



city of PALM COAST

Community Development Department
Planning Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3736

September 29, 2025

AJIT ABRAHAM
777 MAIN ST
FORT WORTH, TX 76102

RE: **PARAKEET GUMBO - TOWN CENTER PH 5 PORTION OF LOT 7 COMMENT LETTER; TECHNICAL SITE PLAN TIER 1; Application#: 6381**

Dear Mr. Abraham,

Thank you for your recent application submittal. Staff has reviewed your documents, however; due to circumstances noted on the enclosed correspondence, your application cannot be approved at this time. The following attached are a list of staff comments based on the **3rd** submittal.

If you desire to proceed, kindly resubmit the appropriate documents as follows:

- **Upload all electronically signed / sealed PDF plans to include revision dates. Unpaid fees will not allow you to resubmit your revised files.**
- **Upload files in a PDF format with civil plan sheets in a landscape orientation.**
- **Upload letter noting each comment and the manner in which each comment has been addressed.**
- **At resubmittal please upload all civil plan sheets as separate PDF files. Sheet file names must contain the sheet name and the sheet number ONLY.**

Each department shown below will have the reviewer's name and phone number. You may contact each department reviewer to discuss comments individually or if you wish, you can contact Irene Schaefer, 386-986-3749 to schedule a TRX meeting to discuss comments as a group.

Be aware upon your 3rd submittal of plans a resubmittal fee of 25% of the original application fee will be required.

Please note that the City has implemented a Public Arts Ordinance 2024-18, that will require vertical construction valued at \$1,000,000 or more, at time of building permit, to participate in the Art in Public Places Program.

If you have any questions concerning the comments noted, please contact me at 386-986-3779..

Sincerely,

PHONG NGUYEN,
Project Manager

Copy: Phong Nguyen, PTP, Planning Manager
TRX Team
Owner: DCB ORCHID LLC
1040 CROWN POINTE PARKWAY, SUITE 560



Staff Comments 2nd Submittal

Reviewing Department Comments

PLC - PLANNING PROJECT MANAGER

Comments:

Held By: MICHAEL HANSON, AICP - (386)986-3787 - MHANSON@PALMCOASTGOV.COM

1. Per discussions with the Planning Manager we agree that the application shall be considered a Tier 1 TSP by subtracting the MEP yard area.

4. Response to comments stated setbacks and MAX ISR was added to C-200. This was not seen on Sheet C-200 as the response stated. Site ISR was found on C-000.

6. Thank you, staff will annotate your request to pay into the sidewalk fund for sidewalks adjacent to Towncenter Boulevard.

9. & 10. The MPD DA has parking requirements for the site fitting nonresidential commercial, which requires 1:350 square feet of gross floor area. This equates to approximately 100 spaces. The Concept Plan depicts 17 parking spaces, including two ADA-compliant spaces.

APPLICANT RESPONSE: Site not accessible to the public, planned occupancy ±15 people, request for exception to minimum parking requirement. STAFF RESPONSE: Please submit a short parking flexibility study meeting the requirements of LDC Sec. 5.04.02.B.1 showing parking requirements at similar sites based on a similar occupancy. Materials received in relation to the request shall be forwarded to the Land use Administrator for their review and determination if a reduction in parking minimums is warranted.

13. The remaining comments are related to the Technical Site Plan Application Submittal Checklist. Please refer to that document to ensure compliance with all requirements.

b. Cover sheet to include:

i. Name, address, phone #, and e-mail address of the owner, engineer, landscape architect, surveyor, architect, environmentalist and developer. CLARITY FOR 2nd SUB: provide POC for Owner & Geotechnical Engineer, Provide Phone number for Owner, Provide Email address for Owner, Surveyor, and Geotechnical Engineer.

c. Site Data analysis with the following information (typically found on a master site plan or site geometry plan): RESPONSE STATED THIS WAS PROVIDED ON C-200, IT WAS NOT FOUND ON C-200. SOME INFORMATION WAS FOUND ON THE COVER SHEET C-000.

ii. Zoning of property - PLEASE REVISE TO: Town Center MPD Tract 14A

v. Total building(s) square footage-Gross Floor Area- (measure from outside walls); include square footage of any space with a roof (e.g. covered entry, open porch, portico, etc.) - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE.

vi. Total building footprint as percentage of site and area (via sq. ft. or acreage) - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE.

x. Floor Area Ratio (FAR) and area (only for non-residential) - - PLEASE REVISE AND INCLUDE MEASUREMENT FOR GUARD HOUSE. CALCULATION FOR PERCENTAGE OF TOTAL SITE IS INCORRECT.

xii. Parking calculations to include # required, existing, proposed vehicle spaces and bicycle rack spaces. Also include required/provided ADA accessible spaces. - STAFF WAS UNABLE TO FIND WHERE THIS WAS PROVIDED.

f. All existing and proposed structures depicting dimensions and locations - THANK YOU, PLEASE PROVIDE WIDTH FOR GUIARD KIOSK.

h. Zoning of all adjacent properties and properties across rights-of-ways with the name of the rights-of-way(s) included. RESPONSE INDICATED ADDED TO C-050. CLARITY, INFORMATION PROVIDED DOES NOT PROVIDE CITY ZONING DISTRICTS OR TOWNCENTER MPD ZONING INFORMATION. NORTH OF SUBJECT SITE IS ZONED MPD - TOWNCENTER TRACT 14B, ABUTTING ACROSS TOWNCENTER BLVD IS ZONED MPD - TOWNCENTER TRACT 15, SOUTH OF SUBJECT SITE IS ZONED MPD - TOWNCENTER 14A, WEST OF SUBJECT SITE IS ZONED PUBLIC/SEMI-PUBLIC.

UD1 - UTILITY DEPT (COMM)

Comments:

Held By: ALEXANDER BLAKE - - ABLAKE@PALMCOASTGOV.COM

1. On response letter, address each of the previous comments.
2. Utility Overall- do not use thrust blocks, use restraints,
3. Field verification of existing utilities and service stubouts shall be the responsibility of the Developer/Owner.
4. Fire line shall use a double check detector backflow preventer.,
5. All onsite utilities shall be the maintenance responsibility of the Owner.