



City of Palm Coast
Revised Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

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

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

Wednesday, February 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 JANUARY 16, 2019 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearings

- 2 A SPECIAL EXCEPTION TO PERMIT WAREHOUSING IN GENERAL COMMERCIAL (COM-2) ZONING ON A 6.3 ACRE PROPERTY LOCATED AT 4560 N. US HWY 1.**

- 3 THE AZURE AN ASSISTED LIVING AND MEMORY CARE FACILITY TIER 2 TECHNICAL SITE PLAN REVIEW (#3837)**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: February 20, 2019

Department	PLANNING	Amount
Item Key	5927	Account
		#
Subject	MEETING MINUTES OF THE JANUARY 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**

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Vice Chair Clinton Smith
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Wednesday, January 16, 2019

5:30 PM

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A Call to Order and Pledge of Allegiance

Chair Davis called the January 16, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30PM.

B Roll Call and Determination of a Quorum

Irene Schaefer, Planning Clerk, called the roll.

Present and responding to roll call were:

*Chair Davis
Vice Chair Smith
Mrs. Lucas
Mr. DeMaria
Mr. Scully
Mr. Lehnertz
Mr. Freeman*

Excused:

Mr. Dolney

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE DECEMBER 19, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

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

D Public Hearings

2 REQUESTED TO BE POSTPONED-AN ORDINANCE TO REZONE 23.1 ACRES LOCATED AT 27 SEWARD TRAIL EAST FROM SINGLE FAMILY RESIDENTIAL- ONE TO MULTIFAMILY RESIDENTIAL- ONE, AS PROPOSED IN APPLICATION #3821

This item has been postponed.

3 STORQUEST EXPRESS A TIER 2, TECHNICAL SITE PLAN FOR A SELF-STORAGE FACILITY, APPLICATION NO. 3832.

Mr. Ray Tyner, Planning Manager, introduced this item along with Mr. Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Kendall Jones, Development Project Manager for the State of Florida for the William Warren Group addressed the PLDRB members.

Mr. Harry Newkirk, Civil Engineer for the NewKirk Engineering, addressed the PLDRB members regarding the stormwater run off proceessing, the stormwater system includes skimmers which allows the oils to stay within the retention pond instead of discharging during storm events. The stormwater system is designed based on City Code, FEMA, St. John's River Water Management District and the Army Corps of Engineers standards.

Mr. Jones explained to the PLDRB members that the garage doors would not face the street as well as there will be limited hours where a client may access their storage unit.

Mr. Jones explained that there would not be any retail activiites allowed out of the storage units.

Chair Davis opened this item to public comment at 5:53PM. Seeing no one approached the podium, Chair Davis closed this item to public comment at 5:54PM.

Pass

Motion made to approve as presented with the conditions of Attachment A as staff recommends made by Board Member DeMaria and seconded by Board Member Scully

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

4 A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF 89+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE: HIGH INTENSITY & MIXED USE: LOW INTENSITY TO CITY OF PALM COAST DESIGNATION OF MIXED USE

Mr. Tyner introduced this item along with Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes. Mr. Papa's presentation addressed both agenda items #4 and #5 with this one presentation.

Mr. Jim Cullis, partner in Lighthouse Harbor, addressed the PLDRB members on the history of the project including the work that has been done on this project thus far.

Mr. Tyner explained that the applicant has a requirement to complete an environmental study when they submit their site plan. As well as clarified for the PLDRB members that the agreement will run with the land. Thus clarifying if the property is sold the agreement will still be inforced with the new owner(s) and any changes to the agreement would have to be addressed via an amendment process.

Mr. Tyner and Ms. Katie Reischmann (legal counsel) explained the process of annexation for the benefit of the PLDRB members, including how the City would honor the County's previously approved entitlements.

Chair Davis opened this item to public comment at 6:30PM.

Mr. Steven Neighbor, 20 Smith Trail, asked for clarification if the multi-family is going to be apartments or townhomes, further clarifying his question but asking if the units would be rented or purchased.

Chair Davis closed this item to public comment at 6:31PM.

Mr. Papa addressed Mr. Neighbor's question by saying that multi-family could refer to a combination of apartment or condominium units. We (City of Palm Coast) does not control the types of units that is within the purview of the land owner/developer based on his entitlements.

Pass

Motion made to approve as presented subject to the annexation into the City made by Vice Chair Smith and seconded by Board Member Scully

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

5 A ZONING MAP AMENDMENT FROM PLANNED UNIT DEVELOPMENT (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (CITY OF PALM COAST DESIGNATION) FOR AN 89+/- ACRE PARCEL LOCATED 1.3 MILES NORTH OF STATE ROAD 100

This item was presented by Mr. Papa as part of the presentation of agenda item #4.

Chair Davis opened this item to public comment at 6:34PM.

Mr. Lou Erickson, 2 (inaudible address) Circle, inquired whether an architectural rendering for this project would be available for the PLDRB members and the public to view.

Mr. Tyner explained that an overview of the uses of the property was addressed in Mr. Papa's presentation. The supporting detail including the staff report, etc. are available on line (www.palmcoastgov.com) for the public's review. The PLDRB members are provided that same information for their review. The requested information is not available at this time in the process. If this item is approved the applicant would be required to prepare a site plan for the PLDRB members to review and approve.

Chair Davis closed this item to public comment @ 6:36PM.

Pass

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

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

6 RESOLUTION 2019-XX, AN AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER TO DELETE AN APPROXIMATELY 6 ACRE SITE FROM THE BOUNDARIES OF THE DRI

Mr. Smith informed Chairman Davis and the PLDRB members that he was declaring a conflict with regard to agenda item #s 6, 7, 8 and 9, and he supplied Irene Schaefer, Recording Secretary with the required Form 8B, which is attached to these minutes.

Mr. Tyner introduced this item along with Mr. Jose Papa, who gave one presentation, addressing agenda item numbers #s 6, 7, 8, which is attached to these minutes.

Mr. Papa clarified the location of the sidewalk for this parcel.

Chair Davis opened this item to public comment at 6:50PM. Seeing no one approach the podium Chair Davis closed this item to public comment at 6:51PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

7 A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF A 6.1 +/- ACRE PARCEL LOCATED .5 MILES NORTH OF PALM COAST PARKWAY ON THE WESTSIDE OF US-1 FROM DEVELOPMENT OF REGIONAL IMPACT- MIXED USE (DRI-MU) TO INSTITUTIONAL

This item was presented by Mr. Papa as part of the presentation of agenda item #6.

Chair Davis opened this item to public comment at 6:52PM. Seeing no one approach the podium Chair Davis closed this item to public comment at 6:53PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

8 A ZONING MAP AMENDMENT FROM MASTER PLANNED DEVELOPMENT (MPD) TO PUBLIC/SEMIPUBLIC (PSP) FOR A 6+/- ACRE PARCEL LOCATED .50 MILES NORTH OF PALM COAST PARKWAY ON THE WESTSIDE OF US-1

This item was presented by Mr. Papa as part of the presentation of agenda item #6.

Chair Davis opened this item to public comment at 6:53PM.

Seeing no one approach the podium Chair Davis closed this item to public comment at 6:54PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

9 A ZONING MAP AMENDMENT FROM PUBLIC/SEMIPUBLIC (PSP) TO GENERAL COMMERCIAL (COM-2) FOR A 5+/- ACRE PARCEL LOCATED NORTH OF WELLFIELD GRADE AND WEST OF US-1

Mr. Tyner introduced this item along with Mr. Jose Papa who gave a presentation which is attached to these minutes.

Chair Davis opened this item to public comment at 6:57PM.

Seeing no one approach the podium this item was closed to public comment at 6:58PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

E Board Discussion and Staff Issues

Mr. Tyner provided an update on the Land Development Code Sign Code chapter 12 review meetings to start this month along with the PLDRB's representative Mr. Scully attending these meetings with stake holders.

Mr. Tyner also informed the PDLRB members of a pending Ordinance with City Council to add two alternates to the PLDRB membership. In the case of a voting member being absent from a meeting the alternate would vote in their stead. He also encouraged members of the audience who might be interested in being on the PLDRB to apply.

F Adjournment

Motion made that the meeting be adjourned by Mr. DeMaria and the motion was seconded by Mr. Lehnertz.

The meeting was adjourned at 7:01PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

10 ATTACHMENTS

City of Palm Coast, Florida Agenda Item

Agenda Date: FEBRUARY 20, 2019

Department	PLANNING	Amount	
Item Key	6066	Account	
		#	
Subject	A SPECIAL EXCEPTION TO PERMIT WAREHOUSING IN GENERAL COMMERCIAL (COM-2) ZONING ON A 6.3 ACRE PROPERTY LOCATED AT 4560 N. US HWY 1.		
Background :	<p>Section 3.03.02, Table 3-4 of the City’s Unified Land Development Code identifies allowable uses within nonresidential and mixed-use districts. Table 3-4 specifies that “<i>mini-warehouses, office warehouses, and self - storage facilities</i>” require Special Exception approval in General Commercial (COM-2) zoning. Special Exception review helps to ensure that a mix of uses are maintained, as opposed to a location becoming exclusively warehousing or self-storage.</p> <p>The proposed use is within a planned 8,301 SF office building with a limited (less than 1000 SF) warehousing component oriented to the rear of the building. The proposed building would serve as the future home facility for Mr. Rooter Plumbing, a well-established local business that already serves the Palm Coast community at-large. Mr. Rooter Plumbing is an example of a business that fits well within a retail, office and warehousing location on US 1, as well as the Mixed - Use Future Land Use designation found along this vicinity of US 1.</p> <p>With respect to this application, staff finds that the proposed Mr. Rooter Office Warehouse project includes the potential for a sustainable, well- designed, and integrated mix of features that can contribute to the City’s economic and employment base, and while promoting the business character of the surrounding area. (See proposed elevations and floorplan). This design will be further refined during the required Technical Site Plan review process should this request be approved.</p>		
Recommended Action :	<p>Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application No. 3886 to allow a Special Exception for a “Office Warehousing” in General Commercial (COM-2) zoning district located at 4560 N. US Hwy 1.</p>		



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR APPLICATION #3886**

February 20, 2019

OVERVIEW

Project #	2019020002
Applicant:	Joseph Pozzuoli Architects
Property Description:	Sand Lake subdivision, lot 3, 6.33 AC ORD 2003-24 OR 1558 PG 273 OR 2297/1652
Property Owner:	Pipe Property Inc.
FLUM designation:	Mixed Use
Zoning designation:	General Commercial (COM-2)
Current Use:	Vacant
Property Tax ID:	22-11-30-5545-00000-0030
Property Location:	4560 N. US HWY 1, Palm Coast, FL 32164
Property Size:	6.33 acres
Requested Action:	Special Exception for Office Warehousing in General Commercial (COM-2) zoning
Recommendation:	Approval

ANALYSIS

REQUESTED ACTION

Approve a Special Exception to allow office warehousing within General Commercial (COM-2) zoning district at 4560 N. US HWY 1.

BACKGROUND/SITE HISTORY

Section 3.03.02, Table 3-4 of the City’s Unified Land Development Code identifies allowable uses within nonresidential and mixed-use districts. Table 3-4 specifies that “mini-warehouses, office warehouses, and self - storage facilities” require Special Exception approval in General Commercial (COM-2) zoning. Special Exception review helps to ensure that commercial locations maintain a mix of uses over time, as opposed to warehousing and self-storage facilities dominating an area.

The proposed use is within a planned 8,301 SF office building with a limited (less than 1000 SF) warehousing component oriented to the rear of the building. The proposed building would serve as the future home facility for Mr. Rooter Plumbing, a well-established local business that already serves the Palm Coast community at-large. Mr. Rooter Plumbing is an example of a business that fits well within a retail, office and warehousing location on US 1, as well as the Mixed - Use Future Land Use designation found along this vicinity of US 1.

With respect to this application, staff finds that the proposed Mr. Rooter Office Warehouse project includes the potential for a sustainable, well- designed, and integrated mix of features that can contribute to the City’s economic and employment base, and while promoting the business character of the surrounding area. (See proposed elevations and floorplan). This design will be further refined during the required Technical Site Plan review process should this request be approved.

The proposed office warehouse use also is compatible with the expansive mixed-use character of US 1. US 1 is one of the City’s major roadway corridors. This roadway is a major arterial, with a expanding business character, well positioned for future business, retail, restaurant, personal service and office opportunities as the City continues to grow and develop.

The applicant’s December 21, 2018 Letter to the Planning Land Development Regulation Board states the intention of the application. The applicant has been offering a service and benefit to nearby businesses, residents and workers since 2012. This proposed facility will showcase the owner’s commitment to the Palm Coast area, and other patrons by investing and establishing the permanent home for Mr. Rooter plumbing on this site. The letter also indicates that the proposed business headquarters is expected to provide employment to at least 20 residents.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	General Commercial	No change proposed
Overlay District	NA	NA
Use	Vacant	Office and warehouse
Acreage	6.33 acres	No change proposed
Primary Access	US Hwy 1	US Hwy 1
Proposed Building Size	NA	<ul style="list-style-type: none"> • 8,301 SF • 7,114 SF (conditioned) • Up to 1000 SF warehouse

SURROUNDING ZONING AND LAND USES:

LOCATION	FLUM	ZONING
NORTH	Mixed Use	Multifamily Residential Two (MFR-2)
SOUTH	Mixed Use	Industrial One- (IND-1)
EAST	Mixed Use	Multifamily Residential Two (MFR-2)
WEST	Outside of City Limits	Outside of City Limits

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, and Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was available 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: The proposed future home of Mr. Rooter Plumbing will offer a needed service to existing and nearby area businesses, as well as those residents that live, commute and pass through the area.

If the Special Exception is approved, the proposed project must still comply with all applicable TIER 1 Technical Site Plan requirements of the City's Building and Fire Codes.

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

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan.

Chapter 1 Future Land Use Element:

- *Objective 1.1.4 - Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.*
- *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.*

Staff Finding: The Mixed Use corridor Future Land Use designation offers businesses, the residents and visitors to Palm Coast an array of support businesses, retail, professional office, warehousing and personal services opportunities and uses. The proposed use is consistent with the developing needs of a growing transportation corridor. US Hwy 1 is a growing urban corridor offering services to urban and rural residents and commuters.

- *Goal 1.4 – Economic Development – Pursue an economic development program to expand (the City’s) economic base and to provide adequate, diverse employment and business opportunities.*
- *Objective 1.4.2 – Create Employment Centers and Jobs*
- *Policy 1.4.2.1 The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.*

Staff Finding: The site is located in Mixed Use FLUM designation that represents existing and future employment centers throughout the City. The purpose of the mixed-use designation is to provide a range of general retail, business services and office uses to the surrounding businesses and residents.

Small businesses, along with a mix of professional services and development, are an economic driver for local jobs and a favorable business climate. The future headquarters for Mr. Rooter Plumbing represents a significant and permanent investment in this community, as well as a job generator. In the applicant’s Letter to the PLDRB, it is estimated that approximately 20 employment opportunities will be created by this expansion.

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

Staff Finding: The applicant is responsible for complying with applicable land development, permits, impact fees and building codes related to this change of uses.

Therefore, should the Special Exception be approved no significant financial liability or hardship will be created for the City.

- **Chapter 5 - Infrastructure (Water, Sewer, Drainage, Aquifer Recharge, Waste Disposal) Element:**

Staff Findings: The City of Palm Coast serves this area and nearby development with water and sewer. At this time, the City does not anticipate providing any upgrades to its system in order to provide service for the Special Exception.

The proposed building is a 8,301 SF office headquarters with a limited “flex-use” warehousing component. Stormwater and drainage will be reviewed per code requirements as part of the Technical Site Plan review.

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: Approving a Special Exception for a new business location within an existing mixed - use corridor is consistent with the intent of the corridor and will not in itself create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City’s inhabitants.

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

Staff Finding: Any development on-site must comply with the requirements of all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.07.03 states: “No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following:

A. *Is consistent with the specific requirements for that particular use as set forth in this LDC;*

Staff Finding: The proposed location is at 4560 N. US Hwy 1. Currently, the site is vacant. Approval of this Special Exception request will allow a new business to operate within a well-designed, attractive location that will serve as the headquarters for Mr. Rooter Plumbing. The location along US 1 is appropriate for general offices, office headquarters and limited warehousing.

B. *Meets the concurrency requirements of this LDC;*

Staff Finding: The proposed project will need to meet TIER 1 Technical Site Plan approval and all LOS requirements. Any additional needs will be reviewed as part of the TIER 1 Technical Site Plan review.

C. *Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.*

Staff Finding: The proposed use is within and is very compatible within the existing Mixed Use Corridor along US HWY 1. The proposed office warehouse location on US Hwy 1, within a Mixed Use corridor and would serve existing and nearby businesses and workers, as opposed to additional vehicle trips in search of a bite to eat.

a. *Compatibility shall be further reviewed in light of the following components:*

<i>Architectural design;</i>	The proposed building will be reviewed under Chapter 13 Architectural requirements as part of TIER 1 Technical Site Plan approval.
<i>Fencing and screening, landscaping;</i>	The proposed building will be reviewed under Chapter 11 Landscaping requirements as part of TIER 1 Technical Site Plan approval.
<i>Noise reduction, sign and light control;</i>	The location of this use is within a mixed-use corridor adjacent to industrial zoning on US 1. No impact is anticipated. Similar uses are located across US 1 in the County. Signage also will be addressed in accordance with Chapter 12 of the ULDC.

<i>Storm drainage, sanitation collection;</i>	The proposed location will be reviewed for stormwater requirements as part of its TIER 1 Technical Site plan approval. The City does not provide sanitation.
<i>Police and fire protection;</i>	The City does not provide police services so no review was made. As with all businesses, a fire inspection will be required.
<i>On and off-site traffic control</i>	The applicant has submitted a Traffic statement. No impact is anticipated as a result of this application. Any additional transportation review would occur during TIER 1 Technical Site Plan review.
<i>Off-street parking and loading; and</i>	Primary access to the site will be N. US Hwy 1, as determined per FDOT review. No parking concerns are anticipated at this time. However, parking would be further reviewed as part of TIER 1 Technical Site plan review.
Other	The applicant's Letter to the Planning Board establishes the intent of the application – to serve and invest in this community as well as providing additional jobs.

SUMMARY

US Hwy 1 is suitable location for a business headquarters and warehousing. US 1 allows for the mix of uses as it continues to grow and develop concurrent with the City's growth. US Hwy 1 is prime location for offices, retail, industrial and other similar uses. The proposed mixed-use corridor location will allow employees, surrounding businesses, and residents to be served by this business expansion.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires only that the applicant notify adjacent property owners of the PLDRB meeting date 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail, on or before February 5, 2019. Neither the ULDC nor state law requires signs to be posted, or newspaper ads to be placed. Additionally, no Neighborhood Meeting is required for Special Exception applications.

To date, the Planning division has not received any adverse communications from adjacent businesses or members of the public regarding this application.

RECOMMENDATION

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application No. 3886 to allow a Special Exception for a "Office Warehousing" in General Commercial (COM-2) zoning district located at 4560 N. US Hwy 1.



December 21, 2018

Members of the Planning and Land Development Regulation Board
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164


Dear Members,

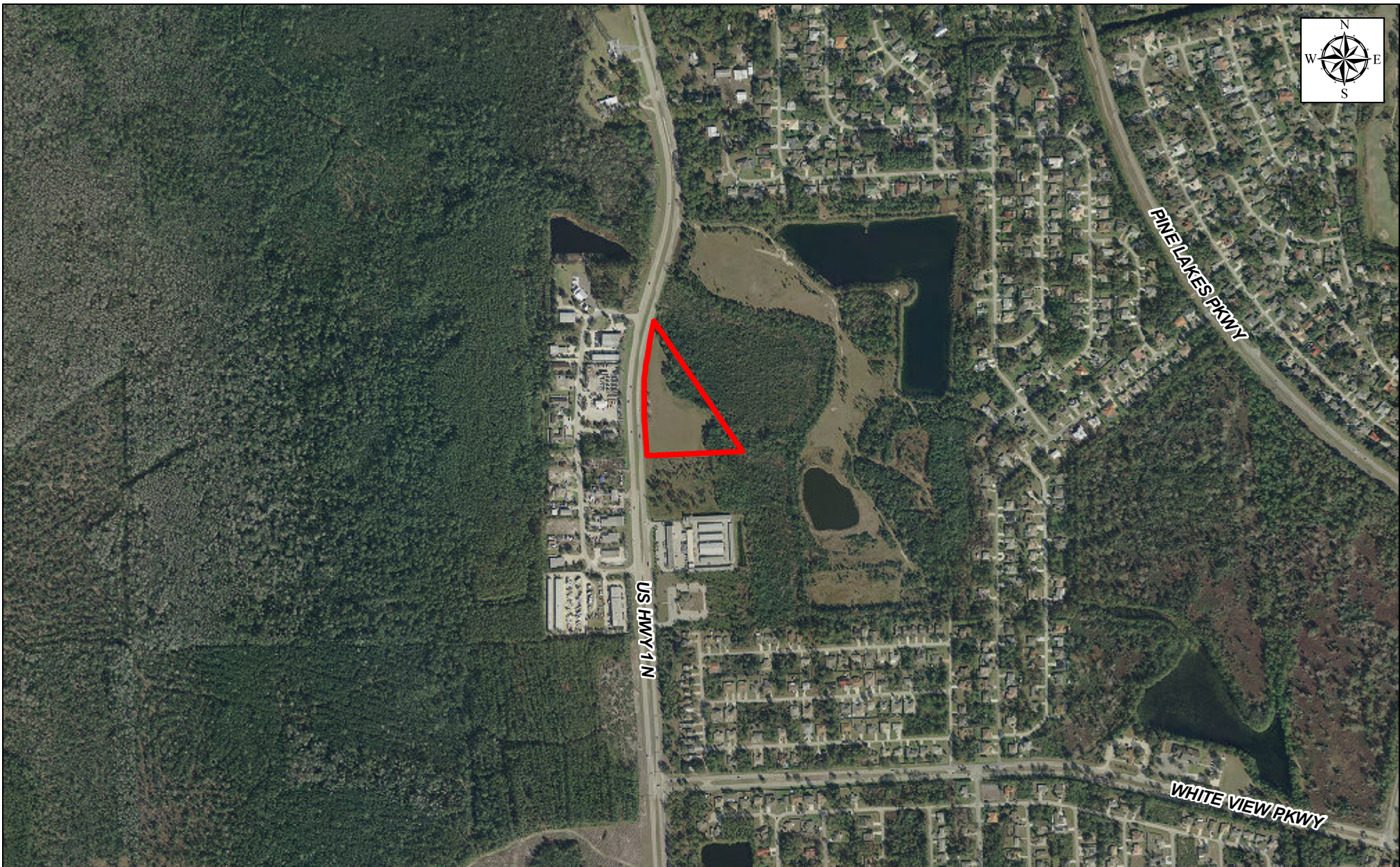
Pipe Property Inc. for Mr. Rooter Plumbing has been in business in Palm Coast since 2012. In the past six years, Mr. Rooter Plumbing has provided quality plumbing service to both residential and commercial customers in Palm Coast. Our company has grown rapidly and now requires additional space in order to accommodate the acquisition of new employees and additional parking spaces. This development will cement our goal to continue our growth.

The construction of a new office building will immediately provide employment to over 20 residents of Palm Coast, and allow for the addition of more staff in the future. The location of the new facility will enable us to showcase our business by providing direct visibility to the community. We believe this will lead to expedient possibilities for our company and empower us to provide our services to the ever growing City of Palm Coast.

It is our mission to provide the most professional, efficient, and reliable plumbing service available. We follow superior ethical policies in business practice by keeping customers apprised of the costs and options associated with their service requests. Mr. Rooter Plumbing acknowledges the importance of developing and maintaining open and meaningful lines of communication with clients, workmates, and suppliers. It's our continuous goal to maximize customer loyalty, both internally and externally. Mr. Rooter Plumbing always remembers that each customer is the reason we are in business.


Sincerely,

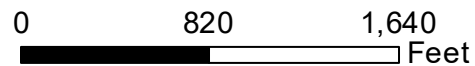

Andras Kazsamer
Treasurer



Location Map

Special Exception Request Property

 22-11-30-5545-00000-0030
4560 US Hwy 1 N



2017 Flagler FDOT
High Resolution Imagery




Map Provided by the GIS Division

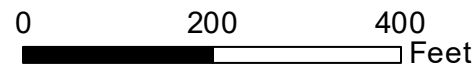
Date: 2/7/2019
20



Location Map

Special Exception Request Property

 22-11-30-5545-00000-0030
4560 US Hwy 1 N

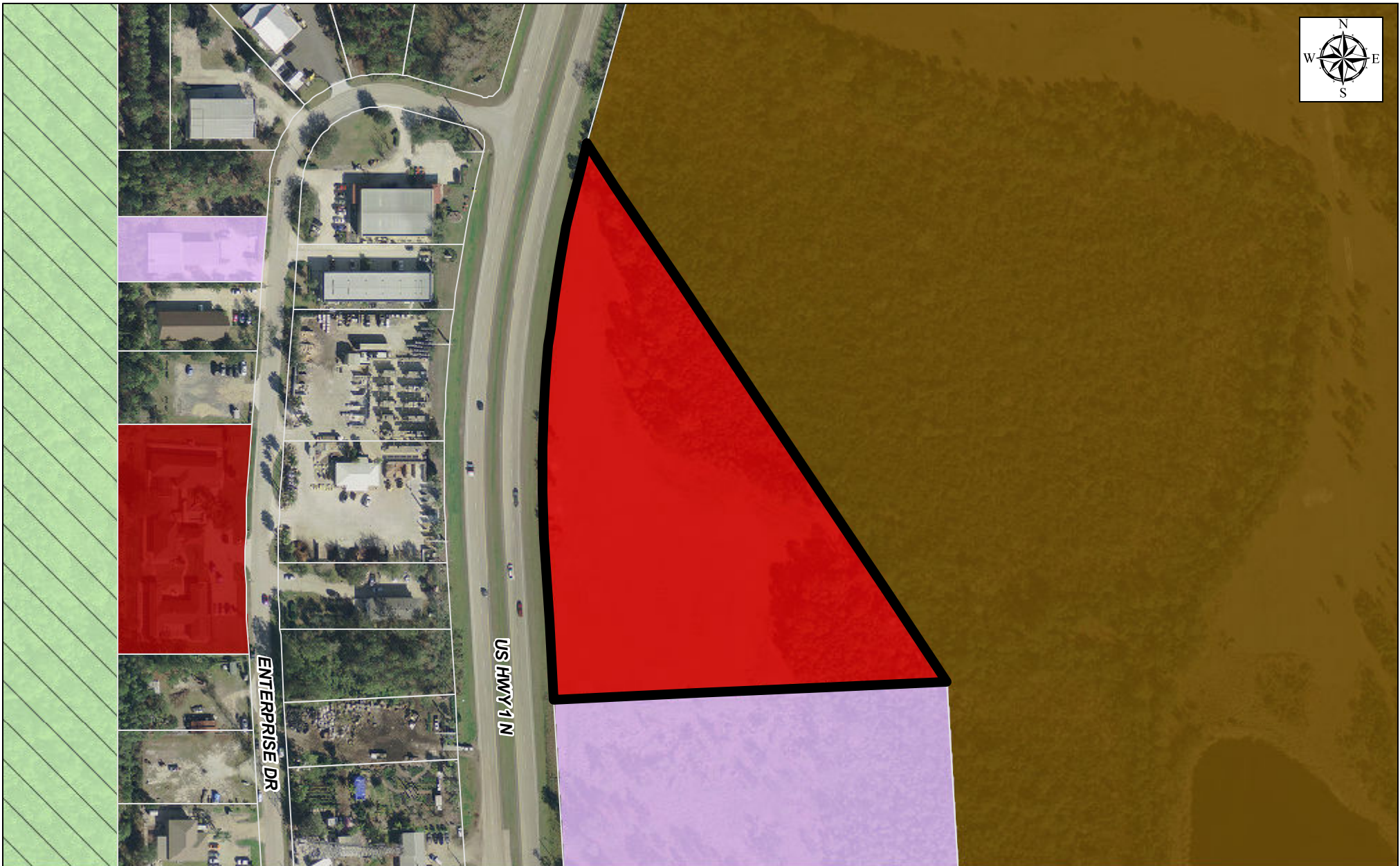


**2017 Flagler FDOT
High Resolution Imagery**



Map Provided by the GIS Division

**Date: 2/7/2019
21**








Zoning Map

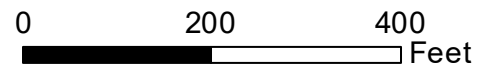
Special Exception Request Property



22-11-30-5545-00000-0030
4560 US Hwy 1 N

Palm Coast Zoning Districts

-  AC : Annexed Area, Flagler County Zoning adopted
-  COM-2
-  COM-3
-  IND-1
-  MFR-2

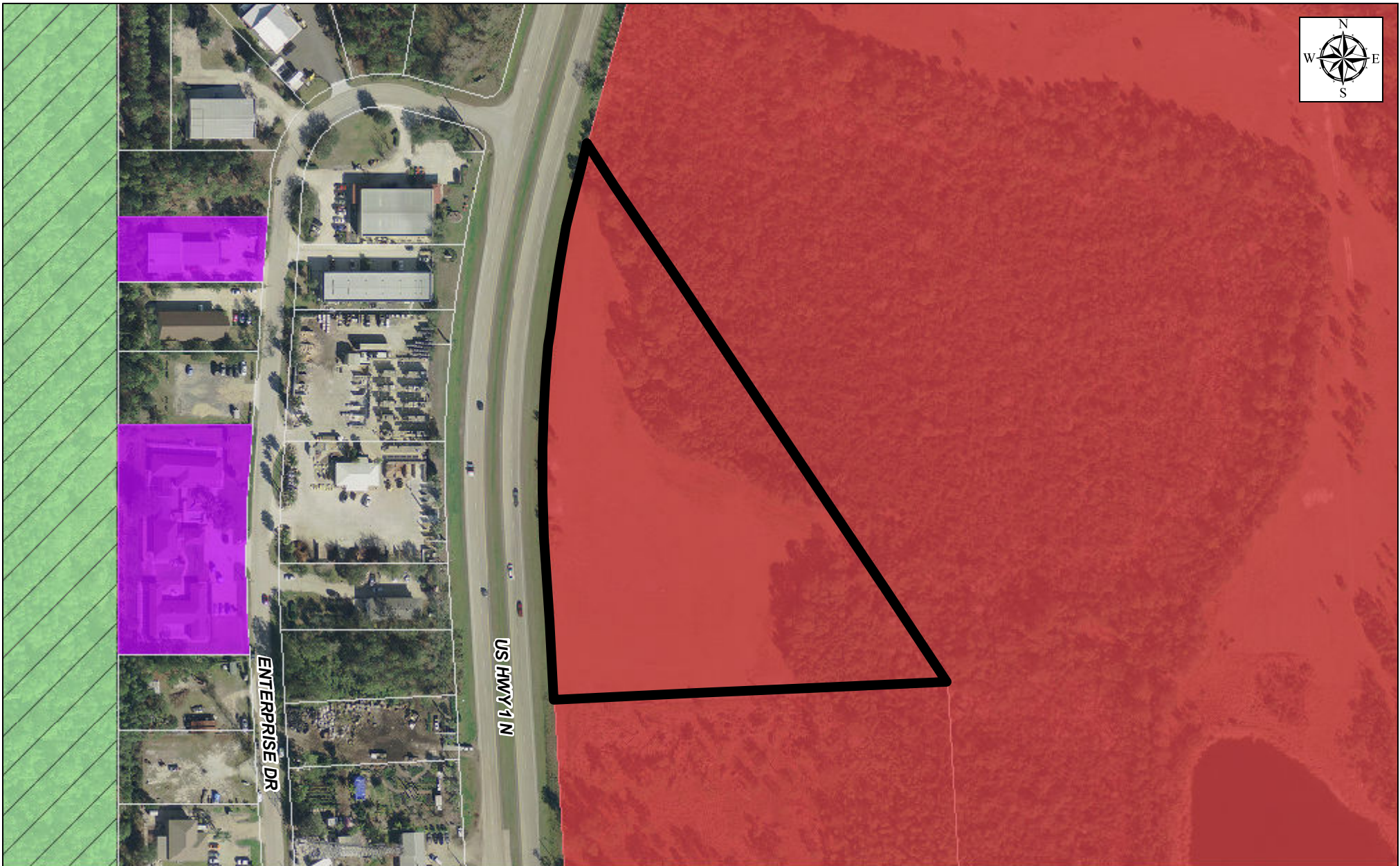


2017 Flagler FDOT
High Resolution Imagery



Map Provided by the GIS Division

Date: 2/7/2019
22



Future Land Use Map

Special Exception Request Property



22-11-30-5545-00000-0030
4560 US Hwy 1 N

Palm Coast FLUM Classifications



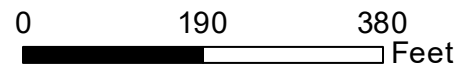
Industrial



Mixed Use



AGRICULTURE & TIMBERLANDS, Annexed Area, Flagler County FLUM adopted



2017 Flagler FDOT
High Resolution Imagery

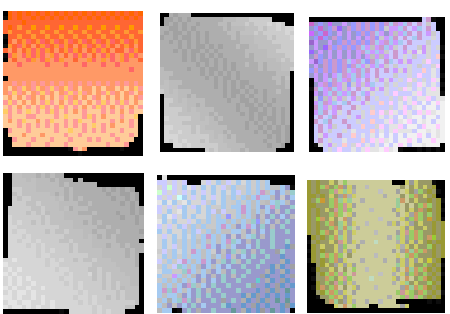


Map Provided by the GIS Division

Date: 2/7/2019
23

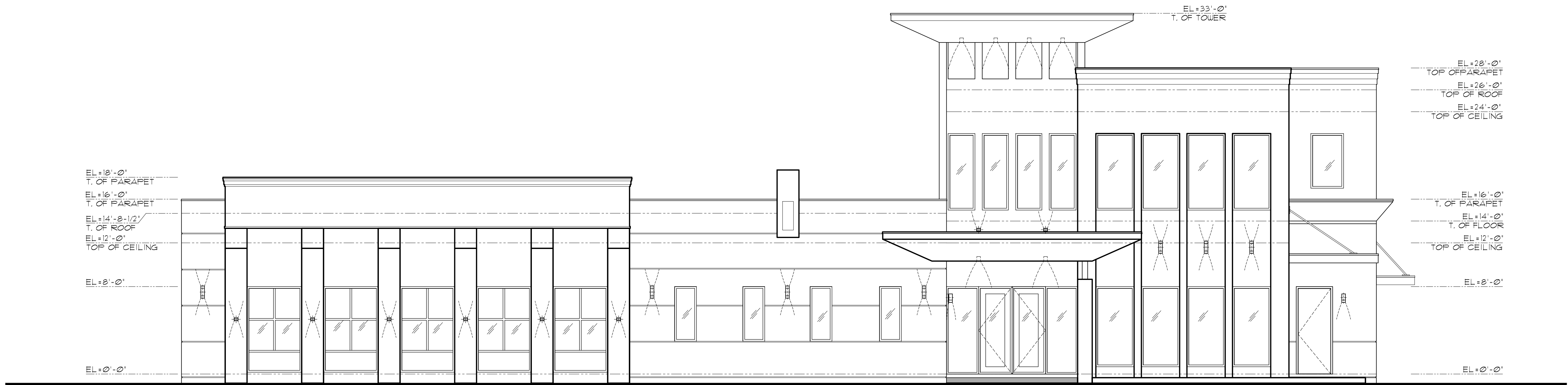
IMPORTANT !

EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THIS OFFICE'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.

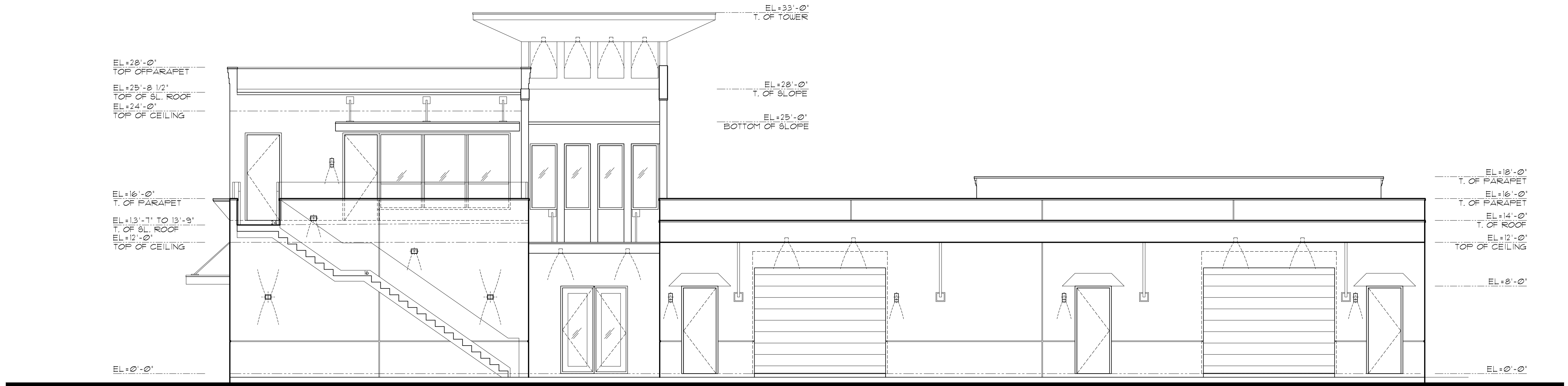


JPA

JOSEPH POZZUOLI ARCHITECT
 314 MOODY BOULEVARD
 FLAGLER BEACH, FLORIDA 32136
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 AR13178 ID 4843
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WEST ELEVATION
 SCALE: 3/16" = 1'-0"



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

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

4560 N US HIGHWAY 1
 PALM COAST, FL. 32110

ELEVATIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE
1	11.30.18	CLIENT APPROVED SET			

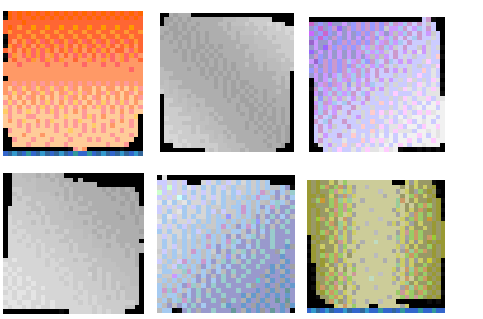
DATE: 11.27.18
 DRAWN: GLL

JOB No.: 218150
 CHECKED: JDP

A-5

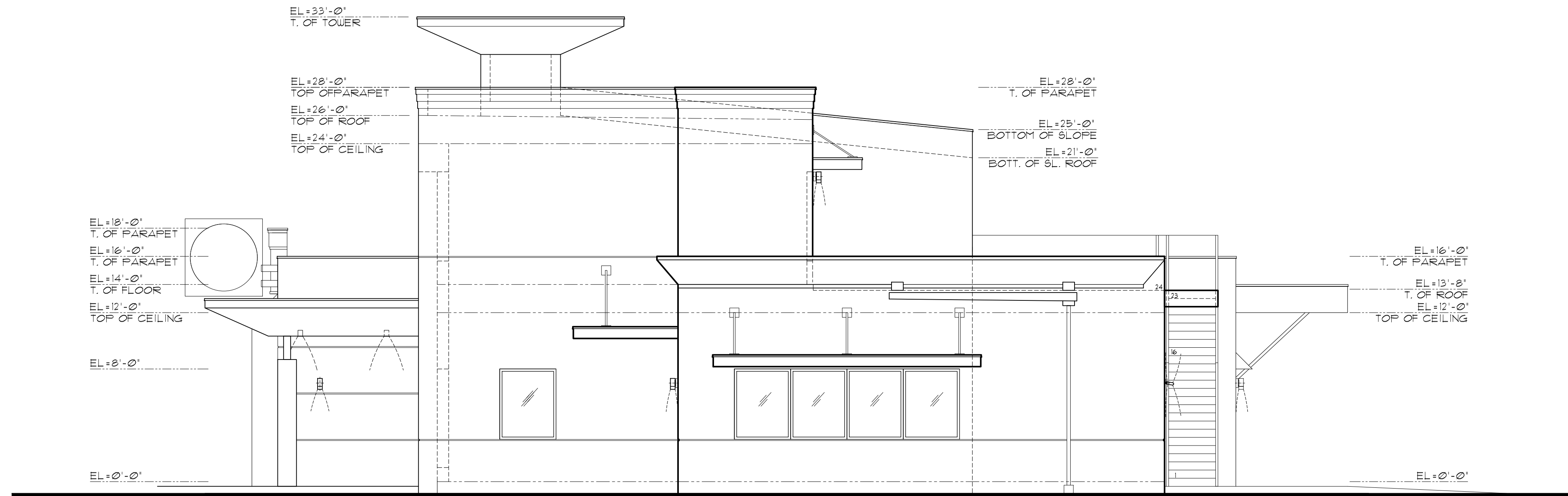
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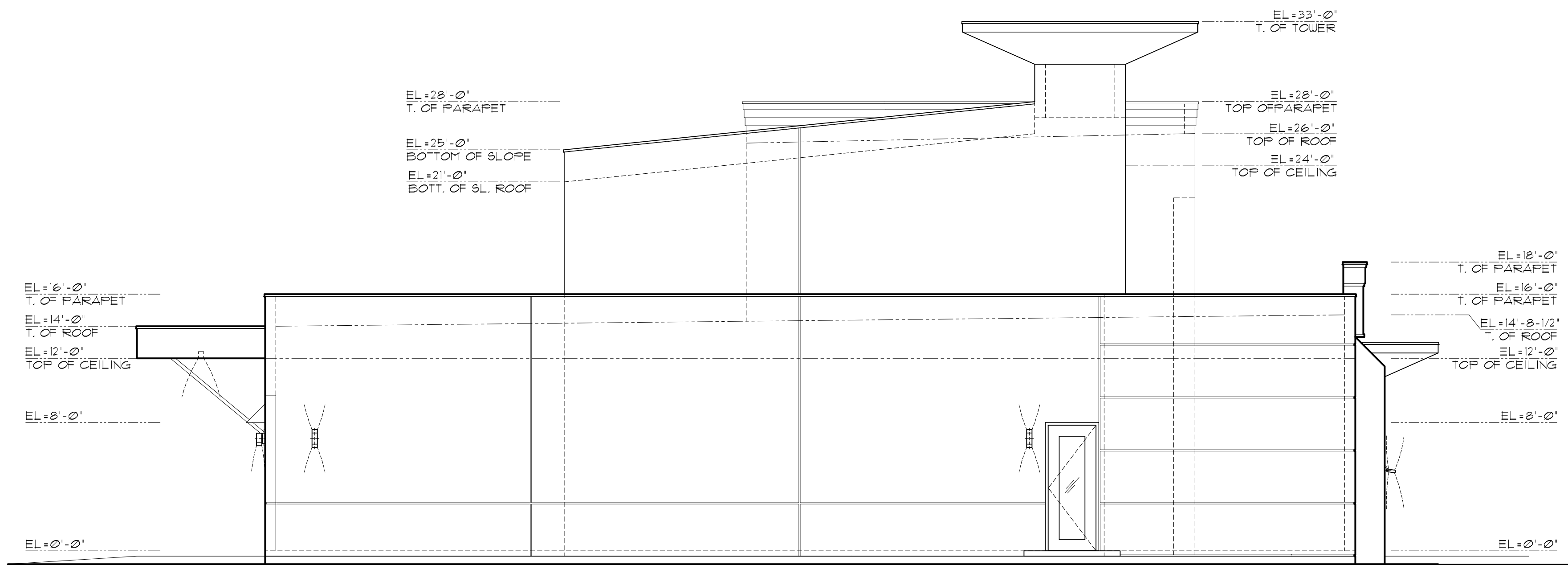


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SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



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

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

4560 N US HIGHWAY 1
 PALM COAST ,FL. 32110

ELEVATIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE
11.30.18		CLIENT APPROVED SET			

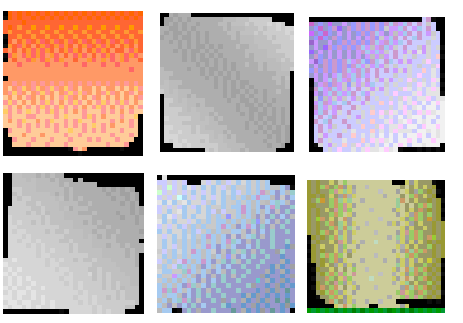
DATE:	DRAWN:
11.27.18	GLL

JOB No.:	CHECKED:
218150	JDP

A-6

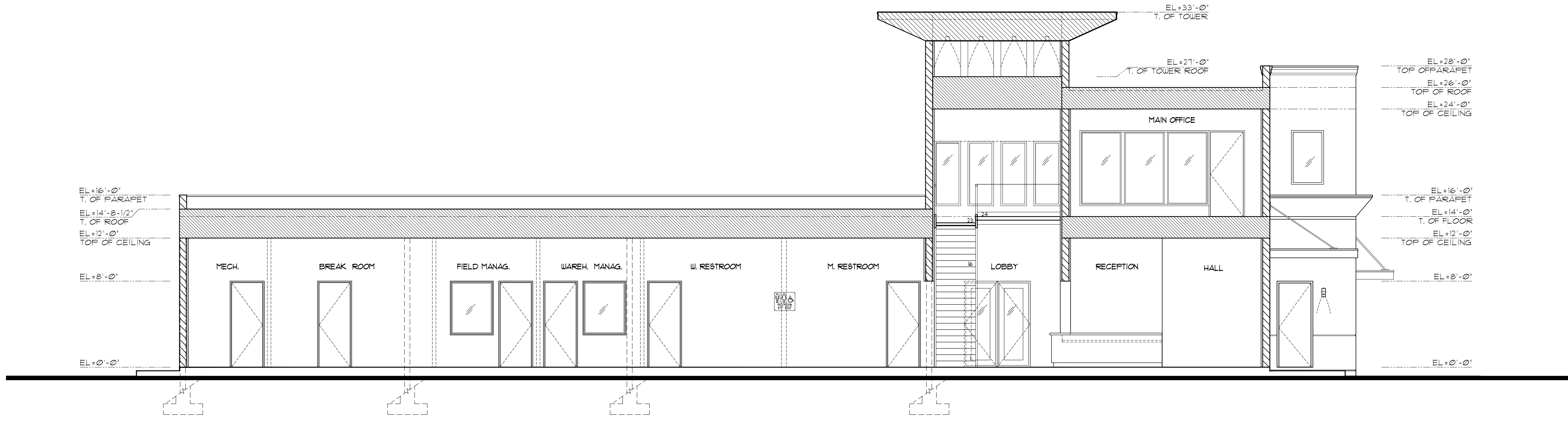
IMPORTANT !

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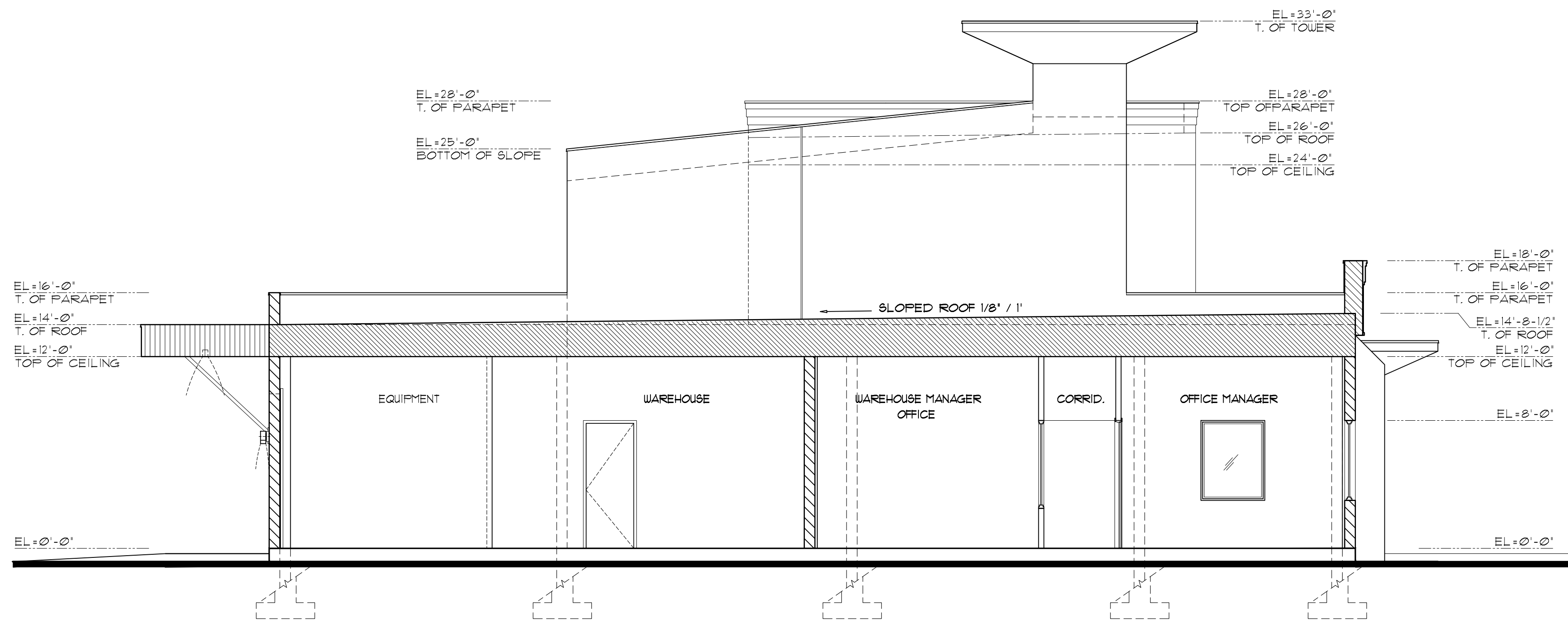


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SECTION 1
 SCALE: 3/16" = 1'-0"



SECTION 2
 SCALE: 3/16" = 1'-0"

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

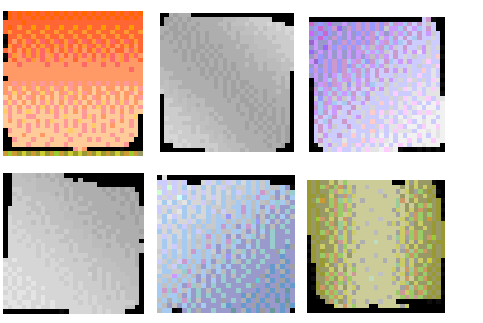
4560 N US HIGHWAY 1
 PALM COAST, FL. 32110

BUILDING SECTIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE

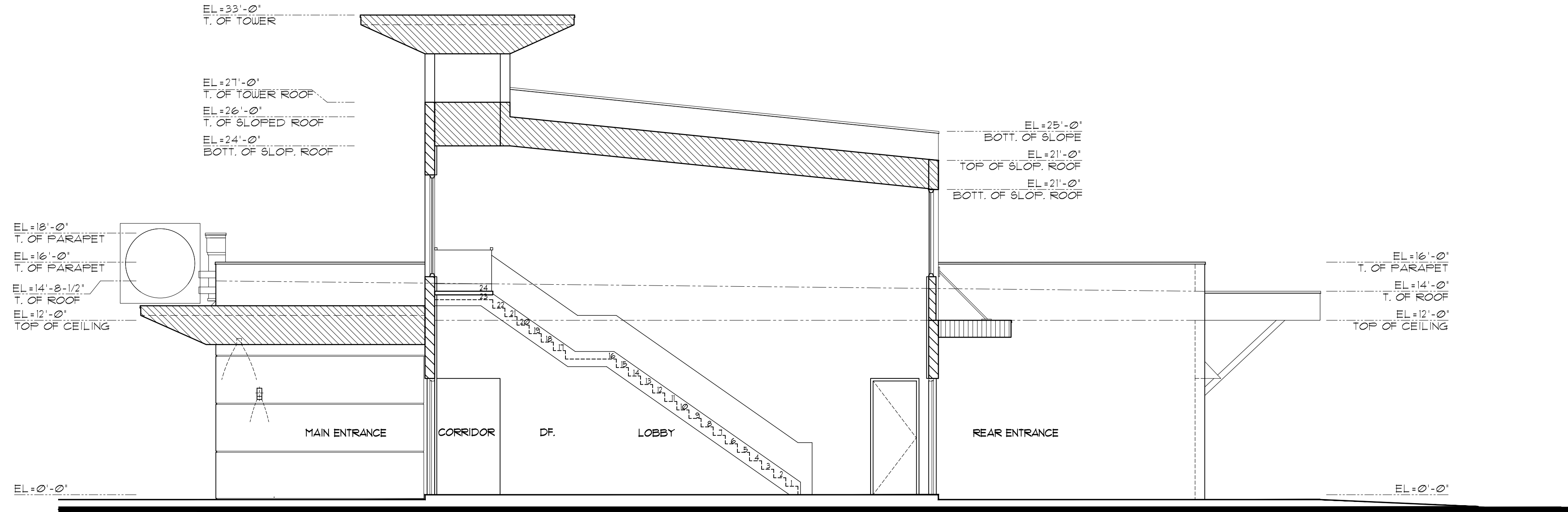
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JOB No.: 218150	CHECKED: JDP

A-7

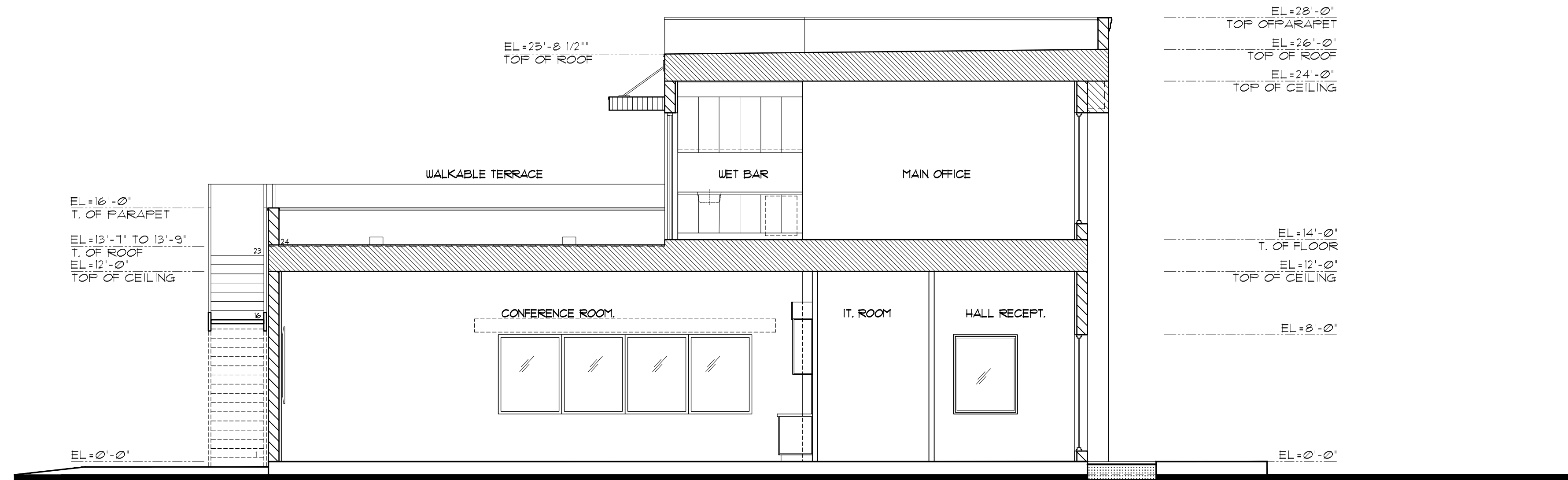


JPA

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



SECTION 4
 SCALE: 3/16" = 1'-0"

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

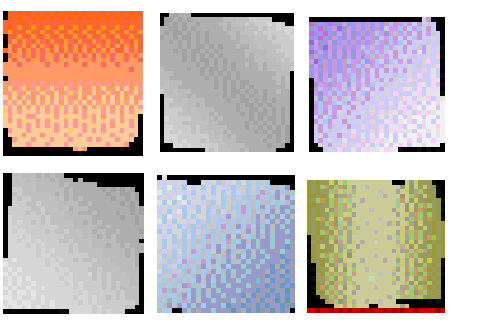
4560 N US HIGHWAY 1
 PALM COAST, FL. 32110

BUILDING SECTIONS

REV #	DATE	ISSUE	REV #	DATE	ISSUE
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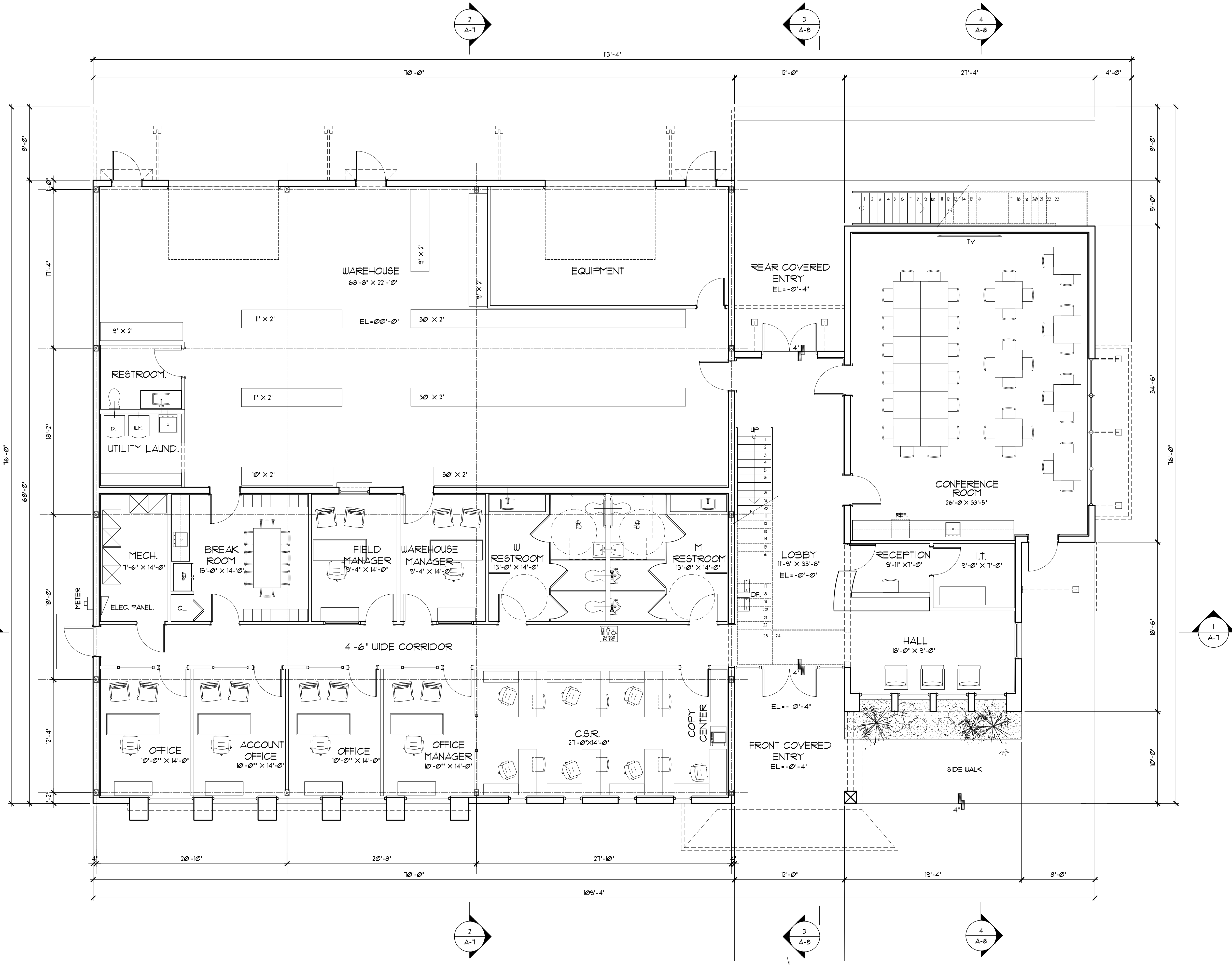
DATE: 11.27.18	DRAWN: GLL
JOB No.: 218150	CHECKED: JDP

A-8



JPA

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FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

4560 N US HIGHWAY 1
 PALM COAST, FL. 32110

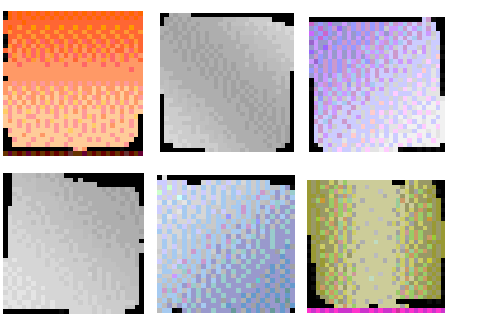
FIRST FLOOR PLAN

REV #	DATE	ISSUE	REV #	DATE	ISSUE
1	11.30.18	CLIENT APPROVED SET			

DATE: 11.27.18
 DRAWN: GLL

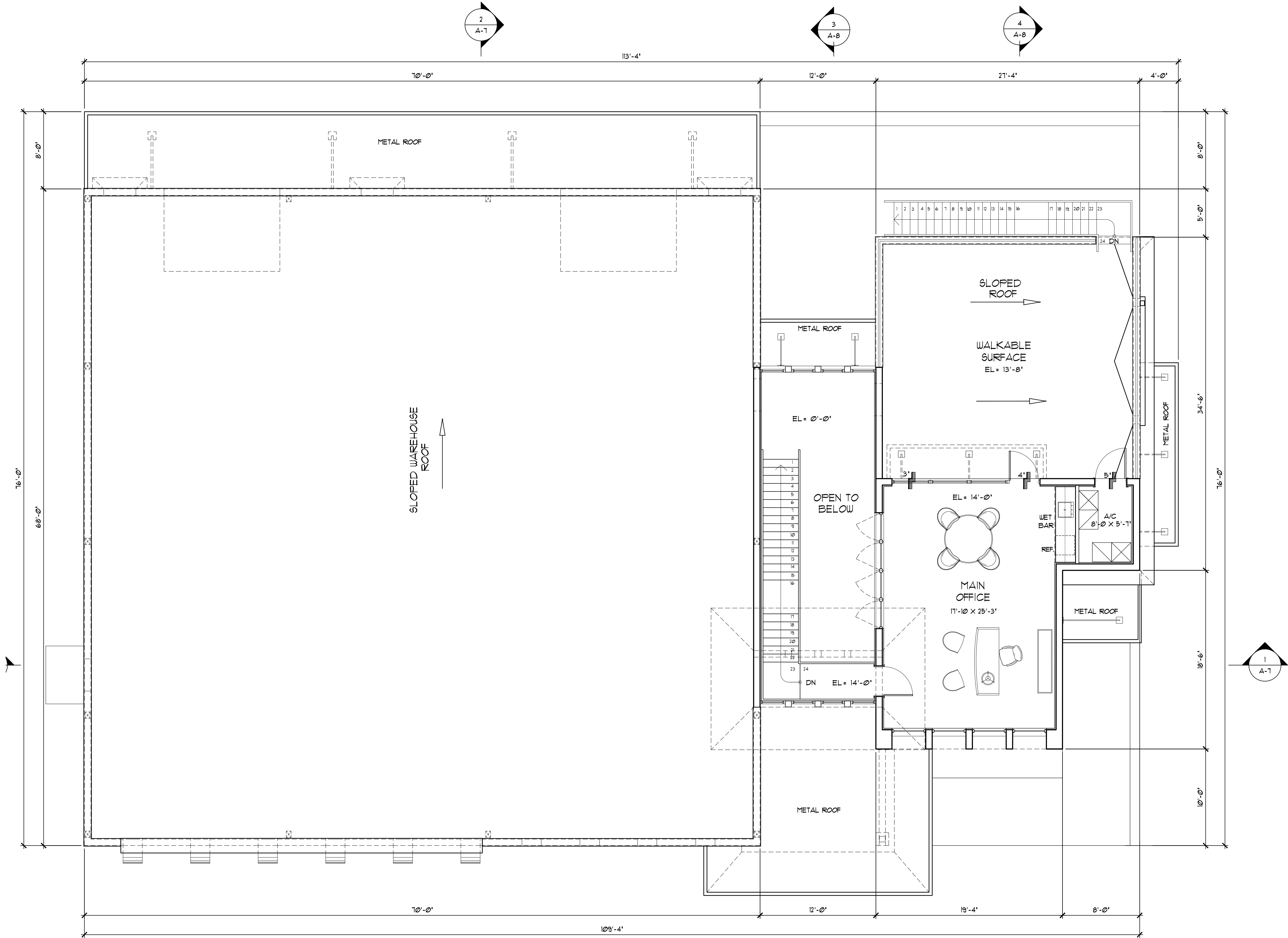
JOB No.: 218150
 CHECKED: JDP

A-2



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SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

4560 N US HIGHWAY 1
PALM COAST, FL. 32110

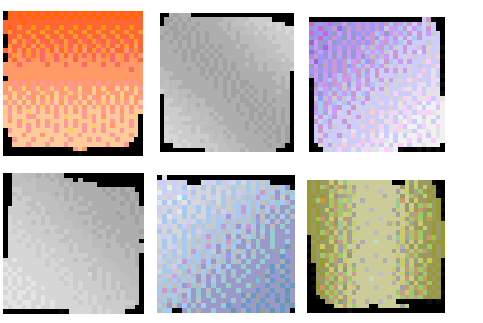
SECOND ROOF PLAN

REV #	DATE	ISSUE	REV #	DATE	ISSUE
1	11.30.18	CLIENT APPROVED SET			

DATE: 11.27.18 DRAWN: GLL

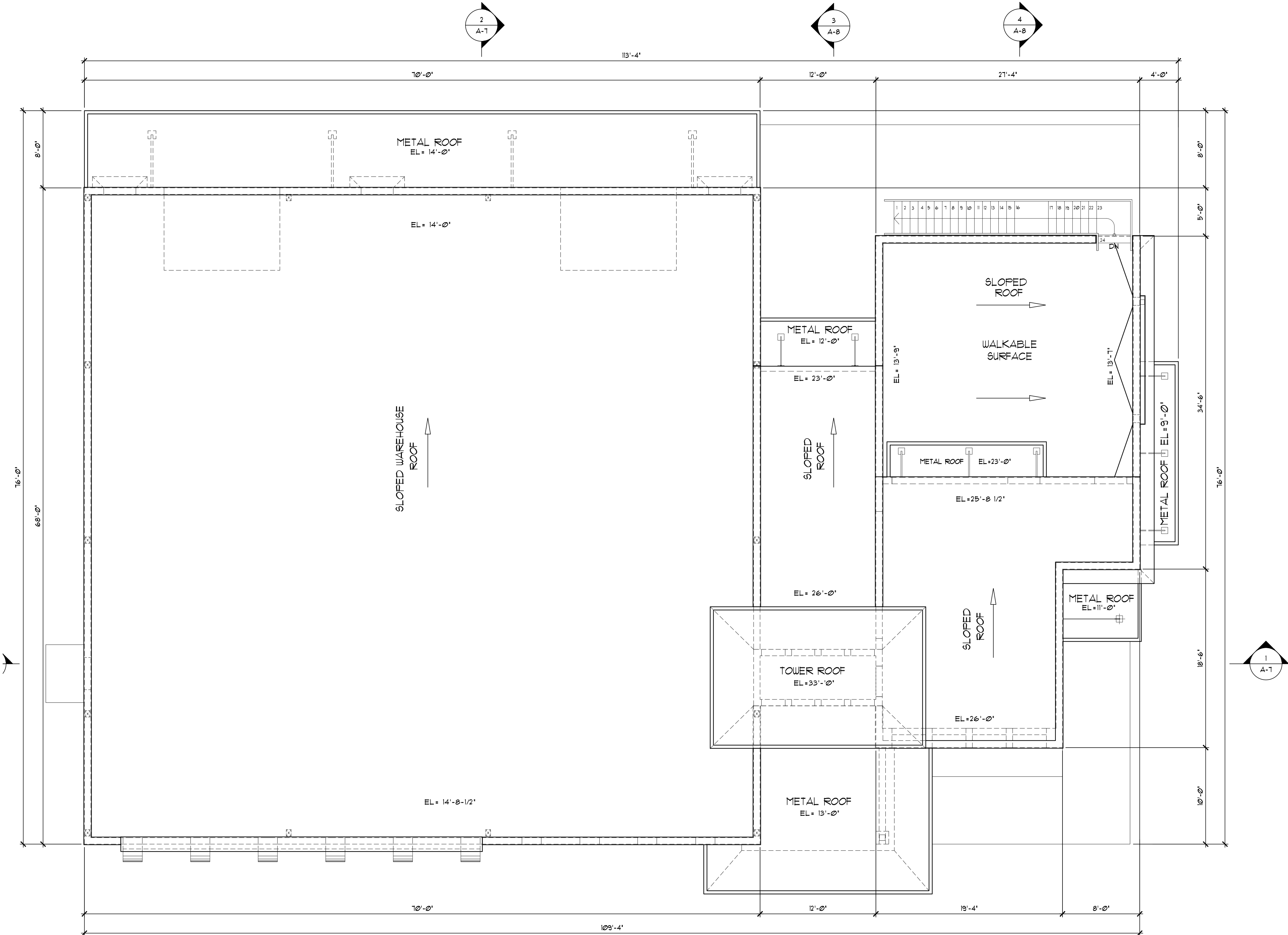
JOB No.: 218150 CHECKED: JDP

A-3



JPA

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

AREAS	
FIRST FLOOR	6,416 SQFT
SECOND FLOOR	638 SQFT
TOTAL A/C AREA:	7,114 SQFT
FIRST FLOOR COVERED ENTRY:	369 SQFT
FIRST FLOOR COVERED AWNING:	191 SQFT
FIRST FLOOR COVERED WAREHOUSE:	560 SQFT
SECOND FLOOR COVERED AWNING:	61 SQFT
TOTAL UNDER ROOF AREA:	8,301 SQFT

A NEW OFFICE & WAREHOUSE BUILDING FOR:

MR. ROOTER

4560 N US HIGHWAY 1
 PALM COAST, FL. 32110

ROOF PLAN

REV #	DATE	ISSUE
1	11.30.18	CLIENT APPROVED SET

DATE: 11.27.18 DRAWN: GLL

JOB No.: 218150 CHECKED: JDP

A-4



city of PALM COAST

Community Development Department
Planning Division

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

February 04, 2019

RE: Request for Special Exception; Application No. 3886

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 for a Special Exception to allow a warehouse use in General Commercial (COM-2) zoning has been made by JOSEPH POZZUOLI regarding Palm Coast Section 22, Block 00000, Lot 0030, Tax Parcel ID No.: 22-11-30-5545-00000-0030, located at 4560 US Highway 1 North.

This request is to be heard before the Planning and Land Development Regulation Board (PLDRB). 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, February 20, 2019 beginning at 5:30 pm or as soon thereafter as possible.

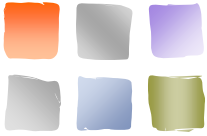
You are welcome to attend and express your opinion or place concerns in writing and mail them to the address listed below on this letter. You may also contact me at 386-986-2482 or Imeehan@palmcoastgov.com for additional information.

Cordially,

Ida Meehan, AICP
Project Manager

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. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact Irene Schaefer at 386-986-3736 at least 48 hours prior to the hearing. To obtain the decision of this hearing, please contact the Planning Division the day after the above public hearing during the afternoon.





JOSEPH POZZUOLI ARCHITECT

Special Exception Application

List of Abutting Properties to 4560 US Hwy 1 N, Bunnell, FL 32110

Parcel ID # 22-11-30-5545-00000-0030

East of US HWY 1

Tearoc of Florida Inc.
4490 N US HWY 1, STE 111
Bunnell, FL 32110
Parcel ID # – 22-11-30-5545-00000-0010

Owflorida LLC
340 Mceachin Landing Rd
Hazelhurst, GA 31539
Parcel ID # – 22-11-30-5545-00000-0040

West of US HWY 1

Joreb Inc.
D/B/A Flagler Powerhouse
20 Enterprise Dr.
Bunnell, FL 32110
Parcel ID # – 22-11-30-5780-00000-0220

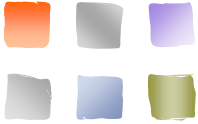
J & R of Flagler Inc.
20 Enterprise Drive
Bunnell, FL 32110
Parcel ID # – 22-11-30-5780-00000-0230

Stone Plus Inc.
8515 Baymeadows Way
Suite 402
Jacksonville, FL 32256
Parcel ID # – 22-11-30-5780-00000-0240

Propagate Inc.
8515 Baymeadows Way
Suite 402
Jacksonville, FL 32256
Parcel ID # – 22-11-30-5780-00000-0260

ARCHITECTURE • PLANNING • INTERIORS

314 Moody Boulevard • Flagler Beach, FL 32136 • P: 386.439.5650 • www.jpafloida.com • jpa@jpaflorida.com



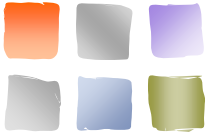
Keith, Robert G.
10 Enterprise Dr.
Bunnell, FL 32110
Parcel ID # – 22-11-30-5780-00000-0270

Costa, Manuel D. & Rosa, F H&W
Trustees
2 Caitlin Court
Palm Coast, FL 32137
Parcel ID # – 22-11-30-5780-00000-0280

R & K Certified Roofing of Florida Inc.
4551 N US HWY 1
Unit A
Bunnell, FL 32110
Parcel ID # – 22-11-30-0000-03040-0000

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JOSEPH POZZUOLI ARCHITECT

01.30.19

To whom it may concern,

Joseph Pozzuoli Architect has contracted the engineering services of Alann Engineering Group, Inc. – Kimberly Buck, P.E. to work with JPA concerning the Mr. Rooter project at 4560 US HWY 1 N, Bunnell, FL 32110.

Alann Engineer professional services are to coordinate with Florida Department Of Transportation (FDOT) concerning the Mr. Rooter Office/Warehouse in a COM-2 Zoning district. This letter is to suffice the requirement of the Special Exception Application Checklist, Item K. by assuring the City of Palm Coast this work shall be done.

Alann Engineering shall provide the Scope of Work necessary to contact the FDOT for review of the proposed connections. As soon as possible the FDOT comments, conditions, or approvals will be submitted with the other documents as needed to move forward in the City's approval process.

Tasks but not limited to: Meetings, Evaluate FDOT Requirements for Connections, Evaluate Grades for roadside Drainage etc., Prepare Off-site layout per JPA's design, Prepare Calc's for Stormwater drainage and so on, etc.

If there are more questions, please do not hesitate to contact myself or Kimberly Buck.

Sincerely-

Joseph Pozzuoli Architect

Joseph D. Pozzuoli, AIA, ID, ICAA
Principal

ARCHITECTURE • PLANNING • INTERIORS

314 Moody Boulevard • Flagler Beach, FL 32136 • P: 386.439.5650 • www.jpafloida.com • jpa@jpaflorida.com



NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 11 day of FEB., 2019 personally appeared

LIZABETH STORRS who after providing
FLDL as identification and

who did, 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 # 3886**, 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 MEETING, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

Lizabeth Storrs
Signature of Responsible Party

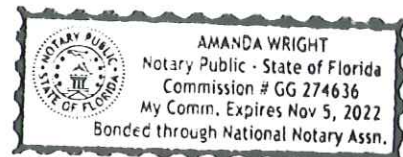
LIZABETH STORRS
Printed Name

JOSEPH POZZUGLI ARCHITECT
314 MOODY BLVD. FLAGLER BEACH, FL 32136
Mailing Address

Amanda Wright
Signature of Person Taking Acknowledgement

Amanda Wright
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.

City of Palm Coast, Florida

Agenda Item

Agenda Date : 2/20/2019 5:30:00 PM

Department	PLANNING	Amount	
Item Key	6068	Account	
		#	
Subject THE AZURE AN ASSISTED LIVING AND MEMORY CARE FACILITY TIER 2 TECHNICAL SITE PLAN REVIEW (#3837)			
Background :			
<u>Request:</u>			
<p>The Azure is a Tier 2, Technical Site Plan for an assisted living with memory care facility, consisting of 111 units with 116 beds. The project is proposed for construction on a vacant 5.00-acre site located at 144 Cypress Point Parkway, which is about 400 feet east of Pine Cone Drive on the south side of Cypress Point Parkway and directly west of the City Market Place.</p>			
<u>Background:</u>			
<p>The PLDRB at its March 16, 2016 meeting, approved the eastern 4.33+/- acre parcel for a Tier 2, Technical Site Plan. This was for the Starling Assisted Living Facility a two-story building for an assisted living and memory care facility with 74 units and 86 beds. Since that time, the existing property owner listed the subject property “for sale” and in late 2017/early 2018, NXC Palm Coast Owner, LLC out of Denver, Colorado put the property under purchase contract.</p>			
<p>On May 16, 2018, the PLDRB approved by a 6 - 0 vote for NXC Palm Coast Owner, LLC a Tier 2, Technical Site Plan for a 67,280 square foot, two-story building having an assisted living and memory care facility with 80 units and 99 beds. This was a minor increase of 6 units and 13 beds with a site plan that was similar to the one approved for Starling in March 2016. In the summer of 2018, NXC Palm Coast Owner, LLC re-analyzed the feasibility of the project and determined it would be better to enlarge and redesign the site and building so it would suit their needs and the market better over the long-term.</p>			
<p>In November 2018, NXC Palm Coast Owner, LLC submitted an application for a new Tier 2, Technical Site Plan for the enlarged and redesigned building and increased the project size from 4.33+/- acres to 5.00 +/- acres by adding the 0.67+/- acre parcel to the west. The project would still be for an assisted living facility with memory care. The latest application proposes to increase the building from two stories to three stories, the building area from 67,280 square foot to 94,620 square feet, the units from 80 to 111, and the beds from 99 to 116. The project is also proposed for two phases with Phase 2 being on the westerly 0.67+/-acre parcel and is intended for only 12 extra parking spaces and a small children’s recreational area. Hence, Phase 1 covers construction of the ALF and memory care building and all its essential components.</p>			
<u>Analysis:</u>			
<p>This assisted living and memory care facility will be constructed as a three-story building comprising 94,620 square feet. A development of this scale is required to comply with the Tier 2 or Moderate Development Level review/approval process with the PLDRB as the determining body after staff review and recommendation.</p>			
<p>Staff finds that the application for Phase 1 complies with the requirements of the MFR-2 Zoning</p>			

District as well as the Land Development Code. Additionally, this infill project complies with the Comprehensive Plan as a blending of residential and institutional uses (including ALFs) are allowed in areas designated *Mixed Use* on the Future Land Use Map. Additionally in the Housing Element, projects providing special housing needs for the elderly and continuum care facilities are encouraged in the City.

Recommended Action :

Staff recommends the PLDRB approve The Azure of Palm Coast Assisted Living and Memory Care Facility a Technical Site Plan Tier 2, Application No. 3837



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR FEBRUARY 20, 2019
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

OVERVIEW

Project Name:	The Azure of Palm Coast - Assisted Living & Memory Care Facility
Application Number:	3837
Property Owner:	SSL Palm Coast, LLC, Jacksonville, FL
Applicant:	NXC Palm Coast Owner, LLC, Denver, CO
Agent:	Alann Engineering Group, Inc.
Size of subject property:	5.00 +/- acres
Location:	144 Cypress Point Parkway (400 feet east of Pine Cone Drive on the south side of Cypress Point Parkway)
Current FLUM designation:	Mixed Use
Current Zoning designation:	MFR-2 for Phase 1 and PSP for Phase 2
Current Use:	Vacant
Parcel ID #:	07-11-31-7025-000B0-00F1 and 07-11-31-7025-000B0-00F2

REQUESTED ACTION

The applicant has submitted for a Technical Site Plan review for an assisted living with memory care facility, consisting of 111 units with 116 beds. The project is proposed for construction on a vacant 5.00-acre site located at 144 Cypress Point Parkway, which is about 400 feet east of Pine Cone Drive on the south side of Cypress Point Parkway and directly west of the City Market Place. The project is considered a “Moderate” (Tier 2) development, based on the building size of 94,620 square feet, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

BACKGROUND/SITE HISTORY

The PLDRB at its March 16, 2016 meeting, approved the eastern 4.33+/- acre parcel for a Tier 2, Technical Site Plan. This was for the Starling Assisted Living Facility a two-story building for an assisted living and memory care facility with 74 units and 86 beds. Since that time, the existing property owner listed the subject property “for sale” and in late 2017/early 2018, NXC Palm Coast Owner, LLC out of Denver, Colorado put the property under purchase contract.

On May 16, 2018, the PLDRB approved by a 6 - 0 vote for NXC Palm Coast Owner, LLC a Tier 2, Technical Site Plan for a 67,280 square foot, two-story building having an assisted living and memory care facility with 80 units and 99 beds. This was a minor increase of 6 units and 13 beds with a site plan that was similar to the one approved for Starling in March 2016. In the summer of 2018, NXC Palm Coast Owner, LLC re-analyzed the feasibility of the project and determined it would be better to enlarge and redesign the site and building so it would suit their needs and the market better over the long-term.

In November 2018, NXC Palm Coast Owner, LLC submitted an application for a new Tier 2, Technical Site Plan for the enlarged and redesigned building and increased the project size from 4.33+/- acres to 5.00 +/- acres by adding the 0.67+/- acre parcel to the west. The project would still be for an assisted living facility with memory care. The latest application proposes to increase the building from two stories to three stories, the building area from 67,280 square foot to 94,620 square feet, the units from 80 to 111, and the beds from 99 to 116. Compared to their previous approval this results in proposed increases of one additional story or floor, 27,340 square feet of building area, 31 units, and 17 beds. The project is also proposed for two phases with Phase 2 being on the westerly 0.67+/-acre parcel and is intended for only 12 extra parking spaces and a small children’s recreational area. Hence, Phase 1 covers construction of the ALF and memory care building and all its essential components.

The architectural exterior design and colors of the building have also been modified since the last PLDRB approval in May 2018. The project still includes exterior courtyards, gardens and a gazebo overlooking the existing lake at the rear of the site. The site plan has two access points onto Cypress Point Parkway with one located on the western side of Phase 1 at a full median opening along Cypress Point Parkway and the other along the eastern boundary of the site (for right-in/right-out traffic only) that is shared with City Market Place.

LAND USE AND ZONING INFORMATION

The easterly 4.33+/-acre tract is zoned MFR-2 which is Phase 1 and the westerly 0.67+/-acre tract is zoned Public/Semi-Public (PSP) and is Phase 2. The subject site is designated “Mixed Use” on the Future Land Use Map. A fundamental principle of a mixed use area is to ensure the compatibility between residential and non-residential land uses within close proximity of each other, thereby creating a more sustainable and self-supporting neighborhood. Residential access to neighborhood-serving uses are primarily through internal streets and pedestrian network, achieving goals related to traffic reduction on nearby arterial and collector roadways. The proposed assisted living and memory care facility will function as a combination of residential uses in an institutional setting so the project is appropriate for the site. The following table summarizes the general land use and zoning information.

SURROUNDING ZONING AND FLUM CATEGORIES

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

SITE DEVELOPMENT REQUIREMENTS

Site development for Phase 1 must be in accordance with the requirements of the City of Palm Coast Land Development Code (including the MFR-2 Zoning District) and must comply with the City’s Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria (per MFR-2 unless noted)	Required	Provided
Minimum Development Site Area	4 acres	5.00+/- acres
Maximum Impervious Surface Ratio	0.70	0.54
Maximum Building Height	60 feet	53.17 feet
Minimum Building Setbacks	Front (North): 25 feet Side (East): 10 feet Rear (South): 20 feet Side (West): 10 feet	86 feet 65 feet 33 feet 67 feet
Minimum Parking: 1 space per 2 beds or 0.75 space per unit	116 beds ÷ 2 = 58 spaces or 111 units x 0.75 = 83 spaces	59 spaces including 4 for disabled persons + 12 spaces in Phase 2
Minimum Landscape Buffers	Front (North): 25 feet Side (East): 10 feet Rear (South): 10 feet Side (West): 10 feet	25 feet 10 feet 10 feet 10 feet

TECHNICAL SITE PLAN PROCESS

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

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

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

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

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

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the site's specified land use is consistent with the Mixed Use designation on the Future Land Use Map and the site's (MFR-2) Multi-Family and (PSP) Public/Semi-Public Zoning allows assisted living facilities.

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

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

- **Chapter 1, Future Land Use Element: Policy 1.1.1.1.C Mixed Use** – This FLUM designation represents existing and future mixed use corridors and employment centers throughout the City that provide general retail, professional services, and offices. A blending of residential and institutional uses is also allowed in this land use designation.
- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.5**
Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.
- **Chapter 1, Future Land Use Element: Objective 1.4.2 – Create Employment Centers and Jobs** - Encourage the development of employment centers within close proximity to housing and transportation corridors to maximize accessibility, convenience for residents, and to improve the economic climate.
- **Chapter 2, Transportation Element: Policy 2.2.1.3** – The City shall continue to promote the construction of roadway connections between residential and institutional and commercial development to promote the use of bicycles and walking.
- **Chapter 2, Transportation Element: Policy 2.2.2.1** – Through the development review process, the City shall ensure that developers construct connections that link residential areas, recreational facilities, and commercial developments to reduce traffic on collector and arterial roadways.
- **Chapter 3, Housing Element: Objective 3.2.2 – Affordable Housing for Residents with Special Needs** - Provide adequate and affordable housing opportunities to accommodate households with special housing needs with an emphasis on provisions for the elderly.

-
- **Chapter 3, Housing Element: Policy 3.2.2.2** – The City shall encourage the development of continuum of care facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site. This can be provided through a variety of potential mechanisms.

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

Planning Staff Findings: The public infrastructure needed to support the project is already in place. Any potential liabilities associated with public improvements will be ensured via a Performance/Maintenance Bond. A traffic impact analysis was not required since the project will generate less than 1,000 weekday daily trips. Per the trip generation analysis provided by the applicant's engineer, the project will generate 30 weekday PM peak hour trips and 302 weekday daily trips.

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

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

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

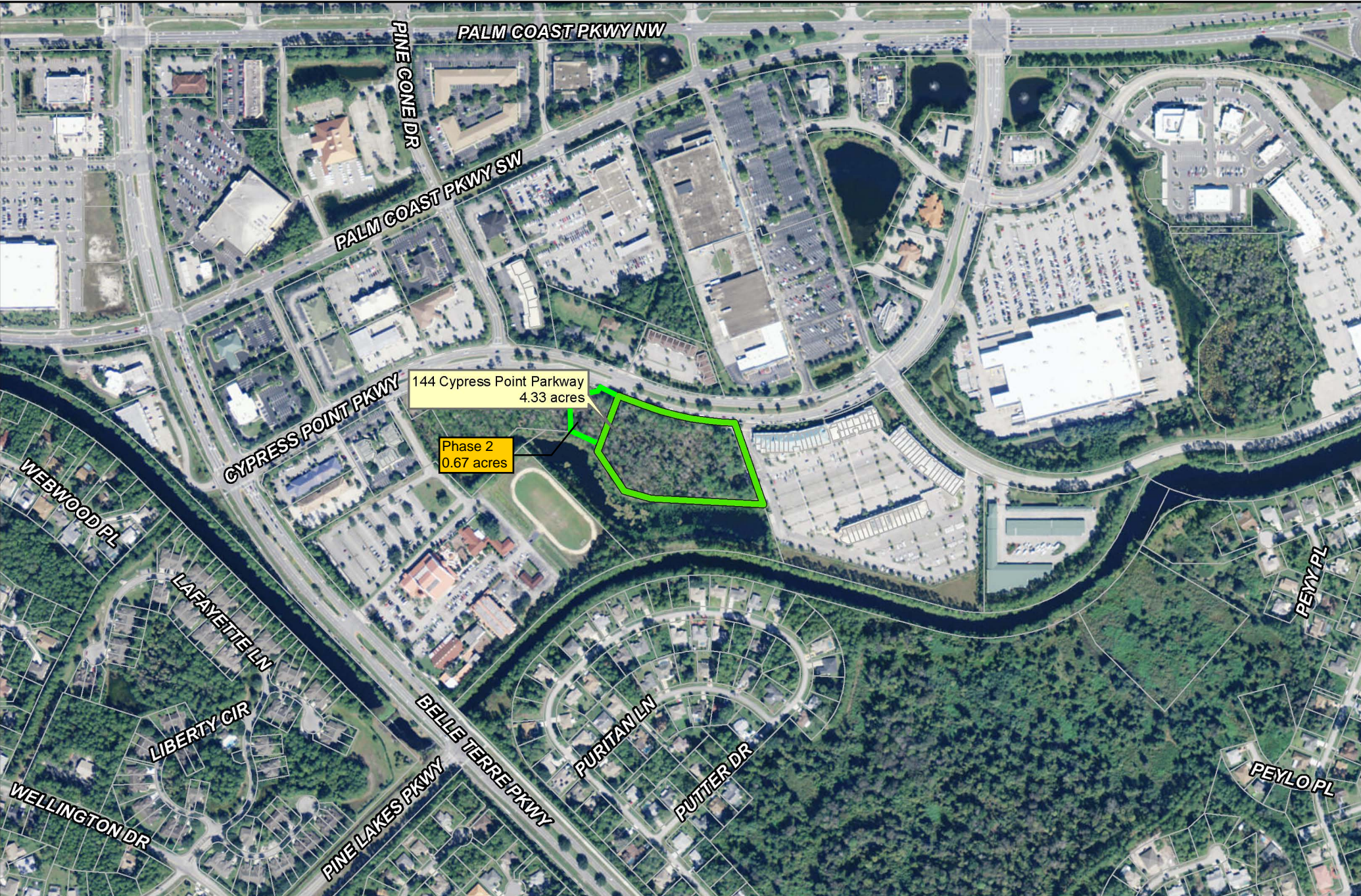
Planning Staff Finding: The applicant has submitted plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes. A protected species survey was completed in November 2018 and no protected species were found on the property. The biological assessment dated November 28, 2018, indicated there were three isolated wetland areas onsite that consist of low and moderate quality wetlands. However, these wetland impacts are being mitigated offsite and as proposed, the project meets all environmental standards of the LDC.

SUMMARY OF FINDINGS

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

RECOMMENDATION

Staff recommends the PLDRB approve Phase 1 of the Azure of Palm Coast Assisted Living and Memory Care Facility Technical Site Plan Tier 2, Application No. 3837.



Location Map

Starling of Palm Coast ALF

 Subject property



Map Provided by the GIS Division

Date: 2/12/2016

PALM COAST PKWY NW

PALM COAST PKWY NW

PALM COAST PKWY SW

PINE CONE DR

PALM COAST PKWY SW

CYPRESS POINT PKWY

144 Cypress Point Parkway
4.33 acres

Phase 2
0.67 acres

CYPRESSEDR

FEYTON PL
FEYTON PL

WEBWOOD PL

LAFAYETTE LN

WELLINGTON DR

CHATHAM PL

PINE LAKES PKWY

BELLE TERRE PKWY

PURITAN LN

PUTTER DR

Palm Coast Zoning Districts	
	COM-2
	COM-3
	EST-1
	MFR-2
	OFC-2
	P & G
	PSP
	SFR-2
	SFR-3
	MPD, MPD post 11-16-08 designation
	MPD, MPD pre 11-16-08 designation



Zoning Map

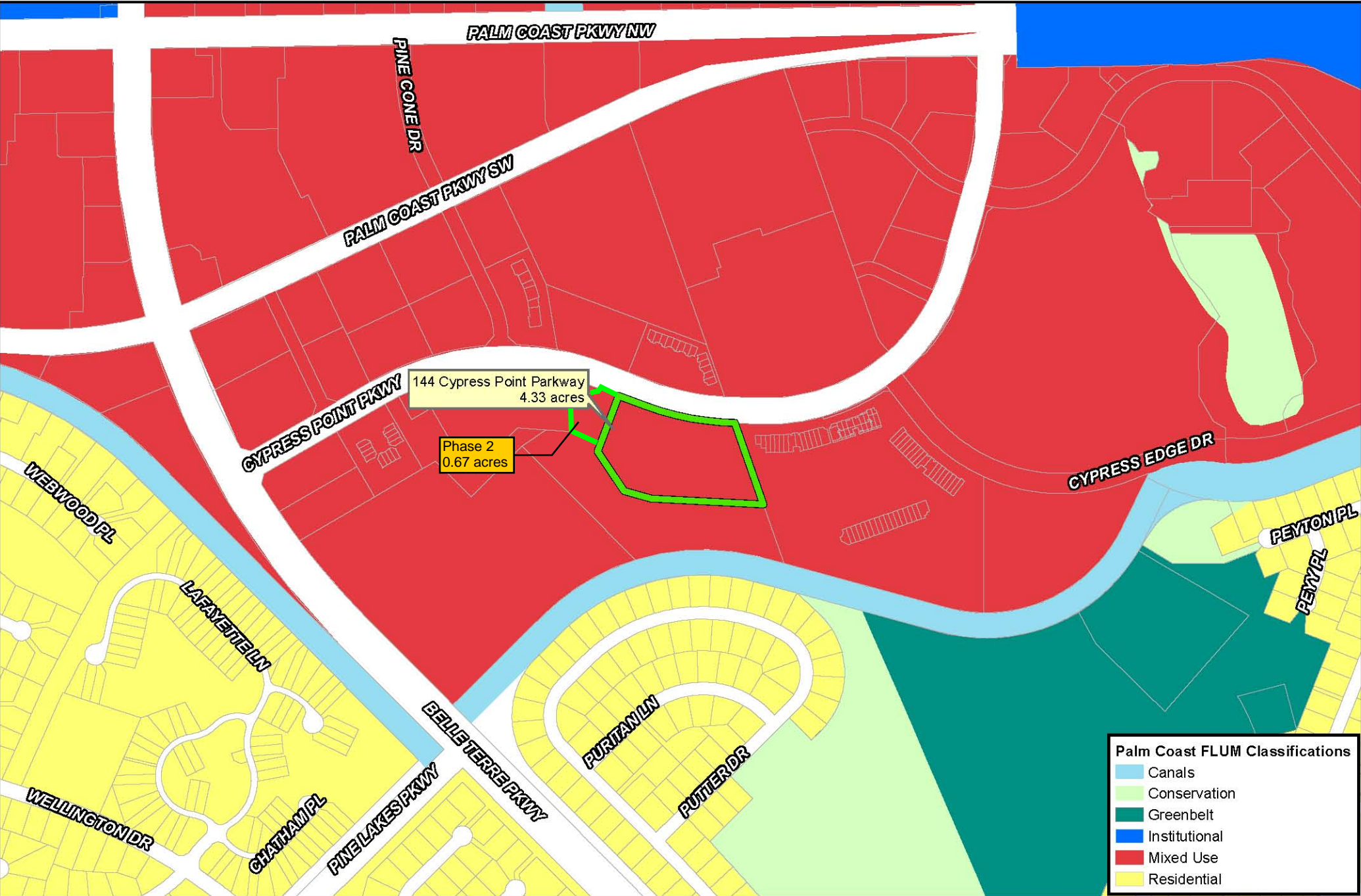
Starling of Palm Coast ALF

Subject property



Map Provided by the GIS Division

Date: 2/12/2016



144 Cypress Point Parkway
4.33 acres

Phase 2
0.67 acres

- Palm Coast FLUM Classifications**
- Canals
 - Conservation
 - Greenbelt
 - Institutional
 - Mixed Use
 - Residential



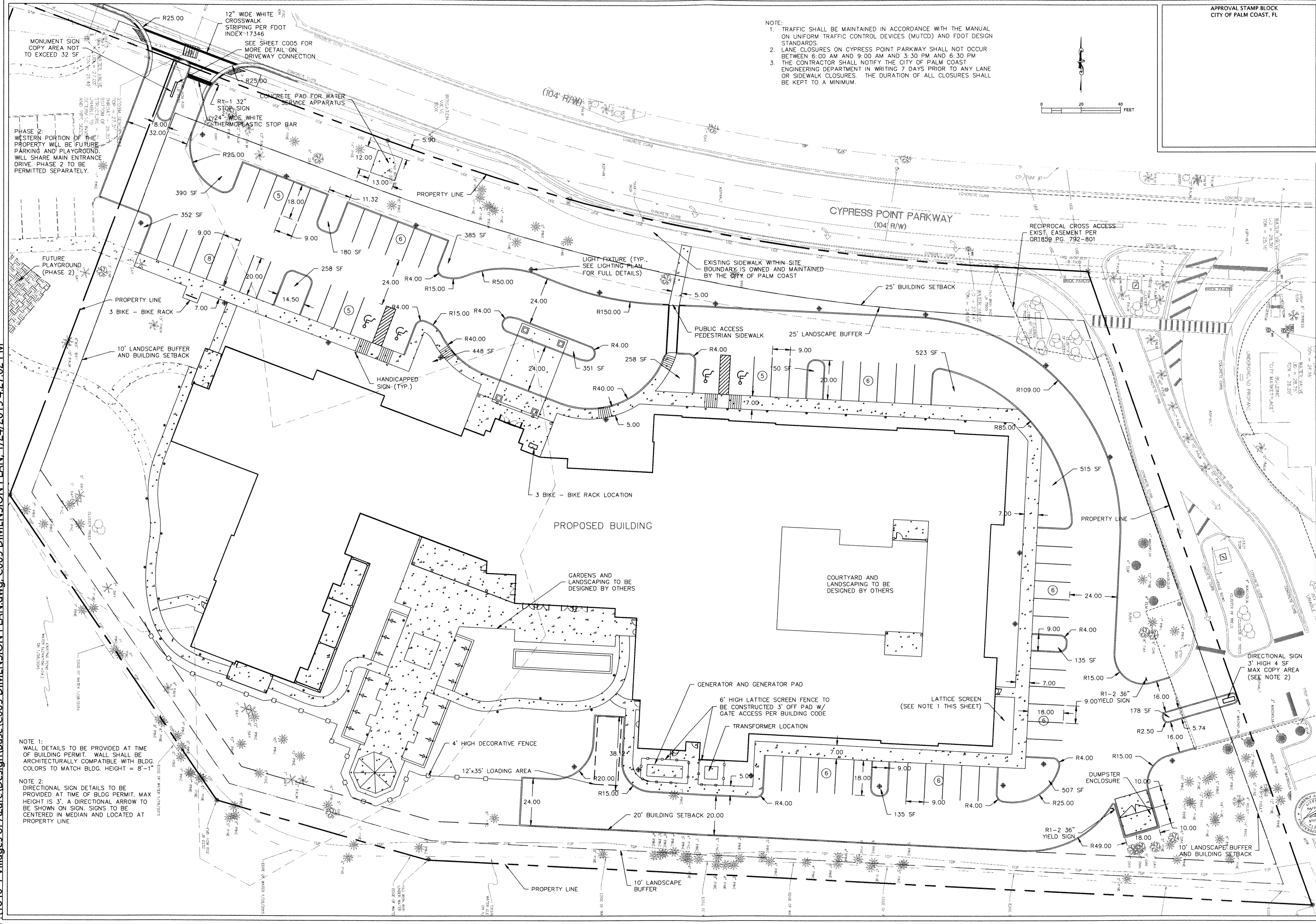
Future Land Use Map
Starling of Palm Coast ALF

Subject property



Map Provided by the GIS Division

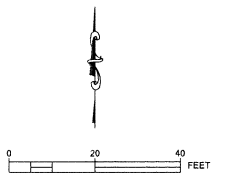
Date: 2/12/2016



NOTE 1:
WALL DETAILS TO BE PROVIDED AT TIME OF BUILDING PERMIT. WALL SHALL BE ARCHITECTURALLY COMPATIBLE WITH BLDG. COLORS TO MATCH BLDG. HEIGHT = 8'-1"

NOTE 2:
DIRECTIONAL SIGN DETAILS TO BE PROVIDED AT TIME OF BLDG PERMIT. MAX HEIGHT IS 3'. A DIRECTIONAL ARROW TO BE SHOWN ON SIGN. SIGNS TO BE CENTERED IN MEDIAN AND LOCATED AT PROPERTY LINE.

NOTE:
1. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT DESIGN STANDARDS.
2. LANE CLOSURES ON CYPRESS POINT PARKWAY SHALL NOT OCCUR BETWEEN 6:00 AM AND 9:00 AM AND 3:30 PM AND 6:30 PM
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF PALM COAST ENGINEERING DEPARTMENT IN WRITING 7 DAYS PRIOR TO ANY LANE OR SIDEWALK CLOSURES. THE DURATION OF ALL CLOSURES SHALL BE KEPT TO A MINIMUM.



APPROVAL STAMP BLOCK
CITY OF PALM COAST, FL

ALANN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927



AZURE OF PALM COAST
PALM COAST, FLORIDA
DIMENSION PLAN

NO.	DATE	REVISION	BY
02	01/22/19	REVISIONS PER CITY COMMENTS	
01	01/02/19	REVISIONS PER CITY COMMENTS	

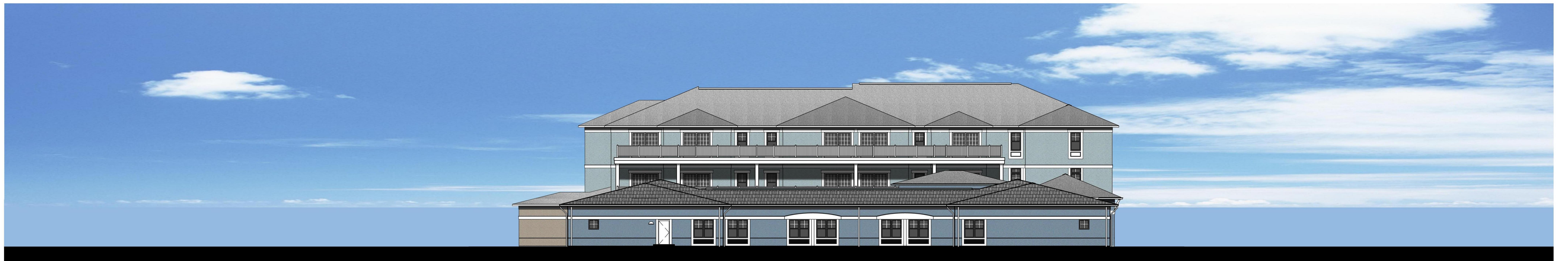
DESIGNER	FILE	DATE	SCALE
KAB	1846-1	11-13-2018	AS NOTED

©-US, s1=FL
l=ORMOND BEACH,
o=The Alann
Engineering Group,
Inc. cn=Kimberly A.
Buck, email=kab@ae-
group.com
2019.01.25 09:33:44
-0500

SHEET
C006
46



PALM COAST WEST ELEVATION



PALM COAST EAST ELEVATION

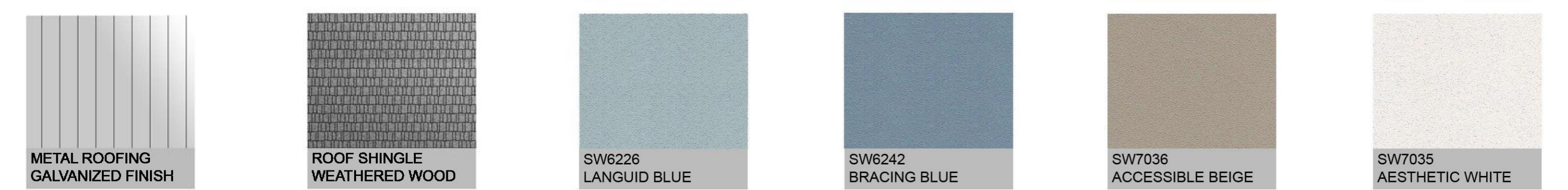




PALM COAST NORTH ELEVATION



PALM COAST SOUTH ELEVATION



Interior/Exterior

Locator Number 220-C2



Color Family: Blue

RGB Value: R-164 | G-183 | B-189

Hexadecimal Value: #A4B7BD

LRV: 46

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

Columbus-Reed Road

4878 Reed Rd

Columbus , OH 43220-3144

Interior/Exterior

Locator Number 224-C5



Color Family: Blue

RGB Value: R-118 | G-139 | B-154

Hexadecimal Value: #768B9A

LRV: 25

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

Columbus-Reed Road

4878 Reed Rd

Columbus , OH 43220-3144

Interior/Exterior

Locator Number 249-C1



Color Family: Neutral

RGB Value: R-209 | G-199 | B-184

Hexadecimal Value: #D1C7B8

LRV: 58

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

Columbus-Sawmill Rd

7370 Sawmill Rd

Columbus , OH 43235-1889

Interior/Exterior

Locator Number 259-C4



Color Family: White & Pastel

RGB Value: R-227 | G-221 | B-211

Hexadecimal Value: #E3DDD3

LRV: 73

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

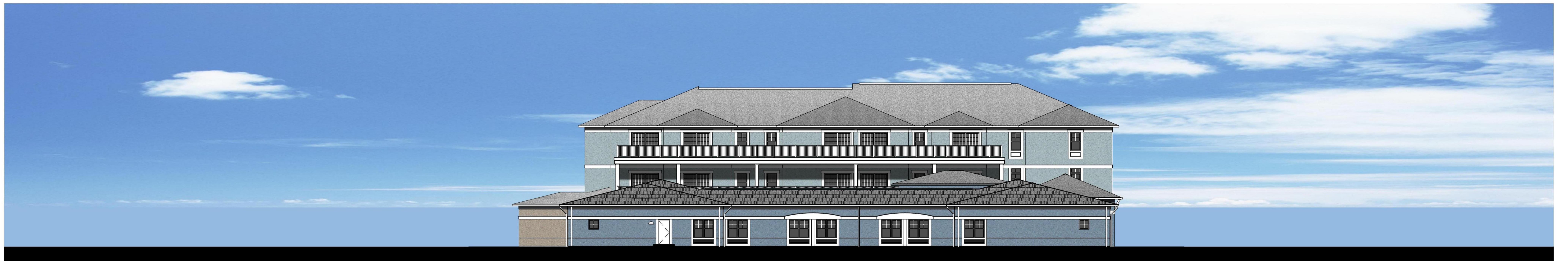
Columbus-Sawmill Rd

7370 Sawmill Rd

Columbus , OH 43235-1889



PALM COAST WEST ELEVATION



PALM COAST EAST ELEVATION



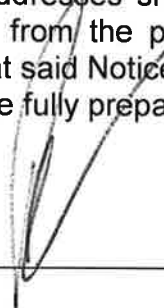
Azure of Palm Coast

AFFIDAVIT OF MAILING

NEIGHBORHOOD MEETING NOTICE

I, Robert Lawless, as the representative for the developer of Azure of Palm Coast, do hereby certify that on the 20th day of November, 2018, a true and correct copy of the Neighborhood Meeting Notice was mailed to those names on the mailing list attached hereto.

I further certify that the addresses shown on said mailing list are the regular mailing addresses as determined from the public records available from the Flagler County Property Appraiser and that said Notices were placed in the custody of the United States Postal Service with postage fully prepared thereon.

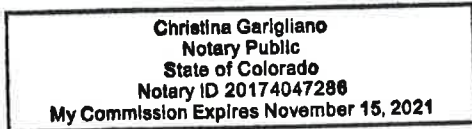


Date December 3, 2018

STATE OF COLORADO
COUNTY OF DENVER

On this 3rd day of December, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared before me, Robert Lawless, who is personally known to me and to be the identical individual who executed this document freely and voluntarily.

SEAL:



IN TESTIMONY WHEREOF, I have hereunto Set my hand and seal the day and year last above written.



Notary Public



ALANN ENGINEERING
GROUP, INC.

CONSULTING ENGINEERS

880 AIRPORT ROAD
SUITE 113
ORMOND BEACH, FL 32174

CA No. 5479

PH: 386-673-7640
FAX: 386-673-3927

SITE DESIGN

ROAD DESIGN

SUBDIVISION DESIGN

STORMWATER DESIGN

WATER/SEWER DESIGN

CONTRACT ADMINISTRATION

EMAIL:

KAB@AE-GROUP.COM

November 20, 2018

To: Neighboring Property Owners

Re: Proposed Azure of Palm Coast Assisted Living Facility at 144 Cypress Point Parkway – Adjacent Property Owner Notification of upcoming Neighborhood Meeting

Dear Property Owner,

A Neighborhood Meeting to discuss the proposed development at 144 Cypress Point Parkway (Parcel ID#071131702500B000F1 and ID#) is scheduled for December 13, 2018 from 7:00 pm to 8:00 pm at the Palm Coast Community Center, 305 Palm Coast Parkway N.E., Palm Coast, FL 32137.

The proposal is for site plan approval of a 111-unit, 116-bed assisted living facility in a single three-story building. (Some of the units or beds may be designated for memory care.) The main property is zoned “MFR-2” Multi-Family Residential, so an assisted living facility is a permitted use. The main site is 4.33 acres. Future parking and playground area are proposed as Phase 2 on the adjacent 0.5 acre parcel.

City of Palm Coast staff is currently reviewing the site plan and will make a recommendation to the Palm Coast Planning Land Development Regulation Board for final determination at a time to be determined later. An aerial photo and a zoning map are attached for your use and reference.

If you have any questions please contact Ms. Kimberly Buck, PE at 386-673-7640 or KAB@AE-GROUP.COM. We look forward to seeing you at the above referenced meeting.

Sincerely,

Kimberly A. Buck, P.E.
President

cc: File

KIMBERLY A. BUCK, P.E.
PRESIDENT
LICENSE No. 38565

CYPRESS PLAZA OFFICE
CONDOMINIUM - COMMON AREA
DEC REC OR 1262 PG 759 2006 TAX ROL

CYPRESS POINT AT PALM COAST
OWNERS ASSOCIATION INC
% PMS PO BOX 353187
PALM COAST, FL 321353187

CYPRESS POINT AT PALM COAST
OWNERS ASSOCIATION INC
PO BOX 351236
PALM COAST, FL 321351236

HAMMOCK HOLDINGS LLC
PO BOX 354034
PALM COAST, FL 32135

HARRIS GREG
9 PYTHIAN PLACE
PALM COAST, FL 32164

PC PROF CENTER CONDO
DEC REC OR 934 PG 1228
COMMON AREA

PITENIS ELAINE
2828 N ATLANTIC AVE STE 806
DAYTONA BEACH, FL 32118

PITENIS JAMES
2828 N ATLANTIC AVE, STE 806
DAYTONA BEACH, FL 32118

PITENIS JIM
2828 N ATLANTIC AVE STE 806
DAYTONA BEACH, FL 32118

PRESTIGE PLAZA LLC
6 FLAMINGO COURT
PALM COAST, FL 32137

SKYNET HOLDINGS LLC
22 RIPCORN LANE
PALM COAST, FL 32164

SOEUNG ANGELA & DANY HOK
9 HARBOR CENTER DRIVE SUITE 13
PALM COAST, FL 32137

SSL PALM COAST LLC
9995 GATE PARKWAY NORTH
SUITE 320
JACKSONVILLE, FL 32246

SSL PALM COAST LLC
9995 GATE PKWY N, # 320
JACKSONVILLE, FL 32246

SUPERWASH EXPRESS PALM
COAST INC
1786 DUNLAWTON AVE
PORT ORANGE, FL 32127

TANNER PAUL-BISHOP DIOCESE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

ALVARADO OSCAR
A&G BOOKKEEPING SERVICES
41 WHITE DOVE LANE
PALM COAST, FL 32164

BGP AUTO LLC
1150 PALM COAST PARKWAY
PALM COAST, FL 32137

CHAVEZ BRIAN P & KATINA D
H&W
28 EASTLAND LANE
PALM COAST, FL 32164

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

CYPRESS PLAZA OFFICE
CONDOMINIUM - COMMON AREA
DEC REC OR 1262 PG 759 2006 TAX ROLI

CYPRESS POINT 160 LLC
3910 RCA BOULEVARD
SUITE 1015
PALM BEACH GARDENS, FL 33410

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HARRIS GREG
9 PYTHIAN PLACE
PALM COAST, FL 32164

HERRERA YOLANDA
99 PUTTER DRIVE
PALM COAST, FL 32164

NSA SPA CORPORATION
160 CYPRESS PT PKWY # A109
PALM COAST, FL 32164

ONEILL ROBERT E
95 PUTTER DRIVE
PALM COAST, FL 32164

PALM COAST CORNERS ASSOC L P
% MR MARVIN SHAMS
UNITED CORNERS INC 525 PHARR ROAD
ATLANTA, GA 30305

PITENIS ELAINE
2828 N ATLANTIC AVE STE 806
DAYTONA BEACH, FL 32118

PITENIS JAMES
2828 N ATLANTIC AVE, STE 806
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PRESTIGE PLAZA LLC
6 FLAMINGO COURT
PALM COAST, FL 32137

RYBAK ELENA
79 POTTER DRIVE
PALM COAST, FL 32164

SAWYER JEFFERY C & MARY L
SAWYER
5 KALAMAZOO TRAIL
PALM COAST, FL 32164

SKYNET HOLDINGS LLC
22 RIPCORD LANE
PALM COAST, FL 32164

SOEUNG ANGELA & DANY HOK
9 HARBOR CENTER DRIVE SUITE 13
PALM COAST, FL 32137

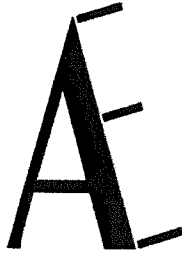
SSL PALM COAST LLC
9995 GATE PARKWAY NORTH
SUITE 320
JACKSONVILLE, FL 32246

SSL PALM COAST LLC
9995 GATE PKWY N, # 320
JACKSONVILLE, FL 32246

TANNER PAUL-BISHOP DIOCESE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

TRUST NO. 145-101
PO BOX 186
LAKE WALES, FL 33859

VALDEPENAS PABLO & MARINA
GONZALEZ VALDEPENAS
48 BRIDGEHAVEN DRIVE
PALM COAST, FL 32137



ALANN ENGINEERING
GROUP, INC.

CONSULTING ENGINEERS

880 AIRPORT ROAD
SUITE 113
ORMOND BEACH, FL 32174

CA No. 5479

PH: 386-673-7640

FAX: 386-673-3927

SITE DESIGN

ROAD DESIGN

SUBDIVISION DESIGN

STORMWATER DESIGN

WATER/SEWER DESIGN

CONTRACT ADMINISTRATION

EMAIL:

KAB@AE-GROUP.COM

KIMBERLY A. BUCK, P.E.
PRESIDENT
LICENSE No. 38565

December 14, 2018

MEETING MINUTES
NEIGHBORHOOD MEETING
AZURE OF PALM COAST

A neighborhood meeting was held at the Palm Coast Community Center, 305 Palm Cost Parkway NE, Palm Coast on December 13, 2018. Attached is a copy of the sign-in sheet.

One neighbor was in attendance by 7:15 pm. The meeting and presentation and answer session commenced at 7:15 pm.

Mr. Maggard with Nexcorp, presented the project. He described the location and style of the building. Identified the number of floors and beds/units. He described the company's philosophy with regard to Assisted Living Facilities. He also presented statistics on occupancy. Kim Buck with Alann Engineering presented some basic information related to the site and orientation of the building and parking.

Ms. Theoden (*sp*), asked several questions related to the use, occupancy rate, architecture, demographics and access. She stated she represented several owners/tenants in Cypress Plaza and was gathering information. She had no objections to the project.

The meeting adjourned at approximately 8:15 pm.

(Prepared by Kimberly Buck, Alann Engineering Group, Inc.)

cc: File

Azure of Palm Coast

Neighborhood Meeting Sign-In

Name Street Address

Bill Hoover, City Planner, 160 Lake Ave.

386-986-3744 bhoover@palmcoastgov.com

Stacy Meador Cypress Plaza

Geoff PATTERSON NexCorp Group

Kimberly Bock Alann Engineering Group

William Maggard NexCorp Group