City of Palm Coast
Agenda

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Board Member Dana Mark Stancel
Alternate Board Member Larry Gross
Alternate Board Member Garrett
School Board Rep Lisa Divina

Wednesday, June 17, 2026 **5:30 PM** **City Hall - Jon Netts 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, persons needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.
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NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

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 MAY 13, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP MEETING AND MEETING MINUTES OF THE MAY 20, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD BUSINESS MEETING

D. PUBLIC HEARING

2. PALM HARBOR PROFESSIONAL COMPLEX TECHNICAL SITE PLAN - TIER 2, APPLICATION # 5588

3. GPR 2 TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6590

4. FLAGLER LANDINGS TECHNICAL SITE PLAN - TIER 3, APPLICATION # 6587

E. MEMBERS DISCUSSION AND STAFF ISSUES

F. ADJOURNMENT

City of Palm Coast, Florida
Agenda Item

Agenda Date: June 17, 2026 **Agenda Item:** C.1

Department COMMUNITY DEVELOPMENT **Division** PLANNING	**Amount** **Org/Account #**

Subject: MEETING MINUTES OF THE MAY 13, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP MEETING AND MEETING MINUTES OF THE MAY 20, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD BUSINESS MEETING

Presenter: **Irene Schaefer, Administrative Coordinator**

Attachments:

1. MEETING MINUTES OF THE MAY 13, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP MEETING
2. MEETING MINUTES OF THE MAY 20, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD BUSINESS MEETING

Background:

Recommended Action:
APPROVE AS PRESENTED

City of Palm Coast Minutes

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PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Board Member Dana Mark Stancel
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School Board Rep Lisa Divina

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A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

As Chair Shank nor Vice Chair Albano were present the PLDRB members elected Board Member Ferguson as the acting chair for tonight's meeting.

Motion made to nominated Board Member Ferguson as the Chair for tonight's meeting by Board Member Stancel and seconded by Board Member Hilton. The motion passed unanimously.

Chair Ferguson called the May 13, 2026 Planning and Land Development Regulation Board (PLDRB) Workshop meeting to order at 5:30pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Board Member Hilton, Board Member Stancel, Board Member Ferguson, and Board Member Decker. Excused: Vice Chair Albano, Board Member Nicholson, Board Member Gross, School Board Representative Divina and Chair Shank.

C. PUBLIC HEARING

1. PRESENTATION ON PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 3 – ZONING, USES, AND DIMENSIONAL STANDARDS

Mr. Michael Hanson, A.I.C.P., Senior Planner, gave a presentation which is attached to this record.

Chair Ferguson asked when data centers were added to the Town Center Master Planned Development (MPD). Mr. Phong Nguyen, Planning Manager, stated that the Master Planned Development Agreement was amended in May 2024.

Discussion of vertiports and the number of persons that could be "taxied" in this fashion. Board Member Stancel asked about regulations. Mr. Hanson stated the Federal Aviation Association (FAA) has control over the airspace, this section 3.02.02 has to do with the land use only. Mr. Nguyen requested that Mr. Hanson update the Table reference from 3-3 to 3-4 – Nonresidential and Mixed-Use Zoning Districts.

Chair Ferguson asked about the number of 25 units triggering the requirement for the development to provide amenities, Ms. Estelle Lens, A.I.C.P., Senior Planner, explained that it is already in the Land Development Code (LDC).

Board Member Decker asked for clarification of the 25 units and how are the units determined and asked that the wording being added to include "dwelling units".

Chair Ferguson opened this item to public comment at 6:12pm and seeing no one approach the podium he closed this item to public comment 6:13pm.

2. PRESENTATION ON PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 4 – CONDITIONS FOR LIMITED SPECIFIC USES AND ACTIVITIES

Mr. Michael Hanson gave a presentation which is attached to this record.

Board Member Decker asked if a person could add a second garage (detached and attached garage). Mr. Hanson clarified that it can be split between the two different types of garages.

Chair Ferguson asked about the situation of a home-based business using a hazardous material, who would enforce for compliance. Mr. Hanson stated that it would be the City's Code Enforcement Division along with other agencies based on the type of hazard.

Board Member Decker asked to clarify what type of business is considered home-based. Mr. Hanson stated that use is pre-empted by the state.

Board Member Stancel asked about compliance with cleanliness, etc. for home-based food businesses. Mr. Hanson stated that under the state food manufacturing is considered a cottage industry. That type of business would be required to acquire a Business Tax License from the city and would be regulated by the state health department.

Board Member Decker asked about reserving 20% for stormwater and Mr. Hanson stated that the language talks about buildable area of the property and referenced the floor ratio density.

Chair Ferguson opened this item to public comment at 7:12pm. Mr. Charlie Faulkner, Civil Engineer, addressed the PLDRB members about an outdoor hospitality resort and is requesting that this use be incorporated into the zoning district of Master Planned Development (MPD). Mr. Hanson clarified that this section is addressing 4.16. Seeing no one else approach the podium, Chair Ferguson closed this item to public comment at 7:26pm.

Mr. Hanson provided information about the history of the outdoor hospitality resort project that Mr. Faulkner referenced in his presentation.

3. PRESENTATION ON PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS (LDC) TO CHAPTER 14-GLOSSARY

Mr. Phong Nguyen gave a presentation which is attached to this record. Board Member Decker suggested adding one interior range. Discussion ensued of the definition of the word range. Mr. Nguyen stated that staff will look into the definition and if needed will clarify.

Chair Ferguson opened this item to public comment at 7:40 and seeing no one approach the podium he closed this item to comment at 7:41pm.

D. MEMBERS DISCUSSION AND STAFF ISSUES

Irene Schaefer, Recording Secretary reminded the PLDRB members of next Wednesday's Business Meeting, May 20, 2026 @ 5;30pm,here at the Jon Netts Community Wing of City Hall. She also reminded the PLDRB members of an upcoming training to occur on June 12th.

E. ADJOURNMENT

Motion made to approve by Board Member Decker and seconded by Board Member Stancel. The meeting was adjourned at 7:40pm. Respectfully Submitted by: Irene Schaefer, Recording Secretary

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A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Shank called the May 20, 2026 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Chair Shank, Vice Chair Albano, Board Member Hilton, Board Member Stancel, Board Member Ferguson, Board Member Decker, School Board Representative Divina. Excused were Board Member Nicholson, Unexcused: Board Member Gross

C. APPROVAL OF MEETING MINUTES

1. MEETING MINUTES OF THE MARCH 18, 2026 BUSINESS MEETING AND THE APRIL 15, 2026 WORKSHOP MEETING OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB)

Passed

Motion made to Approve as presented the March 18, 2026 Business Meeting minutes by Board Member Decker and seconded by Board Member Stancel

Approved–Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

Passed

Motion made to Approve as presented the April 15, 2026 Workshop Meeting minutes by Board Member Hilton and seconded by Board Member Ferguson

Approved–Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

D. PUBLIC HEARING

2. LAKEVIEW ESTATES COMPREHENSIVE PLAN AMENDMENT - APPLICATION # 5576

Mr. Phong Nguyen, Planner Manager, introduced this item along with Mr. Michael Hanson, A.I.C.P., Senior Planner, who gave a presentation which is attached to this record.

Mr. Michael Chiumento addressed the PLDRB and stated that they will address the board after the Master Planned Development (MPD) presentation has concluded (agenda item #3).

Board Member Ferguson asked for clarification as to why a limitation of residential units is proposed to be added in Tract 9 where the FLUM is being requested to be changed from Greenbelt to Mixed Use. Mr. Hanson stated that without the site specific density limitation the developer may be able to increase the Floor Area Ratio thereby increasing the density throughout the project. Mr. Nguyen tried to simplify the response stating that all tracts together have a residential units' density total of 272 leaving only 51 left to develop. Discussion ensued about what can be built on tract 9 if this FLUM amendment isn't approved and that would result in public semipublic approved uses being allowed however those uses would increase intensity. Mr. Hanson stated that if the 20 acres FLUM designation is approved it will reduce the 51 units left to develop down to 39 throughout the entire project. Discussion ensued regarding the proposed access points to the property which would be off US 1. Discussion of whether commercial is good for the area took place and a discussion of whether commercial development in this area may reduce future trips to other shopping areas such as Palm Coast Pkwy. and/or State Road 100.

Vice Chair Albano disclosed that he has a working relationship with this applicant however, he did not work on this project, so he does not have to recuse himself.

Passed

Motion made that the Planning and Land Development Regulation Board (PLDRB) find Application #5576 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Mixed Use, subject to the concurrent adoption of FLUE Policy 1.1.2.5 limiting the site's development potential. by Vice Chair Albano and seconded by Board Member Ferguson

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Vice Chair James Albano
Denied – Chair Sandra Shank

Passed

Motion made to approve a delay in public comment until agenda item, #3 is presented by Vice Chair Albano and seconded by Board Member Decker.

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

3. LAKEVIEW ESTATES MPD AMENDMENT - APPLICATION # 5575

Mr. Hanson continued his presentation which is attached to this record.

Vice Chair Albano asked if both items get approved what happens regarding tract 8. Mr. Hanson stated that the removed residential uses within tract 8 would be reserved for a city park. Mr. Hanson referenced the Live Local act passed by the state which would allow a Live Local residential multifamily units on tract 9. Mr. Hanson stated that if the FLUM and Rezoning applications are approved that would leave 39 units on tract 3. Vice Chair Albano and Mr. Hanson discussed the commercial buildout for tract 9.

Vice Chair Albano asked about the size of and market value of tract 8 and Mr. Chiumento stated that size is 11.8 acres and the estimated market value is 11.5 million dollars.

Vice Chair Albano asked if the agenda items are not approved how many units could be developed on tract 8 and Mr. Hanson stated 51 town homes. Vice Chair Albano asked If not approved on tract 3 what will happen to this tract since the view protection zone (VPZ) is not defined. Mr. Hanson stated that the entirety of tract 3 would remain as view protection zone (VPZ).

Board Member Decker asked how large is tract 3 currently vs proposed. Mr. Hanson existing tract 3 is about 35 acres in size. Mr. Hanson stated that the owner of the property is stating that proposed would be 45 acres. Board Member Decker asked the depth of tract 3 VPZ is now and proposed home sites. Mr. Hanson using the Flager Property appraisers map showed that it is 294. Board Member Decker asked if staff looked at an alternate 100' for the VPZ. Mr. Hanson stated that staff only worked with the 50' VPZ allocation based on the application and the applicant's due process. Discussion of what other uses would be included on the 40 acres such as stormwater uses.

Board Member Hilton asked why tracts 4 and 7 VPZ are being reduced when all development on tract 3. Mr. Hanson explained on the map that there were scattered residential lots on tracts 4 and 7 which have not been submitted for final plat and it is his understanding that the applicant wishes to making those lots estate lots (1 acre). Board Member Decker asked if the applicant considered taking land from the VPZ on track 1

instead of tract 3 and Mr. Hanson stated that the area referenced in tract 1 is used for stormwater retention. Chair Shank asked if tract 1 is still owned by the applicant and Mr. Hanson stated no, tract 1 has been sold off.

Chair Shank asked and Mr. Hanson clarified that 221 units have received final approval on tracts 1, 2, 7 and 4. Tract 1 which has been sold to another owner. Flagler County School Representative stated that tract 1 is already on their 2nd mitigation payment. Mr. Hanson clarified that under state statue Live Local is reviewed and approved administrative which allows for the use of any public uses to be potentially be used by the Live Local Act for multifamily units.

The PLDRB members requested a comfort break at 7:32pm and it was granted. The PLDRB meeting resumed at 7:42pm.

Mr. Michael Chiumento, representing applicant, addressed the PLDRB members. He did review the limited number of parks within the city specifically within the Lakeview Estate community. He summarized by saying there is no new density within this new proposal. However we are adding more commercial uses on tract 9, no increase in intensity. Tract 8 allows currently 51 town homes and we discussed with staff to use that tract for the park and move those adjusted 39 units to tract 3 using single family residential uses. Board Member Decker stated that if not approved you would develop the 51 multifamily units on tract 8. Mr. Chiumento stated yes.

Chair Shank opened public comment at 7:50pm.
Mr. Ken Leming – 232 London Drive referenced April 2nd letter which did not match the map included in tonight's presentation . Referenced a complaint open with the City regarding drainage issue and the plan is to add a lake behind his home.
Ms. Jeanne Duarte – questioned the reduction in tract 3 and that tract 4 shows impacts to wetlands.
Mr. Mick Drivers – 69 Lee Drive – addressed the concerns with the proposed changes tract 3 and is not in favor of this application.
Mr. Eric Dousey – Lindsay Subdivision -was present for the 2021 MPD amendment discussion, is not in favor of this application based on limited information.
Mr. Steve Galord – 11 Lake Success Place – is concerned about the changes to the VPZ area. What is being done on tract 3 regarding arsenic concerns. Questioned about impacts to fire and police with this development.
Ms. Lauren Piemontese – 157 London Drive – tract 9 serves to a natural and noise buffer to my property and is not in favor of this development.
Ms. Ann Doherty – 155 London Drive – tract 9 serves as a nature buffer and is not in favor of this development.
Mr. John Furlong – 35 London Drive – question the decision-making power of the PLDRB and is not in favor of the development.
Mr. Ryan Connelly, 8000 S. US Hwy 1 – is not in favor of the development due to impacts to the on the aquifer which is recharge land for the aquafer for tract 3 and tract 9. Discussion of building on rural land which impacts all development.
Robert (no last name) – L section – recreation park, healthy life style, side walk safety, tract 8 is too small to support parking. Is not in favor of this favor of this amendment.
Chair Shank closed public comment at 8:13pm.

Board Member Stancel stated that for future meetings with City Council about this project he suggested to the public that they show up in numbers.
Mr. Hanson stated that the park discussion started in 2023 on tract 3 and originated with the applicant. Based on the pond on tract 3, city staff suggested tract 8 would be a more attractive location for a city park. Mr. Hanson stated that previous discussions with the former Deputy Director of Community Development had discussed the issue of the parking and size of the potential park with the Director of Parks and Recreation. Board Member

Stancel stated that the park is not convenient to the local residents. Board Member Ferguson discussed his history with the former golf course being abandoned in 2012, and it was left an eyesore. Board Member Decker addressed the public comment regarding the role of the PLDRB members based on their enforcement of the Land Development Code (LDC) and the Comprehensive Plan. Chair Shank clarified the role of the PLDRB members and their role for the public and their role to review these quasi-judicial items.

Mr. Nguyen clarified that there are two applications (FLUM and MPD amendment) which require separate votes.

Vice Chair Albano commented on the dedication of the members of the PLDRB and their quasi-judicial role.

Chair Shank asked the applicant to clarify their history with tract 1 regarding its arsenic history. Mr. Chiumento stated that tract 1's arsenic was remediated and the infected soil was removed under the review of the state and the federal government (Environmental Protection Agency). On tract 3 preliminary analysis shows no arsenic and during technical site plan or platting application the city's technical expert including the city's environmental planner reviews the reports for compliance with State and Federal regulations and the City's LDC and Comprehensive Plan. Chair Shank asked about notification to future buyers for tract 1's history. Chair Shank asked to share the remediation report with the Board. Board Member Decker questioned the map supplied for the neighborhood meeting. Mr. Hanson stated that the letter notifying the property owners within 500 ft. of the property of the neighborhood meeting doesn't require a map. Mr. Chiumento clarified that the notice showed tract 9 vs tract 8 and a post card was mailed to correct the map issue with the letter.

Passed

Motion made by Vice Chair Albano that The Planning and Land Development Regulation Board recommend denial of the proposed MPD Amendment (Application No. 5575) based on the compelling information from the public interest and that it does not fall into section 3.03.04.J1 and 3.03.04.J2 and seconded by Board Member Stancel

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

E. MEMBERS DISCUSSION AND STAFF ISSUES

Mr. Marcus Duffy, Legal Counsel, clarified that there is not a City policy that prevents campaigning at City Hall.

Passed

A motion was made by Board Member Decker to ask City Council to make a policy that political campaigning is not allowed at City Hall and was seconded by Vice Chair Albano

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

Irene Schaefer, Recording Secretary, reminded the PLDRB members about the upcoming training for Planning Board members in July and if anyone was interested in attending to let her know.

F. ADJOURNMENT

The meeting was adjourned at 8:49 PM. Respectfully submitted by: Irene Schaefer, Recording Secretary

City of Palm Coast, Florida
Agenda Item

Agenda Date: June 17, 2026

Agenda Item:
D.2

Department **Division**	COMMUNITY DEVELOPMENT PLANNING	**Amount** **Org/Account #**	

Subject: PALM HARBOR PROFESSIONAL COMPLEX TECHNICAL SITE PLAN - TIER 2, APPLICATION # 5588

Presenter: **Michael Hanson, A.I.C.P, Senior Planner**

Attachments:

1. Staff Report
2. Development Order
3. Map Series
4. Application, Corp ID, and Owner Authorization
5. Boundary Survey and Title
6. Site Plan
7. Architectural Elevations
8. Landscape Plans
9. Wetland Impact Map
10. Traffic Report

Background:

The applicant has submitted a Technical Site Plan Tier 2 application for a two-story multi-tenant medical office building measuring approximately ±62,050 square feet. The site is an undeveloped parcel of land measuring approximately ±8.63 acres. This application was originally submitted on November 14, 2023, the project since has had multiple project managers on both the city staff side, the applicant's team, and the property was sold. The current owners acquired the property in February of 2024. During the application review process the subject property was originally split between two parent parcels, which would have required an internal property setback. The property owners submitted for a binding lot agreement via application number 6521, which was approved and recorded on Flagler County Official Records Book 3017 Page 1531.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:

STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND THE PROJECT IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE, AND THE

COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN – TIER 2 FOR PALM HARBOR PROFESSIONAL COMPLEX, APPLICATION NO. 5588.

COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 2
STAFF REPORT FOR JUNE 17, 2026
PLANNING AND LAND DEVELOPMENT REGULATION BOARD

OVERVIEW

Project Name:	Palm Harbor Professional Complex
Application Number:	AR # 5588
Property Owner:	BCM Developments & Equities LLC
Applicant:	Casey Travers and Dan Wilcox Jr, P.E., Stephenson, Wilcox & Associates, Inc.
Size of subject property:	±8.63 acres
Location:	South side of Frontier Drive, approximately ±160 feet southwest from its intersection with Palm Harbor Parkway
Address:	220 Frontier Drive, Palm Coast, Florida 32137
Current FLUM designation:	Mixed Use
Current Zoning designation:	Neighborhood Commercial (COM-1)
Current Use:	Vacant
Parcel ID #:	07-11-31-4940-000B0-0000

REQUESTED ACTION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Palm Harbor Professional Complex, Application No. 5588.

BACKGROUND/SITE HISTORY

The applicant has submitted a Technical Site Plan Tier 2 application for a two-story multitenant medical office building measuring approximately ±62,050 square feet. The site is an undeveloped parcel of land measuring approximately ±8.63 acres. This application was originally submitted on November 14, 2023, the project since has had multiple project managers on both the city staff side, the applicant's team, and the property was sold. The current owners acquired the property in February of 2024.

During the application review process the subject property was originally split between two parent parcels, which would have required an internal property setback. The property owners submitted for a binding lot agreement via application number 6521, which was approved and recorded on Flagler County Official Records Book 3017 Page 1531.

LAND USE AND ZONING INFORMATION

The subject site is designated Mixed Use on the Future Land Use Map and is zoned as COM-1 on the Official Zoning map. The proposed use is allowed within the COM-1 zoning district. The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Mixed Use	General Commercial (COM-2), COM-1
East	Mixed Use, Residential	Public/Semi-Public (PSP), Single-Family Residential (SFR-2, SFR-3)
South	Residential	SFR-2, SFR-3
West	Mixed Use, Residential	SFR-2, SFR-3

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast's Land Development Code, and the City's Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards. The provided numbers are pulled from the applicant's Civil Engineering documents.

Criteria	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	±376,039 sq. ft.
Maximum Impervious Surface Ratio	0.70	±0.44
Maximum Floor Area Ratio	0.30	±0.17
Maximum Building Height	50 feet	±38 feet
Minimum Building Setbacks	Palm Harbor Pkwy: 25 feet Frontier Drive: 25 feet Interior Side/Rear: 10 feet	±76.1 feet ±354.4 feet ±53.3 feet[2]
Minimum Parking[1]: 1:250 SF	198 spaces including 6 accessible spaces	205 spaces including 11 accessible spaces

[1] The Land Development Code allows for the maximum parking to be 120 percent of the required parking. The requested amount of parking spaces include a ±3.41 percent bonus over the required parking and meets the 120 percent limit. The applicant proposes an additional five accessible parking spaces. The LDC, Comprehensive Plan, State Statutes, or Federal American Disabilities Act requirements do not have a maximum cap to the number of accessible parking spaces, so staff accepts the additional accessible parking spaces.

[2] The above table discusses the minimum provided interior and rear setback. The provided building setbacks range from ±53.3 feet on the rear, ±61.5 feet on the east, and ±159.9 feet on the west.

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 Code, but also conformance with any applicable approved master plan or Special Exception. 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 PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

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 Comprehensive Plan's Future Land Use Element and the Land Development Code. The proposed use is compatible with the surrounding developmental pattern which includes an existing multitenant shopping plaza at a significant commercial node within the city.

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

Planning Staff Finding: This development proposes site a ±62,050-square-foot medical office building on the vacant site. The proposed building is ±38 feet in height. The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The LDC states that the purpose of the COM-1 district is to provide areas for limited commercial and office uses developed at a neighborhood scale to meet the day-to-day retail and service needs of nearby residents. Medical and professional offices are a use permitted by right in COM-1. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **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 1.1.4.3**
  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: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

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 or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure.

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 City's technical review team analyzed the project's submittal and ensured that it met all applicable code requirements so that the proposed development does not pose an unreasonable hazard, 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;

Planning Staff Finding: The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required to maintain compliance with all applicable codes and regulations. Further following the potential approval of the Technical Site Plan application, the project will be required to submit for a Site Development Permit before breaking ground, and a Building Permit. Finally, the development will require a Certificate of Occupancy prior to being opened to the public.

SUMMARY OF FINDINGS

Staff finds that the proposed development complies with the requirements of the Land Development Code and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

PUBLIC PARTICIPATION

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Palm Harbor Professional Complex, Application No. 5588.

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST

TECHNICAL SITE PLAN TIER 2

DEVELOPMENT ORDER APPROVAL

PALM HARBOR PROFESSIONAL COMPLEX

On June 17, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE AMENDED SUBDIVISION MAP OF FLORIDA PARK SECTION 7, PALM COAST RECORDED IN MAP B00K 28, PAGES 41 THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: **BCM DEVELOPMENTS & EQUITIES LLC**
9 EAST LOOKERMAN STREET SUITE 202-861
Dover, DE 19901

Project Name: **PALM HARBOR PROFESSIONAL COMPLEX**
Project No.: **2023110038**
Application Type: **TECHNICAL SITE PLAN TIER 2**
Application No. **5588**

Requested Development Approval: **Site Plan Approval for Office/Medical**
(in accordance with stamped approved plans)

Zoning Classification: COM-1

FLUM: Mixed Use

Parcel #: 07-11-31-4940-000B0-0000

Address #: 220 Frontier Drive

Parcel Acreage: 8.633

Site S.F.: 376,039

SITE DEVELOPMENT DATA

Building Use: Office/Medical

Bldg Height: 38'

Total Bldg Square Footage: 62,050

Medical Floor Area: 26,312

Office Floor Area: 23,175

Number of Bldgs: 1

Total Units: 42

Parking Provided: Standard Spaces:194 ; Accessible Spaces: 11

Bicycle Parking Spaces: 12

Impervious Surface Ratio (ISR): 44%

Floor Area Ratio (FAR):0.17

Pervious/Open Space: 56%

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:

Reviewing Department Comments
Held By: DYLAN RODRIGUEZ - - DRODRIGUEZ@PALMCOASTGOV.COM
1.0 INFORMATIONAL - The environmental assessment stated Gopher Tortoises were located on site. A survey and subsequent relocation of any Gopher Tortoise burrows within 25 feet of construction will be required, once this is complete an after-action report will be required to be submitted before any clearing or development per 10.04.04 of the Land Development Code (LDC).

(5) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(6) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(7) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of

three (3) extensions may be granted.

(8) No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.

(9) Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.

(10) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(11) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(12) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Medical/Office; Square Footage: 62,050

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the Planning Land Development Regulation Board of the City of Palm Coast, at their regularly scheduled meeting of June 17, 2026.

Attest: **City of Palm Coast, Florida**

_____ _____

Irene Schaefer, Recording Secretary Sandra Shank, Chairperson

_____Sign and Return

_____Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: PALM HARBOR PROFESSIONAL COMPLEX
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 5588

COMES NOW, BCM DEVELOPMENTS & EQUITIES LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for PALM HARBOR PROFESSIONAL COMPLEX:

BCM DEVELOPMENTS & EQUITIES LLC
9 EAST LOOKERMAN STREET SUITE 202-861
DOVER, DE 19901

_____

Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

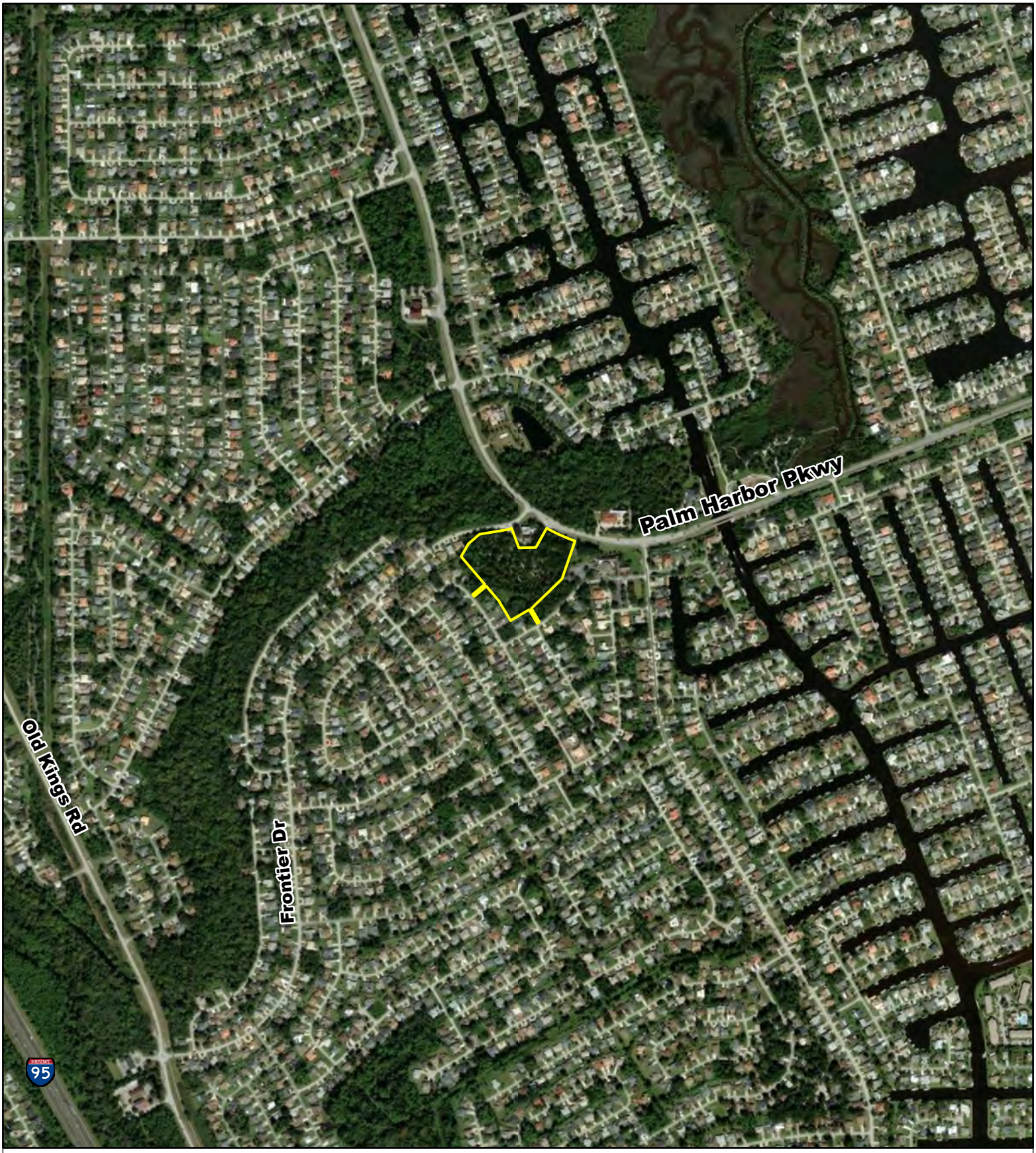
The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2026, by _____ of BCM DEVELOPMENTS & EQUITIES LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

_____

Notary Public

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\5588_Palm Harbor Professional Complex\Working\Working.aprx



Distant Aerial

Palm Coast City Limits

Subject Property

N
W E
S

0 1,000 Feet

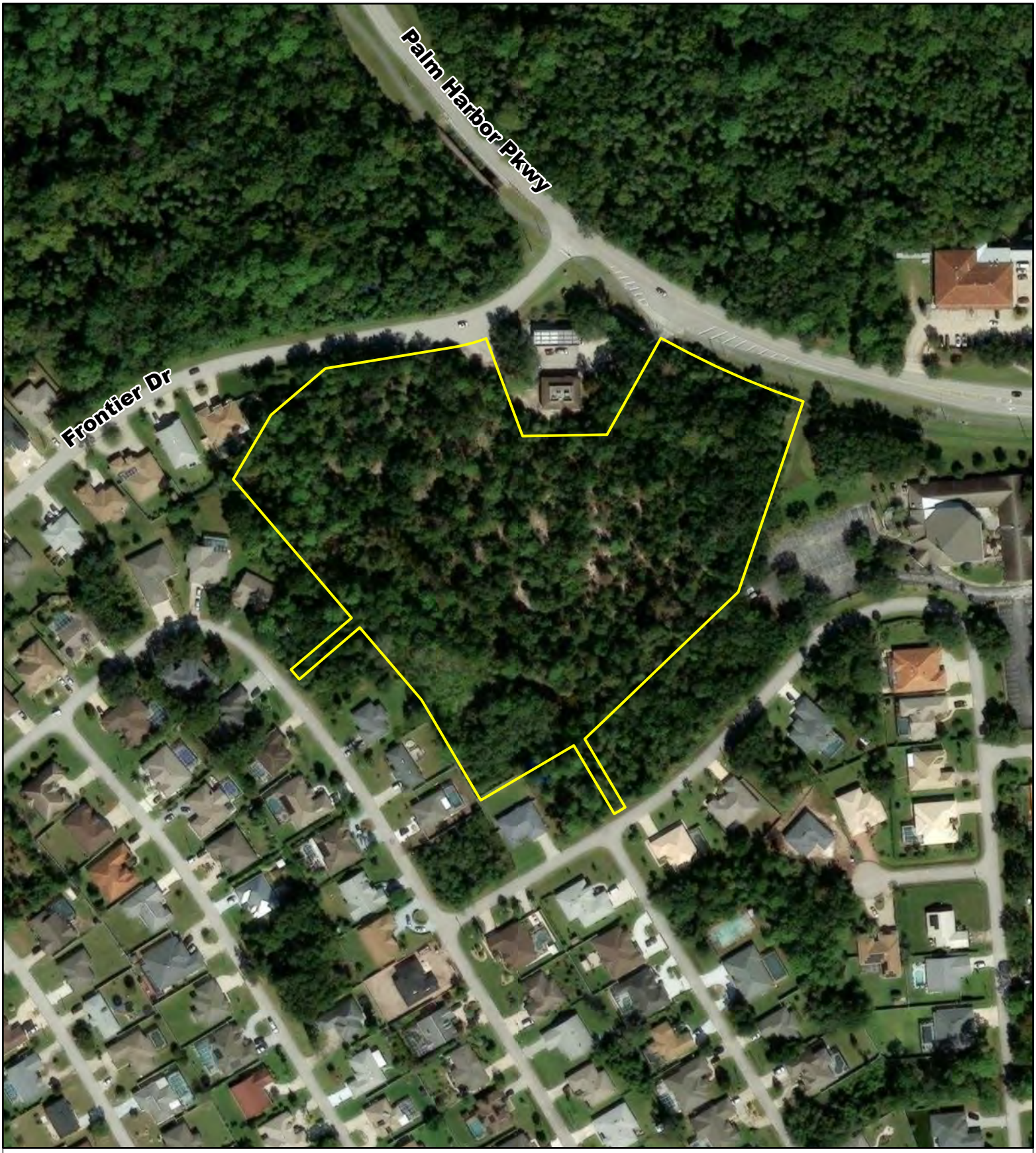
CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\5588_Palm Harbor Professional Complex\Working\Working.aprx



Close Up Aerial

Palm Coast City Limits

Subject Property

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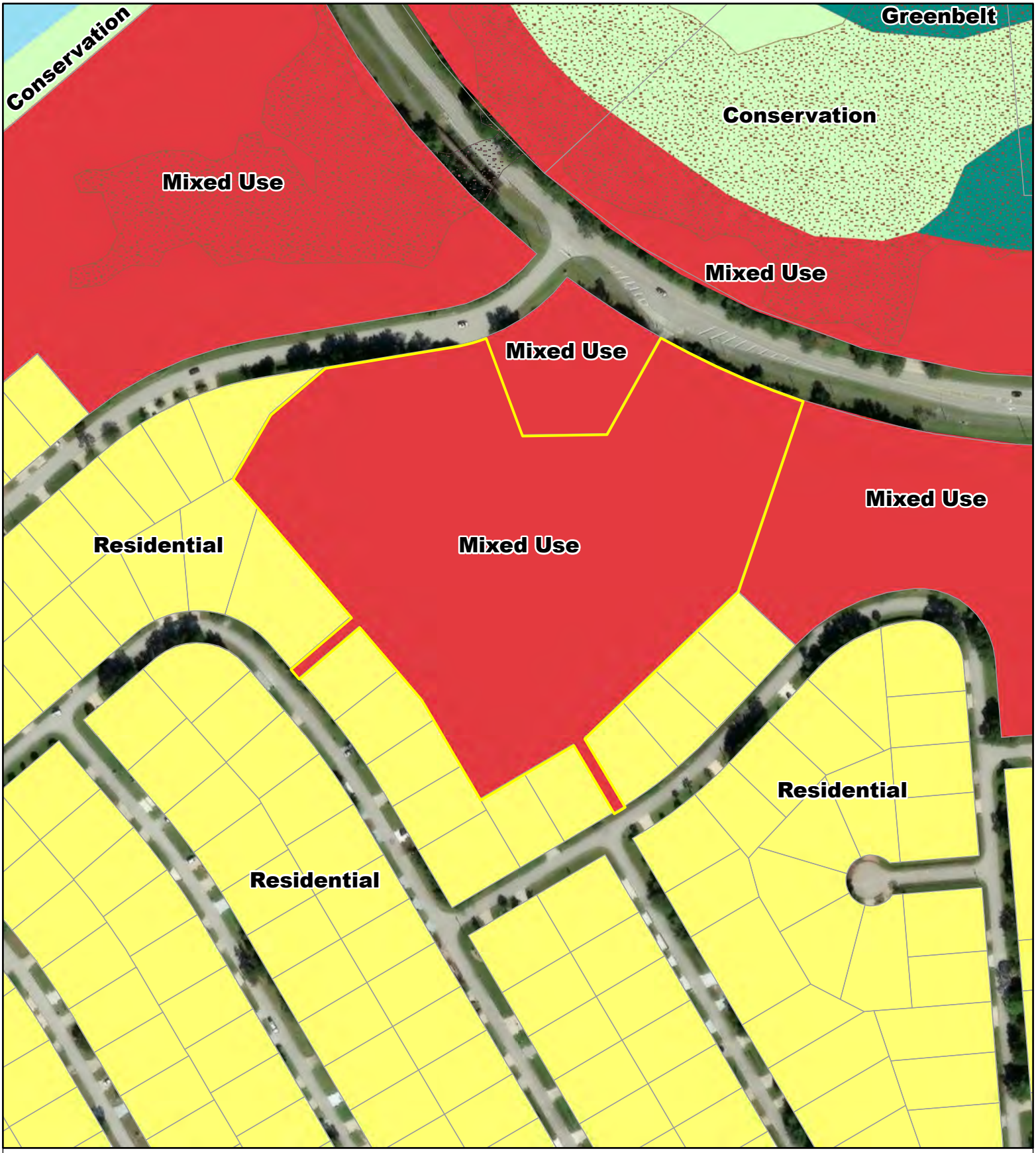
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Map Provided by the Planning Division

Date: 6/2/2026

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Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\5588_Palm Harbor Professional Complex\Working\Working.aprx



Future Land Use Map

Palm Coast City Limits
Subject Property

Palm Coast FLUM
Canals
Conservation
Greenbelt
Mixed Use
Residential
Coastal High Hazard Area

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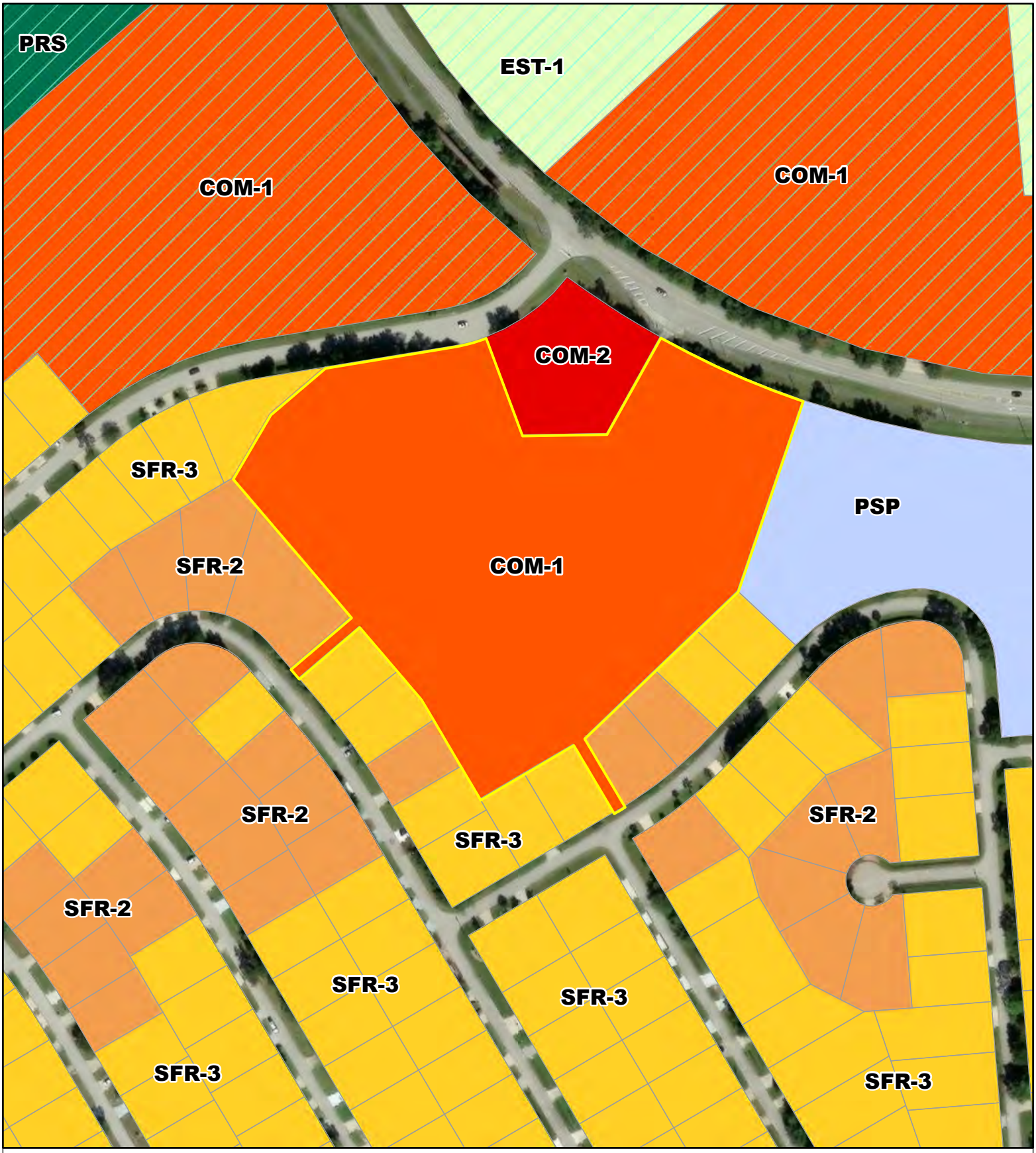
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Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\5588_Palm Harbor Professional Complex\Working\Working.aprx



Zoning Map

Palm Coast City Limits
Subject Property

Palm Coast Zoning Districts
COM-1
COM-2
EST-1
PRS
PSP
SFR-2
SFR-3

N
W E
S

0 200 Feet

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

GENERAL APPLICATION:
- [ ] Rezoning
- [ ] Special Exception
- [ ] Nonstatutory Land Division/Parcel Reconfiguration
- [ ] Vacating Plat
- [ ] Subdivision Master Plan
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Master Site Plan
- [ ] Nonresidential Controlling Master Site Plan
- [x] Technical Site Plan
- [ ] Site Plan Addition
- [ ] Development Order Modification
- [ ] Variance
- [ ] Parking Flexibility
- [ ] Wireless Communication Facility (new structure)

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

A. PROJECT NAME: PALM HARBOR PROFESSIONAL CENTER

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):
1195 PALM HARBOR PARKWAY, PALM COAST, FL 32137

C. PROPERTY APPRAISER'S PARCEL NUMBER(s):
07-11-31-4940-000B0-001A & 07-11-31-4940-000B0-0000

D. LEGAL DESCRIPTION: _____ Subdivision Name; ____ Section; _____ Block; _____ Lot
PARCEL "B", AMENDED SUBDIVISION MAP OF FLORIDA PARK SECTION 7, PALM COAST, AS RECORDED IN MAP BOOK 28, PGS 41-42, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 8.63 ACRES, 376,039 S.F

F. FUTURE LAND USE MAP DESIGNATION: Mixed use EXISTING ZONING DISTRICT: Com-1
OVERLAY DISTRICT: _____

G. FLOOD ZONE: X COMMUNITY PANEL NUMBER: 12035C0129E DATE: 6/6/2018

H. PRESENT USE OF PROPERTY: VACANT/WOODED

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):
MEDICAL AND PROFESSIONAL OFFICE COMPLEX WITH ASSOCIATED INFRASTRUCTURE.

J. PROPOSED NUMBER OF LOTS: _____

K. CHECK APPROPRIATE BOX FOR SITE PLAN:
- [ ] Tier 1 (up to 40,000 sq. ft. / 40 units)
- [x] Tier 2 (up to 100,000 sq. ft. / 100 units)
- [ ] Tier 3 (exceeding 100,000 sq. ft. / 100 units)

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

M. WATER/SEWER PROVIDER: CITY OF PALM COAST

N. IS THERE AN EXISTING MORTGAGE? [ ] Yes [x] No

OWNER: CEZARY SADLINSKI

Name: BCM DEVELOPMENTS & EQUITIES LLC	
Mailing Address: 9 EAST LOOKERMAN STREET, SUITE 200-861 DOVER, DE 19901	
Phone Number: 386-237 5172	
E-mail Address: csadlinski@polinvestor.com	

APPLICANT / AGENT:

Name: STEPHENSON, WILCOX & ASSOCIATES	
Mailing Address: 2729 E MOODY BLVD, SUITE 400 POBOX 186 BUNNELL FL 32110	
Phone Number: 386-437-2363	
E-mail Address: civileng.swa@gmail.com	

MORTGAGE HOLDER:

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

ENGINEER OR PROFESSIONAL:

Name: STEPHENSON, WILCOX & ASSOCIATES	
Mailing Address: 2729 E MOODY BLVD, SUITE 400 PO BOX 186 BUNNELL FL 32110	
Phone Number: 386-437-2363	
E-mail Address: civileng.swa@gmail.com	

PLANNER:

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

TRAFFIC ENGINEER:

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

SURVEYOR:

Name: STEPHENSON WILCOX & ASSOCIATES	
Mailing Address: 2729 E. MOODY BLVD, SUITE 400 POBOX 186 BUNNELL FL 32110	
Phone Number: 386-437-2363	
E-mail Address: SURVEYING.SWA@GMAIL.COM	

LANDSCAPE ARCHITECT:

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

ATTORNEY:

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

DEVELOPER OR DOCKMASTER:

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

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:
Signature of owner OR person authorized to represent this application

RENATA BJELAJAC
Notary Public - State of Florida
Commission # HH 627746
My Comm. Expires Jan 12, 2029
Bonded through National Notary Assn.

Signature(s) Cezary Sadlinski

Printed or typed name(s): Cezary Sadlinski

NOTARY: This instrument was acknowledged before me by means of X **physical presence or** ___ **online notarization, on this** 21 **day of** August, 2021 **by** Cezary Sadlinski **who is/are personally known to me, or who has/have produced** _____ **as identification.**

RENATA BJELAJAC
Notary Public - State of Florida
Commission # HH 627746
My Comm. Expires Jan 12, 2029
Bonded through National Notary Assn.

(SEAL)

Renata Bjelajac
Signature of Notary Public, State of Florida

AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY

STATE OF FLORIDA

COUNTY OF FLAGLER

COMES NOW, CEZARY SADLINSKI, being first duly sworn, who deposes and says:

(1) That he/she is the OPERATING MANAGER, an officer of BCM DEVELOPMENT & EQUITIES LLC corporation existing under the laws of the State of DELAWARE.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: BCM DEVELOPMENT & EQUITIES LLC relating to the following described real property: 220 FRONTIER DR. PALM COAST, FL 32137 and 1195 PALM HARBOR PKWY PALM COAST, FL 32137

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

Signature of owner OR person authorized to represent this application

Cezary Sadlinski
Signature

CEZARY SADLINSKI
Print name

Signature

Print name

NOTARY: This instrument was acknowledged before me on this 14 day of NOV, 2025 by Cezary Sadlinski, who is/are personally known to me, or who has/have produced Driver's License as identification.

(SEAL)

Signature of Notary Public, State of Florida

ALFRED E. HANDY JR.
Notary Public - State of Florida
Commission # HH 284735
My Comm. Expires Jul 6, 2026

Property Owner Letter of Authorization

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

Dear Planning Manager,

I / We, BCM DEVELOPMENT & EQUITIES LLC

(All property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)
07-11-31-4940-000BO-001A
07-11-31-4940-000BO-0000

and also described as Subdivision _____,

Section _____, Block _____, Lot _____, OR

Street Address or Physical Location: 1195 PALM HARBOR PARKWAY, PALMCOAST FL, 32137

Do hereby designate and authorize

STEPHENSON, WILCOX + ASSOCIATES, INC.
(name of agent / applicant)

representing BCM DEVELOPMENT & EQUITIES LLC
(Individual or Corporate Name)

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

TECHNICAL SITE PLAN
(type of application)

for the property described above.

Cezary Sadlinski
Signature of property owner

CEZARY SADLINSKI
Print name

_____
Signature of property owner

_____
Print name

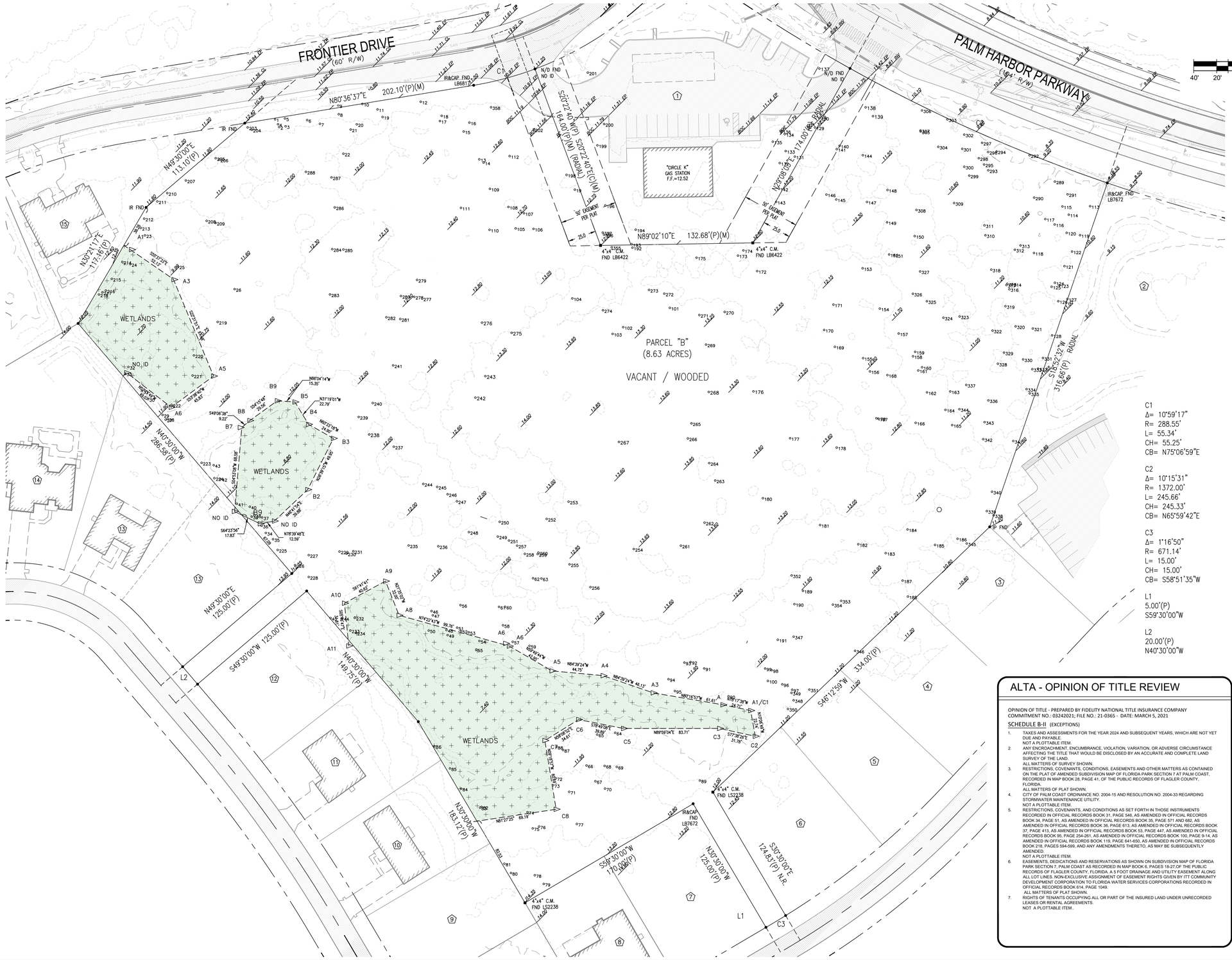
NOTARY: This instrument was acknowledged before me on this 14 **day of** Nov,

2025 **by** Cezary Sadlinski **who is/are personally known to me, or**

who has/have produced Driver License **as identification.**

Alfred E. Handy Jr.
Signature of Notary Public, State of Florida

(SEAL) ALFRED E. HANDY JR.
Notary Public - State of Florida
Commission # HH 284735
My Comm. Expires Jul 6, 2026



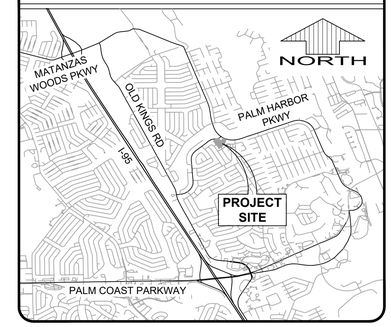
NORTH

40' 20' 0' 40' 80'

SCALE: 1" = 40'

Reserved for Agency approval stamp

VICINITY MAP



SURVEY NOTES

1. ELEVATIONS REFER TO N.A.V.D. 1988 DATUM AND REFERENCE LOCAL DATUM.
2. UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED.
3. NO BUILDINGS OBSERVED.
4. BEARINGS REFER TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS BEING N29°43'47"W.
5. PROPERTY LIES IN FLOOD ZONES "X (0.2%)", "X", AND "AE" (BASE FLOOD ELEVATIONS = 18.0'-19.0') WITH REFERENCE TO MAP NO. 12035C0136E, EFFECTIVE DATE: JUNE 6, 2018. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY AND BASED ON N.A.V.D. 1988 DATUM.
6. DESCRIPTION PROVIDED BY CLIENT.
7. NO SEARCH FOR ENCUMBERING INSTRUMENTS WAS MADE BY SURVEYOR.
8. ERROR OF CLOSURE MEETS OR EXCEEDS 1:7500 FEET.

LEGAL DESCRIPTION

PARCEL ID / ADDRESS:
07-11-31-4940-000B0-0000 (220 FRONTIER DR)
07-11-31-4940-000B0-001A (1195 PALM HARBOR PKWY)

LEGAL DESCRIPTION:
PER TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 03242021

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE AMENDED SUBDIVISION MAP OF FLORIDA PARK SECTION 7, PALM COAST RECORDED IN MAP B00K 28, PAGES 41 THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID PARCEL "B" THENCE SOUTH 18°52'32" WEST ALONG THE BOUNDARY OF SAID PARCEL "B" A DISTANCE OF 316.66 FEET, THENCE SOUTH 46°12'58" WEST DISTANCE OF 253.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 46°12'59" WEST A DISTANCE OF 80.73 FEET, THENCE SOUTH 30°30'00" EAST A DISTANCE OF 124.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKFORD LANE, SAID POINT BEING ON A CURVE, THENCE SOUTHWESTERLY 15.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (CONCAVE NORTHWESTERLY) HAVING A CENTRAL ANGLE OF 01°16'50", A RADIUS OF 671.14 FEET, A CHORD BEARING OF SOUTH 58°51'35" WEST AND CHORD DISTANCE OF 125.00 FEET, THENCE SOUTH 59°30'00" WEST A DISTANCE OF 170.00 FEET, THENCE NORTH 30°30'00" WEST A DISTANCE OF 183.12 FEET, THENCE NORTH 40°30'00" WEST A DISTANCE OF 149.75 FEET, THENCE SOUTH 49°30'00" WEST A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANCISCAN LANE, THENCE NORTH 40°30'00" WEST ALONG SAID LINE A DISTANCE OF 286.58 FEET, THENCE NORTH 30°21'17" EAST A DISTANCE OF 117.16 FEET, THENCE NORTH 49°30'00" EAST A DISTANCE OF 113.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-LINE OF FRONTIER DRIVE (60' R/W), THENCE NORTH 80°36'37" EAST ALONG SAID LINE A DISTANCE OF 202.10 FEET TO A POINT OF CURVATURE, THENCE 55.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT (CONCAVE NORTHERLY) HAVING: CENTRAL ANGLE OF 10°59'17", A RADIUS OF 288.55 FEET, A CHORD BEARING OF NORTH 75°06'59" EAST AND A CHORD DISTANCE OF 55.25 FEET, THENCE DEPARTING FRONTIER DRIVE SOUTH 20°22'40" EAST ALONG THE COMMON BOUNDARY OF PARCELS "B" AND "C" A DISTANCE OF 164.00 FEET, THENCE CONTINUE SOUTH 20°22'40" EAST A DISTANCE OF 448.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE AMENDED SUBDIVISION MAP OF FLORIDA PARK SECTION 7, PALM COAST RECORDED IN MAP BOOK 28, PAGES 41 THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING THE NORTHEAST CORNER OF SAID PARCEL "B" THENCE SOUTH 18°52'32" WEST ALONG THE BOUNDARY OF SAID PARCEL "B" A DISTANCE OF 316.66 FEET, THENCE SOUTH 46°12'59" WEST A DISTANCE OF 253.28 FEET, THENCE NORTH 20°22'40" WEST A DISTANCE 448.53 FEET TO A POINT BEING THE SOUTHWEST CORNER OF PARCEL "C", THENCE NORTH 89°02'10" EAST ALONG THE SOUTHERLY BOUNDARY OF PARCEL "C" A DISTANCE OF 132.68 FEET, THENCE NORTH 29°08'03" EAST ALONG SAID BOUNDARY OF PARCEL "C" A DISTANCE OF 174.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PALM COAST PARKWAY (104'R/W), SAID POINT BEING A CURVE, THENCE SOUTHEASTERLY 245.66 FEET ALONG ARC OF A CURVE TO THE LEFT (CONCAVE NORTHEASTERLY) HAVING A CENTRAL ANGLE OF 10°15'31", A RADIUS OF 1372.00 FEET, A CHORD BEARING OF SOUTH 65°59'42" EAST AND A CHORD DISTANCE OF 245.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALTA - OPINION OF TITLE REVIEW

OPINION OF TITLE - PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 03242021; FILE NO.: 21-0365 - DATE: MARCH 5, 2021

SCHEDULE B-II (EXCEPTIONS)

1. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   NOT A PLOTTABLE ITEM.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   ALL MATTERS OF SURVEY SHOWN.
3. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF AMENDED SUBDIVISION MAP OF FLORIDA PARK SECTION 7 AT PALM COAST, RECORDED IN MAP BOOK 28, PAGE 41, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
   ALL MATTERS OF PLAT SHOWN.
4. CITY OF PALM COAST ORDINANCE NO. 2004-15 AND RESOLUTION NO. 2004-33 REGARDING STORMWATER MAINTENANCE UTILITY.
   NOT A PLOTTABLE ITEM.
5. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 31, PAGE 546, AS AMENDED IN OFFICIAL RECORDS BOOK 34, PAGE 51, AS AMENDED IN OFFICIAL RECORDS BOOK 35, PAGE 571 AND 682, AS AMENDED IN OFFICIAL RECORDS BOOK 36, PAGE 613, AS AMENDED IN OFFICIAL RECORDS BOOK 37, PAGE 413, AS AMENDED IN OFFICIAL RECORDS BOOK 53, PAGE 447, AS AMENDED IN OFFICIAL RECORDS BOOK 95, PAGE 254-261, AS AMENDED IN OFFICIAL RECORDS BOOK 100, PAGE 9-14, AS AMENDED IN OFFICIAL RECORDS BOOK 119, PAGE 641-650, AS AMENDED IN OFFICIAL RECORDS BOOK 218, PAGES 594-599, AND ANY AMENDMENTS THERETO, AS MAY BE SUBSEQUENTLY AMENDED.
   NOT A PLOTTABLE ITEM.
6. EASEMENTS, DEDICATIONS AND RESERVATIONS AS SHOWN ON SUBDIVISION MAP OF FLORIDA PARK SECTION 7, PALM COAST AS RECORDED IN MAP BOOK 6, PAGES 18-27,OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES. NON-EXCLUSIVE ASSIGNMENT OF EASEMENT RIGHTS GIVEN BY ITT COMMUNITY DEVELOPMENT CORPORATION TO FLORIDA WATER SERVICES CORPORATIONS RECORDED IN OFFICIAL RECORDS BOOK 614, PAGE 1049.
   ALL MATTERS OF PLAT SHOWN.
7. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
   NOT A PLOTTABLE ITEM..

C1
Δ= 10°59'17"
R= 288.55'
L= 55.34'
CH= 55.25'
CB= N75°06'59"E

C2
Δ= 10°15'31"
R= 1372.00'
L= 245.66'
CH= 245.33'
CB= N65°59'42"E

C3
Δ= 1°16'50"
R= 671.14'
L= 15.00'
CH= 15.00'
CB= S58°51'35"W

L1
5.00'(P)
S59°30'00"W

L2
20.00'(P)
N40°30'00"W

LEGEND

○ IR&C 5/8" Iron Rod & Cap set							
● IR&C 5/8" Iron Rod & Cap found	FND Found	T.B.M. Temporary Bench Mark	PI Point of Intersection	C.B.S. Concrete Block & Stucco	P/P Power Pole
● IP 1/2" Iron Pipe	C/L Center Line	Δ Delta	MSL Mean Sea Level	O.R. Official Records Book & Page	C/S Concrete Slab
○ N/D Nail and Disk set	R/W Right of Way	R Radius	C.M.P. Corrugated Metal Pipe	NGVD National Geodetic Vertical Datum	Ⓜ Manhole
● N/D Nail and Disk found	(P) Plat Bearing & Distance	L Length	LB Licensed Business	NAVD North American Vertical Datum	Cable Television Riser
◉ PCP Permanent Control Point	(M) Measured Bearing & Distance	CB Chord Bearing	LS Licensed Surveyor	E/P Edge of Pavement	WM Water Meter
□ CM 4"x4" Concrete Monument set	CONC. Concrete	CH Chord Distance	F.F. Finish Floor Elevation	TOP Top of Bank	Electric Meter
■ CM 4"x4" Concrete Monument found	B.M. Bench Mark	PC Point of Curvature	N.R. Non-Radial to Curve	TOE Top of Slope	Fire Hydrant

ALTA/NSPS
LAND TITLE SURVEY
AMERICAN LAND TITLE ASSOCIATION' (ALTA')
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)

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

TO STORAGE UNITS PALM COAST, LLC A FLORIDA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, SUNCOAST TITLE INSURANCE AGENCY, INC.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 11, 13, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/29/20. DATE OF PLAT OR MAP: 8/10/20

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 / LB#7672)
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2363 FAX: (386) 437-0030 EMAIL: DIVLENG.SWA@GMAIL.COM

FOR
BCM HOMES LLC
301 YAMATO ROAD, SUITE 1240
BOCA RATON FL 33431
PHONE: 407.350.2151

REVISIONS
OCT 2020 PER COPC
APR 2021 PER SJRWMD
01/2025 PER COPC
01/2026 PER COPC
03/2026 PER COPC

EXISTING CONDITIONS PLAN 2 OF 3
BOUNDARY SURVEY

PALM HARBOR
PROFESSIONAL COMPLEX

DRAWN BY: JAP
DATE DRAWN: APRIL 2020
CHECKED BY: DAW
DATE CHECKED: APRIL 2020
SCALE: 1"=100'

Not valid without the signature and the original raised seal.
DAN A. WILCOX, P.E., PSM
P.E. No: 57858 • PSM No. 6749
STATE OF FLORIDA

SHEET NO.
C-03A

TREE LEGEND

TREE No.	TREE DESCRIPTION	NOTES
1	8" OAK	
2	6" OAK	
3	6" OAK	
4	7" OAK	
5	8" CEDAR	
6	14" PALM	
7	12" OAK	
8	14" PALM	
9	14" PALM	
10	14" PALM	
11	14" PALM	
12	14" PALM	
13	8" OAK	
14	18" OAK	
15	6" OAK	
16	10" OAK	
17	9" OAK	
18	10" OAK	
19	12" OAK	
20	10"X10" SPLIT OAK	
21	6" OAK	
22	7" OAK	
23	14" ELM	
24	6" BAY	
25	6" CEDAR	
26	6" CEDAR	
27	11" CEDAR	
28	8" PINE	
29	12" PINE	
30	14" PALM	
31	14" PALM	
32	14" PALM	
33	14" PALM	
34	14" PALM	
35	14" PALM	
36	14" PALM	
37	10" ELM	
38	14" PALM	
39	14" PALM	
40	14" PALM	
41	14" PALM	
42	14" PALM	
43	14" PALM	
44	14" PALM	
45	14" PALM	
46	8" BAY	
47	6" BAY	
48	6" BAY	
49	6" BAY	
50	11" SWEETGUM	
51	12" SWEETGUM	
52	6" BAY	
53	8" BAY	
54	8" OAK	
55	(4) 6" BAY CLUSTER	
56	12" OAK	
57	7" SWEETGUM	
58	12"X14" SPLIT OAK	
59	10"X12" SPLIT OAK	
60	6"X6" SPLIT SWEETGUM	
61	6" SWEETGUM	
62	6" OAK	
63	8" OAK	
64	20" OAK	
65	6" OAK	
66	6"X6" SPLIT OAK	
67	6"X6" SPLIT OAK	
68	6"X6" SPLIT OAK	
69	6"X6" SPLIT OAK	
70	6"X6" SPLIT OAK	
71	8" OAK	
72	8" OAK	
73	8" BAY	
74	7" OAK	
75	7" OAK	
76	6" OAK	
77	6" OAK	
78	6" OAK	
79	6" OAK	
80	14" OAK	
81	14" OAK	
82	18" PINE	
83	8" BAY	
84	14" PALM	
85	14" PALM	
86	10"X13" SPLIT SWEETGUM	
87	10" OAK	
88	20" OAK	
89	6" OAK	
90	6"X11" SPLIT OAK	
91	4"X8" SPLIT OAK	
92	13" SWEETGUMN	
93	6" SWEETGUM	
94	7" OAK	
95	6" OAK	
96	6" OAK	
97	6" OAK	
98	7" OAK	
99	8" OAK	
100	11" SWEETGUM	
101	8" OAK	
102	6" OAK	
103	8" OAK	
104	6" OAK	
105	6"X6"X6" SPLIT OAK	
106	6" CEDAR	
107	7" OAK	
108	11" OAK	
109	11" OAK	
110	6"X9" OAK	
111	21" OAK	
112	9"X11" SWEETGUM	
113	14" PALM	
114	14" PALM	
115	14" PALM	
116	8" OAK	
117	8" OAK	
118	6"X6" SPLIT OAK	
119	10" PALM	
120	(3) 14" PALM CLUSTER	
121	(3) 14" PALM CLUSTER	
122	14" PALM	
123	6" OAK	
124	6" OAK	
125	9" OAK	
126	11" OAK	
127	14" PALM	
128	6" CEDAR	
129	20" OAK	
130	25" OAK	
131	13" PINE	
132	9"X12" SPLIT OAK	
133	9" PINE	
134	9" PINE	
135	9" PINE	
136	9" PINE	
137	26" OAK	
138	4"X6" HACK BERRY	
139	18" SWEETGUM (DEAD)	
140	14" PALM	
141	14" PALM	
142	12" PINE	
143	18"X18" SPLIT OAK	
144	22" OAK	
145	12" SWEETGUM	
146	12" SWEETGUM	
147	6" OAK	
148	18" OAK	
149	30" OAK	
150	20" SWEETGUM	
151	9" OAK	
152	15" OAK	
153	6" OAK	
154	6" OAK	
155	10" SWEETGUM	
156	7" OAK	
157	7" OAK	
158	6" OAK	
159	6" OAK	
160	6" OAK	
161	6" OAK	
162	7" OAK	
163	6" OAK	
164	6" OAK	
165	6" OAK	
166	7" OAK	
167	7" OAK	
168	6" OAK	
169	6"X9" SWEETGUM	
170	6" OAK	
171	6"X6" SPLIT OAK	
172	18" OAK	
173	8" OAK	
174	16" OAK	
175	13" OAK	
176	6" CEDAR	
177	7" OAK	
178	7" OAK	
179	7" OAK	
180	6"X9" SWEETGUM	
181	8"X9" SWEETGUM	
182	9" SWEETGUM	
183	18" SWEETGUM	
184	10" OAK	
185	9" OAK	
186	6" OAK	
187	10" OAK	
188	6" OAK	
189	6" OAK	
190	6" OAK	
191	6" OAK	
192	14" PALM	
193	14" PALM	
194	14" PALM	
195	14" PALM	
196	14" PALM	
197	14" PALM	
198	14" PALM	
199	15" PINE	
200	24" OAK	
201	22" OAK	
202	14" PALM	
203	14" PALM	
204	14" PALM	
205	12" PINE	
206	14" PALM	
207	12" PALM	
208	18" OAK	
209	7" CEDAR	
210	16" PALM	
211	23" PINE	
212	14" PALM	
213	6" BAY	
214	14" PALM	
215	12" PINE	
216	6" SYCAMORE	
217	14" SYCAMORE	
218	16" SYCAMORE	
219	12" MAPLE	
220	8" BAY	
221	14"X18"X6" SPLIT SYCAMORE	
222	6" SYCAMORE	
223	6" BAY	
224	14" PALM	
225	14" PINE	
226	6" BAY	
227	6" BAY	
228	10" PALM	
229	13" OAK	
230	13" OAK	
231	9" OAK	
232	15" OAK	
233	15" OAK	
234	13" PALM	
235	7" CEDAR	
236	7" SWEETGUM	
237	18" SWEETGUM	
238	19" SWEETGUM	
239	16" SWEETGUM	
240	12"X6" SPLIT OAK	
241	16"X12" SPLIT OAK	
242	14" OAK	
243	14" OAK	
244	18" SWEETGUM	
245	16" SWEETGUM	
246	8" SWEETGUM	
247	13" SWEETGUM	
248	16" SWEETGUM	
249	9" SWEETGUM	
250	9"X5"X4" SPLIT OAK	
251	16" SWEETGUM	
252	10" OAK	
253	10" OAK	
254	3"X7" BAY SPLIT	
255	7" CEDAR	
256	20" OAK	
257	9" SWEETGUM	
258	9" SWEETGUM	
259	6" OAK	
260	6" BAY	
261	6" OAK	
262	12"X10"X4" SPLIT OAK	
263	12"X8" SPLIT OAK	
264	10"X9"X9"X8" SPLIT OAK	
265	12" OAK	
266	8"X6" SPLIT OAK	
267	7" BAY	
268	14"X12" SPLIT OAK	
269	11" OAK	
270	9" OAK	
271	9" OAK	
272	18"X12" SPLIT OAK	
273	8" OAK	
274	6" BAY	
275	6" BAY	
276	6" BAY	
277	7" OAK	
278	14" OAK	
279	6" OAK	
280	16"X12"X10" SPLIT OAK	
281	12" OAK	
282	8" CEDAR	
283	8" SWEETGUM	
284	14"X12" SPLIT OAK	
285	16"X16" SPLIT OAK	
286	14" OAK	
287	11" OAK	
288	7" BAY	
289	13" PALM	
290	14" OAK	
291	14" PALM	
292	16" CEDAR	
293	13" PALM	
294	13" PALM	
295	7" BAY	
296	9" PALM	
297	15" PALM	
298	15" PALM	
299	6" OAK	
300	7" BAY	
301	14" PALM	
302	15" PALM	
303	8" OAK	
304	13" PALM	
305	14" PALM	
306	6" ASH	
307	14" PALM	
308	12" OAK	
309	16" OAK	
310	16" SWEETGUM	
311	22"X12"X12" SPLIT OAK	
312	16" OAK	
313	16" OAK	
314	8" OAK	
315	10" OAK	
316	8" BAY	
317	6" OAK	
318	13" SWEETGUM	
319	6" OAK	
320	6" OAK	
321	18"X12"X10" SPLIT OAK	
322	18" OAK	
323	10" OAK	
324	19" OAK	
325	6" OAK	
326	12" OAK	
327	12"X8"X4" SPLIT OAK	
328	15"X8" SPLIT OAK	
329	7" OAK	
330	6"X4" SPLIT OAK	
331	20" OAK	
332	22" OAK	
333	10" OAK	
334	14" PALM	
335	10"X10" SPLIT PINE	
336	16" OAK	
337	7" BAY	
338	6"X6" SPLIT OAK	
339	14" PALM	
340	7" OAK	
341	23"X15" SPLIT OAK	
342	7" OAK	
343	7" OAK	
344	8" OAK	
345	9" OAK	
346	12" PINE	
347	11"X17" SPLIT OAK	
348	14" PALM	
349	6" OAK	
350	14" PALM	
351	14" PALM	
352	7" OAK	
353	16" SWEETGUM	
354	8" OAK	
355	10"X8" SPLIT OAK	
356	8" OAK	
357	8" OAK	
358	7"X7" SPLIT CEDAR	

Reserved for Agency approval stamp

(1) OWNER: CIRCLE K STORES, INC.
PO BOX 52085
PHOENIX, AZ 85072
ADDRESS: 1201 PALM HARBOR PKWY
PARCEL NO.: 07-11-31-4940-000C0-0000
ZONING: COM-2
FLUM: MIXED USE
STATUS: IMPROVED

(2) OWNER: PRESBYTERIAN CHURCH AT PALM COAST INC
156 FLORIDA PARK DRIVE
PALM COAST, FL 32137
ADDRESS: 156 FLORIDA PARK DRIVE
PARCEL NO.: 07-11-31-7007-00RPA-0000
ZONING: PSP
FLUM: MIXED USE
STATUS: IMPROVED

(3) OWNER: DOUVIKAS PETER M & PAT
9508 N KOSTNER
SKOKIE, IL 60067
ADDRESS: 27 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0010
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(4) OWNER: MOSIEJEWSKA BOGUMILA & GRZEGORZ MOSIEJEWSKI
25 BOERUM ST, APT 20G
BROOKLYN, NY 11206
ADDRESS: 23 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0020
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(5) OWNER: LEE TZU TAU
4 WOODWARD RD
FRAMINGHAM, MA 01701
ADDRESS: 19 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0030
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(6) OWNER: BARBOSA RUI G & ZITA M
72 MARINE ST
NEWARK, NJ 07105
ADDRESS: 15 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0040
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(7) OWNER: PASCO BRANDT & TIEN
11 FRANKFORD LANE
PALM COAST, FL 32137
ADDRESS: 11 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0050
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(8) OWNER: HENDERSON ROBERT LIFE ESTATE
7 FRANKFORD LANE
PALM COAST, FL 32137
ADDRESS: 7 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0060
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

(9) OWNER: LEARY DANIEL J
PO BOX 934
MIDDLETON, MA 01949
ADDRESS: 41 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0080
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(10) OWNER: SORRENTINO JACQUELYN
39 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 39 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0090
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

(11) OWNER: BAKER THOMAS W & CLARA F
35 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 35 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0100
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

(12) OWNER: LEE HUI-CHU
25W 660 WHEATBERRY CT
CAROL STREAM, IL 60188
ADDRESS: 31 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0110
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

(13) OWNER: REINER JOSEPH & CYNTHIA
215 HIGHMOUNT ROAD
WEST COXSACKIE, NY 12192
ADDRESS: 25 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0130
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

(14) OWNER: CROWE RUSSELL L
23 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 23 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0140
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

(15) OWNER: LEVITSKY MIKHAIL & NATALIYA
208 FRONTIER DRIVE
PALM COAST, FL 32137
ADDRESS: 208 FRONTIER DRIVE
PARCEL NO.: 07-11-31-4940-00040-0030
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 | LB#7672)
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2363 FAX: (386) 437-0030 EMAIL: CIVILENG.SWA@GMAIL.COM

FOR
BCM HOMES LLC
301 YAMATO ROAD, SUITE 1240
BOCA RATON FL 33431
PHONE: 407.350.2151

REVISIONS
01/2025 PER COPC
12/2025 PER COPC
01/2026 PER COPC
03/2026 PER COPC

EXISTING CONDITIONS PLAN 3 OF 3
BOUNDARY SURVEY

PALM HARBOR
PROFESSIONAL COMPLEX

DRAWN BY: JAP
DATE DRAWN: APRIL 2020
CHECKED BY: DAW
DATE CHECKED: APRIL 2020
SCALE: 1"=100'

Not valid without the signature and the original raised seal.
DAN A. WILCOX, P.E., PSM
P.E. No. 57633 • PSM No. 6748
STATE OF FLORIDA

SHEET NO.
C-03B

Agent's Choice Title, LLC.
5 Utility Drive, Suite 17, Palm Coast, Florida 32137
Phone 386-445-9550 * Fax 866-524-3449

March 17, 2024

BCM Developments & Equities LLC
1542 Belfiore Way
Windermere, FL. 34786

Re: 1195 Palm Harbor Pkwy, Palm Coast, Florida 32137

Dear BCM Developments & Equities LLC, a Delaware Limited Liability Company:

Enclosed please find your Recorded Deed and Owner's Title Insurance Policy. Please keep these recorded documents in a safe place for future reference.

HOMESTEAD EXEMPTION FILING

Your Recorded Deed is needed in order to file for homestead exemption. It is important not to forget to file for homestead exemption should you qualify by February 28, 2025. Per most County Appraiser's Office, the normal filing time for Homestead exemption begins January 1 and lasts through March 1. For further information, please contact the Property Appraiser's Office that the property is located in.

IF YOU REFINANCE OR SELL

You may need your Title Insurance Policy should you ever decide to refinance or sell your property. If you are selling within 3 years of this purchase a re-issue credit will be applied. We can quickly update from this Policy and avoid unnecessary delays in closing. We maintain a completely documented file of each transaction. Therefore, we can handle your new transaction in a timely and efficient manner.

We appreciate the opportunity to provide title services to you and it is our hope that your transaction was dealt with to your satisfaction. Agent's Choice Title cares about its customers and their ability to obtain information and serve on a convenient, timely and accurate basis.

Our commitment to customer service begins by thoughtfully and carefully choosing the best staff to serve you. It does not end until you are completely satisfied. In the future, we hope you will choose Agent's Choice Title to serve you in all your real estate transactions.

Should you have any questions or if I can be of any further assistance, please do not hesitate to call our office!

Sincerely,

Ruzanna Tarannik
Title Agent

Fidelity National Title
Insurance Company

Policy No.: 138021-1-23-1105-2024.2751209-231754698

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   (a) a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
   (b) the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning) but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of an improvement on the Land;
   (c) the subdivision of the Land; or
   (d) environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
   (a) of the exercise described in an Enforcement Notice; or
   (b) the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
   (a) resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
      i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
      ii. voidable transfer under the Uniform Voidable Transactions Act; or

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(b) because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
   i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
   ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By: _____
Authorized Officer or Agent

Agents Choice Title, LLC
5 Utility Dr., Suite 17
Palm Coast, FL 32137-4605
Tel:386-445-9550
Fax:866-524-3449

By:

Michael J. Nolan
President

Attest:

Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i the occupancy, use, or enjoyment of the Land;
   ii the character, dimensions or location of any improvement on the Land;
   iii the subdivision of land; or
   iv environmental remediation or protection;
   (b) any governmental forfeiture, police, regulatory, or national security power.
   (c) the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   (e) resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A, is a:
   (a) fraudulent conveyance or fraudulent transfer;
   (b) voidable transfer under the Uniform Voidable Transactions Act; or
   (c) preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

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1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

(a) "Affiliate": An Entity:
  i. that is wholly owned by the Insured;
  ii. that wholly owns the Insured; or
  iii. if that Entity and the Insured are both wholly owned by the same person or entity.

(b) "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.

(c) "Date of Policy": The Date of Policy stated in Schedule A.

(d) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

(e) "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
  i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
  ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
  iii. asserts a right to enforce a PACA-PSA Trust.

(f) "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.

(g) "Insured":
  i. a. The Insured named in Item 1 of Schedule A;
  b. the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
  c. the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
  d. the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
  e. the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
    (1). an Affiliate;
    (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
    (3). a spouse who receives the Title because of a dissolution of marriage;
    (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
    (5). another Insured named in Item 1 of Schedule A.
  ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

(h) "Insured Claimant": An Insured claiming loss or damage arising under this policy.

(i) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

(j) "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(k) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

(l) "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

(m) "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

(n) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

(o) "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

(p) "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

(a) retains an estate or interest in the Land;

(b) owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

(c) has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the

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Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

(a) any litigation or other matter for which the Company may be liable under this policy; or

(b) any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

(b) The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

(c) When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

(a) *To Pay or Tender Payment of the Amount of Insurance.*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

(b) *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the

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Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

(a) The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

(b) Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

(c) If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

(d) If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

(e) In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

(a) The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,
   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

(b) The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

(c) The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

(a) If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

(b) If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

(c) The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

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(b) Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
   i. modify any prior endorsement,
   ii. extend the Date of Policy,
   iii. insure against loss or damage exceeding the Amount of Insurance, or
   iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

(a) *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

(b) *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at FIDELITY NATIONAL TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

18. ARBITRATION

(a) All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

(b) *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

(c) Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

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For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The

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Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial,
Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:
Issuing Agent: Agents Choice Title, LLC
Issuing Office: 5 Utility Dr., Suite 17
Palm Coast, FL 32137
Issuing Office's ALTA® Registry ID:
Issuing Office File Number: 23-1105
Order No: 11452897
Property Address: 1195 PALM HARBOR PKWY
Palm Coast, FL 32137 220 FRONTIER DR
Palm Coast, FL 32137

SCHEDULE A

Name and Address of Title Insurance Company:
Fidelity National Title Insurance Company
Attn: Claims Department
P. O. Box 45023, Jacksonville, FL 32232-5023

Policy Number: 2751209-231754698
Amount of Insurance: $902,105.00
Date of Policy: March 01, 2024 at 2:18 PM

1. The Insured is:

   BCM Developments & Equities LLC, a Delaware limited liability company

2. The estate or interest in the Land insured by this policy is:

   Fee Simple

3. The Title is vested in:

   BCM Developments & Equities LLC, a Delaware limited liability company by virtue of General Warranty Deed recorded in Official Records Book 2849, page 1318, of the public records of Flagler County, Florida.

4. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

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EXHIBIT "A"

Policy Number: 2751209-231754698

A parcel of land being a portion of Parcel "B" according to the Amended Subdivision Map of Florida Park Section 7, Palm Coast recorded in Map Book 28, Pages 41 Through 42, of the Public Records of Flagler County, Florida, being-more particularly described as follows:

A POINT OF REFERENCE being the northeast corner of said Parcel "B" thence South 18°52'32" West along the boundary of said Parcel "B" a distance of 316.66 feet, thence South 46°12'59" West a distance of 253.23 feet to the POINT OF BEGINNING of this description, thence continue South 46°12'59" West a distance of 80.73 feet, thence South 30°30'00" East a distance of 124.83 feet to a point on the northerly right-of-way line of Frankford Lane, said point being on a curve, thence southwesterly 15.00 feet along the arc of a curve to the right (concave northwesterly) having a central angle of 01°16'50", a radius of 671.14 feet, a chord Bearing of South 58°51'35" West and a chord distance of 15.00 feet to a point of tangency, thence South 59°30'00" West a distance of 5.00 feet, thence North 30° 30'00" West a distance of 125.00 feet, thence South 59°30'00" West a distance of 170.00 feet, thence North 30°30'00" West a distance of 183.12 feet, thence North 40° 30'00" West a distance of 149.75 feet, thence South 49° 30'00" West a distance of 125.00 feet to a point on the easterly right-of-way line of Franciscan Lane, thence North 40°30'00" West along said line a distance of 20.00 feet, thence departing Franciscan Lane North 49°30'00" East a distance of 125.00 feet, thence North 40°30'00" West a distance of 286.58 feet, thence North 30°21'17" East a distance of 117.16 feet, thence North 49°30'00" East a distance of 113.10 feet to a point on the southerly right- of-way line of Frontier Drive (60' R/W), thence North 80°36'37" East along said line a distance of 202.10 feet to a point of curvature, thence 55.34 feet along the arc of a curve to the left (concave northerly) having :a central angle of 10°59'17", a radius of 288.55 feet, a chord Bearing of North 75° 06'59" East and a chord .distance of 55.25 feet, thence departing Frontier Drive South 20°22'40" East along the common boundary of Parcels "B" and "C" a distance of 164.00 feet, thence continue South 20°22'40" East a distance of 448.53 feet to the POINT OF BEGINNING.

AND

A parcel of land being a portion of Parcel "B" according to the Amended Subdivision Map of Florida Park Section 7, Palm Coast recorded in Map Book 28, Pages 41 Through 42, of the Public Records of Flagler County, Florida, being more particularly described as follows:

POINT OF BEGINNING being the northeast corner of said Parcel "B"' thence South 18°52'32" West along the boundary of said Parcel "B" a distance of 316.66 feet, thence South 46°12'59" West a distance of 253.28 feet, thence North 20°22'40" West a distance 448.53 feet to a point being the southwest corner of Parcel "C", thence North 89°02'10" East along the southerly boundary of Parcel "C" a distance of 132.68 feet, thence North 29°08'03" East along said boundary of Parcel "C" a distance of 174.00 feet to a point on the Westerly right-of-way line of Palm Coast Parkway (104' R/W), said point being on a curve, thence southeasterly 245.66 feet along the arc of a curve to the left (concave northeasterly) having a central angle of 10°15'31", a radius of 1372.00 feet, a chord Bearing of South 65°59'42" East and a chord distance of 245.33 feet to the POINT OF BEGINNING of this description.

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Fidelity National Title Insurance Company

SCHEDULE B

Policy Number: 2751209-231754698

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Amended Subdivision Map of Florida Park Section 7 at Palm Coast, recorded in Map Book 28, Page 41, of the Public Records of Flagler County, Florida.

4. City of Palm Coast Ordinance No. 2004-15 and Resolution No.2004-33 regarding Stormwater Maintenance Utlity.

5. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 31, Page 546, as amended in Official Records Book 34, Page 51, as amended in Official Records Book 35, Page 571 and 682, as amended in Official Records Book 36, Page 613, as amended in Official Records Book 37, Page 413, as amended in Official Records Book 53, Page 447, as amended in Official Records Book 76, Page 271, as amended in Official Records Book 81, Page 576, as amended in Official Records Book 95, Page 254-261, as amended in Official Records Book 100, Page 9-14, as amended in Official Records Book 119, Page 641-650, as amended in Official Records Book 218, Pages 594-599 and any amendments thereto, as may be subsequently amended.

6. Easements, Dedications and Reservations as shown on Subdivision Map of Florida Park Section 7, Palm Coastas recorded in Map Book 6, Pages 18-27, of the Public Records of Flagler County, Florida . A 5 foot drainage and utility easement along all lot lines. Non-Exclusive Assignment of easement rights given by Itt Community Development Corporation to Florida Water Services Corporations recorded in Official Records Book 614, Page 1049.

7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Flagler County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints by contacting Fidelity National Title Insurance Company, Telephone 1-800-669-7450.

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Prepared by:
RUZANNA TARANNIK
Agent's Choice Title, LLC.
5 Utility Drive, Suite 17
Palm Coast, Florida 32137

File Number: 23-1105

Inst No: 2024008400 3/1/2024 2:18 PM
BK:2849 PG:1318 PAGES:2
RECORDED IN THE RECORDS OF
Tom Bexley Clerk of the Circuit Court & Comptroller
Flagler FL
DOCTAX PD $6,315.40

General Warranty Deed

Made this February 20, ~~2023~~ 2024 A.D. By **Vita Kramarenko, a married woman, and Investment Concepts And Equity LLC, a Florida Limited Liability Company**, 39 Edgely Lane, Palm Coast, Florida 32164, hereinafter called the grantor, to **BCM Developments & Equities LLC, a Delaware Limited Liability Company**, whose post office address is: 9 EAST LOOKERMAN STREET, SUITE 202-861, DOVER, DE 19901, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Nine Hundred Two Thousand One Hundred Five dollars & no cents Dollars ($902,105.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

A parcel of land being a portion of Parcel "B" according to the Amended Subdivision Map of Florida Park Section 7, Palm Coast recorded in Map Book 28, Pages 41 Through 42, of the Public Records of Flagler County, Florida, being-more particularly described as follows:

A POINT OF REFERENCE being the northeast corner of said Parcel "B" thence South 18°52'32" West along the boundary of said Parcel "B" a distance of 316.66 feet, thence South 46°12'59" West a distance of 253.23 feet to the POINT OF BEGINNING of this description, thence continue South 46°12'59" West a distance of 80.73 feet, thence South 30°30'00" East a distance of 124.83 feet to a point on the northerly right-of-way line of Frankford Lane, said point being on a curve, thence southwesterly 15.00 feet along the arc of a curve to the right (concave northwesterly) having a central angle of 01°16'50", a radius of 671.14 feet, a chord Bearing of South 58°51'35" West and a chord distance of 15.00 feet to a point of tangency, thence South 59°30'00" West a distance of 5.00 feet, thence North 30° 30'00" West a distance of 125.00 feet, thence South 59°30'00" West a distance of 170.00 feet, thence North 30°30'00" West a distance of 183.12 feet, thence North 40° 30'00" West a distance of 149.75 feet, thence South 49° 30'00" West a distance of 125.00 feet to a point on the easterly right-of-way line of Franciscan Lane, thence North 40°30'00" West along said line a distance of 20.00 feet, thence departing Franciscan Lane North 49°30'00" East a distance of 125.00 feet, thence North 40°30'00" West a distance of 286.58 feet, thence North 30°21'17" East a distance of 117.16 feet, thence North 49°30'00" East a distance of 113.10 feet to a point on the southerly right- of-way line of Frontier Drive (60' R/W), thence North 80°36'37" East along said line a distance of 202.10 feet to a point of curvature, thence 55.34 feet along the arc of a curve to the left (concave northerly) having :a central angle of 10°59'17", a radius of 288.55 feet, a chord Bearing of North 75° 06'59" East and a chord .distance of 55.25 feet, thence departing Frontier Drive South 20°22'40" East along the common boundary of Parcels "B" and "C" a distance of 164.00 feet, thence continue South 20°22'40" East a distance of 448.53 feet to the POINT OF BEGINNING.

Parcel ID Number: **07-11-31-4940-000B0-001A**

Location Address: **1195 PALM HARBOR PKWY, Palm Coast, Florida 32137**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

AND

A parcel of land being a portion of Parcel "B" according to the Amended Subdivision Map of Florida Park Section 7, Palm Coast recorded in Map Book 28, Pages 41 Through 42, of the Public Records of Flagler County, Florida, being more particularly described as follows:

POINT OF BEGINNING being the northeast corner of said Parcel "B"' thence South 18°52'32" West along the boundary of said Parcel "B" a distance of 316.66 feet, thence South 46°12'59" West a distance of 253.28 feet, thence North 20°22'40" West a distance 448.53 feet to a point being the southwest corner of Parcel "C", thence North 89°02'10" East along the southerly boundary of Parcel "C" a distance of 132.68 feet, thence North 29°08'03" East along said boundary of Parcel "C" a distance of 174.00 feet to a point on the Westerly right-of-way line of Palm Coast Parkway (104' R/W), said point being on a curve, thence southeasterly 245.66 feet along the arc of a curve to the left (concave northeasterly) having a central angle of 10°15'31", a radius of 1372.00 feet, a chord Bearing of South 65°59'42" East and a chord distance of 245.33 feet to the POINT OF BEGINNING of this description.

Parcel ID Number: **07-11-31-4940-000B0-0000**

Location Address: **220 FRONTIER DR., Palm Coast, Florida 32137**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Prepared by:
RUZANNA TARANNIK
Agent's Choice Title, LLC.
5 Utility Drive, Suite 17
Palm Coast, Florida 32137

File Number: 23-1105

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 Signature
Printed Name Ruzanna Tarannik
Witness Address: 5 Utility Dr. Ste. 17
Palm Coast, FL 32137

Witness 2 Signature
Printed Name Anastasiya Kustaryova
Witness Address: 5 Utility Dr, Ste, 17
Palm Coast, FL 32137

_____(Seal)
Vita Kramarenko
Address: 39 Edgely Lane, Palm Coast, Florida 32164

Investment Concepts And ~~Equity~~ LLC, a Florida Limited Liability Company
By Its Authorized Member Vault Estate Holdings LLC

_____(Seal)
By: Vita Kramarenko, as manager for Vault Estate Holdings LLC
Address: 39 Edgely Lane, Palm Coast, Florida 32164

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 02/20/2024, by Vita Kramarenko, individually, and as Manage for Vault Estate Holdings LLC, the Authorized Member of Investment Concepts And Equity LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced ~~Driver's License~~ as identification.

RUZANNA TARANNIK
MY COMMISSION # HH 296787
EXPIRES: August 13, 2026

Notary Public
Print Name: Ruzanna Tarannik
My Commission Expires: 8/13/2026



1 OWNER: CIRCLE K STORES, INC.
PO BOX 52085
PHOENIX, AZ 85072
ADDRESS: 1201 PALM HARBOR PKWY
PARCEL NO.: 07-11-31-4940-000C0-0000
ZONING: COM-2
FLUM: MIXED USE
STATUS: IMPROVED

2 OWNER: PRESBYTERIAN CHURCH AT PALM COAST INC
156 FLORIDA PARK DRIVE
PALM COAST, FL 32137
ADDRESS: 156 FLORIDA PARK DRIVE
PARCEL NO.: 07-11-31-7007-00RPA-0000
ZONING: PSP
FLUM: MIXED USE
STATUS: IMPROVED

3 OWNER: DOUVIKAS PETER M & PAT
9508 N KOSTNER
SKOKIE, IL 60067
ADDRESS: 27 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0010
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

4 OWNER: MOSIEJEWSKA BOGUMILA & GRZEGORZ MOSIEJEWSKI
25 BOERUM ST, APT 20G
BROOKLYN, NY 11206
ADDRESS: 23 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0020
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

5 OWNER: LEE TZU TAU
4 WOODWARD RD
FRAMINGHAM, MA 01701
ADDRESS: 19 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0030
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

6 OWNER: BARBOSA RUI G & ZITA M
72 MARINE ST
NEWARK, NJ 07105
ADDRESS: 15 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0040
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: VACANT

7 OWNER: PASCO BRANDT & TIEN
11 FRANKFORD LANE
PALM COAST, FL 32137
ADDRESS: 11 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0050
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

8 OWNER: HENDERSON ROBERT LIFE ESTATE
7 FRANKFORD LANE
PALM COAST, FL 32137
ADDRESS: 7 FRANKFORD LN
PARCEL NO.: 07-11-31-7007-00550-0060
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

9 OWNER: LEARY DANIEL J
PO BOX 934
MIDDLETON, MA 01949
ADDRESS: 41 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0080
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

10 OWNER: SORRENTINO JACQUELYN
39 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 39 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0090
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

11 OWNER: BAKER THOMAS W & CLARA F
35 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 35 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0100
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

12 OWNER: LEE HUI-CHU
26W 660 WHEATBERRY CT
CAROL STREAM, IL 60188
ADDRESS: 31 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0110
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: VACANT

13 OWNER: REINER JOSEPH & CYNTHIA
215 HIGHMOUNT ROAD
WEST COXSACKIE, NY 12192
ADDRESS: 25 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0130
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

14 OWNER: CROWE RUSSELL L
23 FRANCISCAN LANE
PALM COAST, FL 32137
ADDRESS: 23 FRANCISCAN LN
PARCEL NO.: 07-11-31-7007-00550-0140
ZONING: SFR-2
FLUM: RESIDENTIAL
STATUS: IMPROVED

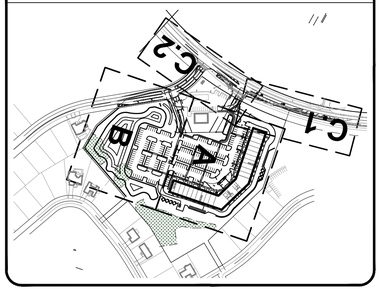
15 OWNER: LEVITSKY MIKHAIL & NATALIYA
208 FRONTIER DRIVE
PALM COAST, FL 32137
ADDRESS: 208 FRONTIER DRIVE
PARCEL NO.: 07-11-31-4940-00040-0030
ZONING: SFR-3
FLUM: RESIDENTIAL
STATUS: IMPROVED

NORTH

40' 20' 0' 40' 80'
SCALE: 1" = 40'

Reserved for Agency approval stamp

KEY MAP



LEGEND

- ASPHALT
- CONCRETE
- HEAVY CONCRETE
- WETLAND AREA
- BUILDING
- CURBING
- CIRCULATION (NOT PAINTED)
- PAVEMENT MARKING
- HANDICAP PARKING
- (#) PARKING COUNT

PROJECT DATA SUMMARY

PARCEL ID(S):	07-11-31-4940-000B0-001A & 07-11-31-4940-000B0-0000
ADDRESS:	1195 PALM HARBOR PARKWAY
OWNERSHIP AREA:	376,039 SF (8.633 AC)
PROJECT AREA:	376,039 SF (8.633 AC)
ZONING:	COM-1
FLUM:	MIXED USE
PROPOSED USE:	OFFICE / MEDICAL
GROSS FLOOR AREA:	62,050 SF

SETBACKS	ALLOWABLE	PROPOSED
FRONT (FRONTIER DRIVE)	40'	354.4'
FRONT (PALM HARBOR)	40'	76.1'
EAST SIDE	10'	61.5'
WEST SIDE	10'	159.9'
REAR	10'	53.3'
MAX BUILDING HEIGHT	50'	38' (DESIGN BY OTHERS)
MAX LOT COVERAGE	70%	42%
FAR	0.3	0.17

SIDEWALK TABULATION

OWNERSHIP AREA	376,039	SF	8.633 AC	100 %
PROJECT AREA	376,039	SF	8.633 AC	100 %
SIDEWALK AREA	8,672.60	SF	0.199 AC	2 %

IMPERVIOUS / PERVIOUS TABULATIONS

OWNERSHIP AREA	376,039	SF	8.633 AC	100 %
PROJECT AREA	376,039	SF	8.633 AC	100 %
TOTAL BUILDING FOOTPRINT AREA	34,844.3	SF	0.800 AC	8 %
VEHICULAR USE AREA	113,216.2	SF	2.599 AC	30 %
CONCRETE AREA	9,572.6	SF	0.220 AC	2 %
HEAVY CONCRETE AREA	8,019.68	SF	0.184 AC	2 %
STORMWATER MANAGEMENT AREA	54,220.5	SF	1.245 AC	14 %
TOTAL ONSITE IMPERVIOUS	165,652.78	SF	3.803 AC	44 %
TOTAL ONSITE PERVIOUS	210,386.22	SF	4.829 AC	56 %

NOTES

1. CONTRACTOR TO ATTEND A MANDATORY PRECONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. ALL PAVEMENT MARKINGS EXCEPT PARKING STALLS SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS".
4. SOD SHALL BE PLACED AT ALL BACK OF CURBS, SIDEWALKS, SWALES AND DETENTION AREAS.
5. ALL CONCRETE DRAINAGE STRUCTURES, CURBING, SIDEWALKS, ETC. SHALL BE 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH, FIBER REINFORCED.
6. THE DESIGN AND CONSTRUCTION OF ALL CURBING, GUTTERS, SIDEWALKS, AND PARKING STALLS SHALL COMPLY WITH THE "FLORIDA ACCESSIBILITY CODE" (FAC)
7. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES AND THE 2018 FLORIDA DESIGN STANDARDS.

STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 / LB#7672)
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2363 FAX: (386) 437-0030 EMAIL: CIVILENG.SWA@GMAIL.COM

FOR
BCM HOMES LLC
301 YAMATO ROAD, SUITE 1240
BOCA RATON FL 33431
PHONE: 407.350.2151

REVISIONS
03/2024 PER COPC
01/2025 PER COPC
01/2026 PER COPC
03/2026 PER COPC

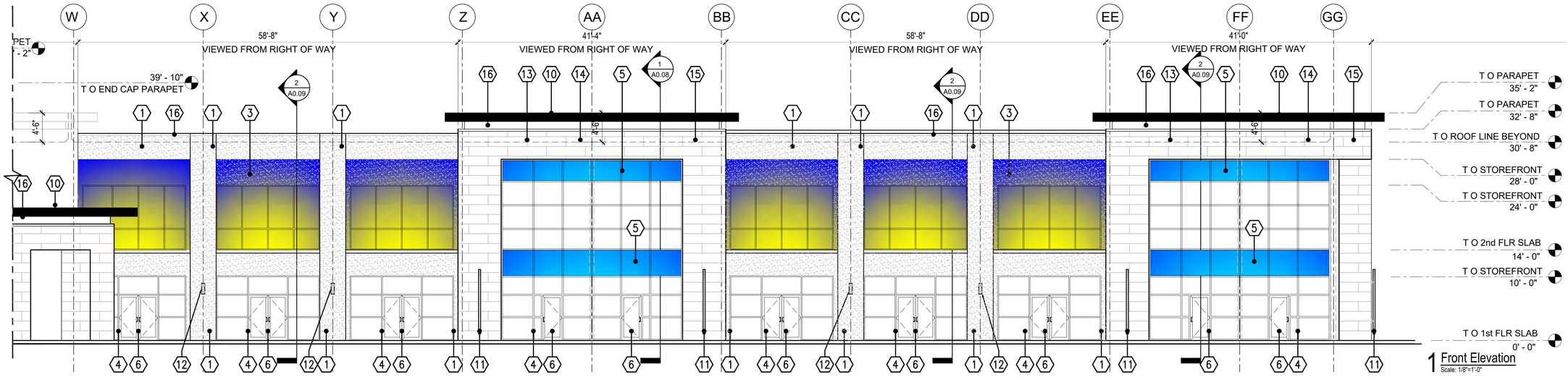
MASTER SITE PLAN
1 OF 4

PALM HARBOR
PROFESSIONAL COMPLEX

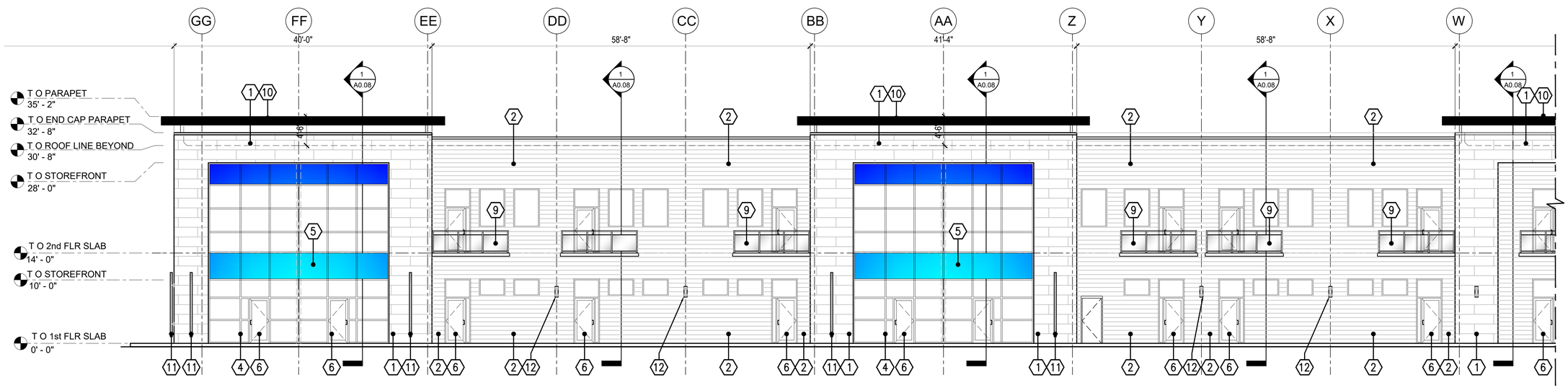
DRAWN BY: JAP
DATE DRAWN: JAN 2023
CHECKED BY: DAW
DATE CHECKED: 03/04/2026

STATE OF FLORIDA — DAN A. STICKEL JR., PSM — REG. No. 6749 — 03/04/26 — Not valid without the signature and the original raised seal.

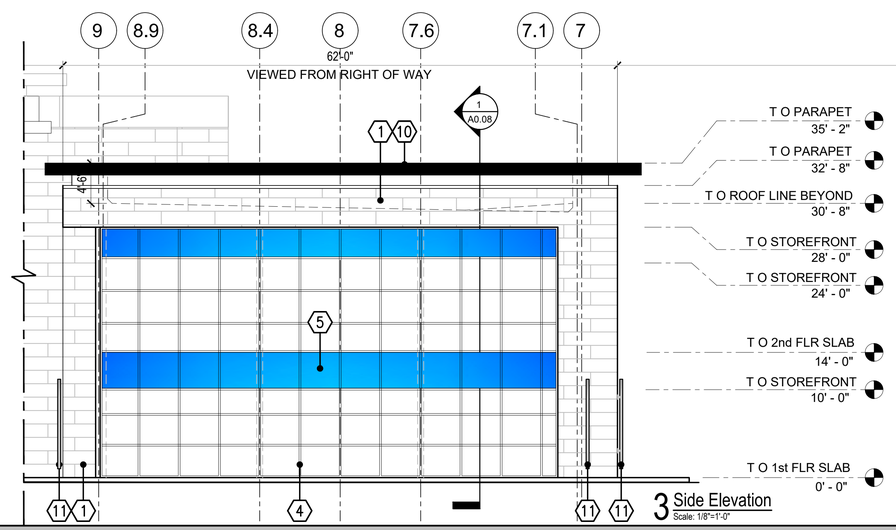
SHEET NO.
C-07A



1 Front Elevation
Scale: 1/8"=1'-0"



2 Front Elevation
Scale: 1/8"=1'-0"



3 Side Elevation
Scale: 1/8"=1'-0"

CLEAR / TRANSPARENT GLASS

BLUE SPANDREL GLASS

BRONZE GLASS

4,886 SF GLAZING 1st FLR. / 9,520 SF FACADE 1st FLR. = 51.3%

EXTERIOR FINISH SCHEDULE:

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	EIFS (EXT. INSULATED FINISH SYSTEM)	STO CORPORATION	158 STO SIGNATURE STONE 10	9433 WHITE	-
2	EIFS (EXT. INSULATED FINISH SYSTEM)	STO CORPORATION	BUTTERNUT	VT192390 STOCAST WOOD	-
3	PATTERNED SCREEN PANEL SYSTEM	PARASOLEIL	-	-	-
4	ALUMINUM STOREFRONT SYSTEM	KAWNEER	-	CLEAR ANODIZE	-
5	SPANDREL GLAZING	VITRO ARCHITECTURAL GLASS	SOLARBAN 70	BLUE	-
6	EXTERIOR STOREFRONT / DOOR	KAWNEER	-	CLEAR ANODIZE	-
7	HOLLOW METAL DOOR	USA FIRE DOOR CO.	-	-	-
8	AUTOMATIC SLIDING DOOR	STANLEY	-	CLEAR ANODIZE	-
9	EXTERIOR BALCONY & RAILING	-	ALUMINUM / GLASS	-	-
10	METAL PARAPET CAP	PAC - CLAD	ALUMINUM	PACIFIC BLUE	-
11	EXTERIOR LIGHT FIXTURE	MOD LIGHTING / HAYLEN	ALUMINUM	BLACK	-
12	EXTERIOR LIGHT FIXTURE	BULB SQUARE	ALUMINUM	BLACK	-
13	17 7/8 H x 71 9/16 L NICHIHA PANEL	NICHIHA PANELS SYSTEM	RUNNING BOND PATTERN 33%	CORBOSA MOONDUST	1-866-424-4421
14	17 7/8 H x 71 9/16 L NICHIHA PANEL	NICHIHA PANELS SYSTEM	RUNNING BOND PATTERN 33%	CORBOSA SHADOW	1-866-424-4421
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16	METAL WALL FLASHING	PAC - CLAD	ALUMINUM	SILVER	-

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Facsimile: (321) 244-9419

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MR. CEZARY SADLINSKI
301 YAMATO ROAD, SUITE 1240
BOCA RATON, FL 33431

PROJECT NAME
PALM HARBOR
PROFESSIONAL COMPLEX
1195 PALM HARBOR PARKWAY
PALM HARBOR, FL

SHEET TITLE
Exterior Elevations

SEAL
HAROLD DANIEL HUTTER III R.A.
FL. LIC # AR98913

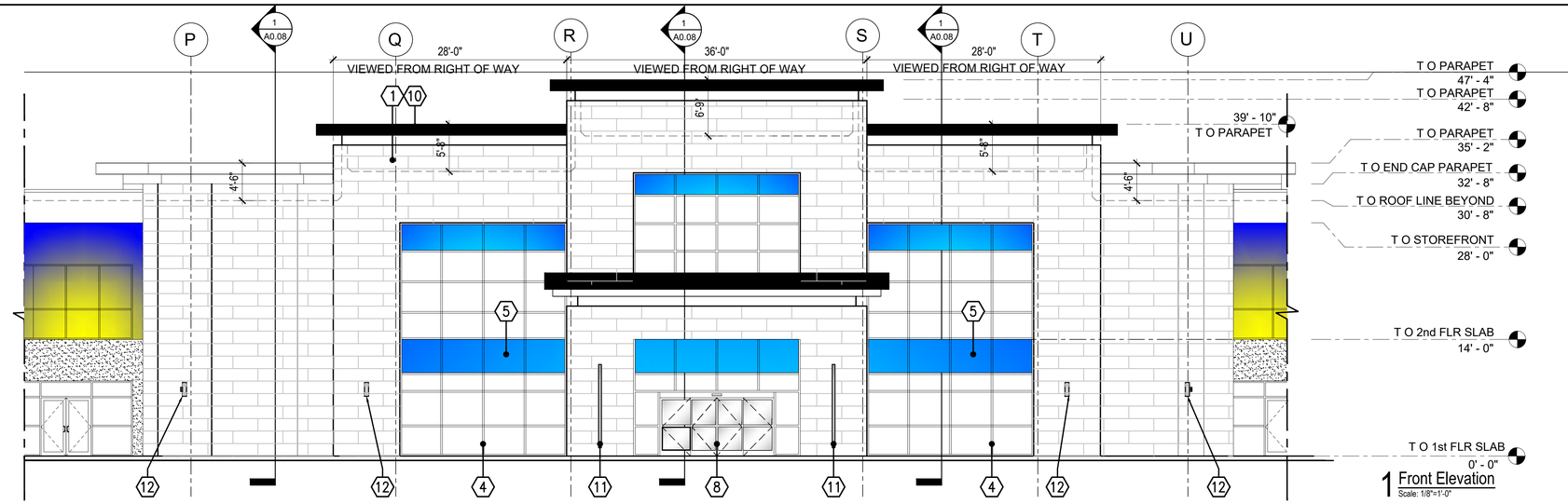
RELEASE		DATE
1	Planning Review	2/27/24
2	Planning Review	11/5/24
3	-	-
4	-	-
5	-	-
6	-	-

PROJECT NO.
2022-112

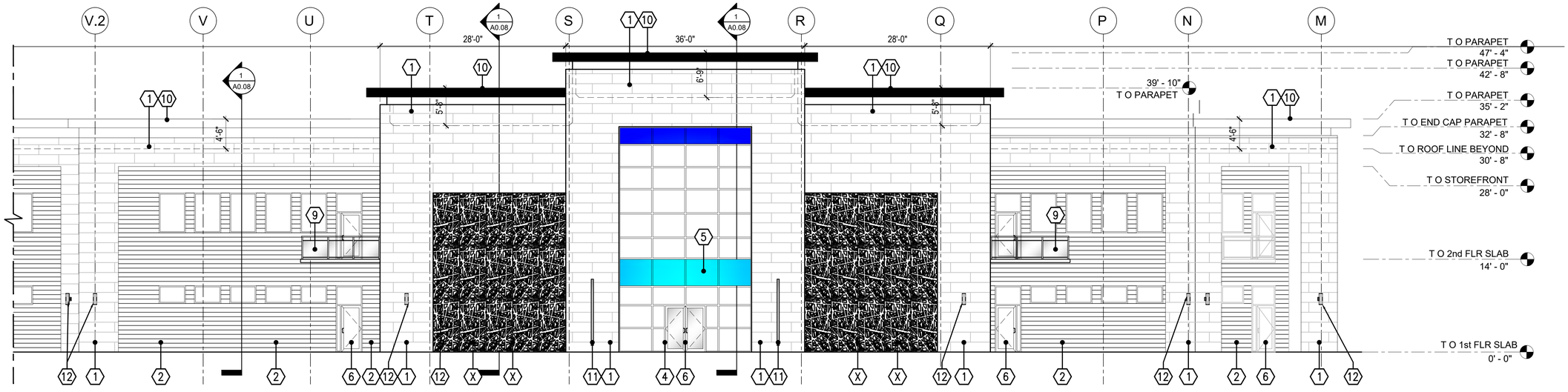
ISSUE DATE
xx/xx/2023

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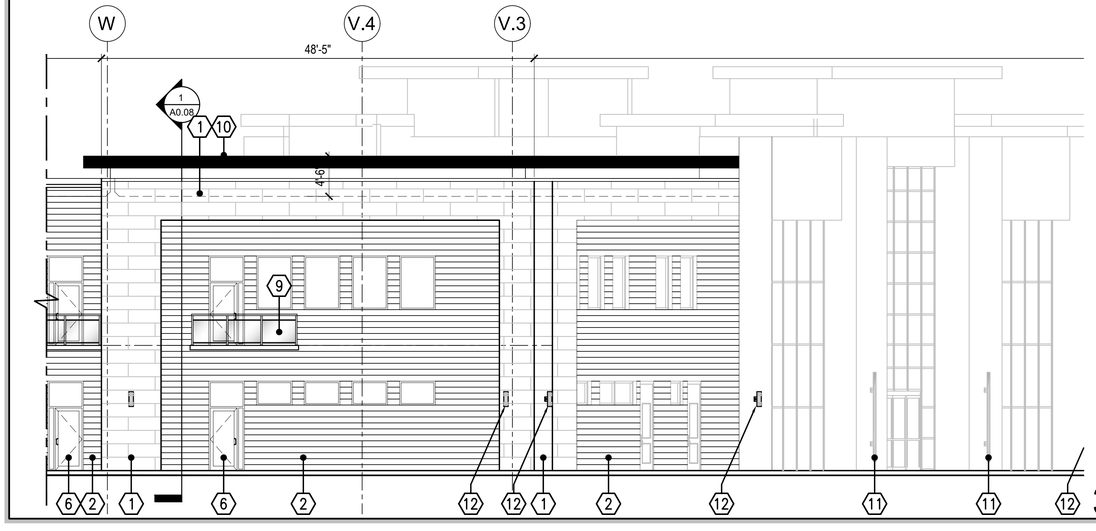
SHEET NO.
A401



1 Front Elevation
Scale: 1/8"=1'-0"



2 Rear Elevation
Scale: 1/8"=1'-0"



3 Partial Rear Elevation
Scale: 1/8"=1'-0"

CLEAR / TRANSPARENT GLASS

BLUE SPANDREL GLASS

BRONZE GLASS

4,886 SF GLAZING 1st FLR. / 9,520 SF FACADE 1st FLR. = 51.3%

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4	ALUMINUM STOREFRONT SYSTEM	KAWNEER	-	CLEAR ANODIZE	-
5	SPANDREL GLAZING	VITRO ARCHITECTURAL GLASS	SOLARBAN 70	BLUE	-
6	EXTERIOR STOREFRONT / DOOR	KAWNEER	-	CLEAR ANODIZE	-
7	HOLLOW METAL DOOR	USA FIRE DOOR CO.	-	-	-
8	AUTOMATIC SLIDING DOOR	STANLEY	-	CLEAR ANODIZE	-
9	EXTERIOR BALCONY & RAILING	-	ALUMINUM / GLASS	-	-
10	METAL PARAPET CAP	PAC - CLAD	ALUMINUM	PACIFIC BLUE	-
11	EXTERIOR LIGHT FIXTURE	MOD LIGHTING / HAYLEN	ALUMINUM	BLACK	-
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16	METAL WALL FLASHING	PAC - CLAD	ALUMINUM	SILVER	-

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SHEET TITLE
Exterior Elevations

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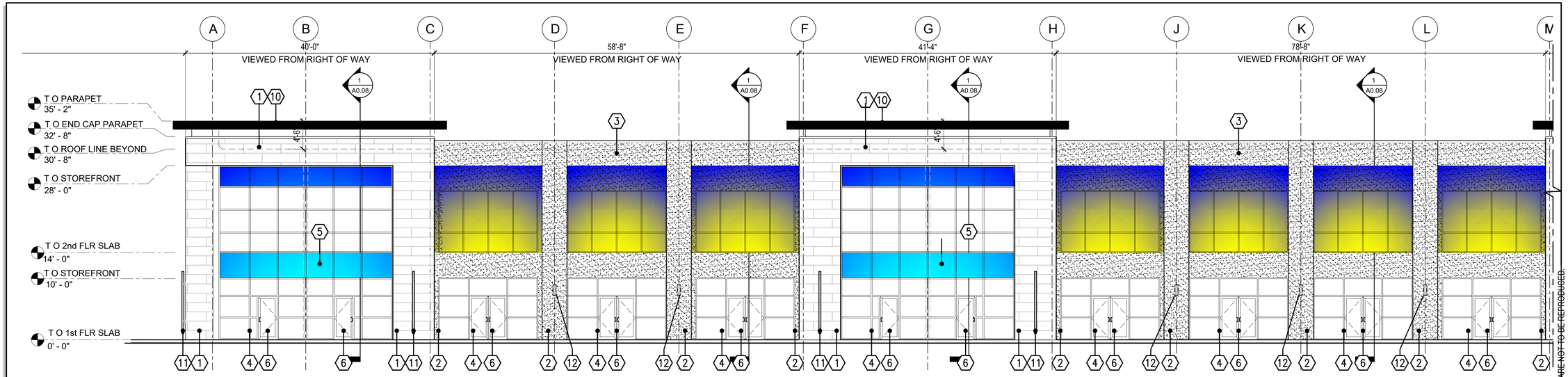
RELEASE		DATE
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2	Planning Review	11/5/24
3	-	-
4	-	-
5	-	-
6	-	-

PROJECT NO.
2022-112

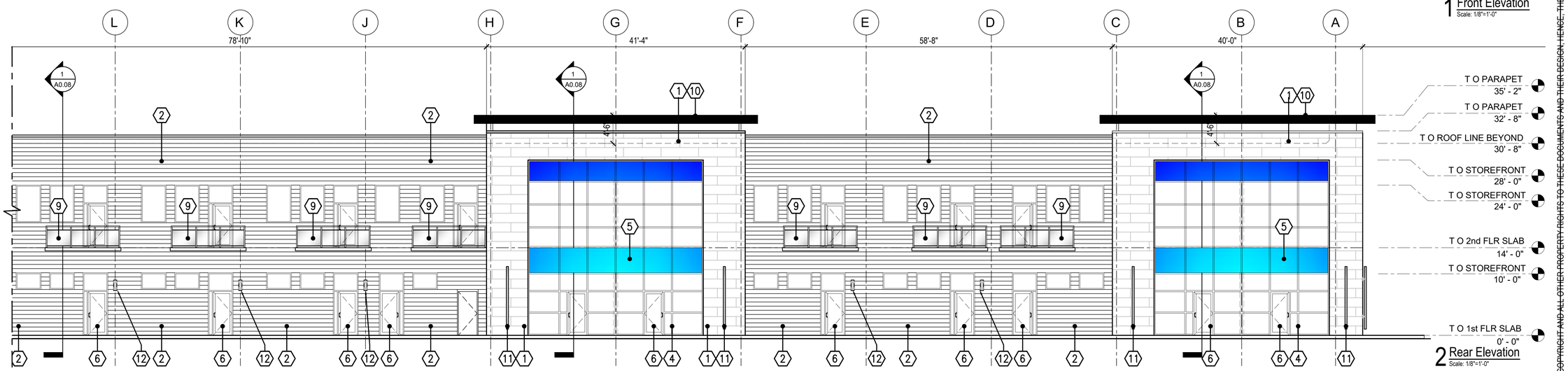
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CHECKED: CS

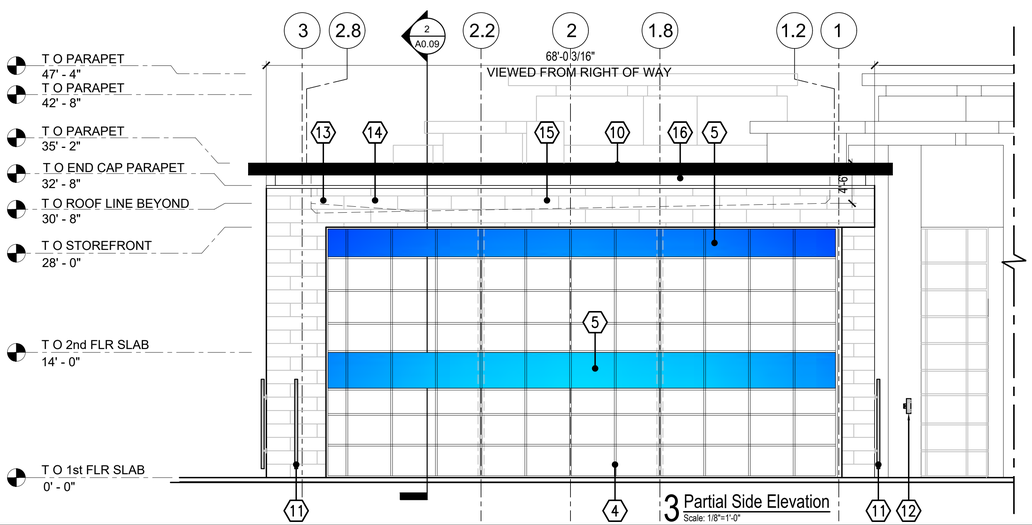
SHEET NO.
A402



1 Front Elevation
Scale: 1/8"=1'-0"



2 Rear Elevation
Scale: 1/8"=1'-0"



3 Partial Side Elevation
Scale: 1/8"=1'-0"

CLEAR / TRANSPARENT GLASS

BLUE SPANDREL GLASS

BRONZE GLASS

4,886 SF GLAZING 1st FLR. / 9,520 SF FACADE 1st FLR. = 51.3%

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7	HOLLOW METAL DOOR	USA FIRE DOOR CO.	-	-	-
8	AUTOMATIC SLIDING DOOR	STANLEY	-	CLEAR ANODIZE	-
9	EXTERIOR BALCONY & RAILING	-	ALUMINUM / GLASS	-	-
10	METAL PARAPET CAP	PAC - CLAD	ALUMINUM	PACIFIC BLUE	-
11	EXTERIOR LIGHT FIXTURE	MOD LIGHTING / HAYLEN	ALUMINUM	BLACK	-
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HAROLD DANIEL HUTTER III R.A.
FL LIC # AR98913

	RELEASE	DATE
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2	Planning Review	11/5/24
3	-	-
4	-	-
5	-	-
6	-	-

PROJECT NO.
2022-112

ISSUE DATE
xx/xx/2023

DRAWN: CA | CHECKED: CS

SHEET NO.
A403

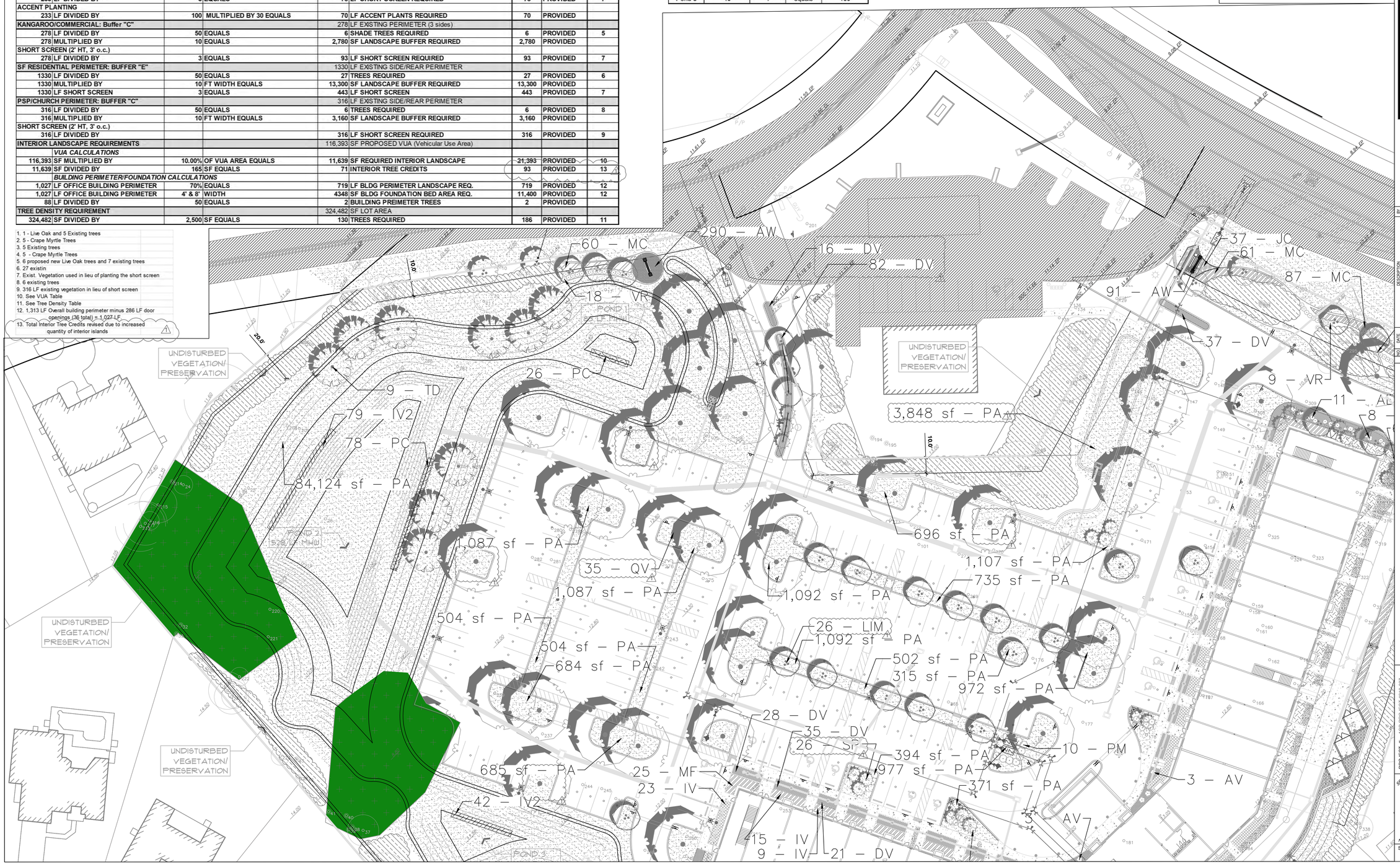
Landscape Code Summary

FRONTIER RD: Buffer "A"			235	LF R/W Property Length			**NOTES**
235	LF DIVIDED BY	50 EQUALS	5	SHADE TREES REQUIRED	5	PROVIDED	1
235	LF DIVIDED BY	50 EQUALS	5	UNDERSTORY TREES REQUIRED	5	PROVIDED	2
235	MULTIPLIED BY	10 EQUALS	2,350	SF LANDSCAPE BUFFER REQUIRED	2,350	PROVIDED	
SHORT SCREEN (2' HT, 3' o.c.)							
235	LF DIVIDED BY	3 EQUALS	78	LF SHORT SCREEN REQUIRED	78	PROVIDED	7
PALM HARBOR PKWY: Buffer "G"			233	LF R/W Property Length			**NOTES**
233	LF DIVIDED BY	50 EQUALS	5	SHADE TREES REQUIRED	5	PROVIDED	3
233	LF DIVIDED BY	50 EQUALS	5	UNDERSTORY TREES REQUIRED	5	PROVIDED	4
233	MULTIPLIED BY	25 EQUALS	5,825	SF LANDSCAPE BUFFER REQUIRED	5,825	PROVIDED	
SHORT SCREEN (2' HT, 3' o.c.)							
233	LF DIVIDED BY	3 EQUALS	78	LF SHORT SCREEN REQUIRED	78	PROVIDED	7
ACCENT PLANTING							
233	LF DIVIDED BY	100 MULTIPLIED BY 30 EQUALS	70	LF ACCENT PLANTS REQUIRED	70	PROVIDED	
KANGAROO/COMMERCIAL: Buffer "C"			278	LF EXISTING PERIMETER (3 sides)			
278	LF DIVIDED BY	50 EQUALS	6	SHADE TREES REQUIRED	6	PROVIDED	5
278	MULTIPLIED BY	10 EQUALS	2,780	SF LANDSCAPE BUFFER REQUIRED	2,780	PROVIDED	
SHORT SCREEN (2' HT, 3' o.c.)							
278	LF DIVIDED BY	3 EQUALS	93	LF SHORT SCREEN REQUIRED	93	PROVIDED	7
SF RESIDENTIAL PERIMETER: BUFFER "E"			1330	LF EXISTING SIDE/REAR PERIMETER			
1330	LF DIVIDED BY	50 EQUALS	27	TREES REQUIRED	27	PROVIDED	6
1330	MULTIPLIED BY	10 FT WIDTH EQUALS	13,300	SF LANDSCAPE BUFFER REQUIRED	13,300	PROVIDED	
1330	LF SHORT SCREEN	3 EQUALS	443	LF SHORT SCREEN	443	PROVIDED	7
PSP/CHURCH PERIMETER: BUFFER "C"			316	LF EXISTING SIDE/REAR PERIMETER			
316	LF DIVIDED BY	50 EQUALS	6	TREES REQUIRED	6	PROVIDED	8
316	MULTIPLIED BY	10 FT WIDTH EQUALS	3,160	SF LANDSCAPE BUFFER REQUIRED	3,160	PROVIDED	
SHORT SCREEN (2' HT, 3' o.c.)							
316	LF DIVIDED BY		316	LF SHORT SCREEN REQUIRED	316	PROVIDED	9
INTERIOR LANDSCAPE REQUIREMENTS			116,393	SF PROPOSED VUA (Vehicular Use Area)			
	VUA CALCULATIONS						
116,393	SF MULTIPLIED BY	10.00% OF VUA AREA EQUALS	11,639	SF REQUIRED INTERIOR LANDSCAPE	21,393	PROVIDED	10
11,639	SF DIVIDED BY	165 SF EQUALS	71	INTERIOR TREE CREDITS	93	PROVIDED	13
	BUILDING PERIMETER/FOUNDATION CALCULATIONS						
1,027	LF OFFICE BUILDING PERIMETER	70% EQUALS	719	LF BLDG PERIMETER LANDSCAPE REQ.	719	PROVIDED	12
1,027	LF OFFICE BUILDING PERIMETER	4' & 8' WIDTH	4348	SF BLDG FOUNDATION BED AREA REQ.	11,400	PROVIDED	12
88	LF DIVIDED BY	50 EQUALS	2	BUILDING PREIMETER TREES	2	PROVIDED	
TREE DENSITY REQUIREMENT			324,482	SF LOT AREA			
324,482	SF DIVIDED BY	2,500 SF EQUALS	130	TREES REQUIRED	186	PROVIDED	11

1. 1 - Live Oak and 5 Existing trees
2. 5 - Crape Myrtle Trees
3. 5 Existing trees
4. 5 - Crape Myrtle Trees
5. 6 proposed new Live Oak trees and 7 existing trees
6. 27 existin
7. Exist. Vegetation used in lieu of planting the short screen
8. 6 existing trees
9. 316 LF existing vegetation in lieu of short screen
10. See VUA Table
11. See Tree Density Table
12. 1,313 LF Overall building perimeter minus 286 LF door openings (36 total) = 1,027 LF
13. Total Interior Tree Credits revised due to increased quantity of interior islands

Littoral Zone Planting Area

Pond #	MHW Pond Length (FT)	Multiplied by	Multiplied by 7.5' Width	SF Planting Area Required
Pond 1	83	15%	7.5'	93
Pond 2	528	15%	7.5'	594
Pond 3	138	15%	7.5'	155
Provided:				
Pond 1	25	4	equals	100
Pond 2	150	4	equals	600
Pond 3	40	4	equals	160



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NO	DATE	DESCRIPTION	BY
1	2/7/25	LANDSCAPE REVISIONS TO REFLECT SITE PLAN MODIFICATIONS	

REVISIONS

PALM HARBOR PROFESSIONAL COMPLEX

PALM HARBOR PARKWAY & FRONTIER DR.
PALM COAST, FLORIDA

LANDSCAPE CONSTRUCTION DOCUMENTS

LANDSCAPE DESIGN

PROJECT #: ASD PROJECT #2310-027
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MARCH 19, 2024

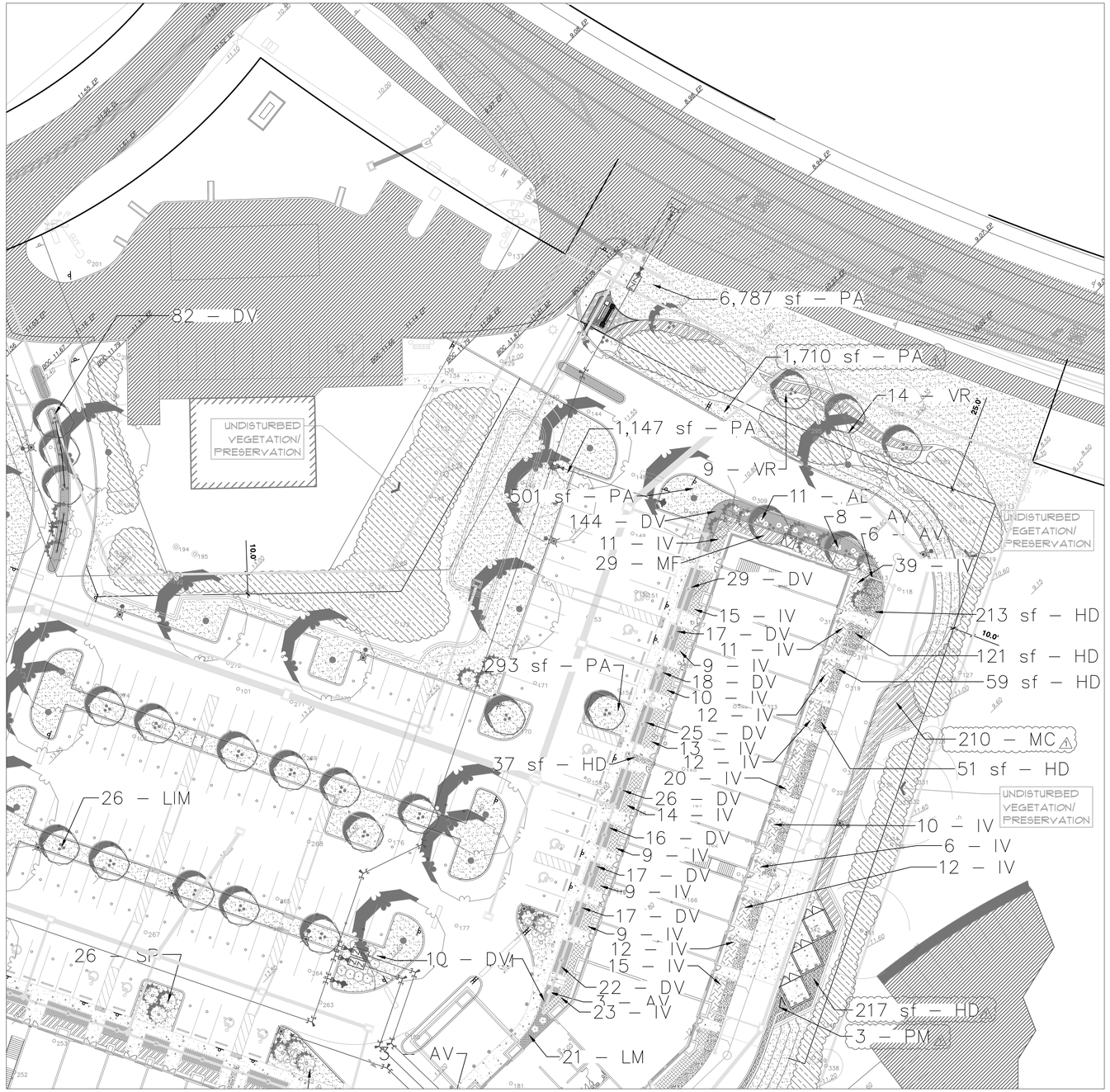
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SHEET L1 OF 5

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES								
	LIM	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	2.5" Cal.	45 Gal.	26		12` Ht., Multi-trunk
	LJ	Ligustrum japonicum	Japanese Privet	5` Ht.	30 Gal.	4		
	QV	Quercus virginiana	Southern Live Oak	3.5" Cal.	65 Gal.	35		13`-14` Ht. x 4`-5` Sp.
	SP	Sabal palmetto	Cabbage Palmetto	14` - 16` CT	B.R.	26		
	TD	Taxodium distichum	Bald Cypress	3.5" Cal.	45 Gal.	9		10`-12` Ht.
SHRUBS								
	AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	---		20		
	AE	Aspidistra elatior	Cast Iron Plant	---	3 gal.	11		Full 18" Ht
	PQ2	Paspalum quadrifarium	Crowngrass	2` Ht.	3 Gal.	18		
	PM	Podocarpus macrophyllus	Yew Pine	2.5` Ht.	7 gal.	17		3` O.C.
	VR	Viburnum obovatum 'Raulston Hardy'	Raulston Hardy Walter's Viburnum	2` Ht.	3 gal.	41		

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
SHRUB AREAS									
	IV	Ilex vomitoria `Schillings Dwarf`	Dwarf Schillings Holly	1` Ht.	3 Gal.	33" o.c.	646		
	MF	Mahonia fortunei	Chinese Mahonia	14-20" HT	3 Gal.	30" o.c.	54		
LITTORAL ZONE AREAS									
	IV2	Iris virginica	Blue Flag Iris	1 gal.		24" o.c.	121		Full One Gallon
	PC	Pontederia cordata	Pickerel Weed	1 gal.		24" o.c.	104		Full One Gallon
GROUND COVERS									
	AW	Annual flowers Varies by planting season	Seasonal Color	---	4" pot	12" o.c.	381		
	DV	Dianella tasmanica `Variegata`	Flax Lily	1 gal.	Pot	24" o.c.	709		24" O.C.
	JC	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	1 gal.	Pot	24" o.c.	37		24" O.C.
	LM	Liriope muscari `Big Blue`	Big Blue Lilyturf	1 gal.	Pot	24" o.c.	116		24" O.C.
	MC	Muhlenbergia capillaris	Pink Muhly	1 gal.	Pot	26" o.c.	418		24" O.C.
	PA	Paspalum notatum `Argentine`	Bahia Grass	Solid Sod			12,233 sf		Use in all Right-Of-Way areas, pond banks and internal common areas as shown.
	HD	Rock	River Rock, 1/2"-1" DIA.	---			3,226 sf		Install with weed barrier



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PALM HARBOR PARKWAY & FRONTIER DR.
PALM COAST, FLORIDA

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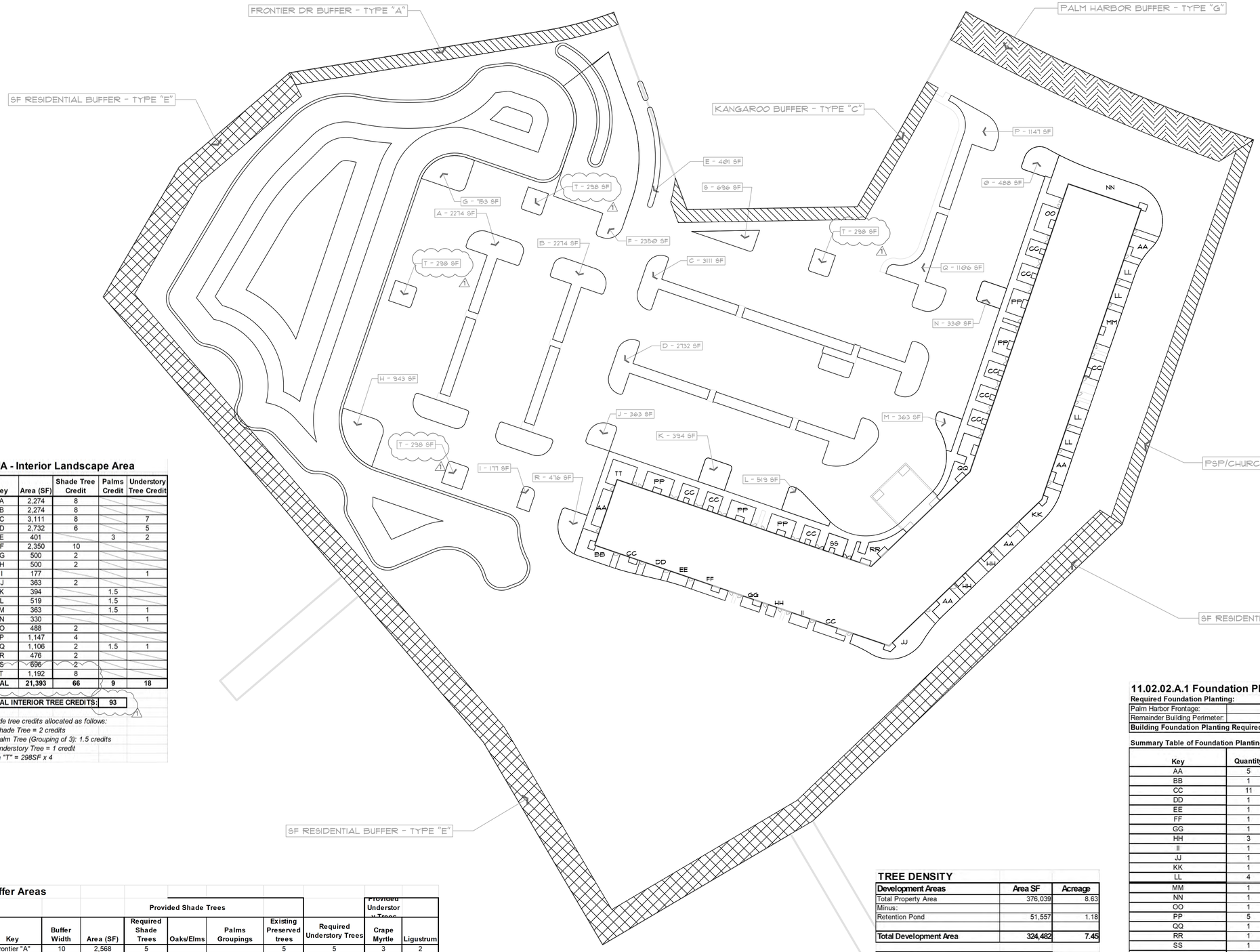
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SHEET L3 OF 5



VUA - Interior Landscape Area

Key	Area (SF)	Shade Tree Credit	Palms Credit	Understory Tree Credit
A	2,274	8		
B	2,274	8		
C	3,111	8		7
D	2,732	6		5
E	401		3	2
F	2,350	10		
G	500	2		
H	500	2		
I	177			1
J	363	2		
K	394		1.5	
L	519		1.5	
M	363		1.5	1
N	330			1
O	488	2		
P	1,147	4		
Q	1,106	2	1.5	1
R	476	2		
S	696	2		
T	1,192	8		
TOTAL	21,393	66	9	18

TOTAL INTERIOR TREE CREDITS:	93

Shade tree credits allocated as follows:
Shade Tree = 2 credits
Palm Tree (Grouping of 3): 1.5 credits
Understory Tree = 1 credit
Area "T" = 298SF x 4

Buffer Areas

Key	Buffer Width	Area (SF)	Provided Shade Trees: Required Shade Trees	Oaks/Elms	Palms Groupings	Existing Preserved trees	Required Understory Trees	Provided Understory Trees: Crape Myrtle	Ligustrum
Frontier "A"	10	2,568	5			5	5	3	2
Palm Harbor "G"	25	5,945	5			5	5	3	2
Kangaroo "C"	10	2,747	6			6			
SF Res "E"	20	27,014	27			27			
PSP/Church "C"	10	3,093	6			6			
TOTAL		41,367	49	0	0	49	10	6	4

TOTAL BUFFER TREES:	59

TREE DENSITY

Development Areas	Area SF	Acreage
Total Property Area	376,039	8.63
Minus:		
Retention Pond	51,557	1.18
Total Development Area	324,482	7.45

Tree Density Requirement	Trees
(324,482 SF/2,500 SF)	130

Trees Provided	186
Existing Trees preserved	108
Proposed New Trees	78

11.02.02.A.1 Foundation Planting

Required Foundation Planting:

Palm Harbor Frontage:	60 LF x 8' =	480	SF
Remainder Building Perimeter:	967 LF * 4' =	3868	SF
Building Foundation Planting Required:		**4348**	**SF**

Summary Table of Foundation Planting Provided:

Key	Quantity	Area (SF)	Area (SF)	Understory Trees	Shade Trees
AA	5	235	1,175		
BB	1	437	437		
CC	11	162	1,782		
DD	1	145	145		
EE	1	123	123		
FF	1	195	195		
GG	1	99	99		
HH	3	56	168		
II	1	120	120		
JJ	1	878	878		1
KK	1	415	415		
LL	4	179	716		
MM	1	313	313		
NN	1	1,877	1,877	2	3
OO	1	283	283		
PP	5	255	1,275		
QQ	1	491	491		
RR	1	384	384		
SS	1	204	204		
TT	1	320	320		
Foundation Planting Provided:	**43**		**11,400**	**2**	**4**

Required Foundation Trees: 2 understory trees required (88LF on Palm Harbor Frontage / 50 = 2)		
Provided Foundation Trees: 2 understory tree provided (See "NN")		

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PALM COAST, FLORIDA

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BUFFERS, VUA AND BUILDING FOUNDATION CALCULATIONS

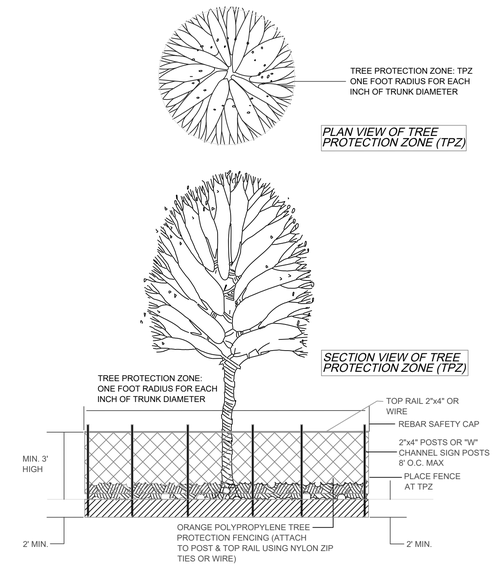
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SHEET L4 OF 5

TREE PROTECTION FENCING DETAIL



NOTES:
1. SEE PLANS FOR LOCATION OF TREE PROTECTION FENCES
2. ALL TREE PROTECTION FENCES MUST BE INSTALLED PRIOR TO CLEARING
3. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE
4. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT
5. ANY VEGETATION REMOVED WITHIN THE TPZ SHALL ONLY BE DONE BY HAND

SCALE (N.T.S.)

TREE PROTECTION REQUIREMENTS

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   - –UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   - –SKINNING AND BRUISING OF BARK
   - –SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP–LINE
   - –EXCESS FOOT OR VEHICULAR TRAFFIC
   - –PARKING VEHICLES WITHIN DRIP–LINE

2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL) BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2–2X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20" DBH, BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHELL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.

3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.

4. WHEN NECESSARY TO CUT ROOT OVER 1–1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

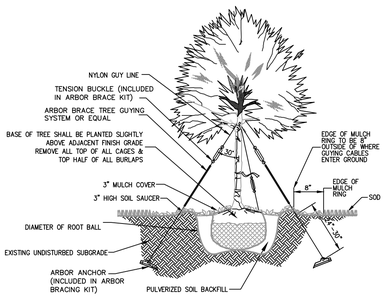
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.

7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERA–TIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS.
IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

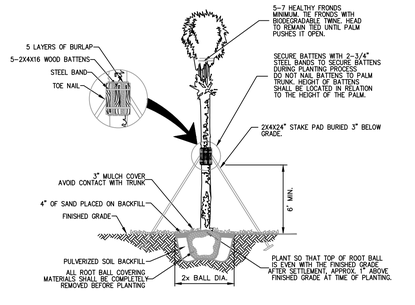
GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS OUTLINED IN "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANT MATERIAL".
2. ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" LARGE CHUNK PINE BARK MULCH, GRADE "B" OR BETTER, UNLESS OTHERWISE NOTED.
3. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING.
4. SOD SHALL BE AREGENTINE BAHIA GRASS UNLESS OTHERWISE SPECIFIED ON THE PLANS. ARGENTINE BAHIA SHALL ALSO BE INSTALLED IN PUBLIC RIGHT–OF–WAYS.
5. NO MODIFICATION TO THE NUMBER OF PLANTINGS IS PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY OF PALM COAST.
6. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND COUNTY FORESTER AND THE CITY OF PALM COAST.
7. IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE ACCEPTED.
8. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
9. IF PROPOSED PLANTINGS SHOWN ON PLAN INTERFERE WITH EXISTING LANDSCAPING, CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.
10. A SOIL TEST FOR FERTILITY AND PH IS REQUIRED TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. ANY RECOMMENDATIONS FOR FERTILIZER APPLICATION OR SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE LANDSCAPE INSTALLATION AND MAINTENANCE PLAN. THE CONTRACTOR SHALL DOCUMENT PROOF OF SOIL TEST AND AMENDMENT APPLICATION PRIOR TO FINAL ACCEPTANCE
11. CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TIME OF JOB ACCEPTANCE.
12. IF PRESENT, THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL.
13. FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. PRIOR TO PLANTING OR SODDING, OBTAIN APPROVAL OF THE GRADING FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGARDING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
14. PERCOLATION TESTS ARE REQUIRED FOR ALL PLANTING PITS FOR PHOENIX SPP. PALM TREES. AFTER THE PLANTING PIT IS DUG TO THE PROPER DEPTH, FILL PIT WITH WATER AND DOCUMENT THE AMOUNT OF TIME IT TAKES FOR THE WATER TO DRAIN FROM THE PIT COMPLETELY. NOTIFY THE OWNER'S REPRESENTATIVE TO WITNESS THE TEST.
15. ALL TREES, SHRUBS AND GROUND COVERS ARE TO BE PLANTED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
16. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. VISIBLE DRAINGE ISSUES OCCURRING ON THE CONSTRUCTION SITE, OBSTRUCTIONS OR SITE DAMAGE AFFECTING DRAINAGE BY WORK DONE BY ANY OTHERS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND SITE CONTRACTOR FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
17. SOD AREAS SHALL BE SPECIFIED GRASS. GRASS FOR SODDING SHALL BE FRESHLY CUT IN SQUARES ONE FOOT WIDE BY TWO FEET LONG. SOD SHALL BE HEALTHY, FREE OF INSECTS, IN NATURALLY FLOURISHING CONDITIONS. DRY, BROWN, AND UNFRESH SOD WILL BE REJECTED.
18. SOD SHALL BE LAID END TO END AND SIDE TO SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. ALL UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE. BAHIA GRASS SHALL SMOOTH UPON COMPLETION. ROLL SOD AREAS AS NEEDED TO SMOOTH BUMPS AND RIDGES. FILL DEPRESSIONS BETWEEN SOD PIECES WITH SAND AS NEEDED.
19. AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREA SHALL BE WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED HEREIN AT THE RATE OF 12 POUNDS PER 1000 SQUARE FEET OF AREA IN AN EVENLY BROOD CASE PATTERN.
20. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE LANDSCAPE ARCHITECT AND OR OWNER.
21. SHADE TREES SHALL BE PLANTED MINIMUM 4' FROM EOP AND 15' FROM OHE. SABAL PALMS SHALL BE NO CLOSER THAN 8' FROM EAVES.
22. AS–BUILT MARKUPS OF THE LANDSCAPE AND IRRIGATION PLANS ARE REQUIRED FROM THE LANDSCAPE CONTRACTOR PRIOR TO FINAL ACCEPTANCE. THE PROJECT LANDSCAPE ARCHITECT SHALL SUBMIT SIGNED AND SEALED AS–BUILT DRAWINGS TO THE OWNER.



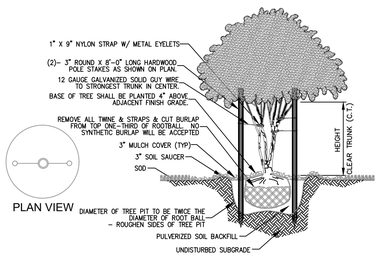
TREE PLANTING DETAIL

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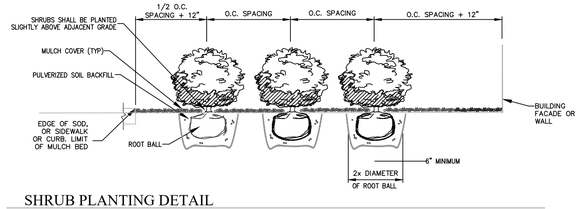
PALM PLANTING DETAIL

N.T.S.



MULTI-TRUNK TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

SUN SHINE STATE ONE CALL

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1–800–432–4770

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LANDSCAPE ARCHITECT

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NO	DATE	DESCRIPTION	BY
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PALM HARBOR PARKWAY & FRONTIER DR.
PALM COAST, FLORIDA

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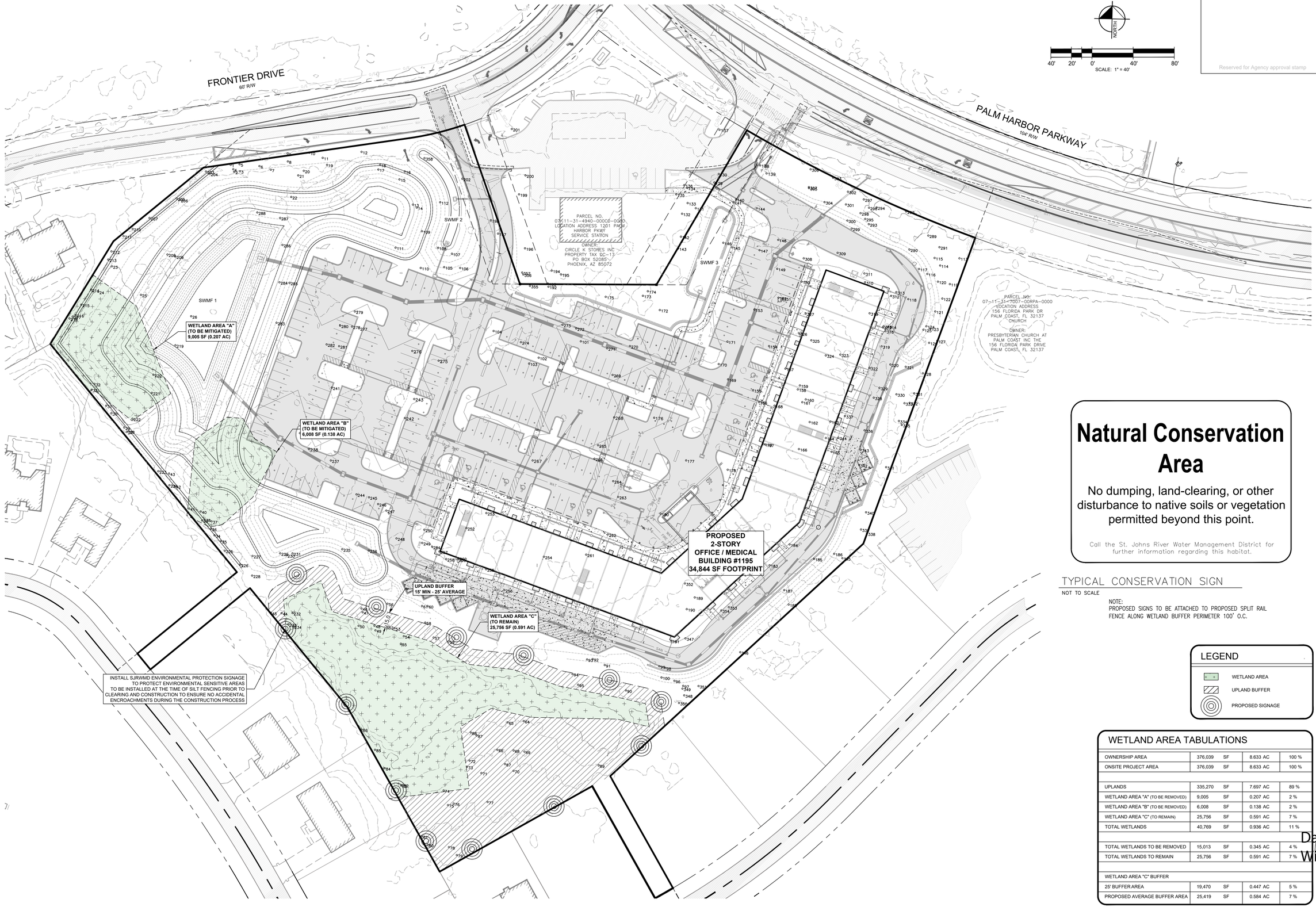
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STATE OF FLORIDA

MARCH 19, 2024

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SHEET L5 OF 5



Natural Conservation Area

No dumping, land-clearing, or other disturbance to native soils or vegetation permitted beyond this point.

Call the St. Johns River Water Management District for further information regarding this habitat.

TYPICAL CONSERVATION SIGN

NOT TO SCALE

NOTE:
PROPOSED SIGNS TO BE ATTACHED TO PROPOSED SPLIT RAIL FENCE ALONG WETLAND BUFFER PERIMETER 100' O.C.

LEGEND

- WETLAND AREA
- UPLAND BUFFER
- PROPOSED SIGNAGE

WETLAND AREA TABULATIONS

OWNERSHIP AREA	376,039	SF	8.633 AC	100 %
ONSITE PROJECT AREA	376,039	SF	8.633 AC	100 %
UPLANDS	335,270	SF	7.697 AC	89 %
WETLAND AREA "A" (TO BE REMOVED)	9,005	SF	0.207 AC	2 %
WETLAND AREA "B" (TO BE REMOVED)	6,008	SF	0.138 AC	2 %
WETLAND AREA "C" (TO REMAIN)	25,756	SF	0.591 AC	7 %
TOTAL WETLANDS	40,769	SF	0.936 AC	11 %
TOTAL WETLANDS TO BE REMOVED	15,013	SF	0.345 AC	4 %
TOTAL WETLANDS TO REMAIN	25,756	SF	0.591 AC	7 %
WETLAND AREA "C" BUFFER				
25' BUFFER AREA	19,470	SF	0.447 AC	5 %
PROPOSED AVERAGE BUFFER AREA	25,419	SF	0.584 AC	7 %

STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 / LB#7672)
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS
2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2363 FAX: (386) 437-0030 EMAIL: DIVLENG.SWA@GMAIL.COM

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FOR
BCM HOMES LLC
301 YAMATO ROAD, SUITE 1240
BOCA RATON FL 33431
PHONE: 407.350.2151

REVISIONS
03/2024 PER COPC
01/2025 PER COPC
01/2026 PER COPC
03/2026 PER COPC

WETLAND IMPACT MAP

PALM HARBOR
PROFESSIONAL COMPLEX

DRAWN BY: JAP
DATE DRAWN: JAN. 2023
CHECKED BY: DAW
DATE CHECKED:

Digitally signed by Dan Wilcox
Date: 2026.03.13 14:24:06 -04'00'

DAN A. WILCOX, P.E., PSM
P.E. No. 0046186 - P.S.M. No. 6748
STATE OF FLORIDA

SHEET NO:
C-06

TRAFFIC IMPACT ANALYSIS

PALM HARBOR PROFESSIONAL COMPLEX
1195 PALM HARBOR PARKWAY
PALM COAST, FLAGLER COUNTY,
FLORIDA

Prepared for:

BCM HOMES, LLC
301 Yamamoto Road, Suite 1240
Boca Raton, FL 33431
(407) 350-2151

Prepared by:

STEPHENSON, WILCOX & ASSOCIATES, INC.
2729 East Moody Blvd, Suite 400
Bunnell, Florida 32110

SEPTEMBER 2023
REVISED: MARCH 2025

Dan Wilcox

Digitally signed by Dan Wilcox
Date: 2025.03.20 11:42:34 -04'00'

Dan A. Wilcox, P.E. 57633

TRAFFIC IMPACT ANALYSIS

PALM HARBOR PROFESSIONAL COMPLEX
1195 PALM HARBOR PARKWAY
PALM COAST, FLAGLER COUNTY, FLORIDA

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PALM HARBOR PROFESSIONAL COMPLEX
1195 Palm Harbor Parkway
TRAFFIC IMPACT ANALYSIS
September 12, 2023

I. INTRODUCTION / PROJECT DESCRIPTION

The purpose of this report is to provide a concurrency and Traffic Impact Analysis (TIA) for the development of a professional complex to be developed in accordance with City of Palm Coast Land Development Regulations. The proposed development is identified in the 11th Edition of Institute of Transportation Engineers (ITE) Trip Generation Manual as **Medical–Dental Office Building, Stand Alone, Land Use Code 720.**

The Palm Harbor Professional Complex of 5.955 acres of project area to be developed as Medical and Dental Offices within a single two-story building. The site is located in Section 06, Township 11 South, Range 31 East, City of Palm Coast, at the intersection of Frontier Drive and Palm Harbor Parkway, having a municipal street address of 1195 Palm Harbor Parkway, Palm Coast, Florida. The existing zoning classification for this parcel is Commercial (COM-1) in which Medical and Professional Offices are a Principally Permitted use. The parcel to be developed is owned by Investment Concepts and Equity LLC and is undeveloped land having a Circle K Convenience store occupying the described intersection and having single family residential homes along its remaining perimeters. The purpose of the proposed development is to expand Medical, Dental and Professional Offices within the City of Palm Coast. The proposed use, being a stand-alone Medical and Dental Office complex, is in accordance with the existing zoning classification as well as the Future Land Use Classification of Mixed Use.

The characteristics of this facility will be a single two-story building having a gross floor area footprint of 62,050 square feet and a net usable office floor area of 49,487 square feet. In addition to the construction of these structures, the proposed site development includes appurtenant structures such as asphalt parking and drives and concrete sidewalks. There are driveways proposed to provide access from both Palm Harbor Parkway, at the east and Frontier Drive at the north of the parcel. Both proposed drives connect to the existing drives serving the Circle K convenience store which are built entirely within the recorded Cross Access easement shared by and serving both properties so NO NEW DRIVE CONNECTIONS ARE PROPOSED BY THIS DEVELOPMENT. Construction is planned to commence immediately upon completion of the permitting process with a build-out year of 2028.

II. METHODOLOGY

The methodology to be used for this TIA and the limits to the roadway network impacts to be used for the completion of this TIA are as follows:

- Trip Generations, an accordance with the ITE Land Use Code 720 – Medical / Dental Office Building, based on the net usable floor area;
- No allowance for pass-by trips is expected or included;
- The site is undeveloped so no credit can be applied for uses removed;
- The existing traffic volumes and turning movement counts shall be analyzed in 15-minute increments for the 4:00 to 6:00 P.M. Peak Hour of traffic at:
  1.) the existing site drives;
  2.) the intersection of Frontier Drive with Palm Harbor Parkway;
  3.) The intersection of Frontier Drive with Old Kings Road;
- Peak-season and peak-hour adjustment factors shall be applied to the existing traffic volumes obtained from the traffic count to address the seasonal and hourly anomalies for this section based on information provided by the City of Palm Coast;
- Adjustment of the Existing Conditions (Background Traffic / Turning Movement Count) measured in 2023 to Build-Out Year 2028 is by the adjustment factor of 1.1071 to account for the projected population growth for Flagler County homogenized across all roadways including this network;
- The traffic volumes for the proposed development shall be a summation of the 2028 adjusted existing conditions, the volume reserved for previously approved projects, if any exists, and the post development trips generated by the proposed development;
- 70% of the proposed drive volume will be in a north and westerly direction which is described as westbound along Frontier Drive, with 85% of that volume then being routed by a right turn movement onto Old Kings Road to gain access the northbound and southbound I-95 corridor or which provides a subsequent travel path along Matanzas Parkway to the existing traffic circle on US-1 at Matanzas Parkway. The remaining 15% of the north and westerly trip generations will be routed onto Old Kings Road in a southbound left turn movement.
- 30% of the proposed drive volume will be allocated to Palm Harbor Parkway in a distribution of 90% right turn onto Southbound Palm Harbor Parkway and 10% left turn Northbound Palm Harbor Parkway.
- These distributions are reflective of the existing conditions background roadway link volumes and the turning movement counts for the un-signalized intersections.

III. EXISTING TRAFFIC CONDITIONS

Frontier Drive is a COLLECTOR roadway connecting Palm Harbor Parkway to Old Kings Road which are both ARTERIAL roadways. The intersections of Frontier Drive at Old Kings Road and Frontier Drive at Palm Harbor Parkway were both measured and observed for turning movement counts to determine their existing conditions Level of Service.

Based on City of Palm Coast Concurrency Regulations, the existing conditions intersection turning movement count was performed on Thursday, September 14, 2023 during the 4:00 P.M. to 6:00 P.M. peak hour.

The background traffic was measured on September 14, 2023 by tuning movement counts (TMC) at the intersections of Old Kings Road at Frontier Drive and Frontier Drive at Palm Harbor Parkway as

well as the existing site drive entrances onto Frontier Drive and Palm Harbor Parkway during the 4:00 to 6:00 PM Peak Hour. The TMC summary for these intersections is provided below with the adjustment to Future Year 2028 by the adjustment factor of 1.1071 being included as the final column. The raw TMC is provided as Appendix 'B' of this report.

	4:00-6:00PM TRIPS	PEAK V.P.H.	PEAK V.P.H. (2028 ADJ.)
OLD KINGS x FRONTIER	1,563	946	1,047
PALM HARBOR X FRONTIER	1,385	759	840
FRONTIER DRIVEWAY	153	95	105
PALM HARBOR DRIVEWAY	134	81	116

The roadway links and the un-signalized intersections were analyzed using Highway Capacity Software to determine existing conditions Levels of Service (LOS).

The results of the intersection analysis are summarized and the output of the software utilized for this analysis is available upon request. As indicated within Table 2, both roadway links, the un-signalized intersections and the access drive intersections are operating at LOS 'A'.

IV. PROJECT TRIP GENERATION ESTIMATES

The Institute of Transportation Engineers Trip Generation Manual, 11t^{h} Edition, was utilized to estimate the project trip generation. The Land Use Code deemed most appropriate for this development was Land Use Code 720, being Medical-Dental Office Building – Stand Alone. It was determined that the estimation of trips generated by the proposed development should be according to the net usable floor area rather than the Gross Floor Area. Based upon 62,050 square feet of Gross Floor Area, the estimated Average Weekday 24-Hour Two Way Volume was calculated to be 2,558 trips, indicating the 7:00 a.m. to 9:00 a.m. Peak Hour Volumes to be 132 Enter, 92 Exit, 224 Total, while the 4:00 p.m. to 6:00 p.m. Peak Hour Volumes were estimated to be 129 Enter, 194 Exit, 322 Total.

The adjacent roadway links are such that the roadway traffic characteristics would be most consistent with heavy traffic volume periods occurring at the anticipated p.m. peak hours. Therefore, it was decided that the p.m. peak hour estimate for trip generations would be sufficient for review.

No credit for development removed was provided.

No Pass by trip credit was given since the Professional and Medical uses are a dedicated Trip Generation.

The estimated additional trips by allocation of the proposed development volume would be 129 Entering and 193 Exiting trips. The ITE Traffic Generation estimates for the described Land Uses are contained in Appendix A. The described trip generations, credits and reductions are summarized in Table 1.

TABLE 1
PROJECT TRIP GENERATION

LAND USE	ITE CODE	SIZE Gross Floor Area	DAILY TRIPS (Two-Way)	P.M. PEAK HOUR TRIPS Enter	Exit
GROSS TRIPS GENERATED					
Medical-Dental Office	720	62,050	2,558	129	194
SITE CREDIT ALLOWANCES					
Undeveloped Site	N/A	5.955 ac	0	0	0
SUBTOTAL =			2,558	129	193
0 % Pass-by Trip Allowance =			0	0	0
NET TRIPS GENERATED FROM PROPOSED =			2,558	129	193

V. TRIP ALLOCATIONS / TRAFFIC DISTRIBUTION

The distribution of the total p.m. peak trips generated was set to reflect a distribution in proportion with the measured background directional distribution of the adjacent roadway links. It is estimated that 70% of the total driveway volume will be assigned to Old Kings Road while 30% will be allocated to Palm Harbor Parkway.

There are estimated 129 PM peak hour ENTER trips of which 90 trips (70%) will be eastbound right turn entering from Frontier Drive, and the remaining 39 trips entering will be a directional split from Palm Harbor Parkway

The estimated 193 PM Peak hour EXIT trips will be allocated by the same distribution. The proposed condition places 135 (70%) trips in a westbound direction onto Frontier Drive towards Old Kings Road. The remaining 58 (30%) trips will be a directional split onto Palm Harbor Parkway.

FRONTIER DRIVE

The project volume will be 90 Entering and 135 exiting by Frontier Drive.

The exiting volume is assigned onto Old Kings Road at 85% to and from the north and 15% to and from the south.
The exiting volume assigned to Frontier Drive into the westbound RIGHT TURN onto Old Kings Road northbound will increase by 115 from the existing 10 movements to 125 right turn movements.

The exiting volume assigned to Frontier Drive and the westbound LEFT TURN onto Old Kings Road southbound will increase by 20 from the existing 109 movements to 129 left turn movements onto Old Kings Road southbound.

The entering volume is assigned onto Old Kings Road at 85% to and from the north and 15% to and from the south.

The entering volume assigned to Frontier Drive into the eastbound RIGHT TURN from Old Kings Road northbound will increase by 14 from the existing 149 movements to 153 right turn movements onto Frontier Drive eastbound.

The exiting volume assigned to Frontier Drive and the eastbound LEFT TURN from Old Kings Road southbound will increase by 76 from the existing 20 movements to 96 left turn movements onto Frontier Drive eastbound.

PALM HARBOR PARKWAY

The project volume will be 39 Entering and 58 exiting by Palm Harbor Parkway.

The exiting volume is assigned onto Palm Harbor Parkway at 50% to and from the north and 50% to and from the south.

The exiting volume assigned to Palm Harbor Parkway by a RIGHT TURN driveway movement will increase by 29 from the existing 18 movements to 47 right turn movements onto southbound Palm Harbor Parkway.

The exiting volume assigned to Palm Harbor Parkway by a LEFT TURN onto Palm Harbor Parkway northbound will increase by 29 from the existing 10 movements to 39 left turn movements onto northbound Palm Harbor Parkway.

The entering volume is assigned onto Palm Harbor Parkway at 50% to and from the north and 50% to and from the south.

The entering volume assigned to Palm Harbor Parkway by a RIGHT TURN driveway movement will increase by 20 from the existing 23 movements to 43 right turn movements into the site from southbound Palm Harbor Parkway.

The entering volume assigned to Palm Harbor Parkway by a LEFT TURN driveway movement will increase by 19 from the existing 13 movements to 42 left turn movements from northbound Palm Harbor Parkway.

VI. STUDY NETWORK DETERMINATION

The extent of the roadway network to be studied was determined to be limited to the immediately adjacent intersection of Frontier Drive with Palm Harbor Parkway and the project access drives onto each of these roadways, as well as the expected impact to the turning movement count at the intersection of Frontier Drive with Old Kings Road. This determination was based on the existing observed level of service for these adjacent roadways, the type and size of the proposed improvements, the roadway configuration, and the trips estimated to be generated by the project.

VII. POST DEVELOPMENT CONDITIONS

In accordance with standard practice, an analysis of the post development volumes and LOS conditions for the roadways and intersections within the Study Determination Network was performed.

The post development roadway and intersection traffic volumes is estimated by combining the existing peak-hour volumes adjusted to peak-season conditions with the traffic volumes reserved for other approved projects along the network roadways and the trip generations estimated to be resulting from the proposed development. A summary of the results of the Post Development Conditions Level of Service is contained in TABLE 2.

VIII. CONCLUSION

The proposed development of this site as 62,050 square feet of Medical-Dental Offices does not cause a reduction beyond acceptable Levels Of Service to the un-signalized intersection movements at either Frontier Drive with Palm Harbor Parkway or Frontier Drive with Old Kings Road, the un-signalized driveway intersection movements and therefore meets or exceeds the minimum requirements established by City of Palm Coast, Florida for traffic impact concurrency standards.

TABLE 2
EXISTING AND PROPOSED CONDITIONS
P.M. PEAK-HOUR INTERSECTION ANALYSIS

ROADWAY	APPROACH LANE	EXISTING LOS	PROPOSED LOS	QUEUE EXISTING	90% MAX QUEUE
Frontier Drive at	West	A	A		
Old Kings Road	WB - NB Right	A	A	COMBINED	------
	WB - SB Left	A	A	590'	160'
Frontier Drive at	East	A	A		476'
Palm Harbor Pkwy	EB - NB Right	A	A	290'+55'Taper	386'
	EB - SB Left	A	A	290'	186'
Drive at Frontier	North	A	A		
Frontier	NB - EB Right	A	A	COMBINED	215'
	NB - WB Left	A	A	COMBINED	215'
Drive at	East	A	A		76'
Palm Harbor Pkwy	EB – SB Right	A	A	ISOLATED	113'
	EB - NB Left	A	A	ISOLATED	152'

APPENDIX 'A'
ITE TRAFFIC GENERATION ESTIMATES

Medical-Dental Office Building - Stand-Alone
(720)

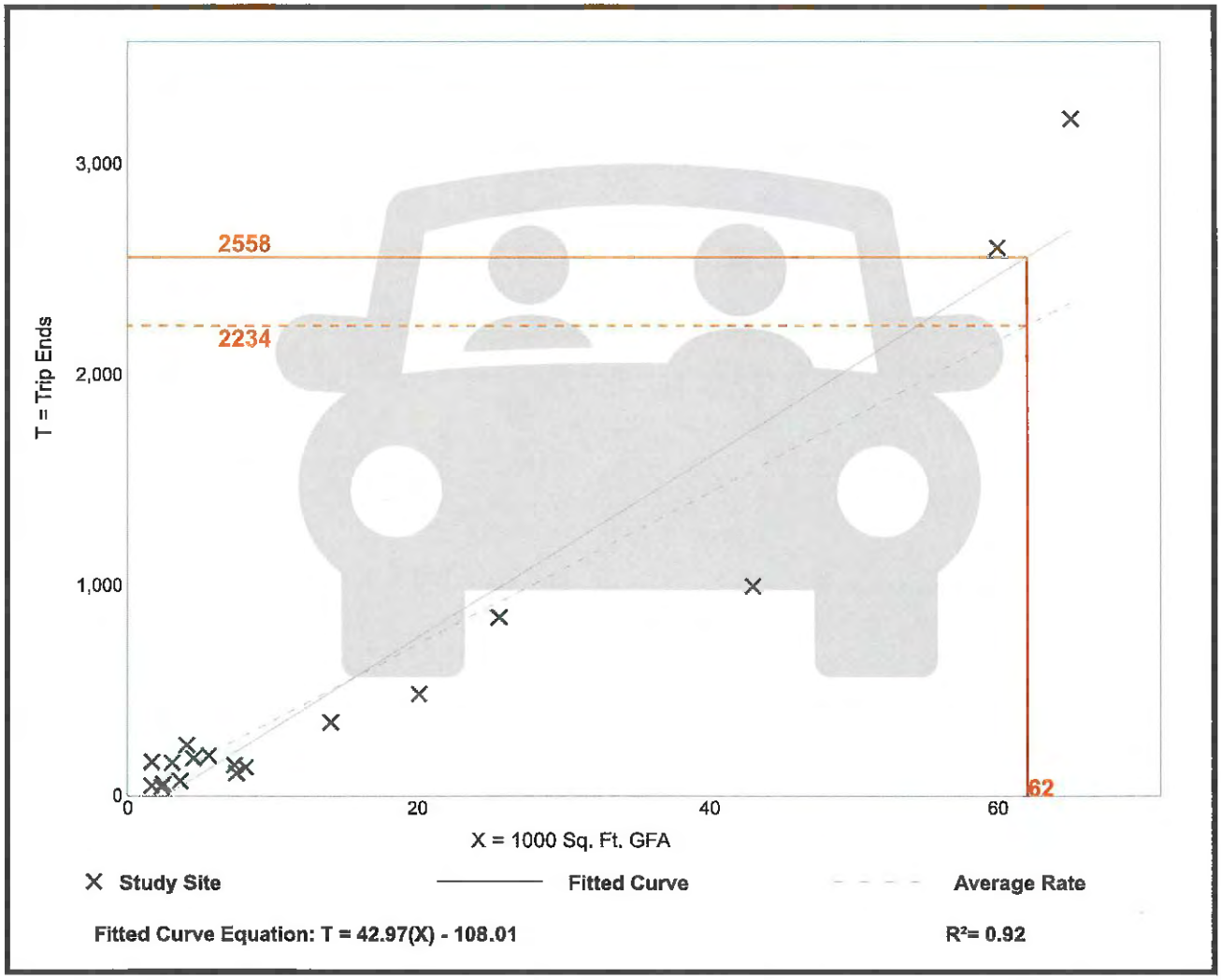
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Medical-Dental Office Building - Stand-Alone
(720)

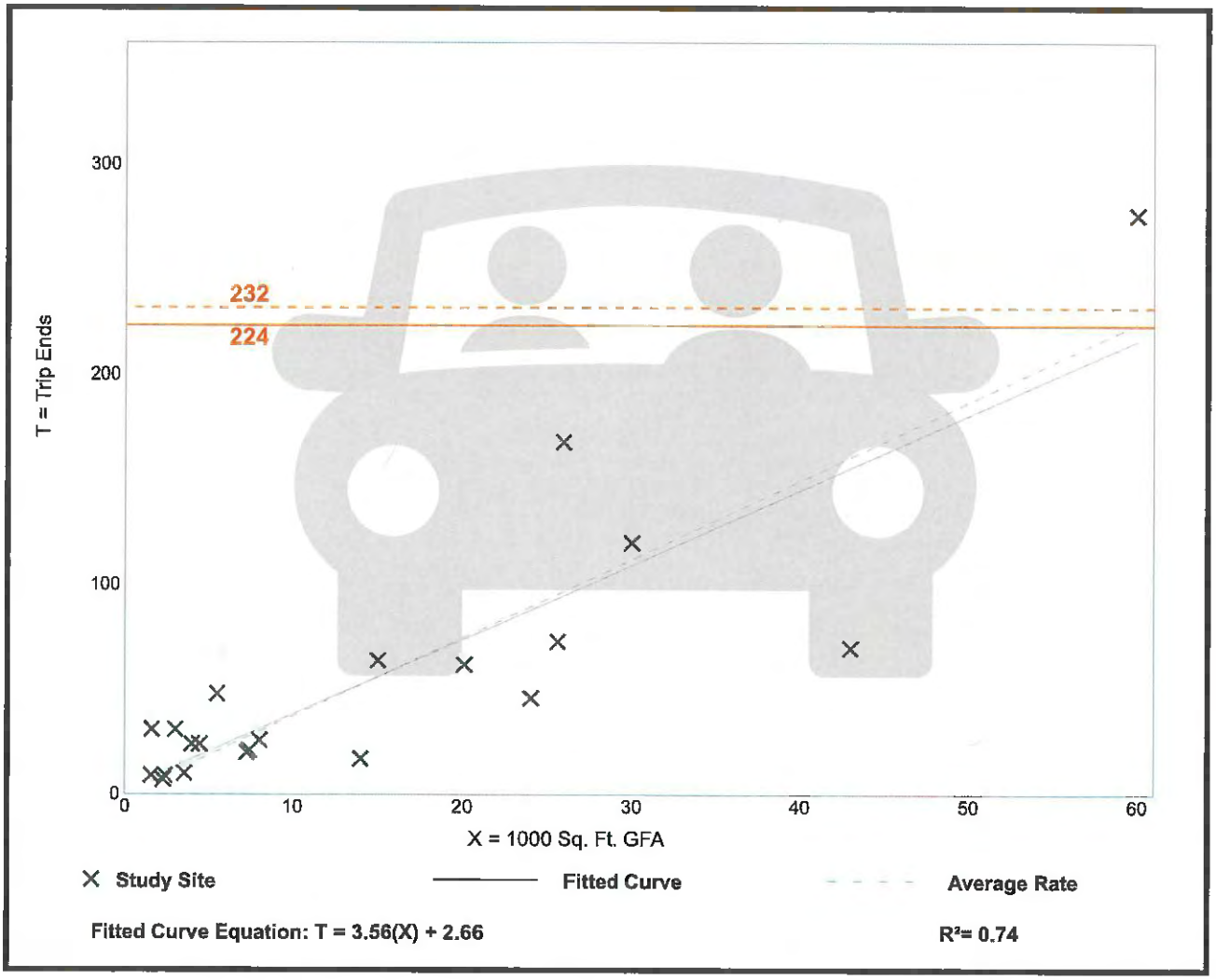
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.74	1.21 - 19.28	2.14

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Medical-Dental Office Building - Stand-Alone
(720)

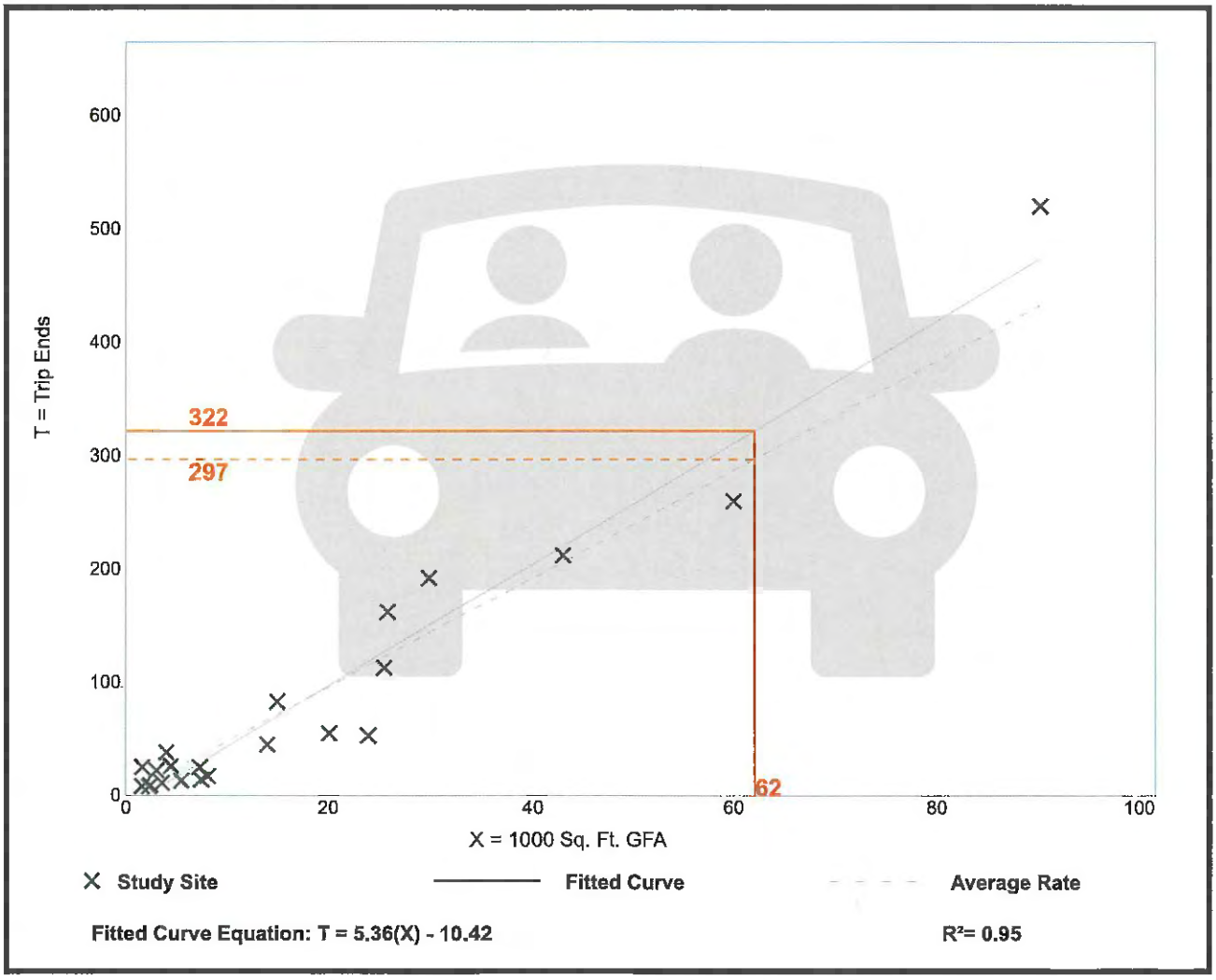
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 18
Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.79	1.88 - 15.55	1.62

Data Plot and Equation



APPENDIX 'B'
TURNING MOVEMENT CALCULATIONS
SEPTEMBER 23, 2023
STEPHENSON, WILCOX & ASSOCIATES, INC.

Old Kings Road at Frontier Drive							
	Old Kings SB	Old Kings NB	Frontier WB to SB	Frontier WB to NB	Old Kings NB to EB	Old Kings SB to EB	
4:00-4:15							
# CARS	28	44	14	2	14	0	
# TRUCKS	1	1	0	0	1	1	
TOTAL	29	45	14	2	15	1	**106**
4:15-4:30							
# CARS	31	41	13	2	13	2	
# TRUCKS	0	4	1	0	0	0	
TOTAL	31	45	14	2	13	2	**107**
4:30-4:45							
# CARS	69	103	30	1	32	4	
# TRUCKS	0	1	1	0	0	0	
TOTAL	69	104	31	1	32	4	**241**
4:45-5:00							
# CARS	61	90	23	2	37	6	
# TRUCKS	1	1	0	0	0	1	
TOTAL	62	91	23	2	37	7	**222**
5:00-5:15							
# CARS	70	108	30	1	43	4	
# TRUCKS	0	0	1	0	0	0	
TOTAL	70	108	31	1	43	4	**257**
5:15-5:30							
# CARS	69	80	26	6	37	5	
# TRUCKS	1	1	1	0	0	0	
TOTAL	70	81	27	6	37	5	**226**
5:30-5:45							
# CARS	58	83	22	1	39	3	
# TRUCKS	1	0	1	0	0	0	
TOTAL	59	83	23	1	39	3	**208**
5:45-6:00							
# CARS	50	83	20	6	29	8	
# TRUCKS	0	0	0	0	0	0	
TOTAL	50	83	20	6	29	8	**196**

Palm Harbor Parkway at Frontier Drive							
	PHP	PHP	Frontier	Frontier	PHP	PHP	
	SB THRU	SB to WB	EB to NB	EB to SB	NB THRU	NB to WB	
4:00-4:15							
# CARS	40	4	14	2	41	3	
# TRUCKS	1	0	0	0	2	0	
TOTAL	41	4	14	2	43	3	**107**
4:15-4:30							
# CARS	80	8	13	2	67	4	
# TRUCKS	1	1	1	0	1	0	
TOTAL	81	9	14	2	68	4	**178**
4:30-4:45							
# CARS	84	12	30	1	62	7	
# TRUCKS	1	0	1	0	2	1	
TOTAL	85	12	31	1	64	8	**201**
4:45-5:00							
# CARS	63	5	23	2	60	10	
# TRUCKS	0	0	0	0	0	0	
TOTAL	63	5	23	2	60	10	**163**
5:00-5:15							
# CARS	77	10	30	1	64	10	
# TRUCKS	2	0	1	0	0	0	
TOTAL	79	10	31	1	64	10	**195**
5:15-5:30							
# CARS	89	5	26	6	63	7	
# TRUCKS	2	0	1	0	0	1	
TOTAL	91	5	27	6	63	8	**200**
5:30-5:45							
# CARS	77	9	22	1	52	6	
# TRUCKS	2	0	1	0	0	0	
TOTAL	79	9	23	1	52	6	**170**
5:45-6:00							
# CARS	60	7	20	6	68	8	
# TRUCKS	1	0	0	0	1	0	
TOTAL	61	7	20	6	69	8	**171**

Driveway at Frontier Drive					
	Frontier EB RT in	Frontier WB LT in	Drive NB RT out	Drive NB LT out	
4:00-4:15					
# CARS	4	1	2	1	
# TRUCKS	0	0	0	0	
TOTAL	4	1	2	1	**8**
4:15-4:30					
# CARS	1	4	4	4	
# TRUCKS	0	0	0	0	
TOTAL	1	4	4	4	**13**
4:30-4:45					
# CARS	1	5	6	4	
# TRUCKS	0	0	0	0	
TOTAL	1	5	6	4	**16**
4:45-5:00					
# CARS	2	6	6	7	
# TRUCKS	0	0	0	0	
TOTAL	2	6	6	7	**21**
5:00-5:15					
# CARS	3	10	2	12	
# TRUCKS	0	0	0	0	
TOTAL	3	10	2	12	**27**
5:15-5:30					
# CARS	6	10	3	9	
# TRUCKS	0	0	0	0	
TOTAL	6	10	3	9	**28**
5:30-5:45					
# CARS	1	8	5	5	
# TRUCKS	0	0	0	0	
TOTAL	1	8	5	5	**19**
5:45-6:00					
# CARS	3	7	3	8	
# TRUCKS	0	0	0	0	
TOTAL	3	7	3	8	**21**

Driveway at Palm Harbor Parkway					
	PLM HBR SB RT in	PLM HBR NB LT in	Drive SB RT out	Drive NB LT out	
4:00-4:15					
# CARS	3	6	9	4	
# TRUCKS	0	0	0	0	
TOTAL	3	6	9	4	**22**
4:15-4:30					
# CARS	7	3	9	2	
# TRUCKS	0	0	0	0	
TOTAL	7	3	9	2	**21**
4:30-4:45					
# CARS	6	6	7	4	
# TRUCKS	0	0	0	0	
TOTAL	6	6	7	4	**23**
4:45-5:00					
# CARS	6	3	4	2	
# TRUCKS	0	0	0	0	
TOTAL	6	3	4	2	**15**
5:00-5:15					
# CARS	7	3	4	2	
# TRUCKS	0	0	0	0	
TOTAL	7	3	4	2	**16**
5:15-5:30					
# CARS	4	1	3	2	
# TRUCKS	0	0	0	0	
TOTAL	4	1	3	2	**10**
5:30-5:45					
# CARS	5	1	8	4	
# TRUCKS	0	0	0	0	
TOTAL	5	1	8	4	**18**
5:45-6:00					
# CARS	3	3	2	1	
# TRUCKS	0	0	0	0	
TOTAL	3	3	2	1	**9**

City of Palm Coast, Florida
Agenda Item

Agenda Date: June 17, 2026 **Agenda Item:** D.3

Department **Division**	COMMUNITY DEVELOPMENT PLANNING	**Amount** **Org/Account #**	
Subject:	GPR 2 TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6590		
Presenter:	**Michael Hanson, A.I.C.P, Senior Planner**		

Attachments:

1. Staff Report
2. Development Order
3. Map Series
4. Application, Corp ID, Owner Authorization, Cover Letter, and Applicant Analysis
5. Boundary Survey and Title Opinion
6. Site Plan
7. Architectural Elevations and Floor Plans
8. Landscape Plan
9. Traffic Report
10. Environmental and Cultural Resources Report

Background:

The applicant has submitted a Technical Site Plan Tier 2 application to develop two industrial warehouse buildings each measuring approximately ±40,980 square feet each for a combined total of ±81,960 square feet of building development. Each warehouse is planned to be internally partitioned into eight ±5,000 square feet units, so that the owner will have flexibility to lease out industrial warehouse spaces to potentially house multiple business tenants. At this time, any potential tenants have not been revealed to the City; however, any potential tenant will still be subject to the approved uses for the Light Industrial and Warehousing (IND-1) zoning district, and the industrial performance measures found in the LDC under section 4.14. The site is an undeveloped parcel of land measuring approximately ±7.45 acres. The property owner purchased the property from Palm Coast Industrial Equities LLC in March 2025 as part of their holdings under GPR1 LLC. In March 2026, the property owner reorganized their holding of the subject property by transferring ownership to a subsidiary of theirs known as GPR2 LLC.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:
STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND THE PROJECT IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE (LDC), AND THE COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN – TIER 2 FOR GPR 2, APPLICATION NO. 6590.

COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 2
STAFF REPORT FOR JUNE 17, 2026
PLANNING AND LAND DEVELOPMENT REGULATION BOARD

OVERVIEW

Project Name:	GPR 2 Technical Site Plan – Tier 2
Application Number:	AR # 6590
Property Owner:	GPR2 LLC
Applicant:	Harry Newkirk, P.E. Newkirk Engineering
Size of subject property:	±7.45 acres
Location:	North side of Commerce Boulevard approximately a quarter mile west of its intersection with Pine Lakes Parkway.
Address:	5 Commerce Boulevard Palm Coast, Florida 32164
Current FLUM designation:	Industrial
Current Zoning designation:	Light Industrial and Warehousing (IND-1)
Current Use:	Vacant
Parcel ID #:	07-11-31-5112-00000-0030

REQUESTED ACTION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code (LDC), and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for GPR 2, Application No. 6590.

BACKGROUND/SITE HISTORY

The applicant has submitted a Technical Site Plan Tier 2 application to develop two industrial warehouse buildings each measuring approximately ±40,980 square feet each for a combined total of ±81,960 square feet of building development. Each warehouse is planned to be internally partitioned into eight ±5,000 square feet units, so that the owner will have flexibility to lease out industrial warehouse spaces to potentially house multiple business tenants. At this time, any potential tenants have not been revealed to the City; however, any potential tenant will still be subject to the approved uses for the Light Industrial and Warehousing (IND-1) zoning district, and the industrial performance measures found in the LDC under section 4.14.

The site is an undeveloped parcel of land measuring approximately ±7.45 acres. The property owner purchased the property from Palm Coast Industrial Equities LLC in March 2025 as part of their holdings under GPR1 LLC. In March 2026, the property owner reorganized their holding of the subject property by transferring ownership to a subsidiary of theirs known as GPR2 LLC.

LAND USE AND ZONING INFORMATION

The subject site is designated Industrial on the Future Land Use Map and is zoned as IND-1 on the Official Zoning map. The proposed use is allowed within the IND-1 zoning district. The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Mixed Use, Conservation	General Commercial (COM-2)
East	Industrial	IND-1
South	Industrial	IND-1
West	Industrial	IND-1

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast's Land Development Code, and the City's Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards. The provided numbers are pulled from the applicant's Civil Engineering documents.

Criteria	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	±324,334 sq. ft.
Maximum Impervious Surface Ratio	0.70	±0.49
Maximum Floor Area Ratio	0.35	±0.25
Maximum Building Height	65 feet	±26 feet
Minimum Building Setbacks	Commerce Boulevard: 25 feet Interior Side/Rear: 10 feet	±28.7 feet ±20 feet
Minimum Parking[1]: 1:750 SF	110 parking spaces including 5 accessible spaces	115 spaces including 6 accessible spaces

[1] The Land Development Code allows for the maximum parking to be 120 percent of the required parking. The requested amount of parking spaces include a ±4.5 percent bonus over the required parking and meets the 120 percent limit. The applicant proposes an additional accessible parking space. The LDC, Comprehensive Plan, State Statutes, or Federal American Disabilities Act requirements do not have a maximum cap to the number of accessible parking spaces, so staff accepts the additional accessible parking space above the required number of spaces.

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 Code, but also conformance with any applicable approved master plan or Special Exception. 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 PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

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 Comprehensive Plan's Future Land Use Element and the Land Development Code. The proposed use is compatible with the surrounding developmental pattern. The subject property and surrounding properties adjacent to Commerce Boulevard were platted as the Pine Lakes Industrial Park. It is designated as Industrial on the Future Land Use Map and zoned IND-1. The property is one of the last parcels within the plat that has not been developed.

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

Planning Staff Finding: The proposed development is ±81,960 square feet of warehousing and flex spaces distributed over two buildings and would potentially allow up to 16 different businesses to be sited within the proposed buildings. The proposed max height is ±26 feet in height. The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The LDC states that the purpose of the IND-1 (Light and Warehousing Industrial) District is to provide areas for restricted industrial and warehouse uses of low to moderate intensities with minimal potential for off-site impacts. This district utilizes performance

standards, found under LDC. Section 4.14, to ensure that impacts are controlled. The proposed warehouse use is a use permitted by right in IND-1. The applicant reached out to the City's Economic Development team to get guidance on the project submittal. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **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 1.1.4.3**
  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: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.
- **Chapter 11, Economic Development Element: Policy 11.1.1.2 -** Prioritize the creation of opportunities for, expansion of, and retention of industry sectors that support the creation of a resilient and diverse economy and tax base by recruiting investments in targeted industries related to Advanced Manufacturing, Corporate Headquarters, Aviation & Aerospace, Logistics & Warehousing, and Healthcare Training & Research.
- **Chapter 11, Economic Development Element: Policy 11.1.1.5 –** Establish a site development process that ensures the City has an inventory of shovel-ready economic employment center sites ready to meet the needs of potential business and industry.

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 or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure.

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 City's technical review team analyzed the project's submittal and ensured that it met all applicable code requirements so that the proposed development does not pose an unreasonable hazard, 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;

Planning Staff Finding: The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Land Development Code, the

Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required to maintain compliance with all applicable codes and regulations. Further following the potential approval of the Technical Site Plan application, the project will be required to submit for a Site Development Permit before breaking ground, and a Building Permit. Finally, the development will require a Certificate of Occupancy prior to being opened to the public.

SUMMARY OF FINDINGS

Staff finds that the proposed development complies with the requirements of the Land Development Code and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

PUBLIC PARTICIPATION

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for GPR 2, Application No. 6590.

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST

TECHNICAL SITE PLAN TIER 2

DEVELOPMENT ORDER APPROVAL

GPR 2- PINE LAKES INDUSTRIAL PARK LOT 3

On June 17, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

SITES NO.3 AND NO.4, AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4 IN PINE LAKES INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner: **PALM COAST INDUSTRIAL EQUITIES LLC**
24 CHURCH STREET
MONTCLAIR, NJ 07042

Project Name: **GPR 2- PINE LAKES INDUSTRIAL PARK LOT 3**
Project No.: **2026020010**
Application Type: **TECHNICAL SITE PLAN TIER 2**
Application No. **6590**

Requested Development Approval: **Site Plan Approval for Warehouse**
(in accordance with stamped approved plans)

Zoning Classification: IND-1

FLUM: Industrial

Parcel #'s:07-11-31-5112-00000-0030

Address #: 5 Commerce Blvd.

Parcel Acreage:7.446

Site S.F.: 324,334

SITE DEVELOPMENT DATA

Building Use: Warehouse

Bldg Height: 26'

Total Bldg Square Footage: 81,960

Number of Bldgs: 2

Total Units: 16

Bldgs Numbers:	S.F. per Bldg:	Units per Bldg:
2	40,980	8

Parking Provided: Standard Spaces: 115 ; Accessible Spaces: 6

Loading Spaces: 4

Bicycle Parking Spaces: 2

Impervious Surface Ratio (ISR): 15%

Pervious/Open Space:85%

Floor Area Ratio (FAR): .25

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(6) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted.

(7) No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.

(8) Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.

(9) All required federal, state, county, and/or local permits shall be acquired prior to

construction.

(10) All projects located in Special Flood Hazard Area “A” or “AE” zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(11) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Warehouse ; BLDG SF: 81.960

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the
Planning Land Development Regulation Board of the City of Palm Coast, at their regularly scheduled meeting of June 17. 2026.

Attest: **City of Palm Coast, Florida**

_____ _____

Irene Schaefer, Recording Secretary Sandra Shank, Chairperson

_____Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: GPR 2- PINE LAKES INDUSTRIAL PARK LOT 3
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 6590

COMES NOW, PALM COAST INDUSTRIAL EQUITIES LLC , the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for GPR 2- PINE LAKES INDUSTRIAL PARK LOT 3:

PALM COAST INDUSTRIAL EQUITIES LLC
24 CHURCH STREET
MONTCLAIR, NJ 07042

_____

Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

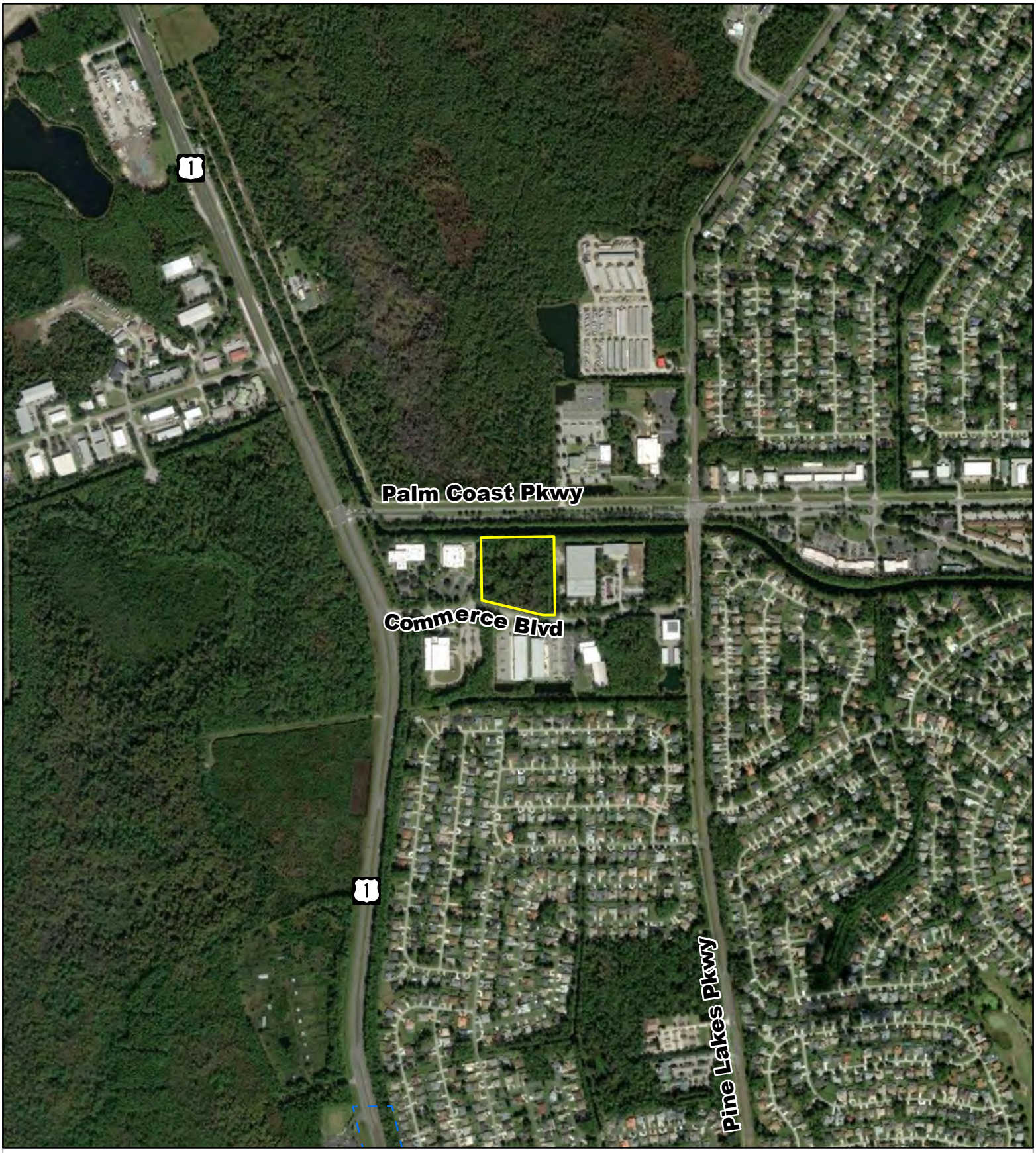
The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2026, by _____ of PALM COAST INDUSTRIAL EQUITIES LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

_____

Notary Public

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6590_GPR-2 Pine Lakes Industrial Park Lot 3\Working\Working.aprx



Distant Aerial

Palm Coast City Limits

Subject Property

N
W E
S

0 1,000 Feet

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6590_GPR-2 Pine Lakes Industrial Park Lot 3\Working\Working.aprx



Close Up Aerial

Palm Coast City Limits

Subject Property

N
W E
S

0 300 Feet

Map Provided by the Planning Division

Date: 6/2/2026

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Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6590_GPR-2 Pine Lakes Industrial Park Lot 3\Working\Working.aprx



Future Land Use Map

Palm Coast City Limits
Subject Property

Palm Coast FLUM
Canals
Industrial
Conservation
Mixed Use
Residential

N
W
E
S

0 300 Feet

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6590_GPR-2 Pine Lakes Industrial Park Lot 3\Working\Working.aprx



Zoning Map

Palm Coast City Limits
Subject Property

Palm Coast Zoning Districts
COM-2
EST-1
IND-1
PSP
SFR-2
SFR-3
MPD, MPD pre 11-16-08 designation

N
W E
S

0

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

GENERAL - APPLICATION

DATE	02/12/2026
APPLICATION TYPE	TECHNICAL SITE PLAN TIER 2

PROJECT NAME	GPR 2				
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)	11 COMMERCE BLVD UNIT UNIT 4 PALM COAST FL 32137				
PROPERTY APPRAISER'S PARCEL NUMBER	07-11-31-5112-00000-0050				
LEGAL DESCRIPTION	PINE LAKES INDUSTRIAL PARK SITES 3 THRU 6 OR 244/316 OR 462/1669 OR 462/1869 OR 492/1320 OR 531/1830 OR 723/1537-BLA OR 815/ 1105 OR 1712/1120-BLA OR 553/1539 OR 554/1662 OR 567/1610-CD OR 1010/1324 OR 211				
SUBDIVISION NAME	PINE LAKES INDUSTRIAL PARK				
SECTION	07	BLOCK	00000	LOT	0050
PROPERTY ACRES	3.7102	PROPERTY SQ FT	161618		
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT	I		
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER	120684	MAP PANEL DATE	06/06/2018		
FLOOD ZONE	A				
PRESENT USE OF PROPERTY	INDUSTRIAL				

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Industrial project consisting of two 40,980 sf warehouse building

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No

OWNER	APPLICANT / AGENT
Name: PALM COAST INDUSTRIAL EQUITIES LLC	Name: HARRY NEWKIRK
Mailing Address: 24 CHURCH STREET ATTN SCOTT GLAUBERG MONTCLAIR, NJ 07042	Mailing Address: 1230 N US HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174
Phone Number: (386) 238-1570	Phone Number: (376) 872-7794
E-mail Address: GROBERTS@CCIDAYTONA.COM	E-mail Address: HARRY@NEWKIRK-ENGINEERING.COM
MORTGAGE HOLDER	**ENGINEER OR PROFESSIONAL**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	**TRAFFIC ENGINEER**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	**LANDSCAPE ARCHITECT**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by 2016 Florida Statutes Title XXXIX Chapter 668 Section 50

Signature of Property Owner or Applicant

HARRY NEWKIRK

AFFIDAVIT OF CORPORATE IDENTITY/AUTHORITY

STATE OF Florida

COUNTY OF Volusia

COMES NOW, Gary Roberts, being first duly sworn, who deposes and says:

(1) That he/she is the Manager, an officer of GPR1, LLC corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: GPR1, LLC relating to the following described real property: 07-11-31-5112-00000-0030

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

Signature of owner OR person authorized to represent this application

Signature _____ **Signature**

GARY ROBERTS

Print _____ **Print**

NOTARY: This instrument was acknowledged before me on this by means of ☐ physical presence or ☐ online notarization 20 **day of** January, 20 24 **by** Gary Roberts **who is/are personally known to me, or who has/have produced** _____ **as identification.**

(SEAL)

Signature of Notary Public, State of Florida

ASHLEE OUELLETTE
MY COMMISSION # HH 522503
EXPIRES: April 30, 2028

Property Owner Letter of Authorization

**********IFAPPLICANT IS NOT THE PROPERTY OWNER**********

Dear Planning Manager,

I/We, GPR1, LLC being the
(All property owners)

current property owner(s) of the property legally described as

Parcel # 07-11-31-5112-00000-0030 and also described as

Subdivision _____ Section_____, Block_____ ,Lot _____.

Street address 5 Commerce Boulevard, Palm Coast, FL 32164

Do hereby designate and authorize Harry Newkirk, PE, President of Newkirk Engineering, Inc.
(name of authorized agent)

representing GPR1, LLC
(All property owners)

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

Site Plan
(type of application)

Or execute a Development Order for the property described above.

Signature of property owner

Signature of property owner

GARY ROBERTS
Print Name

Print Name

NOTARY: This instrument was acknowledged before me on this by means of ☑ physical presence or ☐ online notarization 20 **day of** January, 20 26 **by** Gary Roberts **who is/are personally known to me, or who has/have produced** _____ **as identification.**

Signature of Notary Public, State of Florida

(SEAL)
ASHLEE OUELLETTE
MY COMMISSION # HH 522503
EXPIRES: April 30, 2028

NEWKIRK ENGINEERING, INC.
CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE
1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

February 3, 2026

Ms. Damaris Ramirez
Site Development Coordinator II
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Re: GPR 2
Project Narrative

Dear Ms. Ramirez:

The Applicant, GPR 2 LLC, proposes a light industrial development consisting of two (2) buildings, each containing 40,980 square feet of gross floor area, for a total building area of 81,960 square feet. Both buildings will include truck wells designed to accommodate loading and unloading operations associated with light industrial uses.

The project site encompasses approximately 7.445 acres. Of this total, approximately 3.732 acres, or 49.9 percent of the site, will consist of impervious surface, including building footprints, parking areas, drive aisles, loading areas, and sidewalks. The remaining site area will consist of landscaped areas, stormwater management facilities, and required buffers.

Primary access to the site will be provided from Commerce Boulevard by two (2) full-access driveway connections. Internal vehicular circulation will be accommodated through a looped interior drive design that provides continuous circulation for passenger vehicles, service vehicles, and emergency access. The internal circulation system is designed to accommodate truck movements to and from the loading areas while minimizing conflicts with parking and pedestrian areas.

Parking will be provided in accordance with applicable land development regulations. A total of 110 parking spaces is required for the proposed use, and 125 parking spaces are proposed, exceeding the minimum requirement. Parking areas will be paved and striped and will include designated accessible parking spaces in compliance with applicable accessibility standards.

Stormwater management for the project will be provided through a treatment train approach designed to meet applicable water quality and quantity requirements. The system will consist of a dry retention pond and an exfiltration system, which will provide primary treatment and volume control, discharging to a wet detention pond system for additional treatment and attenuation prior to outfall. The stormwater system is designed to accommodate on-site runoff while maintaining post-development discharge rates consistent with regulatory requirements.

Potable water service will be provided by connection to the existing 16-inch water main located within the Commerce Boulevard right-of-way. Each building will be served by four (4) separate 1-inch potable water meters to allow for individual tenant metering. On-site water distribution will

be extended to serve domestic use, fire protection, and any ancillary site features requiring potable water service.

Fire protection will be provided through connection to the public water system. Each building will be served by a 6-inch fire main routed to the building fire riser room. In addition, a 4-inch fire line will be provided to the fire department connection for each building, designed in accordance with applicable fire code and local fire authority requirements. Fire access and circulation have been coordinated with the site layout to ensure adequate emergency response.

Sanitary sewer service will be provided by connection to the existing gravity sewer main system located within the Commerce Boulevard right-of-way. On-site sanitary sewer infrastructure will collect wastewater from each building and convey it to the public system in accordance with applicable utility standards.

Solid waste service will be provided on site through the installation of two (2) double dumpsters. Dumpster locations will be designed to provide convenient access for collection vehicles while minimizing impacts to internal circulation, parking, and adjacent properties. Enclosures and screening will be provided as required by local regulations.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Harry Newkirk, PE No. 62971
President/CEO of NEI

NEWKIRK ENGINEERING, INC.
CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE
1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

March 31, 2026

Michael Hanson, Project Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164
(386) 986-3736

Re: GPR 2 – Pine Lakes Industrial Park Lot 3
Technical Site Plan Tier 2, Application #6590
LDC Zoning Analysis Letter

Dear Mr. Hanson,

The proposed development has been reviewed for compliance with the approval criteria set forth in Section 2.05.05 and the Industrial Use Performance Standards in accordance with Section 4.14.02 and Table 4-5 of the City of Palm Coast Land Development Code. Sufficient factual and technical data has been provided to support the findings below.

A. Not in Conflict with or Contrary to the Public Interest

The proposed industrial warehouse development is consistent with the established development pattern along Commerce Boulevard and within the surrounding IND-1 zoning district. The project supports economic development by providing flexible industrial space for employment-generating uses. The site design incorporates appropriate infrastructure, access, stormwater management, and buffering, ensuring compatibility with adjacent properties and protection of the public interest.

The project is classified as **Light Industrial & Warehousing (IND-1)** and will comply with all applicable performance standards of Section 4.14.02 and Table 4-5. Proof of compliance and all required permits will be obtained as required by the Code.

Industrial Use Performance Standards Compliance – IND-1

- **Lighting:**
  All exterior lighting is designed and will be installed in accordance with Chapter 9 of the Land Development Code. A detailed lighting plan has been provided during permitting demonstrating compliance with illumination levels, shielding, and prevention of light trespass.
- **Sound:**
  A statement of compliance is hereby provided confirming that the proposed use will meet the sound level limits established in Table 4-5, as measured at the property line. Sound levels will not exceed:
    - 75 dBA for industrial areas (7:00 AM – 10:00 PM and 10:00 PM – 7:00 AM),
    - 65 dBA (daytime) / 60 dBA (nighttime) for adjacent commercial areas, and

- 60 dBA for residential areas.
  All equipment and operations will be designed and managed to remain within these thresholds.

- **Water Consumption:**
  The project will be served by existing municipal water infrastructure. A Consumptive Use Permit (CUP) is not required for this development. All water use will comply with applicable SJRWMD, FDEP and City of Palm Coast requirements.

- **Hazardous / Regulated Waste Management:**

  The proposed development will comply with all applicable State and Federal regulations, including Chapter 62-730, Florida Administrative Code. The project will not operate as a prohibited Large Quantity Generator under IND-1 standards. Any hazardous or regulated waste generated will be properly managed, stored, and disposed of in accordance with applicable regulations. Best Management Practices (BMPs) will be implemented to prevent potential discharges, and secondary containment will be provided where required. A statement of compliance is hereby provided.

- **Electrical / Electromagnetic Interference:**

  The proposed use will not cause, create, or contribute to electrical or electromagnetic interference affecting adjacent properties, equipment, or communications systems. A statement of compliance is hereby provided.

- **Air Quality:**

  The proposed use will comply with all applicable Florida Department of Environmental Protection (FDEP) air quality regulations. The facility is anticipated to operate below thresholds requiring a Title V permit and will meet IND-1 criteria, including:

  - Emissions less than 100 tons per year of regulated pollutants,
  - Emissions less than 10 tons per year of any single hazardous air pollutant (HAP), and
  - Emissions less than 25 tons per year of combined HAPs.
    Dust control BMPs will be implemented during construction and operation, and airborne discharges will be minimized to prevent objectionable odors. A statement of compliance is hereby provided, and any required FDEP permits will be obtained if applicable.

- **Storage of Hazardous or Regulated Chemicals:**

  Any storage of hazardous or regulated chemicals will comply with the IND-1 limitation of less than 25,000 gallons on-site. All materials will be properly contained, labeled, and stored in accordance with FDEP and EPA regulations. Secondary containment and spill prevention measures will be implemented as required, and an SPCC Plan will be prepared if applicable. A statement of compliance is hereby provided.

- **Fire Prevention Standards:**

  Fire protection will be provided in accordance with City and Fire Marshal requirements. Buildings will be equipped with fire sprinkler systems, and fire hydrants are provided on-site to ensure adequate fire flow and emergency access, as shown on the approved site plan.

- **Radioactive Materials:**

  No radioactive materials are proposed as part of this development. The project will comply with all applicable IND-1 prohibitions. A statement of compliance is hereby provided.

- **New Septic Systems:**
  No septic systems are proposed. The development will be served by public utilities.

B. Consistency with the Comprehensive Plan and LDC

The proposed development is consistent with the City of Palm Coast Comprehensive Plan and complies with all applicable provisions of the Land Development Code. The use is permitted within the IND-1 zoning district, and the site design meets applicable requirements for parking, access, drainage, utilities, and pedestrian connectivity. The project has been designed in accordance with accepted engineering standards and regulatory criteria.

C. No Significant Financial Liability or Hardship to the City

The development will not impose a financial burden on the City. All required infrastructure improvements, including internal roadways, utilities, stormwater systems, and site improvements, will be constructed by the developer in accordance with City standards. The project will contribute to the local tax base and economic activity without requiring additional public expenditures beyond typical service provisions.

D. No Unreasonable Hazard, Nuisance, or Threat to Public Health, Safety, or Welfare

The project has been engineered to ensure safe and efficient operation. Vehicular circulation, including truck access and loading areas, is accommodated on-site, minimizing impacts to public roadways. Stormwater management systems are designed to meet regulatory requirements and prevent off-site impacts.

The proposed use will comply with all Industrial Performance Standards under Section 4.14.02, including those related to noise, lighting, air quality, hazardous materials, and operational impacts. As such, the development will not create a nuisance or hazard and will not adversely affect the health, safety, or welfare of the surrounding community.

E. Compliance with Applicable Laws and Regulations

The proposed development will comply with all applicable local, state, and federal laws, including but not limited to the City of Palm Coast Land Development Code, Florida Building Code, Florida Department of Environmental Protection (FDEP) regulations, and SJRWMD criteria. All required permits will be obtained prior to construction and operation.

Conclusion

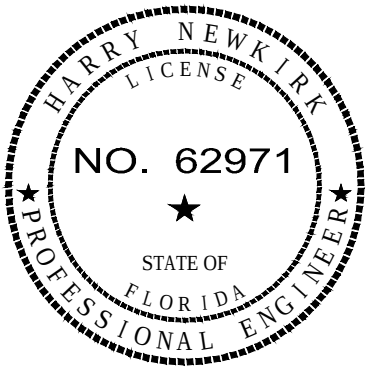
Based on the above, the proposed development complies with the approval criteria of Section 2.05.05 and the Industrial Use Performance Standards of Section 4.14.02 and Table 4-5 for Light Industrial & Warehousing (IND-1).

It is the professional opinion of the undersigned Florida Professional Engineer that the project meets all applicable requirements, will not adversely impact the public interest, and is appropriate for approval.

If you have any questions or need additional information, please feel free to call or email me at harry@newkirk-engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

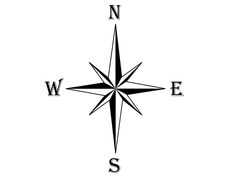


HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

Harry Newkirk, PE #62971
President/CEO of Newkirk Engineering, Inc.

#5 COMMERCE BOULEVARD

PALM COAST, FLORIDA



LEGAL DESCRIPTION:

SITES NO.3 AND NO.4, AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4 IN PINE LAKES INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

GENERAL NOTES:

1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD BEING S 76° 25' 37" E. (FOR ANGLE MEASUREMENT ONLY).

2. LEGAL DESCRIPTION PER ORB 2945, PG 339 PUBLIC RECORDS OF FLAGLER COUNTY, FL. NO TITLE WORK PROVIDED TO THIS SURVEYOR.

3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.

4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (P) , WHEN DIFFERS FROM MEASURED (M).

5. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OFPALM COAST, FLORIDA NUMBER 120684, PANEL NUMBER 12035 C 0120 E, DATED: JUNE 06, 2018. THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X". AND ZONE "A" (NO FLOOD ELEVATION DETERMINED)

6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: D 482, ELEVATION = 35.90 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.

   A.) OFFICIAL RECORDS BOOK 2945, PAGE 339, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
   B.) OFFICIAL RECORDS BOOK 1704, PAGE 847, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
   C.) OFFICIAL RECORDS BOOK 700, PAGE 1730, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
   D.) OFFICIAL RECORDS BOOK 2758, PAGE 1058, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
   E.) OFFICIAL RECORDS BOOK 1303, PAGE 11655, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
   F.) "AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4 IN PINE LAKES INDUSTRIAL PARK", AS RECORDED IN MAP BOOK 27, PAGE 1 AND 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

8. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHERS THAT ARE NOT ON RECORD TO A1A SURVEYING SERVICES, LLC AT THE TIME OF SURVEY. A1A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.

9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS.

10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5J-17.052(2)(D)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUTE CHAPTER RULE 5J-17.051(3)(5)(6).

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

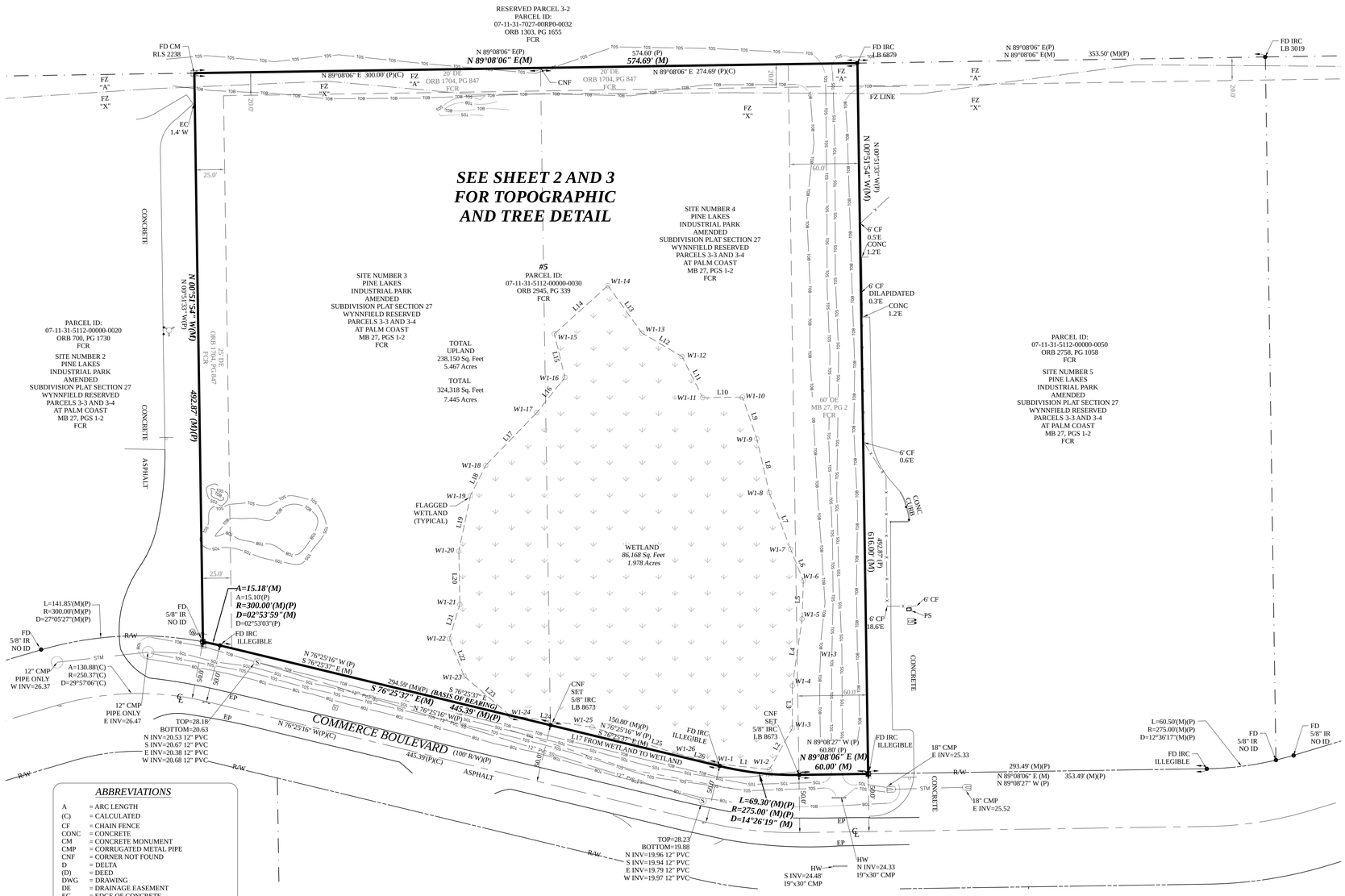
F.) TREE INFORMATION:
TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.

G.) TOPOGRAPHIC SURVEY:
   1.) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
   2.) OFF-SITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENTS AGENT, BEING AN ARCHITECT OR ENGINEER.

11. PIPE SIZE, MATERIAL AND INVERTS OF SEWER AND DRAINAGE STRUCTURES WERE OBTAINED WHERE ACCESSIBLE. DUE TO THE NATURE OF OBTAINING THE DATA WHERE THE STRUCTURES ARE IN USE AND THE ACTUAL INVERTS ARE OBSCURED, THE INFORMATION OBTAINED MAY BE THE BEST APPROXIMATION OF THE TRUE MEASUREMENTS. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE DIAMETER AND MATERIAL UTILIZING AS-BUILD DRAWINGS OR OTHER RESOURCES PRIOR TO CONSTRUCTION.

12. IN INSTANCES WHERE THE STRUCTURES ARE FULL OF WATER OR EFFLUENT AND THE INVERTS WERE OBSCURED, THE BOTTOM OF THE STRUCTURE WAS OBTAINED.

13. UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL POSITIONAL ACCURACY OF 0.05'. THE ELEVATIONS ON IMPERVIOUS SURFACES WERE FIELD MEASURED TO 0.03' AND ON GROUND SURFACES TO 0.1'.



ABBREVIATIONS

A	= ARC LENGTH
(C)	= CALCULATED
CF	= CHAIN FENCE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CNF	= CORNER NOT FOUND
D	= DELTA
(D)	= DEED
DWG	= DRAWING
DE	= DRAINAGE EASEMENT
EC	= EDGE OF CONCRETE
EP	= EDGE OF PAVEMENT
FCR	= FLAGLER COUNTY RECORDS
FD	= FOUND
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	= FLOOD INSURANCE RATE MAP
FL	= FLORIDA
FZ	= FLOOD ZONE
GP	= GATE PAD
HW	= HEAD WALL
ID	= IDENTIFICATION
INC	= INCORPORATED
INV	= INVERT
IP	= IRON PIPE
IPC	= IRON PIPE AND CAP
IR	= IRON ROD
IRC	= IRON ROD AND CAP
LB	= LICENSED BUSINESS
LC	= LICENSED CORPORATION
LLC	= LIMITED LIABILITY COMPANY
LS	= LICENSED SURVEYOR
(M)	= MEASURED
MB	= MAP BOOK
NAVD	= NORTH AMERICAN VERTICAL DATUM
NR	= NON-RADIAL
ORB	= OFFICIAL RECORDS BOOK
(P)	= PLAT
PG	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PS	= PROPANE SERVICE
R	= RADIUS
RLS	= REGISTERED LICENSE SURVEYOR
R/W	= RIGHT-OF-WAY
TOW	= TOP OF WATER

LEGEND

- BACK FLOW PREVENTER VALVE
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CENTER LINE
- CONCRETE MONUMENT
- FIRE HYDRANT
- GATE PAD
- IRON ROD AND CAP (AS NOTED)
- MITERED END SECTION
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- WELL

LINE TYPE LEGEND

- X — CHAIN LINK FENCE
- TOB — TOP OF BANK
- TOS — TOE OF SLOPE

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°38'55" E	46.34'
L2	N 28°54'56" E	41.18'
L3	N 00°04'09" W	36.69'
L4	N 08°18'35" E	58.40'
L5	N 01°53'59" E	53.01'
L6	N 21°53'11" W	29.68'
L7	N 20°44'05" W	52.16'
L8	N 12°56'56" W	48.18'
L9	N 19°05'47" W	38.10'
L10	S 89°10'51" W	34.45'
L11	N 26°41'36" W	39.95'
L12	N 59°40'22" W	40.15'
L13	N 35°37'57" W	50.57'
L14	S 48°03'25" W	62.49'
L15	S 13°38'46" E	38.86'
L16	S 38°36'04" W	39.09'
L17	S 44°03'41" W	63.54'
L18	S 26°46'39" W	29.41'
L19	S 11°50'46" W	49.13'
L20	S 01°03'40" E	46.24'
L21	S 16°49'11" W	30.98'
L22	S 21°15'51" E	34.86'
L23	S 49°23'48" E	52.25'
L24	S 81°57'06" E	71.97'
L25	S 72°35'25" E	75.52'
L26	S 75°35'57" E	36.70'

REVISIONS:
- Revised Wetland....09/25/25 BR
- Revised Wetland....02/06/26 BR
- Revised Wetland....03/20/26 BR

CERTIFIED TO:

SITE ADDRESS:	5 Commerce Boulevard Palm Coast, Florida
TYPE OF SURVEY:	Boundary, Tree & Topographic
PROJECT NUMBER:	25-90
Field Work by:	TE Date: 09/26/25
Field Book:	45 Page: 64-66,73
Office Work by:	DH Date: 08/28/25
Scale:	1" = 50'

RESIDENTIAL CONSTRUCTION COMMERCIAL
A1A SURVEYING SERVICES
711 Pineland Trail
Ormond Beach, Florida
LB 8673
386.216.5730

SHEET 1 OF 3

SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER SEE SHEET 3 OF 3 FOR SURVEYOR'S SIGNATURE

DEED AND LAND COMMENTS

#5 COMMERCE BOULEVARD

PALM COAST, FLORIDA

N

W E

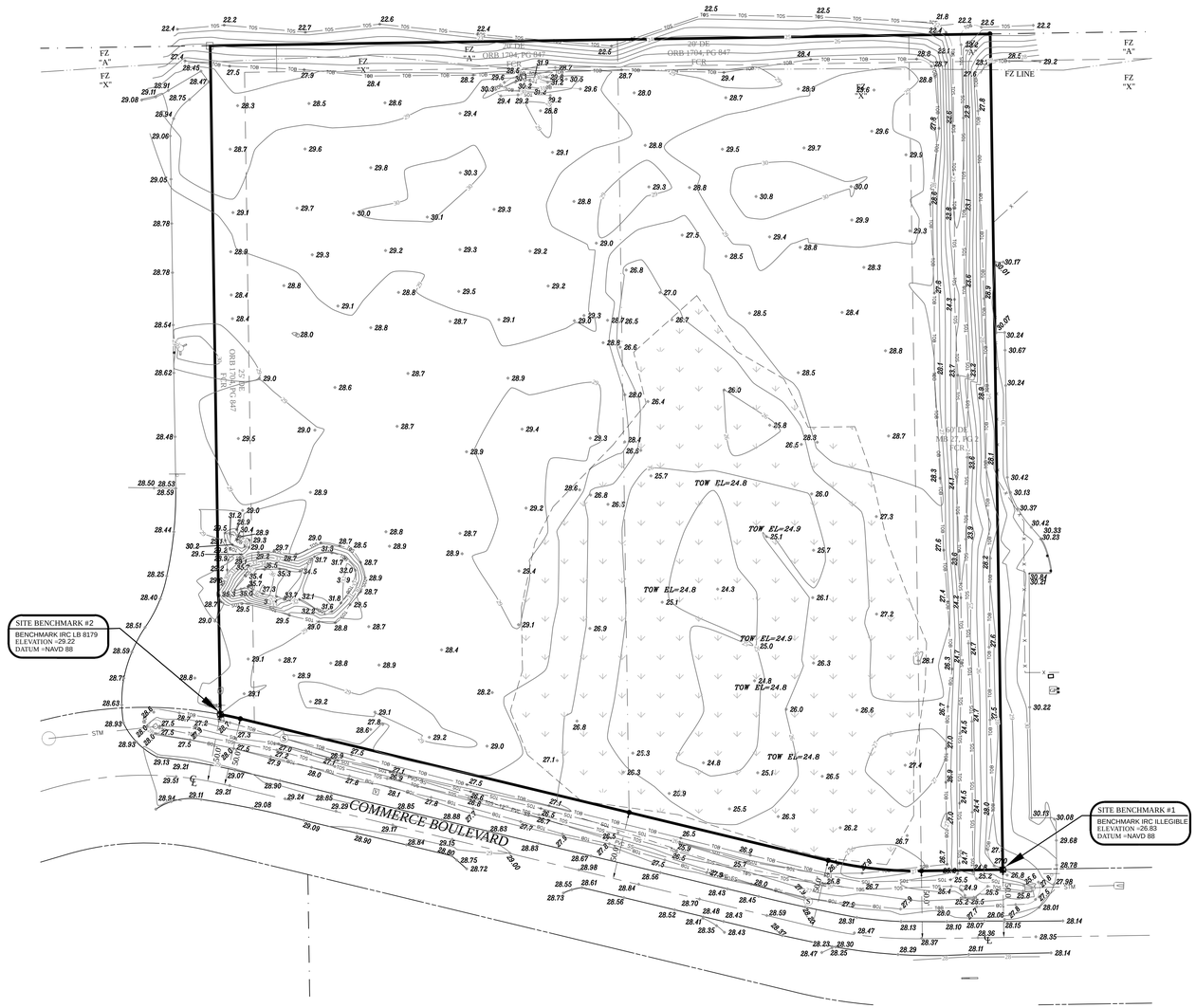
S

50 0 50 100

GRAPHIC SCALE IN FEET

1" = 50'

TOPOGRAPHIC INFORMATION SEE SHEET 1 OF 3 FOR ABBREVIATIONS & LEGENDS



LEGEND

- BACK FLOW PREVENTER VALVE
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CENTER LINE
- CONCRETE MONUMENT
- *+ 24.3* ELEVATION
- FIRE HYDRANT
- GATE PAD
- IRON ROD AND CAP (AS NOTED)
- MITERED END SECTION
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- WELL

SHEET 2 OF 3

REVISIONS:
- Revised Wetland....09/25/25 BR
- Revised Wetland....02/06/26 BR
- Revised Wetland....03/20/26 BR

CERTIFIED TO:

SITE ADDRESS:	5 Commerce Boulevard Palm Coast, Florida
TYPE OF SURVEY:	Boundary, Tree & Topographic
PROJECT NUMBER:	25-90
Field Work by:	TE Date: 10/03/25
Field Book:	45 Page: 64-66,73
Office Work by:	DH Date: 10/06/25
Scale:	1" = 50'

RESIDENTIAL CONSTRUCTION COMMERCIAL

A1A SURVEYING SERVICES

711 Pineland Trail
Ormond Beach, Florida

LB 8673
386.216.5730

SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER SEE SHEET 3 OF 3 FOR SURVEYOR'S SIGNATURE

PAR_A_#5 COMMERCE BOULEVARD.DWG

#5 COMMERCE BOULEVARD

PALM COAST, FLORIDA



N

W E

S

30 0 30 60

GRAPHIC SCALE IN FEET
1" = 30'

TREE INFORMATION SEE SHEET 1 OF 3 FOR ABBREVIATIONS & LEGENDS

TREE LEGEND

TREE NAME	SYMBOL	COUNT
BAY		118
CAMPHOR		01
CEDAR		11
CYPRESS		123
HOLLY		04
MAGNOLIA		03
MAPLE		45
OAK		176
PALM		30
PINE		613
12" DENOTES 12" DIAMETER TRUNK (TYPICAL)		TOTAL COUNT 1,124

SHEET 3 OF 3

REVISIONS:
- Revised Wetland....09/25/25 BR
- Revised Wetland....02/06/26 BR
- Revised Wetland....03/20/26 BR

CERTIFIED TO:

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RESIDENTIAL CONSTRUCTION COMMERCIAL

A1A SURVEYING SERVICES

711 Pineland Trail
Ormond Beach, Florida

LB 8673
386.216.5730

THE FOREGOING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 61-17, SECTION 472.027 OF FLORIDA STATUTES.

10/06/2025
PSM #6378
David McMillen

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID E. McMILLEN — LS 6378 — STATE OF FLORIDA — REGISTERED LAND SURVEYOR

DWG: #5 ACORD COMMERCE

Jeffrey C. Sweet, Esquire
Korey, Sweet, McKinnon & Simpson
Attorneys and Counselors at Law

Robert Kit Korey, P.A.
Jeffrey C. Sweet
Noah C. McKinnon, Jr., P.A.
Scott E. Simpson, P.A.
Abraham C. McKinnon, P.A.
R. Kevin Korey

Suite A, Granada Oaks Professional Building
595 West Granada Boulevard
Ormond Beach, FL 32174
Telephone (386) 677-3431
Telefax (386) 677-8436

Email: penny.every@jsweetlaw.com

February 2, 2026

Via Email and Hand Delivery

Harry Newkirk, PE
President/CEO
Newkirk Engineering, Inc.
1230 N. US 1, Suite 3
Ormond Beach, FL 32174

RE: Opinion of Title / 5 Commerce Blvd., Palm Coast, FL 32164

Gentlemen:

At your request, I have prepared this Title Opinion Letter based upon the following:

Chicago Title Insurance Company, Property Information Rreport, Order Number 1290-1579 (copy attached) for the real property described as follows:

See Legal Description attached hereto and incorporated herein

As a result of our examination, the following title opinion is rendered:

1. RECORD TITLE OWNER:

GPR1, LLC, a Florida limited liability company by virtue of that certain Warranty Deed recorded in Official Record book 2945, page 339, Public Records of Flagler County, Florida.

2. MORTGAGE ENCUMBRANCES:
None

3. JUDGMENTS & LIENS:
None

4. EASEMENTS OF RECORD:
See paragraphs 3, 4, 5, 7, 12, 15 and 19 of the attached Property Information Report.

5. EXCEPTIONS TO TITLE:

1. General or special taxes and assessments required to be paid in the year **2026** and subsequent years.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. NOTE: AS OF THE DATE OF THIS PROPERTY INFORMATION REPORT THERE WERE NO OUTSTANDING CHAPTER 159 LIENS ASSOCIATED WITH THE REAL PROPERTY IDENTIFIED HEREIN.

4. See Property Information Report paragraphs 1, 2, 6, 8, 9, 10, 11, 13, 14, 16, 17, 18, 20, 21, 22 and 23, for additional property Covenants, Restrictions and entitlement rights.

6. TAXES:

Parcel # 07-11-31-5112-00000-0030. 2025 Taxes are $8,129.56 and are paid.

As always, it is a pleasure to assist you in this transaction. If you have any questions, please do not hesitate to contact me.

Please advise if you require anything further.

With kind regards, I remain

Very truly yours,



Jeffrey C. Sweet

JCS/pke

LEGAL DESCRIPTION OF REAL PROPERTY

SITE NO. 3 AND SITE NO. 4, OF AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4, IN PINE LAKES INDUSTRIAL PARK, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Chicago Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 12901579
Customer Reference Number GPR1 Title Opinion

Addressee:
Jeffrey C. Sweet, PA
595 West Granada Boulevard Suite A
Ormond Beach, FL 32174
386-677-3431
386-677-8436

Chicago Title Insurance Company has caused to be made a search of the Public Records of Flagler County, Florida, ("Public Records"), from 01/01/1996, through 01/25/2026 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

SITE NO. 3 AND SITE NO. 4, OF AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4, IN PINE LAKES INDUSTRIAL PARK, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

GPR1 LLC, a Florida limited liability company by virtue of that Warranty Deed recorded in Official Records Book 2945, Page 339, Public Records of Flagler County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

Nothing found.

NOTE: 2025 Real Property Taxes in the gross amount of $8129.56 are Paid, under Tax I.D. No. 07-11-31-5112-00000-0030.

NOTE: The following items may affect the lands shown herein:

1. Restrictions, covenants, conditions, easements and other matters as contained on the PLAT OF AMENDED SUBDIVISION MAP OF WYNNFIELD SECTION 27, RESERVED PARCELS 3-3 AND 3-4, IN PINE LAKES INDUSTRIAL PARK, recorded Map Book 27, Pages 1 and 2, of the Public Records of Flagler County, Florida.

2. Restrictions, covenants, conditions and easements as contained in that certain Restrictive Covenants Palm Coast West Industrial Park recorded February 25, 1977, in Official Records Book 86, Page 552, amended and/or supplemented by that Amendment to Restrictive Covenants Palm Coast West Industrial Park recorded September 29, 1878, in Official Records Book 110, Page 308, Restrictive Covenants Palm Coast West Industrial Park recorded July 3, 1979, in Official Records Book 125, Page 597, Third Amendment to Restrictive Covenants Palm Coast West Industrial Park recorded May 19, 1981, in Official Records Book 180, Page 286, Fourth Amendment to Restrictive Covenants Pine Lakes Industrial Park recorded August 19, 1983, in Official Records Book 218, Page 607, Fifth Amendment of Restrictive Covenants and Easements recorded July 29, 1993, in Official Records Book 492, Page 1316, Notice of Appointment of Architectural Review Committees and Verification of Prior Actions recorded July 12, 2005 in Official Records Book 1281, Page 1449, and Amended and Restated Declaration of Restrictive Covenants for Pine Lakes Industrial Park f/k/a Palm Coast West Industrial Park recorded June 4, 2009, in Official Records Book 1719, Page

178, as affected by that certain Assignment and Assumption of Declarant Rights recorded in Official Records Book 602, Page 3, and Assignment of Declarant's Rights recorded July 14, 2009 in Official Records Book 1725, Page 1796, of the Public Records of Flagler County, Florida.

3. Easements contained in Paragraph 12 of that certain Amendment to Restrictive Covenants and Easements by ITT Community Development Corporation, a Delaware corporation, recorded in Official Records Book 81, Page 560, of the Public Records of Flagler County, Florida.

4. Right-of-Way Easement granted by ITT Community Development Corporation, a Delaware corporation, to Florida Power & Light Company by instrument recorded in Official Records Book 93, Page 299, of the Public Records of Flagler County, Florida.

5. Right-of-Way Easement granted by ITT Community Development Corporation, a Delaware corporation, to Palm Coast Utility Corporation, a Florida corporation, by instrument recorded in Official Records Book 110, Page 296, of the Public Records of Flagler County, Florida.

6. Covenant by ITT Community Development Corporation, a Delaware corporation, Corprop A & F, Inc., a Delaware corporation, and ITT Land Corporation, a Delaware corporation, recorded in Official Records Book 130, Page 19, of the Public Records of Flagler County, Florida.

7. Easement granted by Palm Coast Data, Ltd., to Florida Power & Light Company by instrument recorded in Official Records Book 256, Page 958, as affected by Agreement between Flagler County and Palm Coast Data, Ltd. Concerning Building Permit Conditions recorded January 17, 1995, in Official Records Book 526, Page 814, of the Public Records of Flagler County, Florida.

8. Any interest of the Board of Commissioners of Flagler County, Florida, may have by virtue of Quit-Claim Deeds to the Board of Commissioners of Flagler County, Florida recorded December 8, 1987, in Official Records Book 331, Page 531, and in Official Records Book 331, Page 535, of the Public Records of Flagler County, Florida, conveying the exclusivity aspect only of the exclusive road right-of-way easements, if any such exclusive road right-of-way easements were retained in the dedications of the plat recorded in Map Book 27, Pages 1 and 2, of the Public Records of Flagler County, Florida.

9. Reservations of Non-Exclusive Road Right of Way Easements by ITT Community Development Corporation, a Delaware corporation per Quit-Claim Deed recorded in Official Records Book 331, Page 531, of the Public Records of Flagler County, Florida.

10. Reservations of Non-Exclusive Road Right of Way Easements by Palm Coast Utility Corporation, a Florida corporation per Quit-Claim Deed recorded in Official Records Book 331, Page 535, of the Public Records of Flagler County, Florida.

11. Palm Coast Utility Corporation Agreement with Palm Coast Data, regarding water and sewer services, recorded in Official Records Book 515, Page 818, of the Public Records of Flagler County, Florida.

12. Easement granted by Palm Coast Data Ltd. to Florida Power & Light Company by instrument recorded in Official Records Book 526, Page 348, corrected by instrument Easement granted by Palm Coast Data Ltd. to Florida Power & Light Company by instrument recorded in Official Records Book 526, Page 1997, as affected by Agreement between Flagler County and Palm Coast Data, Ltd., Concerning Building Permit Conditions recorded in Official Records Book 527, Page 1860, of the Public Records of Flagler County, Florida.

13. Binding Lot Agreement by Palm Coast Data formerly known as PCD Acquisition recorded January 10, 2001, in Official Records Book 723, Page 1537, of the Public Records of Flagler County, Florida.

14. Binding Lot Agreement by Palm Coast Data, LLC, recorded February 6, 2009, in Official Records Book 1701, Page 104, and re-recorded April 21, 2009, in Official Records Book 1712, Page 1120, as affected by Binding Lot Rescission Agreement recorded February 21, 2025 in Official Records Book 2937, Page 1981, of the Public Records of Flagler County, Florida.

15. Permanent Drainage Easement between Palm Coast Data, LLC, formerly known as PCD Acquisition, LLC, a Delaware limited liability company and the City of Palm Coast Florida, a municipal corporation, recorded March 2, 2009, in Official Records Book 1704, Page 847, of the Public Records of Flagler County, Florida.

16. City of Palm Coast Development Order Approval (special exception to allow warehouse in excess of 50,000 square feet) recorded March 11, 2009, in Official Records Book 1706, Page 506, of the Public Records of Flagler County, Florida.

17. City of Palm Coast Development Order Approval Technical Site Plan Tier 2, Palm Coast Data Warehouse recorded April 21, 2009, in Official Records Book 1712, Page 1199, of the Public Records of Flagler County, Florida.

18. City of Palm Coast Development Order Approval (special exception to allow warehouse in excess of 50,000 square feet) recorded January 28, 2011, in Official Records Book 1802, Page 1514, of the Public Records of Flagler County, Florida.

19. Easement granted to Florida Power & Light Company by instrument recorded January 28, 2011, in Official Records Book 1802, Page 1403, of the Public Records of Flagler County, Florida.

20. Ordinance 2019-11 adopted by the City of Palm Coast, Florida, annexing by voluntary petition property located contiguous to the City of Palm Coast recorded June 3, 2019, in Official Records Book 2359, Page 58, of the Public Records of Flagler County, Florida.

21. Utility Agreement for Water and Wastewater Service recorded July 20, 2020 in Official Records Book 2459, Page 1335, Public Records of Flagler County, Florida.

22. City of Palm Coast Technical Site Plat Tier 1 Development Order Approval 11 Commerce Blvd. Site Plan recorded April 12, 2023 in Official Records Book 2770, Page 1296, Public Records of Flagler County, Florida.

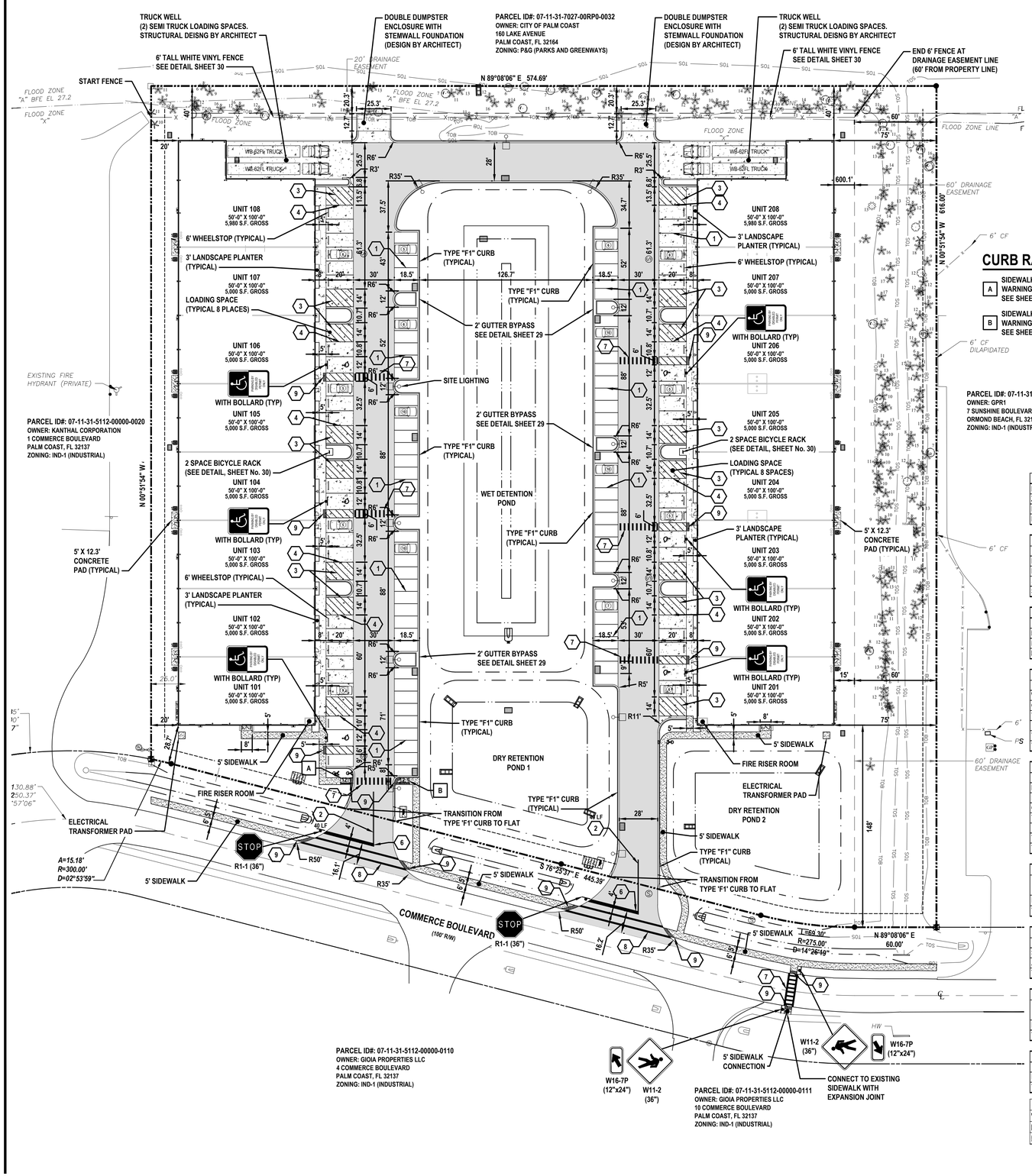
23. Recorded Notice of Environmental Resource Permit recorded July 20, 2023 in Official Records Book 2798, Page 103, Public Records of Flagler County, Florida.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company



LEGEND

- TYPE 'F1' CURB
- TRANSITION LOCATION FROM TYPE 'F1' CURB TO FLAT
- SITE LIGHTING (11 PLACES) SEE SHEET ARCHITECTURAL PLANS FOR DETAILS
- 24" DETECTABLE WARNING MAT
- CONCRETE WHEELSTOP
- 6' WHITE VINYL FENCE

CURB RAMP LEGEND:

- A — SIDEWALK CURB RAMP (CR-E) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-002 SEE SHEET No. 33 FOR DETAILS
- B — SIDEWALK CURB RAMP (CR-G) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-002 SEE SHEET No. 33 FOR DETAILS

STRIPING LEGEND:

1. 6" SOLID WHITE LINE (TYPICAL)
2. 6" SOLID DOUBLE YELLOW LINE (TYPICAL)
3. 6" YELLOW LINE @ 45° SPACED 4' ON CENTER
4. 6" SOLID YELLOW LINE (TYPICAL)
5. WHITE DIRECTIONAL ARROW (TYPICAL)
6. 24" WHITE STOP BAR (THERMOPLASTIC)
7. 12"x6' WHITE SPECIAL EMPHASIS CROSSWALK (THERMOPLASTIC)
8. STANDARD CROSSWALK
9. 24" DETECTABLE WARNING MAT

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	INDUSTRIAL
ZONING	(IND 1) INDUSTRIAL DISTRICT
FLOODZONE	X AND A
BUILDING USES	WAREHOUSE

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT (COMMERCE BLVD)	25	FEET	10
REAR (NORTH)	10	FEET	20
SIDE (EAST)	10	FEET	10
SIDE (WEST)	10	FEET	10

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	65 FT	26 FT
MAX. LOT IMPERVIOUS	70%	49%
MAX. FLOOR AREA RATIO (FAR)	0.35	0.25

EXISTING SITE COVERAGE	SF	ACRE	% OF SITE
WETLAND	48,663	1.117	15.0%
OPEN SPACE	275,671	6.329	85.0%
TOTAL SITE	324,334	7.446	100.0%
TOTAL IMPERVIOUS	48,663	1.117	15.0%
TOTAL OPEN SPACE	275,671	7.446	85.0%

PROPOSED SITE COVERAGE	SF	ACRE	% OF SITE
BUILDING	81,960	1.882	25.3%
PAVEMENT	68,111	1.564	21.0%
CONCRETE /SIDEWALKS	7,380	0.169	2.3%
TOTAL SITE	324,318	7.445	100.0%
TOTAL IMPERVIOUS	157,451	3.615	48.5%
TOTAL OPEN SPACE	166,867	3.831	51.5%

PARKING REQUIREMENTS	A. SF/UNITS	B. SPACES	C. PER SF	D. REQ. SPACES
BUILDING USE				
INDUSTRIAL	81,960	1	750	110
TOTAL REQUIRED SPACES				110

PROVIDED PARKING	PROV. SPACES
STANDARD SPACES	115
ACCESSIBLE SPACES	6
TOTAL PROVIDED SPACES	121

LOADING SPACE REQUIREMENTS	A. SF/UNITS	B. SPACES	C. PER SF	D. REQ. SPACES
BUILDING USE				
INDUSTRIAL	81,960	4	75,000 + 6,960	4
TOTAL REQUIRED SPACES				4

PROVIDED LOADING SPACES	PROV. SPACES
LOADING SPACES	16
TOTAL PROVIDED SPACES	16

INTERIOR LANDSCAPE REQUIREMENTS	
VEHICULAR USE AREA	68,111
REQUIRED LANDSCAPE AREA (10%)	6,811
PROVIDED LANDSCAPE AREA (16.4%)	11,180

GENERAL NOTES:

1. CITY OF PALM COAST BUILDING PERMITS ARE REQUIRED FOR BUILDING, CANOPIES, DUMPSTER ENCLOSURE, LIGHT POLES, FENCE AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) AT TIME OF BUILDING PERMIT.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
6. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
7. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
8. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
9. ALL PAVEMENT EDGE SHALL HAVE TYPE "F1" CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
10. ALL WALL-MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.
11. ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
12. COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.
13. CONTRACTOR TO PROVIDE PREMISE IDENTIFICATION FOR BUILDING DURING CONSTRUCTION.

PAVEMENT MARKING NOTES:

1. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH FDOT INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION).
2. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
4. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
5. ALL STOP BARS SHALL BE THERMOPLASTIC.
6. ALL RAISED PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
7. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
8. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 711-001, AND 711-003.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND DIAMOND GRADE VIP REFLECTIVE SHEETING ON MINIMUM .08 GA ALUMINUM BLANKS. ALL SIGNS SHALL BE INSTALLED ON 2"x2" SQUARE STEEL POSTS WITH 3/8" HOLES SPACED AT 1" ON CENTER.

PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT: 2" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS; 8" LIMEROCK BASE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS); 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
  - *ALTERNATE LIMEROCK BASE COURSE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS)
  - * ALTERNATE 12" STABILIZED SUBBASE: 6" LIMEROCK (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 OR 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180.
  - *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT: 1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS; 6" LIMEROCK BASE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS); 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
  - *ALTERNATE LIMEROCK BASE COURSE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS)
  - * ALTERNATE 12" STABILIZED SUBBASE: 6" LIMEROCK (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 OR 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180.
  - *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT: 6" CONCRETE (4,000 P.S.I. @ 28 DAYS) (WITH FIBERMESH); 12" COMPACTED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS); CONTROL JOINT SPACING PER FDOT INDEX 350-001; SEE DETAILS, SHEET No. 29
- CONCRETE SIDEWALK: 4" THICK CONCRETE (MIN.) 3,000 PSI CONCRETE (WITH FIBER MESH) PER FDOT INDEX No. 522-001; SEE SIDEWALK DETAIL, SHEET No. 29

REVISIONS	
DATE	DESCRIPTION
3/31/26	CITY COMMENTS
4/21/26	CITY COMMENTS
5/6/26	CITY COMMENTS

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C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

SITE LAYOUT PLAN

GPR 2
5 COMMERCE BOULEVARD
PALM COAST, FL 32164

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY H. NEWKIRK, PE #62971 ON

Harry Newkirk

HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2025-082
DATE:	JANUARY 2026
DESIGN BY:	HHN
DRAWN BY:	CJC
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

09

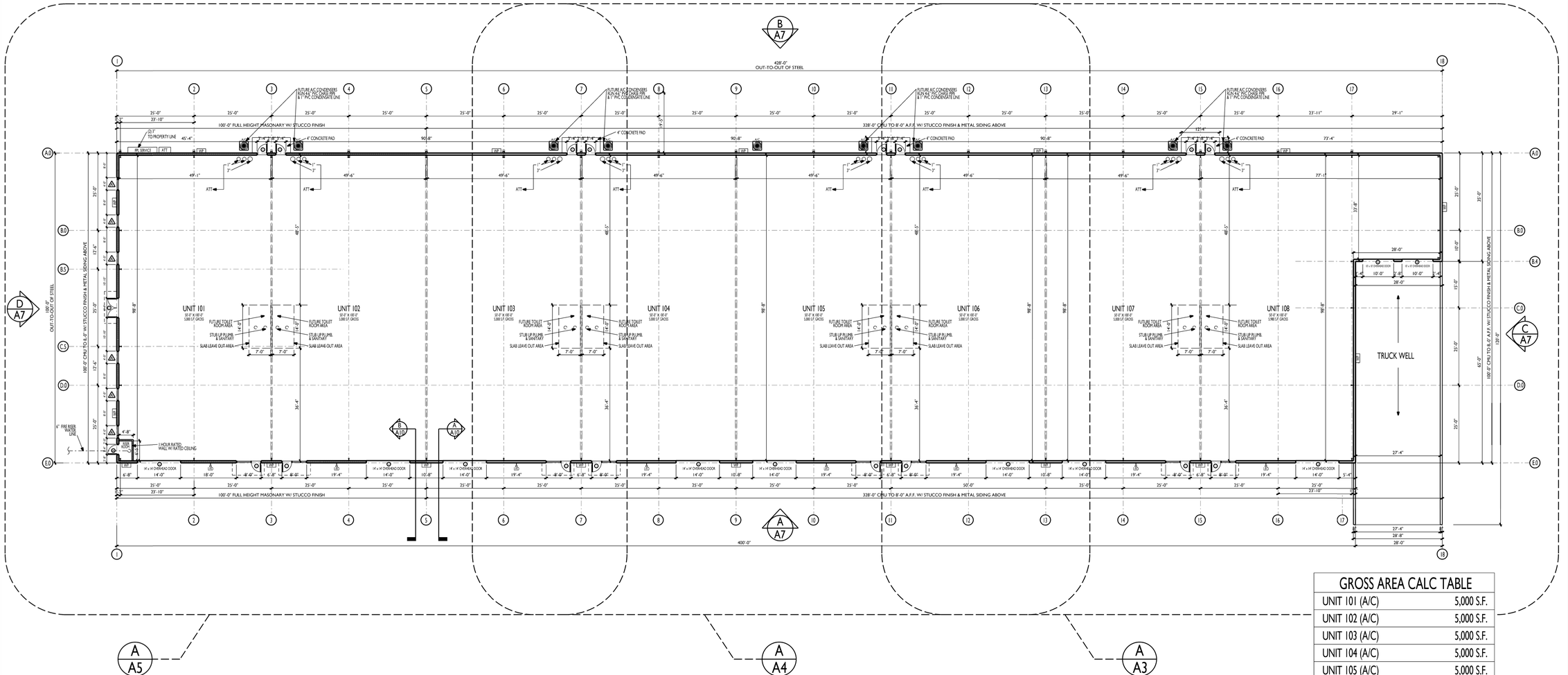
WINDOW SCHEDULE

SYMB.	Q	WINDOW SIZE	FRAME	OPERABLE/FIXED	REMARK
A	6	W4'-0" x H6'-0" - EXT. STOREFRONT GLASS	H.MTL	FIXED	LOW E, LIGHT TINT, INSULATED, NON-IMPACT

DOOR SCHEDULE

SYMB.	Q	ROUGH OPENING/DESCRIPTION	L	R	REMARKS	INT. / EXT.
1	8	W3'-0" X H7'-0" EXT. STORE FRONT DOOR W/ W4'-8" x 7'-0" SIDE LITE GLASS	4	4	HOLLOW METAL FRAME	EXT.
2	9	W3'-0" x 7'-0" EXT. HOLLOW METAL DOOR - INSUALTED	4	4	HOLLOW METAL FRAME	EXT.
3	8	W14'-0" x 14'-0" EXT. OVERHEAD ROLLUP METAL DOOR - INSUALTED	--	--	HOLLOW METAL FRAME	EXT.
4	2	W10'-0" x 10'-0" EXT. OVERHEAD ROLLUP METAL DOOR - INSUALTED	--	--	HOLLOW METAL FRAME	EXT.
5	1	W6'-0" X H7'-0" EXT. STORE FRONT DOUBLE DOORS	1	1	HOLLOW METAL FRAME	EXT.

NOTE: ALL DOOR/WINDOW SIZES & QUANTITIES TO BE VERIFIED BY VENDOR AND GC.



GROSS AREA CALC TABLE

UNIT 101 (A/C)	5,000 S.F.
UNIT 102 (A/C)	5,000 S.F.
UNIT 103 (A/C)	5,000 S.F.
UNIT 104 (A/C)	5,000 S.F.
UNIT 105 (A/C)	5,000 S.F.
UNIT 106 (A/C)	5,000 S.F.
UNIT 107 (A/C)	5,000 S.F.
UNIT 108 (A/C)	5,980 S.F.
TOTAL UNDER ROOF	40,980 S.F.

WALL LEGEND

- NEW EXTERIOR METAL BUILDING WALL (8'-0" OF CMU FOR BOTTOM WALL - REFER TO STRUCTURAL)
- NEW EXTERIOR BUILDING WALL - FULL HEIGHT CMU W/ SMOOTH STUCCO (REFER TO STRUCTURAL)
- NEW INTERIOR METAL FRAME WALL - UL U419 | HOUR RATED - 18G CFMS STUDS @ 16" O.C. W/ 5/8 TYPE X GYP. BOARD EACH SIDE BOARD & SMOOTH FINISH

GENERAL NOTES:

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2023 8TH EDITION (EXPOSURE "C") OF THE FLORIDA BUILDING CODE SECT. 1609/ 132 MPH WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL
THE BUILDING RISK CATEGORY IS "II"
INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-22
ALL GLAZING TO BE NON IMPACT RESISTANT

A A2 PROPOSED FLOOR PLAN

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

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REVISIONS

GPR2, LLC - PHASE: I - NEW CONSTRUCTION

OWNER / DEVELOPER: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

PROJECT LOCATION: 5 COMMERCE BLVD, PALM COAST, FL 32110

GENERAL CONTRACTOR: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

BPF DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-0502 FX: (386) 257-1050
EMAIL: BFREDLEY@BPFDESIGN.COM WEBSITE: BPFDESIGN.COM

PROPOSED FLOOR PLAN

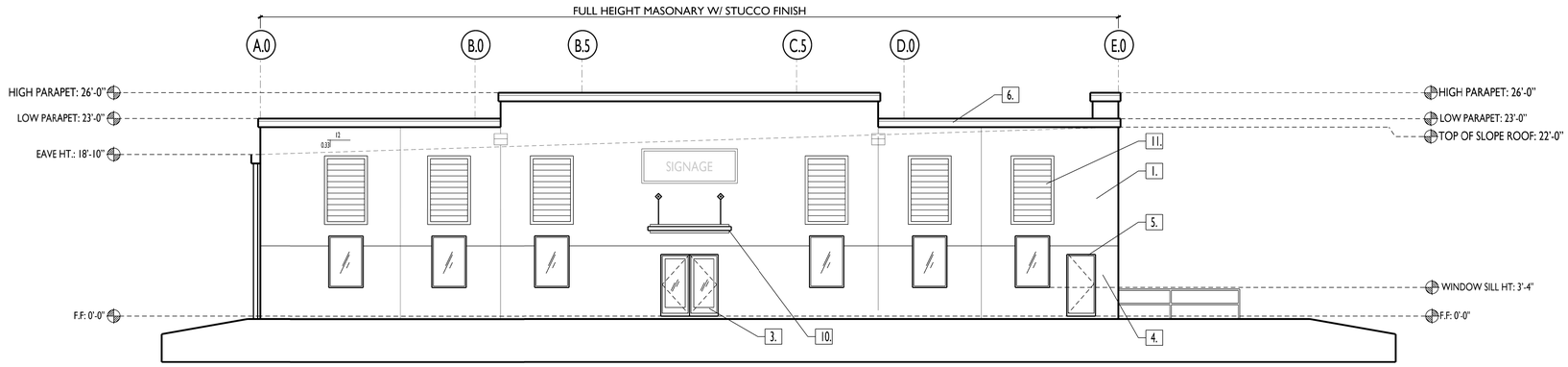
DATE: JANUARY 9, 2026

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

SHT NO. A2

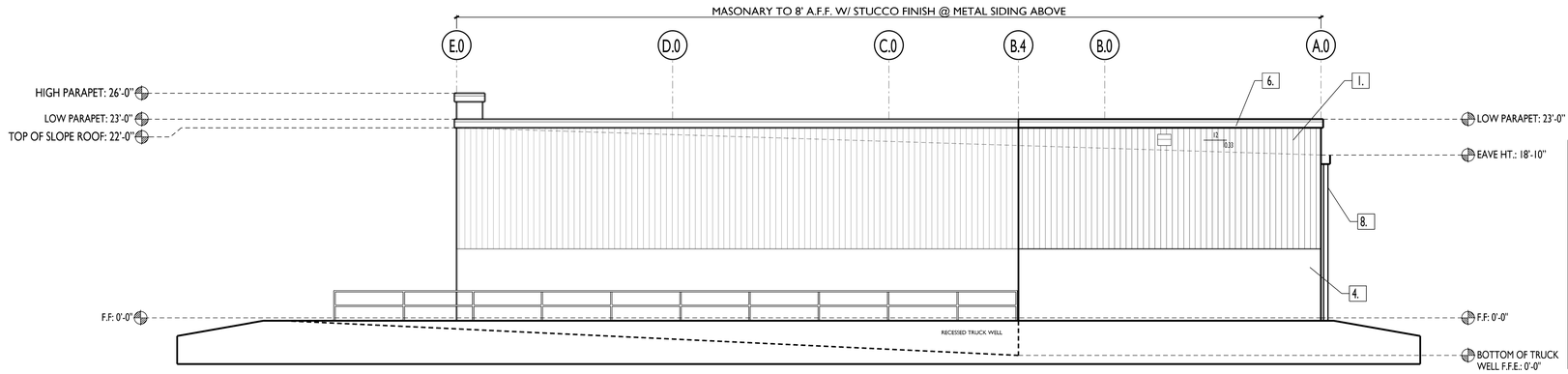
0 3' 12' 39' 40'

ARCHITECT'S / ENGINEER'S SEAL



D / A7 BUILDING ELEVATION

SOUTH FACADE SCALE: 1/8'=1'-0"

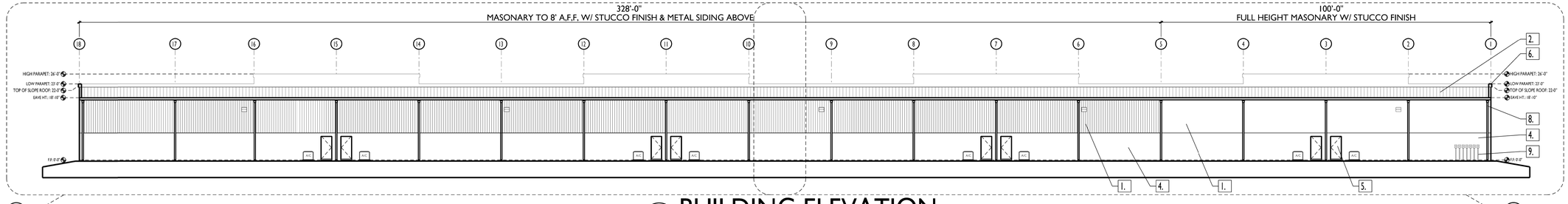


C / A7 BUILDING ELEVATION

NORTH FACADE SCALE: 1/8'=1'-0"

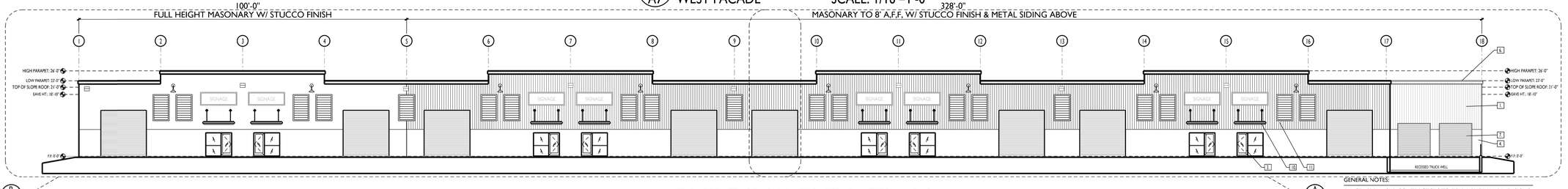
MATERIAL & COLOR SCHEDULE

NO.	BUILDING ELEMENT:	MATERIAL:	COLOR:	LRV
1.	MAIN WALLS (UPPER)	METAL BUILDING	PURE WHITE - SW-7005	84
2.	MAIN LOW SLOPE ROOF	STANDING SEAM	GALVALUME	
3.	STORE FRONT DOORS / WINDOWS	HOLLOW ALUM. STOREFRONT	CLEAR ANODIZE ALUMINUM	
4.	MAIN WALL (BOTTOM)	CMU W/ STUCCO	ACIER - SW-9170	32
5.	MAN DOORS	METAL	PURE WHITE - SW-7005	84
6.	CORNICE / TRIM	METAL	ACIER - SW-9170	32
7.	ROLL-UP DOORS	METAL	PURE WHITE - SW-7005	84
8.	DOWNSPOUTS	METAL (FACTORY PROVIDED)	ACIER - SW-9170	32
9.	FPL METERS	METAL (FACTORY PROVIDED)	MATCH BUILDING COLOR	
10.	HANGING CANOPIES	PRE-ENGINEERED	SANTORINI BLUE - SW-7607	14
11.	DECORATIVE SHUTTERS	FAUX WOOD GRAINED FIBERGLASS W/ FACTORY FINISH	SANTORINI BLUE - SW-7607	14



B / A7 BUILDING ELEVATION

WEST FACADE SCALE: 1/16'=1'-0"



A / A7 BUILDING ELEVATION

EAST FACADE SCALE: 1/16'=1'-0"

GENERAL NOTES:

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
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INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-22
ALL GLAZING TO BE NON IMPACT RESISTANT

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REVISIONS

GPR2, LLC - PHASE: I - NEW CONSTRUCTION

OWNER / DEVELOPER: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

PROJECT LOCATION: 5 COMMERCE BLVD, PALM COAST, FL 32110

GENERAL CONTRACTOR: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

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DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-0502 FX: (386) 257-1050
EMAIL: BFREDLEY@BPFDESIGN.COM WEBSITE: BPFDESIGN.COM

PROPOSED ELEVATIONS

DATE: JANUARY 9, 2026

SCALE: AS NOTED

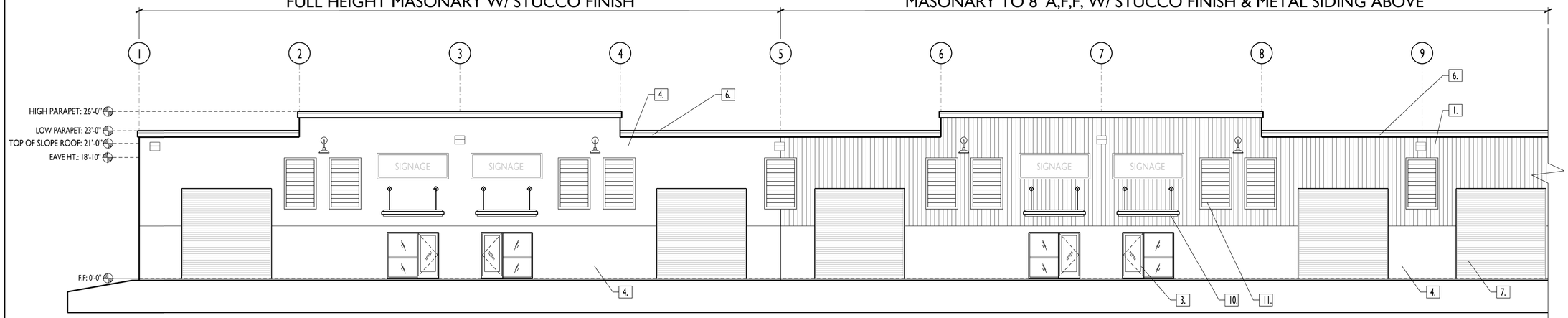
SHT NO. A7

ARCHITECT'S / ENGINEER'S SEAL

MATERIAL & COLOR SCHEDULE				
NO.	BUILDING ELEMENT:	MATERIAL:	COLOR:	LRV
1.	MAIN WALLS (UPPER)	METAL BUILDING	PURE WHITE - SW-7005	84
2.	MAIN LOW SLOPE ROOF	STANDING SEAM	GALVALUME	
3.	STORE FRONT DOORS / WINDOWS	HOLLOW ALUM. STOREFRONT	CLEAR ANODIZE ALUMINUM	
4.	MAIN WALL (BOTTOM)	CMU W/ STUCCO	ACIER - SW-9170	32
5.	MAN DOORS	METAL	PURE WHITE - SW-7005	84
6.	CORNICE / TRIM	METAL	ACIER - SW-9170	32
7.	ROLL-UP DOORS	METAL	PURE WHITE - SW-7005	84
8.	DOWNSPOUTS	METAL (FACTORY PROVIDED)	ACIER - SW-9170	32
9.	FPL METERS	METAL (FACTORY PROVIDED)	MATCH BUILDING COLOR	
10.	HANGING CANOPIES	PRE-ENGINEERED	SANTORINI BLUE - SW-7607	14
11.	DECORATIVE SHUTTERS	FAUX WOOD GRAINED FIBERGLASS W/ FACTORY FINISH	SANTORINI BLUE - SW-7607	14

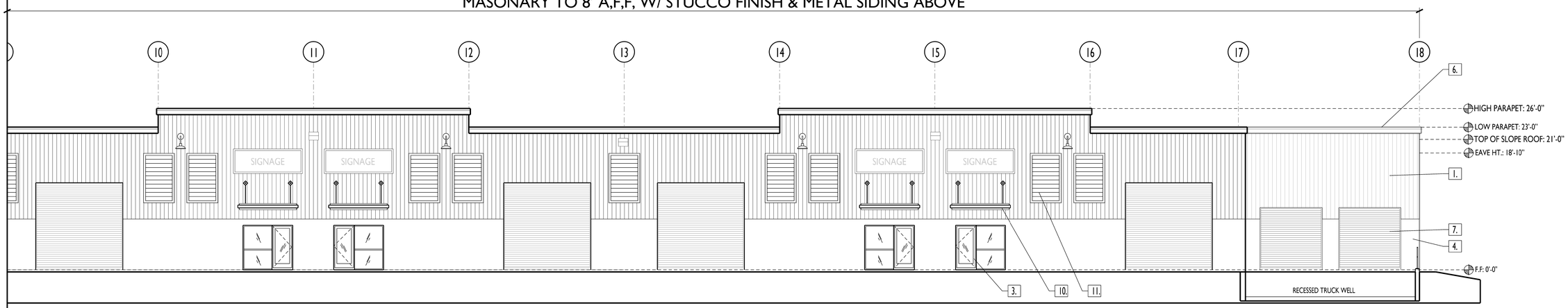
100'-0"
FULL HEIGHT MASONARY W/ STUCCO FINISH

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



B / A8 BUILDING ELEVATION
EAST FACADE - SEC: B SCALE: 1/8'=1'-0"

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



A / A8 BUILDING ELEVATION
EAST FACADE - SEC: A SCALE: 1/8'=1'-0"

GENERAL NOTES:

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REVISIONS

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ENLARGED PROPOSED ELEVATIONS- EAST

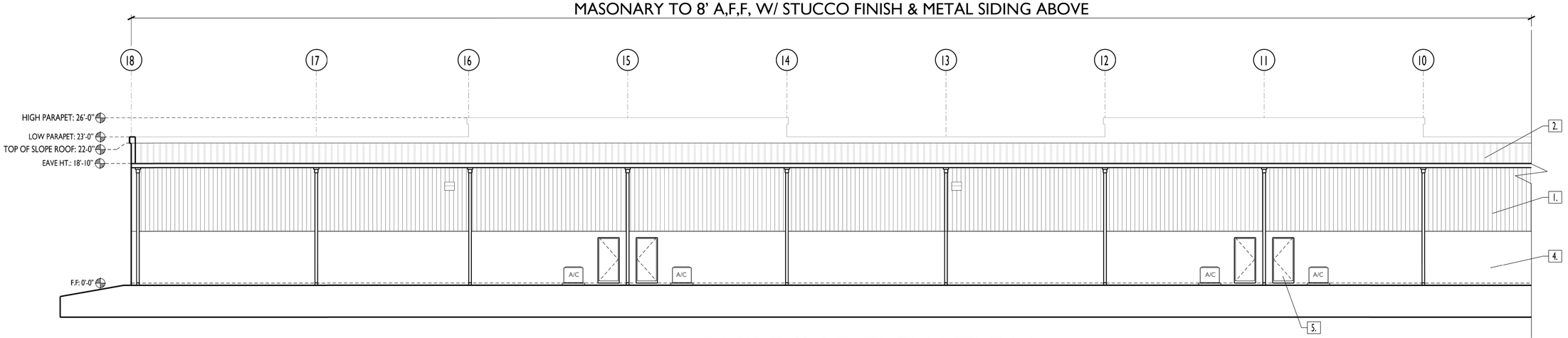
DATE: JANUARY 9, 2026
SCALE: AS NOTED
SHT NO. A8

ARCHITECT'S / ENGINEER'S SEAL

MATERIAL & COLOR SCHEDULE

NO.	BUILDING ELEMENT:	MATERIAL:	COLOR:	LRV
1.	MAIN WALLS (UPPER)	METAL BUILDING	PURE WHITE - SW-7005	84
2.	MAIN LOW SLOPE ROOF	STANDING SEAM	GALVALUME	
3.	STORE FRONT DOORS / WINDOWS	HOLLOW ALUM. STOREFRONT	CLEAR ANODIZE ALUMINUM	
4.	MAIN WALL (BOTTOM)	CMU W/ STUCCO	ACIER - SW-9170	32
5.	MAN DOORS	METAL	PURE WHITE - SW-7005	84
6.	CORNICE / TRIM	METAL	ACIER - SW-9170	32
7.	ROLL-UP DOORS	METAL	PURE WHITE - SW-7005	84
8.	DOWNSPOUTS	METAL (FACTORY PROVIDED)	ACIER - SW-9170	32
9.	FPL METERS	METAL (FACTORY PROVIDED)	MATCH BUILDING COLOR	
10.	HANGING CANOPIES	PRE-ENGINEERED	SANTORINI BLUE - SW-7607	14
11.	DECORATIVE SHUTTERS	FAUX WOOD GRAINED FIBERGLASS W/ FACTORY FINISH	SANTORINI BLUE - SW-7607	14

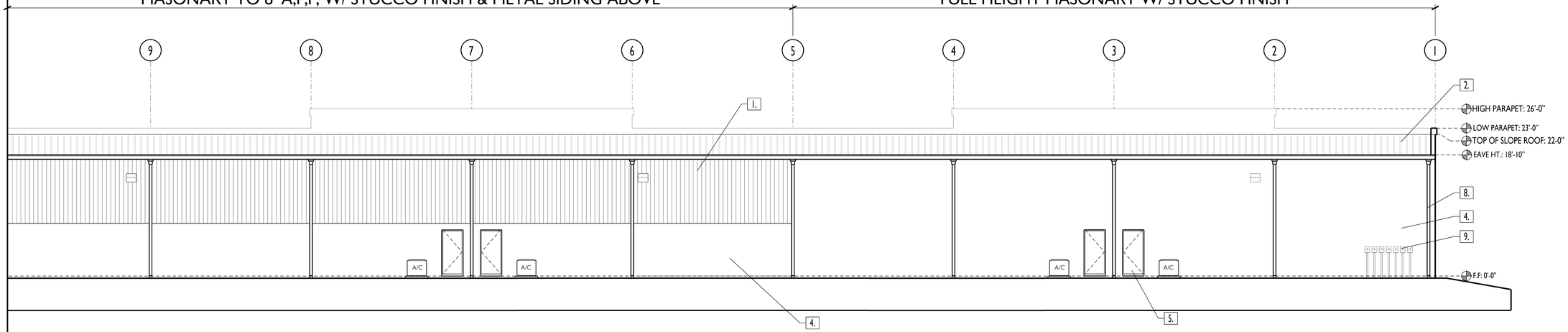
328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



B / A9 BUILDING ELEVATION
WEST FACADE - SEC: B SCALE: 1/8'=1'-0"

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE

100'-0"
FULL HEIGHT MASONARY W/ STUCCO FINISH



A / A9 BUILDING ELEVATION
WEST FACADE - SEC: A SCALE: 1/8'=1'-0"

GENERAL NOTES:

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ENLARGED PROPOSED ELEVATIONS - WEST

DATE: JANUARY 9, 2026
SCALE: AS NOTED
SHT NO. A9

ARCHITECT'S / ENGINEER'S SEAL

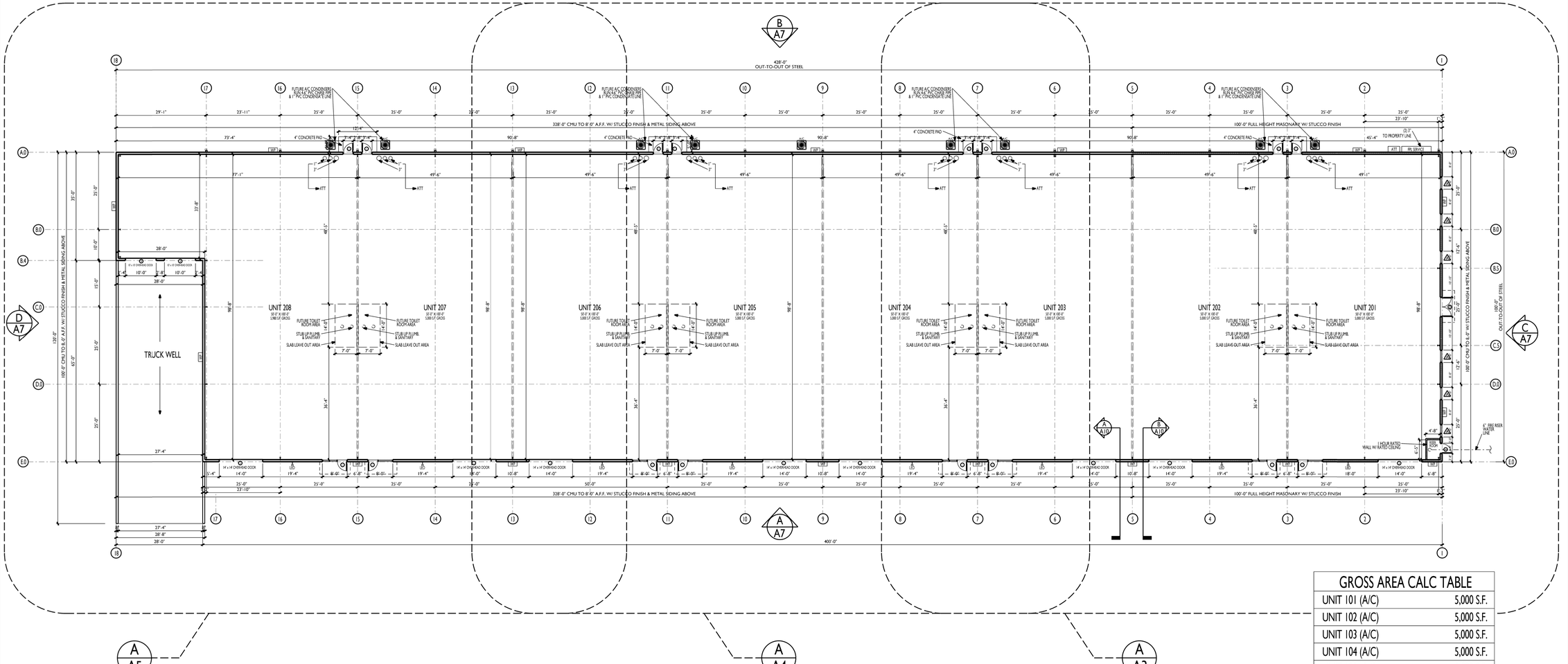
WINDOW SCHEDULE

SYMB.	Q	WINDOW SIZE	FRAME	OPERABLE/FIXED	REMARK
A	6	W4'-0" x H6'-0" - EXT. STOREFRONT GLASS	H.MTL	FIXED	LOW E, LIGHT TINT, INSULATED, NON-IMPACT

DOOR SCHEDULE

SYMB.	Q	ROUGH OPENING/DESCRIPTION	L	R	REMARKS	INT. / EXT.
1	8	W3'-0" X H7'-0" EXT. STORE FRONT DOOR W/ W4'-8" x 7'-0" SIDE LITE GLASS	4	4	HOLLOW METAL FRAME	EXT.
2	9	W3'-0" x 7'-0" EXT. HOLLOW METAL DOOR - INSUALTED	4	4	HOLLOW METAL FRAME	EXT.
3	8	W14'-0" x 14'-0" EXT. OVERHEAD ROLLUP METAL DOOR - INSUALTED	--	--	HOLLOW METAL FRAME	EXT.
4	2	W10'-0" x 10'-0" EXT. OVERHEAD ROLLUP METAL DOOR - INSUALTED	--	--	HOLLOW METAL FRAME	EXT.
5	1	W6'-0" X H7'-0" EXT. STORE FRONT DOUBLE DOORS	1	1	HOLLOW METAL FRAME	EXT.

NOTE: ALL DOOR/WINDOW SIZES & QUANTITIES TO BE VERIFIED BY VENDOR AND GC.



GROSS AREA CALC TABLE

UNIT 101 (A/C)	5,000 S.F.
UNIT 102 (A/C)	5,000 S.F.
UNIT 103 (A/C)	5,000 S.F.
UNIT 104 (A/C)	5,000 S.F.
UNIT 105 (A/C)	5,000 S.F.
UNIT 106 (A/C)	5,000 S.F.
UNIT 107 (A/C)	5,000 S.F.
UNIT 108 (A/C)	5,980 S.F.
TOTAL UNDER ROOF	40,980 S.F.

WALL LEGEND

- NEW EXTERIOR METAL BUILDING WALL (8'-0" OF CMU FOR BOTTOM WALL - REFER TO STRUCTURAL)
- NEW EXTERIOR BUILDING WALL - FULL HEIGHT CMU W/ SMOOTH STUCCO (REFER TO STRUCTURAL)
- NEW INTERIOR METAL FRAME WALL - UL U419 1 HOUR RATED - 18G CFMS STUDS @ 16" O.C. W/ 5/8 TYPE X GYP. BOARD EACH SIDE BOARD & SMOOTH FINISH

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A/A2 PROPOSED FLOOR PLAN

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

REVISIONS

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PROPOSED FLOOR PLAN

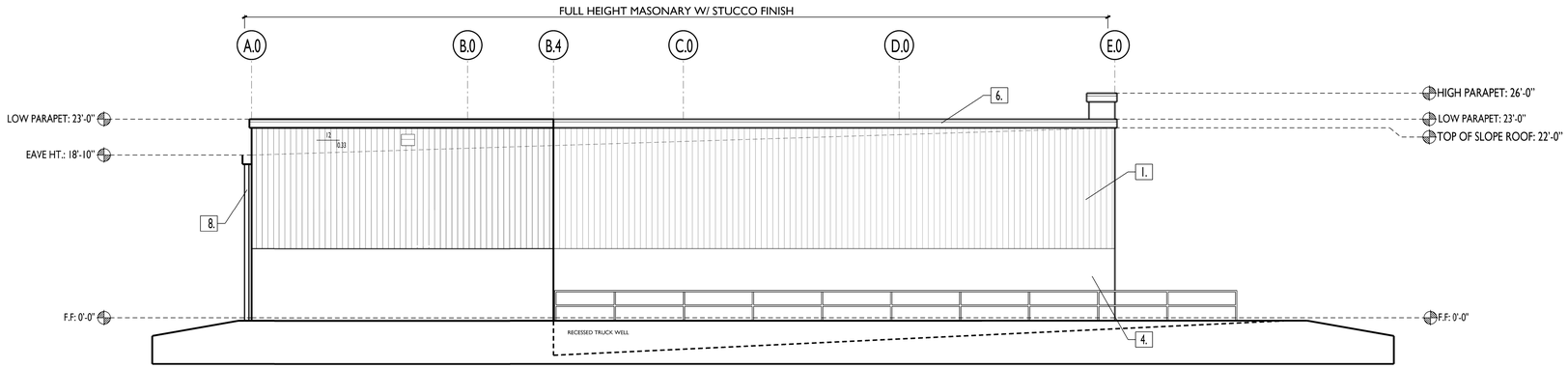
DATE: JANUARY 21, 2026

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

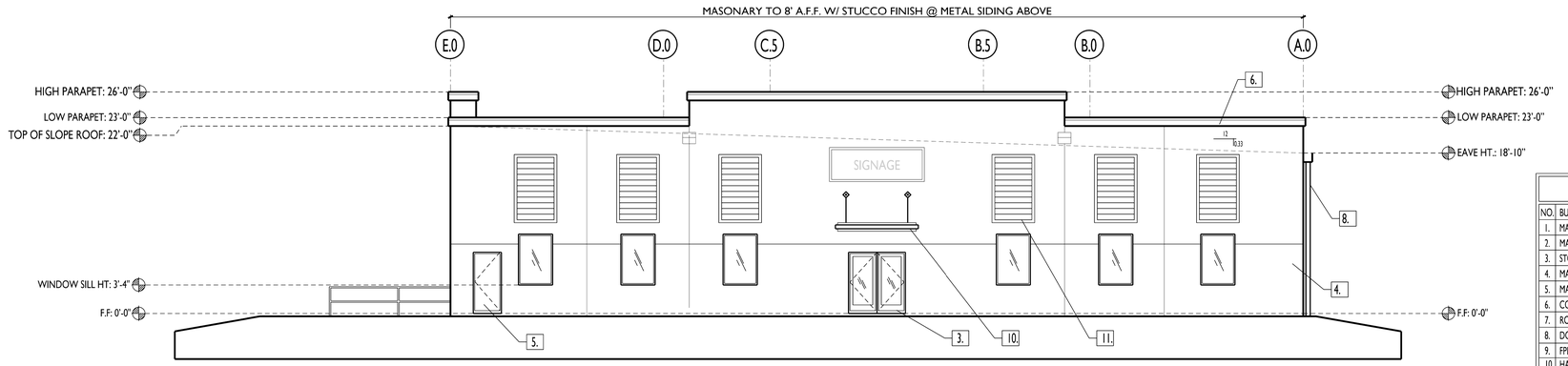
SHT NO. A2

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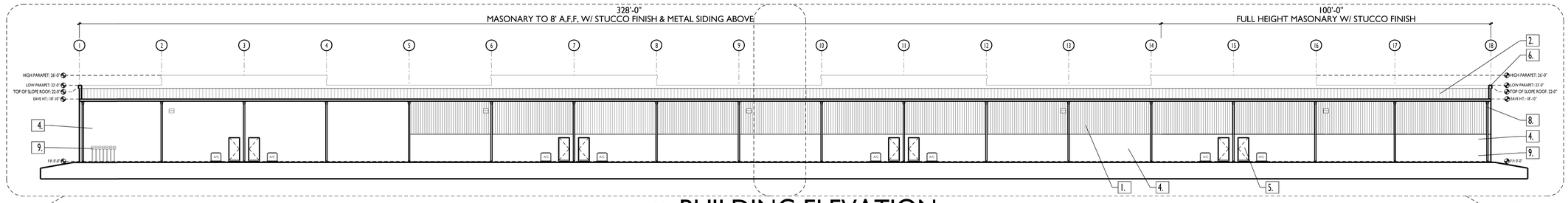
ARCHITECT'S / ENGINEER'S SEAL



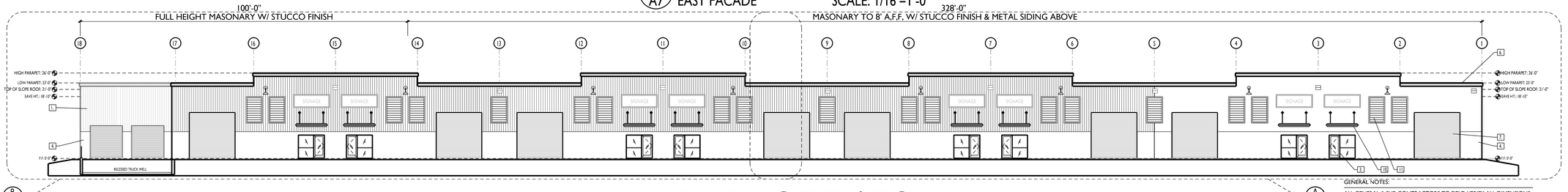
D / A7 BUILDING ELEVATION
NORTH FACADE SCALE: 1/8'=1'-0"



C / A7 BUILDING ELEVATION
SOUTH FACADE SCALE: 1/8'=1'-0"



B / A7 BUILDING ELEVATION
EAST FACADE SCALE: 1/16'=1'-0"



A / A7 BUILDING ELEVATION
WEST FACADE SCALE: 1/16'=1'-0"

MATERIAL & COLOR SCHEDULE				
NO.	BUILDING ELEMENT:	MATERIAL:	COLOR:	LRV
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3.	STORE FRONT DOORS / WINDOWS	HOLLOW ALUM. STOREFRONT	CLEAR ANODIZE ALUMINUM	
4.	MAIN WALL (BOTTOM)	CMU W/ STUCCO	ACIER - SW-9170	32
5.	MAN DOORS	METAL	PURE WHITE - SW-7005	84
6.	CORNICE / TRIM	METAL	ACIER - SW-9170	32
7.	ROLL-UP DOORS	METAL	PURE WHITE - SW-7005	84
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10.	HANGING CANOPIES	PRE-ENGINEERED	SANTORINI BLUE - SW-7607	14
11.	DECORATIVE SHUTTERS	FAUX WOOD GRAINED FIBERGLASS W/ FACTORY FINISH	SANTORINI BLUE - SW-7607	14

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PROPOSED ELEVATIONS

DATE: JANUARY 21, 2026
SCALE: AS NOTED

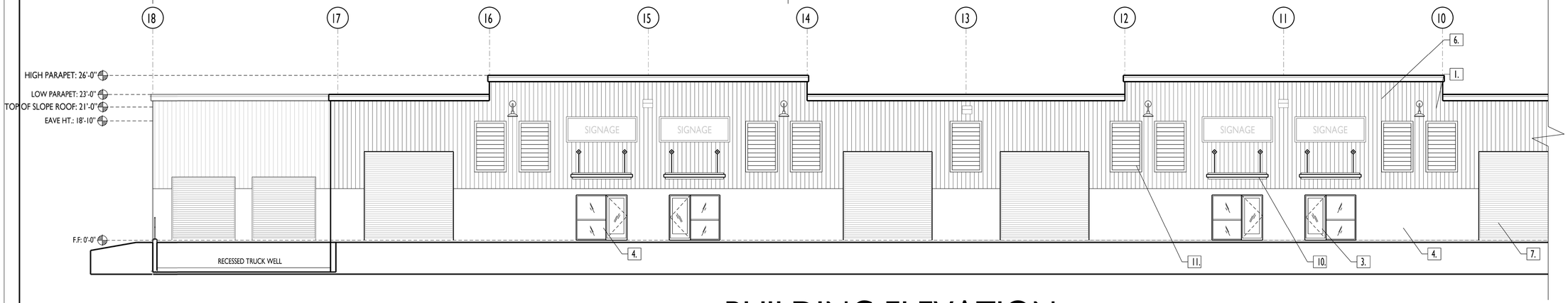
SHT NO. A7

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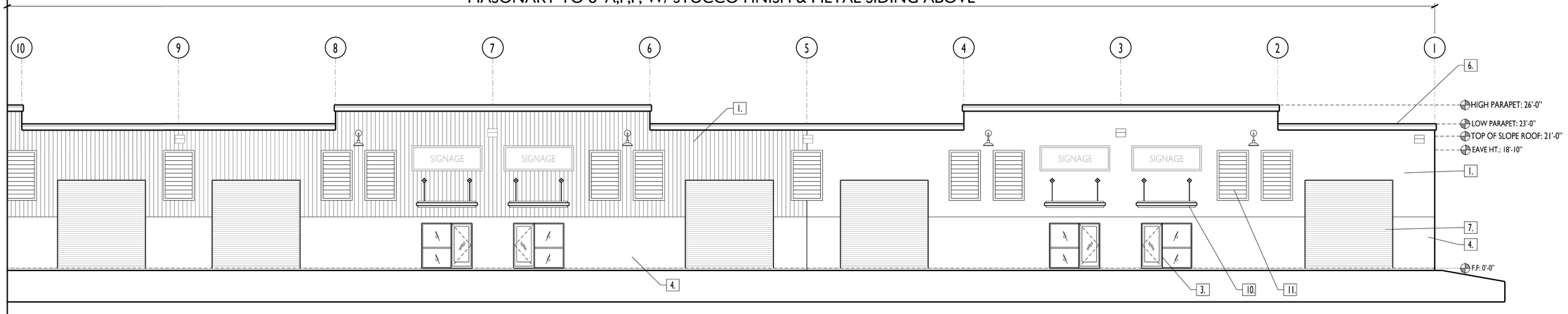
100'-0"
FULL HEIGHT MASONARY W/ STUCCO FINISH

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



B / A8 BUILDING ELEVATION
WEST FACADE - SEC: B SCALE: 1/8'=1'-0"

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



A / A8 BUILDING ELEVATION
WEST FACADE - SEC: A SCALE: 1/8'=1'-0"

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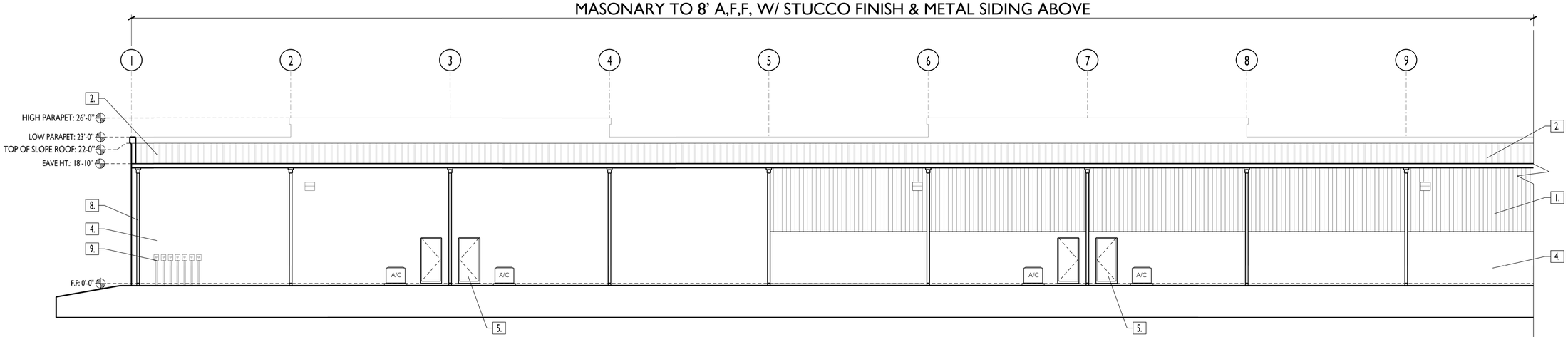
ENLARGED PROPOSED ELEVATIONS- WEST

DATE: JANUARY 21, 2026
SCALE: AS NOTED
SHT NO. A8

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10.	HANGING CANOPIES	PRE-ENGINEERED	SANTORINI BLUE - SW-7607	14
11.	DECORATIVE SHUTTERS	FAUX WOOD GRAINED FIBERGLASS W/ FACTORY FINISH	SANTORINI BLUE - SW-7607	14

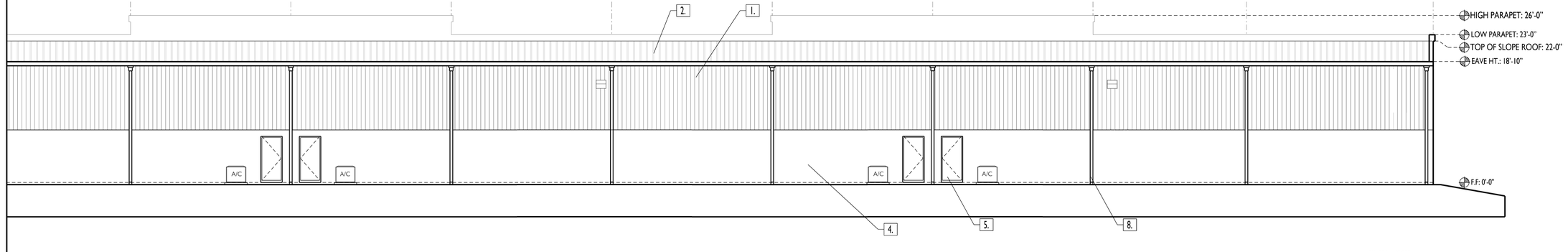
328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE



B / A9 BUILDING ELEVATION
EAST FACADE - SEC: B SCALE: 1/8'=1'-0"

328'-0"
MASONARY TO 8' A,F,F, W/ STUCCO FINISH & METAL SIDING ABOVE

100'-0"
FULL HEIGHT MASONARY W/ STUCCO FINISH



A / A9 BUILDING ELEVATION
EAST FACADE - SEC: A SCALE: 1/8'=1'-0"

GENERAL NOTES:

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2023 8TH EDITION (EXPOSURE "C") OF THE FLORIDA BUILDING CODE SECT. 1609/ 131 MPH WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL
THE BUILDING RISK CATEGORY IS "II"
INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-22
ALL GLAZING TO BE NON IMPACT RESISTANT

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REVISIONS

GPR2, LLC. - PALM COAST - PHASE-2 - NEW CONSTRUCTION

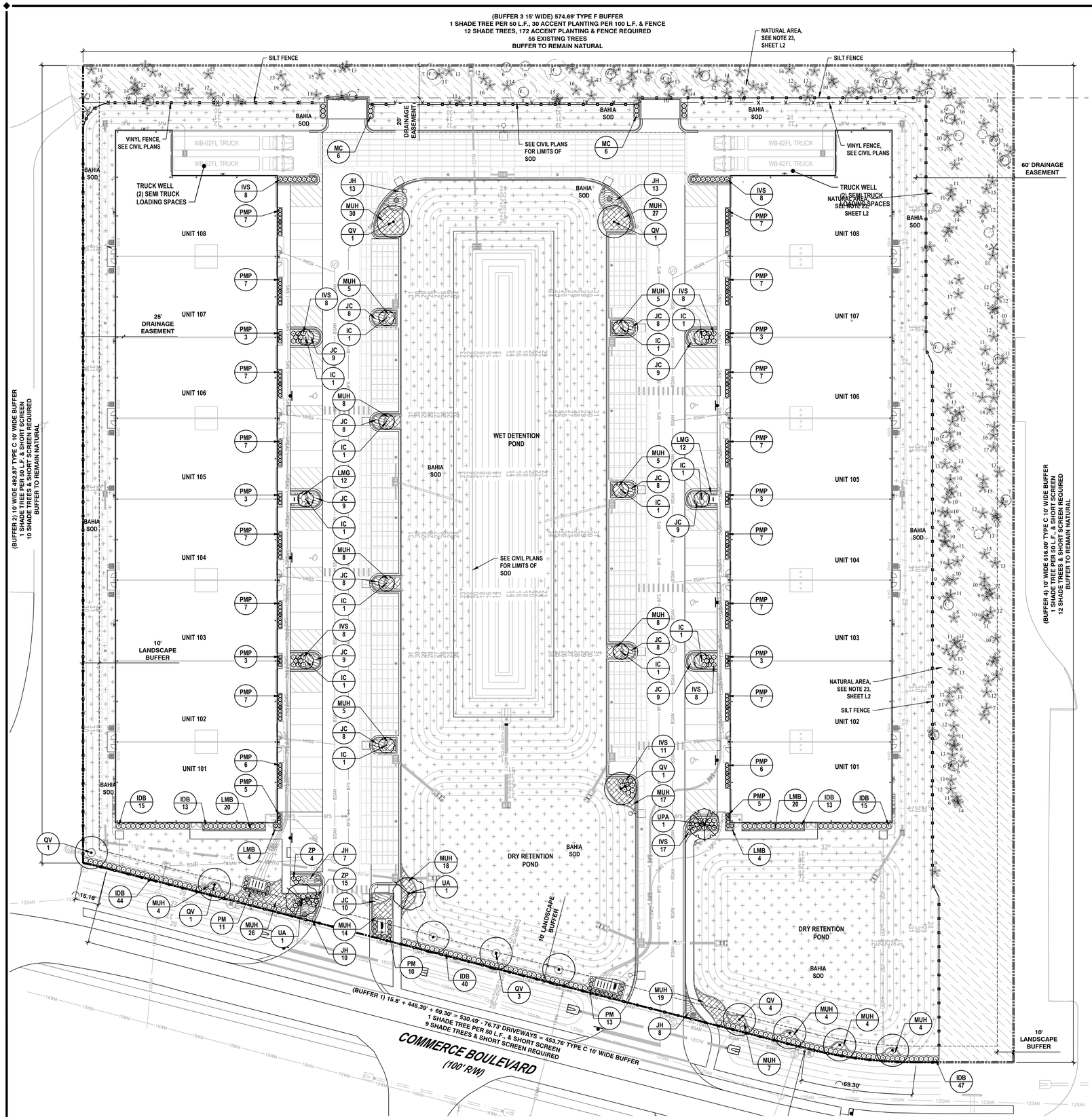
OWNER / DEVELOPER: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571
PROJECT LOCATION: 5 COMMERCE BLVD, PALM COAST, FL 32110
GENERAL CONTRACTOR: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

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ENLARGED PROPOSED ELEVATIONS - EAST

DATE: JANUARY 21, 2026
SCALE: AS NOTED
SHT NO. A9

ARCHITECT'S / ENGINEER'S SEAL



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
QV	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL., 10` HT.	
UA	2	ULMUS AMERICANA	AMERICAN ELM	2.5" CAL., 10` HT.	
UPA	1	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® ELM	2.5" CAL., 10` HT.	
UNDERSTORY TREES					
IC	13	ILEX CASSINE	DAHOON HOLLY	2" CAL., 6` HT.	3` C.T.
SHRUBS					
IDB	187	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL., 24" HT, X 18" SPRD.	36" O.C.
IVS	76	ILEX VOMITORIA `STOKES DWARF`	STOKES DWARF YAUPON HOLLY	3 GAL., 12" HT. X 18" SPRD.	36" O.C.
MC	12	MYRICA CERIFERA	WAX MYRTLE	3 GAL., 24" HT.	36" O.C.
PM	34	PODOCARPUS MACROPHYLLUS	YEW PINE	3 GAL., 24" HT. X 6" SPRD.	36" O.C.
PMP	138	PODOCARPUS MACROPHYLLUS `PRINGLES`	DWARF PODOCARPUS	3 GAL.	30" O.C.
ZP	19	ZAMIA PUMILA	COONTIE CYCAD	3 GAL.	36" O.C.
GROUND COVERS					
JC	120	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL.	30" O.C.
JH	51	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	3 GAL.	36" O.C.
LMB	48	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL.	12" O.C.
LMG	24	LIRIOPE MUSCARI `EVERGREEN GIANT`	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT	24" O.C.
MUH	218	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	36" O.C.

BUFFER CHART	REQUIRED	EXISTING	PROPOSED	TOTAL
BUFFER 1 - 513.76' TYPE C 10' WIDE BUFFER				
PALM TREES (3:1)/(1)	0	0	0	0
SHADE TREES	9	0	9	9
SHORT SCREEN	Y	N	Y	N/A
BUFFER 2 - 492.87' TYPE C 10' WIDE BUFFER				
PALM TREES (3:1)(3/1)	0	1	0	1
SHADE TREES	10	15	0	15
SHORT SCREEN	Y	*	*	N/A
BUFFER 3 - 574.69' TYPE F 15' WIDE BUFFER				
PALM TREES (3:1)/(1)	0	0	0	0
SHADE TREES	12	55	0	55
ACCENT PLANTS	172	**	**	N/A
BUFFER 4 - 468' TYPE C 10' WIDE BUFFER				
PALM TREES (3:1)/(1)	0	0	0	0
SHADE TREES	N/A	N/A	N/A	N/A
SHORT SCREEN	N/A	N/A	N/A	N/A
BUFFER 5 - 148' TYPE C 10' WIDE BUFFER ***				
PALM TREES (3:1)/(1)	0	0	0	0
SHADE TREES	3	0	3	3
SHORT SCREEN	Y	N	Y	N/A

BUFFER NOTES
* BUFFER TO REMAIN NATURAL
** BUFFER TO REMAIN NATURAL. EXISTING VEGETATION TO COUNT TOWARDS REQUIRED ACCENT PLANTS.
*** LANDSCAPE MATERIALS SHIFTED OUTSIDE OF BUFFER TO ACCOMMODATE DRAINAGE EASEMENT.

PARKING LOT LANDSCAPE REQUIREMENT	
VEHICLE USE AREA (MINUS TRUCK WELLS 5,027.25 SQ. FT.)	63,084
LANDSCAPE AREA REQUIRED (10%)	6,308
LANDSCAPE AREA PROVIDED (17.7%)	11,180

MINIMUM REQUIRED TREES	
SITE AREA (S.F.)	324,318
TREES REQUIRED (1/2,500 S.F. OR FRACTION THEREOF)	130
PRESERVED TREES OVER 6" DBH	226
PROPOSED TREES	28
TOTAL PROVIDED TREES	254

EXISTING TREE LEGEND

BAY
CEDAR
CYPRESS
HOLLY
MAGNOLIA
MAPLE
OAK
PALM
PINE

LEGEND

BAHIA SOD
AREA TO REMAIN NATURAL

GRAPHIC SCALE
1"=30'

REVISIONS

DATE	DESCRIPTION
3/31/26	CITY COMMENTS
4/21/26	CITY COMMENTS
5/6/26	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013

Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN
GPR 2
5 COMMERCE BOULEVARD
PALM COAST, FL 32164

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

Lauren Adams

Digitally signed by Lauren Adams
DN: cn=Lauren Adams, o=Newkirk Engineering Inc, ou=Landscape Architecture, email=lauren@newkirk-engineering.com, c=US
Date: 2026-05.06 15:42:53 -04'00'

LAUREN ADAMS LICENSE NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2025-082
DATE:	NOVEMBER 2025
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 30'

DRAWING NUMBER

L1

NEWKIRK ENGINEERING, INC.
CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE
1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

TRAFFIC IMPACT STATEMENT

Proposed General Light Industrial Development

GPR 2
5 Commerce Boulevard
Palm Coast, Florida
81,960 Square Feet
ITE Land Use Code 110 – General Light Industrial

---

1. EXECUTIVE SUMMARY

This Traffic Impact Study evaluates transportation impacts associated with the proposed 81,960 square foot General Light Industrial development located at 5 Commerce Boulevard, Palm Coast, Florida.

The development is projected to generate:

- **571 Average Weekday Daily Trips**
- **75 AM Peak Hour Trips**
- **80 PM Peak Hour Trips**

Access to the site is provided via two full-access driveways on Commerce Boulevard (100-foot right-of-way) as shown on the attached **Site Plan Layout (Sheet 09 Site Layout Plan).**

Based on projected traffic volumes and the dual-access configuration, the development is not anticipated to significantly impact surrounding roadway operations.

---

2. INTRODUCTION

2.1 Purpose

The purpose of this study is to:

- Quantify site-generated traffic
- Evaluate access and circulation
- Assess operational impacts to Commerce Boulevard
- Identify potential mitigation measures, if warranted

2.2 Methodology

Trip generation was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, Land Use Code 110 – General Light Industrial

See attached Trip Generation Spreadsheet

Peak hour analysis reflects the peak hour of adjacent street traffic.

---

3. PROPOSED DEVELOPMENT

3.1 Project Description

The proposed development consists of:

- Total Building Area: **81,960 square feet**
- Industrial multi-tenant building configuration
- Zoning: IND-1 (Industrial)

See attached Site Plan 09 SITE LAYOUT PLAN

The site includes:

- Two (2) semi-truck loading wells
- Eight (8) loading spaces
- Internal loop driveway
- Employee parking areas

3.2 Site Access Configuration

- Two full-access driveways are provided on Commerce Boulevard.
- Driveways operate under stop control (R1-1 signage).
- Curb radii and internal geometry accommodate WB-62 semi-trucks.
- A continuous internal loop drive allows full circulation without reversing movements into the public roadway.

The dual-access design improves traffic distribution and operational efficiency.

See attached Site Plan 09 SITE LAYOUT PLAN

---

4. EXISTING CONDITIONS

4.1 Commerce Boulevard

- 100-foot right-of-way
- Industrial corridor serving adjacent IND-1 properties
- Curb and gutter cross-section
- Designed to accommodate commercial and truck traffic

4.2 Area Context

Surrounding land uses are industrial and employment-based, resulting in commuter-oriented traffic patterns consistent with the proposed development.

---

5. TRIP GENERATION

Trip generation is based on:

- 81,960 SF = **81.96 KSF**
- ITE Land Use Code 110 rates

  Trip Generation Spreadsheet

Due to rounding conventions in ITE methodology, projected trip totals remain as previously calculated.

5.1 Weekday Average Daily Traffic

571 vehicle trips per weekday

5.2 AM Peak Hour

75 total trips

- 66 inbound
- 9 outbound

5.3 PM Peak Hour

80 total trips

- 10 inbound
- 70 outbound

Directional splits reflect typical employee arrival (AM) and departure (PM) patterns.

---

6. TRIP DISTRIBUTION AND ASSIGNMENT

Project traffic will distribute along Commerce Boulevard toward regional arterial connections.

Given two driveways:

- Traffic will split between access points.
- Truck movements will primarily utilize the driveway nearest loading areas.
- Passenger vehicles may utilize either access point.

Peak hour driveway volumes are estimated at approximately 40 vehicles per driveway, per peak hour.

---

7. TRAFFIC IMPACT ANALYSIS

7.1 Peak Hour Volume Context

Highest peak hour volume: **80 vehicles (PM peak hour)**.

With two driveways:

- Approx. 40 vehicles per driveway per peak hour.
- Equivalent to less than one vehicle per minute.

This is considered a low operational volume for an industrial collector roadway.

7.2 Operational Impact

Based on projected volumes:

- Level of Service (LOS) degradation is not anticipated.
- Turn lane improvements are not required.

---

8. SITE ACCESS EVALUATION

8.1 Driveway Spacing and Geometry

The two driveways are adequately spaced along the Commerce Boulevard frontage

Internal radii (up to R35’) and truck templates demonstrate adequate WB-62 maneuverability.

---

9. INTERNAL CIRCULATION AND TRUCK OPERATIONS

9.1 Truck Accommodation

The site provides:

- Two semi-truck wells
- Eight loading spaces
- Internal loop circulation
- Dedicated maneuvering space
- No backing into public right-of-way

WB-62 truck turning paths are accommodated per the Site Layout Plan

9.2 Safety and Efficiency

Loop circulation:

- Minimizes conflict points
- Prevents dead-end movements
- Separates truck and passenger vehicle paths where feasible

---

10. CONCLUSIONS AND RECOMMENDATIONS

10.1 Findings

The proposed 81,960 square foot General Light Industrial development will generate:

- 571 weekday daily trips
- 75 AM peak hour trips
- 80 PM peak hour trips

Based on volume magnitude and access configuration, significant traffic impacts are not anticipated.

10.2 Recommendations

No major off-site roadway improvements are warranted based solely on projected trip generation.

---

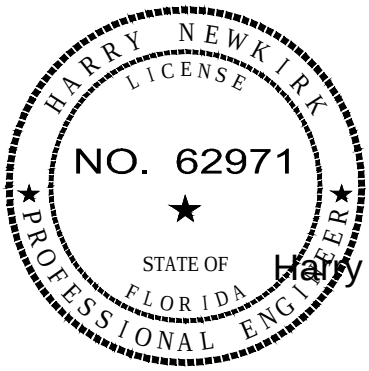
11. ENGINEER'S CERTIFICATION

I hereby certify that this Traffic Impact Study for the proposed 81,960 square foot General Light Industrial Development located at 5 Commerce Boulevard, Palm Coast, Florida, has been prepared by me or under my responsible charge.

The analyses, findings, and conclusions contained herein are based upon the information available at the time of preparation and were developed in accordance with generally accepted traffic engineering principles and practices, including the Institute of Transportation Engineers (ITE) Trip Generation methodology.

It is my professional opinion that the projected traffic impacts identified in this report have been reasonably and accurately evaluated based on the proposed development program and site plan referenced herein.

This document has been prepared for submission to the City of Palm Coast and other reviewing agencies as required for development approval.



Harry Newkirk

Digitally signed by Harry Newkirk
DN: CN=Harry Newkirk, dnQualifier=A01410C000001951A67C60C00078963, O=NEWKIRK ENGINEERING INC., C=US
Date: 2026.02.23 17:52:26-05'00'

HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

Harry Newkirk, PE 62971

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L.C. # 26000584
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Civil Engineering,
Transportation, CEI &
Landscape Architecture

See Attached Site Layout Plan and Trip Generation Spreadsheet.

GPR2
FLAGLER COUNTY, FLORIDA

ENVIRONMENTAL SUPPORT DOCUMENT

Prepared For:

St. Johns River Water Management District
Palm Bay Office
525 Community College Parkway, S.E.
Palm Bay, Florida 32909

Prepared By:

ECS
ECOLOGICAL CONSULTING SOLUTIONS INC.

410 North Street
Unit 130
Longwood, FL 32750

February 2026

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Figure 2: **Florida Land Use, Cover and Forms Classification (FLUCFCS) Map**
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Figure 5: **TOPO Map**
Figure 6: **Direct and Secondary Impact Maps**

APPENDICES

Appendix A: Conservation Area Wetland Tables:

Table 1: Project Wetland (WL) and Other Surface Water (SW) Summary

Table 2: Project On-Site Mitigation Summary

Table 3: Project Off-Site Mitigation Summary

Appendix B: Part I - Qualitative Description of Assessment / Part II – Quantification of Assessment Areas

Appendix C: GPR2 Site Plan

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ENVIRONMENTAL SUPPORT DOCUMENT

GPR2
FLAGLER COUNTY, FLORIDA

1.0 INTRODUCTION

The subject property is ±7.45-acres and known as GPR2. The project site is immediately south of Palm Coast Parkway South, north of Commerce Boulevard, and west of Pine Lakes Parkway in Palm Coast, Florida. More specifically, the proposed project site is located in Sections 15 Township 11 South and Range 30 East of Flagler County, Florida (Figure 1).

The subject property uplands consist of pine flatwoods. There is a forested wetland along with a drainage easement that runs the eastern and northern boundary of the project site.

The purpose of this application is to obtain a permit for wetland impacts associated with a commercial building and stormwater management system.

This application is based on the attached site plan. The total project area for the project is ±7.45-acres, with wetlands totaling 1.438 acres.

The proposed wetland impacts a total of 1.438 acres and consists of one impact area. As compensation, the applicant proposes to purchase mitigation bank credits. Figure 6 depicts the proposed wetland impacts as well as the anticipated secondary impacts.

This project site is within the Pellicer Creek & Matanzas River Basin.

The project site was reviewed to determine the geological features of the landscape (e.g., soils and topography), to identify the remaining vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the parcel. The findings and conclusions of these studies are presented within this document.

2.0 SITE CHARACTERISTICS

2.1 TOPOGRAPHY

According to the U.S.G.S. 7.5 Minute Topographic Map, the project site has a uniform elevation at 30 feet above sea level (Figure 5). The lowest elevations are found among the wetland habitats within the property.

2.2 SOILS

Soil composition information for the subject site was obtained from the *Soils Survey of Polk County, Florida*, United States Department of Agriculture; Soil Conservation Service (Figure 4). Three (03) soil types lie within the subject site of which, one (01) soil types: Placid, Basinger, and St. Johns soils, depressional are considered hydric.

2.3 VEGETATIVE COMMUNITY ANALYSIS

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to th*e Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Three (03) land-use types were determined for the project site. A brief description of each FLUCFCS community is provided below (Figure 2).

411 – Pine Flatwoods

The dominate habitat type is located within the project limits. The canopy is made of predominately slash pines (Pinus elliottii). Other vegetation consists of black berries (*Rubus fruticosa*), as well as common beggar's ticks (*Bidens alba*), Caesar weed (*Urena lobata*) and saw palmetto (*Serenoa repens*).

513 – Ditch

There is a drainage easement that runs along the northern and eastern boundary of the project site. The limits are defined by steep side slopes, no water was present during the site visit.

617 – Mixed Wetland Hardwoods

Located in the southeastern portion of the site. Canopy species consist of sweet bay (*Magnolia virgiana)*, bald cypress (*Taxodium distichum*), red bay (*Persea borbonia*), and red maple (*Acer rubrum).* The shrub layer contained dahoon holly *(Ilex cassine).* The ground cover is spare due to the standing water observed cinnamon fern (*Osmundastrum cinnamomeum*) and swamp fern (*Blechnum serrulatum*) were present.

3.0 THREATENED AND ENDANGERED SPECIES

3.1 METHODOLOGY

Pedestrian and vehicular transects were conducted throughout 100% of the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and the U. S. Fish and Wildlife Services (USFWS). Various resources were employed to assist with the survey. These resources included ArcGIS aerial maps; Florida Natural Areas Inventory and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC).
ECS biologists searched the USFWS database at http://endangered.fws.gov for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries.

ECS will determine the potential effect of listed species utilizing the Consultation Key direct project proponents through a series of couplets that will provide a conclusion or determination for potential effects to Florida listed species. Below is the list of determinations and their descriptions.

- **No effect** - The proposed site activity will not affect a listed species or its habitat. No follow-up surveys for these species are recommended, as necessary.
- **May affect, not likely to adversely affect (MANLAA)** - The proposed action effects on listed species are expected to be discountable, insignificant, or completely beneficial. A pre-construction survey may be required to document species absence, to ensure minimization efforts are implemented (if present), or to permit the relocation of gopher tortoises through the FWC.

- **May affect** – If the potential site activity may have an effect on listed species or their habitat. Coordination with the state or federal agency may be required to mitigate the project's effect on a listed species.

- **Jeopardy** - The appropriate conclusion when a proposed action would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species.

3.2 Fauna

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Polk County, the USFWS federally lists twelve (12) bird species. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. But there were open sandy patches of groundcover. The guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit to aid with the habitat assessment. ECS has determined that there will be **"No effect"** on Florida scrub jays or their habitat.

ECS reviewed the mapped locations of Florida scrub jays and the mapped habitat areas per Flagler County. The project is not within the mapped scrub jay habitat range or adjacent to known occupied habitat. Therefore, Flagler County likely will not require a 5-day scrub jay survey.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed, and the upland habitat type is not suitable. There was no open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat. ECS has determined that there will be **"No effect"** on Red-cockaded woodpeckers or their habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* little blue heron (*Egretta caerulea),* tricolored heron (*Egretta tricolor),* wood stork *(Mycteria americana),* and white ibis (*Eudocimus albus)* were not observed. There are wetlands and surface waters present onsite.

The forested wetland does provide wading bird habitat. However, the wetlands are heavily vegetated and provide poor foraging habitat but do provide quality roosting habitat. ECS has determined that there will be **"MANLAA"** on wading birds or their habitat.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660-foot protection zone around a bald eagle nest.

ECS searched the FWC website and the Audubon's Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the project site. There are no reported bald eagle nests in close proximity to the project site. ECS did not observe any bald eagle nests anywhere within the property boundaries. Therefore, the project site is outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests. ECS has determined that there will be **"No effect"** on Bald eagles or their habitat.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. ECS has determined that there will be **"No effect"** on listed raptors or their habitat.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries. ECS has determined that there will be **"No effect"** on Florida sandhill cranes or their habitat.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Flagler County, the USFWS federally lists ten (10) reptile species. Of the ten listed species, five are sea turtle species, which do not apply to these project sites. Only a few amphibians or reptiles could occur on this site.

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both USFWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with a large area of no groundcover or canopy cover.

On July 31, 2020, the U.S. Fish and Wildlife Service published a revised sand and bluetail mole skink species conservation and consultation guide. The known range of the sand skink now includes Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam Counties with principal populations along the Lake Wales Ridge, the Winter Haven Ridge, and the Mount Dora Ridge.

The property is not within the sand skink consultation area, therefore no surveys will have to be occur prior to development of the subject property.

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus*), a species listed by the FWC as a Threatened. Gopher tortoise burrows were not observed.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana areolata aesopus*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

<u>Eastern Indigo Snake</u>

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 1st through April 30th. There was little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed. ECS has determined that there will be **"No effect"** on Eastern indigo snakes or their habitat.

The USFWS has established programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

- **A1** - The project is not located in open water or salt marsh.
- **B1** - Permit will be conditioned for use of the Service's Standard Protection Measures for the Eastern Indigo Snake during site preparation and protection construction.
- **C1** – There are Gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities.
- **D1** - The project will impact less than 25 acres of xeric habitat (scrub, sandhill, or scrubby flatwoods) or less than 25 active and inactive gopher tortoise burrows.
- **E1** - Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity.

Any permit will also be conditioned such that holes, cavities, and snake refugia other than Gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of the proposed work.

To determine if the site has an eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Flagler County, the USFWS federally lists eight (8) mammal species.

None were observed on this site. We focused our search on the southern fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The presence of gopher tortoise burrows increases the likelihood of the presence of the Florida mouse. Listed mammals or their potential den sites were not observed.

3.3 Flora

There was no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species.

None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered," "commercially exploited" and "threatened."

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property.
However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

3.4 REGULATORY REVIEW

U. S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has responsibility for terrestrial and freshwater species. In Florida, 104 species are federally listed as threatened and endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the Florida Fish and Wildlife Conservation Commission (FWC) to "exercise the regulatory and executive powers in the state with regard to the wild animal life and freshwater aquatic life..." The FWC regulates the taking of individuals listed as endangered, threatened, or of special concern and their nests. The FWC also provides technical assistance to other agencies that have regulatory authority over activities which may affect fish and wildlife and their habitat. The regulatory role of the FWC is

currently restricted to protecting animals, not their habitats. However, current FWC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FWC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, the Department of Environmental Protection, the U.S. Army Corps of Engineers, water management districts, regional planning councils and local governments. Currently, the FWC lists 106 species of animals.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F. S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services (FDA) authority to designate and regulate plants listed as "endangered," "commercially exploited" and "threatened." There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from its own property.

It is unlawful for an individual to harvest from the private land of another or any public land without first obtaining written permission of the landowner and a permit from the FDA. Harvesting three or more commercially exploited plants will also require an FDA permit.

4.0 WETLAND ANALYSIS

A total of sixteen wetlands are present onsite. The onsite wetlands consist of two hardwood wetland systems one of which is the largest wetland onsite as well as a small wet prairie. The remaining six are all Brazilian pepper dominated wetlands. Standing water was present in portions of the wetland hardwood habitat. As well as the onsite surface water ditches. The center of one of the Brazilian peppers dominated wetlands contained standing water (W7) but the remaining did not.

The wetlands have varying degrees of disturbance and nuisance and exotic species. Agriculture has had the biggest impact as the ditches have been designed to keep the surrounding uplands dry to increase agricultural yield.

WETLAND SUMMARY			
Wetland Name	**Type**	**Size (Acres)**	**Impact (Acres)**
Wetland 1	617	1.438	1.438
Wetland Totals		1.438	1.438

Wetland No. 1 (1.438 acres) in the southeastern portion of the site this wetland is forested with some nuisances and exotics. Water was present within the center of the wetland.

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS

Avoidance and minimization (reduction of wetland impacts) to the onsite wetlands cannot be achieved due to the location of wetlands within the property, upland area slated for development. Construction of structures and roadways is confined to the upland portions of the property; 1.438 acres of impacts are proposed. Avoidance of the onsite wetlands would result in the inability to construct the proposed project site. Access to the property along commerce boulevard limits where parking and stormwater can be placed onsite while providing ample space to construct the proposed project. For these reasons avoidance of wetland impacts is not possible.

4.2 Wetland Impacts

The wetland impacts associated with the proposed development are shown in Figure 6. Approximately 1.438 acres of wetland impacts are proposed.

WETLAND IMPACT	ACREAGE
Wetland 1 Impact	1.438
TOTAL	**1.438**

Wetland 1 Impact Area is to the entirety of Wetland 1. This wetland is isolated within the project boundary. It contains standing water in the center of the wetland. Nuisance and exotic species are present in low numbers.

Mitigation is proposed for the 1.438 acres of wetland impacts and will be compensated for by credits from a mitigation bank.

4.3 SECONDARY AND CUMULATIVE IMPACTS

The criteria within Sections 4.2.7 and 4.2.8 of the SFWMD Applicants Handbook could be reviewed to provide reasonable assurances that any proposed wetland impacts would not result in adverse secondary or cumulative impacts to the water resources associated with this project.

Secondary impacts were not assessed for the wetland 1 impact areas.

5.0 UNIFORM MITIGATION ASSESSMENT METHOD

Per subsection 373.414(18), F.S., a uniform mitigation assessment method (UMAM) was employed to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and\or to award and deduct mitigation bank credits.

The standardized procedures for assessing the functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact and the amount of mitigation necessary to offset wetland and surface water loss, were adhered to as outlined in Chapter 62-345.

A qualitative description, per Section 62-345.00.400, F.A.C. (referred to as Part I) and quantification of assessment areas, per Sections 62-345.500 and .600, F.A.C. (referred to as Part II) was conducted for the onsite wetland. Reasonable scientific judgment was used when applying this method.

5.1 Part I – Qualitative Description of Impact Area

The information provided on the data sheets (Appendix B) has been previously discussed in this document. Please refer to the vegetative descriptions under Section 2.3 "Vegetative Community Analysis" and Section 3.3 "Listed Species Survey Results" for detailed information as summarized on the data sheet.

5.2 Part II – Quantification of Impact Assessment Area

One (01) assessment areas were analyzed to determine the degree to which the assessment area provides the functions identified in Part I and the amount of function lost or gained by the project for the impacted jurisdictional onsite wetlands. The areas chosen represent wetland vegetation, soils and hydrology of the onsite wetland and upland buffer and include existing sub-canopy and groundcover vegetative species. The assessment area represents current conditions of the existing onsite wetland and upland buffer.

Three categories of indicators of wetland function were scored to the extent that they affect the ecological value of the assessment areas. These indicators include: 1) location and landscape support, 2) water environment and 3) community structure.

Wetland Assessment Area 1 (Wetland 1) is 1.438 acres. The current condition of the impact area was assessed and a delta of 0.567 was determined. Multiplying the delta (0.567) with the impact acreage (1.438) yielded a functional loss (FL) of 0.815. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The functional loss for the proposed wetland impact is 0.815. More specifically, a 0.815 functional loss to forested wetland habitats.

6.0 PROPOSED MITIGATION

The loss of wetland function due to the proposed impacts can be sufficiently mitigated with the purchase of mitigation credits. The proposed mitigation plan will more than compensate for the loss of the aforementioned wetlands.

Approximately 0.815 freshwater forested UMAM mitigation bank credits will be purchased.

State forested credits will be purchased from an in-basin Pellicer Creek & Matanzas River Basin) Mitigation Bank. If no banks are available ECS will discuss out of basin bank credits with the district if applicable to this project site.

7.0 SUMMARY

As previously discussed, approximately 1.438 acres of wetland impacts are proposed for GPR2. The combined functional loss for direct impacts is 0.815.

Mitigation will be provided through the purchase of approximately 0.815 freshwater forested UMAM credits.

Once District staff has approved the credit amount, a reservation letter will be obtained from the mitigation bank and provided to District staff. An approved, in basin bank will be used for mitigation if credits are available. If no credits are available an out of basin bank request will be provided to the district.

FIGURES



ECS
ECOLOGICAL CONSULTING SOLUTIONS INC.

11 COMMERCE BLVD
FLAGLER COUNTY, FLORIDA
LOCATION MAP

Project #: 943.06.24 DATE: 08/01/24 FIGURE: 1

0 5,500 11,000 Feet

Created by: CSK

410 North Street, Suite 130
Longwood, FL 32750
Phone: (407) 869-9434
www.ecologicalconsulting.com



LEGEND

Project Boundary (±7.45 Acres)	
411	Pine Flatwoods
513	Ditch
617	Mixed wetland Hardwoods

ECS ECOLOGICAL CONSULTING SOLUTIONS INC.

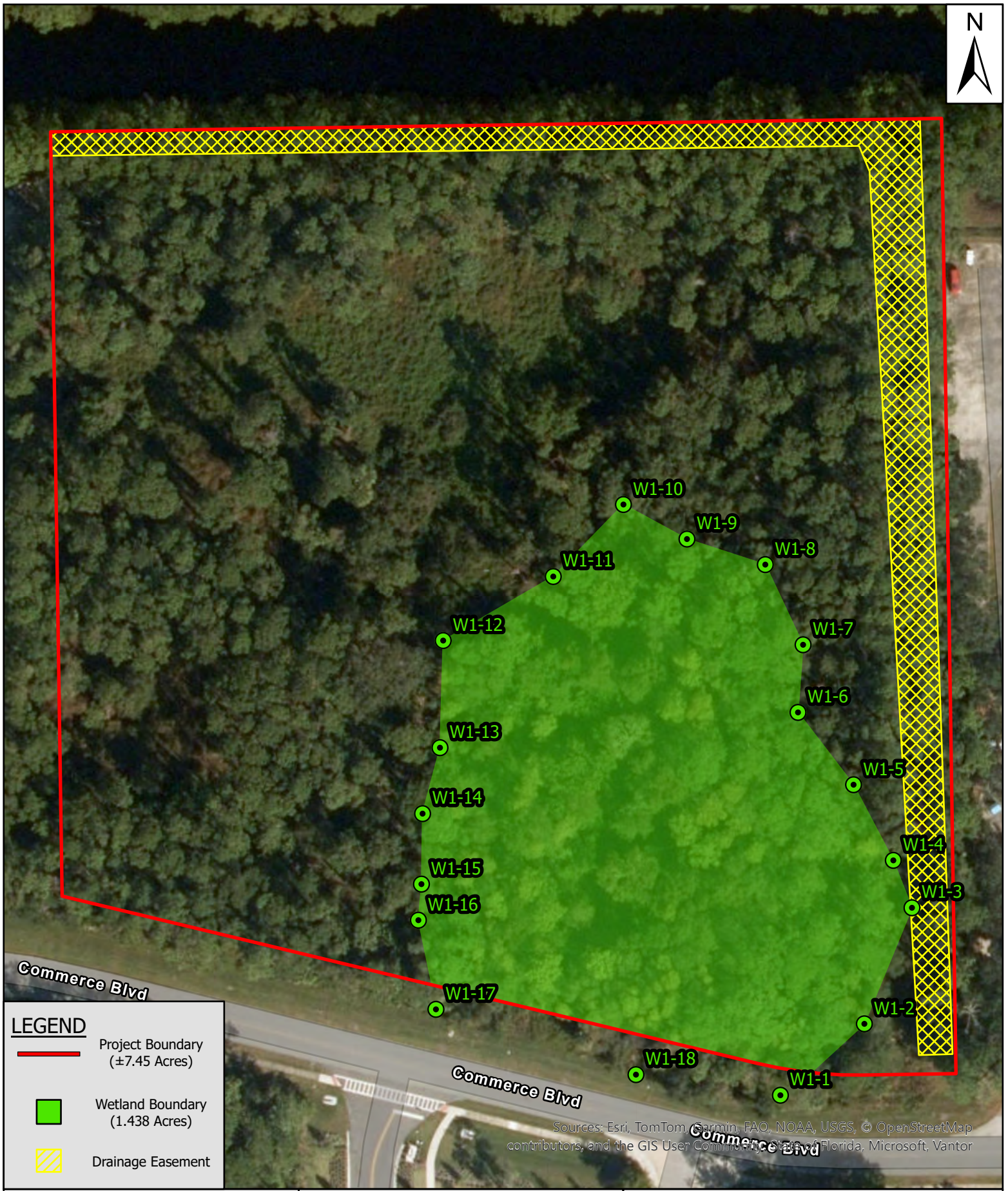
11 COMMERCE BLVD
FLAGLER COUNTY, FLORIDA
FLUCFCS MAP

Project #: 943.06.24 DATE: 08/27/24 FIGURE: 2

0 110 220 Feet

Created by: CSK

410 North Street, Suite 130
Longwood, FL 32750
Phone: (407) 869-9434
www.ecologicalconsulting.com



ECS ECOLOGICAL CONSULTING SOLUTIONS INC.

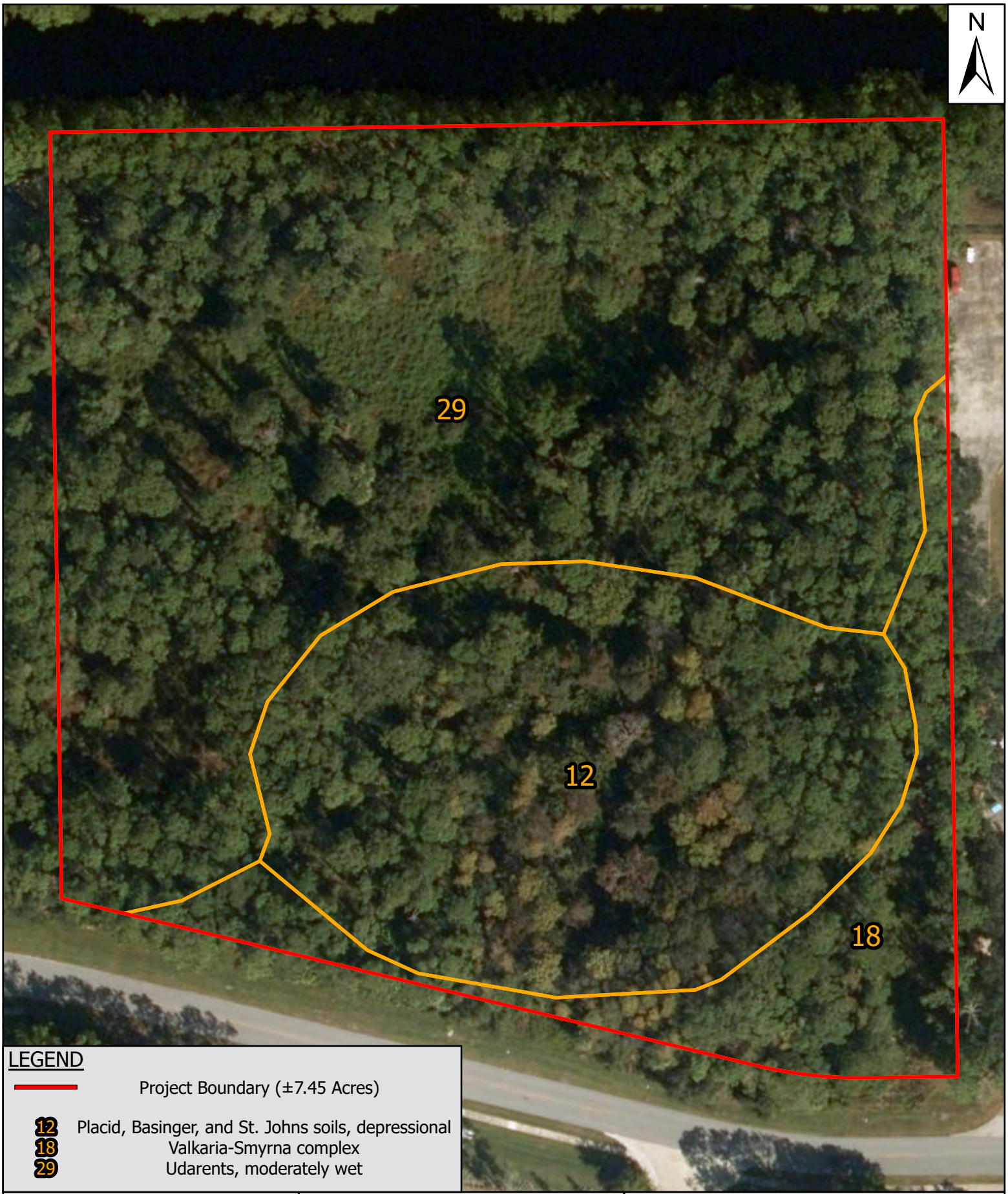
11 COMMERCE BLVD
FLAGLER COUNTY, FLORIDA
WETLAND MAP

Project #: 943.06.24 DATE: 08/27/24 FIGURE: 3

0 110 220 Feet

Created by: CSK

410 North Street, Suite 130
Longwood, FL 32750
Phone: (407) 869-9434
www.ecologicalconsulting.com



LEGEND

Project Boundary (±7.45 Acres)

12 Placid, Basinger, and St. Johns soils, depressional
18 Valkaria-Smyrna complex
29 Udarents, moderately wet

ECS ECOLOGICAL CONSULTING SOLUTIONS INC.

GPR2
FLAGLER COUNTY, FLORIDA
NRCS SOILS MAP

Project #: 943.06.24 DATE: 08/01/24 FIGURE: 4

0 110 220 Feet

Created by: CSK

410 North Street, Suite 130
Longwood, FL 32750
Phone: (407) 869-9434
www.ecologicalconsulting.com



ECS
ECOLOGICAL CONSULTING SOLUTIONS INC.

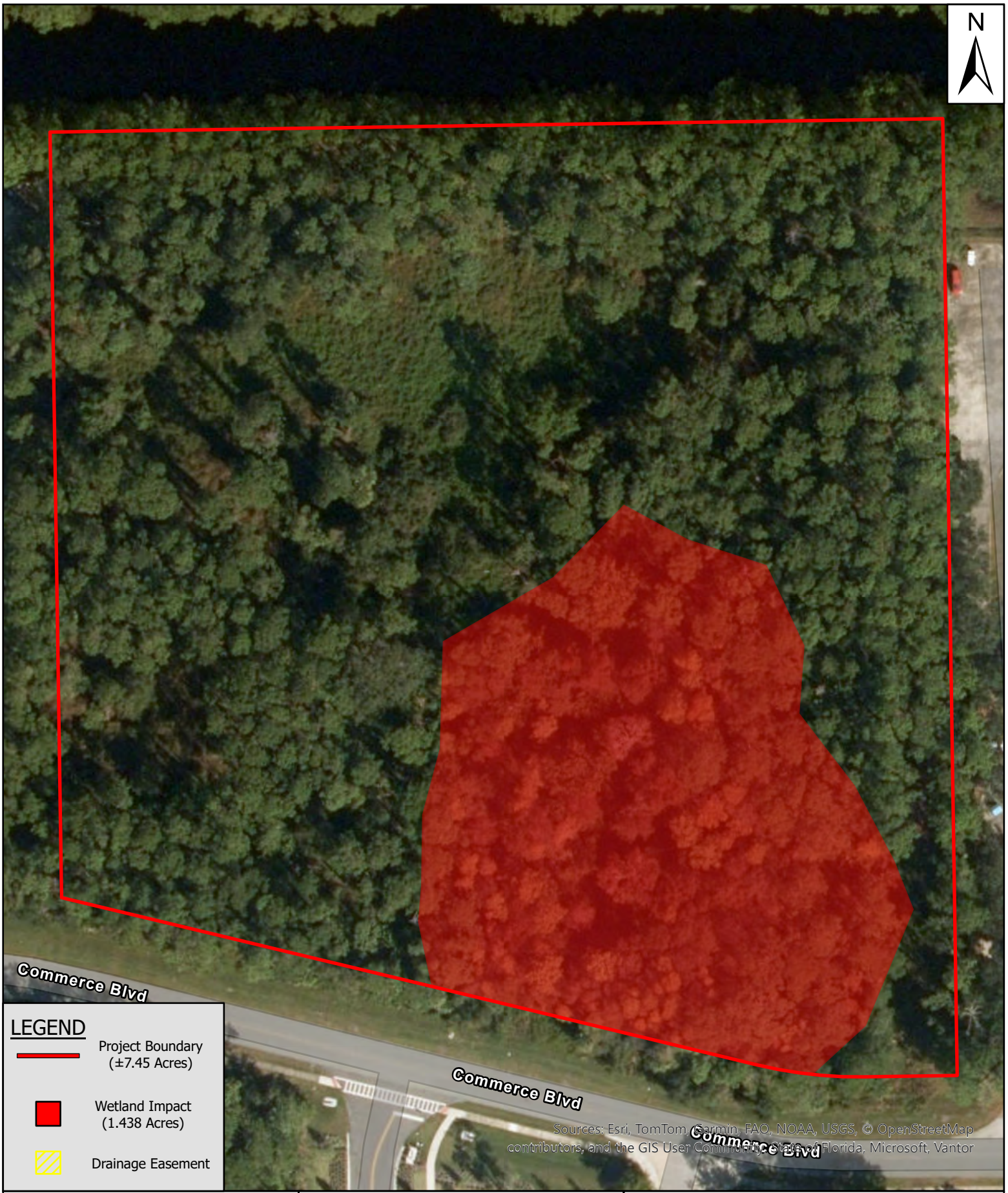
GPR2
FLAGLER COUNTY, FLORIDA
TOPOGRAPHIC MAP

Project #: 943.06.24 DATE: 08/27/24 FIGURE: 4

0 950 1,900 Feet

Created by: CSK

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ECS
ECOLOGICAL CONSULTING SOLUTIONS INC.

GPR2
FLAGLER COUNTY, FLORIDA
IMPACT MAP

Project #: 943.06.24 DATE: 08/27/24 FIGURE: 3

0 110 220 Feet

Created by:
CSK

410 North Street, Suite 130
Longwood, FL 32750
Phone: (407) 869-9434
www.ecologicalconsulting.com

APPENDIX A

Table 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE (FLUCFCS)	WL & SW SIZE (acres)	WL& SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE (FLUCFCS)	IMPACT SIZE	IMPACT CODE	
W-1	617	1.438	0.00				617	1.438 acres	Fill	Credits
PROJECT TOTALS:		**1.438 Acres**	**0.00 Acres**					**1.438 Acres**		

Comments:
CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=Dredge; F=Fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer:__._____

Table 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
PROJECT TOTALS												

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

Table 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
Mitigation Bank											0.815	credits
PROJECT TOTALS												

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

APPENDIX B

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
GPR2		Wetland Impact Area 1 (W1)

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 617		Impact	1.438acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is ±7.45-acres and known as GPR2. The project site is immediately south of Palm Coast Parkway South, north of Commerce Boulevard, and west of Pine Lakes Parkway in Palm Coast, Florida. More specifically, the proposed project site is located in Sections 15 Township 11 South and Range 30 East of Flagler County, Florida (Figure 1).

The subject property uplands consist of pine flatwoods. There is a forested wetland along with a drainage easement that runs the eastern and northern boundary of the project site.

Assessment area description

Wetland No. 1 (1.438 acres) in the southeastern portion of the site this wetland is forested with some nuisances and exotics. Water was present within the center of the wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Pringle swamp is located to the north west of the property.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds, and mammals	none found in flagler county

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris Krack	3-April-2025

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
GPR2		Wetland Impact 1 (W1)
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact -1.438 acres	Chris Krack	3-April-25

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Support for wildlife species outside of Assessment Area is low. Provides little benefit, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands to be developed.	5	0
.500(6)(b)Water Environment (n/a for uplands)	No standing water was present in the AA, uplands are pasture grazed by cattle, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy absent, light penetration is high for herbaceous and shrubby species.	5	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	AA is pastureland, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of pastureland, topo features show this as a low lying area within the project site	7	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.567	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

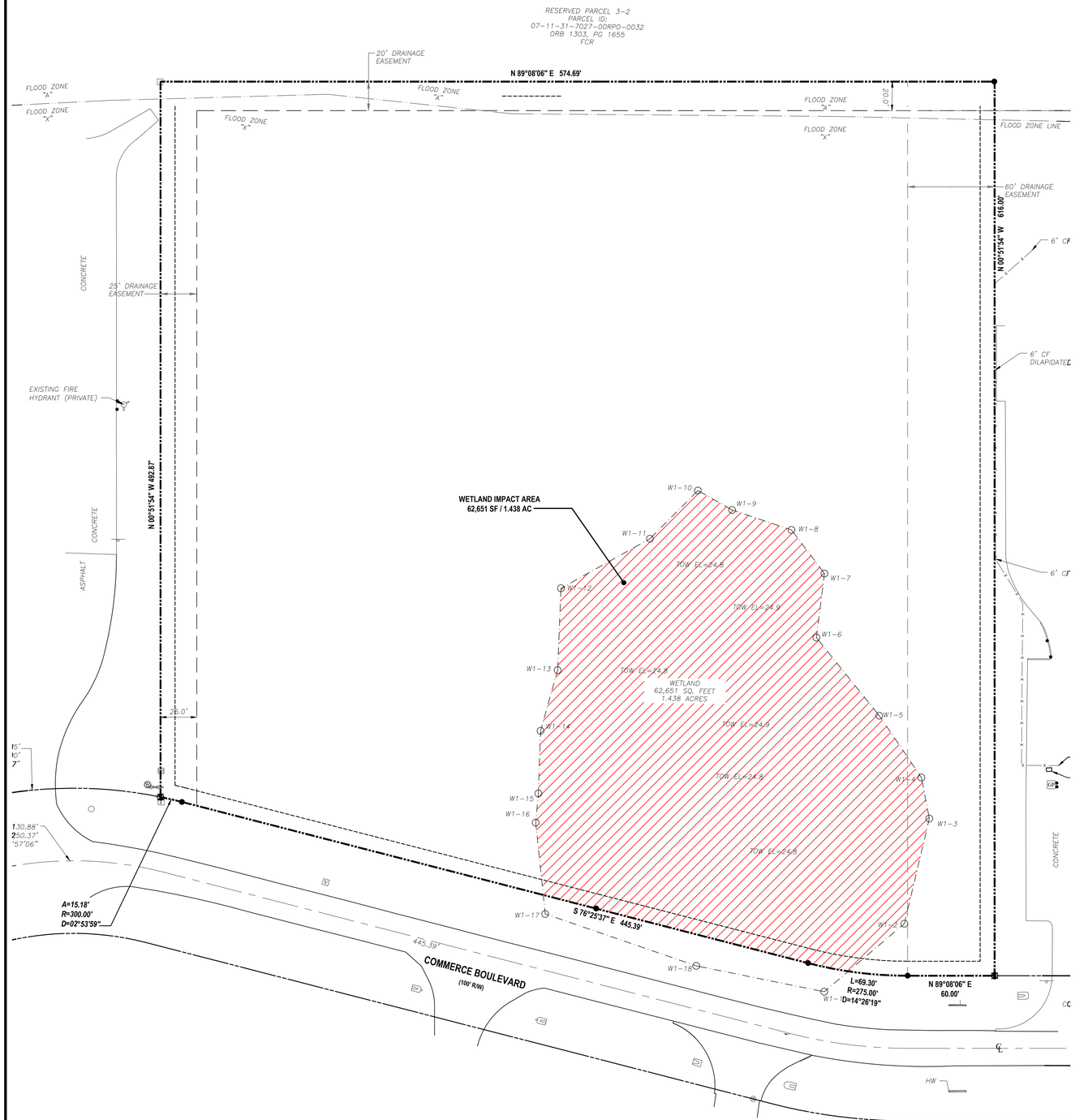
For impact assessment areas
FL = delta x acres = 0.567 X 1.438 = **0.815**

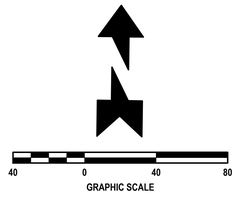
Delta = [with-current]
0.567

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

APPENDIX C





LEGEND

WETLAND IMPACT AREA
62,651 SF / 1.438 (TOTAL)

REVISIONS	
DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

WETLAND IMPACT EXHIBIT

GPR 2
5 COMMERCE BOULEVARD
PALM COAST, FL 32164

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY H. NEWKIRK, PE #62971 ON

HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2025-082
DATE:	JANUARY 2026
DESIGN BY:	CAB
DRAWN BY:	CJC
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

EX-1

February 11, 2026

Gary Roberts
Commercial Construction, Inc.
7 Sunshine Boulevard
Ormond Beach, Fl 32174

Re: 5 Commerce Blvd – Palm Coast
Flagler County, FL
Cultural Resource Assessment
ECS Proposal No. 943.06.24

Dear Gary:

ECS requested a preliminary review of the Florida Master Site File (FMSF) through the Division of Historical Resources (DHR) and the State Historic Preservation Officer (SHPO) for the subject property.

The SHPO responded on February 11, 2026, that the search of the Florida Master Site File inventory showed no cultural resources recorded for the subject property located in Sections 15 Township 11 South and Range 30 East of Flagler County, Florida. Please see the attached email correspondence and map received from the SHPO.

Therefore, there are no known archaeological sites or resource groups within or adjacent to the subject property.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS, INC.

Bill Griffy

Longwood Office:
410 North Street, Unit 130
Longwood, FL 32750
(407) 869-9434

Tampa Office:
419 W. Platt Street, Suite 103
Tampa, FL 33606
(813) 254-5959

ATTACHMENT A

Bill Griffy

From: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Sent: Wednesday, February 11, 2026 8:55 AM
To: Bill Griffy
Subject: RE: 5 Commerce Way - Flagler County Request for TRS Search
Attachments: Template_102.pdf

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender Eman.Vovsi@dos.fl.gov

In response to your request of February 11, 2026, a search of the Florida Master Site File inventory shows no cultural resources recorded for the subject property located in Sections 15 Township 11 South and Range 30 East of Flagler County, Florida.

Best wishes,
E.

From: Bill Griffy <BGriffy@ecsfl.cc>
Sent: Wednesday, February 11, 2026 8:25 AM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Cc: Chris Krack <CKrack@ecsfl.cc>
Subject: RE: 5 Commerce Way - Flagler County Request for TRS Search

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Hello Eman,

I and requesting a search of any known of suspected sites that may be present on the subject property that could require a cultural resource assessment.

I am working on a proposed residential development in Flagler County. The proposed development will be permitted by the St. Johns River Water Management District so a review should have been completed as part of the permitting process, however the client that I represent wants to make sure. The City of Palm Coast also requires a desk top review as part of the building permit process.

The subject property is ±7.45-acres. It is immediately south of Palm Coast Parkway South, north of Commerce Boulevard, and west of Pine Lakes Parkway in Palm Coast, Florida. More specifically, the proposed project site is located in Sections 15 Township 11 South and Range 30 East of Flagler County, Florida. Attached is a location map and aerial view of the property.

Please let me know if you need any additional information.

Bill


subject property
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

City of Palm Coast, Florida
Agenda Item

Agenda Date: June 17, 2026 **Agenda Item:** D.4

Department **Division**	COMMUNITY DEVELOPMENT PLANNING	**Amount** **Org/Account #**	
Subject:	FLAGLER LANDINGS TECHNICAL SITE PLAN - TIER 3, APPLICATION # 6587		
Presenter:	**Michael Hanson, A.I.C.P, Senior Planner**		

Attachments:

1. Staff Report
2. Map Series
3. Application, Corp ID, Owner's Authorization, Applicant Analysis
4. Boundary Survey and Title Opinion
5. Site Plan and Fuel Site Layout
6. Architectural Elevations and Renderings
7. Landscape and Irrigation Plans
8. Third Comment Letter with Remaining Staff Comments and Cursory FDOT Exhibits
9. Traffic Report without Appendices
10. Environmental Report
11. Water Usage, Water Plan, and Sanitary Plan

Background:

The applicant team has submitted a Technical Site Plan (TSP) Tier 3 application to develop the ±38.81-acre property with a ±185,492-square-foot large-box retailer, a ±55,172-square-foot future retail tenant, a ±1,618-square-foot convenience store with twelve double-sided fueling stations and canopy. The total proposed development size for this TSP application is ±242,282 square feet. Additionally, the developer plans future development of outparcels adjacent to SR-100, and the associated infrastructure to support the project.

The City Council annexed the property into the City at the request of the applicant on November 4, 2025 during a public hearing. At the same public hearing, they also assigned the property a city Future Land Use Map (FLUM) designation of Mixed Use, and a city zoning district of General Commercial (COM-2). The applicant submitted their TSP application on February 17, 2026 through the City's online application portal. The project has been reviewed by staff through three submittals, and while there are still some remaining comments relating to landscaping, transportation planning, and transportation engineering due to the project's potential impact to SR-100, the applicant has requested the TSP application proceed through the approval process. Additionally, architectural elevations for the ±55,172-square-foot future retail tenant have not been submitted at this time, so that portion of the project is being treated as phased development, and that building will be required to submit architectural elevations when it is seeking to be developed in the future.

The City's Land Development Code (LDC) has a process to facilitate the applicant's request in providing an approval with conditions, pursuant to LDC Section 2.05.04(H) subsections 4 and 5, which allow the Planning and Land Development Board (PLDRB) to recommend an approval with conditions to the City Council, and that the City Council can ultimately approve the application with conditions. Staff's recommendation below will be for a recommendation with approval, subject to the project addressing the remaining staff comments on the attached TSP comment letter prior to Site Development Permit approval. Please be advised that the attached comment letter has two exhibits which are cursory comments provided by the Florida Department of Transportation (FDOT) for the applicant's separate submittal to FDOT. Once FDOT provides official comments for that application, City Traffic Engineer will integrate the FDOT official comments into his comments to ensure compliance with state regulatory bodies, as required by LDC Sec. 2.05.05(E). These conditions will allow the project to continue through the TSP approval process but ensure compliance with the LDC and required state regulations.

Conditions For Approval: All remaining staff comments for Flagler Landing's Technical Site Plan – Application No. 6587 are resolved to staff's satisfaction prior to issuing a Site Development Permit for the project.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:
STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND THE PROJECT IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE (LDC), AND THE COMPREHENSIVE PLAN; AND RECOMMEND APPROVAL WITH CONDITIONS TO THE CITY COUNCIL FOR THE TECHNICAL SITE PLAN – TIER 3 FOR FLAGLER LANDINGS, APPLICATION NO. 6587.

COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 3
STAFF REPORT FOR JUNE 17, 2026
PLANNING AND LAND DEVELOPMENT REGULATION BOARD

OVERVIEW

Project Name:	Flagler Landings
Application Number:	AR # 6587
Property Owner:	Flagler Pines Properties LLC
Applicant:	Ken Atlee, Atlee Group LLC and Kimberly Buck, Alann Engineering LLC
Size of subject property:	±38.81 acres
Location:	Southside of State Road 100 approximately half a mile west of its intersection with Seminole Woods Boulevard
Address:	5821 State Hwy 100 E Palm Coast, Florida 32164
Current FLUM designation:	Mixed Use
Current Zoning designation:	General Commercial (COM-2)
Current Use:	Vacant
Parcel ID #:	08-12-31-0650-000B0-0070

REQUESTED ACTION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code (LDC), and the Comprehensive Plan; and recommend approval with conditions to the City Council for the Technical Site Plan – Tier 3 for Flagler Landings, Application No. 6587.

BACKGROUND/SITE HISTORY

The applicant team has submitted a Technical Site Plan (TSP) Tier 3 application to develop the ±38.81-acre property with a ±185,492-square-foot large-box retailer, a ±55,172-square-foot future retail tenant, a ±1,618-square-foot convenience store with twelve double-sided fueling stations and canopy. The total proposed development size for this TSP application is ±242,282 square feet. Additionally, the developer plans future development of outparcels adjacent to SR-100, and the associated infrastructure to support the project.

The City Council annexed the property into the City at the request of the applicant on November 4, 2025 during a public hearing. At the same public hearing, they also assigned the property a city Future Land Use Map (FLUM) designation of Mixed Use, and a city zoning district of General Commercial (COM-2). The applicant submitted their TSP application on February 17, 2026 through the City's online application portal. The project has been reviewed by staff through three submittals, and while there are still some remaining comments relating to landscaping, transportation planning, and transportation engineering due to the project's potential impact to SR-100, the applicant has requested the TSP application proceed through the approval process. Additionally, architectural elevations for the ±55,172-square-foot future retail tenant have not been submitted at this time, so that portion of the project is being treated as phased development, and that building will be required to submit architectural elevations when it is seeking to be developed in the future.

The City's Land Development Code (LDC) has a process to facilitate the applicant's request in providing an approval with conditions, pursuant to LDC Section 2.05.04(H) subsections 4 and 5, which allow the Planning and Land Development Board (PLDRB) to recommend an approval with conditions to the City Council, and that the City Council can ultimately approve the application with conditions. Staff's recommendation below will be for a recommendation with approval, subject to the project addressing the remaining staff comments on the attached TSP comment letter prior to Site Development Permit approval. Please be advised that the attached comment letter has two exhibits which are cursory comments provided by the Florida Department of Transportation (FDOT) for the applicant's separate submittal to FDOT. Once FDOT provides official comments for that application, City Traffic Engineer will integrate the FDOT official comments into his comments to ensure compliance with state regulatory bodies, as required by LDC Sec. 2.05.05(E). These conditions will allow the project to continue through the TSP approval process but ensure compliance with the LDC and required state regulations.

LAND USE AND ZONING INFORMATION

The subject site is designated Mixed Use on the Future Land Use Map and is zoned as COM-2 on the Official Zoning map. The proposed use is allowed within the COM-2 zoning district. 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, Public/Semi-Public (PSP)
East	County: Commercial High-Intensity, County: Industrial	County: General Commercial and Shopping Center (C-2), Industrial (I)
South	County: Industrial	County: I
West	Mixed Use, County: Agriculture and Timberlands, County: Industrial	COM-2, County: C-2, Agricultural (AC)

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast's Land Development Code, and the City's Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project

complies with these standards. The provided numbers are pulled from the applicant's Civil Engineering documents.

Criteria	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	±1,690,564 sq. ft.
Maximum Impervious Surface Ratio	0.70	±0.70
Maximum Floor Area Ratio	0.40	±0.14
Maximum Building Height	100 feet	±31 feet
Minimum Building Setbacks	SR-100: 25 feet Interior Side/Rear: 10 feet	±156.4 feet[2] ±62.4 feet
Minimum Parking[1]: 1:250 SF	941 parking spaces including 19 accessible spaces	946 spaces including 27 accessible spaces

[1] The Land Development Code allows for the maximum parking to be 120 percent of the required parking. The requested amount of parking spaces include a ±0.5 percent bonus over the required parking and meets the 120 percent limit. The applicant proposes an additional eight accessible parking spaces. The LDC, Comprehensive Plan, State Statutes, or Federal American Disabilities Act requirements do not have a maximum cap to the number of accessible parking spaces, so staff accepts the additional accessible parking space above the required number of spaces.
[2] The nearest building on the plans is ±156.4 feet from SR-100, however the fuel station canopy is ±55.5 feet from SR-100, which still is significantly further setback than the minimum building setbacks.

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 Code, but also conformance with any applicable approved master plan or Special Exception. 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 PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

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 Comprehensive Plan's Future Land Use Element and the Land Development Code. The proposed use is compatible with the surrounding developmental pattern and surrounding properties adjacent to SR-100 and the Flagler Executive Airport to its south. As discussed in the background section this property was annexed into the City and designated as Mixed Use and zoned as COM-2 for the purposes of siting the proposed large-scale retail center. During the Technical Site plan, the project was reviewed by the City's developmental review team, Flagler County for its proximity to the airport, St. Johns River Water Management District (SJRWMD) for its impacts to the on-site wetlands, and the Florida Department of Transportation (FDOT) for its traffic impact to SR-100. As discussed earlier in the Background section, there are three remaining comments on the TSP application's comment letter:

- Landscape Architecture requires the project to pay into the tree fund for the removal of 782 shade trees at 2.5 caliber inch diameter ($625 dollars per tree), and 81 shade trees at a three-inch caliber diameter ($825 dollars per tree). This comment will be resolved once the applicant pays into the City of Palm Coast Tree Fund to mitigate for the tree removal.
- Planning Transportation/Concurrency requires that the project provide proportionate share calculations, and a proportionate share impact fee credit agreement. These items will be considered by the City Council, where staff is planning a proportionate share agenda item for the impact of this project to be heard concurrently by City Council.
- Traffic Engineering has requested a meeting with the developer, FDOT, and City staff to ensure traffic operations are maintained on SR-100. Additionally, once the City receives official comments from FDOT, Traffic Engineering will integrate FDOT's official comments.

Therefore, to ensure the project is not in conflict with or contrary to the public interest, staff proposes that these remaining comments are resolved prior to the project receiving a Site Development Permit following Technical Site Plan approval.

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

Planning Staff Finding: This proposed development will be a large-scale retail center along SR-100 that is anchored by a big-box retailer. The applicant proposes additional future improvements including a convenience store with fuel stations, and several outparcels that would come in with future applications. The requested uses are consistent with the LDC and the Comprehensive Plan. The LDC states that the purpose of the COM-2 zoning district is to provide areas for general commercial and office uses to meet the community-wide demand for retail, services, business, and employment opportunities. The proposed use is permitted by right in COM-2. The proposed development plans for a temporary private package plant, on the northwest outparcel to serve the site until such time that it is possible to connect to City Utilities. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **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 1.1.4.3** - 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: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.
- **Chapter 5, Infrastructure Element: Policy 5.1.1.8** - The City shall require all new development, except as provided in Policy 5.1.1.9, which requires site plan or subdivision approval, to connect to the potable water system if central service is available within one (1) mile. For residential development, which does not require site plan or subdivision approval, the City shall require the residential development to connect to the potable water system if central service is available within 150 feet. If service is not available in either instance, the City shall require connection within one (1) year from the date that central service becomes available.
- **Chapter 5, Infrastructure Element: Policy 5.2.3.6 -** The City shall require connections to central wastewater systems within one (1) year from the date of notice that these services are available and when septic tank systems experience documented operational problems.

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

Planning Staff Findings: It is not anticipated that the proposed development will cause a significant financial liability on the City. The project will have to pay into a sizeable proportionate share for its impacts to the SR-100 roadway, which will ultimately be utilized to improve traffic impacts in that corridor. Connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city, once connected the temporary private package plant will be removed and that outparcel will serve as a future outparcel for development under separation application. The property owner will be required to maintain their own on-site infrastructure.

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 City's technical review team, Flagler County, SJRWMD, and FDOT analyzed the project's submittal and ensured that it can meet all applicable code requirements so that the proposed development is not anticipated to pose an unreasonable hazard, 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;

Planning Staff Finding: The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. As mentioned earlier this project was routed to Flagler County for review given its proximity to the airport, the applicant submitted separate application

to SJRWMD for its wetland impacts, and to FDOT for approval of access connections and its overall impact to SR-100. This project shall be required to maintain compliance with all applicable codes and regulations. Further following the potential approval of the Technical Site Plan application, the project will be required to submit for a Site Development Permit before breaking ground. As this staff report provides conditions for approval, these conditions shall be met prior to issuing a Site Development Permit. Following the Site Development Permit, the project will require a Building Permit, with notification of any crane related use during construction reported to both Flagler County and the Federal Aviation Administration (FAA) to ensure the construction of the proposed project does not impact adjacent aviation operations. Finally, the development will require a Certificate of Occupancy prior to being opened to the public.

SUMMARY OF FINDINGS

Staff finds that the proposed development complies with the requirements of the Land Development Code and Comprehensive Plan subject to meeting the following conditions for approval. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

Conditions For Approval: All remaining staff comments for Flagler Landing's Technical Site Plan – Application No. 6587 are resolved to staff's satisfaction prior to issuing a Site Development Permit for the project.

PUBLIC PARTICIPATION

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code (LDC), and the Comprehensive Plan; and recommend approval with conditions to the City Council for the Technical Site Plan – Tier 3 for Flagler Landings, Application No. 6587.

Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6587_Flagler Landings\Working\Working.aprx



Distant Aerial

Palm Coast City Limits

Subject Property

N
W E
S

0 1,000 Feet

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 6/2/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

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Close Up Aerial

Palm Coast City Limits

Subject Property

N
W E
S

0 400 Feet

Map Provided by the Planning Division

Date: 6/2/2026

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Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6587_Flagler Landings\Working\Working.aprx



Future Land Use Map

Palm Coast City Limits
Subject Property

Unincorporated Flagler Future Land Use
- AGRICULTURE & TIMBERLANDS
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL

Palm Coast FLUM
- Conservation
- DRI-Urban Core
- Mixed Use
- AGRICULTURE & TIMBERLANDS, Annexed Area, Flagler County FLUM adopted
- COMMERCIAL: HIGH INTENSITY, Annexed Area, Flagler County FLUM adopted

N W E S

0 400 Feet

Map Provided by the Planning Division

Date: 6/2/2026

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Document Path: H:\7.0 GIS\3.0 Projects\Michael Hanson\6587_Flagler Landings\Working\Working.aprx



Zoning Map

Palm Coast City Limits
Subject Property

Palm Coast Zoning Districts
COM-2
COM-3
PSP
I : Annexed Area, Flagler County Zoning adopted
C-2 : Annexed Area, Flagler County Zoning adopted
MPD, MPD post 11-16-08 designation
MPD, MPD pre 11-16-08 designation

Unincorporated Flagler Zoning
AC
C-2
I

N
W E
S

0 400 Feet

Map Provided by the Planning Division

Date: 6/2/2026

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GENERAL - APPLICATION

DATE	02/10/2026
APPLICATION TYPE	TECHNICAL SITE PLAN TIER 3

PROJECT NAME	Flagler Landing				
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)	5821 STATE HWY 100 E PALM COAST FL 32164				
PROPERTY APPRAISER'S PARCEL NUMBER	08-12-31-0650-000B0-0070				
LEGAL DESCRIPTION	38.78 ACRES THAT PART OF SECTION SOUTH OF SR 100, NORTH OF FC AIRPORT (EXC BLOCK C TRACT 4 & EXC BLOCK D TRACT 5 D)& WEST OF BCC 200.6 FT ROAD OR 553 PG 1539 PART #412 OR 601 PG 1989-CD (EXC FOR				
SUBDIVISION NAME					
SECTION	08	BLOCK	000B0	LOT	0070
PROPERTY ACRES	38.778	PROPERTY SQ FT	1689168		
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT	COM-2		
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER	120684	MAP PANEL DATE	06/06/2018		
FLOOD ZONE					
PRESENT USE OF PROPERTY	COMMERCIAL - GENERAL				

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Design and permitting of a big box retail store and fuel station, w/ outparcels

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No

Owner	Applicant / Agent
Name: FLAGLER PINES PROPERTIES LLC	Name: FLAGLER VENTURE, LLC.
Mailing Address: 4 LAMBERT COVE FLAGLER BEACH, FL 32136	Mailing Address: 5851 TIMUQUANA RD, STE 301 JACKSONVILLE, FL 32210
Phone Number: (386) 793-4740	Phone Number: (904) 838-9342
E-mail Address: J@FLAGLERPA.COM	E-mail Address: INFO@AE-GROUP.COM
Mortgage Holder	**Engineer or Professional**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Architect	**Traffic Engineer**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Surveyor	**Landscape Architect**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
Attorney	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by 2016 Florida Statutes Title XXXIX Chapter 668 Section 50

Signature of Property Owner or Applicant

KIMBERLY A. BUCK

AFFIDAVIT OF CORPORATE IDENTITY/AUTHORITY

STATE OF Florida

COUNTY OF Duval

COMES NOW, Ken Atlee, being first duly sworn, who deposes and says:

(1) That he/she is the Manager, an officer of Flagler Venture, LLC. corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: All Permits and Licenses relating to the following described real property:

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

Signature of owner OR person authorized to represent this application

Kenyon S Atlee
Signature

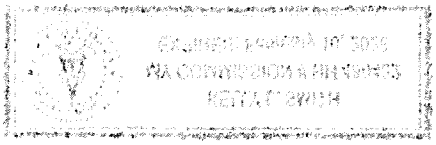
Kenyon S. Atlee
Print

NOTARY: This instrument was acknowledged before me on this by means of ☑ physical presence or ☐ online notarization 9th **day of** September**, 20**25 **by** Kenyon S. Atlee, Manager **who is/are personally known to me, or who has/have produced** _____ **as identification.**

(SEAL)

Kelly L Smith
Signature of Notary Public, State of Florida

KELLY L. SMITH
MY COMMISSION # HH 480432
EXPIRES: February 10, 2028



Property Owner Letter of Authorization

**********IFAPPLICANT IS NOT THE PROPERTY OWNER**********

Dear Planning Manager,

I/We, Flagler Pines Properties, LLC. being the
(All property owners)

current property owner(s) of the property legally described as

Parcel # 08-12-31-0650-000B0-0070 and also described as

Subdivision _____ Section_____, Block_____ ,Lot _____.

Street address 5821 State Hwy 100 E, Palm Coast, FL 32164

Do hereby designate and authorize Flagler Venture, LLC., Ken Atlee, and Alann Engineering Group, LLC.
(name of authorized agent)

representing Flagler Pines Properties, LLC
(All property owners)

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

Technical Site Plan, Controlling Master Site Plan
(type of application)

Signature of property owner

James E Gardner Sr
Print Name

Print Name

Print Name

NOTARY: This instrument was acknowledged before me on this by means of ☒ physical presence or ☐ online notarization 9 day of SEPTEMBER, 2025 by JAMES E. GARDER, JR who is/are personally known to me, or who has/have produced _____ as identification.

(SEAL)

Signature of Notary Public, State of Florida

CHERYL RENE DITOLLA
Commission # HH 698896
Expires July 17, 2029

February 3, 2026

2.05.05. Review findings Criteria Analysis:

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

The proposed commercial retail development supports the public interest by contributing to the community's ongoing growth and economic vitality. The inclusion of a big-box discount retailer with an associated gas station will provide convenient access to essential goods and services, reducing travel distances for residents and supporting local consumer needs. Additionally, the planned out-parcels create opportunities for future commercial uses, fostering long-term economic development and job creation. The project's scale, use, and design are consistent with the area's development patterns and community expectations, ensuring that it complements the surrounding environment while enhancing local commercial offerings

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

The proposed commercial retail development is consistent with the City's Comprehensive Plan and the applicable provisions of the Land Development Code. The project aligns with the designated future land use and zoning classifications, supports planned commercial growth within the area, and will meet dimensional, design, access, and infrastructure requirements established by the LDC. The development's scale and intended uses—including the big-box retailer, gas station, and future out-parcel uses—are compatible with the policies guiding economic development, transportation planning, and community services.

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

The proposed commercial retail development will not impose any significant financial liability or hardship on the City. All required infrastructure improvements, including site access, internal circulation, stormwater management, and utility connections, will be constructed and funded by the developer. Ongoing maintenance responsibilities for private improvements will remain with the property owner, ensuring no long-term burden on municipal resources. Additionally, the project is expected to generate new tax revenue and economic activity, further supporting the City's fiscal health. Based on the information provided, the development meets this criterion and does not create any adverse financial impact 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

The proposed commercial retail development will not create any unreasonable hazard, nuisance, or threat to the general health, welfare, or safety of the City's inhabitants. The site design incorporates all required safety, access, and circulation standards, including compliant driveway spacing, internal traffic controls, and adequate emergency vehicle access. Noise, lighting, and operational impacts

have been evaluated and mitigated through appropriate buffering, photometric compliance, and adherence to performance standards within the Land Development Code. Stormwater management systems are designed to meet all regulatory requirements, ensuring proper treatment and attenuation to prevent flooding or environmental harm. With these measures in place, the development poses no adverse safety or nuisance concerns and fully satisfies this review criterion.

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

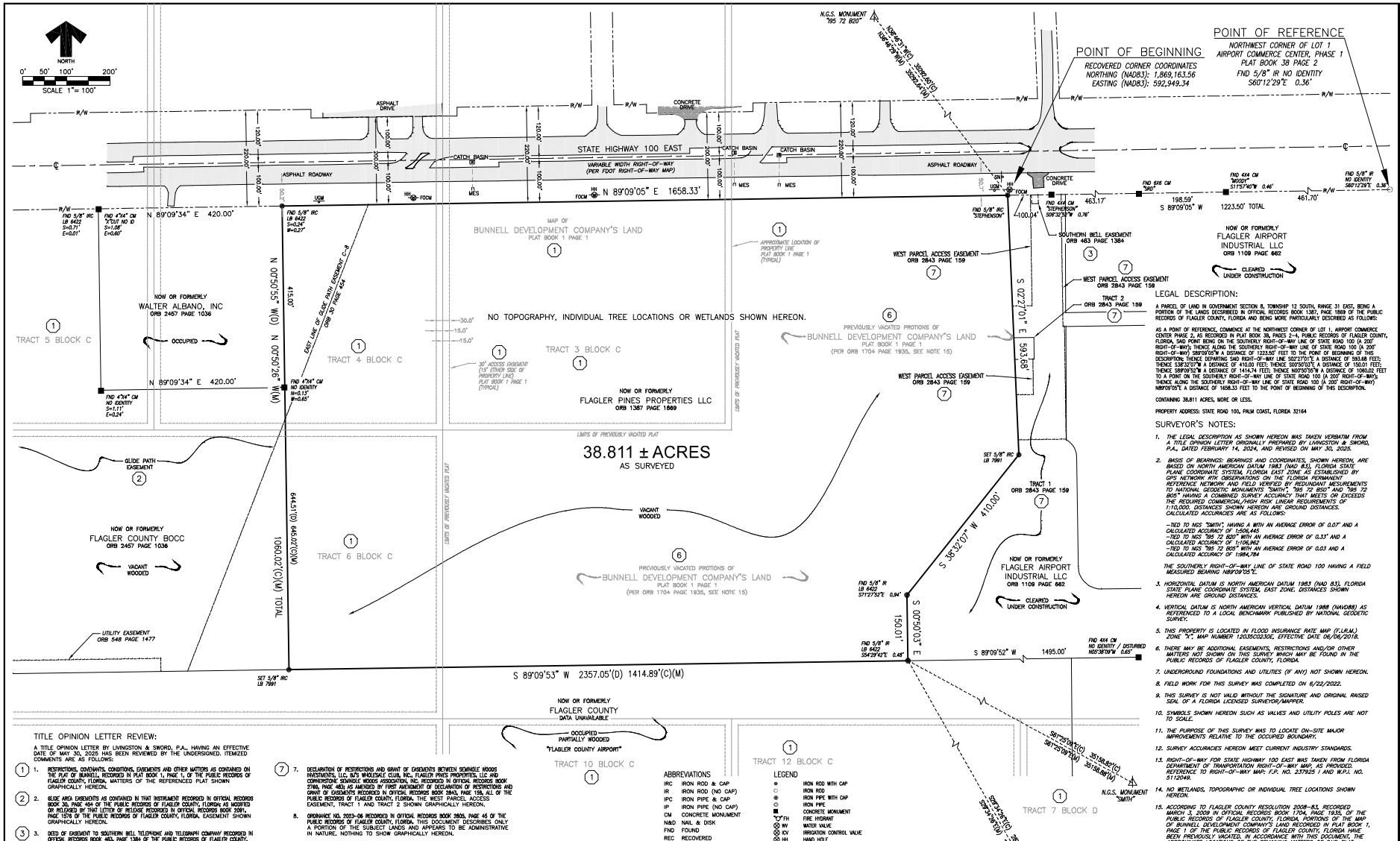
The proposed commercial retail development will comply with all applicable local, state, and federal laws, statutes, ordinances, regulations, and codes. All required permits, approvals, and technical reviews will be obtained through the appropriate regulatory agencies, including those governing land development, environmental protection, transportation access, stormwater management, and building safety. The project has been designed to meet or exceed all relevant standards within the City's Land Development Code as well as applicable state and federal requirements. With these measures in place, the development fully meets this regulatory compliance criterion.

Should you have any questions or require additional information, please advise.

Sincerely,
The Alann Engineering Group, LLC.



Cole T. Buck, P.E.
Project Engineer II



TITLE OPINION LETTER REVIEW:

A TITLE OPINION LETTER BY LIVINGSTON & SWORD, P.A., HAVING AN EFFECTIVE DATE OF MAY 30, 2025 HAS BEEN REVIEWED BY THE UNDERSIGNED. ITEMIZED COMMENTS ARE AS FOLLOWS:

1. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BUNNELL, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. MATTERS OF THE REFERENCED PLAT SHOWN GRAPHICALLY HEREON.
2. GLIDE AREA EASEMENTS AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 464 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS MODIFIED OR RELEASED BY THAT LETTER OF RELEASE RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 1578 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. EASEMENT SHOWN GRAPHICALLY HEREON.
3. DEED OF EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 463, PAGE 1384 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS EASEMENT, SHOWN GRAPHICALLY HEREON, IS NOT LOCATED ON OR WITHIN THE SUBJECT PROPERTY.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 605, PAGE 118, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 613, PAGE 447; AS AFFECTED BY THAT PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 1160, PAGE 668 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THESE DOCUMENTS APPEAR TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
5. ORDINANCE NO. 2008-36 RECORDED IN OFFICIAL RECORDS BOOK 1707, PAGE 1278 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON
6. FLAGLER COUNTY RESOLUTION 2008-83 RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE 1935 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 687 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT REFERS TO THE VACATION OF PORTIONS OF THE PLAT OF BUNNELL, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHOWN GRAPHICALLY HEREON. SEE SURVEY NOTE #15
7. DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN SEMINOLE WOODS INVESTMENTS, LLC, AJ'S WHOLESALE CLUB, INC., FLAGLER PINES PROPERTIES, LLC AND CORNERSTONE SEMINOLE WOODS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 2788, PAGE 483; AS AMENDED BY FIRST AMENDMENT OF DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2845, PAGE 159, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE WEST PARCEL ACCESS EASEMENT, TRACT 1 AND TRACT 2 SHOWN GRAPHICALLY HEREON.
8. ORDINANCE NO. 2023-06 RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 45 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT DESCRIBES ONLY A PORTION OF THE SUBJECT LANDS AND APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
9. ORDINANCE NO. 2023-07 RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 49 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT DESCRIBES ONLY A PORTION OF THE SUBJECT LANDS AND APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
10. PETITION TO VOLUNTARILY ANNEX REAL PROPERTY TO THE CITY OF PALM COAST, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2924, PAGE 1085 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
11. NO MORTGAGES ENCUMBER THE PROPERTY. THIS STATEMENT IS ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
12. TAXES FOR 2024 ARE PAID. THIS STATEMENT IS ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
13. SUBJECT TO TAXES FOR 2025 AND SUBSEQUENT YEARS. THIS STATEMENT IS ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.

ABBREVIATIONS

IRC	IRON ROD & CAP
IR	IRON ROD (NO CAP)
IPC	IRON PIPE & CAP
IP	IRON PIPE (NO CAP)
CM	CONCRETE MONUMENT
N&D	NAIL & DISK
FND	FOUND
REC	RECOVERED
ID	IDENTIFICATION
(TYP)	TYPICAL
SEC	SECTION
TWP	TOWNSHIP
RGE	RANGE
ILLEG.	ILLEGIBLE
MB	MAP BOOK
PG	PAGE
ORB	OFFICIAL RECORDS BOOK
(P)	PLATTED DIMENSION
(D)	DEED DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
℄	CENTERLINE
R/W	RIGHT OF WAY

LEGEND

●	IRON ROD WITH CAP
○	IRON ROD
◉	IRON PIPE WITH CAP
○	IRON PIPE
■	CONCRETE MONUMENT
FH	FIRE HYDRANT
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
HH	HAND HOLE
TB	TELEPHONE BOX
TV	CABLE TELEVISION BOX
EB	ELECTRIC SERVICE BOX
FOCM	FIBER OPTIC CABLE MARKER
UGM	UNDERGROUND GAS MARKER
SN	SIGN
UP	UTILITY POLE
SDMH	STORM DRAIN MANHOLE
BFP	BACKFLOW PREVENTER
1	TITLE REVIEW ITEM

LEGAL DESCRIPTION:

A PARCEL OF LAND IN GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1387, PAGE 1869 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, AIRPORT COMMERCE CENTER PHASE 2, AS RECORDED IN PLAT BOOK 38, PAGES 2-4, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY) S89°09'05"W A DISTANCE OF 1223.50' FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S02°27'01"E A DISTANCE OF 593.68 FEET; THENCE S38°52'07"W A DISTANCE OF 410.00 FEET; THENCE S00°50'03"E A DISTANCE OF 1630.01 FEET; THENCE S89°09'52"W A DISTANCE OF 1414.74 FEET; THENCE N00°50'55"W A DISTANCE OF 1060.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY) N89°09'05"E A DISTANCE OF 1658.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 38.811 ACRES, MORE OR LESS.

PROPERTY ADDRESS: STATE ROAD 100, PALM COAST, FLORIDA 32164

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM A TITLE OPINION LETTER ORIGINALLY PREPARED BY LIVINGSTON & SWORD, P.A., DATED FEBRUARY 14, 2024, AND REVISED ON MAY 30, 2025.
2. BASIS OF BEARINGS: BEARINGS AND COORDINATES, SHOWN HEREON, ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE AS ESTABLISHED BY GPS NETWORK RTK OBSERVATIONS ON THE FLORIDA PERMANENT REFERENCE NETWORK AND FIELD VERIFIED BY REDUNDANT MEASUREMENTS TO NATIONAL GEODETIC MONUMENTS "SMITH", "195 72 B20" AND "195 72 B05" HAVING A COMBINED SURVEY ACCURACY THAT MEETS OR EXCEEDS THE REQUIRED COMMERCIAL/HIGH RISK LINEAR REQUIREMENTS OF 1:10,000. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. CALCULATED ACCURACIES ARE AS FOLLOWS:
   -TIED TO NGS "SMITH", HAVING A WITH AN AVERAGE ERROR OF 0.07' AND A CALCULATED ACCURACY OF 1:506,445
   -TIED TO NGS "195 72 B20" WITH AN AVERAGE ERROR OF 0.33" AND A CALCULATED ACCURACY OF 1:106,062
   -TIED TO NGS "195 72 B05" WITH AN AVERAGE ERROR OF 0.03 AND A CALCULATED ACCURACY OF 1:984,784

   THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 HAVING A FIELD MEASURED BEARING N89°09'05"E.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.), ZONE "X", MAP NUMBER 12035C0230K, EFFECTIVE DATE 06/06/2018.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 6/22/2022.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.
13. RIGHT-OF-WAY FOR STATE HIGHWAY 100 EAST WAS TAKEN FROM FLORIDA DEPARTMENT OF TRANPORTATION RIGHT-OF-WAY MAP, AS PROVIDED. REFERENCE TO RIGHT-OF-WAY MAP: F.P. NO. 2379525 1 AND W.P.I. NO. 5112049.
14. NO WETLANDS, TOPOGRAPHIC OR INDIVIDUAL TREE LOCATIONS SHOWN HEREON.
15. ACCORDING TO FLAGLER COUNTY RESOLUTION 2008-83, RECORDED MARCH 3, 2009 IN OFFICIAL RECORDS BOOK 1704, PAGE 1935, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, PORTIONS OF THE MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND RECORDED IN PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA HAVE BEEN PREVIOUSLY VACATED. IN ACCORDANCE WITH THIS DOCUMENT, THE APPROXIMATE LOCATIONS OF THE REMAINING MATTERS OF SAID PLAT SHOWN GRAPHICALLY HEREON.

CERTIFIED TO:
ATLEE DEVELOPMENT GROUP, INC.
THE CITY OF PALM COST, FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

Kenneth J Kuhar
Digitally signed by Kenneth J Kuhar
Date: 2025.06.03 12:36:02 -04'00'

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

KUHAR SURVEYING & MAPPING, LLC
1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM
LB 7991 LS (PSM) 6105
© 2022 KUHAR SURVEYING & MAPPING, LLC

NO	DATE	DESCRIPTION
4	6/3/25	REVISED TITLE COMMITMENT DATE, NOTES, CERT ONLY
3	3/25/24	REVISED TO CORRECT COUNTY SUBMITTAL
2	7/27/23	REVISED PER CLIENT COMMENTS
1	6/22/23	REVISED TO SHOW MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PLAT BOOK 1 PAGE 1

REVISIONS

BOUNDARY SURVEY

STATE HIGHWAY 100 EAST, PALM COAST, FLORIDA 32164

PREPARED FOR: ATLEE DEVELOPMENT GROUP, INC.

PROJECT NO.
K22099

DRAWING REFERENCE NO.
K22099 WORKSHEET.DWG

REVISION NO./DATE
6/3/2025

ORIGINAL ISSUE DATE
10/7/2022

SHEET 1 OF 1

C:\PROJECTS\KUHAR PROJECTS 2022\K22099 - SR 100 ACE @ BLVD - ATLEE\DWG\K22099 WORKSHEET.DWG

LIVINGSTON & SWORD, P.A.

Attorneys At Law

October 28, 2025

Phong Nguyen
Planning Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Subject: Title Opinion Letter
Owner: Flagler Pines Properties LLC
Project: Flagler Landing

Dear Mr. Nguyen:

I have examined the title with respect to the property described in **EXHIBIT "A"** (the "Property"). Based on my examination of the title, it is my opinion that as of October 27, 2025 at 1:40 pm, title to the Property is vested in **Flagler Pines Properties, LLC, a Florida Limited Liability Company, by virtue of that certain Warranty Deed dated January 18, 2006, and recorded January 31, 2006, in Official Records Book 1387, Page 1869** of the Public Records of Flagler County, Florida, subject to the following matters:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Bunnell, recorded in Plat Book 1, Page 1, of the Public Records of Flagler County, Florida.

2. Glide area easements as contained in that instrument recorded in Official Records Book 30, Page 454 of the Public Records of Flagler County, Florida; as modified or released by that Letter of Release as recorded in Official Records Book 2091, Page 1576 of the Public Records of Flagler County, Florida.

3. Deed of Easement to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 483, Page 1384 of the Public Records of Flagler County, Florida.

4. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 602, Page 118, and Amendment recorded in Official Records Book 813, Page 447; as affected by that Partial Release recorded in Official Records Book 1109, Page 658 of the Public Records of Flagler County, Florida.

391 Palm Coast Parkway SW #1
Palm Coast, Florida 32137
T 386.439.2945
F 866.896.5573
jay.livingston314@protonmail.ch

5. Ordinance No. 2008-36 recorded in Official Records Book 1707, Page 1278 of the Public Records of Flagler County, Florida.

6. Flagler County Resolution 2008-83 recorded in Official Records Book 1704, Page 1935 and re-recorded in Official Records Book 1705, Page 687 of the Public Records of Flagler County, Florida.

7. Declaration of Restrictions and Grant of Easements Between Seminole Woods Investments, LLC, BJ's Wholesale Club, Inc., Flagler Pines Properties, LLC, and Cornerstone Seminole Woods Association, Inc. as recorded in Official Records Book 2769, Page 483 of the Public Records of Flagler County, Florida; amended by that First Amendment to Declaration of Restrictions and Grant of Easements as recorded in Official Records Book 2843, Page 159 of the Public Records of Flagler County, Florida.

8. Ordinance No. 2023-06 as recorded in Official Records Book 2805, Page 45 of the Public Records of Flagler County, Florida.

9. Ordinance No. 2023-07 as recorded in Official Records Book 2805, Page 49 of the Public Records of Flagler County, Florida.

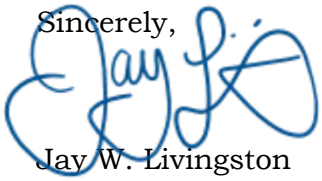
10. Petition to Voluntarily Annex Real Property to the City of Palm Coast Florida as recorded in Official Records Book 2924, Page 1085 of the Public Records of Flagler County, Florida.

11. No mortgages encumber the Property.

12. Taxes for 2024 are paid.

13. Subject to taxes for 2025 and subsequent years.

Sincerely,



Jay W. Livingston

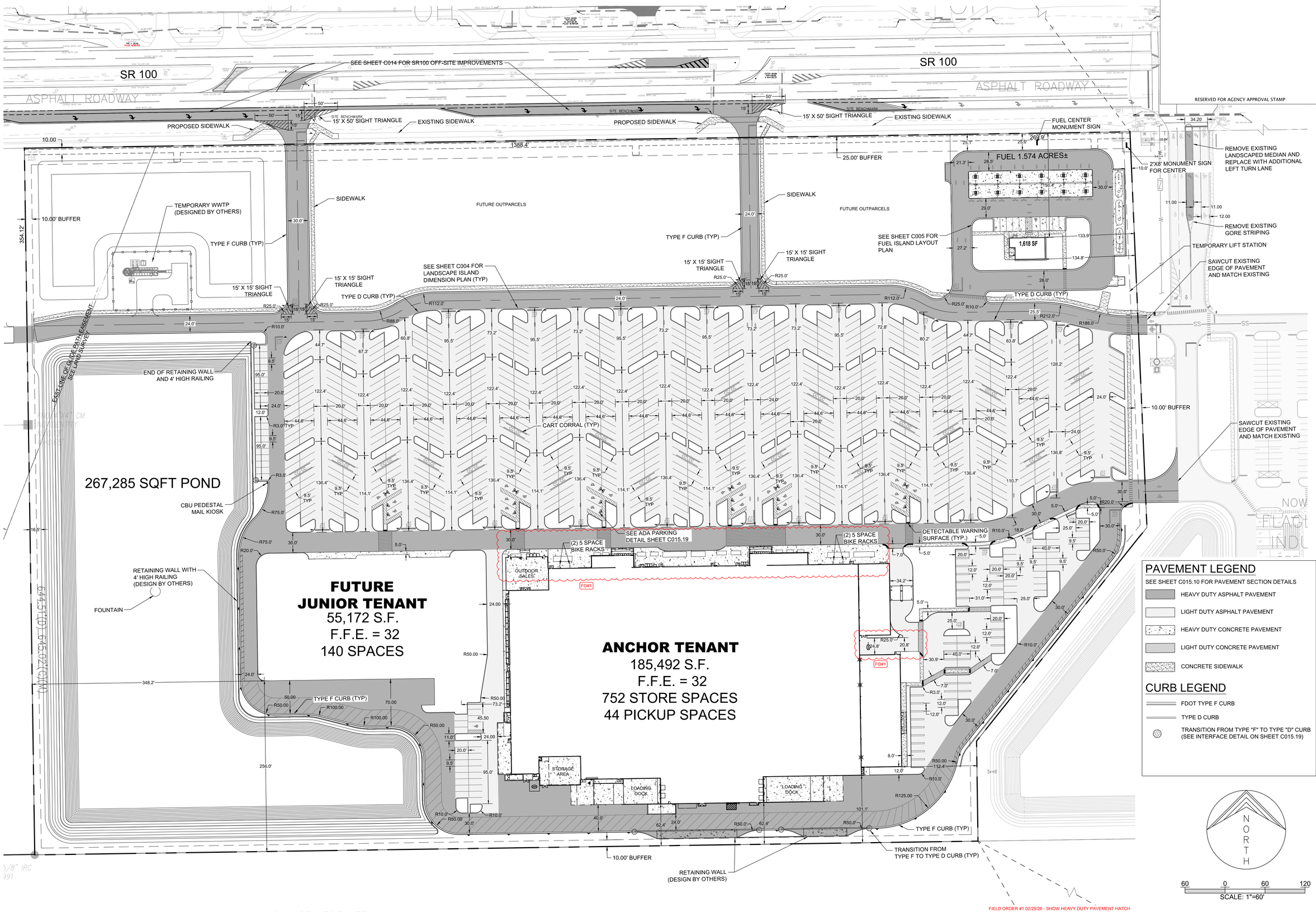
EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1387, PAGE 1869 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 38.811 ACRES, MORE OR LESS.



PAVEMENT LEGEND

SEE SHEET C015.10 FOR PAVEMENT SECTION DETAILS

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

CURB LEGEND

- FDOT TYPE F CURB
- TYPE D CURB
- TRANSITION FROM TYPE "F" TO TYPE "D" CURB (SEE INTERFACE DETAIL ON SHEET C015.19)

NORTH

60 0 60 120

SCALE: 1"=60'

ALANN ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

FLAGLER LANDING
PALM COAST, FLORIDA
OVERALL SITE LAYOUT

NO.	DATE	REVISION	BY
4	05/20/26	REV PER COPC RAI	NJG
3	04/14/26	REV PER COPC RAI	NJG
2	02/25/26	FIELD ORDER #1	NJG
1	02/04/26	REV PER COPC & SJRWMD RAI	NJG

DATE	05/05/25
SCALE	AS NOTED
PROJECT	2213-1
ENGINEER OF RECORD	CTB
DRAWN BY	NJG

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here. Signature must be verified on any electronic copies.

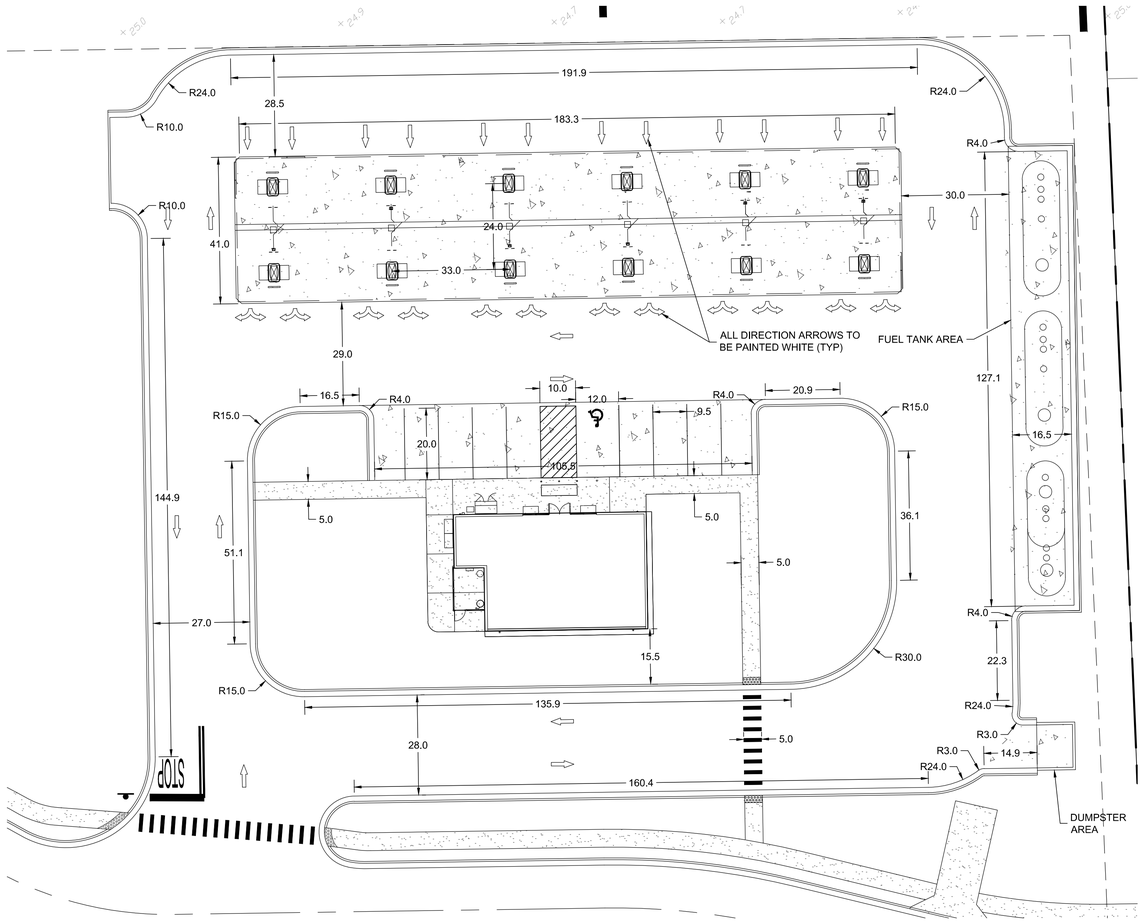
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Cole T. Buck, State of Florida, Professional Engineer, License No. 88690. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Additions or deletions to this document by other than the signing professional are prohibited without written consent of the professional.

NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

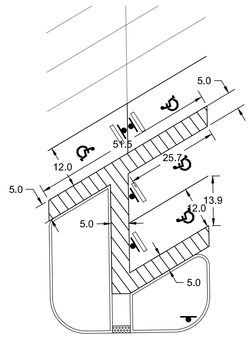
SHEET
C003.1

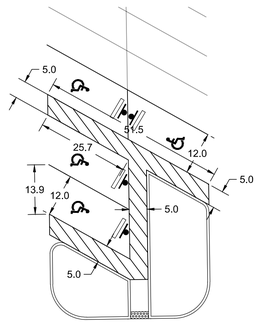
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FUEL STATION LAYOUT

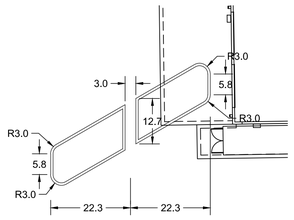
SCALE: 1" = 20'



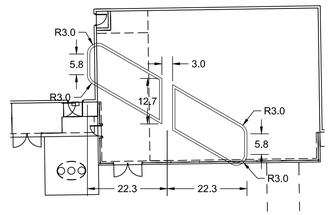


MAIN PARKING LOT ADA PARKING

SCALE: 1" = 20'

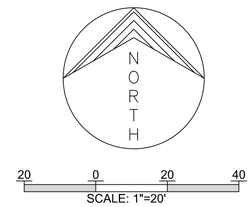


ISLAND TYPE "K1" WITH CONCRETE DRAINAGE FLUME



ISLAND TYPE "K2" WITH CONCRETE DRAINAGE FLUME

RESERVED FOR AGENCY APPROVAL STAMP



ALANN ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

FLAGLER LANDING
PALM COAST, FLORIDA
FUEL STATION AND EAST PARKING AREA

NO.	DATE	REVISION	BY
4	05/20/26	REV PER COPC RAI	NJG
3	04/14/26	REV PER COPC RAI	NJG
2	02/25/26	FIELD ORDER #1	NJG
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DATE	05/05/25
SCALE	AS NOTED
PROJECT	2213-1
ENGINEER OF RECORD	CTB
DRAWN BY	NJG

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
Signature must be verified on any electronic copies.

2026.05.20 16:33:35 -04'00'

Cole T. Buck, State of Florida, Professional Engineer, License No. 88690

NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C005

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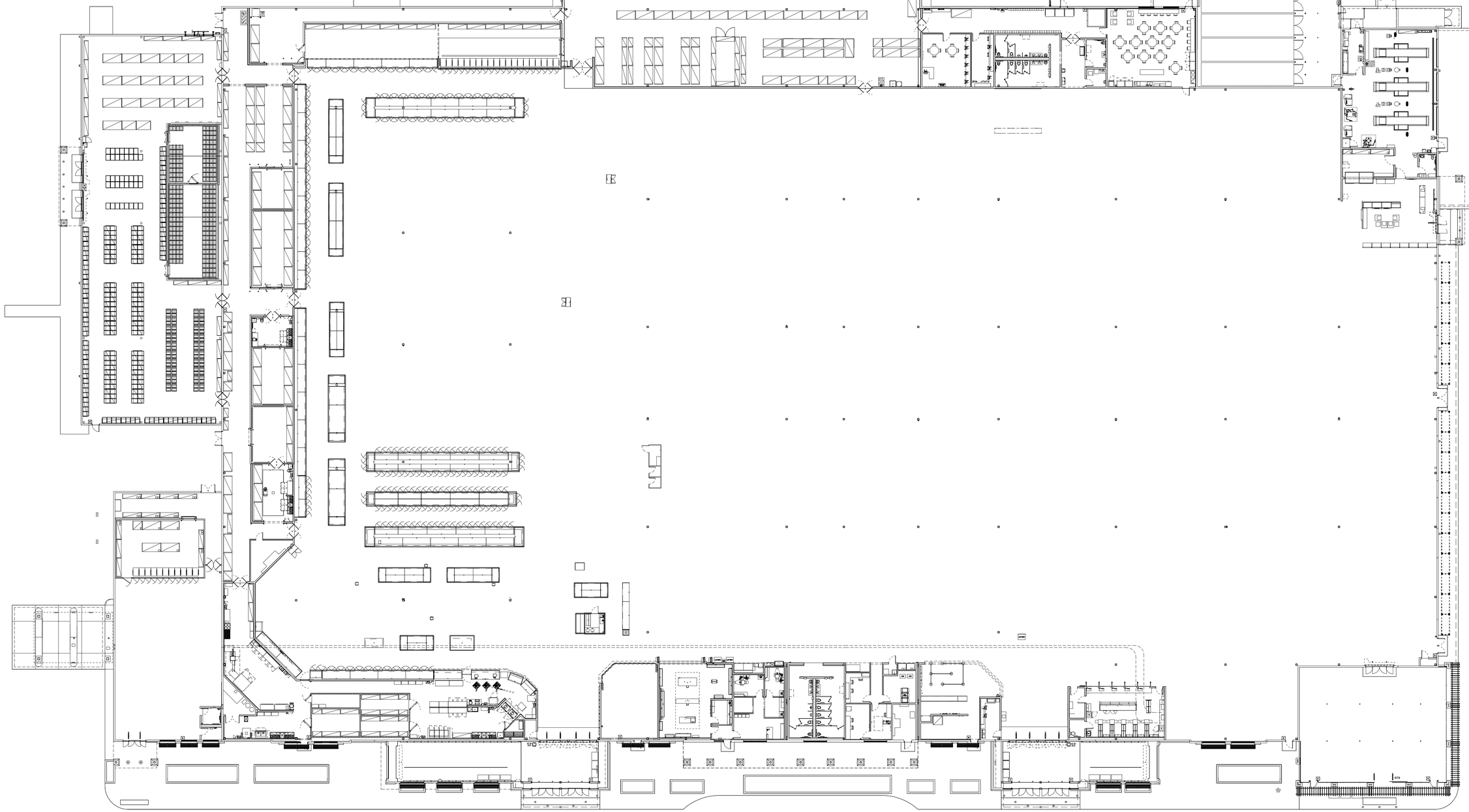
SCREEN COMPACTOR

SCREEN TRUCKWELL

SCREEN TRUCKWELL

DISCLOSURE HIGHLIGHTS:

- FLOOR PLAN IS SUBJECT TO CHANGE TO MEET LATEST PROTOTYPICAL STANDARDS WHEN CONSTRUCTION DOCUMENTS PWO.



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	FLOOR PLAN	BD6

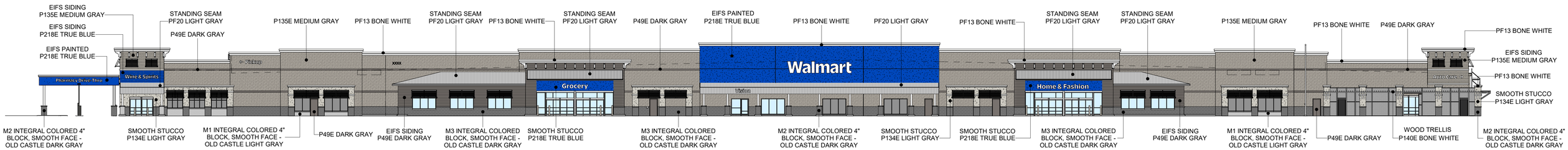
DISCLOSURE HIGHLIGHTS:

- FLOOR PLAN IS SUBJECT TO CHANGE TO MEET LATEST PROTOTYPICAL STANDARDS WHEN CONSTRUCTION DOCUMENTS PWO.



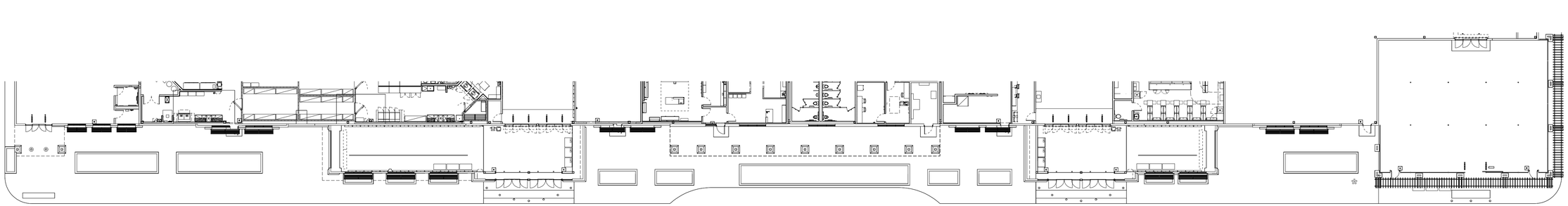
3 FRONT ELEVATION 01/27/26

1/4" = 1'-0"



2 FRONT ELEVATION 03/26/26

1" = 20'-0"



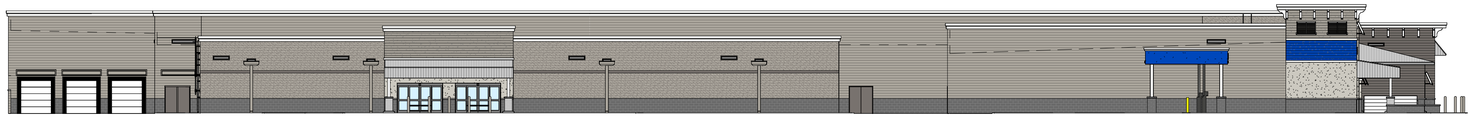
1 FLOOR PLAN

1" = 20'-0"

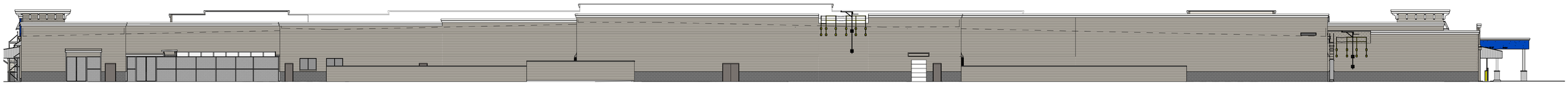
EIFS CORNICE PAINTED P140E BONE WHITE SW7004 "SNOWBOUND" LRV 83	SMOOTH STUCCO PAINTED P134E LIGHT GRAY SW7015 "REPOSE GRAY" LRV 58	SMOOTH STUCCO AND EIFS SIDING PAINTED P135E MEDIUM GRAY SW7017 '"DORIAN GRAY" LRV 39	EIFS SIDING PAINTED P49E DARK GRAY SW7019 "GAUNTLET GRAY" LRV 17	EIFS SIDING AND SMOOTH EIFS PAINTED P218E TRUE BLUE PANTONE 2728C	M1 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE LIGHT GRAY #4107	M2 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106	M3 INTEGRALLY COLORED CMU BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106	PF-13 BONE WHITE PRE-FINISHED METAL REYNOBOND	PF-20 PRE-FINISHED STANDING SEAM METAL TO MATCH P134 LIGHT GRAY

brr	03/26/26	Walmart	# 90108	PALM COAST, FL	FLOOR PLAN AND ELEVATION COMPARISON

BD6.1



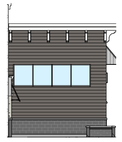
6 **SIDE ELEVATION**
1" = 20'-0"



5 **REAR ELEVATION**
1" = 20'-0"



GR VESTIBULE
4 **SIDE ELEVATION**
1/16" = 1'-0"



GM VESTIBULE
3 **SIDE ELEVATION**
1/16" = 1'-0"

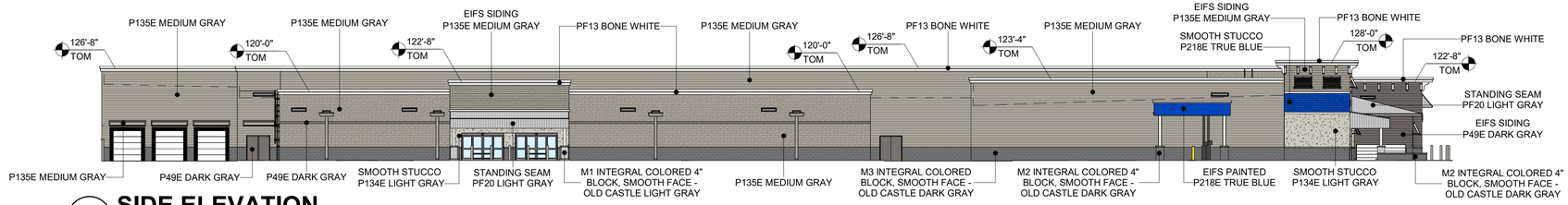


2 **SIDE ELEVATION**
1" = 20'-0"



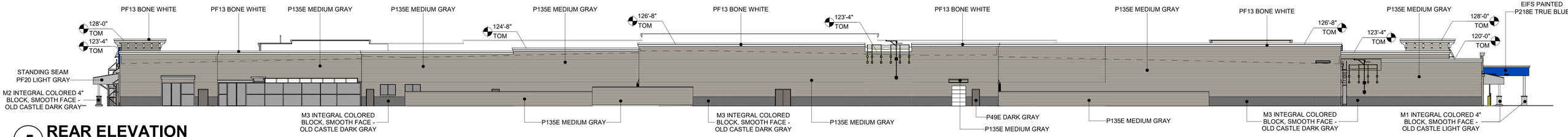
1 **FRONT ELEVATION**
1" = 20'-0"

EIFS CORNICE PAINTED P140E BONE WHITE SW7004 "SNOWBOUND" LRV 83	SMOOTH STUCCO PAINTED P134E LIGHT GRAY SW7015 "REPOSE GRAY" LRV 58	SMOOTH STUCCO AND EIFS SIDING PAINTED P135E MEDIUM GRAY SW7017 '"DORIAN GRAY" LRV 39	EIFS SIDING PAINTED P49E DARK GRAY SW7019 "GAUNTLET GRAY" LRV 17	EIFS SIDING AND SMOOTH EIFS PAINTED P218E TRUE BLUE PANTONE 2728C	M1 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE LIGHT GRAY #4107	M2 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106	M3 INTEGRALLY COLORED CMU BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106	PF-13 BONE WHITE PRE-FINISHED METAL REYNOBOND	PF-20 PRE-FINISHED STANDING SEAM METAL TO MATCH P134 LIGHT GRAY



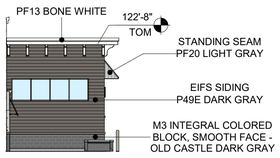
6 SIDE ELEVATION

1" = 20'-0"



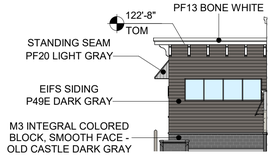
5 REAR ELEVATION

1" = 20'-0"



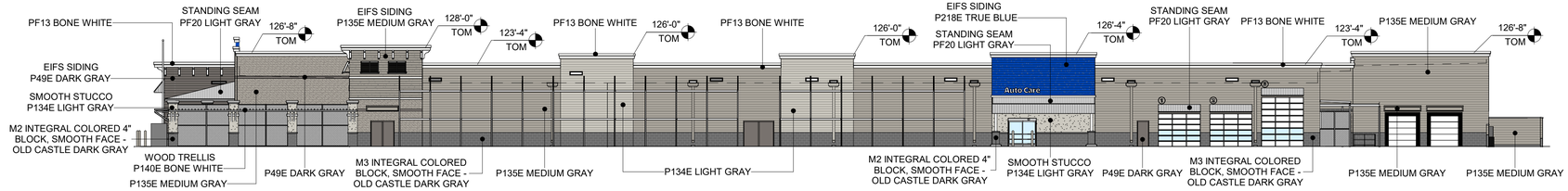
4 GM VESTIBULE SIDE ELEVATION

1/16" = 1'-0"



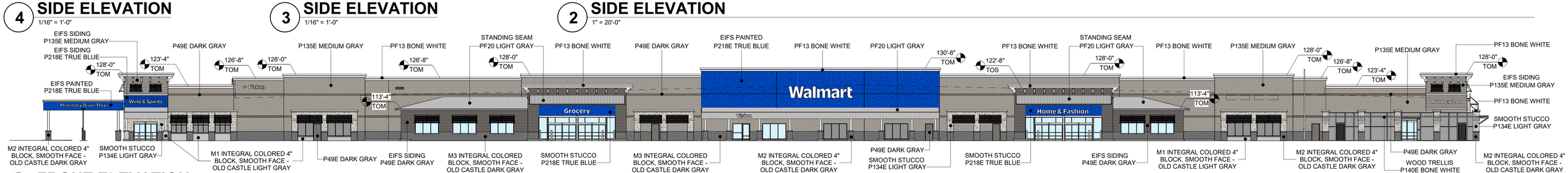
3 GR VESTIBULE SIDE ELEVATION

1/16" = 1'-0"



2 SIDE ELEVATION

1" = 20'-0"



1 FRONT ELEVATION

1" = 20'-0"

COLOR LEGEND	
M1	INTEGRAL COLORED 4" BLOCK, SMOOTH FACE - OLD CASTLE LIGHT GRAY
M2	INTEGRAL COLORED 4" BLOCK, SMOOTH FACE - OLD CASTLE DARK GRAY
M3	INTEGRAL COLORED BLOCK, SMOOTH FACE - OLD CASTLE DARK GRAY
P49E	DARK GRAY
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P140E	BONE WHITE
P218E	TRUE BLUE
PF13	BONE WHITE
PF20	LIGHT GRAY

EIFS CORNICE PAINTED P140E BONE WHITE SW7004 "SNOWBOUND" LRV 83

SMOOTH STUCCO PAINTED P134E LIGHT GRAY SW7015 "REPOSE GRAY" LRV 58

SMOOTH STUCCO AND EIFS SIDING PAINTED P135E MEDIUM GRAY SW7017 '"DORIAN GRAY" LRV 39

EIFS SIDING PAINTED P49E DARK GRAY SW7019 "GAUNTLET GRAY" LRV 17

EIFS SIDING AND SMOOTH EIFS PAINTED P218E TRUE BLUE PANTONE 2728C

M1 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE LIGHT GRAY #4107

M2 INTEGRALLY COLORED CMU 4" BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106

M3 INTEGRALLY COLORED CMU BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106

PF-13 BONE WHITE PRE-FINISHED METAL REYNOBOND

PF-20 PRE-FINISHED STANDING SEAM METAL TO MATCH P134 LIGHT GRAY



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	WINE & SPIRITS PERSPECTIVE	BD9.1



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	GARDEN CENTER PERSPECTIVE	BD9.2



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	GROCERY PERSPECTIVE	BD9.3



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	BRAND WALL PERSPECTIVE	BD9.4



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	AUTO CARE CENTER PERSPECTIVE	BD9.5



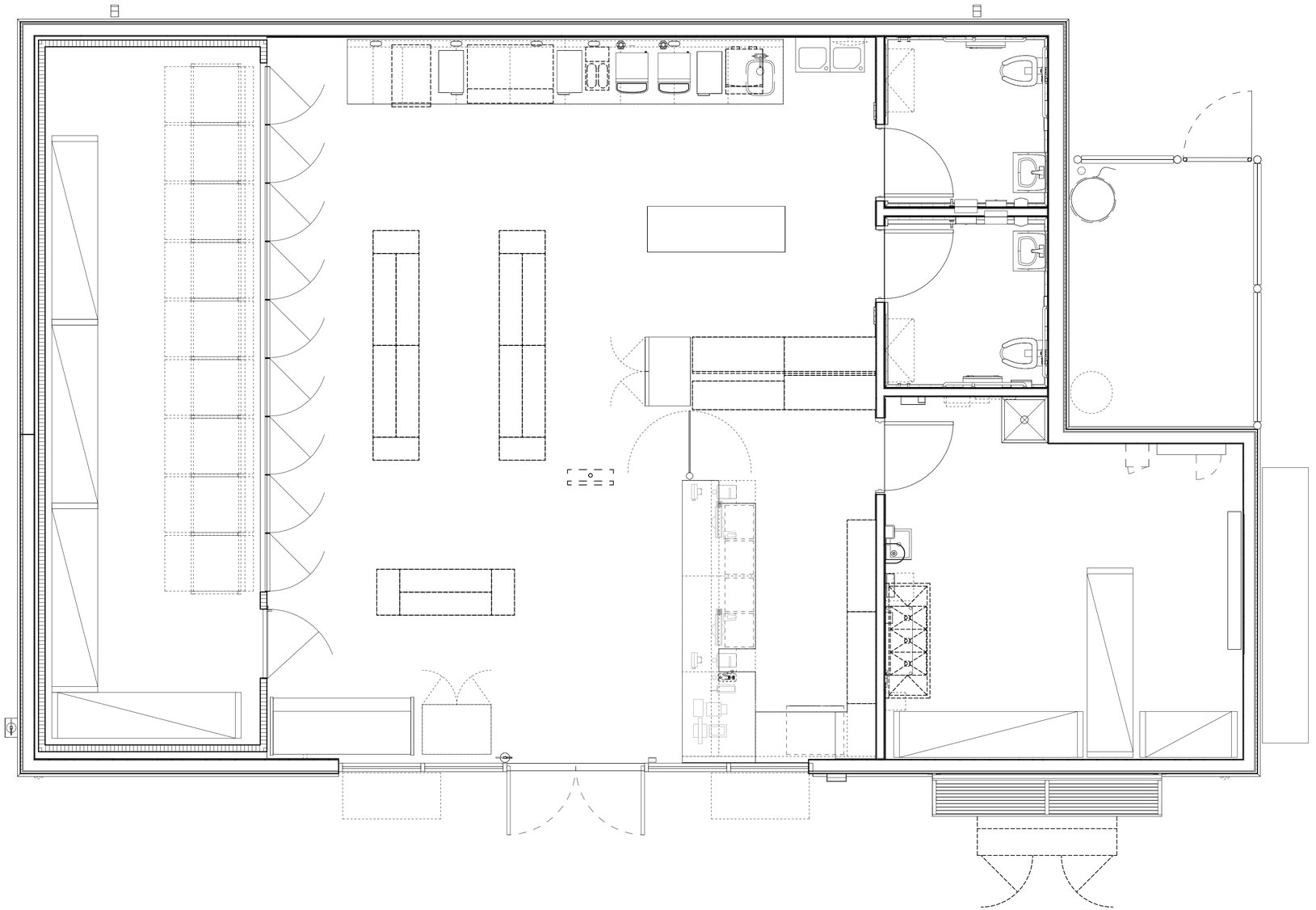
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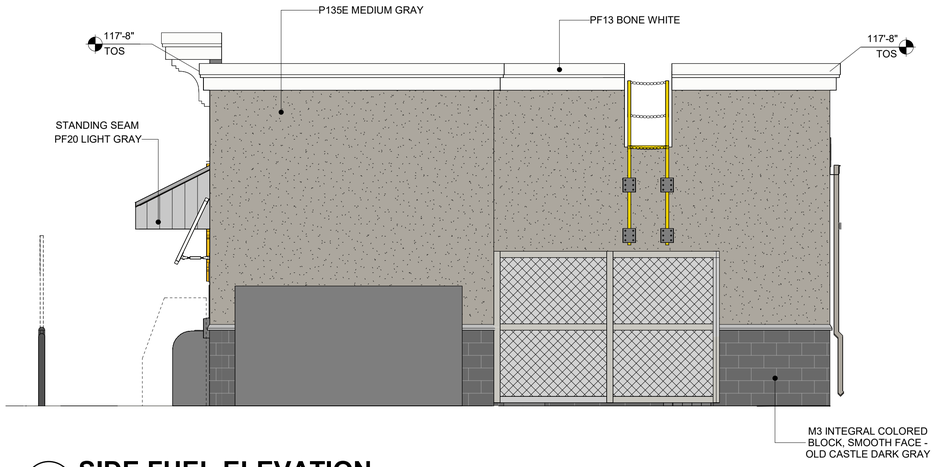
brr	03/26/26	Walmart	# 90108	PALM COAST, FL	FUEL STATION PERSPECTIVE	BD9.7



brr	03/26/26	Walmart	# 90108	PALM COAST, FL	OVERALL PERSPECTIVE	BD9.8

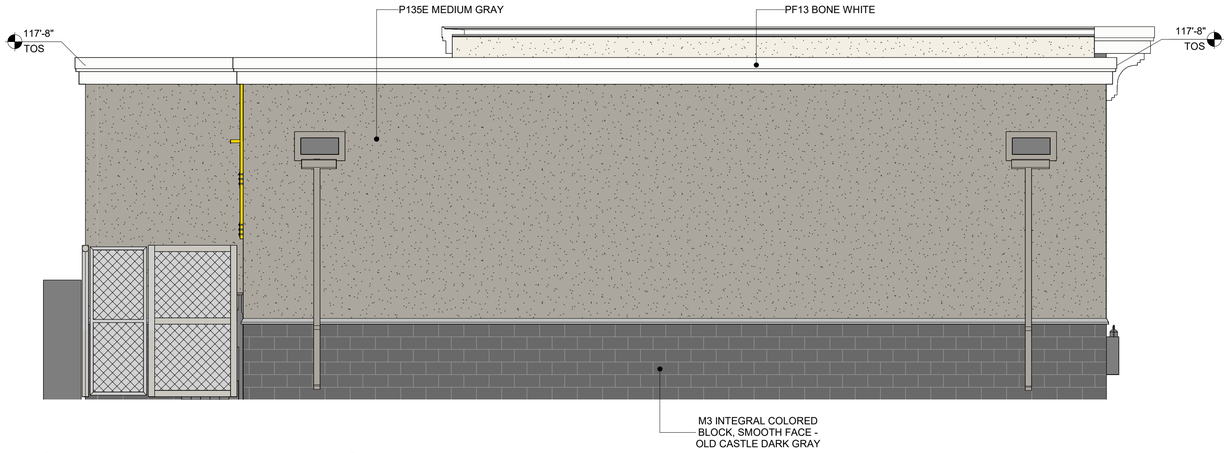


brr	03/26/26	Walmart	# 90108	PALM COAST, FL	FUEL FLOOR PLAN	BD11



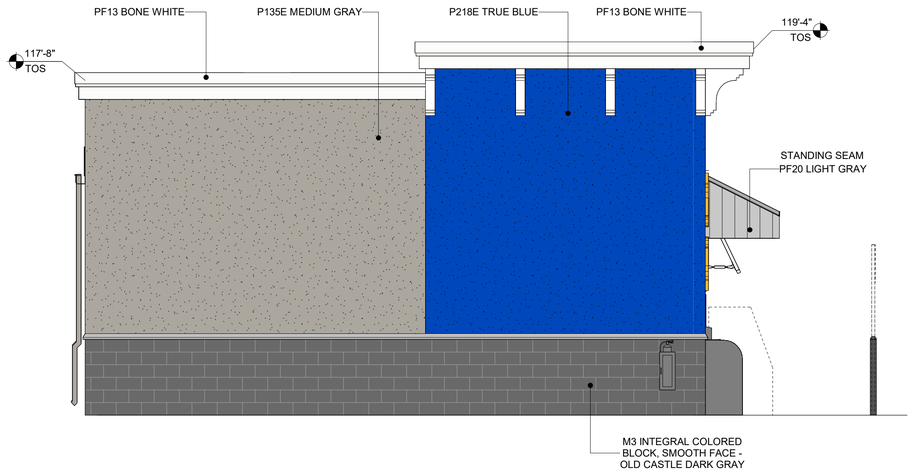
4 SIDE FUEL ELEVATION

1/4" = 1'-0"



3 REAR FUEL ELEVATION

1/4" = 1'-0"



2 SIDE FUEL ELEVATION

1/4" = 1'-0"



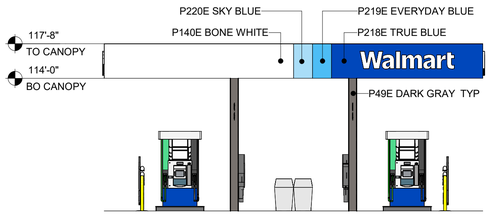
1 FRONT FUEL ELEVATION

1/4" = 1'-0"

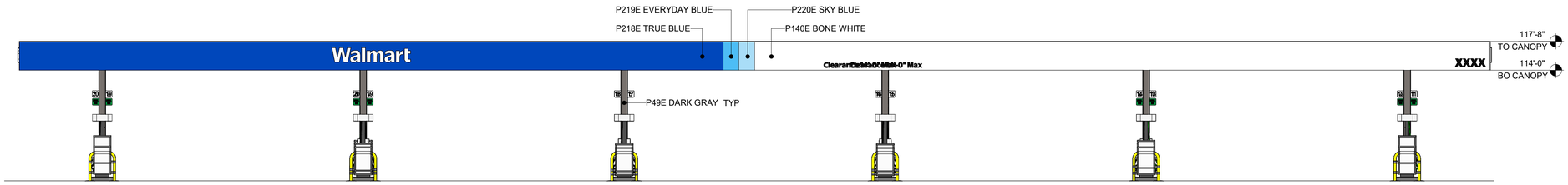
EIFS CORNICE PAINTED P140E BONE WHITE SW7004 "SNOWBOUND" LRV 83	SMOOTH STUCCO PAINTED P134E LIGHT GRAY SW7015 "REPOSE GRAY" LRV 58	P220E SKY BLUE	PAINT P219E EVERY DAY BLUE	EIFS SIDING AND SMOOTH EIFS PAINTED P218E TRUE BLUE PANTONE 2728C	M3 INTEGRALLY COLORED CMU BLOCK SMOOTH FACE OLD CASTLE DARK GRAY #4106	PF-13 BONE WHITE PRE-FINISHED METAL REYNOBOND	PF-20 PRE-FINISHED STANDING SEAM METAL TO MATCH P134 LIGHT GRAY

brr	03/26/26	Walmart	# 90108	PALM COAST, FL	FUEL ELEVATIONS	BD12

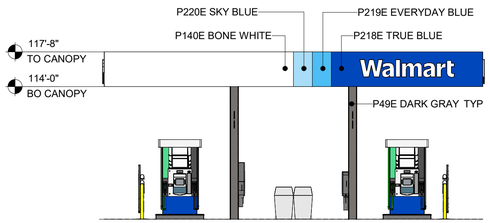
COLOR LEGEND	
P49E	DARK GRAY
P140E	BONE WHITE
P218E	TRUE BLUE
P219E	EVERYDAY BLUE
P220E	SKY BLUE



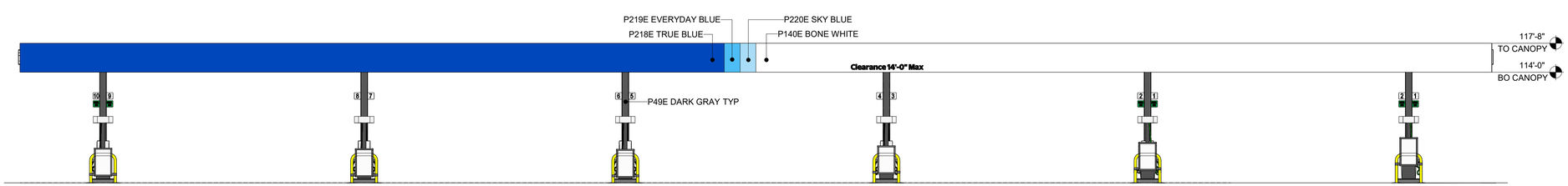
4 SIDE CANOPY ELEVATION
1/8" = 1'-0"



3 REAR CANOPY ELEVATION
1/8" = 1'-0"



2 SIDE CANOPY ELEVATION
1/8" = 1'-0"



1 FRONT CANOPY ELEVATION
1/8" = 1'-0"

For City Use

SR 100

SR 100

TYPE "G" LANDSCAPE BUFFER (25')

TYPE "G" LANDSCAPE BUFFER (25')

TYPE "G" LANDSCAPE BUFFER (25')

TYPE "C" LANDSCAPE BUFFER (10')

TYPE "C" LANDSCAPE BUFFER (10')

TYPE "C" LANDSCAPE BUFFER (10')

TYPE "C" LANDSCAPE BUFFER (10')

TYPE "C" LANDSCAPE BUFFER (10')

TYPE "C" LANDSCAPE BUFFER (10')

FUTURE RETAIL TENANT - 55,172 SF

ANCHOR TENANT - 185,492 SF

BLDG 2 - 818 SF

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MONUMENT SIGN - BY OTHERS (TYP)

BAHIA SOD - NON-IRRIGATED (TYP)

LIGHT POLE BY OTHERS (TYP)

RETAINING WALL - BY OTHERS (TYP)

SHEET KEY

LS2	LS3	LS4
LS5	LS6	LS7

GRAPHIC SCALE

0' 40' 80' 160'

(IN FEET)

1 inch = 80 ft.

Date: 5-20-2026
Scale: 1" = 30'
Drawn: MB
Checked By: MB
Revisions:

Michael Beebe
Florida LA# 0000927

OVERALL LANDSCAPE PLAN

BEEBE & ASSOCIATES, INC.
Golf Course Design, Renovation, Landscape Architecture & Consulting
250 Palm Coast Parkway NE, Suite #607, PMB128, Palm Coast, Florida 32137-8225
Phone: (386) 931-1202 Fax: (386) 446-8306 Email: michael@beebeassociates.com

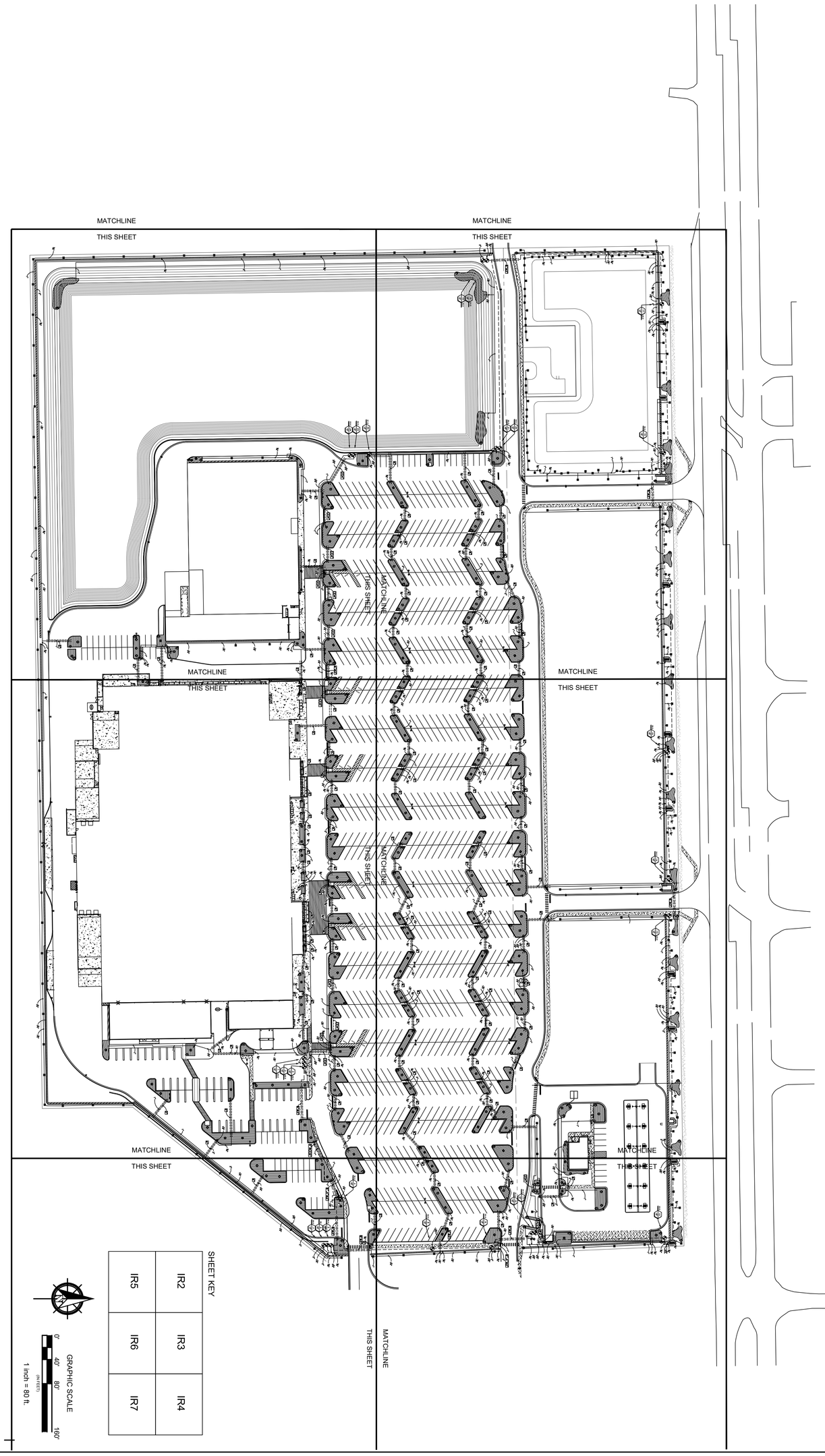
FLAGLER LANDING

Flagler Venture, LLC
PALM COAST, FLAGLER COUNTY, FLORIDA

BEEBE & ASSOCIATES, INC.

LS1

Sheet 1



IR1
Sheet 9

FLAGLER LANDING

Flagler Venture, LLC
PALM COAST, FLAGLER COUNTY, FLORIDA

OVERALL IRRIGATION PLAN

BEEBE & ASSOCIATES, INC.
Golf Course Design, Renovation, Landscape Architecture & Consulting
250 Palm Coast Parkway NE, Suite #607, PMB128, Palm Coast, Florida 32137-8225
Phone: (386) 931-1202 Fax: (386) 446-8306 Email: michael@beebeassociates.com

Michael Beebe
Florida LA# 0000927

Date: 5-20-2026
Scale: 1" = 30'
Drawn: MB
Checked By: MB
Revisions:

city of PALM COAST
Community Development Department
Planning Division

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

June 1, 2026

FLAGLER VENTURE, LLC.
5851 TIMUQUANA RD, STE 301
JACKSONVILLE, FL 32210

RE: **FLAGLER LANDING COMMENT LETTER; TECHNICAL SITE PLAN TIER 3;**
Application#: 6587

Dear Mrs. Kim Buck, P.E.,

Thank you for your recent application submittal. Staff has reviewed your documents, however; due to circumstances noted on the enclosed correspondence, your application cannot be approved at this time. The following attached are a list of staff comments based on the **3rd** submittal.

If you desire to proceed, kindly resubmit the appropriate documents as follows:

- **Upload all electronically signed / sealed PDF plans to include revision dates. Unpaid fees will not allow you to resubmit your revised files.**
- **Upload files in a PDF format with civil plan sheets in a landscape orientation.**
- **Upload letter noting each comment and the manner in which each comment has been addressed.**
- **At resubmittal please upload all civil plan sheets as separate PDF files. Sheet file names must contain the sheet name and the sheet number ONLY.**

Each department shown below will have the reviewer's name and phone number. You may contact each department reviewer to discuss comments individually or if you wish, you can contact Irene Schaefer, 386-986-3749 to schedule a TRX meeting to discuss comments as a group.

Be aware upon your 3rd submittal of plans a resubmittal fee of 25% of the original application fee will be required.

Please note that the City has implemented a Public Arts Ordinance 2024-18, that will require vertical construction valued at $1,000,000 or more, at time of building permit, to participate in the Art in Public Places Program.

If you have any questions concerning the comments noted, please contact me at 386-986-3784.

Sincerely,

Michael Hanson

MICHAEL HANSON, AICP,
Project Manager

Copy: Phong Nguyen, PTP,Planning Manager
TRX Team
Owner: FLAGLER PINES PROPERTIES LLC
4 LAMBERT COVE,
FLAGLER BEACH, FL 32136

Staff Comments 3rd Submittal

Reviewing Department Comments

PLLA - PLANNING LANDSCAPE ARCH (386) 986-3760
Comments:
Held By: RICHARD PICATAGI - (386)986-3760 - RPICATAGI@PALMCOASTGOV.COM
Tree Mitigation Calculations have been reviewed and approved.
The result is that applicant shall pay into the tree fund as follows::

782 Shade Trees at 2.5" Caliper; at ($625)
81 Shade Trees 3.0" Caliper;l at ($825)

The costs per tree were obtained from local landscape contractor who does a great deal of work in Palm Coast.

The check is to be payable to COPC Tree Fund.

Hold will remain until this is agreed upon and paid.

PLTR - PLANNING TRANSPORTATION/CONCURRENCY
Comments:
Held By: PHONG NGUYEN - (386)986-3779 - PNGUYEN@PALMCOASTGOV.COM
AR 6587 Flagler Landings TSP Tier 3
Review Comments by Phong Nguyen 5-29-2026
1) The proportionate share calculation has not been submitted as stated in LTG response to comments letter dated May 18, 2026. Please submit proportionate share calculation for review and a proportionate share impact fee credit agreement for review as well.

TRENG - TRAFFIC ENGINEER (386) 986-3740
Comments:
Held By: SEAN CASTELLO - - SCASTELLO@PALMCOASTGOV.COM
1.Discussion between FDOT and City Staff has brought up the need for adjustments to site access. Lets please set up a time to meet between the developer, FDOT and the City to discuss the appropriate measures to ensure operations are maintained on SR 100.

Please see the two attached documents for additional comments provided by FDOT regarding the project that were sent to directly to LTG by FDOT. They are marked as Exhibit A, and Exhibit B.

Exhibit A

Flagler Landings Traffic Impact Analysis Review

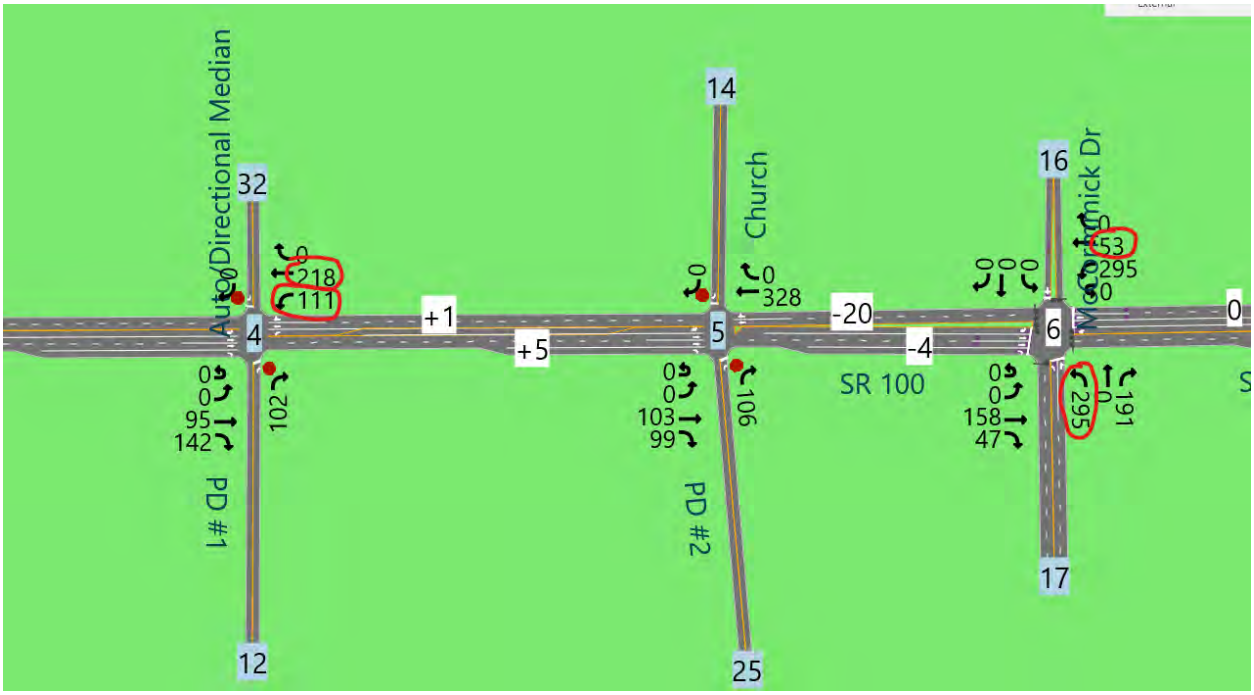
Comments

1. Page 1: Typo - Replace “Palm” with “Palms”. Typical throughout the report. – Typo not fixed
2. Page 1: Memorial Medical Pkwy not among the study intersections? – No explanation provided
3. Figure 2A: Check for typos. For example, intersection 1, EBR PM is marked as 522 instead of 116. – Figure not updated
4. Page 10: No receiving lane available for the additional WBL lane at intersection 1 (Belle Terre Blvd). Similarly, check if other recommendations are feasible. – Dual EB lefts still provided
5. Page 15: Please include analysis without the SR 100 6-lane widening recommendation as it is not expected by 2027. – There are still some references of widening in the report, for arterial segment analysis
6. Page 19: Fix arithmetic errors in Table 8. Some internal and new external trips totals do not add up to the printed values. – There are still some rounding errors
7. Figure 5A: Check for typos. For example, intersection 1, EBT is marked as 372 instead of 572.
8. Figure 5C: Check for typos. For example, intersection 2, WBR is marked as 129 instead of 226.
9. Page 25: Please provide analysis without the SR 100 6-lane widening
10. Page 25: McCormick Dr SBL lane recommendation; please check if this is feasible. Also, check this intersection for additional improvements that can be implemented.
11. Page 25: Node 4, median opening at Palm Coast Auto Import, check if signalization will be needed due to the additional traffic.
12. Page 26: Check for typos in table 9. For example, intersection 1, NB, 84.90 seconds, has been marked as LOS C instead of F.
13. Page 28: Check for typos in Table 11. For example, “Seminole Woods Boulevard”, not “Seminole Woods Parkway”.
14. Page 31: Check for typos. For example, in the “Site Access Analysis” paragraph, there is “Aerospace Boulevard” which is not part of the project.
15. Page 31: McCormick Drive intersection, EBR lane is reported to have a sufficient deceleration lane, but Table 12 reports a deficit of 245 ft. Please check this and other instances for consistency.

16. Appendix B, Page 3. It has been stated that data will be collected during school hours. Why was part of the data collected during the Summer Break?
17. Please provide Synchro models for all scenarios.
18. Synchro models: Interchange terminal intersection coded as two separate intersections. Please model it as a SPUI.
19. Synchro models: Intersection 10, EBL has been coded as 2 lanes instead of 1.
20. Synchro models: Check for volume typos throughout. For example, Existing PM, intersection 1 WBR should be 143 instead of 522; Background AM, intersection 1 SBT should be 182 instead of 186.
21. Synchro models: Model U-turn volumes separately from left-turn volumes. – Updates made to some models, some models not updated
22. Additional improvements are needed at McCormick Drive, as noted in the report, suggest eliminating the NB/SB through movements, providing dual NB lefts, and modifying the SB approach to include just a SB right.

Exhibit B

1. There appears to be internal circulation with traffic exiting from NBL lane at McCormick (see figure below for added project traffic in the PM peak). Similar situation exists in the AM peak. Also check for imbalances in the added project traffic.



2. Figure 2A – Intersection 8 – Volumes don't match the model. Numbers provided in the figure appear to be low.
3. Check timings at the intersection of SR 100 and Landings Blvd for all models, cycle length is off.
4. Background Improved models
    a. At Belle Terre – dual WBL in PM models but single WBL in AM
    b. At the south leg two lanes are added, SB receiving lane and NB thru lane – check for feasibility
5. Figure 5A - Project traffic added onto background traffic – discrepancy between figure and model values, see examples below:
    a. SR 100 at Belle Terre Blvd AM
        i. EBT - +35 in figure, +41 in model
        ii. WBT - +26 in figure, +54 in model
    b. SR 100 at Palm Coast Auto AM
        i. EBT - +48 (73-25) in figure, +50 in model, check for total at this movement
        ii. WBT - +90 (107-17) in figure, +92 in model, check for total at this movement

    c. Check for similar issues in the PM models
6. Buildout model volumes not matching Figure 5A, example SR 100 at Belle Terre Blvd AM EBT and WBT, check other locations.

Additional typo/grammar issues

7. "Flagler Landing, LLC" vs. "Flagler Landings, LLC", cover vs introduction
8. "two (2) directional median opening" — missing plural Introduction, page 1
9. "Exisitng" — typo in table footnote Table 1 footnote reads: *"Exisitng PM Peak-Hour Two-Way Volume calculated by..."* — should be "Existing." This also appears in Table 4's footnotes.
10. "the results are presented in Error! Reference source not found." Page 10
11. "It is the unsignalized intersections operate at higher levels..." — missing word/grammatically broken Page 24
12. "the results are presented in 10" — missing "Table" Page 24: *"the results are presented in 10"* — should read "presented in Table 10."
13. "Table 13 and Table14 shows" — agreement error and missing space Conclusion, page 30: *"Table 13 and Table14 shows the proposed intersection improvements..."* — two issues: (1) missing space between "Table" and "14," and (2) subject-verb agreement — should be "show" since it refers to two tables.
14. "350 ft.)" — stray space before parenthesis Site Access Analysis section (repeated on pages 29 and 31): *"the recommended deceleration length (350 ft.) is compromised"* — there is an extra space before the closing parenthesis.
15. "the a.m. and p.m. peak-hour" — inconsistent capitalization convention Page 18: *"the a.m. and p.m. peak-hour project trips"* — elsewhere the report consistently uses "AM" and "PM" in caps. This instance uses lowercase, which is inconsistent.

Flagler Landings
Palm Coast, Florida

Traffic Impact Analysis

Prepared for: Flagler Landings, LLC.

By: LTG, Inc.

Revised May 2026

LTG Engineering & Planning

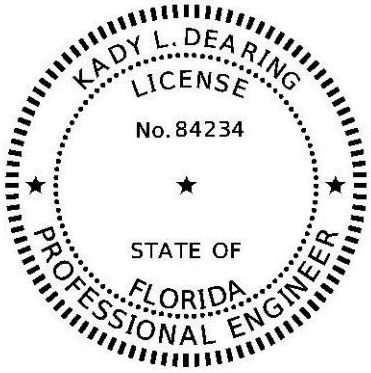
PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, F030424608005, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Flagler Landings – Traffic Impact Analysis
LOCATION: Palm Coast, Florida
CLIENT: Flagler Landing, LLC
JOB #: 5964.02

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1540 West Granada Boulevard Suite 2
Ormond Beach, FL 32174
Vendor No. F030424608005
386-257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Kady L Dearing

Digitally signed by Kady L Dearing
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Date: 2026.05.19 08:29:09-04'00'

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VENDOR NO. F030424608005
KADY L. DEARING, P.E. NO. 84234

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1

INTRODUCTION

LTG, Inc. (LTG) has been retained by Flagler Landing, LLC to prepare a Traffic Impact Analysis (TIA) for the proposed Flagler Landings mixed use development. The development is located south of SR 100, between McCormick Drive and Bulldog Drive in the City of Palm Coast, Florida. Error! Reference source not found. shows the location of the project relative to the surrounding road network and a preliminary site plan is attached as **Appendix A.** The approved methodology is attached as **Appendix B.** Build-out of the proposed development is anticipated by 2027. The proposed access plan for the project includes two (2) directional median opening on SR 100 and an internal shared connection with the Wholesale Club/mixed commercial development to the east of the site, which will provide access to the McCormick Drive, signalized intersection. The development will consist of:

- Free-Standing Discount Superstore: 185,492 sq-ft
- Building Materials and Lumber Store: 55,172 sq-ft
- Convenience Store/Gas Station: 12 Vehicle Fueling Positions
- One (1) Automated Car Wash: 1 Car Wash Tunnel
- One (1) Small Office Building: 4,000 sq-ft
- Two (2) High-Turnover Sit-Down Restaurants: 6,500 sq-ft
- One (1) Medical Dental Office: 3,750 sq-ft
- One (1) Animal Hospital/Veterinary Clinic: 4,000 sq-ft
- Two (2) Fast-Food Restaurants with Drive-Through: 5,700 sq-ft
- One (1) Drive-In Bank: 3,000 sq-ft
- Two (2) Fast Casual Restaurants: 6,000 sq-ft

Study Area

The study area consists of the following intersections and roadway segments as approved in the TIA methodology letter submitted to Palm Coast:

Roadway Segments:

- SR 100 from Belle Terre Boulevard to Old Kings Road
- Belle Terre Parkway from Royal Palm Parkway to SR 100
- Belle Terre Boulevard from SR 100 to US 1
- Town Center Boulevard from Royal Palm Parkway to SR 100
- Seminole Woods Boulevard from SR 100 to Citation Parkway
- Old Kings Road from Town Center Boulevard to Palm Coast City Limits

Intersections:

- SR 100 at Belle Terre Boulevard
- SR 100 at Landing Boulevard
- SR 100 at Bulldog Drive
- SR 100 at Palm Coast Auto/Directional Median Opening (project access)
- SR 100 at Central Baptist Church drive and Directional Median Opening (project access)
- SR 100 at McCormick Drive
- SR 100 at Seminole Woods Boulevard
- SR 100 at I-95 Ramps
- SR 100 at Old Kings Road
- SR 100 at BJs Wholesale Club Directional Median Opening (city request)
- Seminole Woods Boulevard at RaceTrac Driveway (city request)



Flagler Landing	N NTS	**Project Location Map** Project No.: 5964.02 | Figure 1	LTG Engineering & Planning 1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of this project. Reference data was obtained from the Florida Department of Transportation (FDOT), Flagler County Planning and Zoning Department, the Institute of Transportation Engineers (ITE), the Volusia Flagler Transportation Planning Organization (VFTPO), the City of Palm Coast, and the National Cooperative Highway Research Program (NCHRP).

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest was obtained from FDOT, Flagler County, the City of Palm Coast, and previously approved projects. At this time, there are no capacity increasing improvements planned within the study area

2

EXISTING ROADWAY ANALYSIS

Turning movement counts (TMCs) were conducted during the AM and PM peak hours of May 22nd and July 15th, 2025 at the study area intersections. The turning movement counts were adjusted by the FDOT Seasonal Factor specified for the week the data was collected (≥1). The existing AM and PM peak-hour traffic volumes used in the analysis are depicted in **Figure 2A and 2B**. The raw turning movement counts and the FDOT Peak Season Factor Category Report are provided as **Appendix C**.

Existing Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A:	*Free flow, individual users virtually unaffected by the presence of others*
Level of Service B:	*Stable flow with a high degree of freedom to select operating conditions*
Level of Service C:	*Flow remains stable, but with significant interactions with others*
Level of Service D:	*High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E:	*This condition represents the capacity level of the road*
Level of Service F:	*Forced flow in which the traffic exceeds the amount that can be served*

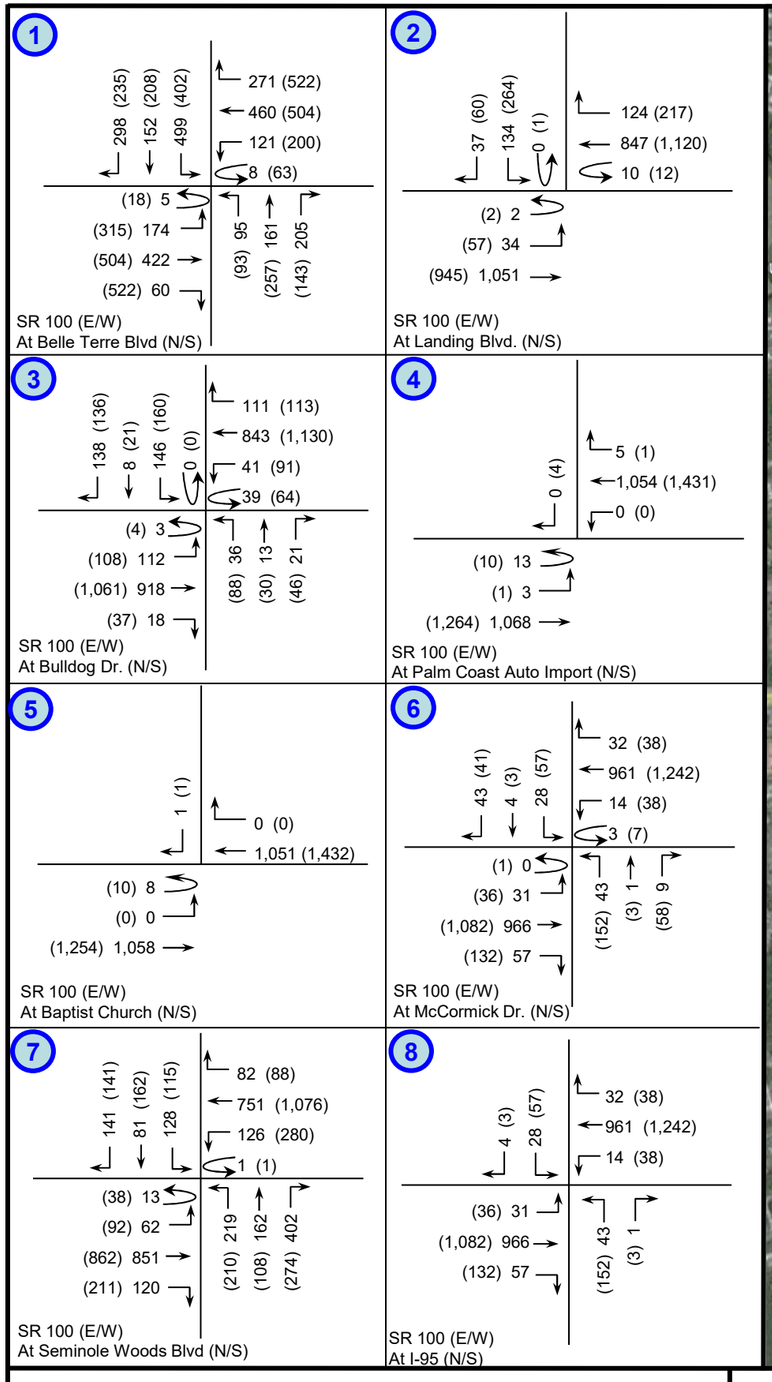
The Average Annual Daily Traffic (AADT) for the study roadway segments was obtained from historical AADT data provided by the City of Palm Coast (2025) and Florida Traffic Online (2024) where applicable. The existing LOS for the study area road segments during the peak hour are provided in **Table 1**.

As shown in the table, all of the study area segments are currently operating within the adopted LOS.

Existing Intersection Analysis

The operating conditions at the study area intersections were evaluated using *Synchro*. **Table 2** presents the existing AM and PM peak hour Level of Service (LOS) at the study area intersections. The traffic signal timing sheets for the signalized intersections are provided as **Appendix D** and the *Synchro* summary sheets are provided as **Appendix E**.

As indicated in the table, the intersections of SR 100 at Belle Terre Boulevard, Seminole Woods Boulevard, and Old Kings Road are currently operating outside of the adopted LOS and with v/c ratios greater than 1.0 under existing conditions during the AM and PM peak hour.



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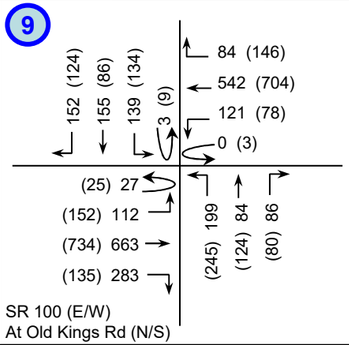
2025 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5964.02

Figure 2A

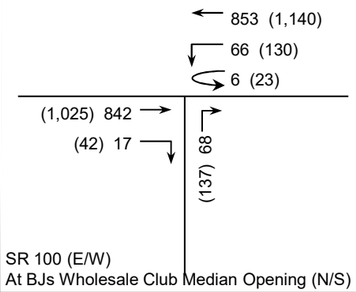
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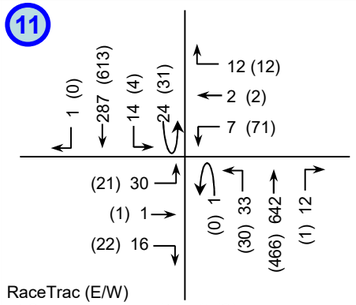
SR 100 (E/W)
At Old Kings Rd (N/S)

10



SR 100 (E/W)
At BJs Wholesale Club Median Opening (N/S)

11



RaceTrac (E/W)
At Seminole Woods Blvd.(N/S)



Legend:

XX = A.M. Peak-Hour

(XX) = P.M. Peak-Hour

(#) = Study Intersection

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2025 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5964.02

Figure 2B

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Table 1
Existing PM Peak Hour LOS - Roadway Segments

Roadway	Segment		Location ID[1]	No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2025 AADT[2]		K-Factor		2025 Existing PM Peak-Hour Two-Way Volume[3]		Existing Volume Exceed Adopted LOS?
	From:	To:					City Reported	FDOT	City Reported	FDOT	City Reported	FDOT	
SR 100	Old Kings Rd.	I-95	3530	4	D	3,580	27,323	30,000	0.0818	0.090	2,235	2,700	No
	I-95	Memorial Medical Pkwy	3525	4	D	3,580	40,472	36,500	0.0789	0.090	3,193	3,285	No
	Memorial Medical Pkwy	Seminole Woods Pkwy	3520	4	D	3,580	35,649	36,500	0.0757	0.090	2,699	3,285	No
	Seminole Woods Pkwy	Bulldog Dr.	3515	4	D	3,580	34,085	25,000	0.0820	0.090	2,795	2,250	No
	Bulldog Dr.	Landings Blvd.	3510	4	D	3,580	33,126	25,000	0.0792	0.090	2,624	2,250	No
	Landings Blvd.	Belle Terre Pkwy	3505	4	D	3,580	29,226	25,000	0.0847	0.090	2,475	2,250	No
Belle Terre Parkway	Royal Palms Pkwy	East Hampton Blvd.	1254	4	D	3,580	28,770	-	0.0943	-	2,713	-	No
	East Hampton Blvd.	SR 100	1260	4	D	3,580	27,655	-	0.0858	-	2,373	-	No
Belle Terre Boulevard	SR 100	Zebulas Trail	1263	2	D	2,170	9,846	-	0.0886	-	872	-	No
	Zebulas Trail	Zaun Trail	1265	2	D	2,170	8,268	-	0.0818	-	676	-	No
	Zaun Trail	Citation Pkwy	1270	2	D	2,170	6,044	-	0.0874	-	528	-	No
	Citation Pkwy	US 1	1275	2	D	2,170	5,032	-	0.0938	-	472	-	No
Town Center Boulevard	SR 100	Hospital Drive	4100	4	D	5,900	8,370	-	0.1133	-	948	-	No
	Hospital Dr.	Central Ave.	4110	4	D	5,900	9,391	-	0.1056	-	992	-	No
	Central Avenue	Lake Ave.	4120	2	D	2,170	8,113	-	0.1371	-	1,112	-	No
	Lake Ave.	Royal Palm Pkwy	4130	2	D	2,170	7,785	-	0.1038	-	808	-	No
Seminole Woods Parkway	SR 100	Ulaturn Place	3325	4	D	5,900	14,303	-	0.0849	-	1,214	-	No
	Ulaturn Place	Citation Pkwy	3300	4	D	5,900	14,084	-	0.0849	-	1,196	-	No
Old Kings Road	Town Center Blvd.	SR 100	2745	4	D	5,900	8,695	-	0.0934	-	812	-	No
	SR 100	Palm Coast City Limit	2750	2	D	2,170	8,806	-	0.1558	-	1,372	-	No

[1]Number of Lanes, Adopted LOS, Existing Peak-Hour Two-Way Capacity obtained from 2023 Palm Coast Transportation Facility Status Report

[2]2025 AADT data provided by COPC staff in March 2026.

[3]Exisitng PM Peak-Hour Two-Way Volume calculated by multiplying the existing 2025 AADT by the K-factor

Table 2
Existing AM and PM Peak Hour Intersection Analysis

Intersection	Adopted LOS	Control Type	Time Period	EB		WB		NB		SB		Overall		
				Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Max V/C
1. SR 100 at Belle Terre Boulevard	D	Traffic Signal	AM	46.0	D	41.4	D	78.7	E	82.3	F	61.6	E	0.98
			PM	49.7	D	51.9	D	90.3	F	75.1	E	62.3	E	0.93
2. SR 100 at Landing Boulevard	D	Traffic Signal	AM	6.0	A	7.4	A	-	-	60.3	E	10.8	B	0.76
			PM	8.9	A	11.5	B	-	-	55.0	E	15.8	B	0.80
3. SR 100 at Bulldog Drive	D	Traffic Signal	AM	23.9	C	42.4	D	80.4	F	80.9	F	40.1	D	0.87
			PM	29.0	C	50.5	E	80.0	E	80.0	F	46.6	D	0.86
4. SR 100 at Palm Coast Import Auto/ Directional Median Opening/Project Driveway #1	D	TWSC	AM	18.4	C	0.0	A	-	-	0.0	A	18.4	C	0.06
			PM	29.3	D	0.0	A	-	-	15.5	C	29.3	D	0.07
5. SR 100 at Central Baptist Church/ Directional Median Opening/Project Driveway #2	D	TWSC	AM	19.7	C	-	-	-	-	13.0	B	19.7	C	0.04
			PM	30.5	D	-	-	-	-	15.4	C	30.5	D	0.07
6. SR 100 at McCormick Drive	D	Traffic Signal	AM	12.6	B	2.2	A	83.4	F	87.7	F	12.1	B	0.80
			PM	30.5	C	4.6	A	83.5	F	93.8	F	24.8	C	0.87
7. SR 100 at Seminole Woods Boulevard	D	Traffic Signal	AM	17.0	B	40.2	D	123.8	F	57.7	F	55.5	E	1.25
			PM	17.1	B	39.3	D	142.5	F	82.7	F	54.0	D	1.24
8. SR 100 at I-95 Ramps	D	Traffic Signal	AM	30.5	C	16.5	B	74.1	E	72.1	E	32.9	C	0.88
			PM	35.9	D	13.1	B	71.0	E	64.1	E	32.8	C	0.91
9. SR 100 at Old Kings Road	D	Traffic Signal	AM	2.7	A	23.3	C	68.0	E	68.4	E	25.0	C	0.86
			PM	2.7	A	21.3	C	68.1	E	72.6	E	25.1	C	0.79
10. SR 100 at BJs Wholesale Club Median Opening	D	TWSC	AM	-	-	10.9	B	13.0	B	-	-	13.0	B	0.15
			PM	-	-	16.4	C	15.5	C	-	-	16.4	C	0.30
11. Seminole Woods Boulevard at RaceTrac Driveway	D	TWSC	AM	14.4	B	13.6	B	0.0	A	13.2	A	14.4	B	0.08
			PM	15.7	C	20.4	C	9.0	A	11.8	B	20.4	C	0.07

**Overall delay (sec.) for unsignalized intersection reports results for the critical movements.*

3

2027 FUTURE TRAFFIC CONDITIONS

Background traffic in the area is expected to grow due to local government approvals. The following section documents the methods used to project 2027 future background traffic conditions.

2027 Background Traffic

Traffic growth rates from historic City of Palm Coast's 2023 Average Annual Daily Traffic (AADT) counts, 2025 AADT Counts provided by City staff, and Florida Traffic Online (2024) from the past five years were determined for each study area roadway segment using FDOT's *Traffic Trends* software. **Table 3** presents the average annual growth rates and the growth rate applied to the factored existing traffic volumes to project background traffic for the year 2027. As agreed in the methodology phase of the analysis, the minimum growth rate to be used is two percent (2%). Per City staff, maximum growth rate is five percent (5%). Copies of the trends calculations are provided as **Appendix F**. Per City staff, vested data to be included in the roadway segment analysis will be obtained from the Palm Coast Transportation Facility Status Report (dated May 2026). Vested project data applied to the intersections is also provided in **Appendix F**. At the direction of City staff, the highest of the resulting peak hour trip increase, between the annual historical growth rate and the vested trips, was used to in the analysis.

Table 3
Annual Growth Rates

Roadway	Segment		Historical Average Annual Growth Rate					Vested Trips	Growth Method Applied
			R^2	Historical Annual Growth	Applied Annual Growth Rate	Growth Factor	Peak Hour Trip Increase		
SR 100	Old Kings Road	I-95	75.8%	7.45%	5.00%	1.10	224	876	Vested Trips
	I-95	Memorial Medical Pkwy	99.1%	13.69%	5.00%	1.10	320	1,106	Vested Trips
	Memorial Medical Pkwy	Seminole Woods Blvd.	98.6%	1.96%	2.00%	1.04	108	1,082	Vested Trips
	Seminole Woods Blvd.	Bulldog Dr.	94.2%	-0.20%	2.00%	1.04	112	484	Vested Trips
	Bulldog Drive	Landings Blvd.	43.8%	-1.03%	2.00%	1.04	105	431	Vested Trips
	Landings Blvd.	Belle Terre Pkwy	61.3%	-2.11%	2.00%	1.04	99	385	Vested Trips
Belle Terre Parkway	Royal Palm Pkwy	East Hampton Blvd.	93.5%	-2.07%	2.00%	1.04	109	399	Vested Trips
	East Hampton Blvd.	SR 100	16.1%	-1.38%	2.00%	1.04	95	286	Vested Trips
Belle Terre Boulevard	SR 100	Zebulas Trail	98.0%	2.69%	2.69%	1.05	47	298	Vested Trips
	Zebulas Trail	Zaun Trail	99.5%	3.21%	3.21%	1.06	44	286	Vested Trips
	Zaun Trail	Citation Pkwy	98.0%	4.44%	4.44%	1.09	47	286	Vested Trips
	Citation Pkwy	US 1	79.4%	3.40%	3.40%	1.07	32	219	Vested Trips
Town Center Boulevard	SR 100	Hospital Dr.	99.4%	6.43%	5.00%	1.10	95	730	Vested Trips
	Hospital Dr.	Central Ave.	81.3%	6.67%	5.00%	1.10	99	693	Vested Trips
	Central Ave.	Lake Ave.	99.9%	8.64%	5.00%	1.10	112	14	Historical Growth
	Lake Ave.	Royal Palm Pkwy	97.2%	12.35%	5.00%	1.10	81	14	Historical Growth
Seminole Woods Boulevard	SR 100	Ulaturn Place	78.7%	2.97%	2.97%	1.06	72	673	Vested Trips
	Ulaturn Place	Citation Pkwy	97.3%	9.26%	5.00%	1.10	119	675	Vested Trips
Old Kings Road	Town Center Blvd.	SR 100	98.1%	-5.30%	2.00%	1.04	33	385	Vested Trips
	SR 100	Palm Coast City Limit	66.8%	9.18%	5.00%	1.10	137	212	Vested Trips

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4

2027 BACKGROUND ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the future 2027 roadway conditions to determine potential impacts and to investigate mitigation requirements. **Figure 3A** and **Figure 3B** graphically depicts the AM and PM peak-hour 2027 background trips at the study area intersections. The results of the analysis are presented below.

2027 BACKGROUND ROADWAY SEGMENT ANALYSIS

The study area roadway segments were analyzed under 2027 background conditions to determine the anticipated two-way peak-hour LOS. The results are provided in **Table 4**. The future background traffic includes the vested trips and/or respective growth rates on each segment. As indicated, the study area roadway segments of SR 100 from I-95 to Seminole Woods Parkway are expected to operate outside of the adopted LOS under background conditions. The segments were analyzed with the following improvements:

SR 100 from I-95 to Memorial Medical Parkway

- Widen to 6 lanes

SR 100 from Memorial Medical Parkway to Seminole Woods Parkway

- Widen to 6 lanes

The results are also shown in **Table 4.**

2027 Background Intersection Analysis

The study area intersections were analyzed to determine the operating conditions under 2027 background conditions and the results are presented in **Table 5.** The *Synchro* summary sheets are included in **Appendix G.**

As indicated in the table, under background conditions the intersections of SR 100 at Belle Terre Boulevard, and Seminole Woods Boulevard are expected to operate outside of the adopted LOS and with v/c ratios greater than 1.0. The intersections were re-analyzed with the following improvements:

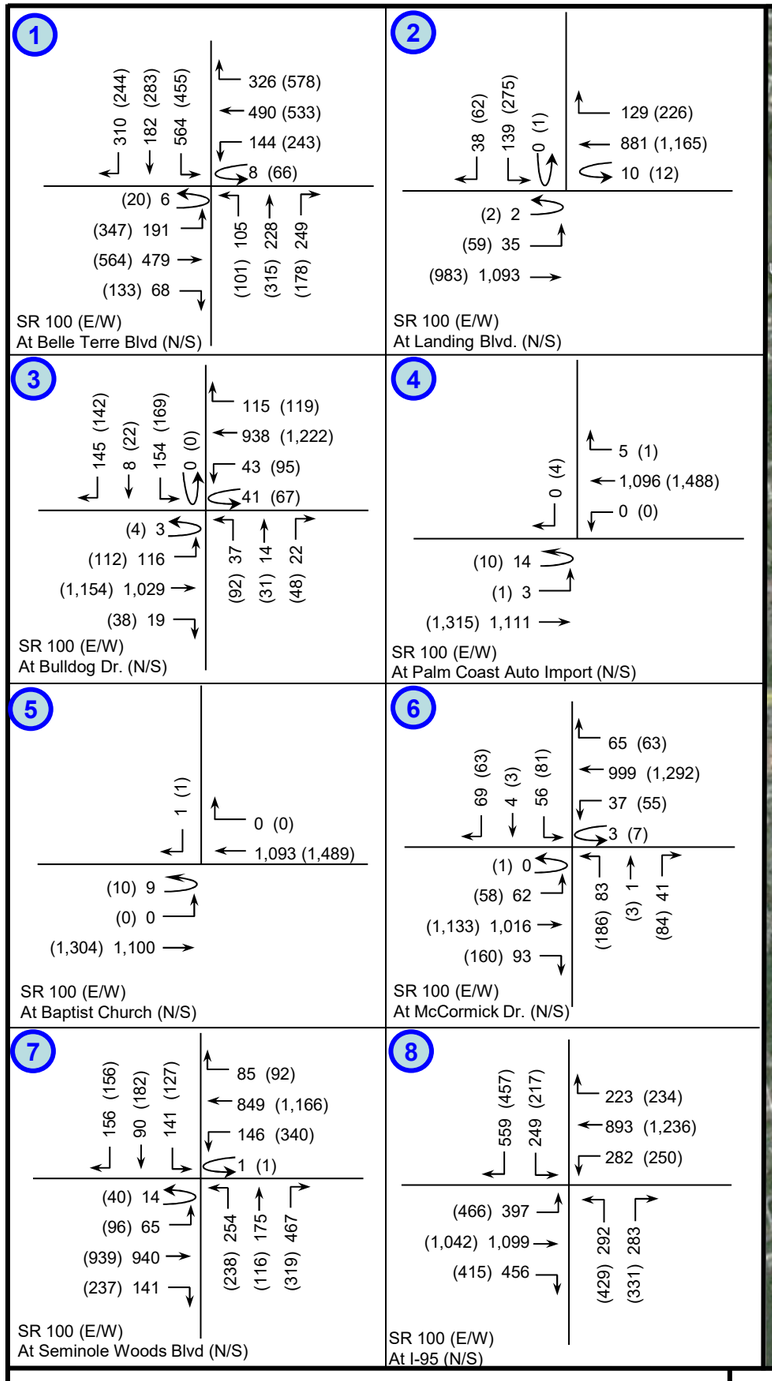
1. SR 100 at Belle Terre Boulevard

- Add westbound left-turn lane (dual lefts)
- Add northbound through lane
- Add westbound right-turn overlap phase
- Add northbound right-turn overlap phase, restrict westbound U-turns
- Add southbound right-turn overlap phase, restrict eastbound U-turns
- Optimize timings

7. SR 100 at Seminole Woods Boulevard

- Add northbound right-turn overlap phase
- Optimize timings

The improved intersections *Synchro* summary sheets are attached as **Appendix H**. The results are shown below in **Table 6**.



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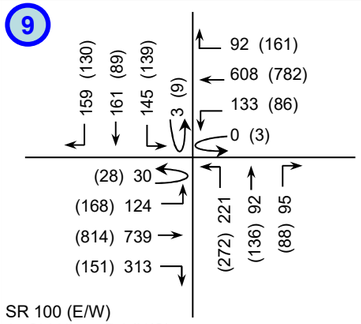
2027 Background A.M. & P.M. Turning Movement Counts

Project Number: 5964.02

Figure 3A

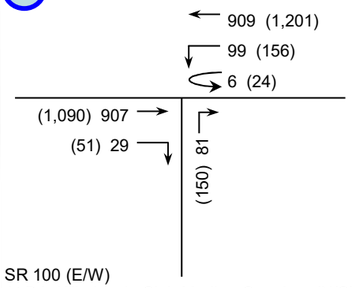
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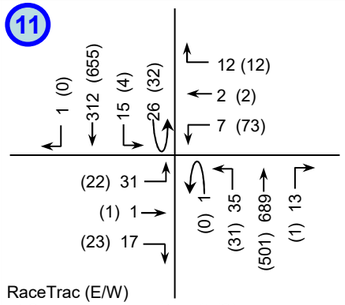
SR 100 (E/W)
At Old Kings Rd (N/S)

10



SR 100 (E/W)
At BJs Wholesale Club Median Opening. (N/S)

11



RaceTrac (E/W)
At Seminole Woods Blvd.(N/S)



Legend:

XX = A.M. Peak-Hour

(XX) = P.M. Peak-Hour

(#) = Study Intersection

Flagler Landings	N NTS	**2027 Background A.M. & P.M. Turning Movement Counts**	Project Number: 5964.02 / Figure 3B

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Table 4
2027 Background PM Peak Hour LOS - Roadway Segments

Roadway	Segment		Location ID	No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2025 Existing Peak-Hour Two-Way Volume[1]	Annual Growth Rate	Vested Trips[2]	Applied Growth Method	2027 Total Background Volume	Background Volume Exceed Adopted LOS?
SR 100	Old Kings Rd.	I-95	3530	4	D	3,580	2,235	-	876	Vested Trips	3,111	No
	I-95	Memorial Medical Pkwy	3525	4	D	3,580	3,193	-	1,106	Vested Trips	4,299	Yes
	Memorial Medical Pkwy	Seminole Woods Blvd.	3520	4	D	3,580	2,699	-	1,082	Vested Trips	3,781	Yes
	Seminole Woods Blvd.	Bulldog Dr.	3515	4	D	3,580	2,795	-	484	Vested Trips	3,279	No
	Bulldog Dr.	Landings Blvd.	3510	4	D	3,580	2,624	-	431	Vested Trips	3,055	No
	Landings Blvd.	Belle Terre Pkwy	3505	4	D	3,580	2,475	-	385	Vested Trips	2,860	No
Belle Terre Parkway	Royal Palm Pkwy	East Hampton Blvd.	1254	4	D	3,580	2,713	-	399	Vested Trips	3,112	No
	East Hampton Blvd.	SR 100	1260	4	D	3,580	2,373	-	286	Vested Trips	2,659	No
Belle Terre Boulevard	SR 100	Zebulas Trail	1263	2	D	2,170	872	-	298	Vested Trips	1,170	No
	Zebulas Trail	Zaun Trail	1265	2	D	2,170	676	-	286	Vested Trips	962	No
	Zaun Trail	Citation Pkwy	1270	2	D	2,170	528	-	286	Vested Trips	814	No
	Citation Pkwy	US 1	1275	2	D	2,170	472	-	219	Vested Trips	691	No
Town Center Boulevard	SR 100	Hospital Dr.	4100	4	D	5,900	948	-	730	Vested Trips	1,678	No
	Hospital Dr.	Central Ave.	4110	4	D	5,900	992	-	693	Vested Trips	1,685	No
	Central Ave.	Lake Ave.	4120	2	D	2,170	1,112	5.00%	-	Historical Growth	1,224	No
	Lake Ave.	Royal Palm Pkwy	4130	2	D	2,170	808	5.00%	-	Historical Growth	889	No
Seminole Woods Boulevard	SR 100	Ulaturn Place	3325	4	D	5,900	1,214	-	673	Vested Trips	1,887	No
	Ulaturn Place	Citation Pkwy	3300	4	D	5,900	1,196	-	675	Vested Trips	1,871	No
Old Kings Road	Town Center Blvd.	SR 100	2745	4	D	5,900	812	-	385	Vested Trips	1,197	No
	SR 100	Palm Coast City Limit	2750	2	D	2,170	1,372	-	212	Vested Trips	1,509	No
Segments - Improved												
SR 100	I-95	Memorial Medical Pkwy	3525	6	D	5,390	3,193	-	1,106	Vested Trips	4,299	No
	Memorial Medical Pkwy	Seminole Woods Pkwy	3520	6	D	5,390	2,699	-	1,082	Vested Trips	3,781	No

[1]Existing Peak Hour Two-Way Volume, as reported by the COPC, used in the future conditions assessment.

[2]Vested trip data obtained from COPC Transportation Facility Status Report (May 2026).

Table 5
2027 Background AM and PM Peak Hour Intersection Analysis

Intersection	Adopted LOS	Control Type	Time Period	EB		WB		NB		SB		Overall		
				Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Max V/C
1. SR 100 at Belle Terre Boulevard	D	Traffic Signal	AM	50.7	D	47.7	D	80.4	F	100.5	F	70.8	E	1.10
			PM	52.7	D	63.5	E	126.6	F	90.2	F	76.7	E	1.14
2. SR 100 at Landing Boulevard	D	Traffic Signal	AM	6.1	A	7.6	A	-	-	60.1	E	10.9	B	0.76
			PM	4.2	A	3.2	B	-	-	54.8	D	16.0	B	0.80
3. SR 100 at Bulldog Drive	D	Traffic Signal	AM	24.9	C	44.8	D	80.1	F	80.6	F	41.2	D	0.88
			PM	30.8	C	53.2	D	79.7	E	79.7	E	48.3	D	0.87
4. SR 100 at Palm Coast Import Auto/ Directional Median Opening/Project Driveway #1	D	TWSC	AM	19.6	C	0.0	A	-	-	0.0	A	19.6	C	0.07
			PM	31.8	D	0.0	A	-	-	16.0	C	31.8	D	0.08
5. SR 100 at Central Baptist Church/ Directional Median Opening/Project Driveway #2	D	TWSC	AM	20.9	C	-	-	-	-	13.3	B	20.9	C	0.04
			PM	33.1	D	-	-	-	-	15.9	C	33.1	D	0.08
6. SR 100 at McCormick Drive	D	Traffic Signal	AM	19.7	B	4.5	A	81.5	F	88.3	F	19.6	B	0.86
			PM	36.6	D	7.3	A	86.5	F	108.3	F	31.2	C	0.89
7. SR 100 at Seminole Woods Boulevard	D	Traffic Signal	AM	21.7	C	43.3	D	169.5	F	60.2	E	70.3	E	1.45
			PM	21.4	C	48.5	D	190.0	F	85.6	F	68.0	E	1.42
8. SR 100 at I-95 Ramps	D	Traffic Signal	AM	32.3	C	16.5	B	73.5	E	70.9	E	33.3	C	0.89
			PM	38.0	D	13.7	B	72.3	E	63.1	E	33.6	C	0.92
9. SR 100 at Old Kings Road	D	Traffic Signal	AM	3.0	A	25.0	C	77.7	E	67.9	E	26.4	C	0.90
			PM	3.1	A	24.1	C	68.5	E	72.3	E	26.0	C	0.82
10. SR 100 at BJs Wholesale Club Median Opening	D	TWSC	AM	-	-	12.6	B	13.8	B	-	-	13.8	B	0.20
			PM	-	-	19.1	B	16.8	C	-	-	19.1	C	0.43
11. Seminole Woods Boulevard at RaceTrac Driveway	D	TWSC	AM	15.1	C	14.2	B	0.0	A	14.0	B	15.1	C	0.10
			PM	16.5	C	22.4	C	9.2	A	12.3	B	22.4	C	0.07

**Overall Delay for unsignalized intersection reports the critical movement delay and LOS results*

Table 6
2027 Background AM and PM Peak Hour - Improved Intersection Analysis

Intersection	Adopted LOS	Control Type	Time Period	EB		WB		NB		SB		Overall		
				Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Max V/C
1. SR 100 at Belle Terre Blvd.	D	Traffic Signal	AM	46.5	D	37.6	D	71.6	E	60.7	E	52.8	D	0.90
			PM	47.0	D	32.5	C	65.4	E	65.0	E	49.1	D	0.88
7. SR 100 at Seminole Woods Blvd.	D	Traffic Signal	AM	24.3	C	44.0	D	53.5	D	61.4	E	41.9	D	0.89
			PM	32.7	C	45.5	D	53.1	D	99.4	F	49.0	D	0.96

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2027 FUTURE BUILD-OUT ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the roadway conditions at the time of build-out to determine potential impacts of project-generated trips and identify mitigation requirements. The improvements recommended in 2027 background conditions have been included in the build-out analysis for those applicable intersections and roadway segments.

Project Trip Generation

The trip generation for the development was determined using the Institute of Transportation Engineers (ITE) 11th Edition of the *Trip Generation Manual*. Due to the mixed-use nature of the site, a certain portion of the project trips, known as internal capture, are expected to remain internal to the site. The internal capture for the project was determined using the NCHRP Report 684 and resulted in a 17% reduction in AM peak hour trips, and a 19% reduction in PM peak hour trips. In addition, a portion of the trips generated, known as pass-by capture, are expected to be attracted from existing traffic on the adjacent roadways (SR 100). Using the pass-by capture rates documented in ITE resulted in 634 AM peak hour trips, and 1,172 PM peak hour trips. However, due to standard guidelines adopted by the VFTPO the pass-by trips have been limited to 10% of the adjacent roadway traffic.

The gross project trip generation for the Flagler Landings development is presented in **Table 7** and the net project trips resulting from the subtraction of both internal capture and ITE pass-by trips are shown in **Table 8**.

Table 7
Gross Project Trip Generation

Time Period	Land Use	ITE LUC	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips (T)
Daily	Free-Standing Discount Superstore	813	T=50.52(X)	185.49	KSF	50%	50%	4,686	4,686	9,372
	Building Materials and Lumber Store	812	T=17.05(X)	55.17	KSF	50%	50%	471	471	942
	Convenience Store/Gas Station (2-4K)	945	T=265.12(X)	12	VFP	50%	50%	1,591	1,591	3,182
	Automated Car Wash	948	*	1	Tunnel	50%	50%	390	390	780
	Small Office Building	712	T=14.39(X)	4.00	KSF	50%	50%	29	29	58
	High-Turnover (Sit-Down) Restaurant	932	T=107.2(X)	6.50	KSF	50%	50%	348	349	697
	Medical Dental Office	720	T=42.97(X)-108.01	3.75	KSF	50%	50%	27	27	54
	Animal Hospital/Veterinary Clinic	640	T=21.5(X)	4.00	KSF	50%	50%	43	43	86
	Fast-Food with Drive Through	934	T=467.48(X)	5.70	KSF	50%	50%	1,332	1,333	2,665
	Drive-In Bank	912	T=100.35(X)	3.00	KSF	50%	50%	151	151	302
	Fast Casual Restaurant	930	T=97.14(X)	12.00	KSF	50%	50%	583	583	1,166
	Total:							**9,651**	**9,653**	**19,304**
AM Peak-Hour	Free-Standing Discount Superstore	813	T=1.86(X)	185.49	KSF	56%	44%	193	152	345
	Building Materials and Lumber Store	812	T=1.59(X)	55.17	KSF	62%	38%	55	33	88
	Convenience Store/Gas Station (2-4K)	945	T=16.06(X)	12	VFP	50%	50%	97	97	194
	Automated Car Wash	948	-	1	Tunnel	-	-	-	-	-
	Small Office Building	712	T=1.67(X)	4.00	KSF	82%	18%	6	1	7
	High-Turnover (Sit-Down) Restaurant	932	T=9.57(X)	6.50	KSF	55%	45%	34	28	62
	Medical Dental Office	720	Ln(T) = 0.9ln(X)+1.34	3.75	KSF	79%	21%	10	3	13
	Animal Hospital/Veterinary Clinic	640	T=3.64(X)	4.00	KSF	67%	33%	10	5	15
	Fast-Food with Drive Through	934	T=44.61(X)	5.70	KSF	51%	49%	130	124	254
	Drive-In Bank	912	T=9.95(X)	3.00	KSF	58%	42%	17	13	30
	Fast Casual Restaurant	930	T=1.43(X)	12.00	KSF	50%	50%	9	9	18
	Total:							**561**	**465**	**1,026**
PM Peak-Hour	Free-Standing Discount Superstore	813	T=4.33(X)	185.49	KSF	49%	51%	393	410	803
	Building Materials and Lumber Store	812	T=2.25(X)	55.17	KSF	46%	54%	57	67	124
	Convenience Store/Gas Station (2-4K)	945	T=18.42(X)	12	VFP	50%	50%	111	111	222
	Automated Car Wash	948	T=77.5(X)	1	Tunnel	50%	50%	39	39	78
	Small Office Building	712	T=2.16(X)	4.00	KSF	34%	66%	3	6	9
	High-Turnover (Sit-Down) Restaurant	932	T=9.05(X)	6.50	KSF	61%	39%	36	23	59
	Medical Dental Office	720	T=4.07(X)-3.17	3.75	KSF	30%	70%	4	8	12
	Animal Hospital/Veterinary Clinic	640	T=4.75(X)-6.96	4.00	KSF	40%	60%	5	7	12
	Fast-Food with Drive Through	934	T=33.03(X)	5.70	KSF	52%	48%	98	90	188
	Drive-In Bank	912	T=21.01(X)	3.00	KSF	50%	50%	32	32	64
	Fast Casual Restaurant	930	T=12.55(X)	12.00	KSF	55%	45%	83	68	151
	Total:							**861**	**861**	**1,722**

**Daily trips for Automated Car Wash were determined by assuming that the PM Peak-Hour trips were 10% of the total Daily trips.*

Table 8
Net Project Trip Generation

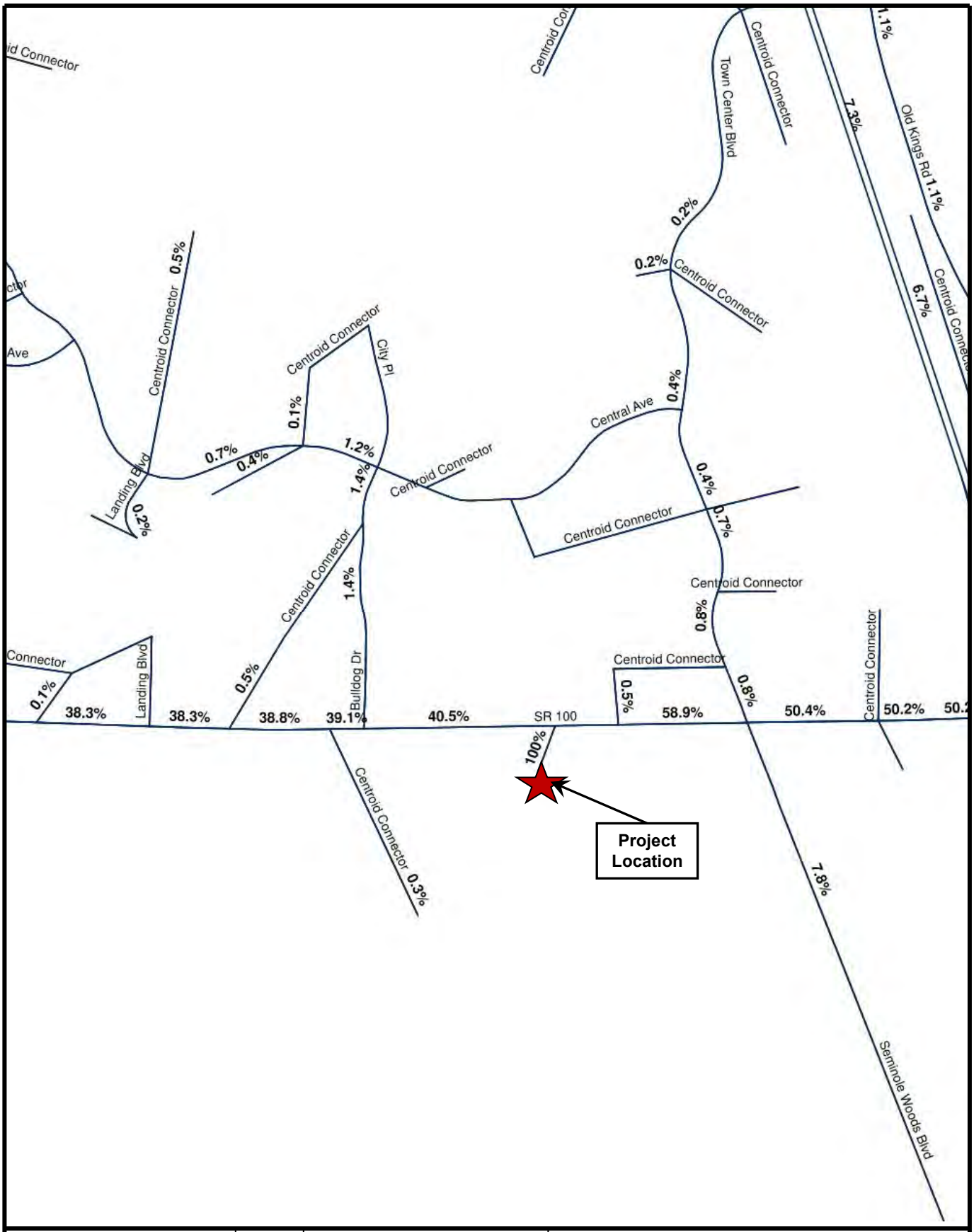
Time Period	Land Use	Total Trips			Internal Trips			Pass-by Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
AM Peak-Hour	Free-Standing Discount Superstore	193	152	345	16	21	37	0	0	0	177	131	308
	Building Materials and Lumber Store	55	33	88	5	5	10	0	0	0	50	28	79
	Convenience Store/Gas Station (2-4K)	97	97	194	8	13	21	61	61	122	28	23	50
	Automated Car Wash	0	0	0	0	0	0	0	0	0	0	0	0
	Small Office Building	6	1	7	1	1	2	0	0	0	5	0	5
	High-Turnover (Sit-Down) Restaurant	34	28	62	10	5	15	0	0	0	24	23	47
	Medical Dental Office	10	3	13	2	3	5	0	0	0	8	0	8
	Animal Hospital/Veterinary Clinic	10	5	15	2	5	7	0	0	0	8	0	8
	Fast-Food with Drive Through	130	124	254	38	22	60	46	44	90	46	58	104
	Drive-In Bank	17	13	30	3	11	14	2	2	4	12	0	12
	Fast Casual Restaurant	9	9	18	3	2	5	0	0	0	6	7	13
	Total:	**561**	**465**	**1,026**	**88**	**88**	**176**	**109**	**107**	**216**	**364**	**270**	**634**
PM Peak-Hour	Free-Standing Discount Superstore	393	410	803	59	52	111	48	50	98	286	308	594
	Building Materials and Lumber Store	57	67	124	9	9	18	0	0	0	48	58	106
	Convenience Store/Gas Station (2-4K)	111	111	222	17	14	31	35	35	70	59	62	121
	Automated Car Wash	39	39	78	0	0	0	0	0	0	39	39	78
	Small Office Building	3	6	9	1	1	2	0	0	0	2	5	7
	High-Turnover (Sit-Down) Restaurant	36	23	59	11	10	21	5	3	8	20	10	30
	Medical Dental Office	4	8	12	2	2	4	0	0	0	2	6	8
	Animal Hospital/Veterinary Clinic	5	7	12	2	2	4	0	0	0	3	5	8
	Fast-Food with Drive Through	98	90	188	29	39	68	17	15	32	52	36	88
	Drive-In Bank	32	32	64	12	8	20	4	4	7	16	20	36
	Fast Casual Restaurant	83	68	151	25	30	55	0	0	0	58	38	96
	Total:	**861**	**861**	**1,722**	**167**	**167**	**334**	**108**	**107**	**215**	**585**	**587**	**1,172**

Project Trip Distribution

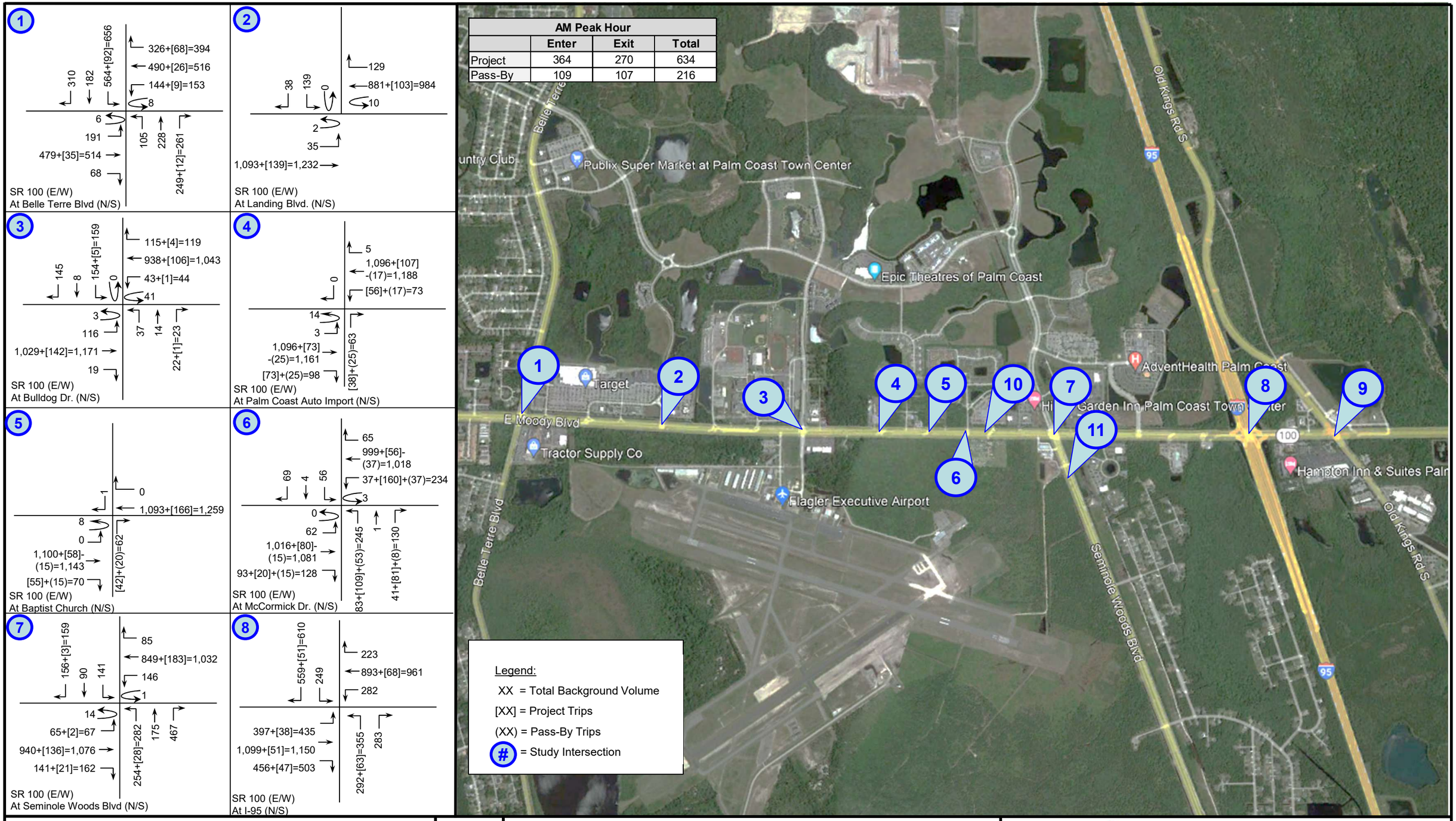
The Central Florida Regional Planning Model, version 7 (CFRPM) was used to determine the project trip distribution. The 2030 socio-economic (S/E) data sets and roadway network were used as the base network for the model. The resulting project trip distribution is illustrated in **Figure 4**.

Project Trip Assignment

Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. **Figures 5A through 5D** graphically depict the total 2027 build-out traffic.



Flagler Landing	N NTS	**Project Trip Distribution**	LTG Engineering & Planning
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Flagler Landings

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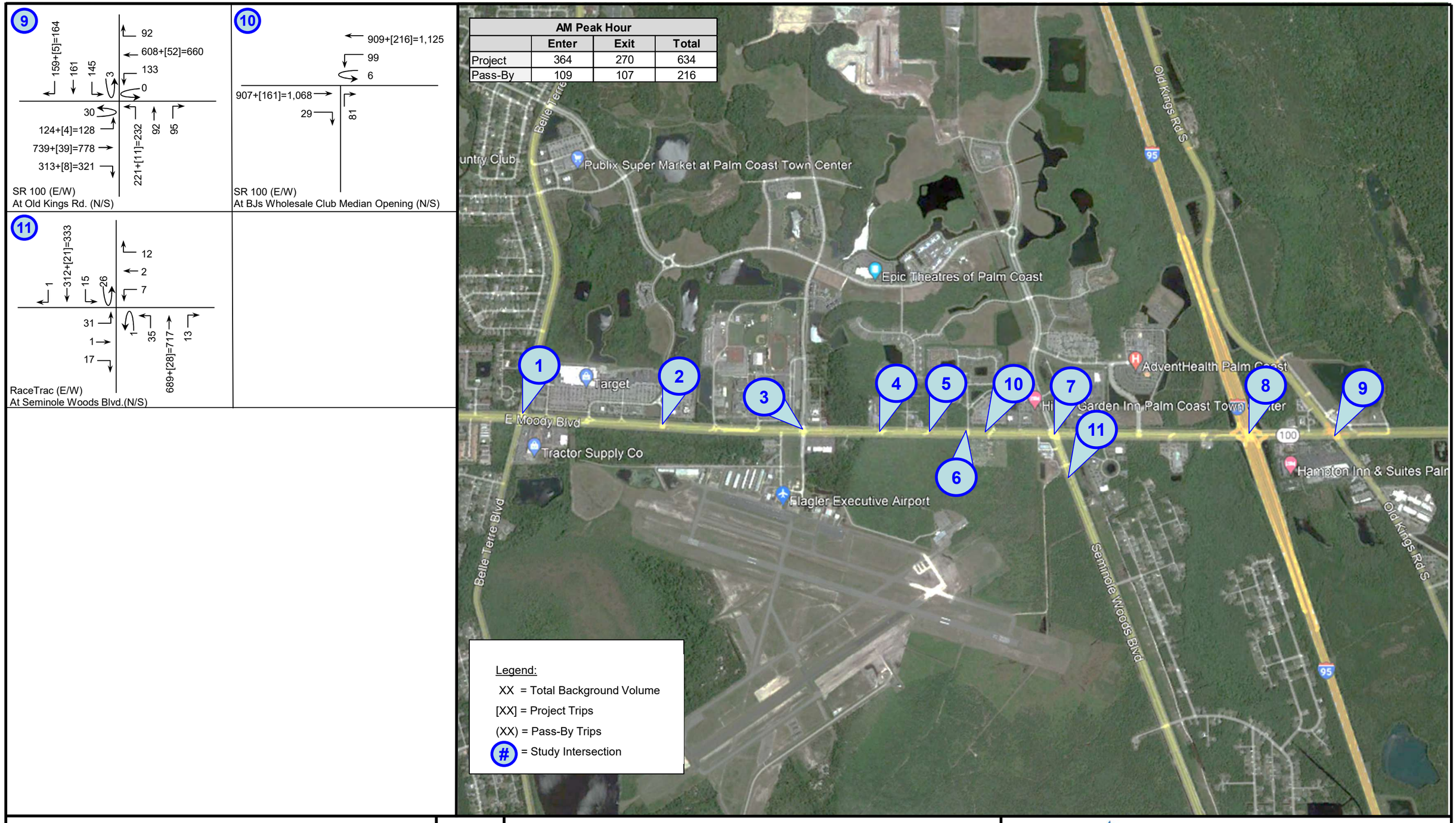
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2027 Build-Out A.M. Peak-Hour Traffic Volumes

Project Number: 5964.02

Figure 5A

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Flagler Landings

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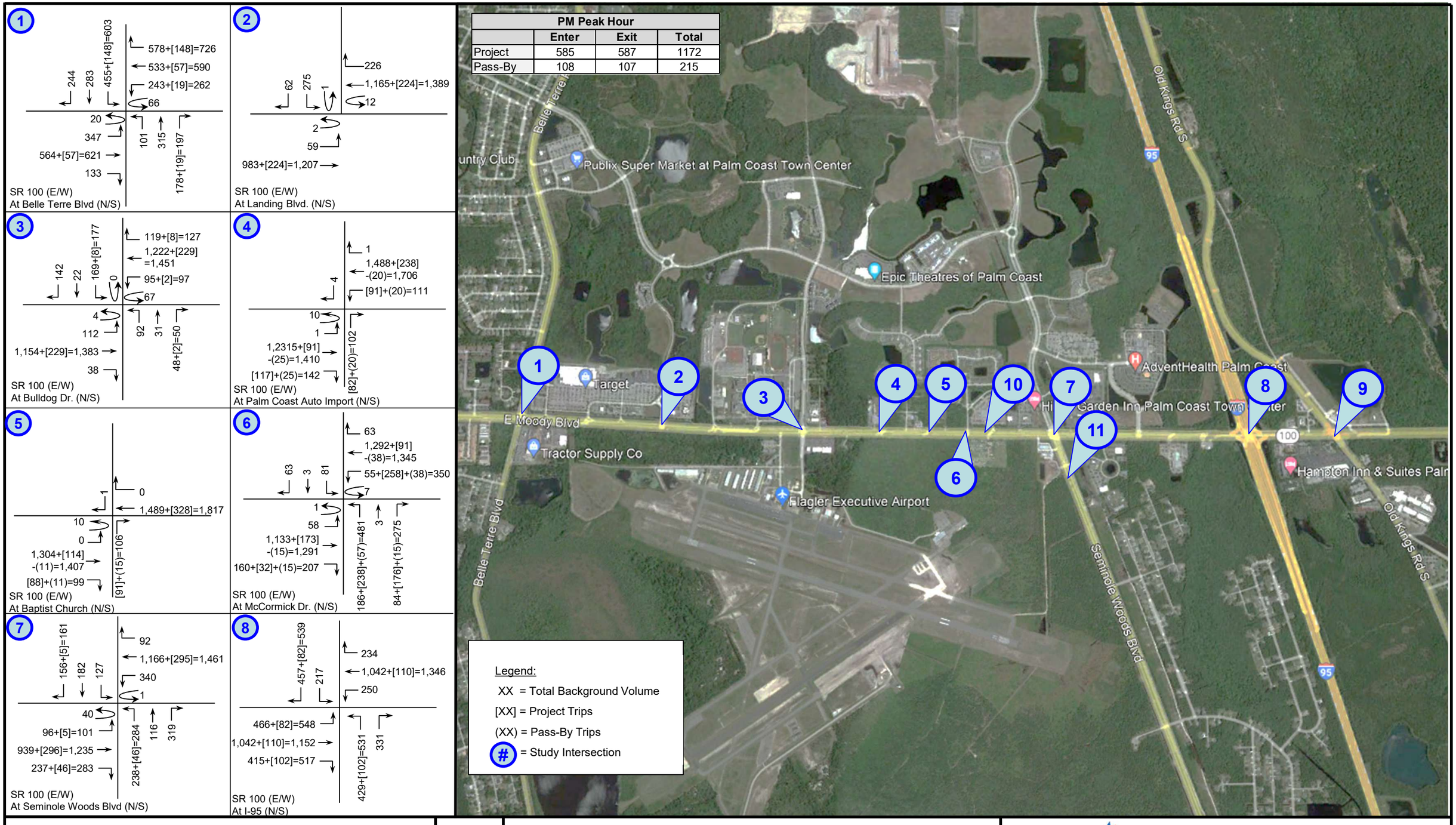
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2027 Build-Out A.M. Peak-Hour Traffic Volumes

Project Number: 5964.02

Figure 5B

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Flagler Landings

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NTS

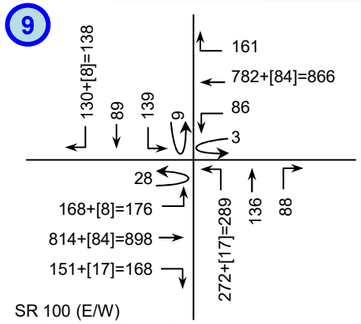
2027 Build-Out P.M. Peak-Hour Traffic Volumes

Project Number: 5964.02

Figure 5C

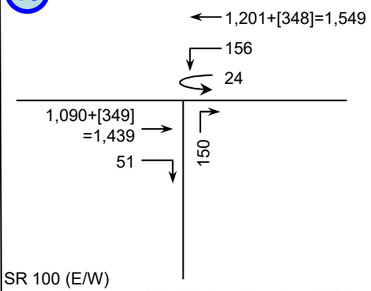
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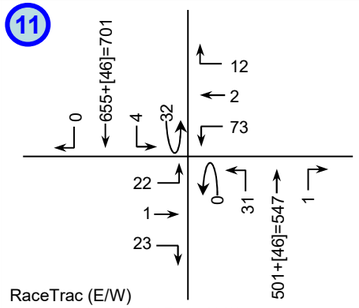
SR 100 (E/W)
At Old Kings Rd. (N/S)

10



SR 100 (E/W)
At BJs Wholesale Club Median Opening (N/S)

11



RaceTrac (E/W)
At Seminole Woods Blvd.(N/S)

PM Peak Hour			
	Enter	Exit	Total
Project	585	587	1172
Pass-By	108	107	215



Legend:
XX = Total Background Volume
[XX] = Project Trips
(XX) = Pass-By Trips
(#) = Study Intersection

Flagler Landings

N
NTS

2027 Build-Out P.M. Peak-Hour Traffic Volumes

Project Number: 5964.02

Figure 5D

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2027 Build-Out Roadway Segment Analysis

The study area roadway segments were analyzed under build-out conditions to determine the anticipated LOS. The results are presented in **Table 9.** As indicated, the study area roadway segment of SR 100 from Seminole Woods Boulevard to Bulldog Drive is expected to operate outside of the adopted LOS under build-out conditions. The segments were analyzed with the following improvements:

SR 100 from Seminole Woods Boulevard to Bulldog Drive:

- Widen to 6-lanes

2027 Build-Out Intersection Analysis

The unsignalized intersections and the directional project driveways were analyzed to determine the operating build-out conditions, and the results are presented in **Table 10**. The S*ynchro* summary sheets are included in **Appendix I**. As indicated, under build-out conditions, the intersections of SR 100 at Palm Coast Import Auto/Project Driveway #1, Central Baptist Church/Project #2, and McCormick Drive are expected to operate outside of the adopted LOS and with v/c ratios greater than 1.0. The intersections were reanalyzed with the following improvements:

6. SR 100 at McCormick Drive:

- Add northbound left turn lane (dual lefts)
- Optimize timings

The improved intersection *Synchro* summary sheets is attached as **Appendix J**. The results are shown below in **Table 11.** The unsignalized intersections of SR 100 at Palm Coast Import Auto/Project Driveway #1 and Central Baptist Church/Project #2 are expected to operate outside of the adopted LOS during the PM peak-hours. It is the unsignalized intersections operate at higher levels of service with extended delay along the minor street approaches during the peak hours when conflicted with high major street volumes. Even with the excessive delay during the PM peak hour, the volume-to-capacity (v/c) ratios are less than 1.0. Therefore, there are no improvements recommended at SR 100 at Palm Coast Import Auto/Project Driveway #1 and Central Baptist Church/Project #2.

Table 9
2027 Build-out PM Peak Hour LOS - Roadway Segments

Roadway	Segment		Location ID	No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2027 Background Volume	Project Trip Distribution	Project Trips	2027 Total Build-Out Volume	2027 Build-Out Volume Exceed Adopted LOS?
SR 100	Old Kings Rd.	I-95	3530	4	D	3,580	3,111	34.0%	398	3,509	No
	I-95	Memorial Medical Pkwy	3525	6	D	5,390	4,299	50.2%	588	4,887	No
	Memorial Medical Pkwy	Seminole Woods Blvd.	3520	6	D	5,390	3,781	50.4%	591	4,372	No
	Seminole Woods Blvd.	Bulldog Dr.	3515	4	D	3,580	3,279	100.0%	1,172	4,451	Yes
	Bulldog Dr.	Landings Blvd.	3510	4	D	3,580	3,055	39.1%	458	3,513	No
	Landings Blvd.	Belle Terre Pkwy	3505	4	D	3,580	2,860	38.3%	449	3,309	No
Belle Terre Parkway	Royal Palm Pkwy	East Hampton Blvd.	1254	4	D	3,580	3,112	22.5%	264	3,376	No
	East Hampton Blvd.	SR 100	1260	4	D	3,580	2,659	25.3%	297	2,956	No
Belle Terre Boulevard	SR 100	Zebulas Trail	1263	2	D	2,170	1,170	3.2%	38	1,208	No
	Zebulas Trail	Zaun Trail	1265	2	D	2,170	962	2.5%	29	991	No
	Zaun Trail	Citation Pkwy	1270	2	D	2,170	814	0.9%	11	825	No
	Citation Pkwy	US 1	1275	2	D	2,170	691	0.9%	11	702	No
Town Center Boulevard	SR 100	Hospital Dr.	4100	4	D	5,900	1,678	0.8%	9	1,687	No
	Hospital Dr.	Central Ave.	4110	4	D	5,900	1,685	0.7%	8	1,693	No
	Central Ave.	Lake Ave.	4120	2	D	2,170	1,224	0.4%	5	1,229	No
	Lake Ave.	Royal Palm Pkwy	4130	2	D	2,170	889	0.2%	2	891	No
Seminole Woods Boulevard	SR 100	Ulaturn Place	3325	4	D	5,900	1,887	7.8%	91	1,978	No
	Ulaturn Place	Citation Pkwy	3300	4	D	5,900	1,871	7.0%	82	1,953	No
Old Kings Road	Town Center Blvd.	SR 100	2745	4	D	5,900	1,197	1.4%	16	1,213	No
	SR 100	Palm Coast City Limit	2750	2	D	2,170	1,509	2.9%	34	1,543	No
Segments - Improved**											
SR 100	Seminole Woods Blvd.	Bulldog Dr.	3515	6	D	5,390	3,279	100.0%	1,172	4,451	No

**Includes improvements recommended in background conditions, which are not currently funded for construction.*

Table 10
2027 Build-out AM and PM Peak Hour Intersection Analysis

Intersection	Adopted LOS	Control Type	Time Period	EB		WB		NB		SB		Overall		
				Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Max V/C
1. SR 100 at Belle Terre Boulevard	D	Traffic Signal	AM	49.2	D	39.5	D	72.8	E	60.5	E	53.8	D	0.92
			PM	50.9	D	36.1	D	63.8	E	61.4	E	50.0	D	0.90
2. SR 100 at Landing Boulevard	D	Traffic Signal	AM	6.1	A	8.0	A	-	-	60.1	E	10.7	B	0.76
			PM	9.1	A	13.4	B	-	-	54.8	D	16.0	B	0.80
3. SR 100 at Bulldog Drive	D	Traffic Signal	AM	25.4	C	46.7	D	80.1	F	80.5	F	41.6	D	0.88
			PM	33.6	D	58.4	E	79.9	E	79.6	E	51.1	D	0.87
4. SR 100 at Palm Coast Import Auto/ Directional Median Opening/Project Driveway #1	D	TWSC	AM	22.1	C	13.0	B	15.4	C	0.0	A	22.1	C	0.17
			PM	44.3	E	18.3	C	19.6	C	18.1	C	44.3	E	0.31
5. SR 100 at Central Baptist Church/ Directional Median Opening/Project Driveway #2	D	TWSC	AM	26.2	D	-	-	15.4	C	14.6	B	26.2	D	0.17
			PM	55.5	F	-	-	19.8	C	19.2	C	55.5	F	0.32
6. SR 100 at McCormick Drive	D	Traffic Signal	AM	33.4	C	27.9	C	110.6	F	88.3	F	42.7	D	1.06
			PM	37.7	D	39.9	D	399.3	F	108.3	F	106.1	F	1.94
7. SR 100 at Seminole Woods Boulevard	D	Traffic Signal	AM	30.7	C	46.2	D	54.3	D	66.4	E	44.9	D	0.92
			PM	30.0	C	40.4	D	59.2	E	102.3	F	45.9	D	0.96
8. SR 100 at I-95 Ramps	D	Traffic Signal	AM	34.7	C	15.8	B	74.7	E	67.3	E	34.3	C	0.90
			PM	43.2	D	16.1	B	75.9	E	58.5	E	37.6	D	1.00
9. SR 100 at Old Kings Road	D	Traffic Signal	AM	3.1	A	25.8	C	85.3	F	67.9	E	27.4	C	0.94
			PM	3.3	A	26.3	C	72.2	E	68.9	E	26.3	C	0.83
10. SR 100 at BJs Wholesale Club Median Opening	D	TWSC	AM	-	-	14.7	B	15.5	C	-	-	15.5	C	0.25
			PM	-	-	43.2	E	23.5	C	-	-	43.2	E	0.45
11. Seminole Woods Boulevard at RaceTrac Driveway	D	TWSC	AM	15.5	C	14.6	B	-	-	14.4	B	15.5	C	0.11
			PM	17.4	C	24.6	C	9.4	A	12.9	B	24.6	C	0.34

**Overall Delay for unsignalized intersection reports the critical movement delay and LOS results*

Table 11
2027 Build-out AM and PM Peak Hour - Improved Intersection Analysis

Intersection	Adopted LOS	Control Type	Time Period	EB		WB		NB		SB		Overall		
				Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Max V/C
6. SR 100 at McCormick Drive	D	Traffic Signal	AM	30.5	C	15.6	B	83.1	F	93.9	F	33.2	C	0.87
			PM	65.1	E	25.7	C	76.9	E	110.7	F	52.4	D	0.94

Queue Length and Turn Lane Analysis

A queue length analysis was conducted to determine recommended storage lengths for existing turn lanes at the study area intersections that are impacted by project traffic. The Synchro results were used to obtain the 95th percentile queue lengths expected for each exclusive turn lane during the AM and PM peak-hours. Turn lane requirements were evaluated using the FDOT Design Manual (FDM) Exhibit 212-1.

The resulting turn lane lengths for all intersections evaluated are provided in **Table 12** under existing, background and future build-out conditions. The following summarizes the additional deficiencies in turn lane length due to project trips:

1. SR 100 at Belle Terre Boulevard

- Westbound right-turn lane deficient by 100-ft
- Northbound right-turn lane deficient by 25-ft

6. SR 100 at McCormick Drive

- Eastbound right-turn lane deficient by 100-ft
- Westbound left-turn lane deficient by 135-ft

7. SR 100 at Seminole Woods Boulevard

- Eastbound left-turn lane deficient by 25-ft
- Northbound left-turn lane deficient by 100-ft

8. SR 100 at I-95 Ramps

- Eastbound left-turn lane deficient by 25-ft

9. SR 100 at Old Kings Road

- Northbound left-turn lane deficient by 25-ft

Table 12
Queue Length and Turn Lane Recommendations

Intersection	Turn Lane	Posted Speed Limit (mph)	Existing Lane Length (ft)	Required Deceleration (ft)*	Existing				Background				Build-Out					
					# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	Lane Length Build-Out Deficiency Build-Out (ft)	Project Trips
AM																		
1. SR 100 at Belle Terre Boulevard	WBL	50	525	350	1	250	600	75	2	150	500	0	2	175	525	0	0	9
	WBR	50	525	350	1	325	675	150	1	300	650	125	1	350	700	175	50	68
	NBR	45	245	290	1	400	690	445	1	425	715	470	1	425	715	470	0	12
3. SR 100 at Bulldog Drive	WBR	25	340	120	1	200	320	0	1	225	345	5	1	225	345	5	0	4
4. SR 100 at Palm Coast Import Auto/Directional Median Opening/Project Driveway #1	WBL	50	635	350	1	25	375	0	1	25	375	0	1	25	375	0	0	56
6. SR 100 at McCormick Drive	EBR	50	405	350	1	50	400	0	1	75	425	20	1	125	475	70	50	20
	WBL	50	515	350	2	25	375	0	2	50	400	0	2	225	575	60	60	160
7. SR 100 at Seminole Woods Boulevard	EBL	50	435	350	1	125	475	40	1	150	500	65	1	150	500	65	0	38
	EBR	50	555	350	1	50	400	0	1	100	450	0	1	100	450	0	0	47
	NBL	35	375	155	1	325	480	105	1	375	530	155	1	425	580	205	50	63
8. SR 100 at I-95 Ramps	EBL	45	435	185	2	300	485	50	2	325	510	75	2	325	510	75	0	38
9. SR 100 at Old Kings Road	EBL	45	395	290	1	100	390	0	1	125	415	20	1	125	415	20	0	4
	EBR	45	395	290	1	25	315	0	1	25	315	0	1	25	315	0	0	8
	NBL	45	305	290	1	375	665	360	1	450	740	435	1	475	765	460	25	11
PM																		
1. SR 100 at Belle Terre Boulevard	WBL	50	525	350	1	350	700	175	2	225	575	50	2	225	575	50	0	19
	WBR	50	525	350	1	725	1075	550	1	225	575	50	1	325	675	150	100	148
	NBR	45	245	290	1	250	540	295	1	675	965	720	1	200	490	245	0	19
3. SR 100 at Bulldog Drive	WBR	25	340	120	1	200	320	0	1	225	345	5	1	225	345	5	0	8
4. SR 100 at Palm Coast Import Auto/Directional Median Opening/Project Driveway #1	WBL	50	635	350	1	25	375	0	1	25	375	0	1	50	400	0	0	91
6. SR 100 at McCormick Drive	EBR	50	405	350	1	150	500	95	1	200	550	145	1	300	650	245	100	32
	WBL	50	515	350	2	50	400	0	2	75	425	0	2	300	650	135	135	258
7. SR 100 at Seminole Woods Boulevard	EBL	50	435	350	1	175	525	90	1	200	550	115	1	225	575	140	25	5
	EBR	50	555	350	1	100	450	0	1	175	525	0	1	150	500	0	0	46
	NBL	35	375	155	1	175	330	0	1	400	555	180	1	500	655	280	100	46
8. SR 100 at I-95 Ramps	EBL	45	435	185	2	350	535	100	2	375	560	125	2	400	585	150	25	82
9. SR 100 at Old Kings Road	EBL	45	395	290	1	125	415	20	1	150	440	45	1	150	440	45	0	8
	EBR	45	395	290	1	25	125	0	1	25	315	0	1	25	315	0	0	17
	NBL	45	305	290	1	400	690	385	1	450	740	435	1	475	765	460	25	17

**Based upon FDOT FDM Exhibit 212-1*

Alternate Mode Analysis

Per VFTPO TIA guidelines, an alternative mode analysis has been conducted to determine existing and proposed alternate modes of transportation within the immediate project study area.

Flagler County provides public transportation services by Flagler County Public Transportation (FCPT), that offers specialized transportation throughout Flagler County. FCPT is a demand response, shared ride, and door-to-door service with normal operating hours from 6 a.m. to 6 p.m. Monday through Friday, 8 a.m. to 6 p.m. on Saturdays, and restricted services on Sundays. However, same day services are not available. FCPT operates within the limits of Flagler County with a few medical exceptions. FCPT offers services to Volusia County, St. Augustine, Jacksonville and Gainesville on select days and times. Riders are required to provide advanced notice, or reservations, to use the service. Although there are no fixed routes or schedules provided, the proposed site would be eligible to utilize this public transportation system.

Site Access Analysis

Access to the development will be provided via two (2) existing directional median openings on SR 100 and an internal shared connection with the Wholesale Club/mixed commercial development to the east of the site, which will provide access to the McCormick Drive, signalized intersection. An analysis was conducted using the National Cooperative Highway Research Program Report 457 (NCHRP 457) standards to determine if turn lanes are warranted at the project driveways. The NCHRP 457 summary sheets are included in **Appendix K**. The requirements for turn lanes were evaluated using NCHRP 457, the FDOT Design Manual Exhibit 212-1, and a posted speed of 50 miles per hour along SR 100. The results are presented below:

4. SR 100 at Palm Coast Import Auto/Directional Median Opening/Project Driveway #1:
- A 350-ft eastbound right-turn lane is warranted.
- An existing 635-ft westbound left-turn lane is expected to provide sufficient deceleration and queue storage for the additional project traffic.

5. SR 100 at Central Baptist Church/Directional Median Opening/Project Driveway #2:
- A 350-ft eastbound right-turn lane is warranted.

6. SR 100 at McCormick Drive
- The existing 405-ft eastbound right-turn lane is expected to require 100-ft of additional storage to accommodate the additional project traffic.
- The existing dual westbound left-turn lanes (515-ft) are expected to accommodate the 95th percentile storage length (300 ft. in the PM peak hour). However, during this peak time the recommended deceleration length (350 ft.) is compromised due to physical constraints associated with the directional median opening located directly east of the intersection, no recommendations are provided.
- Additionally, a second northbound left-turn lane (dual lefts) is recommended under build-out conditions.

Proportionate Share (PS)

Based on current Florida Statutes and procedures outlined in the VFTPO TIA guidelines, the proportionate share shall be calculated based upon the number of trips from the proposed development being approved. The project traffic is then divided by the change in roadway capacity resulting from the recommended improvements to result in a PS percentage. The total estimated construction cost for the improvement is multiplied by the PS percentage to determine the applicant's PS contribution.

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive St. Augustine, FL 32084
Tel: 904.540.1786
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June 17, 2025

Attn: Ken Atlee
Tidelands Investments, LLC
5851 Timuquana Rd, Ste. 301
Jacksonville, FL 32210
BY EMAIL: ken@atleegroup.net

SUBJECT: Flagler County Environmental Report
Gardner SR 100 – Atlee
5615 State Hwy 100 E, Palm Coast, Florida
Flagler County PIN 08-12-31-0650-000B0-0070

Dear Mr. Atlee,

On June 10, 2025, Carter Environmental Services (CES) conducted a limited field survey of the referenced +/- 38.78-acre subject property, to assess the presence of or potential utilization by any threatened/endangered species or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). CES also assessed the site community types. Prior to the site visit, CES compiled a list of potentially occurring protected species. The resources used to compile this list included a literature review of the soil units mapped on-site and 2024 aerial photographs of the property. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

- **Bald Eagle** (*Haliaeetus leucocephalus*)

  Using the FWC Eagle Nest Locator Database (2025), CES found four bald eagle nests on record within a 5-mile radius of the property boundaries (Figure 4). The closest eagle nest is located approximately 3.5 miles northeast of the project boundary. Further, no nests were located in the project area by CES biologists, and the likelihood of bald eagles utilizing this site is low. While the bald eagle is not listed as threatened, endangered or a species of special concern, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Due to the distance of known active nests, development of the project should have no effect on the bald eagle.

- **Gopher Tortoise** (*Gopherus polyphemus*)

  Though being widespread throughout Florida, the gopher tortoise is listed as threatened in the state because much of its native habitat has been lost to agriculture, forestry, mining, and urban/residential development. Based on the soils mapped onsite and a higher water table, CES deemed it unlikely for gopher tortoises to be

present on the subject property; upon a pedestrian inspection of the site, no tortoises nor their burrows were observed and the uplands are overgrown. It is highly unlikely that gopher tortoises would utilize this site.

Further, CES did not observe any of the tortoise's known protected communal species, which utilize the burrows for shelter and foraging grounds. These include the Florida mouse (*Podomys floridanus*), the eastern indigo snake (*Drymarchon corais couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), and the gopher frog (*Rana capito*).

- **Wading Birds**

  A review of the current FWC database of wading bird rookeries (FWC Wading Bird Locator, 2025) revealed no known rookery within a one-mile radius of the property. Also, the site wetlands offer unlikely habitat for wood stork (*Mycteria americana*) nesting; this species, commonly found foraging throughout Flagler County, was not listed in the FNAI report, and prefers to nest in large colonies in mixed hardwood swamps, deep sloughs, mangroves, and cypress domes – none of which are present on the site.

PROTECTED PLANT SPECIES

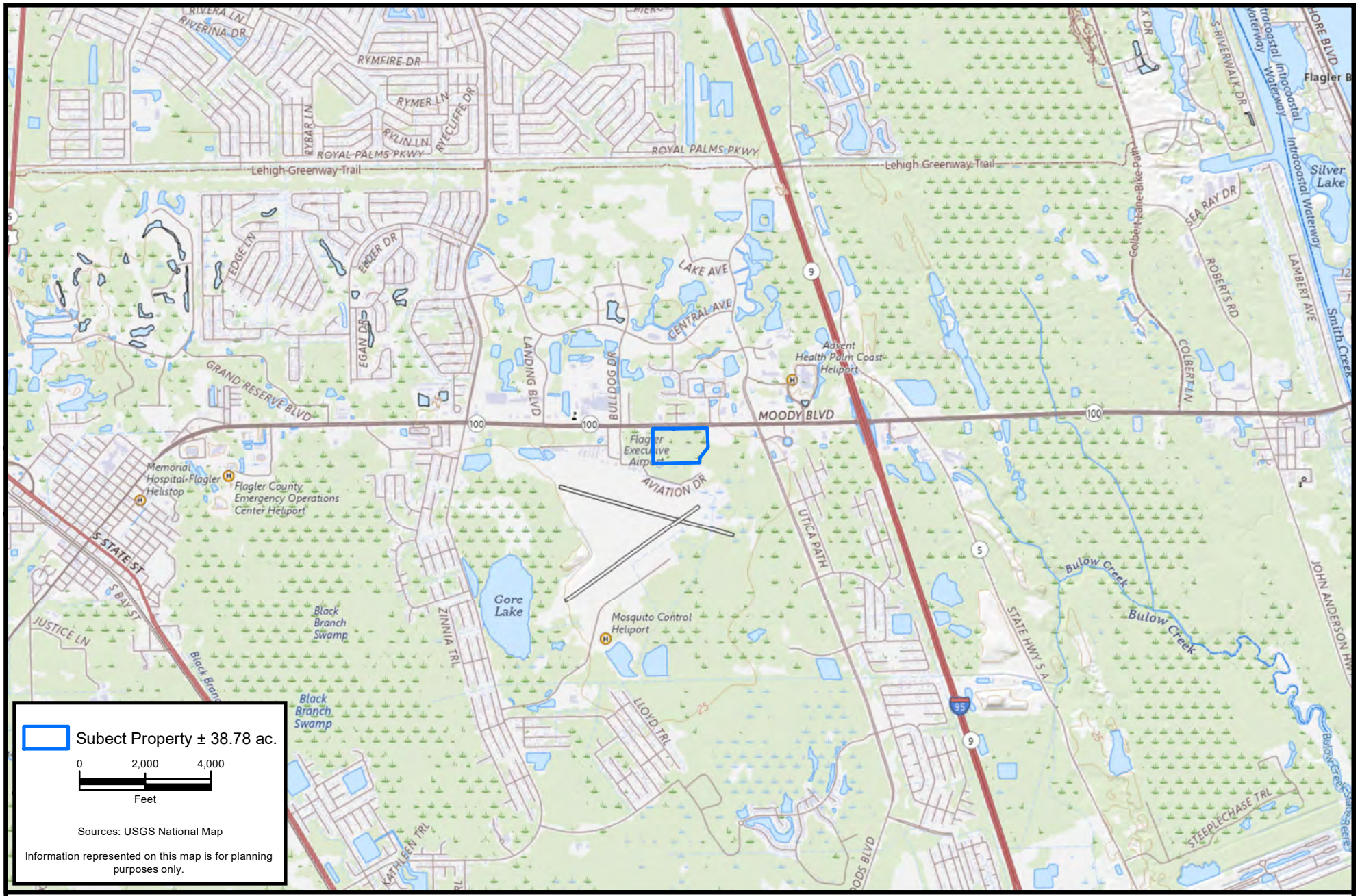
In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. Coordination will not be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

In conclusion, no listed plant or animal species were observed by CES biologists during the site review. I trust that this information is helpful. Please contact me with any questions or requests for additional information.

Sincerely,

Ryan A. Carter, PWS
Vice President

Enclosures: Location Map – Figure 1
Soils/NWI Map – Figure 2
Existing Conditions Map – Figure 3
FWC Bald Eagle Nests 2025 – Figure 4
FNAI Biodiversity Matrix



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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St. Augustine, FL 32084
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Location

Gardner SR 100 - Atlee

Project:	5.12074.01	Flagler County, Florida	Date: Jun 17 2025

Figure: 1



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Location

Gardner SR 100 - Atlee

Project: 5.12074.01	Flagler County, Florida	Date: Jun 17 2025

Figure: 2



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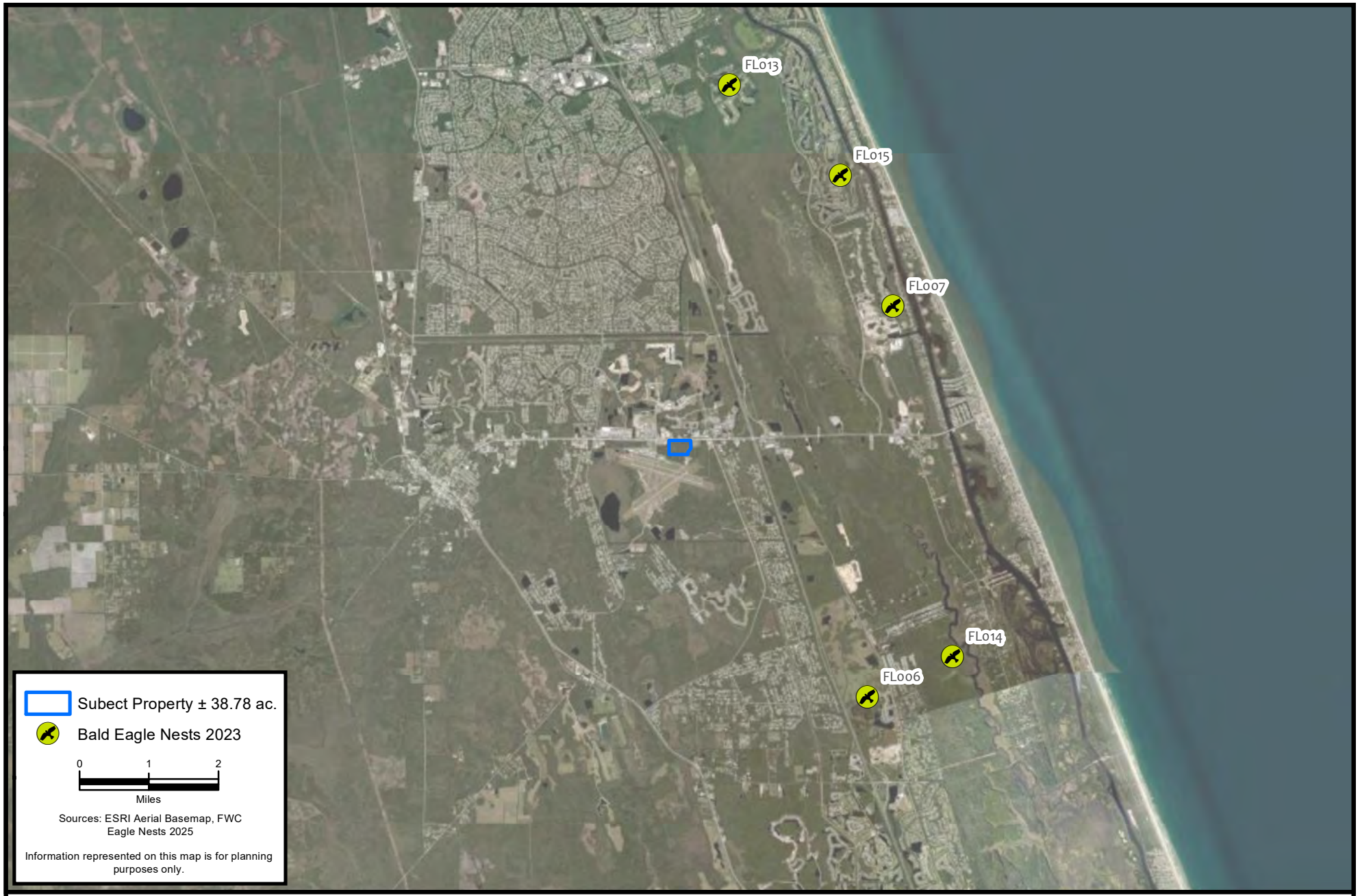
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Existing Site Conditions

Gardner SR 100 - Atlee

Project: 5.12074.01	Flagler County, Florida	Date: Jun 17 2025

Figure: 3



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St. Augustine, FL 32084
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FWC Eagle Nests

Gardner SR 100 - Atlee

Project: 5.12074.01	Flagler County, Florida	Date: Jun 17 2025

Figure: 4

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 6/17/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 50198 , 50528



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 50198

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Scrub	G2	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 50528

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 50198 , 50528

20 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Floodplain swamp	G4	S4	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Helianthus carnosus lake-side sunflower	G1G2	S1S2	N	E
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lechea divaricata pine pinweed	G2	S2	N	E
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance

on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

CARTER
ENVIRONMENTAL SERVICES

42 Masters Drive St. Augustine, FL 32084
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July 31, 2025

City of Palm Coast
Attn: Dylan Rodriguez
160 Lake Avenue
Palm Coast, FL 32164

Subject: Flagler Pines Properties, LLC
Palm Coast, Florida

Dear Mr. Rodriguez:

On behalf of our client, Carter Environmental Services (CES) is pleased to submit this response to your RAI dated July 8, 2025 below in **bold**.

1) *Please provide a Wetland Quality Assessment Methodology with UMAM scores for wetlands located on site.*

Please see the attached UMAM assessment which has been reviewed and approved by the St. Johns River Water Management District. The UMAM assessment resulted in a score of 0.70 which classifies the wetlands as "moderate" per the CoPC Land Development Code. The scoring is consistent with other contiguous projects permitted by SJRWMD including but not limited to:

- **Airport Commons (SJRWMD 155888-1)**
- **Airport Commons Phases 1A & 2 (SJRWMD 155888-2)**
- **Cornerstone at Seminole Woods (SJRWMD 115389-3)**

I trust that this information is sufficient for you to complete the review of the applicant's proposal. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Dave Jeff
Senior Project Manager

site: **Flagler Landing** date: 6-10-25

Impacts	Habitat Type	Location and Landscape Support		Water Environment		Community Structure		Acres	Functional Loss
		before	after	before	after	before	after		
	630	7	0	7	0	7	0	27.1	18.9700
									0.0000
Prev. 2nd Imp	630	6	0	7	0	6	0	3.14	1.9887
									0.0000
									0.0000
									0.0000
									0.0000
									0.0000
secondary	630	6	5	7	7	7	6	2.99	0.1993
									0.0000
									0.0000

Total Impact Acres	Total Creation Acres	Total Enhancement Provided	Upland Acres Provided
33.23	0	0	0

Total Functional Loss	Total Functional Gain Units
21.158	0.000

	Needed	21.16

Mitigation preservation enhancement	Habitat Type	Location and Landscape Support		Water Environment		Community Structure		Time Lag	Risk	Preservation Adjustment Factor	Relative	Acres	Functional Gain Units
		before	after	before	after	before	after						
1								1	1.00		0.0000		0.0000
2								1	1.00		0.0000		0.0000
3								1	1.00		0.0000		0.0000
4								1	1.00		0.0000		0.0000
5								1	1.00		0.0000		0.0000
6								1	1.00		0.0000		0.0000
7								1	1.00		0.0000		0.0000
8								1	1.00		0.0000		0.0000
creation													
1								1	1.00		0.0000		0.0000
2								1	1.00		0.0000		0.0000
uplands													
11				x	x			1	1.00		0.0000		0.0000
12				x	x			1	1.00		0.0000		0.0000
13				x	x			1	1.00		0.0000		0.0000
14				x	x			1	1.00		0.0000		0.0000
15				x	x			1	1.00		0.0000		0.0000

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FLAGLER LANDING

WATER REVIEW – COMMERCIAL OUT PARCELS AND BIG BOX USERS

REVISED FEBRUDARY 2, 2026

The site is located on the south side of SR 100, west of Cornerstone at Seminole Woods, in the City of Palm Coast. It is proposed to be developed as a commercial shopping center with out. The site will connect to a proposed water main being stubbed out from the Cornerstone at Seminole Woods Development. The existing pressure in the main is based on the attached flow test provided by the City along SR 100.

Flagler Landing:
The estimated demands are based on the following uses:

- 185,492 SF big box Retail/Grocery with estimated 12 bathrooms
  - 200 GPD per bathroom = 2,400 GPD
- 55,172 SF Building Supplies (Retail) with estimated 8 bathrooms
  - 200 GPD per bathroom = 1,600 GPD
- One Gas Station with one water closet
  - 250 GPD per water closet = 250 GPD
- One Retail center at 5,000 SF
  - 0.10 GPD per SF = 500 GPD
- Two 70 seat fast food restaurants
  - 20 GPD per seat = 1,400 GPD per restaurant = 2,800 GPD
- Three 150 seat sit down restaurant
  - 40 GPD per seat = 6,000 GPD per restaurant = 18,000 GPD
- One Bank at 4,000 SF
  - 15 GPD per 100 SF = 600 GPD

Total Estimated Flow = 25,350 GPD

Convert to GPM using 16 hour day => 25,350 GPD / 60 / 16 = 26.41 GPM Average Flow
Peak factor of 4 = **105.63 GPM Peak Rate**

Fire Flow calculations:

Pursuant to NFPA Section 18.4.5.3 Buildings Other Than One- And Two-Family Dwellings requires fire flow and flow duration based on Table 18.4.5.2.1 (see attached). Based on the Table for a floor area of building 1 of 185,492 SF, the required fire flow is 8000 gpm for 4 hours and building 2, which is 55,172 SF, has a required fire flow of 5000 gpm for 4 hours assuming Type III-A Construction [NFPA III(200)], Protected Ordinary. Sprinklered buildings shall be reduced by 75% which is 2000 pgm for building 1 and 1250 gpm for building 2. Run the analysis based on a fire flow of 2000 gpm and potable demands of 106 gpm

2026.02.03 12:56:49-05'00'

Cole T. Buck, State of Florida, Professional Engineer, License No. 88690
This item has been electronically signed and sealed by Cole T. Buck on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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TYPES OF CONSTRUCTION
Comparisons of Various Classification Sources

IBC/IFC:	UBC/UFC:	NFPA:	NFIRS:	BOCA:	SBC:	COMMON TERMINOLOGY:
-----	-----	I (443)	1	1-A	I	Fire Resistive, Non-combustible
Type I-A	Type I-FR	I (332)	1	1-B	II	Fire Resistive, Non-combustible
Type I-B	Type II-FR	II (222)	1	2-A	-----	Fire Resistive, Non-combustible
Type II-A	Type II-1 Hr.	II (111)	3	2-B	IV-1 Hr.	Protected Non-combustible
Type II-B	Type II-N	II (000)	4	2-C	IV-unp.	Unprotected Non-combustible
Type III-A	Type III-1 Hr	III (211)	5	3-A	V-1 Hr.	Protected Ordinary
Type III-B	Type III-N	III (200)	6	3-B	V-unp.	Unprotected Ordinary
Type IV	Type IV (H.T.)	IV (2HH)	2	4	III	Heavy Timber
Type V-A	Type V-1 Hr	V (111)	7	5-A	VI-1 Hr.	Protected Combustible
Type V-B	Type V-N	V (000)	8	5-B	VI-unp.	Unprotected Combustible

IBC/IFC – International Building Code / International Fire Code
UBC/UFC – Uniform Building Code / Uniform Fire Code
NFPA – National Fire Protection Association
NFIRS – National Fire Incident Reporting System
BOCA – BOCA / National Building Code
SBC – Standard / Southern Building Code

18.4.5.2.1

Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft^2 (464.5 m^2) shall not be less than that specified in Table 18.4.5.2.1.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft^2 (× 0.0929 for m^2)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0—22,700	0—12,700	0—8200	0—5900	0—3600	1500	2
22,701—30,200	12,701—17,000	8201—10,900	5901—7900	3601—4800	1750	
30,201—38,700	17,001—21,800	10,901—12,900	7901—9800	4801—6200	2000	
38,701—48,300	21,801—24,200	12,901—17,400	9801—12,600	6201—7700	2250	
48,301—59,000	24,201—33,200	17,401—21,300	12,601—15,400	7701—9400	2500	
59,001—70,900	33,201—39,700	21,301—25,500	15,401—18,400	9401—11,300	2750	
70,901—83,700	39,701—47,100	25,501—30,100	18,401—21,800	11,301—13,400	3000	3
83,701—97,700	47,101—54,900	30,101—35,200	21,801—25,900	13,401—15,600	3250	
97,701—112,700	54,901—63,400	35,201—40,600	25,901—29,300	15,601—18,000	3500	
112,701—128,700	63,401—72,400	40,601—46,400	29,301—33,500	18,001—20,600	3750	
128,701—145,900	72,401—82,100	46,401—52,500	33,501—37,900	20,601—23,300	4000	4
145,901—164,200	82,101—92,400	52,501—59,100	37,901—42,700	23,301—26,300	4250	
164,201—183,400	92,401—103,100	59,101—66,000	42,701—47,700	26,301—29,300	4500	

Fire Flow Area ft^2 (× 0.0929 for m^2)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
183,401—203,700	103,101—114,600	66,001—73,300	47,701—53,000	29,301—32,600	4750	
203,701—225,200	114,601—126,700	73,301—81,100	53,001—58,600	32,601—36,000	5000	
225,201—247,700	126,701—139,400	81,101—89,200	58,601—65,400	36,001—39,600	5250	
247,701—271,200	139,401—152,600	89,201—97,700	65,401—70,600	39,601—43,400	5500	
271,201—295,900	152,601—166,500	97,701—106,500	70,601—77,000	43,401—47,400	5750	
Greater than 295,900	Greater than 166,500	106,501—115,800	77,001—83,700	47,401—51,500	6000	
		115,801—125,500	83,701—90,600	51,501—55,700	6250	
		125,501—135,500	90,601—97,900	55,701—60,200	6500	
		135,501—145,800	97,901—106,800	60,201—64,800	6750	
		145,801—156,700	106,801—113,200	64,801—69,600	7000	
		156,701—167,900	113,201—121,300	69,601—74,600	7250	
		167,901—179,400	121,301—129,600	74,601—79,800	7500	
		179,401—191,400	129,601—138,300	79,801—85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

18.4.5.3 Buildings Other Than One- And Two-Family Dwellings

18.4.5.3.1

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

18.4.5.3.2

Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.3.3

Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

18.4.5.3.4*

Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.5.3.5

Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

(1) The structure complies with the building code.

(2) The structure is of Type I or Type II construction.

(3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.

(4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

A hydrant flow test was provided by the City of Palm Coast. The flow test is attached. Using this information, an EPA.net flow calculation was performed to verify adequate fire flow.

Based on the hydrant test, pressure in the main at 2,106 GPM is 52 psi or 120 ft.



The results indicate the lowest drop in pressure is 38.28 psi for a fire simulation of 2000 gpm, which is greater than 20 psi.

With 2000 gpm required, two hydrants located within 95' of the building is sufficient to meet the capacity. See table below.

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building[a]		Maximum Capacity[b]	
(ft)	(m)	(gpm)	(L/min)
≤ 250	≤ 76	1500	5678
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2839

[a]Measured in accordance with 18.5.1.4 and 18.5.1.5.
[b]Minimum 20 psi (139.9 kPa) residual pressure.

Utility Department - Distribution System

Fire Hydrant flow Test

$250

Date of Test: 12/10/2025 Hydrant Tested: H57-093 & H57-094 Main Size: 16"

Location: 5821 HWY 100

Special Circumstances: FLOW RUNTIME 3 MINUTES

Test results: Time of Test: 3:45PM

Static Pressure (SP) 70 @ Hydrant No. H57-093

Residual Pressure (RP) 66 → during test.

Flow During Test (Q) 920 GPM @ Hydrant No. H57-094

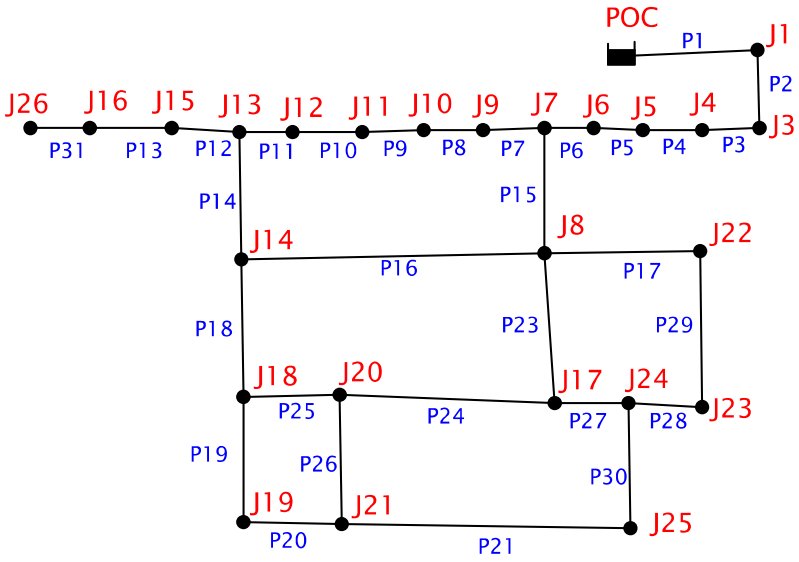
Test Performed by: BILL & DUSTY

Calculation of flow availability

Calculation:
hr - SP - DR (Pressure drop to desired residual (DR), normally 20 PSI)
hi = SP - RP (Pressure drop during test)
Q - Available = Q x hr 0.54/hi 0.54

Q-Available **3598** @ 20 PSI (DR)

Calculated By: DANIEL CRAFT Date: 12/11/2025


POC
P1
J1
P2
J26
J16
J15
J13
J12
J11
J10
J9
J7
J6
J5
J4
J3
P31
P13
P12
P11
P10
P9
P8
P7
P6
P5
P4
P3
P14
P15
J14
J8
J22
P16
P17
P18
P23
P29
J18
J20
J17
J24
J23
P25
P24
P27
P28
P19
P26
P30
J19
J21
J25
P20
P21

```
*********************************************************************
*                          E P A N E T                              *
*                    Hydraulic and Water Quality                    *
*                    Analysis for Pipe Networks                     *
*                          Version 2.2                              *
*********************************************************************
```

Input File: 2000 gpm fire flow.net

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in
1	1	2	438	12
2	2	3	234	12
3	3	4	265	10
4	4	5	134	10
5	5	6	133	10
6	6	7	120	10
7	7	9	85	10
8	9	10	154	10
9	10	11	159	10
10	11	12	150	10
11	12	13	130	10
12	13	15	71	10
13	15	16	126	10
14	13	14	250	10
15	7	8	1000	12
16	8	14	1000	12
17	8	22	529	10
18	14	18	321	10
19	18	19	323	10
20	19	21	331	10
21	21	25	840	10
23	8	17	349	10
24	17	20	396	10
25	20	18	1000	12
26	20	21	249	10
27	17	24	342	10
28	24	23	257	10
29	23	22	243	10
30	24	25	266	10
31	16	26	126	10

Node Results:

Node ID	Demand GPM	Head ft	Pressure psi	Quality	
2	0.00	115.74	50.15	0.00	
3	0.00	113.46	49.16	0.00	
4	0.26	107.19	46.45	0.00	
5	2.91	104.02	45.07	0.00	
6	2.91	100.89	43.71	0.00	
7	0.00	98.07	42.49	0.00	
8	0.00	93.00	40.30	0.00	
9	0.63	97.59	42.29	0.00	
10	18.75	96.74	41.92	0.00	
11	0.00	95.90	41.55	0.00	
12	18.75	95.10	41.21	0.00	
13	0.00	94.43	40.92	0.00	
14	0.00	93.20	40.38	0.00	
15	18.75	94.43	40.92	0.00	
16	0.00	94.43	40.92	0.00	
17	0.00	91.76	39.76	0.00	
18	0.00	92.20	39.95	0.00	
19	0.00	91.85	39.80	0.00	
20	0.00	91.75	39.75	0.00	
21	1.66	91.49	39.64	0.00	
22	0.00	91.85	39.80	0.00	
23	0.00	91.33	39.57	0.00	
24	0.00	90.77	39.33	0.00	
25	2002.50	88.34	38.28	0.00	
26	0.52	94.43	40.92	0.00	
1	-2067.64	120.00	0.00	0.00	Reservoir

Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status
1	2067.64	5.87	9.73	Open
2	2067.64	5.87	9.73	Open
3	2067.64	8.45	23.65	Open
4	2067.38	8.45	23.65	Open
5	2064.47	8.43	23.58	Open
6	2061.56	8.42	23.52	Open
7	943.86	3.86	5.54	Open
8	943.23	3.85	5.53	Open
9	924.48	3.78	5.33	Open
10	924.48	3.78	5.33	Open
11	905.73	3.70	5.13	Open
12	19.27	0.08	0.00	Open
13	0.52	0.00	0.00	Open
14	886.46	3.62	4.93	Open
15	1117.70	3.17	5.06	Open

Link Results: (continued)

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status
16	-193.62	0.55	0.20	Open
17	569.40	2.33	2.17	Open
18	692.83	2.83	3.12	Open
19	389.81	1.59	1.08	Open
20	389.81	1.59	1.08	Open
21	765.49	3.13	3.76	Open
23	741.93	3.03	3.54	Open
24	74.32	0.30	0.05	Open
25	-303.03	0.86	0.45	Open
26	377.34	1.54	1.01	Open
27	667.61	2.73	2.91	Open
28	-569.40	2.33	2.17	Open
29	-569.40	2.33	2.17	Open
30	1237.01	5.05	9.13	Open
31	0.52	0.00	0.00	Open

Network Table - Nodes

Node ID	Elevation ft	Base Demand GPM	Head ft	Pressure psi
Junc 2	0	0	115.74	50.15
Junc 3	0	0	113.46	49.16
Junc 4	0	.26	107.19	46.45
Junc 5	0	2.91	104.02	45.07
Junc 6	0	2.91	100.89	43.71
Junc 7	0	0	98.07	42.49
Junc 8	0	0	93.00	40.30
Junc 9	0	.63	97.59	42.29
Junc 10	0	18.75	96.74	41.92
Junc 11	0	0	95.90	41.55
Junc 12	0	18.75	95.10	41.21
Junc 13	0	0	94.43	40.92
Junc 14	0	0	93.20	40.38
Junc 15	0	18.75	94.43	40.92
Junc 16	0	0	94.43	40.92
Junc 17	0	0	91.76	39.76
Junc 18	0	0	92.20	39.95
Junc 19	0	0	91.85	39.80
Junc 20	0	0	91.75	39.75
Junc 21	0	1.66	91.49	39.64
Junc 22	0	0	91.85	39.80
Junc 23	0	0	91.33	39.57
Junc 24	0	0	90.77	39.33
Junc 25	0	2002.5	88.34	38.28
Junc 26	0	.52	94.43	40.92

Node ID	Elevation ft	Base Demand GPM	Head ft	Pressure psi
Resvr 1	120	#N/A	120.00	0.00

Network Table - Links

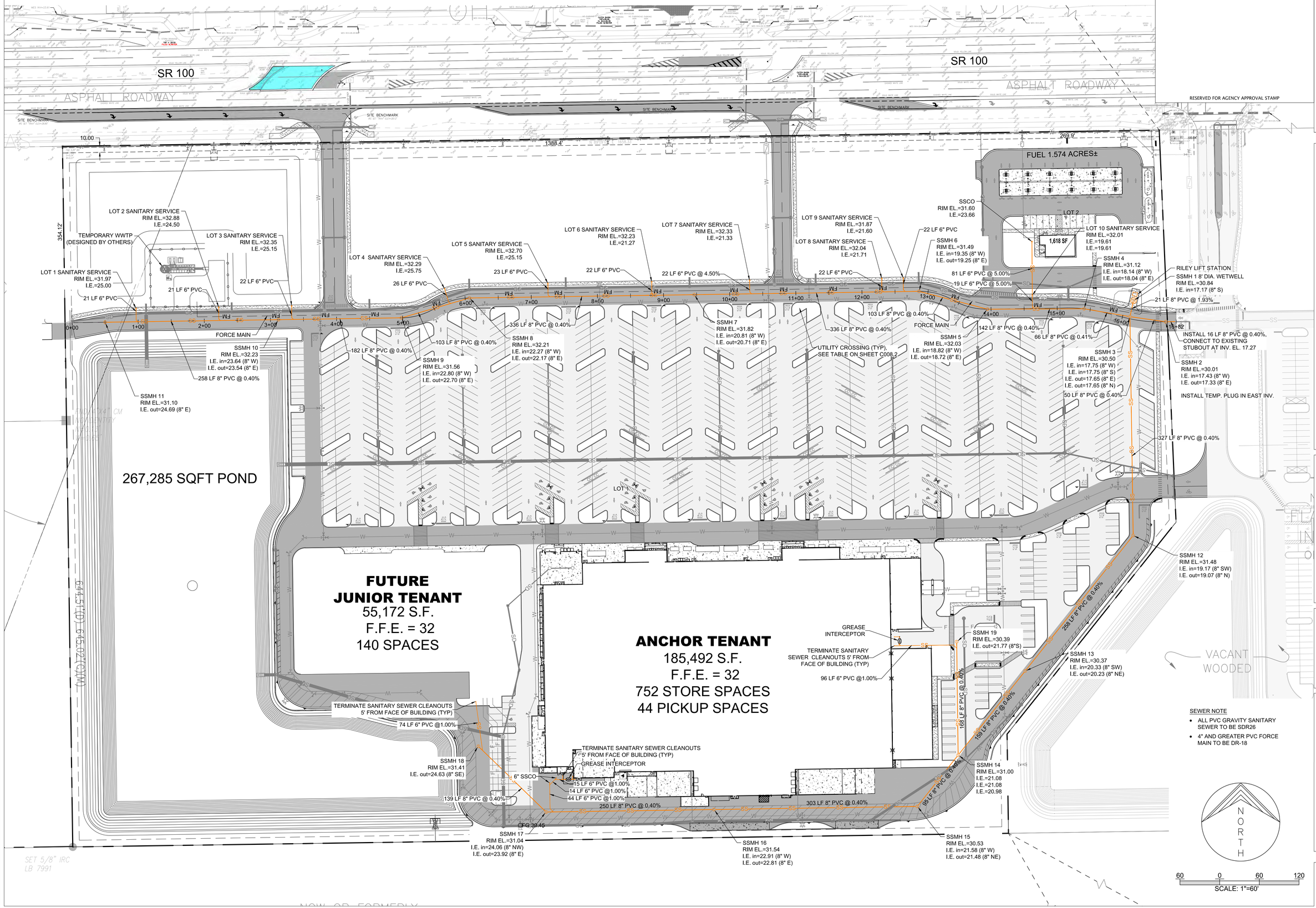
Link ID	Length ft	Diameter in	Roughness	Flow GPM
Pipe 1	438	12	130	2067.64
Pipe 2	234	12	130	2067.64
Pipe 3	265	10	130	2067.64
Pipe 4	134	10	130	2067.38
Pipe 5	133	10	130	2064.47
Pipe 6	120	10	130	2061.56
Pipe 7	85	10	130	943.86
Pipe 8	154	10	130	943.23
Pipe 9	159	10	130	924.48
Pipe 10	150	10	130	924.48
Pipe 11	130	10	130	905.73
Pipe 12	71	10	130	19.27
Pipe 13	126	10	130	0.52
Pipe 14	250	10	130	886.46
Pipe 15	1000	12	100	1117.70
Pipe 16	1000	12	100	-193.62
Pipe 17	529	10	130	569.40
Pipe 18	321	10	130	692.83
Pipe 19	323	10	130	389.81
Pipe 20	331	10	130	389.81
Pipe 21	840	10	130	765.49
Pipe 23	349	10	130	741.93
Pipe 24	396	10	130	74.32
Pipe 25	1000	12	100	-303.03
Pipe 26	249	10	130	377.34

Link ID	Length ft	Diameter in	Roughness	Flow GPM
Pipe 27	342	10	130	667.61
Pipe 28	257	10	130	-569.40
Pipe 29	243	10	130	-569.40
Pipe 30	266	10	130	1237.01
Pipe 31	126	10	130	0.52

Network Table - Links

Link ID	Velocity fps	Unit Headloss ft/Kft	Friction Factor	Status
Pipe 1	5.87	9.73	0.018	Open
Pipe 2	5.87	9.73	0.018	Open
Pipe 3	8.45	23.65	0.018	Open
Pipe 4	8.45	23.65	0.018	Open
Pipe 5	8.43	23.58	0.018	Open
Pipe 6	8.42	23.52	0.018	Open
Pipe 7	3.86	5.54	0.020	Open
Pipe 8	3.85	5.53	0.020	Open
Pipe 9	3.78	5.33	0.020	Open
Pipe 10	3.78	5.33	0.020	Open
Pipe 11	3.70	5.13	0.020	Open
Pipe 12	0.08	0.00	0.035	Open
Pipe 13	0.00	0.00	0.000	Open
Pipe 14	3.62	4.93	0.020	Open
Pipe 15	3.17	5.06	0.032	Open
Pipe 16	0.55	0.20	0.042	Open
Pipe 17	2.33	2.17	0.022	Open
Pipe 18	2.83	3.12	0.021	Open
Pipe 19	1.59	1.08	0.023	Open
Pipe 20	1.59	1.08	0.023	Open
Pipe 21	3.13	3.76	0.021	Open
Pipe 23	3.03	3.54	0.021	Open
Pipe 24	0.30	0.05	0.029	Open
Pipe 25	0.86	0.45	0.039	Open
Pipe 26	1.54	1.01	0.023	Open

Link ID	Velocity fps	Unit Headloss ft/Kft	Friction Factor	Status
Pipe 27	2.73	2.91	0.021	Open
Pipe 28	2.33	2.17	0.022	Open
Pipe 29	2.33	2.17	0.022	Open
Pipe 30	5.05	9.13	0.019	Open
Pipe 31	0.00	0.00	0.720	Open



RESERVED FOR AGENCY APPROVAL STAMP

ALANN ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
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FAX: (386) 673-3927

FLAGLER LANDING
PALM COAST, FLORIDA
SANITARY SEWER PLAN

NO.	DATE	REVISION	BY
4	05/20/26	REV PER COPC RAI	NJG
3	04/14/26	REV PER COPC RAI	NJG
2	02/25/26	FIELD ORDER #1	NJG
1	02/04/26	REV PER COPC & SJRWMD RAI	NJG

DATE	05/05/25
SCALE	AS NOTED
PROJECT	2213-1
ENGINEER OF RECORD	CTB
DRAWN BY	NJG

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
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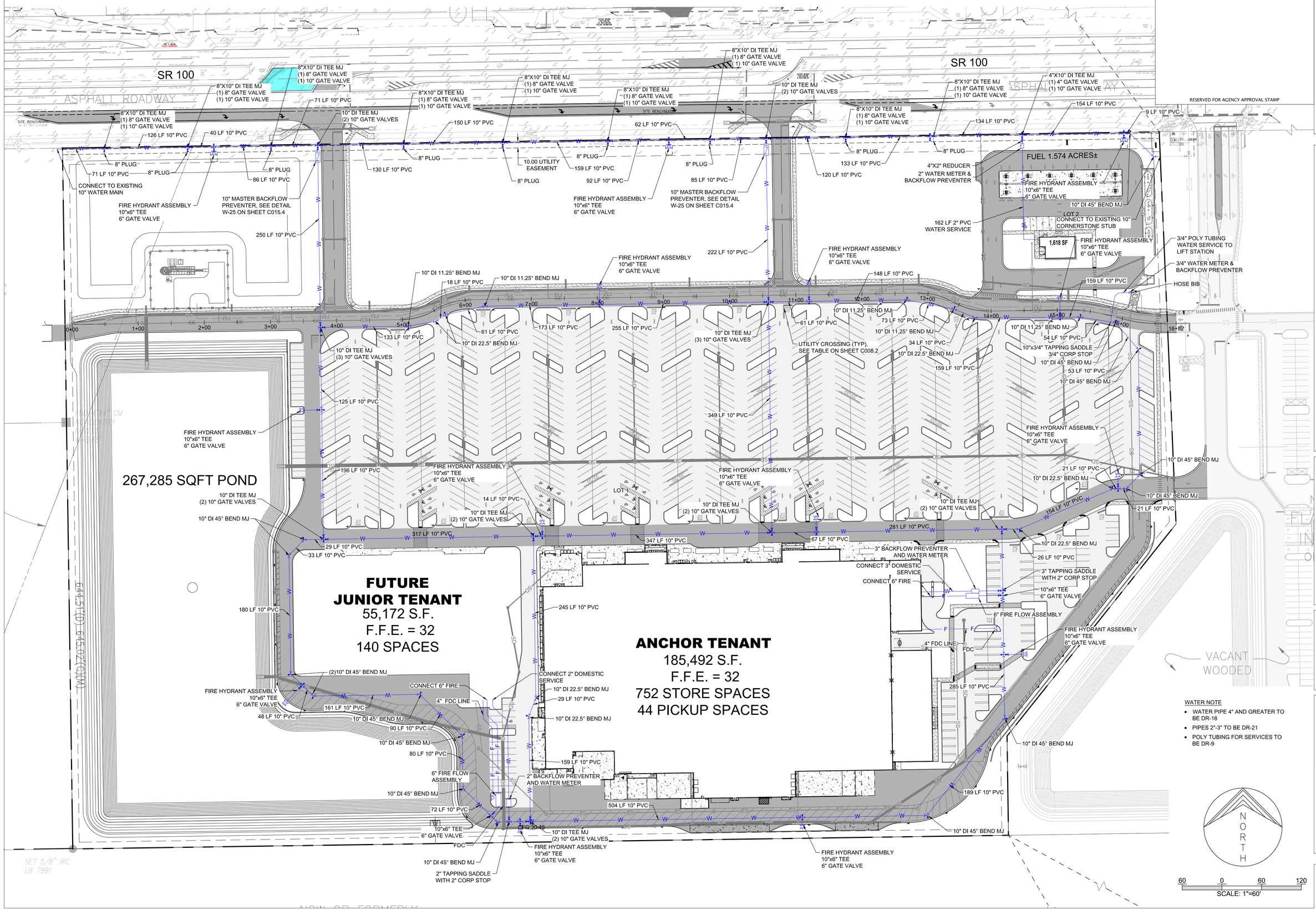
2026.05.20 16:33:43 -04'00'

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COLE T. BUCK P.E. 88690

SHEET
C009

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ALANN ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

RESERVED FOR AGENCY APPROVAL STAMP

FLAGLER LANDING
PALM COAST, FLORIDA
WATER PLAN

NO.	DATE	REVISION	BY
4	05/20/26	REV PER COPC RAI	NJG
3	04/14/26	REV PER COPC RAI	NJG
2	02/25/26	FIELD ORDER #1	NJG
1	02/04/26	REV PER COPC & SJRWMD RAI	NJG

ENGINEER OF RECORD	CTB	DATE	05/05/25
DRAWN BY	NJG	SCALE	AS NOTED
		PROJECT	2213-1

WATER NOTE

- WATER PIPE 4" AND GREATER TO BE DR-18
- PIPES 2"-3" TO BE DR-21
- POLY TUBING FOR SERVICES TO BE DR-9

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N O R T H

60 0 60 120
SCALE: 1"=60'

SHEET
C010

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