



**City of Palm Coast  
Amended Agenda  
PLANNING AND LAND  
DEVELOPMENT  
REGULATION BOARD**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
www.palmcoastgov.com

***Chair James A. Jones  
Vice Chair Glenn Davis  
Board Member Sybil Dodson-Lucas  
Board Member Christopher Dolney  
Board Member Pete Lehnertz  
Board Member Jake Scully  
Board Member Clinton Smith  
School Board Rep David Freeman***

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**Wednesday, December 20, 2017**

**5:30 PM**

**COMMUNITY WING OF CITY HALL**

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**RULES OF CONDUCT:**

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

**A      Call to Order and Pledge of Allegiance**

**B      Roll Call and Determination of a Quorum**

**C      Approval of Meeting Minutes**

**1   Meeting Minutes for the PLDRB Meeting November 15, 2017**

**D      Public Hearings**

**2 RESOLUTION 2018-XX APPROVING UPDATE TO 3RD AMENDED AND RESTATED PALM COAST PARK DRI**

**3 ORDINANCE 2018-XX TO REZONE 40 COLECHESTER LANE FROM MFR-1 TO SFR-1 AS INDICATED BY APPLICATION 3449.**

**E Board Discussion and Staff Issues**

**F Adjournment**



**City of Palm Coast  
Minutes  
PLANNING AND LAND  
DEVELOPMENT  
REGULATION BOARD**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
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**A Call to Order and Pledge of Allegiance**

*Chair Jones called the November 15, 2017 meeting of the Planning and Land Development Regulation Board to order @ 5:30PM.*

**B Roll Call and Determination of a Quorum**

*Recording Secretary Irene Schaefer called the roll.*

Present and responding to roll call were the following:

Board Member:	James A. Jones
	Pete Lehnertz
	Jake Scully
	Clinton Smith
	Glenn Davis

Absent

Board Member:	Christopher Dolney
	Sybil Dodson-Lucas

Also Present:

School Board Representative:	David Freeman
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**C Approval of Meeting Minutes**

**Board Member Smith made a motioned, which was seconded by Vice Chair Davis that the Minutes for the October 18, 2017 PLDRB meeting be approved as presented the motion was approved by the following vote:**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**D Public Hearings**

- 2 COMPREHENSIVE PLAN AMENDMENT FOR A 196+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE HIGH INTENSITY AND INDUSTRIAL TO CITY OF PALM COAST DESIGNATION OF MIXED USE ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON PORTIONS OF THE SUBJECT AREA**

*Board Member Smith recused himself from voting on agenda items #2 through #5 as he had a prior relationship with the former owner and currently works for the current owner. Four sets of Form 8B signed by Mr. Smith are attached to these minutes.*

*Mr. Ray Tyner, Planning Manager introduced this item and informed the Board Members and the public that agenda items #2 through #5 would be presented together as they are related. Mr. Tyner also introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes.*

*Chair Jones: So all parcels are owned by the same owner, correct?*

*ANS: Mr. Papa: Yes.*

*School Board Representative Freeman: I don't have any questions at this time. I think where I would come in is when we develop a site plan, is that correct, Jose?*

*ANS: Mr. Papa: Yes, sir.*

*Chair Jones: These reds (referring to the red points on the PowerPoint presentation) are multi-family dwellings?*

*ANS: Mr. Papa: Yes, they are. Yes, sir.*

*Chair Jones: So, there are no single family dwellings being shown on this map?*

*ANS: Mr. Papa: Under this conceptual development plan there are not. At the time they come in for their subdivision master plan, that flexibility will be moved off the table and there will be some commitments made as to the unit types that will be proposed on site. As I mentioned the 1500 is more of a cap on the number of units that they will have.*

*Chair Jones: A dwelling unit? A dwelling unit can either be a single family or an apartment?*

*ANS: Mr. Papa: Yes, sir.*

*Chair Jones: The area on the curve on Roberts Road as you approach Colbert (Lane)) they are commercial buildings?*

*ANS: Mr. Papa: They will either be (built as) light industrial or general commercial area. Again, the applicant has proposed a 400 space storage site for RVs and boats and they would be up in that area, too. Yes, sir.*

*At 5:56PM Chair Jones opened the meeting to public comment on this item.*

*Mr. James Smith, 557 N. Beach St., Ormond Beach, FL. one of the owners of the two commercial buildings in question on the 10 acres. My main questions are why are we changing the zoning on these two buildings only? We have been promised no zoning changes if we annexed into the City of Palm Coast. He also questioned the size of the buffer between his business and neighbors.*

*At 5:58PM seeing no other parties approach the podium, Chair Jones closed the meeting to public comment on this item.*

*Mr. Papa clarified for Mr. Smith the reason for the proposed zoning stating that it is because the property was part of incorporated Flagler County. Once it is annexed into the City we need to update these parcels with designations that belong to the City. So that rules that are applied to them (referring to the parcels) have been adopted by the City. We don't deal with the Flagler County Land Development Code or Zoning Code, we are the City of Palm Coast. That is why*

*whenever you annex a parcel, or areas, or lands, you need to change the zoning from the County to the City of Palm Coast designations.*

*Mr. Tyner also clarified the City's annexation process which tries to match the parcel's existing County zoning to the City's proposed zoning. He also reminded the Board members that there are two City Council readings after this meeting (if this item is approved). In the meanwhile staff will meet with the land owner to discuss the situation prior to City Council.*

**Board Member Scully made a motioned, which was seconded by Board Member Lehnertz that the item be approved as presented the motion was approved by the following vote:**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 3 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD**

*This item was discussed along with item number 2.*

**Vice Chair Davis made a motioned, which was seconded by Board Member Lehnertz that the item be approved as presented the motion was approved by the following vote:**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 4 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRE PARCEL LOCATED AT 465 AND 551 ROBERTS ROAD**

*This item was discussed along with item number 2.*

**Board Member Scully made a motioned, which was seconded by Vice Chair Davis that this item be approved as presented with staff recommendation, the motion was approved by the following vote:**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 5 ORDINANCE 2017-XX ZONING MAP AMENDMENT FOR 184+/- ACRE PARCEL FROM MIXED USE HIGH: PLANNED UNIT DEVELOPMENT (PUD) (FLAGLER**

**COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (MPD) (CITY OF PALM COAST DESIGNATION)**

*This item was discussed along with item number 2.*

**Vice Chair Davis made a motioned, which was seconded by Board Member Scully that the item be approved as presented with staff's recommendation that includes the limitations which are included in the development agreement, the motion was approved by the following vote:**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

**6 APPROVAL OF A MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION 3398 AMERICAN VILLAGE**

*Mr. Ray Tyner introduced this item along with Ms. Ida Meehan, Senior Planner who gave a presentation which is attached to these minutes.*

*Chair Jones: Will the other phases of this project come back to this board?*

*ANS: Mr. Tyner: Yes, with the intensity of the multi-family, yes sir.*

*Mr. Scully suggested staff prepare a graphical presentation of where we are on the project (stage), that it may be helpful to see a timeline.*

*Chair Jones: Sorry Ida, those are SFR 1 (single family residential 1 zoning)?*

*ANS: Ms. Meehan: Correct, that is what the Land Development Code are for those two zoning districts.*

*Mr. Mike Beebe, representative for the applicant addressed the board members. Mr. Beebe did not have a presentation, but informed the Board Members that the applicant's Landscape Architect and Traffic Engineer are present to answer any questions.*

*Chair Jones: At another phase of this project we will get into the nitty gritty of the traffic, sanitary, water, and all the other things we usually do. Is it too early to get into those things now? Is that right?*

*ANS: Ms. Meehan: This (application) is to demonstrate the conceptual feasibility of the project.*

*Mr. Smith: I have two questions, first I wanted to make sure the traffic study that we have in there included the multi-family, it looked like it did?*

*ANS: Ms. Meehan: Yes.*

*Mr. Smith: The other thing is you flashed up the setbacks for the single family, I was under the impression that if the back of the house faced the road right of way, you had an additional setback that wasn't ten feet?*

*ANS: Ms. Meehan: If it was on a major (road) like a collector there is an additional street setback.*

*ANS: Mr. Beebe: We actually show a fifteen foot setback on those vs. ten (feet).*

**Vice Chair Davis made a motioned, which was seconded by Board Member Smith that this item be approved as presented with staff recommendation, the motion was approved by the following vote:**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**E Board Discussion and Staff Issues**

**F Adjournment**

*This meeting was adjourned at 6:22 PM.*

*Respectfully Submitted by:*

*Irene Schaefer  
Recording Secretary*

**Motion made to Approve Adjourned made by Vice Chair Davis and seconded by Board Member Smith**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**Attachments to Minutes**

**ATTACHMENTS TO MINUTES**



# City of Palm Coast, Florida

## Agenda Item

Agenda Date: December 20, 2017

<b>Department</b>	PLANNING	<b>Amount</b>	
<b>Item Key</b>		<b>Account</b>	
		<b>#</b>	
<b>Subject</b>	RESOLUTION 2018-XX APPROVING UPDATE TO 3RD AMENDED AND RESTATED PALM COAST PARK DRI		
<b>Background :</b> On December 7, 2004, the Palm Coast City Council approved the Palm Coast Park Development of Regional Impact Development Order (DRI DO) comprising 4,677 +/- acres by Resolution 2004-48. In April 2007, the northwest portion of the DRI, generally located west of US Highway 1 and north of Matanzas Woods Parkway was rezoned to the Sawmill PUD. The City Council on July 17, 2007 adopted an Amended and Restated DRI DO. In 2008, another substantial portion of the DRI was rezoned to MPD. On October 4, 2011, the City Council adopted the 2 <sup>nd</sup> Amended and Restated DRI DO. Eventually on October 19, 2011, the City Council approved rezoning all of the lands within the DRI, except for about 92 +/- acres, into a new MPD called the Palm Coast Park MPD.  On August 4, 2017, Sunbelt Palm Coast I, LLC purchased Tract 1 and Florida Land Investments I, LLC purchased Tracts 2 and 3. The 3 <sup>rd</sup> Amended and Restated DRI was approved by City Council on September 5, 2017 and a First Amendment to the Palm Coast Park MPD was approved by City Council on September 19, 2017.  Sunbelt Palm Coast I, LLC (Tract 1 owner) and Florida Land Investments I, LLC (owner of Tracts 2 and 3) are requesting to update and replace Exhibit “B” Master Plan Development as it pertains to Tracts 1 -3 only of the 3rd Amended and Restated Palm Coast Park Development of Regional Impact (DRI) Development Order (DO). No other changes to the Palm Coast Park DRI or to any other tracts within the DRI are proposed. The revision to Exhibit “B” relocates the previously allowed borrow/soil extraction activities on Tracts 1 and 2 over to Tract 3 in order to minimize environmental impacts/issues. Additionally, the conceptual boundaries between residential, wetland and upland preservation/recreation designated areas on Tracts 1 – 3 have been updated due to further wetland jurisdictional studies that have been accomplished since the DRI was originally created.  <u>Analysis:</u> Tracts 1 – 3 are located in the southwest portion of the Palm Coast Park DRI. More specifically, they are located on the west side of US Highway 1 and encompass about 677 acres of land from the north boundary of the industrial park along Hargrove Grade and extend approximately another 1.5 miles northward.  Tracts 1, 2 and 3 of the subject DRI are all part of the Palm Coast Park MPD that encompasses almost all of the lands within the Palm Coast Park DRI. The proposal to relocate the previously approved borrowing/soil extraction activities from Tracts 1 and 2 over to Tract 3 would not affect the Palm Coast Park MPD as the language allowing the borrowing/soil extraction activities was limited to only Exhibit “B” Master Development Plan of the DRI.			

By relocating the proposed borrowing/soil extraction areas from Tracts 1 and 2 over to Tract 3 it will significantly reduce wetland impacts. As the new owners of Tracts 1, 2 and 3 did more detailed environmental jurisdictional studies it became apparent that the previously approved borrowing/soil extraction areas would be difficult to access by heavy equipment and motor vehicles without creating significant impacts to jurisdictional wetlands. The relocation of these borrowing/soil activities to Tract 3 should allow these soil extraction activities to have minimal wetland impacts.

Staff finds this request consistent with the Unified Land Development Code and the City's Comprehensive Plan.

**Recommended Action:** Planning staff recommends that the Planning and Land Development Regulation Board find this application in compliance with the LDC and Comprehensive Plan and recommend to City Council approval of this Update to the 3<sup>rd</sup> Amended and Restated Palm Coast Park DRI Development Order, Application No. 3453.



**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT ON PALM COAST PARK DRI  
December 20, 2017**

## OVERVIEW

**Application Number:** 3453

**Applicant:** Clint F. Smith, Agent for Sunbelt Palm Coast I, LLC and Florida Land Investments I, LLC

**Property Description:** 4,677 +/- acres (DRI) generally located along both sides of US Highway 1, between Palm Coast Parkway and Old Kings Road

**Property Owners:** Sunbelt Palm Coast I, LLC (Tract 1) and Florida Land Investments I, LLC (Tracts 2 & 3)

**Parcel ID #:** Numerous

**Current FLUM designation:** DRI Mixed Use, Conservation

**Current Zoning designation:** Master Planned Development (Mixed Uses)

**Current Use:** Vacant land with some infrastructure constructed

**Size of subject property:** 4,677 +/- acres (DRI)

**Requested Action:** Update Exhibit "B" Master Development Plan, Pertaining only to Tracts 1, 2 and 3, of the 3rd Amended and Restated Palm Coast Park Development of Regional Impact (DRI) Development Order

**Recommendation:** Approval

## ANALYSIS

### REQUESTED ACTION

Sunbelt Palm Coast I, LLC (Tract 1 owner) and Florida Land Investments I, LLC (owner of Tracts 2 and 3) are requesting to update and replace Exhibit "B" Master Plan Development as it pertains to Tracts 1 -3 only of the 3rd Amended and Restated Palm Coast Park Development of Regional Impact (DRI) Development Order (DO). No other changes to the Palm Coast Park DRI or to any other tracts within the DRI are proposed. The revision to Exhibit "B" relocates the previously allowed borrow/soil extraction activities on Tracts 1 and 2 over to Tract 3 in order to minimize environmental impacts/issues. Additionally, the conceptual boundaries between residential, wetland and upland preservation/recreation designated areas on Tracts 1 – 3 have been updated due to further wetland jurisdictional studies that have been accomplished since the DRI was originally created.

Tracts 1 – 3 are located in the southwest portion of the Palm Coast Park DRI. More specifically, they are located on the west side of US Highway 1 and encompass about 677 acres of land from the north boundary of the industrial park along Hargrove Grade and extend approximately another 1.5 miles northward.

### BACKGROUND/SITE HISTORY

On December 7, 2004, the Palm Coast City Council approved the Palm Coast Park Development of Regional Impact Development Order (DRI DO) comprising 4,677 +/- acres by Resolution 2004-48. In April

2007, the northwest portion of the DRI, generally located west of US Highway 1 and north of Matanzas Woods Parkway was rezoned to the Sawmill PUD. The City Council on July 17, 2007 adopted an Amended and Restated DRI DO. In 2008, another substantial portion of the DRI was rezoned to MPD. On October 4, 2011, the City Council adopted the 2<sup>nd</sup> Amended and Restated DRI DO. Eventually on October 19, 2011, the City Council approved rezoning all of the lands within the DRI, except for about 92 +/- acres, into a new MPD called the Palm Coast Park MPD.

On August 4, 2017, Sunbelt Palm Coast I, LLC purchased Tract 1 and Florida Land Investments I, LLC purchased Tracts 2 and 3. The 3<sup>rd</sup> Amended and Restated DRI was approved by City Council on September 5, 2017 and a First Amendment to the Palm Coast Park MPD was approved by City Council on September 19, 2017.

## LAND USE AND ZONING INFORMATION

Tracts 1, 2 and 3 of the subject DRI are all part of the Palm Coast Park MPD that encompasses almost all of the lands within the Palm Coast Park DRI. The proposal to relocate the previously approved borrowing/soil extraction activities from Tracts 1 and 2 over to Tract 3 would not affect the Palm Coast Park MPD as the language allowing the borrowing/soil extraction activities was limited to only Exhibit "B" Master Development Plan of the DRI.

## ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

*A. The proposed development must not be in conflict with or contrary to the public interest;*

**Staff Finding:** This amendment to the Palm Coast Park DRI Development Order is not in conflict with, or contrary to, the public interest as the land designations on the updated Exhibit "B" Master Development Plan are already permitted in the DRI and just being relocated from Tracts 1 and 2 over to Tract 3 of the DRI. Additionally, the DRI entitlements are not being modified with this amendment.

*B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*

**Staff Finding:** The request is consistent with the following policy and objective of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

*-Policy 1.1.2.2 – Permitted densities and intensities within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the land use designation assigned to the property. Deviations from these density and intensity standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.*

- **Chapter 6 Conservation and Coastal Management Element:**

*-Objective 6.1.9 – Protect, conserve, and enhance the natural functions of existing wetlands including, but not limited to, estuarine systems.*

The proposed changes to the existing DRI DO are primarily being made due to minimize impacts to environmental wetland areas and will not increase the overall maximum residential units or maximum permitted square footage for commercial, office, and industrial uses (entitlements) within the DRI Development Order.

*C. The proposed development must not impose a significant financial liability or hardship for the City;*

**Staff Finding:** Nearby area roadways and public utilities are available to serve the project and the proposed changes will not create a financial liability or hardship for the City.

*D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*

**Staff Finding:** The proposed DRI amendment will only relocate land use designations already existing within the DRI on Tracts 1 and 2 over to Tract 3 in order to minimize wetland impacts. These minor changes will not create any of the issues outlined above.

*E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.*

**Staff Finding:** The subject property will be required to comply with the development standards of the City's Land Development Code, this Update to the Third Amended and Restated Palm Coast Park DRI Development Order, the Comprehensive Plan, the First Amendment to the Palm Coast Park MPD Development Agreement, and the requirements of all other applicable agencies throughout the development process.

#### **ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

*A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

**Staff Finding:** As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested minor DRI amendment is in conformance with the Comprehensive Plan elements (including portions related to DRIs) and their goals, objectives and policies.

*B. Its impact upon the environment and natural resources;*

**Staff Finding:** By relocating the proposed borrowing/soil extraction areas from Tracts 1 and 2 over to Tract 3 it will significantly reduce wetland impacts. As the new owners of Tracts 1, 2 and 3 did more detailed environmental jurisdictional studies it became apparent that the previously approved borrowing/soil extraction areas would be difficult to access by heavy equipment and motor vehicles without creating significant impacts to jurisdictional wetlands. The relocation of these borrowing/soil activities to Tract 3 should allow these soil extraction activities to have minimal wetland impacts.

*C. Its impact on the economy of any affected area;*

**Staff Finding:** Impacts to the Palm Coast economy are expected to be negligible.

*D. Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

**Staff Finding:** The proposed update to the DRI should not have any impact on these services.

*E. Any changes in circumstances or conditions affecting the area;*

**Staff Finding:** The new owners of Tracts 1 – 3 have had additional environmental studies done which indicated there would be significantly less of an impact to jurisdictional wetland areas if the borrowing/soil activities were relocated from Tracts 1 – 2 over to Tract 3.

F. *Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;*

**Staff Finding:** The proposed update should not affect land use compatibility or create negative impacts on surrounding properties. No residents are located nearby any of the tracts being changed.

G. *Whether it accomplishes a legitimate public purpose:*

**Staff Finding:** Yes, the proposed changes in the DRI DO will allow the borrowing/soil activities to occur on Tract 3 without the significant wetland impacts if they would occur on Tracts 1 and 2.

## **PUBLIC PARTICIPATION**

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to apply for modifications to DRI amendments within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard, the property owner notified the neighboring property owners via regular mail on December 6, 2017, of an upcoming neighborhood meeting that was held on December 14, 2017 at 5:15 p.m. at the public library 2500 Palm Coast Parkway NW.

Three City provided signs were erected along the west side of US Highway 1, adjacent to the subject property on December 5, 2017. These notified neighbors of the upcoming public hearings for the Planning and Land Development Regulation Board on December 20, 2017 and the City Council meeting on January 16, 2018.

## **SUMMARY**

Staff finds this request consistent with the Unified Land Development Code and the City's Comprehensive Plan.

## **RECOMMENDATION**

Planning staff recommends that the Planning and Land Development Regulation Board find this application in compliance with the LDC and Comprehensive Plan and recommend to City Council approval of this Update to the 3<sup>rd</sup> Amended and Restated Palm Coast Park DRI Development Order, Application No. 3453.

**RESOLUTION NO. 2018-\_\_\_\_\_**  
**UPDATE TO THIRD AMENDED AND RESTATED PALM COAST PARK  
DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING AN UPDATE TO THE THIRD AMENDED AND RESTATED PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECORD THE UPDATE TO THE THIRD AMENDED AND RESTATED DRI DO IN AN APPROVED FORM; PROVIDING FOR EXECUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on December 7, 2004 the City Council of the City of Palm Coast approved the Palm Coast Park Development of Regional Impact Development Order (DRI DO) by means of the adoption of Resolution Number 2004-48, which Resolution and DRI DO were recorded at Official Records Book 1177, Page 1796 of the Public Records of Flagler County, Florida; and

**WHEREAS**, on July 17, 2007, City Council, by Resolution 2007-105, adopted an Amended and Restated DRI DO being duly recorded on July 23, 2007, in Official Records Book 1600, Page 49, of the Public Records of Flagler County Florida; and

**WHEREAS**, on October 4, 2011, the City Council, by Resolution 2011-93, adopted the changes as provided for in the NOPC, and subsequently recorded the 2<sup>nd</sup> Amended and Restated DRI DO on October 20, 2011, in Official Records Book 1838, Page 834, of the Public Records of Flagler County, Florida; and

**WHEREAS**, on July 17, 2017, Palm Coast Land, LLC, a Florida limited liability company, majority owner of the Palm Coast Park DRI (for itself and as successor by merger for Palm Coast Forest, LLC) and Carter-Sawmill Creek LLLP, submitted an application to the City proposing changes to the DRI DO; and

**WHEREAS**, on August 14, 2017, Sunbelt Palm Coast I, LLC purchased Tract 1 of the DRI and Florida Land Investments I, LLC purchased Tracts 2 and 3 of the DRI; and

**WHEREAS**, on September 5, 2017, the City Council, by Resolution 2017-100, authorized the Mayor to execute the Third Amended and Restated DRI DO and authorized the

City Manager, or designee, to take other implementing actions relative to the implementation of this Resolution.

**WHEREAS**, on December 11, 2017, Sunbelt Palm Coast I, LLC, owner of Tract 1 of the DRI, and Florida Land Investments I, LLC, owner of Tracts 2 and 3 of the DRI submitted a request to the City to update Exhibit “B” for Tracts 1 – 3 of the DRI DO as shown in Exhibit “1” to this Resolution; and

**WHEREAS**, on \_\_\_\_\_, 2018, the City Council authorized the Mayor to execute this Resolution, and authorized the City Manager, or designee, to take other implementing actions relative to the implementation of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA:**

**SECTION 1. FINDINGS OF THE CITY COUNCIL.**

(a). The above recitals (whereas clauses) are hereby adopted as the findings of the City Council of the City of Palm Coast.

(b). The City Council of the City of Palm Coast hereby adopts and incorporates into this Resolution the City staff report and City Council agenda memorandum and packet relating to the proposed Update to the Third Amended and Restated DRI DO. The exhibits to this Resolution are incorporated herein as if fully set forth herein verbatim.

(c). The City of Palm Coast has complied with all requirements and procedures of Florida law in processing and advertising this Resolution and the associated Update to the Third Amended and Restated DRI DO.

(d). This Resolution and approval of the Update to the Third Amended and Restated DRI DO are consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Palm Coast*.

**SECTION 2. APPROVAL OF THIRD AMENDED AND RESTATED DRI DO.**

The City Council of the City of Palm Coast hereby approves the Update to the Third Amended and Restated DRI DO, as set forth in Exhibit “1” to this Resolution.



**SECTION 3. AUTHORIZATION TO EXECUTE.** This Resolution shall be executed by the Mayor and the City Clerk. The City Manager, or designee, shall cause the new Exhibit “B” to the DRI DO to be recorded in the Official Records of Flagler County (Land Records) in accordance with the provisions of State Law at the expense of the DRI property owners.

**SECTION 4. COPY PROVIDED TO FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (FDEO):** Upon full execution and recording of this Update to the Third Amended and Restated DRI DO, a copy of same shall be furnished to the FDEO by the City Manager, or designee.

**SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 6. SEVERABILITY.** If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION 7. IMPLEMENTING ACTIONS.** The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**DULY PASSED AND ADOPTED** by the City Council of the City of Palm Coast, Florida, on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF PALM COAST, FLORIDA**

*ATTEST:*

\_\_\_\_\_  
MILISSA HOLLAND, MAYOR

\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

Approved as to form and legality

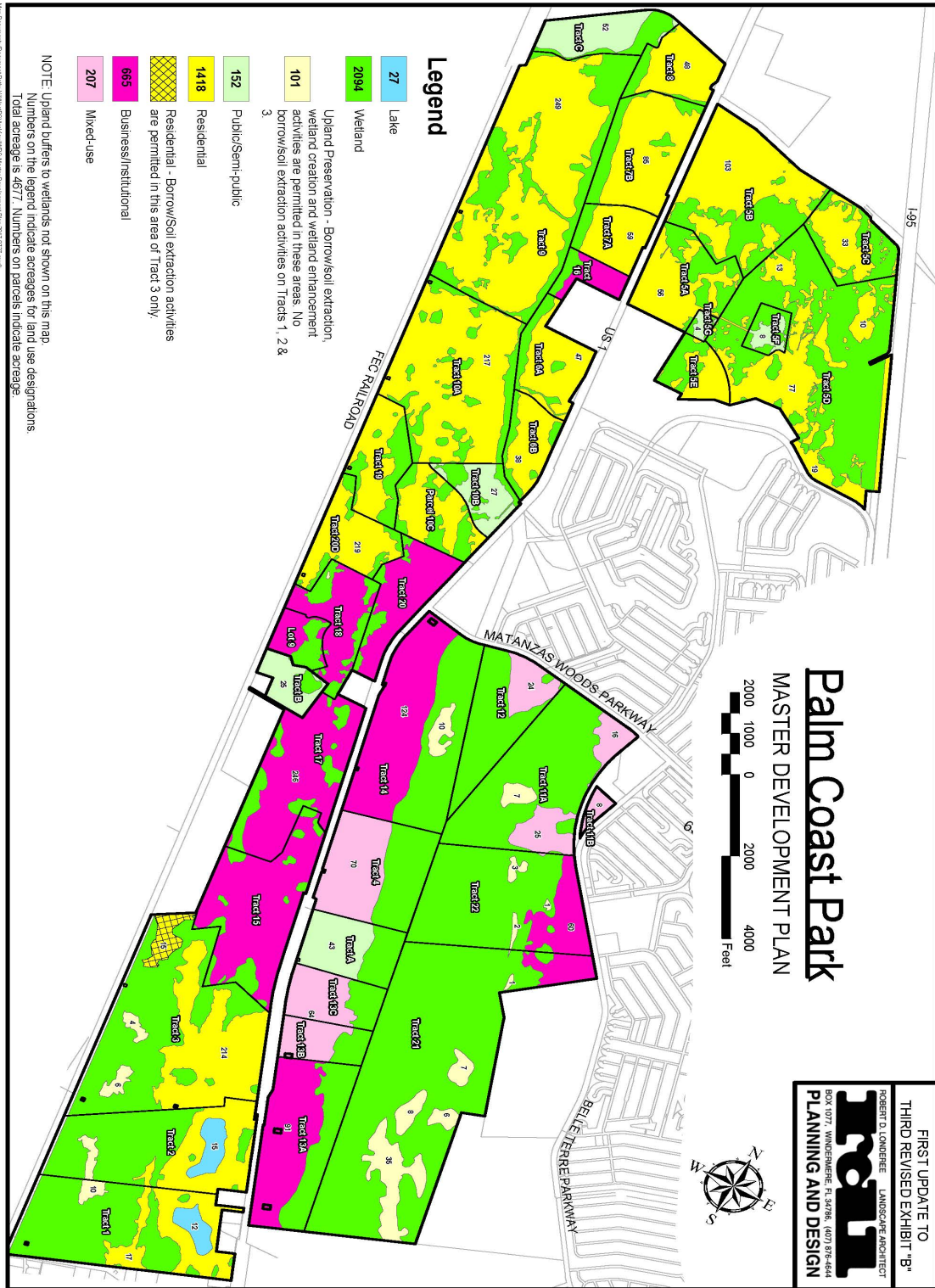
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William E. Reischmann, Jr., Esq.

Attachment: Exhibit “1” Update to the Third Amended and Restated DRI DO

G:\Docs\Cities\Palm Coast\Agreements\Development Agreements\Palm Coast Park\Ameded MPD\Resolution - 3rd Amended PC Park DRI DO CDR 8-3-17 v2 CLEAN.doc

Exhibit "1





OLD KINGS RD N

MATANZAS  
WOODS PKWY

FOREST  
GROVE DR

BELLETERE PKWY

1

HARGROVE  
GRADE

20  
PALM COAST  
PKWY NW

**Palm Coast Park  
DRI/MPD**



# Palm Coast Park

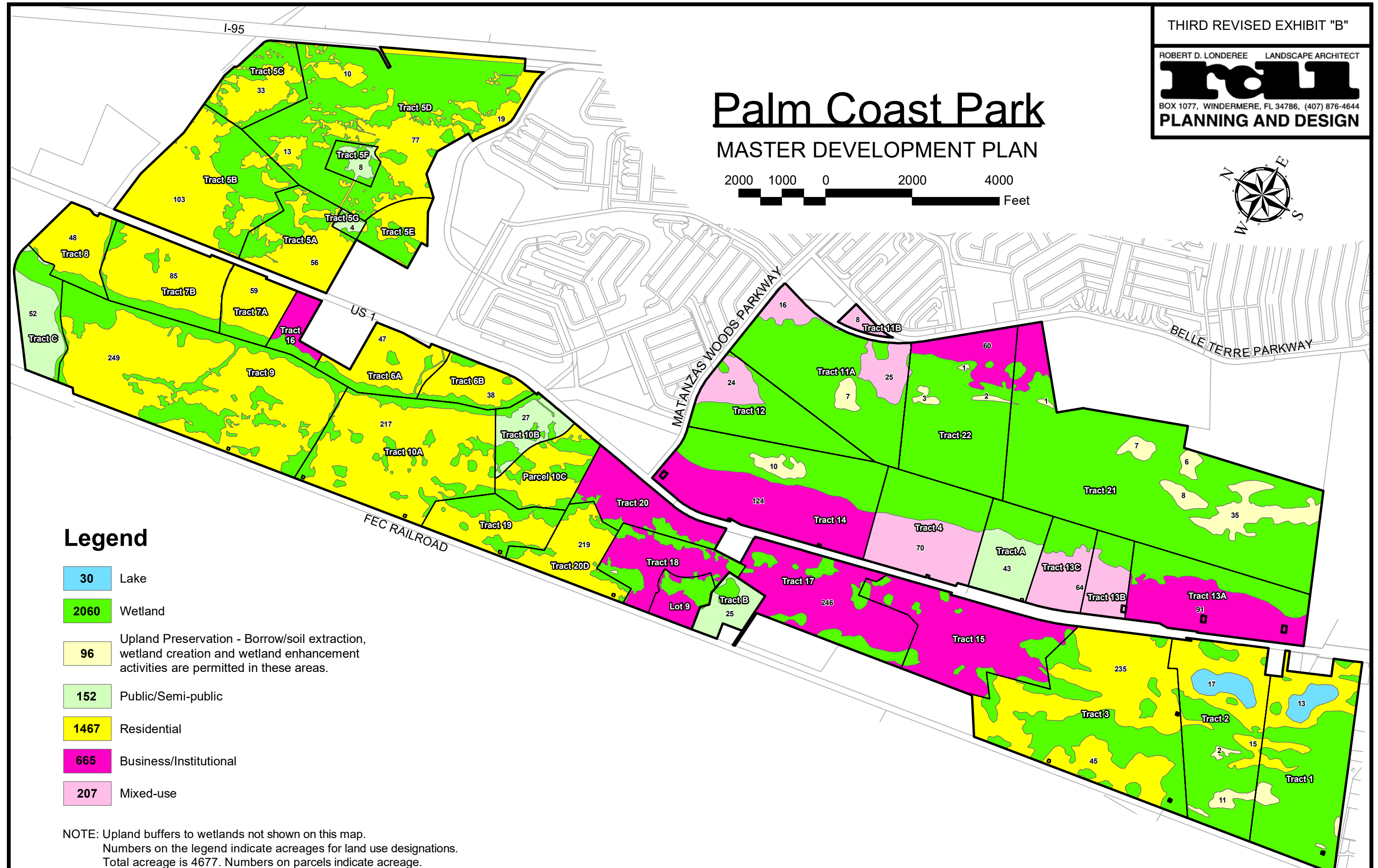
## MASTER DEVELOPMENT PLAN



### Legend

30	Lake
2060	Wetland
96	Upland Preservation - Borrow/soil extraction, wetland creation and wetland enhancement activities are permitted in these areas.
152	Public/Semi-public
1467	Residential
665	Business/Institutional
207	Mixed-use

NOTE: Upland buffers to wetlands not shown on this map.  
 Numbers on the legend indicate acreages for land use designations.  
 Total acreage is 4677. Numbers on parcels indicate acreage.



# City of Palm Coast, Florida

## Agenda Item

Agenda Date: December 20, 2017

<b>Department</b>	PLANNING	<b>Amount</b>
<b>Item Key</b>		<b>Account</b>
		<b>#</b>
<b>Subject</b>	ORDINANCE 2018-XX TO REZONE 40 COLECHESTER LANE FROM MFR-1 TO SFR-1 AS INDICATED BY APPLICATION 3449.	
<b>Background :</b> The owner, in cooperation with the City, is proposing to rezone approximately .41 +/- acres on the east side of Colchester Lane from Multifamily – 1 (MFR-1) Single Family Residential -1 (SFR-1).  The subject property consists of approximately .41 acres of vacant land owned by Nuview IRA, Inc. The applicant has indicated a desire to rezone the property from Multifamily Residential -1 to Single Family Residential-1. This property was originally part of a larger parcel acquired and become part of the Long’s Creek Nature Preserve. This parcel was not purchased, and retained the MFR-1 zoning.  Over time, it has become apparent that developing the property for multifamily creates a number of challenges given the City’s requirements for this District. For example, the City’s Land Development Code would require commercial standards such as retention, landscaping, fire code and parking circulation. Rezoning the property to single family residential would simplify the development process in many respects and allow the site to be developed as two single-family lots. Single- family development is generally more suitable and compatible manner with the surrounding neighborhood.  Similar to other recent actions, the City has worked with the property owner to facilitate this rezoning.		
<b>Recommended Action :</b> RECOMMEND APPROVAL OF ORDINANCE 2018-XX TO REZONE 40 COLECHESTER LANE FROM MFR-1 TO SFR-1.		



**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR APPLICATION #3449  
December 20, 2017**

## **OVERVIEW**

---

**Application Number:** 3449

**Applicant:** Nuview IRA, Inc. FBO John Morris

**Property Description:** .41 ± acre property located on the east side of Colchester Lane, canal

<b>Property Owner:</b>	Nuview IRA, Inc. FBO John Morris
<b>Parcel ID:</b>	07-11-31-7016-00020-0010
<b>Current FLUM designation:</b>	Residential
<b>Current Zoning designation:</b>	MFR-1 (Multifamily –One)
<b>Current Use:</b>	Vacant
<b>Size of subject property:</b>	.41 ± acres

**Requested Action:** Rezoning from Multifamily – One (MFR-1) to Single Family Residential-1 (SFR-1)

**Recommendation:** Approval

## **ANALYSIS**

---

### **REQUESTED ACTION**

The owner, in cooperation with the City, is proposing to rezone approximately .41 +/- acres on the east side of Colchester Lane from Multifamily – 1 (MFR-1) Single Family Residential -1 (SFR-1).

### **BACKGROUND/SITE HISTORY**

The subject property consists of approximately .41 acres of vacant land owned by Nuview IRA, Inc. The applicant has indicated a desire to rezone the property from Multifamily Residential -1 to Single Family Residential-1. This property was originally part of a larger parcel acquired and become part of the Long's Creek Nature Preserve. This parcel was not purchased, and retained the MFR-1 zoning.

Over time, it has become apparent that developing the property for multifamily creates a number of challenges given the City's requirements for this District. For example, the City's Land Development Code would require commercial standards such as retention, landscaping, fire code and parking circulation. Rezoning the property to single family residential would simplify the development process in many respects and allow the site to be developed as two single-family lots. Single- family development is generally considered more suitable and compatible with the surrounding neighborhood and property adjacent to the Nature Preserve.

The City has partnered with the property owner to facilitate this rezoning.

**LAND USE AND ZONING INFORMATION****USE SUMMARY TABLE:**

<b>CATEGORY:</b>	<b>EXISTING:</b>	<b>PROPOSED:</b>
Future Land Use Map (FLUM)	Residential	No change proposed
Zoning District	Multifamily -1	Single Family Residential -1
Overlay District	None	None
Use	Vacant	Single Family homes
Acreage	.41	.41 acres
Access	None	TBD

**SURROUNDING LAND USES:**

NORTH: FLUM: Residential  
Zoning: Single Family Residential -2

SOUTH: FLUM: Conservation  
Zoning: Preservation

EAST: FLUM: Residential  
Zoning: Single Family Residential -2

WEST: FLUM: Canal  
Zoning: Single Family Residential -2

**SITE DEVELOPMENT REQUIREMENTS**  
**Proposed in Comparison to Existing**

<b>Criteria</b>	<b>SFR-1</b>	<b>MFR-1 (Existing Zoning)</b>
Min. Lot Size	5,000 SF	3 Acres
Min. Site Size	N/A	N/A
Min. Lot Width	50 ft.	25' TH/100' MFR
Max. Impervious area	75 percent	70 percent
Min. Living Area	1200 SF	650 SF
Max. Bldg. Height	35 ft.	50 ft.
Min. Front Setback	20 Ft.	25 ft.
Min. Rear Setback	10 ft.	25 ft.
Min. Interior Side Setback	5 ft.	10 ft.
Min. Street Side Setback	15 ft.	20 ft.
Max. Density (units/acre)	5.8 du/ac	Up to 8 du/ac



## ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

*A. The proposed development must not be in conflict with or contrary to the public interest;*

**Staff Finding:** The proposed development is not in conflict with, or contrary to, the public interest. The property is bounded by single-family zoning and land uses to the north, as one would expect within a largely developed residential neighborhood.

*B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*

**Staff Finding:** The request is consistent with the following objectives and policies of the Comprehensive Plan:

- **Chapter 3 Housing Element:**

*-Objective 3.3.5 – Protect predominantly residential areas from the intrusion of incompatible or more intensive land uses.*

The applicant proposes to rezone the property to MFR-1 to SFR-1. The rezoning will protect the residential area from the intrusion of potentially conflicting land uses, and establish that future development of the site will be in harmony with the surrounding properties.

*C. The proposed development must not impose a significant financial liability or hardship for the City;*

**Staff Findings:** Rezoning the subject property to SFR-1 will not impose a significant financial liability or hardship for the City. The property is located in a developing area adjacent to Long's Creek Nature Preserve.

*D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*

**Staff Finding:** The rezoning will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. Future development of the site must comply with the performance standards contained in Unified Land Development Code (ULDC). Additionally, the approval of the rezoning will provide a new opportunity for additional single-family lots in this vicinity.

*E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;*

**Staff Finding:** The future development of the property must comply with the City's Land Development Code, Comprehensive Plan and the requirements of all other applicable local, state and federal laws, statutes, ordinances, regulations and codes in order for the developer to successfully develop the property.

**ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.06.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: *"The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application"*:

A. *Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

**Staff Finding:** As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested rezoning is in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

B. *Its impact upon the environment and natural resources;*

**Staff Finding:** The property is adjacent to the entrance of Long's Creek Nature Preserve. A fifteen-foot access easement is located on the easternmost portion of the site. The potential for two single-family lots is arguably a more compatible and suitable land use than a multifamily density.

C. *Its impact on the economy of any affected area;*

**Staff Finding:** Impacts to the economy of the affected area are anticipated to be positive. Development of the subject parcel will be consistent with overall property values in the area, as well as provide an environment more hospitable to development in proximity to the subject property than the existing multifamily development.

D. *Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

**Staff Finding:** The impact on the necessary governmental services including wastewater, potable water, drainage, fire and police protection, solid waste and transportation systems shall be evaluated at the time of permit application. Future permits must fall within the adopted Level of Service Standards for all categories of services per the requirements of the City's ULDC.

E. *Any changes in circumstances or conditions affecting the area;*

**Staff Finding:** The site is located at the entrance of Long's Creek Nature Preserve. The Preserve as created in 2008 by purchasing the development rights associated with a proposed condominium regime. With the purchase of the property for public use and conservation, a lower density can be considered more compatible and suitable.

F. *Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;*

**Staff Finding:** The rezoning will allow the development of a two single-family residential lots, which is similar to the developed residential area to the north. The proposed rezoning is thus compatible with the surrounding uses and zoning districts and will not threaten the general health, welfare or safety of the surrounding residents.

G. *Whether it accomplishes a legitimate public purpose:*

**Staff Finding:** Yes, the rezoning accomplishes a legitimate public purpose. The rezoning of the property and subsequent development into single family residential will be compatible and more of a transition to the preservation area to the south.

---

**PUBLIC PARTICIPATION**

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers (defined as property owners or persons who are improving property within the City) to notify owners within 300 feet and hold a neighborhood meeting for Zoning Map Amendments.

To comply with this standard, the City notified the property owners via regular mail on November 28, 2017 for a neighborhood meeting to be held on December 11, 2017 at 5:30 p.m. No residents attended.

The required legal advertisement for the public hearing for the Planning and Land Development Regulation Board meeting was placed in the December 6, 2017 paper of local circulation.

**RECOMMENDATION**

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council approval application number 3449 to rezone .41 +/- acres from Multifamily -1 (MFR-1) to Single Family Residential -1.

**ORDINANCE NO. 2017-XX\_\_\_\_\_**  
**REZONING APPLICATION NO. 3449**  
**40 Colechester Lane**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING MAP FOR .41+ ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBER 07-11-31-7016-00020-0010, LOCATED AT 40 COLECHESTER LANE AND BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A, FROM MULTIFAMILY RESIDENTIAL-1 (MFR-1) TO SINGLE FAMILY RESIDENTIAL-1 (SFR-1) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

**WHEREAS**, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

**WHEREAS**, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

**WHEREAS**, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;
2. The rezoning is compatible as defined in the Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;
3. The rezoning will result in a logical, timely and orderly development pattern;

4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:**

**SECTION 1. Legislative and Administrative Findings.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

**SECTION 2. Official Zoning Map Amended.** The .41 +/- acres of land, identified as tax parcel identification number **07-11-31-7016-00020-0010** located AT 40 Colechester Lane, legally described in “Exhibit A” and as depicted in “Exhibit B,” attached hereto, is hereby amended from the Multifamily Residential-1 (MFR-1) zoning district to Single Family Residential-1 (SFR-1) zoning district.

**SECTION 3. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

**SECTION 4. Conflicts.** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 6. Effective Date.** This Ordinance shall become effective immediately upon its passage and adoption. [OR BECOME EFFECTIVE IMMEDIATELY UPON THE EFFECTIVE DATE OF ORDINANCE NO. \_\_\_\_ AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AND PURSUANT TO THE CITY CHARTER. IF ORDINANCE NO. \_\_\_\_ DOES NOT BECOME EFFECTIVE, THEN THIS ORDINANCE SHALL BECOME NULL AND VOID.]

Approved on first reading this \_\_\_\_ day of \_\_\_\_\_, 2017

Adopted on the second reading after due public notice and hearing City of Palm Coast this \_\_\_\_ day of \_\_\_\_\_ 2017.

**CITY OF PALM COAST, FLORIDA**

*ATTEST:*

\_\_\_\_\_  
MILISSA HOLLAND, MAYOR

\_\_\_\_\_  
VIRGINIA SMITH, CITY CLERK

**Attachments:**

Exhibit “A” – Legal Description of property subject to Official Zoning Map amendment

Exhibit “B” – Revised Official Zoning Map

G:\Docs\Cities\Palm Coast\Ordinances\STANDARD FORMS REVIEW\AP Drafts 12-21-15\Conventional Rezoning Ordinance\_Template 1-8-16 cdr.doc

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

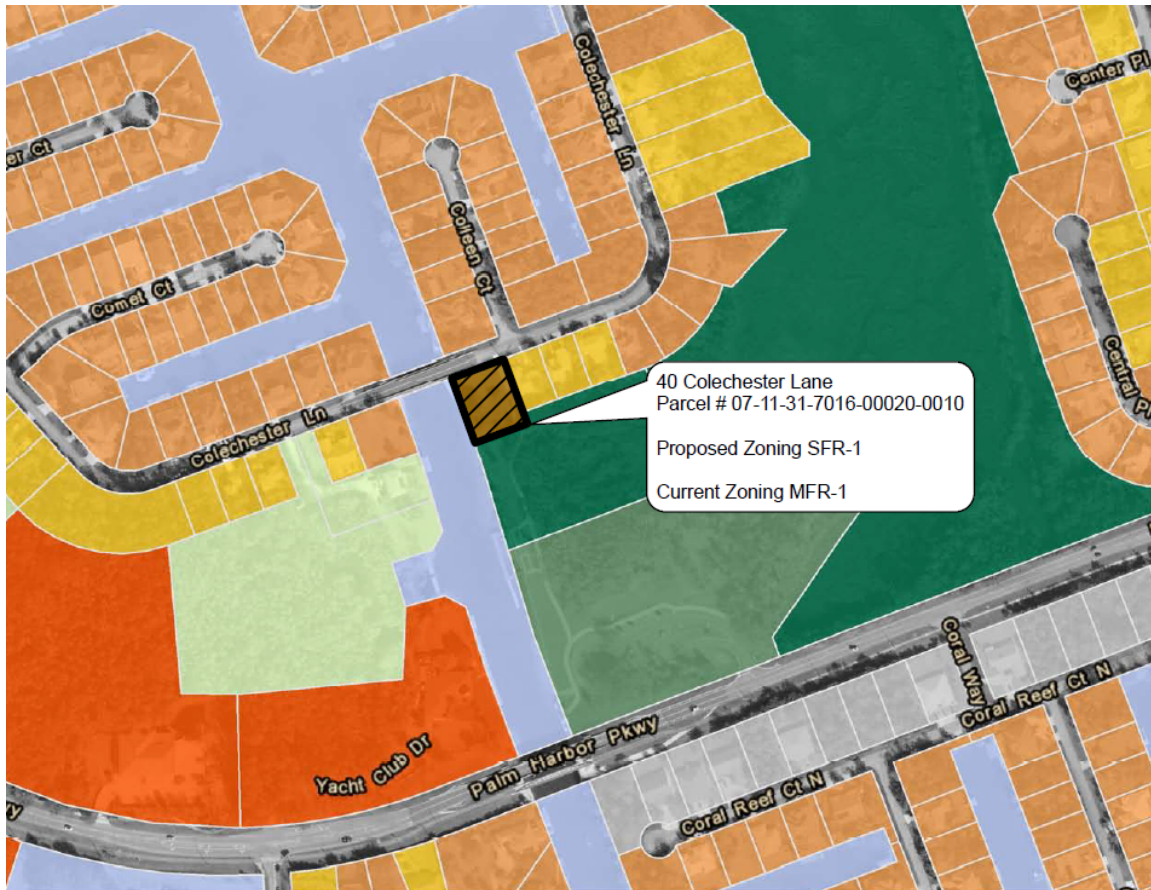
Address: 40 Colechester Lane., Palm Coast, FL. The parcel is also referred to as:

Parcel No: 07-11-31-7016-00020-0010 Legal Description: PALM COAST SEC 16 BLK 2 LT 1 & THE  
WLY 121.56' OF NLY 25' OF RP-A BEING 0.07 AC OR

553/1539 OR 652/1697 OR 669/452 OR 765/1315 OR 849/1987 OR 948/1064 OR 1646/957 OR  
2054/1537 OR 2197/1342 OR 2197/1343 OR 2211/755-CD OR 2211/756-CD

Size: 18,020 SF

**EXHIBIT "B"**  
**ORDINANCE No. 20117-XX**







## Location Map

**40 Colechester Ln**



PIN 0711317016000200010

**2017 FDOT Imagery**



0 250 500 Feet

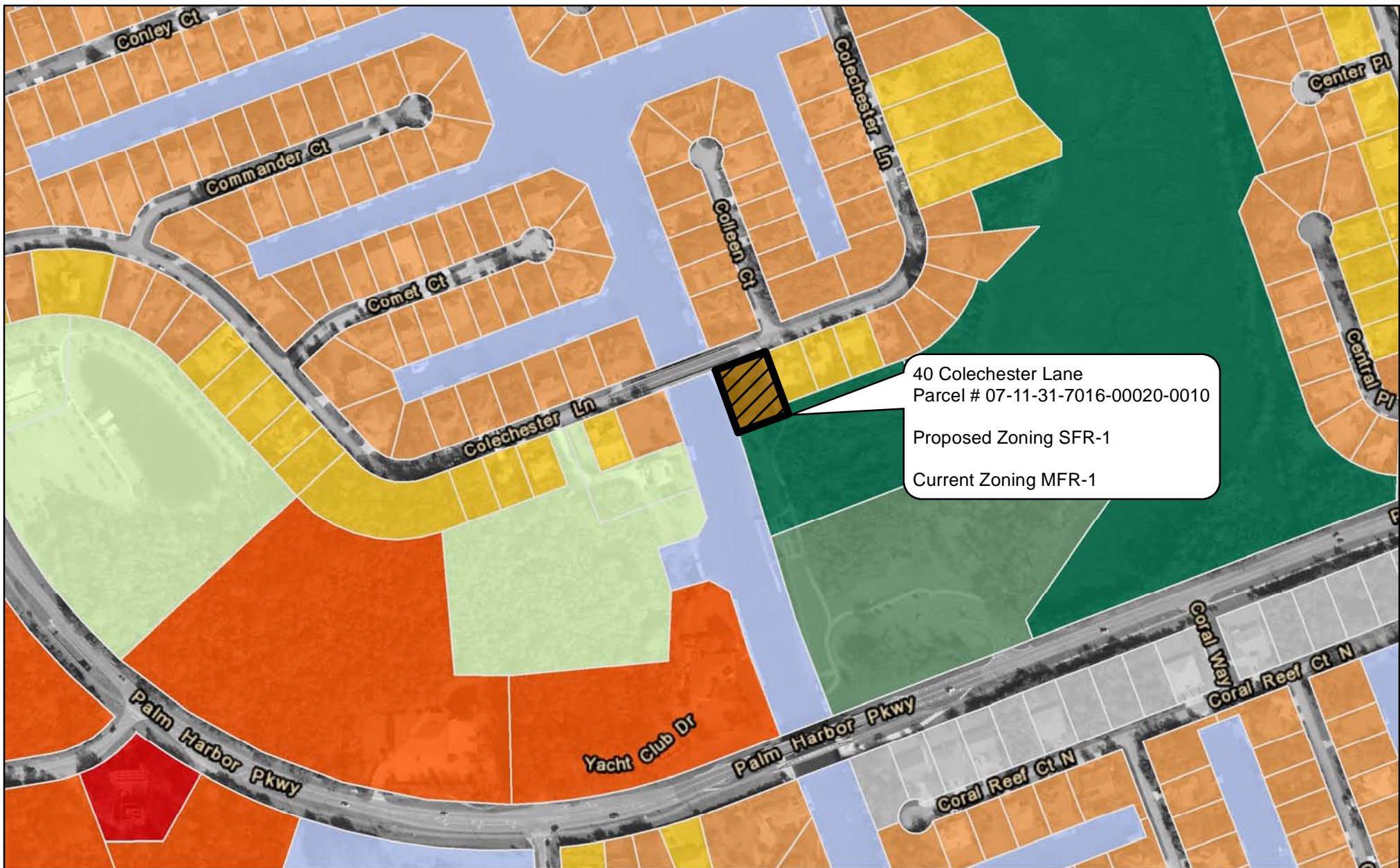


**Map Provided by the GIS Division**

**Date: 11/22/2017**

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.





## Zoning Map

40 Colechester Ln  
PIN 0711317016000200010



**Proposed Zoning SFR-1**

**FDOT 2017 Imagery**



0 250 500  
Feet

## Palm Coast Zoning Districts

COM-1	EST-1	PRS
COM-2	MFR-1	PSP
DPX	P & G	SFR-2
		SFR-3



**Map Provided by the GIS Division**


**Date: 12/7/2017**





## Future Land Use Map

**40 Colechester Ln**






 PIN 0711317016000200010

FDOT 2017 Imagery



0 250 500  
Feet

## Palm Coast FLUM Classifications

	Canals		Mixed Use
	Conservation		Residential
	Greenbelt		



**Map Provided by the GIS Division**

**Date: 11/22/2017**

BARRETT MARTIN & MARYANNE H&W  
50 COLECHESTER LN  
PALM COAST, FL 321379039

BENTLEY DEMAREE JEAN  
44 COLECHESTER LANE  
PALM COAST, FL 32137

BOSSEN MICHAEL D & MARIA A  
DEBENEDETTO JTWROS  
660 ISLAND WAY UNIT 603  
CLEARWATER, FL 33767

CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

DANZA PHILIP  
8 COLLEEN CT  
PALM COAST, FL 32137

DICKENSON JAMES O & LAUREL L  
DICKENSON H&W  
415 VISTA RIDGE  
RADFORD, VA 24141

DIVERIO PAUL  
2 WATERFORD CT  
RINGWOOD, NJ 07456

DUBARRY ETIENNE TRUSTEE  
9768 SE CRAPE MYRTLE CT  
HOBE SOUND, FL 33455

ERVIN ROBERT W &  
DEBORAH E H&W  
37 COLECHESTER LANE  
PALM COAST, FL 32137

GOEBNER DONALD K &  
ELIZABETH P - LIFE ESTATE  
57 COLECHESTER LN  
PALM COAST, FL 32137

KOLOMOTSEV SERGEI S &  
CHERYL L H&W  
8 COLLEGE COURT  
PALM COAST, FL 32137

KOULIEVA ELMIRA & RASUL  
GULIYEV W&H  
34B COLECHESTER LANE  
PALM COAST, FL 32137

KRUCZKOWSKI KAROL & BARBARA  
KRUCZKOWSKA H&W  
PO BOX 2144  
AQUEBOGUE, NY 119312144

KUYKENDALL JAMES & CARLYN H&W  
20 COMET COURT  
PALM COAST, FL 32137

LEE RICKIE  
48 COLECHESTER LANE  
PALM COAST, FL 32137

LOURENCO DALE R & YVONNE  
H&W  
38A ELM STREET  
HANSON, MA 02341

NICHOLS RONNIE VERNON  
36 COLECHESTER LANE  
PALM COAST, FL 32137

NUVIEW IRA INC FBO JOHN MORRIS  
280 S RONALD REAGAN BLVD  
SUITE 200  
LONGWOOD, FL 32750

PROKUBOVSKIY ALEXEY & NATALIA  
KISLYAK H&W  
17 FLETCHER CT  
PALM COAST, FL 32137

PROSSER RODNEY ALAN  
TRUSTEE  
9 COLLEEN COURT  
PALM COAST, FL 32137

REID ROBERT &  
JANE BLAIR H&W  
39 COLECHESTER LANE  
PALM COAST, FL 32137

ROQUE ANGEL C &  
OFELIA M  
37 HARRIOT PLACE  
HARRINGTON PARK, NJ 07640

SALVAGGIO VINCENT & ANTONIO &  
CALOGERA L H&W JTWROS  
11021 SW 140TH AVENUE  
MIAMI, FL 33186

SCHULE ALLAN W & SUSAN H&W  
22 COMET COURT  
PALM COAST, FL 32137

TAVARES LUCIO & FATIMA M  
TAVARES H&W  
12 OAK LANE  
GREEN BROOK, NJ 08812

WEBER STEVEN D & LISA A H&W  
LIFE ESTATE  
4 COLLEEN CT  
PALM COAST, FL 32137

ZAWATSKI GARY W & LOU ANN  
ZAWATSKI H&W  
PO BOX 351609  
PALM COAST, FL 32135



# city of PALM COAST

Community Development Department  
Planning Division

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

November 28, 2017

**RE: Notice for Neighborhood Meeting on Proposed Rezoning for the follow Subject Property**

**Address:** 40 Colechester Lane., Palm Coast, FL. The parcel is also referred to as:

**Parcel No:** 07-11-31-7016-00020-0010

**Size:** 18,020 SF

Dear Property Owner:

You are invited to a neighborhood meeting to discuss the proposed zoning map amendment (rezoning) for the subject properties outlined on the attached map.

The subject site is currently zoned Multi-Family Residential or (MFR-1). This zoning designation mainly permits multi-family development such as apartments, townhouses, or condominiums.

Under the proposed rezoning (the request is Single Family Residential-1), the properties will be limited **in development to single-family residential uses** as referred to in the City's Zoning Ordinance. ([https://www.municode.com/library/fl/palm\\_coast/codes/land\\_development\\_code?nodeId=PACOU\\_NLADECO\\_CH3ZOUSDIST\\_S3.02REZODI](https://www.municode.com/library/fl/palm_coast/codes/land_development_code?nodeId=PACOU_NLADECO_CH3ZOUSDIST_S3.02REZODI))

The neighborhood meeting is to be held at:

City of Palm Coast City Hall – Community Wing  
160 Lake Ave., Palm Coast, FL 32164  
Monday, December 11, 2017  
5:30 p.m.

If you have any questions, please do not hesitate to call or write Ida Meehan, Senior Planner, 386-986-2482 or [IMeehan@palmcoastgov.com](mailto:IMeehan@palmcoastgov.com).

Sincerely,

Ida Meehan, AICP, Senior Planner

c. Ray Tyner, Planning Manager