



City of Palm Coast

Agenda

Planning and Land Development Regulation Board

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

Chairman Clinton Smith
Vice Chairman Sandra Shank
Board Member James Albano
Board Member Sybil Dodson-Lucas
Board Member Jake Scully
Board Member Charles Lemon
***Alternate Board Member Hung
Hilton***
***Alternate Board Member Suzanne
Nicholson***
School Board Rep Patty Bott

Wednesday, March 16, 2022

5:30 PM

City Hall- Community Wing

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 FEBRUARY 16, 2022 PLANNING AND LAND DEVELOPMENT

REGULATION BOARD MEETING

Public Hearing

- 2 HSC PALM COAST US 1, LLC, DOLLAR GENERAL SPECIAL EXCEPTION, APPLICATION # 5044**
- 3 SOMERSET AT PALM COAST PARK SUBDIVISION MASTER PLAN, APPLICATION # 4988.**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: March 16, 2022

Department	Planning	Amount
Division		Account
		#
Subject	MEETING MINUTES OF THE FEBRUARY 16, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter: Irene Schaefer, Recording Secretary		
Background:		
Recommended Action: Approve as presented.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 16, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	HSC PALM COAST US 1, LLC, DOLLAR GENERAL SPECIAL EXCEPTION, APPLICATION # 5044	
Presenter: Estelle Lens, Planner, AICP		
Background: <p>A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow a Small Box Discount Store in the General Commercial (COM-2) Zoning District within 500’ of residential property. The HSC Palm Coast US 1, LLC, Dollar General store is proposed on a 3.52 +/- acre site located at 4530 US Hwy 1 N which is on the east side of US 1, approximately 0.4 miles north of White View Parkway.</p> <p>The applicant is proposing a Dollar General store consisting of a 12,480 square foot commercial retail building with associated site improvements, including parking, landscaping and stormwater retention.</p> <p>The subject property was purchased by Pipe Property, Inc. on July 27, 2018. The applicant has submitted plans for development of a Small Box Discount Store. The City’s Land Development Code (LDC) defines Small Box Discount Store as:</p> <p><i>A retail store that is 16,000 square feet or less in size, which offers for sale a variety of convenience shopping goods and continuously offers the majority of the items in their inventory for sale at a price lower than traditional retail stores. Small box discount store does not include a pharmacy; and does not sell gasoline or diesel fuel, or specialty items and food items as a primary product (i.e., greeting cards, consignment, meats, seafood, cheese, or oils and vinegars).</i></p> <p>Small Box Discount Stores are allowed as a permitted use in the COM-2 and COM-3 zoning districts, however, footnote 3 in Table 3-4 of the LDC states:</p> <p><i>If subject property is within 500 feet of any residential property, a special exception for the use is required in accordance with Section 2.07 – Special Exceptions.</i></p> <p>The applicant has submitted a request for a special exception. Staff’s analysis has determined that the request meets the requirements of the LDC section 2.05. Development Orders and Agreements and section 2.07. Special Exceptions as outlined in the staff report.</p>		
Recommended Action: <p>Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this request in compliance with the Land Development Code and Comprehensive plan and approve Application No. 5044 to allow a Special Exception for Small Box Discount Store within 500’ of residential property.</p>		

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 16, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	SOMERSET AT PALM COAST PARK SUBDIVISION MASTER PLAN, APPLICATION # 4988.	
Presenter: Estelle Lens, Planner, AICP		
Background: A request for approval of a residential Subdivision Master Plan consisting of 418 single family residential lots located on the west side of US Highway 1, approximately 2.2 miles north of Palm Coast Parkway, and south of Peavy Grade. Since the project has greater than 100 lots it is considered a “Moderate” (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). The subject property was purchased by BRYNDOG PCP, LLC on December 18, 2019 and is located on Tract 15 of the Palm Coast Park Development of Regional Impact (DRI) and Palm Coast Park Master Planned Development (MPD). The MPD Uses Map designates this tract as Flex Uses and requires that single-family development follow the Dimensional Standards for Residential Low Density outlined in Section 9 (b) of the MPD Agreement. These standards provide that lots be a minimum of 4,000 sq. ft. and 40 feet in width. The applicant’s layout shows a mixture of lots having minimum lot widths of 40’ and 50’, which will be constructed in three phases. The project proposes an amenity center in the central portion of the project. Pedestrian and bicycle access will be provided throughout the community and to the existing linear park/trail located along US 1. Additionally, pedestrian and bicycle access will be provided to the parcel to the north to promote interconnectivity within the tracts of Palm Coast Park and limit the number curb cuts along US 1. The project is proposing two access connections to US 1. The main access point will be located near the center of the project. The second access is proposed to be located within an easement on land owned by the City, adjacent to the north, which will be a shared access with the City parcel.		
Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City’s Comprehensive Plan, the Land Development Code and the Palm Coast Park DRI/MPD and approve the Subdivision Master Plan for Somerset at Palm Coast Park, Application No. 4988 subject to the following conditions: 1. During the Preliminary Plat the applicant shall enter into agreements with the City, in a form acceptable to the City, to allow cross access and construction of a road with associated stormwater facilities on City property.		

2. During the Preliminary Plat the applicant shall update the traffic impact analysis and reach agreement with the City Traffic Engineer and FDOT on needed improvements including turn lanes that will be required to be provided by the applicant.