Agenda Item #4

Application #3087
Nonconforming Use
(Mobile Home)
in the R-1 District

QUASI-JUDICIAL
Application #3087

Staff Recommendation

Staff recommends that based on the provided application and the supplemental information, the Planning Department recommends that the Planning and Development Board make a finding that the new mobile home at 63 Malacompra Road is the same nonconforming use as the previous mobile home.
Agenda Item #5

Application #3090
Future Land Use Amendment
MUH to RMD

LEGISLATIVE
Application #3090
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3090 a Future Land Use Map amendment from Mixed Use: High Intensity, Medium/High Density to Residential: Medium Density for 0.47+/- acres consisting of Parcel #26-11-31-5450-00000-0080 and Parcel #26-11-31-5450-00000-0090.
Agenda Item #6

Application #3086
Rezoning
C-2 to R-1c

QUASI-JUDICIAL
Application #3086
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3086, rezoning from C-2 to R-1c for 0.47+/- acres consisting of Parcel #26-11-31-5450-00000-0080 and Parcel #26-11-31-5450-00000-0090, finding that the rezoning is consistent with the adopted Comprehensive Plan and the Land Development Code and that the County’s rezoning standards have been met, and conditioned that the rezoning will not become effective until the Future Land Use amendment considered under Application #3090 becomes effective.
Agenda Item #7

Application #3088
PUD Site Development Plan in PUD District for Surfview

QUASI-JUDICIAL
### LEGEND:
- **Existing Property Line**
- **Lot Line**
- **Setback Line**

### SITE DATA TABLE
<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Site</td>
<td>43,960 SF ~ 1,009 AC</td>
</tr>
<tr>
<td>Proposed Pavement</td>
<td>4,366 SF</td>
</tr>
<tr>
<td>% Building Coverage</td>
<td>Not to exceed 40%</td>
</tr>
<tr>
<td>Floor Area</td>
<td>21,556 SF MAX</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>48%</td>
</tr>
<tr>
<td>Building Height</td>
<td>Max. 35'</td>
</tr>
</tbody>
</table>

### SETBACK TABLE
<table>
<thead>
<tr>
<th>Type</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20'</td>
</tr>
<tr>
<td>Side</td>
<td>5'</td>
</tr>
<tr>
<td>Rear</td>
<td>10'</td>
</tr>
</tbody>
</table>

### NOTES:
1. All elements that are places of public accommodations and commercial facilities on the site (including accessible routes and parking) shall meet the requirements of the Americans with Disabilities Act,ADA (Accessibility Requirements) and the Fair Housing Act, which applies to all residential and commercial facilities.
2. The contractor shall be the responsible party in the event that there is an inappropriate or deficient service affecting the sale of the individual lots, then the responsible party shall pay for the cost to correct any defect, including any repair charges.
3. The responsible party shall pay for the cost of and may be required to design and build the project in accordance with Federal, State, and local laws.
4. All facilities and improvements in the public area will meet appropriate safety, design, access, and building codes as specified by the Flagler County Planning and Zoning Commission.
5. The responsible party shall provide fire protection to the site and consistent with the intent of the site plan.

### RECEIVED
JUL 27 2017
PLANNING
FLAGLER COUNTY, FL

The master development plan is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD and other applicable land development regulations.

**Approved by:**

**Date:**

**Ordinance Number:**

**File Number:**
Application #3088
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3088, Site Development Plan for Surfview PUD, finding that the proposed PUD Site Development Plan and PUD Development Agreement are consistent with the Comprehensive Plan and the Flagler County Land Development Code.
Agenda Item #8

Application #3085
Preliminary Plat for Surfview

QUASI-JUDICIAL
Application #3085
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3085, Preliminary Plat for Surfview at Matanzas Shores, finding that the proposed preliminary plat is consistent with Chapter 177 of Florida Statutes, the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Surfview PUD, subject to satisfaction of outstanding Development Engineering comments and approval of construction plans.
Agenda Item #9

Application #3082
PUD Site Development Plan
in PUD District for Los Lagos

QUASI-JUDICIAL
<table>
<thead>
<tr>
<th>CLUSTER NUMBER</th>
<th>DWELLING UNITS</th>
<th>DENSITY RANGE</th>
<th>CLUSTER DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>350</td>
<td>6-12</td>
<td>7.4</td>
</tr>
<tr>
<td>2*</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>168</td>
<td>6-12</td>
<td>3.8</td>
</tr>
<tr>
<td>4</td>
<td>151</td>
<td>6-12</td>
<td>7.7</td>
</tr>
<tr>
<td>5</td>
<td>320</td>
<td>12-20</td>
<td>13.7</td>
</tr>
<tr>
<td>6</td>
<td>461</td>
<td>12-25</td>
<td>22.8</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1450</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TOTAL CALCULATED RESIDENTIAL DENSITY: \( 5.2 \) UNITS PER ACRE

<table>
<thead>
<tr>
<th>CLUSTER</th>
<th>RESIDENTIAL ACREAGE</th>
<th>ALLOWED DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>47</td>
<td>350</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>44</td>
<td>168</td>
</tr>
<tr>
<td>4</td>
<td>20</td>
<td>151</td>
</tr>
<tr>
<td>5</td>
<td>23</td>
<td>320</td>
</tr>
<tr>
<td>6</td>
<td>20</td>
<td>461</td>
</tr>
<tr>
<td><strong>TOTAL DWELLING UNITS</strong></td>
<td></td>
<td><strong>1450</strong></td>
</tr>
</tbody>
</table>
DRAINAGE AREA #2 SUBSURFACE TRENCH WILL PROVIDE DETENTION STORAGE IN THESE AREAS. OVERFLOW DISCHARGE TO INTRACOASTAL WATERWAY. THE EXISTING SHEETFLOW DRAINAGE FROM THE HAMMOCK WILL BE PRESERVED IN ITS NATURAL STATE.
Concerns were stated as follows:

- The height and tight spacing of the three story (over ground level parking) homes backing up to A1A may create a wall effect on both ends of the development.
- New homes will not be consistent with the single story homes they surround.
- Vegetative buffers on the north side (Los Lagos) along A1A were not shown.
- The temporary construction entrance on the north end was not fully determined.
Application #3082
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3082, Site Development Plan for Los Lagos PUD, finding that the proposed PUD Site Development Plan and PUD Development Agreement are consistent with the Comprehensive Plan and the Flagler County Land Development Code.
Agenda Item #10
Application #3078
Preliminary Plat for Los Lagos I

QUASI-JUDICIAL
Application #3078
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3078, Preliminary Plat for Los Lagos I, finding that the proposed preliminary plat is consistent with Chapter 177 of Florida Statutes, the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Los Lagos PUD, subject to satisfaction of outstanding Development Engineering comments and approval of construction plans.
Agenda Item #11

Application #3079
Preliminary Plat
for Los Lagos II

QUASI-JUDICIAL
Application #3079
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3079, Preliminary Plat for Los Lagos II, finding that the proposed preliminary plat is consistent with Chapter 177 of Florida Statutes, the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Los Lagos PUD, subject to satisfaction of outstanding Development Engineering comments and approval of construction plans.
Agenda Item #12
Application #3081
PUD Site Development Plan in PUD District for Las Casitas
QUASI-JUDICIAL
Application #3081
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3081, Site Development Plan for Las Casitas PUD, finding that the proposed PUD Site Development Plan and PUD Development Agreement are consistent with the Comprehensive Plan and the Flagler County Land Development Code.
Agenda Item #13

Application #3080
Preliminary Plat for Las Casitas

QUASI-JUDICIAL
Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3080, Preliminary Plat for Las Casitas, finding that the proposed preliminary plat is consistent with Chapter 177 of Florida Statutes, the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Las Casitas PUD, subject to satisfaction of outstanding Development Engineering comments and approval of construction plans.
Agenda Item #14

Application #3092
Amendment to
PUD Development Agreement
for Huntington Woods

QUASI-JUDICIAL
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>7500 Sq. Ft.</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>60 feet</td>
</tr>
<tr>
<td>Minimum front setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum rear setback</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>7.5 feet</td>
</tr>
<tr>
<td>Minimum side yard abutting street</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>43.6%</td>
</tr>
<tr>
<td>Minimum living area</td>
<td>1,500 Sq. Ft.</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>43.6%</td>
</tr>
</tbody>
</table>
Application #3092
Staff Recommendation

Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners, approval of Application #3092, amendment to the Development Agreement in a PUD for Huntington Woods at Hunter’s Ridge, finding that the requested change is consistent with the Comprehensive Plan and the Land Development Code.
Agenda Item #15

Application #3094
Side Setback Variance in the R-1 District

QUASI-JUDICIAL
P.O.R. EASEMENT
NW CORNER LOT 3, BLOCK 10
MAP OF ARTESIA

NORTH LINE LOT 3
CONC. MON.
FND

SOUTH 1/2
LOT 2
BLOCK 10
(13,413 S.F.)

N WALL RESIDENCE #90
LOT 3, BLOCK 10, MAP
OF ARTESIA

1 STORY C.B.S.
RESIDENCE #90

FLOOD ZONE
"AE"

268.12'(P)(M)
268.15'(CALC)
268.37'(P)(M)

FLOOD ZONE "X" (0.2%)
(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF
1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS
LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED
BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.)

LOT 3
BLOCK 10
(IMPROVED)
RESIDENCE #90

NORTH 1/2
LOT 2
BLOCK 10
(IMPROVED)
RESIDENCE #96
Application #3094
Staff Recommendation

Staff recommends that based on the provided application and supplemental information, the Planning Department recommends that the Planning and Development Board make a finding that all criteria as listed in the guidelines at LDC Section 3.07.03.E been met and therefore recommends approval of a 2.5 foot side yard setback variance for 94 Hernandez Avenue (Parcel #40-10-31-0010-00100-0020).
Agenda Item #16
Application #3095
Special Exception in the AC District

QUASI-JUDICIAL
Application #3095
Staff Recommendation

Staff recommends that the Planning and Development Board find that based on the testimony and evidence presented that all special exception guidelines have been met and approve Application #3095, a Special Exception in the AC (Agriculture) zoning district for a Class III Landfill (Resource Recovery) at 449 County Road 304, subject to the following conditions:

1. maintain the current 50 foot buffer around project perimeter and all work limits;
2. maintain the current minimum 25 foot buffer round all wetland areas, with no storage (equipment or materials) permitted to encroach into the wetland buffer;
3. hours of operation to be 7 a.m. to 6 p.m., Monday through Saturday;
4. no outdoor storage of heavy equipment or trucks unless they are screened from view by fencing or natural vegetation;
Conditions (continued):

5. limit height of debris storage pile to 50 foot high maximum or as approved by DEP permit if less than 50 feet in height;
6. maintain compliance with all other agency permits during the duration of the Special Exception approval;
7. applicant to provide necessary improvements within the public right-of-way to ensure safe traffic movement on and off County Road 304, with no damage to pavement and/or drainage flow;
8. these conditions run with the land and are transferrable to a subsequent owner or operator provided that these conditions continue to be met; and
9. expiration of Special Exception approval to be concurrent with DEP permit expiration, or October 31, 2022, whichever occurs first.
Agenda Item #17
Application #3097
Future Land Use Amendment
A&T to RLDSF

LEGISLATIVE
Application #3097

Staff Recommendation

Staff recommends that the Planning and Development Board open and continue the public hearing to a time and date certain, the Board’s November 14, 2017 regular meeting at 6:00 p.m.
Agenda Item #18
Application #3098
Rezoning
AC to PUD

QUASI-JUDICIAL
Application #3098
Staff Recommendation

Staff recommends that the Planning and Development Board open and continue the public hearing to a time and date certain, the Board’s November 14, 2017 regular meeting at 6:00 p.m.