

CITY OF PALM COAST
NOTICE OF VIRTUAL HYBRID PUBLIC MEETING

Notice is hereby given that the City of Palm Coast will hold a CMT/Virtual Hybrid Planning and Land Development Board (PLDRB) public meeting at 5:30 PM Wednesday, October 21, 2020, The CMT/Virtual Hybrid meeting agenda is shown below. Due to the current threat of COVID-19, the Planning and Land Development Regulation Board will be meeting in person but limiting the in-person attendance in any one room as outlined by the Centers for Disease Control (CDC). The meeting will also be held via a CMT/Virtual meeting. Pursuant to Governor DeSantis' Executive Order Number 20-69 issued on March 20, 2020, "Local government bodies may utilize communications media technology (CMT), such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2. Florida Statutes." This order was extended by Order Number 20-246.

Access to this meeting is being provided via livestream on the City's website at www.palmcoastgov.com and as described below. This meeting will be audio recorded, as usual. To listen to the meeting recording after the meeting, please visit the City's website. The audio will be posted in accordance with City policy.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation for this proceeding should contact the City Clerk by Monday, October 19, 2020 by noon.

INSTRUCTIONS FOR LISTENING AND PROVIDING PUBLIC COMMENT:

The October 21, 2020, City of Palm Coast CMT/Virtual Hybrid PLDRB meeting will be both an in-person meeting and a video conference conducted electronically (or "virtually") via the ZOOM platform with the ability to dial in via telephone. The meeting will be held in the Community Wing located at 160 Lake Ave., and will be limited to 40 persons in physical attendance in dais chambers and an additional 20 seats will be available in the workshop room, on a first serve basis. Members of the public must comply with City of Palm Coast Resolution 2020-71, which requires all wear masks. Temperatures will be checked upon arrival and standard COVID-19 questions shall be answered. If you are not wearing a mask, you will be asked to attend the meeting virtually from another location.

Members of the public may make comments during the public comment portion of the meeting by dialing 386-223-1690. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting. Public comment by phone can be made by dialing *9.

Any documents or information the public would like to submit to the record pertaining to a particular case on the agenda needs to be provided to the Administrative Manager - Planning via email at PLDRB@palmcoastgov.com by 5:00PM on October 20, 2020. All pertinent information received by this deadline will be available to the public and the PLDRB. All other PLDRB Policy and Procedures will remain in full force and effect during this virtual public hearing.

A person who decides to appeal any decision made by the PLDRB with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Should you have any questions, require additional information regarding the virtual meeting, or experience any difficulty connecting to the meeting, please call 386-986-2391. There will be someone available to assist you. If you do not reach someone, please leave a message and they will get back to you as soon as possible.

City of Palm Coast
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
City Hall
160 Lake Avenue
Palm Coast, FL 32164
Wednesday, October 21, 2020
5:30 p.m.

Vice Chair Clinton Smith
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Charles Lemon
Board Member Jake Scully
Board Member Sandra Shank
Board Member James Albano
Alternate Board Member Suzanne Nicholson
Alternate Board Member Hung Hilton
School Board Rep Patty Bott

AGENDA

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.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

APPROVAL OF MEETING MINUTES

1. MINUTES OF THE SEPTEMBER 30, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

PUBLIC HEARING

2. ORDINANCE 2020-XX, A ZONING MAP AMENDMENT FOR A 787.6+/- ACRE SUBJECT PROPERTY FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH A DEVELOPMENT AGREEMENT.

Background: This item is a request to rezone the subject property from Flagler County designation of Agriculture to City of Palm Coast zoning designation of Master Planned Development (MPD). The 787.6+/- acre subject is generally located about ½ mile south of State Road 100 on the east and west side of Old Kings Rd. Approximately 448+/- acres of the property is situated on the westside of Old Kings Rd. and 338+/- on the eastside of Old Kings Rd. The subject property was annexed into the City on June 2, 2009 (Ordinance 2009-13) along with an adjacent parcel. After annexation, the property owners applied for a Future Land Use Map (FLUM) amendment. The FLUM amendment designating the subject property as Mixed Use (591+/- acres), Greenbelt (74+/- acres), and Conservation (121+/- acres) was approved on July 6, 2010 (Ordinance #2010-08). In addition to the change in FLUM designation, the comprehensive plan amendment included a series of policies related to the subject property now called the South Old Kings Rd. (SOKR) Planning Area. The objective of these policies were to encourage responsible development of the planning area by requiring reasonable protection of the Area's natural, cultural, and environmental resources, the City residents quality of life, and the City's infrastructure. Some of the site specific policies for the property include a maximum development of 2,500 dwelling units and 2,500,000 sq. ft. of non-residential uses for the entire subject area, limiting development east of Old Kings Rd. to low-medium density, and policies to protect unique habitat, historical and cultural resources, and wetlands that serve the ecological function of Bulow Creek, an area identified as part of the Flagler County Blueway Project associated with the Florida Forever land acquisition initiative. Subsequently on July 2014, the property owners applied for a Development of Regional Impact (DRI) approval. The application proceeded through the statutory process for review including the drafting of a development order. Consistent with the DRI review process, the South Old Kings Rd. DRI review provided an opportunity for various review agencies to identify items of concern and an opportunity to resolve outstanding issues with the applicant. Major topics covered as part of the review included:

□ environmental impacts (wetland protection, habitat protection, water quality, air quality), □ floodplains, □ infrastructure (water supply, wastewater treatment, stormwater treatment, roads), □ governmental services (police/fire, education, recreation/open space) and □ protection of historical, cultural and archaeological sites.

The following agencies reviewed and provided comments during the DRI review process:

- Northeast Florida Regional Council (NEFRC),
- Florida Department of Transportation (FDOT),
- St. Johns River Water Management District (SJRWMD),
- Florida Department of Environmental Protection (FDEP),
- Bureau of Historic Preservation within the Florida Department of State (DOS),
- Flagler County,
- Flagler County School District,
- Flagler County Sheriff's Office, and
- Department of Economic Opportunity (FDEO).

As provided in the DRI process, the Northeast Florida Regional Council (NEFRC) prepared a Regional Recommendation Report which was approved by the NEFRC Board on August 6, 2015. At the conclusion of the review, a DO was drafted which included special conditions which outline major topics and provide for the orderly implementation of the DRI. During the process of finalizing the DRI-Development Order, Florida Statutes governing DRIs were amended. The applicant subsequently withdrew the DRI application but proceeded with the rezoning application. Although the DRI application was withdrawn it is important to note that the contents of the DRI-DO including the approval conditions have been incorporated into the proposed Master Planned Development – Development Agreement (MPD-DA) associated with the proposed zoning designation. As part of the analysis the City reviewed the proposed Development Agreement for consistency with the Comprehensive Plan.

The proposed MPD-DA proposes a development program of 2,246 residential dwelling units, and 1,721,834 sq. ft. of commerce/non-residential use. In addition to the development program above, the proposed MPD-DA includes a Conceptual Master Plan (this mirrors the Development Plan Map provided with the DRI). The Conceptual Master Plan reflects the expected development pattern for the project.

Note that the original size of the subject property was 794+/- acres, in 2019 the property owner sold a 7+/- acre parcel to Flagler Palms Cemetery reducing the size of the subject area to 787+/- acre.

3. WEST PINES MPD AMENDMENT – APPLICATION # 4499

Background: The West Pines Master Planned Development (MPD) is located about 0.4 mile west of the intersection between Belle Terre Parkway and Pine Lakes Parkway. The property owners who own a total of eight vacant lots and 1.55 +/- acres of the 6.77 +/- acres of the West Pines MPD are proposing to amend the West Pines MPD. The eight lots are clustered into four pairs of lots and twelve other lots already have single-family attached homes built on them (one home per lot). All twenty lots are located along Weymouth Lane and have golf course frontage.

Currently, the West Pines MPD restricts the lots to only single-family attached homes. The proposed West Pines MPD Amendment would allow either single-family attached or

detached homes and also adds and updates development standards for single-family detached and attached lots but only for the applicant's eight lots. Staff has suggested and the applicants have agreed that to ensure compatibility with existing attached homes (all are one-story with a living area between 1810 sq. ft. and 1975 sq. ft.) that all new homes on the eight vacant lots would have a minimum of 1800 sq. ft. of living area and would be limited to one-story. The West Pines PUD was approved by the Flagler County Commission back in 1987, which only allowed single-family attached homes on the 20 lots having golf course frontage along Weymouth Lane. Twelve single-family attached homes were built between 1988 and 1990, while eight lots still remain vacant after 30 years. Over approximately the last twenty years the eight vacant lots have been sold individually without the new owners and most sellers not being aware that the West Pines PUD required two attached homes to be built at the same time. All of the vacant lots have been sold multiple times since they were developed.

Manuel and Margherita Sanchez own lot numbers 11, 12, and 17; Alberto and Lisa Sanchez own lot numbers 13 and 28; Antonio and Elizabeth Sanchez own lot numbers 14 and 27; and Joshua and Jeremy Bryant own lot number 18. Exhibit B-2 shows these subdivision lot numbers. Now that the lots have been sold off individually, it requires both owners to agree to the same architectural style, compatible floorplan and timing of construction. Even without the timing

issue, this is very difficult to do especially on attached lots that have different owners.

Public Participation: Due to primarily the Corona Virus and partially due to the fact most the applicants live out of town with half of them living in Canada, the Land Use Administrator determined that a Zoom format was acceptable for a neighborhood meeting. The applicant notified neighboring property owners within 300 feet via regular mail on September 26, 2020, of a virtual neighborhood meeting to be held on October 8th at 5:30 P.M. using the Zoom format. One of the applicants, four neighbors and a City planner attended this Zoom meeting.

4. OCEAN VILLAGE PHASE 1 TECHNICAL SITE PLAN TIER 2 – APPLICATION # 4389

Background: The applicant (Bia Development, LLC) has submitted a Technical Site Plan application for a 48-unit multi-family project. The project is proposed on a vacant 25.37+/- acres of land located on the north side of SR 100 about 0.4 mile west of Colbert Lane. The project's Technical Site Plan shows it to be comprised of a single four-story residential building with 18 one-bedroom units and 30 two bedroom units. This project is the initial phase and additional buildings and units are intended to be added by future Technical Site Plan applications. The project is considered a "Moderate" (Tier 2) development, based on the project's 48 units, which requires review and recommendation by City staff followed by review and determination by the Planning and Land Development Regulation Board (PLDRB). Bella Cita Storage, LLC purchased the subject property and the adjoining 22.87 +/- acre parcel to the east in June 2018. Together they total about 48.24 +/- acres and are called Ocean Village with about 4.75 +/- acres of COM-2 tracts along some of the frontage of SR 100 and the remaining acreage is all zoned MFR-2. The parcel to the east is not part of this Technical Site Plan application.

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed development complies with all such requirements.

5. ANNUAL TRAINING FOR THE PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEMBERS

Background: Annually the City hosts a training for all board and committee members on Florida Sunshine Law and ethical standards.

BOARD DISCUSSION AND STAFF ISSUES

ADJOURNMENT