

Hybrid Meeting Notice

Due to the current threat of COVID-19, the Planning and Land Development Regulation Board is meeting via a Hybrid process as prescribed by City Council. This meeting is being held in person with limited attendance as recommended by the Centers for Disease Control (CDC) and by CMT/Virtual attendance.

Notice that this meeting was going to be held by communication media technology along with a physical location was posted on the City's website at least 5 days ago. The Notice provided that those members of the public needing reasonable accommodation to participate in the meeting should contact the City Clerk for assistance by noon on Monday, November 16, 2020. Access to this meeting is being provided via livestream on the City's website at www.palmcoastgov.com and 386-223-1690. Should technological difficulties arise, the Chair may recess or adjourn the meeting and advise of a time to reconvene or reschedule the meeting.

City of Palm Coast
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
HYBRID MEETING
City Hall
160 Lake Avenue
Palm Coast, FL 32164
Wednesday, November 18, 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 NOVEMBER 4, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

PUBLIC HEARING

2. LAKEVIEW ESTATES MASTER PLANNED DEVELOPMENT, APPLICATION # 4150

Matanzas GC Palm Coast, LLC as the owner and proposed developer of 280.6 +/- acres located between 0.5 to 1.25 miles north of Matanzas Woods Parkway has requested a rezoning to Lakeview Estates MPD (AR# 4150) in order to allow a residential community of up to 280 homes with some institutional uses where the western side of the project (Tract 9) abuts US Highway 1. The owner is requesting a density of one home per acre for the land that is not being designated for institutional uses. Residential uses are proposed on the remaining acreage. The units are intended to be clustered in an attempt to be compatible with and complementary to the existing single-family homes in the Matanzas Woods neighborhood. Only single-family residential uses are requested except in the SW corner of the project (Tract 8) where single-family and townhome uses are requested. The subject property was developed as the 18-hole Matanzas Woods Golf Course by ITT and opened in 1985. The golf course permanently closed in 2007. In April 2019, Matanzas GC Palm Coast, LLC purchased the property.

View Protection Zones (VPZ): The City approved its first city wide zoning and Land Development Code in 2008 which eliminated the Golf Course Community Zoning District. However, regulations related to future development within the previous GCC District remained in the code. The term and utilization of View Protection Zones (VPZ) was established within this proposed MPD Development Agreement to be consistent with the Land Development Code regulations related to development on former GCC Districts.

Section 3.03.04(J) of the LDC provides the following criteria:

J. Existing golf course communities. Existing golf courses communities located within the former Golf Course Communities (GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.

1. Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.
2. Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.

3. *Multifamily uses shall be surrounded by fairways, clubhouse, and/or other golf course facilities to buffer single-family areas within the same development. The multifamily uses shall not be located within 150 feet from any existing, platted lots located within a residentially zoned area.*

This section of the LDC does not quantify the depth or thickness of the VPZ. More than likely it was not quantified since both factors (width of VPZ and amount of vegetative screening) affect the quality of a VPZ. It is clear that new development does not need to be completely out of view and may be visible from existing properties. It also should be noted that the Future Land Use of Greenbelt allows for 1 unit per acre which equates to 268 units as conditioned by staff. City staff and the applicant, utilizing the LDC and VPZs, have been trying to establish the appropriate locations of these residential units but we have not reached consensus on all of the locations.

Land Use and Zoning Data: Of the project's 280.6 +/- acres approximately 276.4 +/- acres are designated Greenbelt which allows for a minor level of development and about 4.2 +/- acres are designated Conservation which allows for virtually no development activities or density credits. Greenbelt allows a density of one dwelling unit per acre including clustering of those units. Since roughly 8 +/- acres in Tract 9 are proposed for institutional uses the allowable number of residential units would be 268 units based on the 268.2 +/- acres eligible for residential construction or density credits. Currently the land is zoned MPD with no accompanying development agreement. The purpose of this MPD rezoning request is to establish a development agreement that is consistent with the allowable one residential unit per acre in the Greenbelt area and appropriately site those units per applicable sections of the LDC.

Public Participation: The developer mailed notices on November 15, 2019, to property owners for a neighborhood meeting that was held at the Matanzas High School Cafeteria at 6:00 PM on December 6, 2019. Four City staff members attended this meeting along with approximately 250 to 350 neighboring property owners. The lengthy meeting concluded at approximately 8:45 PM. The developer erected seven City provided signs on September 16 and November 4, notifying citizens of the upcoming public hearings for the Planning and Land Development Regulation Board on September 30 and November 18, 2020. City staff also ran news ads for the hearings.

Planning and Land Development Regulation Board public hearing on September 30, 2020: The Planning and Land Development Regulation Board (PLDRB) held a special public hearing at 5:30 PM on September 30, 2020. This public hearing was held at the Community Center located at 305 Palm Coast Parkway NE as it could accompany more persons than the Community Wing of City Hall due to Corona Virus concerns and regulations. Approximately 50 to 60 neighboring residents attended this meeting and about 15 persons spoke with the vast majority of them objecting to some portions of the proposed Development Agreement. After several hours of discussions the PLDRB voted by a 7 – 0 vote to continue the meeting to a time uncertain so the applicant's team could meet with City staff to see if they could reach agreement for development on Tracts 1 and 3.

The applicant's development team did meet with City staff. City staff's recommendation regarding the development area remains consistent with City Staff's September 30, 2020 recommendation. However, City Staff did add additional language to the MPD Development Agreement regarding contamination assessment and bonding requirements.

BOARD DISCUSSION AND STAFF ISSUES

ADJOURNMENT