

City of Palm Coast, Florida Agenda Item

Agenda Date: September 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2023-XX APPROVING THE RETREAT AT TOWN CENTER PHASE ONE FINAL PLAT		
Presenter: Estelle Lens, AICP, Planner		
Attachments: <ol style="list-style-type: none">1. Presentation2. Resolution3. Final Plat		
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication</p> <p>The application, submitted by the owner/applicant, Toll Southeast LP Company, Inc., proposes to plat and subdivide approximately 39.74 acres of land into 66 single family residential lots and 13 tracts.</p> <p>Retreat at Town Center Phase One is located north of the terminus of Market Ave in Town Center. The Future Land Use Map is DRI-Town Residential and the Official Zoning is Town Center Master Planned Development (MPD).</p> <p>The Town Center MPD was last amended in July 2022 by the Palm Coast City Council. The Applicant was issued a site development permit in December 2021 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost, which has not been completed, in the amount of \$252,591.79.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>		
Recommended Action: <p>ADOPT RESOLUTION 2023-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5301</p>		