Agenda Item #4

Application #3098
Amendment of the Eagle Lakes PUD for Eagle Lakes Phase 2 PUD

QUASI-JUDICIAL
Application #3098
Staff Recommendation

The Planning and Development Board finds that the Eagle Lakes Phase 2 Planned Unit Development (PUD) Development Agreement is consistent with the adopted Comprehensive Plan and the Land Development Code.
Agenda Item #5

Application #3123
Special Use in the I-PUD District
City of Flagler Beach

QUASI-JUDICIAL
PROPOSED WELL SITE PLAN

SCALE: 1/4" = 1'-0"
Application #3123
Staff Recommendation

The Planning Department recommends that the Planning Board determine that sufficient factual data has been presented and recommend to the Board of County Commissioners approval of Application #3123 for a Special Use for a Potable Water Supply Well on Parcel #17-12-31-0650-000A0-0013 subject to the following conditions:
Application #3123
Staff Recommendation

1. development to occur according to the site plan submittal dated January 2018;
2. securing all applicable permits prior to installation and site development; and
3. coordinating access with the Flagler Executive Airport during construction and on an ongoing basis for maintenance.
Agenda Item #6
Application #3124
Special Exception
for Business and Professional
Offices, Professional Consultants,
and Medical and Dental Offices in
the R/C District
QUASI-JUDICIAL
Application #3124

Staff Recommendation

The Planning and Development Board finds that Application #3124, Special Exception for a business and professional office, professional consultant, and medical and dental office in the R/C zoning district at 5182 North Oceanshore Boulevard, meets the Special Exception Guidelines and is therefore approved, subject to the following conditions:

1. This Special Exception runs with the land.
Application #3124
Staff Recommendation

2. Approval is limited to the use of the subject parcel as a business and professional office, professional consultant, and medical and dental office.

3. Uses will be evaluated at time of business tax receipt sign-off for adequacy of available parking based on the minimum off-street parking requirements of the Land Development Code.
4. All development to occur consistent with the submitted site plan received February 2, 2018, including landscaping installation and fence replacement with an earth tone vinyl fence six feet in height, subject to changes approved by staff based on outstanding agency review comments.

5. Commercial traffic associated with this Special Exception will utilize the North Oceanshore Boulevard driveway, subject to issuance of a driveway permit by the Florida Department of Transportation.
6. Should the parcel to the North and/or South develop with a commercial use (also subject to Special Exception approval), a cross-access easement shall be provided, said easement being at least 15 feet in width so as to provide a single drive lane between both parcels. Prior to completion of the development of the parcel to the North and/or South as a commercial use, the applicant, their successors, or assigns, shall remove any landscape buffer, fencing, or other impediment to this cross access.
Application #3124
Staff Recommendation

easement and further provide onsite improvements so as to provide a physical roadway connection between the two parcels.

7. New utility service drops shall be installed underground and shall be done in a manner which protects index trees.

8. All refuse collection containers shall be screened from public view, with vegetative screening that includes shrubs which will achieve a height of five feet within one year, planted with a spacing not exceeding five
feet on center, or as an alternative, another form of vegetative screening that creates an effective visual screen.

9. Signs shall be limited as follows:
   a. Subject to variance approval, the existing monument sign may be utilized provided that a permit is issued for a face change (change of copy).
   b. Any new proposed signage will comply with the Flagler County Land Development Code.
Application #3124

Staff Recommendation

10. Proposed lighting will demonstrate compliance through building permit application with the County’s sea turtle lighting requirements.

11. The applicant shall not commence development until all other agency approvals and/or permits are issued.
Agenda Item #7

Application #3125
Variance in the R/C District

QUASI-JUDICIAL
Application #3125
Staff Recommendation

The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves the following variances for 5182 North Oceanshore Boulevard (Parcel #40-10-31-0010-00040-0090):

1. 9.9 foot variance from the minimum 40 foot front (East) setback;
2. 3.4 foot variance from the minimum 10 foot side (North) setback;
3. 6.2 foot variance from the minimum 10 foot side (North) setback for the shed; and
4. 20 foot variance from the minimum 20 foot setback for a freestanding monument sign.
Application #3125
Staff Recommendation

Alternative Denial Language: The Planning and Development Board finds that all variance criteria as listed in the guidelines at LDC Section 3.07.03.E have not been met and therefore denies the variances for 5182 North Oceanshore Boulevard (Parcel #40-10-31-0010-00040-0090).