002
EMAIL: INFO@KUHARSURVEYING.COM



C.A. No. 26821

PIN #
20-10-30-0000-01020-0000
17-10-30-0000-01020-0010
20-10-30-0000-01020-0030
21-10-30-0000-01010-0000
21-10-30-0000-01010-0000
28-10-30-0000-01030-0000
28-10-30-0000-01030-0020
28-10-30-0000-01020-0000
28-10-30-4290-00000-0000
29-10-30-0000-01030-0000
28-10-30-0000-01010-0000
28-10-30-0000-01020-0010



ZONING: PUD 2007-06-RZ-PUB-07-02	
REVISIONS	
CONCEPTUAL SITE PLAN SUBMITTAL 03/14/19	
CONCEPTUAL SITE PLAN SUBMITTAL 05/20/19	
CONCEPTUAL SITE PLAN SUBMITTAL 06/4/19	
CONCEPTUAL SITE PLAN SUBMITTAL 08/11/19	

WILLIAM E. SCHAEFER, P.E.
FLA. REGISTERED ENGINEER # 40229

DEG JOB No. 2138.002 (SAWMILL BRANCH @ PALM COAST PARK)

T-1

