

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 27, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2024-XX APPROVING PONCE PRESERVE FINAL PLAT, APPLICATION NO. 5685		
Presenter: Estelle Lens, AICP, Planner and Dennis R. Leap, P.E. Site Development Manager		
Attachments: 1. Presentation 2. Resolution 3. Final Plat		
Background: This is a quasi-judicial item, please disclose any ex parte communication. The application, submitted by Richmond American Homes of Florida, L.P., proposes to plat and subdivide approximately 34.85 acres of land into 74 single family residential lots and 8 tracts. Ponce Preserve is located at the northwest corner of the intersection of Ponce DeLeon Drive and Point Pleasant Drive. The Future Land Use Map designation is Residential; and the property is zoned Single Family Residential - 4 (SFR-4). The SFR-4 zoning District requires larger lot sizes, 12,000 SF minimum, than typical single-family lots in Palm Coast, which are 7,500 SF - 10,000 SF minimum. The Subdivision Master Plan was approved administratively on February 7, 2022; and the Preliminary Plat was approved on August 1, 2023. The Applicant was issued a Site Development Permit in January 2024 in accordance with the approved construction plans filed with the approved preliminary plat. 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 \$634,487.29. The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.		
Recommended Action: ADOPT RESOLUTION 2024-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. 5685		