Planning and Development Board

February 12, 2019
Quasi-Judicial Process

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:
• Staff – 10 minute presentation.
• Applicant – 15 minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #4
Application #3165
Special Exception in the AC District
Baird and Magray
QUASI-JUDICIAL
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper website.

January 31, 2019

- **Wetlands**
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine
Application #3165
Guest Quarters SE in AC
Ms. Baird and Ms. Magray purchased parcel in April 2018
Parcel developed with multiple buildings including single family home and detached garage, both built in 1978
Seeking improvement of garage living unit
Will be occupied intermittently by family and guests
Guest quarters must remain as accessory use to single family home principal use
RECOMMENDED MOTION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have been met and therefore approves the guest/servant quarters at 870 County Road 65 (Parcel #13-12-29-5550-00140-0030), subject to the following conditions:
1. The Special Exception runs with the land.
2. Owner or contractor to obtain all permits prior to commencement of work.
3. The parcel shall remain under single ownership and not be subdivided.
RECOMMENDED MOTION (continued):

4. Occupancy of the guest quarters is limited to family members and nonpaying guests of the occupants of the principal structure for a period of time not to exceed six (6) months per year.

5. While there are presently two electric meters serving the parcel, should there ever be cause to abandon or reconstruct the electric service, the Owner agrees to utilize a single meter and connection for power.

6. Maintain a single onsite sewage disposal system.
ALTERNATIVE MOTION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have not been met and therefore denies the request for the guest/servant quarters at 870 County Road 65 (Parcel #13-12-29-5550-00140-0030).
Agenda Item #5
Application #3166
Special Exception in the C-2 District
Hammock Harbour, LLC/Doctor Dredge, LLC
QUASI-JUDICIAL
Application #3166
Contractor Storage Yard SE in C-2

New owner – Hammock Harbour, LLC – purchased parcel in August, 2018

Parcel was location of Treworgy Yachts and Newcastle Marine

C-2 zoning initially put in place with first Zoning Map for Lots 42 and 43, part of Lot 41 rezoned in 2000 to C-2 through Application #2087 for Newcastle expansion

Rezoning required installation of fencing, landscaping

Special Exception sought for tenant, Doctor Dredge, a local dredging contractor
Application #3166
Contractor Storage Yard SE in C-2

RECOMMENDED MOTION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have been met and therefore approves the contractor storage yard at 5658 North Oceanshore Boulevard (Parcel #40-10-31-3150-00000-0420), subject to the following conditions:

1. The Special Exception runs with the land.
2. Owner or contractor to obtain all permits prior to commencement of work.
RECOMMENDED MOTION (continued):

3. Landscape buffers and the stormwater system improvements are to be located within the 35-foot North and South buffers as previously approved through Application #2087, including:

a. a six foot high wooden privacy fence installed along both the North and South parcel lines, running a distance of 408+/- feet easterly from the West parcel line at the Intracoastal Waterway; and
RECOMMENDED MOTION (continued):

b. landscaping to be installed and maintained in perpetuity consistent with either:
   i. the Buffer Plan – bearing an 11-22-99 date by Donald E. Burnett, ASLA – submitted with Application #2087; or
RECOMMENDED MOTION (continued):

ii. in the event that the then-existing trees as depicted on the Buffer Plan are no longer onsite or viable due to the recent hurricanes, the landscaping shall meet the requirements of FCLDC Sec. 5.01.04(6)(c) and (8) to be demonstrated through submittal of a landscape plan for staff review and approval, with plan submittal and landscape material installation to occur no less than six (6) months following the date of the Planning and Development Board’s order.
RECOMMENDED MOTION (continued):
4. As an existing developed site, the front perimeter landscape area (buffer) along North Oceanshore Boulevard shall be improved – and maintained in perpetuity for the duration of the use – with plant materials meeting the requirements of FCLDC Sec. 5.01.04(8) so as to create the desired 40-foot wide undulating, diversified non-uniform front perimeter buffer to be demonstrated through submittal of a landscape plan for staff review and approval, with plan submittal and landscape material installation to occur no less than six (6) months following the date of the Planning and Development Board’s order.
Application #3166
Contractor Storage Yard SE in C-2

RECOMMENDED MOTION (continued):
5. Outdoor storage will be limited to the 75-foot by 75-foot area depicted on the site plan sketch provided with the Special Exception application submittal.
6. Signage will be limited to no greater than six feet in height and with a sign area not to exceed 32 square feet, and with the sign’s location meeting applicable minimum setbacks.
7. All onsite lighting will be shielded and aimed downward to comply with the County’s Marine Sea Turtle lighting requirements.
RECOMMENDED MOTION (continued):

8. The dumpster enclosure shall be a minimum of six feet in height on three sides and be constructed in the location depicted on the site plan sketch, except that the enclosure shall be a minimum of 25 feet from the left (South) side parcel line adjoining the Hammock Hardware parcel.

9. Onsite bulk storage or disposal of hazardous materials is prohibited.
RECOMMENDED MOTION (continued):

10. Future tenants and their uses will be evaluated on a case-by-case basis at the time of business tax receipt (BTR) sign-off to ensure that adequate offstreet parking exists to accommodate all onsite uses. If additional parking is required, a site plan submittal will be necessary showing the location, number, and proposed surface treatment of the additional parking areas.
RECOMMENDED MOTION (continued):

11. The fire sprinkler system in the main building and fire alarm system will be inspected, certified, and maintained in an operable condition for the duration of the use consistent with applicable regulations.

12. The owner will install a Knox Box or Lock to provide afterhours access by the Fire Department in the event of an emergency.
Application #3166
Contractor Storage Yard SE in C-2

ALTERNATIVE MOTION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have not been met and therefore denies the request for a contractor storage yard at 5658 North Oceanshore Boulevard (Parcel #40-10-31-3150-00000-0420).
Agenda Item #6
Application #3163
Amend and Restate PUD Development Agreement
BADC Huntington Communities, LLC/Watts

QUASI-JUDICIAL
Application #3163
Amend and Restate PUD DA

In November, 2018, Mr. Watts (on behalf of BADC) applied for an amendment to the PUD DA and SDP Amends Ordinance No. 2008-25, Ordinance No. 2013-06, Ordinance No. 2015-04, and Ordinance No. 2015-14

Proposed changes:
• revises land use areas for lots, roadway tracts, stormwater tracts, wetland/conservation tracts, and common area/open space tracts, including recreation center tract
• revises allowed building types to market conditions
Application #3163
Amend and Restate PUD DA

Request for public community meeting and input

Developer responded that meetings were held:
• May 23, 2017 with the Huntington Village Residents Association, Inc.
• July 12, 2018 with the Huntington Village Residents Association, Inc.
• December 13, 2018 with the Huntington Village Residents Association, Inc.
• January 10, 2019 with the Hunters Ridge Community Development District No. 1

No additional community meetings were held.
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**Building Count**

- Duplex: 2015 Adopted - 14, 2019 Proposed - 49
- Triplex: 2015 Adopted - 11, 2019 Proposed - 12
- Five-plex: 2015 Adopted - 1, 2019 Proposed - 0

**Unit Count**

- Triplex: 2015 Adopted - 33, 2019 Proposed - 36
- Five-plex: 2015 Adopted - 5, 2019 Proposed - 0
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**Land Use Acreage**

- **Lots**: 16.26 acres in 2015, 17.21 acres proposed in 2019.
- **Roadways**: 6.11 acres both in 2015 and proposed in 2019.
- **Stormwater**: 12.43 acres in 2015, 12.65 acres proposed in 2019.
- **Wetlands**: 48.63 acres both in 2015 and proposed in 2019.
- **Open Space**: 7.44 acres in 2015, 6.27 acres proposed in 2019.

Legend:
- **2015 Adopted**
- **2019 Proposed**
Application #3163
Amend and Restate PUD DA

RECOMMENDATION: Request the Planning and Development Board recommend approval of the amendment and restating of the PUD Development Agreement for Huntington Villas PUD adopted through an ordinance titled similar to:
Application #3163
Amend and Restate PUD DA

RECOMMENDATION (continued):

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA; AMENDING AND RESTATING THE HUNTINGTON VILLAS AT HUNTER’S RIDGE DEVELOPMENT AGREEMENT FOR THE HUNTINGTON VILLAS PLANNED UNIT DEVELOPMENT; AMENDING FLAGLER COUNTY ORDINANCE NO. 2008-25, NO. 2013-06, NO. 2015-04, AND NO. 2015-14; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.
Agenda Item #7
Application #3150

Rezoning from R/C to PUD

LRA Rio, LLC/Atlee Development Group, Inc.

QUASI-JUDICIAL
The Jungle Hut

U.S. HIGHWAY A1A...6 Miles South of...MARINELAND STUDIOS, FLORIDA
Application #3150
Rezone from R/C to PUD

In August, 2018, Mr. Atlee (on behalf of LRA Rio) applied for a rezoning to PUD for a 54 lot single-family subdivision on 12.44 acres.

Existing MUL Future Land Use designation allows commercial component and up to 87 dwelling units (up to 7 units/acre).

Rezoning needed because R/C requires:
- 75 foot minimum lot width
- 9,000 square foot minimum lot area

Proposed PUD:
- 50 foot minimum lot width
- 5,500 square foot minimum lot area
Application #3150
Rezone from R/C to PUD

County Attorney’s memo, rezoning application did not meet requirements of a PUD rezoning, specifically:

“to provide an opportunity for innovative urban design techniques, improved use of land, protection of valuable natural features in the community, desirable land use mix, open space, and more economical public services.” (FCLDC Sec. 3.03.20.A).
Application #3150
Rezone from R/C to PUD

Proposed PUD Development Agreement:
• requires dedication and maintenance of tracts by homeowner’s association
• restricts permitted uses to single family dwellings, associated recreation areas, and home occupations
• prohibits short-term vacation rentals
• requires 3,600+- linear foot extension of sanitary sewer line, upsized for future connections
• recognizes Hammock Commercial Park platted cross-access and utility easement
• prohibits vehicular access to HD Parkway
Application #3150
Rezone from R/C to PUD

Proposed PUD Development Agreement (continued):

- requires three-foot sidewalk across front of each lot
- allows for entry signage:
  - not to exceed six feet in height
  - not to exceed 32 square feet in sign area
- Marine Sea Turtle lighting requirements to be met
- reasonable tree preservation efforts for trees with 10-inch DBH or greater
- all utility drops underground
- specifies standards for min. finished floor, model homes, and construction trailers
Application #3150
Rezone from R/C to PUD

Proposed PUD Development Agreement (continued):
• requires min. landscape buffers of:
  • 30-foot width to West (A1A)
  • 10-foot width to South (Jungle Hut Road)
  • 5-foot width to East (County Greenway parcel)
• all landscape buffers to include non-vehicular use easement
• requires min. recreational amenities:
  • min. 200 square foot covered pavilion
  • picnic table and park bench
  • Min. 1,000 square foot tot lot, with activities
• PUD Development Agreement binding on successors
Application #3150
Rezone from R/C to PUD

Scenic A1A PRIDE Committee:
“We are:
• Satisfied with the landscape buffers on SR-A1A and Jungle Hut Road, as long as they meet the landscaping buffer requirements in the LDC.
• Satisfied with the proposed entrance location on Jungle Hut Road.
• Satisfied that an emergency access will not adversely affect the bike path.
• Concerned that high density development in this section of the Hammock removes the most valuable characteristics of living under the trees.
Application #3150
Rezone from R/C to PUD

Scenic A1A PRIDE Committee (continued):

• Concerned that each increase in residential density creates more need for traffic lights and adds to emergency evacuation times.
• Not satisfied that the 40% tree preservation requirement can be met with the density proposed.
• Concerned that the wildlife corridor will be narrowed to 20 feet.
• Supporting the proposed exclusion of short term vacation rentals in the HOA C&Rs.
• Suggesting that a green landscape buffer be added on the east side to shield the bike path and Hammock Dunes Parkway from the development.”
Application #3150
Rezone from R/C to PUD

Comprehensive Plan consistency:

- Mixed Use: Low Intensity, Low/Medium Density
  - 1.0 to 7.0 residential units per gross acre
  - Maximum FAR of 0.2 of retail/office
  - Minimum 25% open space
  - Residential use – min 15%, max 70% of development area
  - Commercial use – min 15%, max 50% of development area

(FLUE Policy A.1.1.3)
Application #3150
Rezone from R/C to PUD

Comprehensive Plan consistency:

- Mixed Use: Low Intensity, Low/Medium Density
  - 12.44 acres – 12.44 x 7 = 87 units
  - Maximum retail/office FAR – 12.44 x 0.2 = 2.49,
    2.49 x 43,560 = 108,713 s.f. (multi-story)
  - Minimum 25% open space – 12.44 x 0.25 = 3.11
  - Max Residential use – min 15% commercial –
    12.44 x 0.15 = 1.87 acres – remainder 60% residential – 12.44 x 0.60 = 7.46 acres
  - Max Commercial use – min 15% residential –
    12.44 x 0.15 = 1.87 acres – remainder 60% commercial – 12.44 x 0.60 = 7.46 acres
Application #3150
Rezone from R/C to PUD

Comprehensive Plan consistency:

- Mixed Use: Low Intensity, Low/Medium Density
  - Max Residential Density – 54 units < 87 units
  - No retail/office FAR – 108,713 s.f. undeveloped
  - Min Open Space – 3.32 acres > 3.11 acres
Application #3150
Rezone from R/C to PUD

Corridor Management Plan consistency:

Objective 1.2 Implement the plan with the intent of improving the aesthetic and functional attributes of the corridor.

Strategy 1.2.1 Plant vegetation along the corridor with xeriscape landscaping varieties to conserve and manage water resources.

Strategy 1.2.2 Design, construct or enhance recreation areas, beach access, and bike path amenities.
Corridor Management Plan consistency (continued):

Objective 1.3 Create and maintain a canopied roadway of native plant species within the corridor.

Strategy 1.3.2 Plant oaks and other trees native to the maritime hammock system to create and maintain a canopied roadway.

Strategy 1.3.3 Encourage developers and property owners to retain oak trees and other native vegetation.
Application #3150
Rezone from R/C to PUD

Corridor Management Plan consistency (continued):

Objective 1.4 Enhance vistas featuring the ocean dunes, the oak hammock, and the estuary.

Strategy 1.4.1 Landscape areas of the corridor by planting native wildflowers, shrubs, and trees along the corridor.

Strategy 1.4.2 Protect trees and other natural vegetation along the corridor through the enforcement of appropriate ordinances.

Strategy 1.4.3 Create vegetation buffers to screen parking and unsightly areas.
Application #3150
Rezone from R/C to PUD

Corridor Management Plan consistency (continued):
Objective 1.10 Promote watershed runoff management.

Strategy 1.10.2 Upgrade septic systems to a central sewer system that does not discharge into the estuary.
Corridor Management Plan consistency (continued):
Objective 4.1 Provide educational programs, literature, Internet website and appropriate informational signs through a coordinated effort of the various public and private corridor entities to explain the unique natural and cultural elements of the river to sea corridor.

Strategy 4.1.1 Design and install signs at central locations along the corridor illustrating the historical, archaeological, recreational and natural areas of interests.
Application #3150
Rezone from R/C to PUD

Corridor Management Plan consistency (continued):
Objective 5.5 Ensure, through proper planning, that both future use and access is in line with the vision for the Scenic Highways Program.

Strategy 5.5.2 Ensure that sidewalks, dune walkovers, historical buildings and other facilities are ADA compliant, where possible.
Application #3150
Rezone from R/C to PUD

Land Development Code consistency:

3.06.11. A1A Scenic corridor overlay district

A. *Purpose and applicability.* The purpose of the A1A Scenic Corridor Overlay (SCO) district is to protect and enhance the natural and man-made environments of this unique and special portion of Flagler County, thereby preserving quality of life and property values within the corridor.
Application #3150
Rezone from R/C to PUD

Land Development Code consistency:

3.06.11. A1A Scenic corridor overlay district

A. *Purpose and applicability.*

The requirements of this section are supplemental to existing zoning regulations within the area defined above. All development must be in compliance with the standards of the underlying zoning district and the additional requirements or relief of the overlay district. In the event of any conflict between the provisions of this section and other requirements of this article, the provisions of this section shall prevail.
Application #3150
Rezone from R/C to PUD

Land Development Code consistency:

3.06.11. A1A Scenic corridor overlay district

B. Architectural standards. This subsection applies to nonresidential development within the A1A corridor.

C. Dumpster and waste containers.

D. Loading docks.

E. Access standards.

F. Parking standards.

G. Utility service drops.

H. Variances.

I. Relationship to other requirements.

J. Vesting.
Land Development Code consistency:

3.06.11. A1A Scenic corridor overlay district

I. *Relationship to other requirements*. This section is supplemental to all other requirements of existing adopted ordinances and codes provided that all portions of codes or ordinances that are in conflict with this section are superseded only in the application and only to the extent of the conflict provided however, that where a provision of this section conflicts with a provision of a previously approved development of regional impact development order, the provision of this section shall not apply.
Land Development Code consistency (continued):

5.01.04. Landscape development standards

To ensure the attainment of the objectives of this section, the design and installation of required landscaping shall be consistent with the following standards unless it can be demonstrated to the Flagler County Planning Board that alternative design and installation plans will meet the objectives of this section. The landscape development standards contained herein shall apply whenever a building permit or landscape plant [sic] are required.
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):
5.01.04. Landscape development standards

(1) Landscape area requirements. Multifamily residential, mobile home park, office, commercial or public land uses shall devote a minimum of fifteen (15) percent of the total developed area to pervious landscape areas. At least one-third (1/3) of the minimum required area must be contained within the interior area of the site.
(3) **Single family dwellings.** Each single family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing shade trees, sabal palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of two and one-half (2½)…
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):
5.01.04. Landscape development standards

(3) *Single family dwellings.*
… inches DBH and overall height of ten (10) feet. When trees are planted to meet the minimum requirement they must be shade trees meeting the material standards of this section.
5.01.04. Landscape development standards

(5) Off-street parking and vehicle use areas. Off-street parking facilities and other vehicular use areas, excepting permitted accessways, shall meet the following requirements:

(a) Perimeter requirements.

1a. Front perimeter landscape areas in the A1A Scenic Corridor. Developments shall provide a wide landscaped strip located between the property line and the developed area. The width of this landscape buffer shall be a…
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):

5.01.04. Landscape development standards

1a. *Front perimeter landscape areas in the A1A Scenic Corridor.*

…minimum average of twenty-five (25) feet for properties with a lot depth of one hundred (100) feet or less, with no buffer width less than twenty (20) feet. For properties with a lot depth greater than one hundred (100) feet the perimeter shall be a minimum average of twenty-five (25) percent of the lot depth, up to a maximum of forty (40) feet, with no buffer…
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):

5.01.04. Landscape development standards

1a. *Front perimeter landscape areas in the A1A Scenic Corridor.*

...width less than twenty-five (25) feet. Width of sidewalks shall not be included within the front perimeter landscape buffer. The intent of this requirement is to create an undulating, diversified non-uniform perimeter buffer for the A1A Scenic Corridor that is in keeping with the existing natural and non-regimented character of the area. Developed areas such as septic...
Landscape development standards

1a. *Front perimeter landscape areas in the A1A Scenic Corridor.*

...systems, stormwater facilities, vehicular use areas including parking and access aisles (not including access driveways), solid waste facilities including dumpsters, storage buildings, and similar features or structures are not allowed in perimeter landscape buffers; provided however, that undulating dry retention basins may intrude up to ten (10)…
5.01.04. Landscape development standards

1a. *Front perimeter landscape areas in the A1A Scenic Corridor.*

...percent of the perimeter landscape buffer where necessary to save index trees elsewhere on the property.

2a. *Side and rear perimeter landscape areas in the A1A Scenic Corridor.* A ten (10) foot wide landscape strip buffer of land, located shall be required along the side and rear property lines. The minimum width of this landscape...
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):

5.01.04. Landscape development standards

2a. *Side and rear perimeter landscape areas in the A1A Scenic Corridor.*

...buffer shall be fifteen (15) feet for the side and twenty (20) feet for the rear for a nonresidential use when adjacent to residential uses or zoning. No landscape buffer is required for a nonresidential use when it is adjacent to nonresidential uses or zoning, but tree planting shall still be required or in the case of like commercial uses, where...
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):

5.01.04. Landscape development standards

2a. *Side and rear perimeter landscape areas in the A1A Scenic Corridor.*

...no setbacks or landscape areas are required. Common driveways and sidewalks serving adjacent properties are exempt from perimeter requirements.
Application #3150
Rezone from R/C to PUD

Land Development Code consistency (continued):

5.01.04. Landscape development standards

(5) *Off-street parking and vehicle use areas.* Off-street parking facilities and other vehicular use areas, excepting permitted accessways, shall meet the following requirements:

(b) *Material requirements in perimeter area.*

1b. *Tree preservation required in the A1A Scenic Corridor.* Preservation of all existing native trees larger than six (6) inches in caliper is required within the perimeter area except for access ways.
Application #3150
Rezone from R/C to PUD

Required findings for a rezoning to PUD:

“1. The proposed PUD does not affect adversely the orderly development of Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners.

2. The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.” (FCLDC Sec. 3.04.02.F).
Application #3150
Rezone from R/C to PUD

Possible options for the Board’s discussion and recommendation:

• reducing density, as would arguably be required if the parcel were developed with the R/C zoning, so as to provide additional open space above the minimum required 25% and to preserve existing index trees that have not yet been identified due to the missing tree survey information;
Possible options for the Board’s discussion and recommendation (continued):

- specific, definitive recreational amenities – like a shell walking path, benches, and a dock/viewing platform – incorporated into the stormwater tracts so as to encourage their use as common open space and providing an amenity to residents beyond stormwater retention, which others have identified as not being legitimately being open space since stormwater is a use and open space implies the set aside of land without a use; and
Application #3150
Rezone from R/C to PUD

Possible options for the Board’s discussion and recommendation (continued):

• incorporating design standards above those of the Land Development Code, including (but not limited to): Energy Star, Water Star, LEED certification (or other green building standards or techniques), and age-in-place standards that add to the uniqueness of the proposed development, help with the marketability of the project, and provide justification for the PUD approval.
Application #3150  
Rezone from R/C to PUD  

Since the printing of the Board agenda:

- Inclusion of a payment by the developer to an enhancement of the Jungle Hut Road corridor, funds to be used for:
  - sidewalk repairs
  - additional vegetation
  - interpretative kiosk
  - amount in addition Parks Impact Fee, no credits sought
Application #3150
Rezoning from R/C to PUD

RECOMMENDATION: The Planning and Development Board recommends to the Board of County Commissioners approval of Application #3150, amending the zoning classification of a total of 12.44 acres, more or less, identified as Parcel Number 40-10-31-5137-000H0-0000, from R/C (Residential/Limited Commercial) to PUD (Planned Unit Development) District, and approval of the Beachwalk Planned Unit Development, finding that the PUD is consistent with the Comprehensive Plan and the Land Development Code, and specifically finding that the proposed PUD does not affect adversely the orderly development of…
Application #3150
Rezoning from R/C to PUD

RECOMMENDATION (continued): …Flagler County and complies with the comprehensive plan adopted by the Flagler County Board of County Commissioners and the proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood, with the PUD rezoning ordinance titled as:
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 12.44 ACRES, MORE OR LESS, BEING PARCELS H AND I OF PROPERTY APPRAISER’S SUBDIVISION NUMBER 379, PARCEL NUMBER 40-10-31-5137-000H0-0000, FROM R/C (RESIDENTIAL/LIMITED COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; ADOPTING A PUD DEVELOPMENT AGREEMENT AND CONCEPTUAL PUD SITE DEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.
Agenda Item #8
Application #3158

SDP in PUD

LRA Rio, LLC/Atlee Development Group, Inc.

QUASI-JUDICIAL
Application #3158
SDP in PUD

Related application to rezoning (Application #3150)
PUD SDP offers graphic representation of lot layout, general layout of land uses

Preliminary and final plat steps must be consistent with the PUD SDP
# Application #3158
## SDP in PUD

<table>
<thead>
<tr>
<th>Total Project Area</th>
<th>Area (in acres)</th>
<th>Percentage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>7.73</td>
<td>62%</td>
</tr>
<tr>
<td>Roadway</td>
<td>1.27</td>
<td>10%</td>
</tr>
<tr>
<td>Open Space</td>
<td>3.44</td>
<td>28%</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>1.86</td>
<td></td>
</tr>
<tr>
<td>Stormwater Pond</td>
<td>1.58</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Single Family Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Proposed Lots</td>
<td>54</td>
</tr>
<tr>
<td>Minimum Lot Dimension</td>
<td></td>
</tr>
<tr>
<td>Min. Width</td>
<td>50’</td>
</tr>
<tr>
<td>Min. Depth</td>
<td>110’</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20’</td>
</tr>
<tr>
<td>Side</td>
<td>5’</td>
</tr>
<tr>
<td>Rear</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum % Impervious</td>
<td>60%</td>
</tr>
</tbody>
</table>
The maximum building height Shall be 2 stories, not to exceed 25' in height.

Home Owners Association will be responsible for maintenance of the proposed ponds and Stormwater system.

Sanitary, potable water, and fire services will be provided by the City of Palm Coast.

Each lot shall provide a minimum of 1 tree per 3,000 sq of lot area and is to be planted at the time of building construction.

Tree species and size shall meet minimum requirements as listed in the Flagler County Zoning Code.

• Minimum lot area is 5,550 sq. ft.
• Average density: 4.3 units/acre
• Anticipated price point: High $300,000 to mid $400,000
• Tel lot with play equipment will be located as shown on the map.
RECOMMENDATION: The Planning and Development Board recommends to the Board of County Commissioners approval of Application #3158, a PUD Site Development Plan for the Beachwalk PUD, finding that the proposed PUD Site Development Plan is consistent with the Flagler County Comprehensive Plan, the Flagler County Land Development Code, and the Beachwalk PUD Development Agreement, subject to the following conditions:

1. add a five foot (5’) wide landscape buffer tract along the East project boundary adjoining the County’s Greenway parcel;
2. identify and label the proposed roadway as a private roadway tract;

3. delete the clarifying footnote in the Dimensional Requirements Table referencing the measurement of minimum lot width;

4. add the twenty four foot (24’) wide cross-access and utility easement to coincide with the easement location within the Hammock Commercial Park subdivision, recorded at Map Book 37, Pages 10 and 11, Public Records of Flagler County, Florida;
5. add the 10 foot (10’) front easement to the Conceptual Lot Layout Detail graphic and label the purpose (utility, drainage, etc.) of the easement;

6. correct (or delete) the 110 foot (110’) typical lot depth label shown within Lot 39 – the minimum lot depth is 115 feet (115’), unless these lots are different from the others, then the Dimensional Requirements table and the Development Agreement needed to be amended to change the minimum lot depth from 115 feet to 100 feet; and
Application #3158
SDP in PUD

RECOMMENDATION (continued):
7. correct notes on the PUD Site Development Plan as follows:
   a. the maximum building height is stated in the Development Agreement as two stories above a garage, not to exceed 35 feet (35’) in height;
   b. add the roadway tract to the listing of maintenance responsibilities for the Homeowners Association;
RECOMMENDATION (continued):

c. delete fire services from the list of services provided by the City of Palm Coast and add Flagler County as the fire protection provider – Palm Coast will be the water and sewer utility provider, with Flagler County providing fire protection; and
RECOMMENDATION (continued):

d. delete references to the minimum tree planting requirement of 1 tree for every 3,000 square feet of lot area and the tree species and size requirement – these are listed in the Land Development Code and the added notes are no more restrictive than the LDC so the inclusion of the reference here is redundant.
Staff Comments
Board Comments
Public Comments
Adjournment