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 #3
Application #3195

Site Development Plan in the PUD

WL Residential Land, LLC/
Jerry K. Finley, P.E.,
Finley Engineering Solutions, Inc.

QUASI-JUDICIAL
Application #3195
Site Development Plan in the PUD

Request for site plan approval in a PUD for 132 dwelling unit subdivision known as Unit 13.

Part of Plantation Bay DRI.

Overall project acreage of 63.19 acres, with 29.62 acres in residential use.

Unit 13 proposed in DRI as Medium Density Residential (6-8 du/ac): project density is 4.46 du/ac.
Minimum Setbacks:

Single Family Attached

Front: 20 feet
Side – between buildings, to exterior wall: 20 feet
Side interior units: 0 feet
Side Street (a/k/a street side or side corner): 15 feet
Rear: 20 feet

Other Criteria:

Single Family Attached

Maximum Height: 3 stories
Minimum Lot Size: 3,600 s.f.
Minimum Lot Width, at front setback: 30 feet
Minimum Building Separation (exterior wall): 20 feet
RECOMMENDATION: Request the Planning and Development Board recommend approval of the PUD Site Development Plan for Plantation Bay Section 2A-F Unit 13 and the amendment to the Specific Development Standards for Plantation Bay Section 2A-F to include standards for Unit 13 as adopted through an ordinance titled similar to:
Application #3195
Site Development Plan in the PUD

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA AMENDING ATTACHMENT #1 PLANTATION BAY, SECTION 2A-F, UNITS 5, 6, 7, 8, AND 9 SUPPLEMENTAL PUD DEVELOPMENT AGREEMENT TO FLAGLER COUNTY ORDINANCE NO. 2007-16, AS AMENDED BY ORDINANCE NO. 2012-01 AND ORDINANCE NO. 2016-06; AMENDING THE SUPPLEMENTAL PUD DEVELOPMENT AGREEMENT TO PROVIDE SPECIFIC DEVELOPMENT STANDARDS FOR UNIT 13; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.
Agenda Item #4
Application #3196

Preliminary Plat in the PUD

WL Residential Land, LLC/
Jerry K. Finley, P.E.,
Finley Engineering Solutions, Inc.

QUASI-JUDICIAL
Application #3196
Preliminary Plat in the PUD

Request is for preliminary plat approval for Unit 13. Lots are configured as 132 lots for quadplex development in 33 separate buildings. All improvements to be privately maintained by HOA or CDD.

Utilities provided by Flagler County through Plantation Bay system.

TRC comments are to be addressed by applicant prior to Board of County Commissioners hearing.
<table>
<thead>
<tr>
<th>Tract</th>
<th>Entity</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel “A”</td>
<td>Westlake at Plantation Bay Property Owners Association, Inc.</td>
<td>Private road purposes</td>
</tr>
<tr>
<td>Parcels “B” and “C”</td>
<td>Westlake at Plantation Bay Property Owners Association, Inc.</td>
<td>Common area, conservation, drainage, recreation, and signage purposes</td>
</tr>
<tr>
<td>Parcel “D”</td>
<td>Tomoka Community Development District</td>
<td>Common area and drainage purposes</td>
</tr>
<tr>
<td>Tract</td>
<td>Entity</td>
<td>Purpose</td>
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<tr>
<td>Over Parcel “A”</td>
<td>Emergency vehicles, government services, and utility providers</td>
<td>Ingress-egress purposes</td>
</tr>
<tr>
<td>Over Parcel “A”</td>
<td>Tomoka CDD, AT&amp;T, Florida Power and Light, and Charter Communications</td>
<td>Utility installation and maintenance purposes</td>
</tr>
<tr>
<td>Over Parcels “B” and “C” (portion)</td>
<td>St. Johns River Water Management District</td>
<td>Conservation purposes (conservation easement)</td>
</tr>
<tr>
<td>Utility easements</td>
<td>Flagler County</td>
<td>Installation and maintenance of utility systems</td>
</tr>
<tr>
<td>Drainage easements</td>
<td>Tomoka Community Development District and Flagler County</td>
<td>Drainage, maintenance, and access, including drainage canal maintenance</td>
</tr>
</tbody>
</table>
PLANTATION BAY SECTION 2 A–F UNIT 13

A PLAT OF A PORTION OF THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION
AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
LOCATED IN GOVERNMENT SECTIONS 5, TOWNSHIP 15 SOUTH, RANGE 21 EAST, FLAGLER COUNTY, FLORIDA

LEGEND

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYS
PRINTED 8/10, 2010

Sheet 3 of 4
Preliminary Plat in the PUD

RECOMMENDATION: Request the Planning and Development Board recommend approval of the preliminary plat and construction plans for the Plantation Bay Section 2A-F Unit 13 subdivision, subject to:

1. no construction to commence prior to issuance of a County land development permit;
2. no final plat approval to occur until extension of potable water and sanitary sewer is installed and approved by the County as the utility provider; and
3. any subdivision improvements not completed by the developer to be bonded or other surety provided consistent with the requirements of the Land Development Code.
Staff Comments
Board Comments
Public Comments
Adjournment