

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, September 30, 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 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 20-112.

Access to this meeting is being provided via livestream on the City's website at [www.palmcoastgov.com](http://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, September 28, 2020 by noon.

INSTRUCTIONS FOR LISTENING AND PROVIDING PUBLIC COMMENT:

The September 30, 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 at the Palm Coast Community Center located at 305 Palm Coast Pkwy. NE, and will be limited to 40 persons in physical attendance in each of the rooms that are reserved for this meeting at the Community Center. 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 Chairman during the meeting. Public comment can be made by dialing \*9 if connected via telephone.

Any documents or information the public would like to submit to the record pertaining to a particular case on the agenda need to be provided to the Administrative Manager - Planning via email at [PLDRB@palmcoastgov.com](mailto:PLDRB@palmcoastgov.com) by 5:00PM on September 29, 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, September 30, 2020  
5:30 p.m.

Chair Clinton Smith  
Vice Chair 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 16, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

## PUBLIC HEARING

2. LAKEVIEW ESTATES MASTER PLANNED DEVELOPMENT

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, notifying citizens of the upcoming public hearing for the Planning and Land Development Regulation Board on September 30, 2020.

BOARD DISCUSSION AND STAFF ISSUES

ADJOURNMENT