



City of Palm Coast

Agenda

Planning and Land Development Regulation Board

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

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

Wednesday, August 17, 2022

5:30 PM

City Hall-Community Wing

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JUNE 15, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Public Hearing

- 2 KINGS CROSSING STORAGE FACILITY RE-ESTABLISHED SPECIAL EXCEPTION,
APPLICATION # 5173**
- 3 PALM COST PARK – LOT 4, PARCEL 4 STORAGE FACILITY, A TECHNICAL SITE PLAN,
APPLICATION # 4862**
- 4 BROWARD-PALM COAST STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION #
5077**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE JUNE 15, 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: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	KINGS CROSSING STORAGE FACILITY RE-ESTABLISHED SPECIAL EXCEPTION, APPLICATION # 5173	
Presenter: Jacqueline Gonzalez, Senior Planning Technician		
Background: A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow an Office Warehouse and Self-Storage in the General Commercial (COM-2) Zoning District was approved by Planning Land Development and Regulation Board (PLDRB) on October 16, 2019, meeting. The PLDRB approved a Site Plan Development Order on February 16, 2022 for an Office Warehouse and Self-Storage consisting of two buildings on 35.937 +/- acres. The applicant has consistently been working on the project and exhausted all admirative extensions as per the Special Exception Development Order issued by PLDRB on October 16, 2019. The Applicant submitted a request to re-establish the special exception. Staff's analysis has determined that the request meets the Special Exception requirements of the LDC Section 2.05 and Section 2.07 as outlined in the staff report.		
Recommended Action: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve the extension of the Special Exception re-establishing for Warehouses and Self-Storage within General Commercial (COM-2) zoning district subject application # 5173 subject to the following: The Building Permit will not be released until the following comments are addressed and signed off on by City Staff: 1. Screening landscape will need to be planted to meet height specifications from finished parking lot grade, so if being planted on sloped areas material may need to be upsized. 2. Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded areas, so they are generally hidden from the public rights-of-way, unless specifically permitted by code. 3. Proposed lot 3 will require utility infrastructure improvements to cross Lots 1 & 2. This site will require Utility Agreements.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	PALM COST PARK – LOT 4, PARCEL 4 STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 4862	
Presenter: Estelle Lens, Planner, AICP		
Background : Palm Coast Park – Lot 4, Parcel 4 Storage Facility is a Technical Site Plan application for a self-storage facility that includes exterior storage of boats and recreational vehicles. The self-storage facility is proposed on a vacant 2.76 +/- acres on Matanzas Woods Parkway, 410 feet west of US Highway 1. The project's Technical Site Plan shows it to be comprised of one 3-story self-storage building totaling 90,000 square feet, housing 560 storage units, plus 34 exterior storage spaces for recreational vehicles and boats. The project is considered a “Moderate” (Tier 2) development, based on the project's total floor area of 90,000 square feet, which requires review and recommendation by City staff with final determination by the Planning and Land Development Regulation Board (PLDRB). The site is currently vacant and was previously cleared. The property is located within the Palm Coast Park Master Planned Development (MPD). Tracts 18 and 20 of the Palm Coast Park MPD were platted in 2009 which created 15 lots. Lot 4 was subsequently replatted in 2019 via the Palm Coast REH plat to create four Commercial Lots and a Stormwater Tract to be used for a master stormwater system. The subject property is parcel 4 of the Palm Coast REH plat. The adjacent, Parcel 3 of the Palm Coast REH plat has been improved as an Amoco gas station and convenience store. The subject site will share access with the Amoco station off W. Matanzas Woods Parkway. Staff finds that the proposed plan is consistent with the City's Comprehensive Plan, the Land Development Code (LDC) and the Palm Coast Park MPD, for the requirements for approval of a Technical Site Plan Development Order including: A. The proposed development must not be in conflict with or contrary to the public interest; B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC; C. The proposed development must not impose a significant financial liability or hardship for the City; 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; and E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.		
Recommended Action : Staff recommends the PLDRB find this project in compliance with the Comprehensive Plan, the Land Development Code and the Palm Coast Park MPD and approve Palm Coast Park Lot 4,		

Parcel 4 Storage, Technical Site Plan Tier 2, Application No. 4862.

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 17, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	BROWARD-PALM COAST STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 5077	
Presenter: Estelle Lens, Planner, AICP		
Background: Broward-Palm Coast Storage Facility is a Technical Site Plan for a two-story indoor self-storage Facility. It is proposed on a vacant 11.35+/- acre site which is located at 2240 Old Kings Road. The project's Site Plan shows it to be comprised of a 45,235 square foot building with 89,690 square feet of gross floor area. There will be a total of 556 individual internal storage units that will be available to the public. The project is considered a "Moderate" (Tier 2) development, based on the project's total gross floor area, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). The site is zoned High Intensity Commercial (COM-3) which allows for development of Mini-warehouses, Office Warehouses and Self-Storage Facilities.		
Staff finds that the proposed plan is consistent with the City's Comprehensive Plan and Land Development Code (LDC) for the requirements for approval of a Technical Site Plan Development Order including:		
<div>A. The proposed development must not be in conflict with or contrary to the public interest;</div> <div>B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;</div> <div>C. The proposed development must not impose a significant financial liability or hardship for the City;</div> <div>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; and</div> <div>E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.</div>		
Recommended Action: Staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Land Development Code and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Broward-Palm Coast Storage, Application No. 5077, subject to the following: The Development Order will not be signed until the following comment is addressed and signed off on by City Staff: <u>Stormwater</u> A double inlet with no outfall pipe is being proposed at the emergency stabilized entrance. This will not be approved. An outfall is needed. Also, the pipe at the main entrance was removed. I		

suspect that the entrance slopes played a role in this decision. If it would help provide a better slope, the swale centerline can be moved closer to the ROW line and transitioned at the south side of the property. I would prefer to have MES on both sides of the pipes.

Conditions for the Development Order:

A Certificate of Occupancy will not be issued until the following item is addressed and satisfied:

A Right of Way Deed and Easement Agreement for the widening of Old Kings Road as depicted on the Site Plan are required prior to issuance of a Certificate of Occupancy.