



## City of Flagler Beach

**Planning & Zoning Department**  
**P.O. Box 70 \* 800 S Daytona Ave.**  
**Flagler Beach, FL 32136**  
[www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)

August 30, 2024

To: Planning and Architectural Review Board (PARB)

From: Lupita McClenning, City Planner

Re: Conceptual Site Plan  
Ocean Palms Golf Club, LLC

Date: August 30, 2024

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Applicant: Jeff Ryan  
12 Bishop Lane  
Palm Coast, FL 32137

Owner: City of Flagler Beach  
PO Box 70  
Flagler Beach, FL 32136

Parcel ID: 29-12-32-0000-01010-0000 &  
29-12-32-0000-01010-0010

Parcel Size: +/- 42.93 Acres

Project 3600 S. Central Av  
Address: Flagler Beach, FL 32136

Current Recreation (REC) and  
Zoning: Medium Density Residential (MDR)

Future Recreation (REC) and  
Land Use: Medium Density Residential (MDR)

Clubhouse 30,000 SQ FT  
Gross Area:

Floor Area: 15,000 SQ FT

Uses: Golf Shop, Clubhouse, and Restaurant

## **Project Summary:**

The project proposes an expansion of the existing parking lot, construction of a new clubhouse, and re-grading the existing golf course.

## **Conceptual Site Plan**

In accordance with 8.05.02.2 (c) a major site plan is required for new non-residential structures, the clubhouse and parking.

A pre-application meeting was conducted with the applicant's engineering firm, McKim and Creed of Tampa, FL. Proof of ownership and statement of intent was completed by the applicant.

The conceptual site plan submitted includes the required cover sheet with project title and location, and general site plan information for the applicable elements including the overall building square footage, its location and parking calculations.

The site plan sheet includes the required property dimensions, legal description, total gross acreage, zoning district and adjacent property.

Additionally, the location of the existing and proposed stormwater management system, proposed practice putting greens, and proposed putting tee and tee boxes are identified on the conceptual site plan along with adjacent property within fifty (50) feet perpendicular to property lines are noted.

The conceptual site plan has the location of existing trees, and the proposed landscape area.

The total site area is +/- 42.93 acres.

$42.39 * 43,560 \text{ SQ FT} = 1,846,508.4 \text{ SQ FT}$ .

## **Impervious and Pervious Area**

The impervious area proposed is:

Ponds: 5.97 acres

Clubhouse and Parking: 1.48 acres

Total Impervious: 7.45 acres

$7.45 * 43,560 \text{ SQ FT} = 324,522 \text{ SQ FT}$

## **18% Impervious Area**

The pervious area proposed is 35.48 Acres

$35.48 * 43,560 \text{ SQ FT} = 1,545,509 \text{ SQ FT}$

## **84% Pervious Area**

## **Clubhouse**

The Clubhouse floor area is proposed to be 15,000 SQ FT with a building height of 30 feet.

## **Required Parking**

### Section 2.06.02 1. Off Street parking

The driving range shall have one space/tee (12) plus required parking for other uses on the site.

The golf course shall have six (6) spaces per hole (18) plus required parking for other uses on the site. 108

|                |            |
|----------------|------------|
| Restaurant:    | 34 spaces  |
| Golf Course:   | 72 spaces  |
| Driving Range: | 20 spaces  |
| Total          | 126 spaces |

## **Proposed Parking**

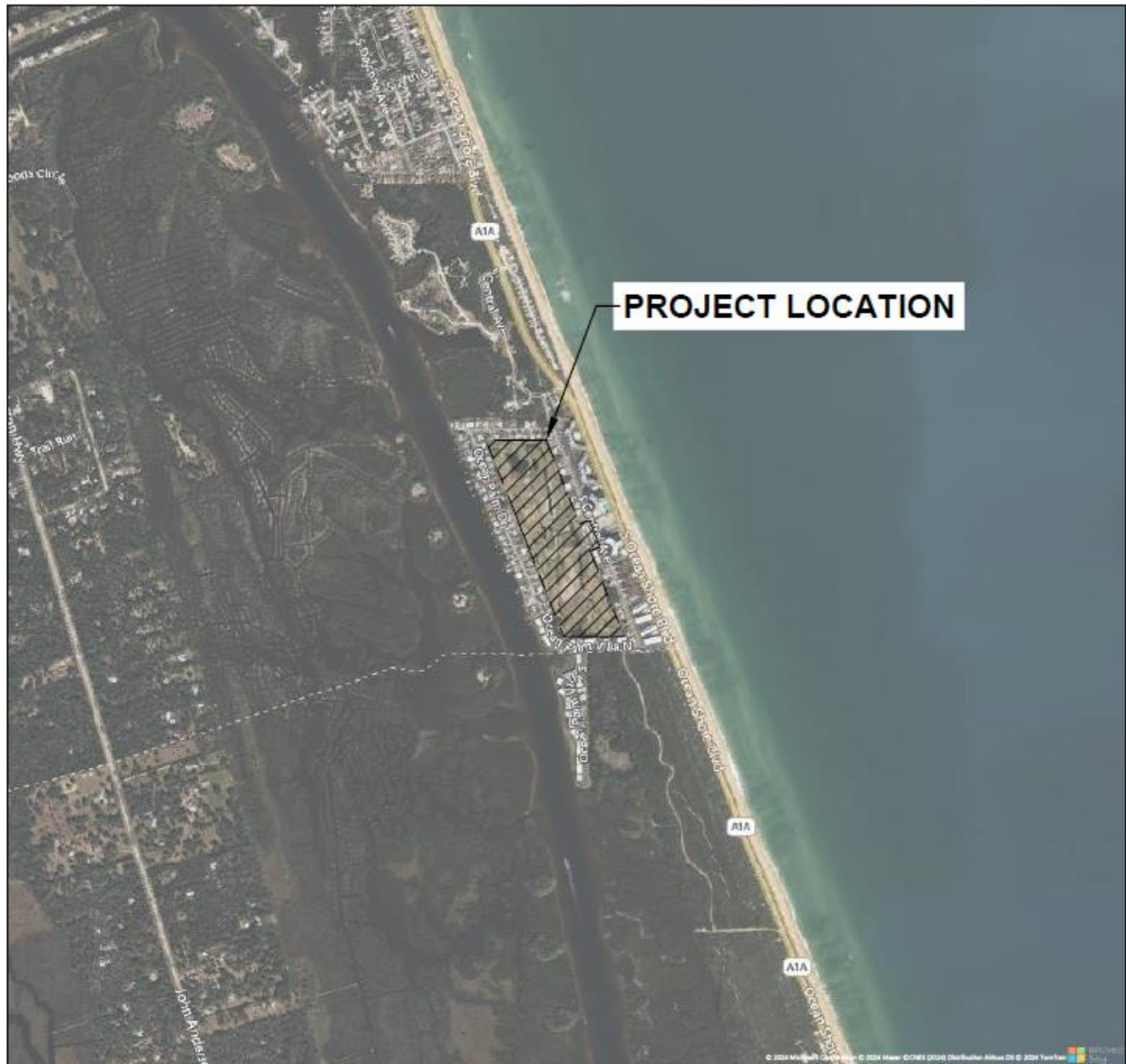
|                  |            |
|------------------|------------|
| Regular spaces:  | 90 spaces  |
| ADA spaces:      | 4 spaces   |
| Golf cart spaces | 23 spaces  |
| Total            | 126 spaces |

Total Parking Provided: 117 spaces

In accordance with the land development code, operators of buildings of the same uses requiring off-street parking facilities may take collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately

## **Recommendation:**

The proposed project and concept plan meets the intent prescribed in the land development code and meets the goals, objectives and policies of the Comprehensive Plan as noted in Goal A-1 that the City maintain and improve the quantity and quality of life services available to the residents of the City both present and future.



**Attachments:**

- Aerial Map
- Zoning Layer
- FLUM Layer
- Application
- Building Elevation Memo
- Parking Requirement Memo
- Site Plan
- Survey