



City of Flagler Beach

800 South Daytona Avenue
Flagler Beach, Florida 32136
Phone 386-517-2000 Ext. 257

To: Planning and Architectural Review Board (PARB)

From: Lupita McClenning, City Planner

Date: November 26, 2024

RE: Legacy Pointe Cottages Final Site Plan Approval

Project: Legacy Pointe Cottages
Address: 2401 Leslie Street., Flagler Beach, FL
Parcel ID: 11-12-31-0650-000D0-0050
Area: 137,812.959 SQFT.

Parcel Description

Property: 3.16 acres vacant, undeveloped land
FLUM Map Designation: Medium Density Residential (MDR)
Zoning Map Designation: General Commercial (GC)

Existing Conditions:

- 3.16-acres vacant, wooded parcel.
- Located at termination of Leslie and Joyce Streets, west of John Anderson Highway.
- **Access to property is provided via Leslie Street, a paved road; and a secondary ingress/egress via Joyce Street, an unpaved/unimproved road.**

Surrounding Properties

- North: 1.20 acres undeveloped land
- South: Developed zoned Medium Density Residential (MDR).
- East: Developed zoned Single-Family Residential (SFR-1).
- West: Developed zoned Highway Commercial (HC).

As a follow up to the Conceptual Review and Planning and Architectural Review consideration to move forward with a final site plan that reflects the installation of all required improvements and, in a manner, consistent with standards of the City's Code the applicant submitted the technical requirements for a major site plan including stormwater management, utilities, lighting, sidewalks, landscaping plans, demonstrating compliance with road ingress/egress, right-of-way improvements for Joyce St., traffic generation LOS and/or improvements and concurrency requirements in accordance with 9J-5.

The Staff Report includes overview of submittal requirements for a major site plan including minimum site improvements; project and parcel description; Future Land Use and Zoning Category; permitted

uses; existing conditions; surrounding properties; lot dimensions; minimum square footage requirements; subdivision improvements; site planning design principals including: stormwater, utilities, parking, landscaping, lighting, sidewalks, roadway improvements, and relevant goals and policies from the Comprehensive Plan.

Project Description

- 22 buildings / total of 17,248 SQFT
- Multi-family units – 2-bedroom 1 bath
- 25' x 32'4" x 8'
- 784 SQFT.
- 1.096 acres impervious surface
- Access: Leslie Street; exit Joyce St.
- Parking: 44 spaces

Submittal Package

- Application Fee
- Survey
- Application/Development Checklist
- Site Plan Drawings- Landscape and Architectural (2) 24x36 and (1) 11x17
- Warranty Deed
- Stormwater Report
- Geotechnical Report
- Traffic Statement
- Building Elevations
- Water, Sewer, Paving, and Drainage Plan
- Landscape Plan
- Site Lighting Plan
- Preliminary Signage Plan

Survey

The survey is based on current title work and reflects angles, bearings, utility poles, catch basins, manholes, fire hydrants, water and sewer lines. The survey includes natural features, location of buildings, intersections, sidewalks, driveways, curbs and streets, internal streets and width, abutting and internal streets and width, and a tree survey showing location of existing trees. See

Surrounding Land Use and Properties

- North: 1.20 acres undeveloped land
- South: Developed zoned Medium Density Residential (MDR).
- East: Developed zoned Single-Family Residential (SFR-1).
- West: Developed zoned Highway Commercial (HC).

Building Elevations

The submittal includes the building elevations drawn for all sides, height measured from grade to top of roof, building materials and finishes for exterior surfaces and including roofs. *See Site Plan A-01 through A-06.*

Water, Wastewater, Stormwater and Utilities

- Stormwater retention provided by interconnected dry retention pond exfiltration trench system.
- Potable water provided by 6" water main extension
- Fire protection provided by three (3) fire hydrants
- Sanitary Sewer provided by 8" gravity main extension
- Irrigation provided by private well system

Paving and Drainage

The submittal includes water, sewer, paving and drainage plans and calculation for the parking lot, driveways, and other paved and unpaved areas including the direction of drainage. On-site drainage provisions, location of elevation swales and water and sewer availability.

Landscaping and Lighting Plan

The submittal includes signed and sealed landscaping plans, location, size and species, irrigation system, and proposed exterior lighting.

Trees, Landscaping, Environmental

The site has 83 total existing trees including the following specimen trees:

- cedar, cherry, elm, hackberry, magnolia, oak, and sweet gum trees.

Per Section 02.06.09 (4) (A) if a tree is located in a buildable area, street or parking area where a structure or improvement is to be placed, or within the area necessary to provide utility service to the lot meets any of the following criteria, a tree removal permit shall be issued.

Listed Species and Plant Report

The project site consists of upland hardwood forests, a burrow pit, and a ditch system. The project boundaries were assessed for the potential of flora and fauna listed as threatened or endangered by the US Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA).

There is one protected species, *coontie* found on the project site. There is no state or agency requirement to relocate or mitigate for protected plants, nor a statutory prohibition against property owners harvesting a threatened plant from his/her property.

The USFWs must be notified at least 30 days prior to any land clearing with protection/education plan concerning eastern indigo snakes.

Transportation /Trip Generation

- Total project generated trip to external roadway is 146 Daily Trips
 - 11AM (2-in; 9 out; and 0 pass-by)
 - 14 PM Peak hours (9 in, 5 out and 0 pass by)

Daily trips do not exceed 500 daily trips and considered minimal impact to John Anderson Highway, SR 100, A1A and surrounding local road network.

Trip Generation 11 AM

- SR 100 (in bound): 1 east bound and 1 west bound to John Anderson Dr.
- SR 100 (out bound) 5 east bound and 4 west bound from John Anderson Dr.

Peak Hour 7:00 am – 9:00 am trips will not impact the adopted level of service of John Anderson Dr. SR 100, A1A as max trips in any direction are less than 20.

Trip Generation 14 PM

- SR 100 (in bound) 6 east bound and 3 west bound to John Anderson Dr.
- SR 100 (out bound) 3 east bound and 2 west bound from John Anderson Dr.

Peak Hour 4:00 – 6:00 pm trips will not impact the adopted level of service of John Anderson Dr., SR 100, A1A as max trips in any direction are less than 20.

School Concurrency

The applicant submitted a letter of School Capacity Reservation with Flagler County School Board to evaluate the impact of students generated from the multi-family development. A capacity analysis was developed with an overview of the requirement to enter into a proportionate mitigation agreement.

Findings and Recommendation

Per the technical review of the Legacy Pointe Final Site Plan, the City’s Engineering and Planning staff recommend that the Planning and Architectural Review Board (PARB) forward to the City Commission to recommend approval of the Final Site Plan with the following condition:

Improve Joyce Street to the 50’ wide per standard R-2 of City of Flagler Beach standard drawings as noted on page 20 of the applicants Final Site Plan Submittal.

Joyce Street is unimproved, dirt road. The project requires receiving stormwater and water utilities within the right of way. Joyce St. currently has a 40’ right of way width and not in compliance with city standards. Joyce Street will be receiving stormwater and water utilities within the right of way. The minimum width will be required to be 50’ wide per standard R-2 of Flagler Beach’s standard drawings. This may be accomplished by obtaining 10’ of utility easements along Joyce Street, either 5’ on each side of Joyce Street, or 10’ on one side of Joyce St.; and be continuous from John Anderson Rd. to the eastern property line of Legacy Pointe Apts.

ATTACHEMENTS

- Renderings
- Aerial
- FLUM
- Zoning
- Staff Report – Conceptual Site Plan Review
- Application
- Site Plan

RENDERINGS



AERIAL

FLAGLER COUNTY PROPERTY APPRAISER



Overview

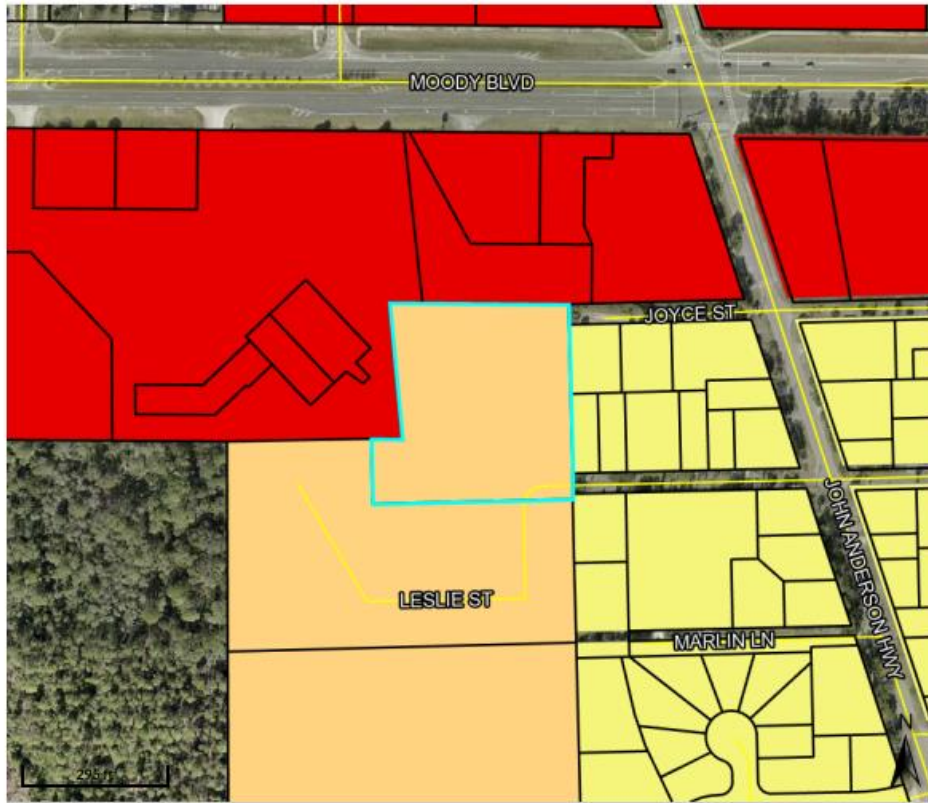
Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	11-12-31-0650-000D0-0050	Owner	ALT HOMES LLC 39 AUDUBON LANE FLAGLER BEACH, FL 32136	Land Value	\$393,970	Last 2 Sales							
Prop ID	78097	Physical Address	2401 LESLIE ST	Ag Land Value	\$0	Date	11/22/2021	Price	\$425000	Reason	I	Qual	Q
Class Code	VACANT COMMERCIAL			Building Value	\$0		12/27/2018	\$240000	V	U			
Taxing	21			Misc Value	\$0			MLS #MISSING#					
District				Just Value	\$393,970								
GIS sqft	137,812.959			Assessed Value	\$306,613								
				Exempt Value	\$0								
				Taxable Value	\$306,613								

FLUM

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers
- Flagler Beach FLUM**
- Commercial
- Golf Course
- High Density
- Low Density
- Medium Density
- Mixed Use Overlay
- Mobile Home Park
- Other Public Facilities
- Park
- Public Buildings & Grounds
- Salt Water Marsh
- Spoil Area
- Undefined

Parcel ID	11-12-31-0650-000D0-0050	Owner	ALT HOMES LLC 39 AUDUBON LANE FLAGLER BEACH, FL 32136	Land Value	\$393,970	Last 2 Sales					
Prop ID	78097			Ag Land Value	\$0	Date	11/22/2021	Price	\$425000	Reason	I Q
Class Code	VACANT COMMERCIAL			Building Value	\$0		12/27/2018	\$240000	V	U	
Taxing District	21	Physical Address	2401 LESLIE ST	Misc Value	\$0		MLS #MISSING#				
GIS sqft	137,812.959			Just Value Assessed Value	\$393,970 \$306,613						
				Exempt Value	\$0						
				Taxable Value	\$306,613						

ZONING

FLAGLER COUNTY PROPERTY APPRAISER

