



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 Charles Lemon
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Alternate Board Member Sybil
Dodson-Lucas
Alternate Board Member Larry
Gross
School Board Rep Kory Bush

Wednesday, April 19, 2023

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.

A Call to Order and Pledge of Allegiance

B Roll Call and Determination of a Quorum

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE MARCH 15, 2023 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

D Public Hearing

- 2 9TH AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT - APPLICATION # 5275
- 3 5th AMENDMENT TO THE PALM COAST PARK MPD DEVELOPMENT AGREEMENT - APPLICATION # 5276
- 4 AK TIRES TECHNICAL SITE PLAN TIER 1 WITH LANDSCAPE BETTERMENT PLAN— APPLICATION # 5324
- 5 ORDINANCE 2023-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 505.6+/- ACRES FROM MIXED USE AND CONSERVATION TO RESIDENTIAL AND CONSERVATION AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 750 DWELLING UNITS
- 6 ORDINANCE 2023-XX REZONING COQUINA SHORES MPD - APPLICATION #5243
- 7 ORDINANCE 2023 - XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 180 DWELLING UNITS - APPLICATION 5060
- 8 ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061
- 9 TOWN CENTER TRACTS 16 & 17 SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5320
- 10 TECHNICAL SITE PLAN - TIER 2, SECURE SPACE SELF STORAGE, APPLICATION # 5147

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: April 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE MARCH 15, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter: Irene Schaefer, Recording Secretary		
Background:		
Recommended Action: Approve as presented.		

City of Palm Coast, Florida

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Agenda Date: April 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	9TH AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT - APPLICATION # 5275	
Presenter: Bill Hoover, AICP, Senior Planner		
Background: <p>The declarant for the Palm Coast Park Development of Regional Impact (DRI), Byrndog PCP, LLC, has requested this 9th Amendment to the Palm Coast Park DRI which encompasses a wide variety of changes to entitlements and development commitments.</p> <p>On December 7, 2004 (by Resolution # 2004-48), the Palm Coast City Council approved the Palm Coast Park Development of Regional Impact Development Order (DRI DO) encompassing 4677 +/- acres. The original entitlements approved 3,600 dwelling units and 3.2 million s.f. of non-residential building area.</p> <p>With this 9th Amendment the Declarant is requesting further conversion of entitlements that are allowed in Exhibit “C” Conversion Table of the DRI DO. As proposed, this would allow the following entitlements: 6454 dwelling units, 486,962 s.f. of Office, 1,072,400 s.f. of Commercial, 1,100,000 of Industrial, and 100,000 s.f. of Institutional.</p> <p>The 9th Amendment is clarifying that the Declarant will not be providing additional land donations to the City for public parks but park impact fees will continue to be paid for all residential units.</p> <p>The Declarant is also proposing changing the DRI DO Exhibit “B” Master Development Plan as follows:</p> <ul style="list-style-type: none">a. Split Tract 21 into Tracts 21A and 21B and change the developable uses on Tract 21A from Business/Institutional to Mixed-Use and on Tract 21B from Upland Preservation to Mixed-Use.b. Change the developable use on Tract 22 from Business/Institutional to Residential.c. Change the developable use on Tract 15 from Business/Institutional to Residential.d. Change the developable use on Tract 17 from Business/Institutional to Mixed-Use.e. Allow the option of limited industrial uses in Residential areas on Tracts 5A – 5F.f. Show the rough location of the optional Connector Road from Belle Terre Parkway to US 1. <p><u>Staff Finding:</u> The proposed amendment creates opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings consistent with the purpose of the DRI-Mixed Use Comprehensive Plan designation. The additional residential units will create demand for developing some of the commercial entitlements to serve these residents and the additional industrial entitlements are both located along major thoroughfares. Additionally, the reduction of Office entitlements follows the downward trend of less office space being needed with many persons working from home.</p>		

Recommended Action :

Planning staff recommends the Planning and Land Development Regulation Board find this amendment in compliance with the Comprehensive Plan and recommend that City Council approve the proposed 9th Amendment to the Palm Coast Park DRI Development Order.

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	5th AMENDMENT TO THE PALM COAST PARK MPD DEVELOPMENT AGREEMENT - APPLICATION # 5276	
Presenter: Bill Hoover, AICP, Senior Planner		
Background: The Declarant for the Palm Coast Park MPD, Byrndog PCP, LLC, has requested this 5th Amendment to the Palm Coast Park MPD Development Agreement (MPD DA) which encompasses a variety of changes to land uses on some tracts and some development standards. The Declarant is proposing to change the MPD Uses, DRI Land Uses and/or LDC Zoning Categories in Table 4-1 of the MPD DA.		
<div><div></div><div><div>a. On Tracts 5A-5E allow Industrial MPD Uses using LDC Zoning Category of IND-1.</div><div>b. On Tract 15 change MPD Uses Flex Uses to Residential High Density, change DRI Uses from Business/Institutional to Residential, and update applicable LDC Zoning Categories.</div><div>c. On Tract 17 add Institutional to MPD Uses, change DRI Uses from Business/Institutional to Mixed-Uses, add PSP as a LDC Zoning Category, and clarify that a RV/Boat Storage Facility as a business would be allowed in COM-2 as a Special Exception.</div><div>d. On Tract 21A also allow MPD Uses of Residential High Density, change DRI Uses to Mixed-Uses and add update various LDC Zoning Categories.</div><div>e. On Tract 21B also allow MPD Uses of Residential High Density, change DRI Uses to Mixed-Uses and add various LDC non-residential and residential Zoning Categories.</div></div></div>		
The Declarant is also proposing changing the MPD Exhibit “B” MPD Master Plan as follows: <div><div></div><div><div>a. Split Tract 21 into Tracts 21A and 21B.</div><div>b. Change Tract 2 from Residential Low Density to Residential Medium Density.</div><div>c. Change Tract 15 from Flex Uses to Residential Low Density.</div><div>d. Show Tract B as Public.</div><div>e. Change Tract D of Tract 20 from Residential Low Density to Flex Uses.</div><div>f. Change Tract 19 from Residential Low Density to Industrial.</div><div>g. Change Tract 10C from Residential Low Density to Residential High Density.</div><div>h. Change Tract 10B from Residential Low Density to Public.</div><div>i. Change Tract 6A from Residential Low Density to Residential Medium Density.</div><div>j. Change Tract 16 from Residential Medium Density to Flex Uses.</div><div>k. Change the Public on Tract 7A to Residential Medium Density.</div><div>l. Change the SW corner of Tract 7B from Residential Medium Density and the SE</div></div></div>		

corner of Tract 7B both to Residential Low Density.
m. Also allow IND-1 uses on Tracts 5A – 5E.

The Declarant is also proposing adding some light industrial development standards and reduced the maximum building height on Tract 21A from 80 feet to 50 feet.

Public Participation: The applicant held a neighborhood meeting at 6:00 PM at Matanzas High School on February 28, 2023. All neighboring residents within 300 feet of Tract 21A were invited by US Mail to this meeting, as staff believed these neighboring property owners should be aware of the proposed changes to Tract 21A. However, none of the neighbors attended this meeting and none of them contacted staff with questions or concerns.

Staff Finding: The proposed amendment creates opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings consistent with the purpose of a MPD Mixed-Use project. The additional residential units will create demand for developing some of the project's commercial entitlements to serve these residents and the additional industrial entitlements are both located along major thoroughfares.

Recommended Action:

Planning staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Comprehensive Plan and recommend that City Council approve the proposed 5th Amendment to the Palm Coast Park MPD Development Agreement.

City of Palm Coast, Florida

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Agenda Date: April 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	AK TIRES TECHNICAL SITE PLAN TIER 1 WITH LANDSCAPE BETTERMENT PLAN, APPLICATION # 5324	
Presenter: Bill Hoover, AICP, Senior Planner and Richard Picatagi, ALSA, Landscape Architect		
Background: <p>The applicant has submitted a Technical Site Plan application to add an additional parcel (6,459 s.f. in size) to the existing 28,184 s.f. AK Tires facility. The additional area is intended to add parking, landscaping, and stormwater areas to the existing tire installation business. This is a Tier 1 Technical Site Plan but since the applicant has proposed an Alternative Landscape Betterment Plan it also requires review and determination by the Planning and Land Development Regulation Board (PLDRB).</p> <p>There are a total of five buildings on the site plus two small storage sheds. The Property Appraisers Office shows the initial two office-type buildings were constructed in 1970, the service garage building in 1987, and the two warehouse buildings in 1996. Based on staff's research the vehicle repair facility has been in existence for an estimated 36 years (since 1987). The current owner purchased the existing vehicle repair facility in December 2017 and the proposed vacant parcel for the addition in April 2021. AK Tires is a very busy tire installation business with a very limited supply of parking. Frequently, customer vehicles can be seen stacking or parking within the SR 100 right-of-way adjacent to the site. The owner and his engineer have been in discussions with City staff for over two years on how we might make this facility safer, more efficient business-wise, and more aesthetically pleasing.</p> <p>The existing tire facility property was developed in 1987 and is grandfathered in from our landscaping requirements. An aerial photo of the existing site shows a haphazard positioning of cars being worked on, including outside the garage building, with many other cars parked wherever they can fit in front of the building, waiting for service. The existing parking area is primarily located between the front building facades and the right-of-way for SR 100.</p>		
Staff Finding: Planning staff has reviewed this Technical Site Plan and the accompanying Alternative Landscape Betterment Plan in detail and determined the project will meet all standards of the Land Development Code to issue a Development Order while also being in compliance with the Comprehensive Plan. The proposed addition will provide fifteen additional on-site parking spaces so that customers are not stacking or parking on the SR 100 right-of-way which will provide a substantial public safety benefit while also providing the project some needed landscaping and aesthetic improvements.		
Recommended Action: <p>Planning staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Land Development Code and Comprehensive Plan; and conditionally approve the Technical Site Plan and Landscape Betterment Plan for AK Tires,</p>		

Application No. 5324, subject to the following condition:

1. Prior to Site Development Permit approval, the applicant shall formally combine the existing property with the proposed additional property via a Binding Lot Agreement.

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 505.6+/- ACRES OF PROPERTY FROM MIXED USE AND CONSERVATION TO RESIDENTIAL AND CONSERVATION AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 750 DWELLING UNITS	
Presenter : Jordan Myers, CFM, Stormwater Operations Manager		
<p>Background : The subject property is a 505.6+/- acre site located .25 miles east of Old Kings Rd. on the northside of State Road 100. The application is a proposed FLUM amendment to change the current designation of the property from Mixed Use and Conservation to Residential and Conservation along with a site specific policy to limit development to 750 dwelling units. There is a companion zoning map amendment for the subject property to amend the existing Master Planned Development (MPD) Development Agreement.</p> <p>The subject property was approved as a Development of Regional Impact (DRI) in 2006 with an amendment in 2007. The Development Order (DO) for this DRI provides an entitlement of 2,411 dwelling units (619 single family, 1,792 multi-family), 50,000 sq. ft. of general retail use, 30,000 sq. ft. of general office, and 150 hotel rooms. Although approved in 2006, no infrastructure improvements or development activities commenced on the DRI.</p> <p>The result of the amendment is a significant reduction in the entitlements proposed for the property. This includes the reduction of the total number of dwelling units from 2,411 to 750 dwelling units (68% decrease). As well as the elimination of 80,000 sq. ft. of commercial/office use and 150 hotel rooms.</p> <p>The proposed amendment was reviewed for the following:</p> <ul style="list-style-type: none">• Analysis of the proposed amendment’s impacts on public facilities and infrastructure. Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development (using the approved DRI-DO entitlements) against the proposed potential development (750 dwelling units) to determine impacts on public facilities and infrastructure. The proposed amendment will have significantly less impact on public facilities and infrastructure due to the significant reduction in entitlements.• Impacts on the environmental/cultural resources. The proposed amendment will not have impacts on any significant environmental or cultural resources. There are no Special Flood Hazard Areas (SFHA) on the subject property. Additionally, consistent with Comprehensive Plan Policies 6.1.9.9 and 6.1.10.6, all optimal quality wetlands that are larger than 10 acres or are connected to a system that is larger than 10 acres are to		

be designated as Conservation on the Future Land Use Map.

- **Compatibility with surrounding land uses.** The proposed FLUM designations are generally consistent with the surrounding properties.

Finally the proposed amendment is consistent with comprehensive plan policies regarding:

- Directing development where existing infrastructure is available, and
- Designation of wetland systems and other environmentally sensitive land as Conservation on the FLUM.

Recommended Action: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5244 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Mixed Use and Conservation to Residential and Conservation. As well as add a site specific policy to limit development on the subject property to 750 dwelling units.

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX REZONING COQUINA SHORES MPD - APPLICATION #5243	
Presenter: Jordan Myers, CFM, Stormwater Operations Manager		
Background: Jay Livingston on behalf of the property owner JX Palm Coast Land LLC is proposing to repeal and replace the existing JX Properties Mixed Use PUD with the proposed Coquina Shores MPD. The existing PUD was part of the S.R. 100 Property Development of Regional Impact which had various entitlements associated with the project. The proposed Coquina Shores MPD will be solely a residential project and will replace both the PUD and the DRI. There is a companion Future Land Use Map Amendment application for this project, requesting a change from Mixed Use and Conservation to Residential and Conservation. The applicant's engineer has submitted a preliminary conceptual site plan of a proposed Coquina Shores single-family subdivision. This conceptual site plan proposes up to 750 single-family detached lots, multiple stormwater ponds, an amenity area, existing borrow pits, and extensive preserved conservation area. Based on this conceptual site plan the project would have an expected density of 1.48 units/per acre. <u>Public Participation:</u> The developer notified all neighboring property owners within 300 feet of the subject property via standard USPS mail of a neighborhood meeting that was held on November 14, 2022 at 6:00 P.M. in the Florida Room at the Best Western Plus Flagler Beach Area Inn & Suites at 200 Flagler Plaza Dr. The developer erected City provided signs along Highway 100 and Old Kings Road to notify the general public at least two weeks prior to each of the three public hearings. Newspaper ads will be run approximately two weeks before each of the three public hearings.		
Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning of Coquina Shores (Application No. 5243) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone 505.62+/- acres from the Master Planned Development (MPD) Zoning District to the Master Planned Development (MPD) Zoning District.		

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Division	PLANNING	Account #
Subject	ORDINANCE 2023 – XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 180 DWELLING UNITS	
Presenter: Jordan Myers, CFM, Stormwater Operations Manager		
Background: Update since March PLDRB: The applicant has revised their request for the limiting policy to be up to 180 lots rather than 200 as previously requested. The subject area is a 41.5+/- acre site located .7 miles south of Sesame Blvd. on the eastside of Seminole Woods Blvd. The application is a proposed FLUM amendment to change the current Greenbelt designation to Residential along with a site specific policy to limit development to 180 dwelling units. There is a companion zoning map amendment for the subject parcel to change the current designation of Estate-1 (EST-1) to Single-family residential (SFR-1). The subject property was platted into 134 single-family lots as part of Seminole Woods at Palm Coast, Section 59 in 1973. The proposed amendment was reviewed for the following: <ul style="list-style-type: none">• Analysis of the proposed amendment’s impacts on public facilities and infrastructure. Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development against the proposed potential development to determine impacts on public facilities and infrastructure. The proposed amendment includes a note on the FLUM that will limit development on the property to 180 dwelling units. This cap compared to the current number of platted lots (134) will result in an increase on demand for public facilities and infrastructure. Please note that the analysis was conducted for 200 units.• Impacts on the environmental/cultural resources. The proposed amendment will not have impacts on any significant environmental or cultural resources. Additionally, the amendment will not create additional environmental impacts on the subject property since the amendment does not increase the developable area of the site.• Compatibility with surrounding land uses. The proposed FLUM designations are generally consistent with the surrounding properties. Finally, the proposed amendment is consistent with comprehensive plan policies regarding:		

- Directing development where existing infrastructure is available,
- Encouraging development in infill areas, and
- Promoting diversity in housing opportunities.

Recommended Action :

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5060 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Residential. As well as add a site specific policy to limit development on the subject property to 180 dwelling units.

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061	
Presenter: Jordan Myers, CFM, Stormwater Operations Manager		
Background: <u>Update since March PLDRB:</u> The applicant has revised their request for the limiting policy to be up to 180 lots rather than 200 as previously requested. Staff would like to note, that the lots currently platted on the property do not meet the standards of Suburban Estate (EST-1) lots and as such are technically non-conforming lots. This is an application to amend the zoning map designation for 41.57 +/- acres of real property from the Suburban Estate (EST-1) zoning district to the Single-Family Residential (SFR-1) zoning district. The project is generally along Seminole Woods Boulevard about 1.2 miles south of Grand Landings Parkway. The intention of the rezoning application is to allow the development of a single family subdivision on the property of up to 200 lots. <u>Public Participation:</u> The developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 6, 2022 at the Palm Coast Community Center. The developer erected City provided signs at two locations along Seminole Woods Boulevard, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 1. Newspaper ads will be run approximately two weeks before each of the three public hearings. <u>Summary:</u> Staff has reviewed this project in accordance with 2.05.05 & 2.06.03 of the Land Development Code and find that it is in compliance. The project is not contrary to the public interest, it is consistent with the Comprehensive Plan, and it has compatibility with proximate uses.		
Recommended Action: Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5061 consistent with the Comprehensive Plan and recommend that City Council approve the Zoning Map amendment from Suburban Estate (EST-1) to Single Family Residential (SFR-1).		

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	TOWN CENTER TRACTS 16 & 17 SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5320	
Presenter: Jordan Myers, CFM, Stormwater Operations Manager		
Background: The applicant/owner who purchased this property on December 20, 2022, has submitted for a proposed residential Subdivision Master Plan, consisting of 333 single family lots. 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 is located within the Town Center DRI and Town Center MPD. Single family development in the Town Residential area is developed using the Town Residential Areas standards in the Town Center MPD Agreement, which provides that single family lots be a minimum of 2,500 sq. ft. and 25 feet in width. The applicant’s layout shows the 333 single family lots with varying widths, but the minimum is 40’. The project depicts an amenity center, kayak launch, various waking paths, and pocket parks.		
Recommended Action : Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this application in compliance with the Comprehensive Plan and approve Application #5320, Town Center Tract 16 & 17 a Subdivision Master Plan Tier 2.		

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Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	TECHNICAL SITE PLAN - TIER 2, SECURE SPACE SELF STORAGE, APPLICATION # 5147	
Presenter: Estelle Lens, AICP, Planner		
Background : The applicant has submitted a Technical Site Plan application for 97,190 square feet (SF) of climate controlled self-storage as well as outdoor RV & boat storage spaces. The project is proposed on a vacant 23.318 +/- acre site located at 3720 Old Kings Road (Subject Property), which is located on the west side of Old Kings Road approximately one-half mile north of Town Center Boulevard. The project's Technical Site Plan shows it to be comprised of six one story buildings providing 600 indoor storage units and 286 covered and uncovered boat and RV storage spaces. The project will be well buffered from Old Kings Road and will have a shared access with the Gold Choice Assisted Living Facility. The project is considered a "Moderate" (Tier 2) development, based on the project's total gross floor area of 97,190 square feet, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). The Subject Property was acquired by 4250 Old Kings Rd., LLC on September 16, 2022. The Subject Property was rezoned from General Office (OFC-2) to General Commercial (COM-2) and was simultaneously approved for a Special Exception to allow Mini-warehouses, Office Warehouses and Self-Storage in the COM-2 zoning district. The Planning and Land Development Regulation Board (PLDRB) approved both the Special Exception and the Rezoning on December 15, 2021. The Special Exception was conditioned upon City Council approval of the Rezoning, which was granted on January 18, 2022. The PLDRB placed nine conditions on the approval of the Special Exception. The nine conditions, with analysis, are included in the staff report. The six remaining conditions are included below in staff's recommendation for the Development Order		
Recommended Action : Staff recommends the Planning and Land Development Regulation Board find the project in compliance with the Special Exception, the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Secure Space Self Storage, Application No. 5147, subject to the following conditions: 1. Applicant is required to pay \$29,400 to the sidewalk contribution fund prior to the issuance of a site development permit. (840 LF X \$35/LF) 2. Applicant must provide confirmation that the Gopher Tortoise have been relocated prior to issuance of a site development permit.		

And the remaining conditions from the Special Exception:

3. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi- tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.
4. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.
5. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
6. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.
7. A business shall not use storage units for retail display and/or sale of merchandise.
8. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.