



City of Palm Coast
Agenda
Planning and Land
Development Regulation
Board

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

Chairman Clinton Smith
Vice Chairman Sandra Shank
Board Member James Albano
Board Member Sybil Dodson-Lucas
Board Member Jake Scully
Board Member Charles Lemon
Board Member Christopher Gabriel
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott

Wednesday, May 18, 2022

5:30 PM

City Hall- Community Wing

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

**1 MEETING MINUTES OF THE APRIL 20, 2022 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearing

- 2 OLD KINGS ROAD MULTIFAMILY– APPLICATION #5059
- 3 CREST TOWN CENTER MULTIFAMILY MASTER SITE PLAN, APPLICATION #5065
- 4 TOWN CENTER TRACT 16 & 17 FLUM AMENDMENT – APPLICATION #5080
- 5 RESOLUTION 2022-XX AN AMENDMENT TO THE TOWN CENTER AT PALM COAST
DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER
- 6 AN AMENDMENT TO THE TOWN CENTER AT PALM COAST MASTER PLANNED
DEVELOPMENT-DEVELOPMENT AGREEMENT

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE APRIL 20, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter: Irene Schaefer, Recording Secretary		
Background:		
Recommended Action: Approve as presented.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	OLD KINGS ROAD MULTIFAMILY– APPLICATION #5059	
Presenter: Jordan Myers, Environmental Planner, AICP		
Quasi-Judicial Item		
Background:		
<p>The project is located about 0.75 mile south of Utility Drive, and about 2 miles north of the intersection of Town Center Blvd and Old Kings Rd. The parcel is bisected by City property that was intended for the Whiteview Parkway flyover that would connect to Old Kings Road. This piece of City property is where the zoning of the parcel is also bisected between OFC-2 and MFR-2. The intent of the rezoning is to eliminate the two zoning and just have one MFR-2 zoned property. There is also a separate land exchange agreement proposed to move the Whiteview flyover from the middle of the property to the north side of the parcel</p> <p>Staff analyzed the proposed rezoning based on the criteria in the City of Palm Coast Land Development Code. In summary, staff makes the following findings:</p> <ul style="list-style-type: none">• The proposed rezoning is consistent with the Comprehensive Plan• The proposed rezoning does not negatively impact the existing public facilities (the zoning amendment will reduce impacts on traffic, water, and sewer demand due to the elimination of the non-residential uses, however, the amendment will increase demand on school facilities and solid waste facilities);• The proposed rezoning is consistent with the surrounding land uses and does not cause a nuisance or threat to the general welfare and safety of the public. The proposed MFR-2 zoning located adjacent to existing MFR-2 zoning located on the southern half of the parcel as well as additional parcels to the south.• The proposed conservation easement will provide a designation that protects the environmentally significant areas on the subject property.		
<p><u>Public Participation:</u> the developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 9, 2022 at 3:00 P.M. at the Palm Coast Community Center located at 305 Palm Coast Parkway NE. The developer notified the required owners within 300 ft. of the proposed rezoning. In addition, they organized notification of both Toscana and Hidden Lakes residents through their respective HOAs. The developer erected a City provided sign on Old Kings Road, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by May 4. Newspaper ads will be run approximately two weeks before each of the three public hearings.</p>		
<p>Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning of Old Kings Road Multi-Family (Application No. 5059) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone 12.07 +/- acres from the General Office (OFC-2) Zoning District to the Multi-family</p>		

Residential (MFR-2) Zoning District.

City of Palm Coast, Florida Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	CREST TOWN CENTER MULTIFAMILY MASTER SITE PLAN, APPLICATION #5065	
Presenter: Jordan Myers, Environmental Planner, CFM		
Background: <p>The applicant has submitted an application (AR#5065) for a Master Site Plan for Crest Town Center Multifamily, a proposed 250-unit multi-family community located on 10.20 +/- acres along the south side of Brookhaven Drive. The property is part of the Town Center Development of Regional Impact and Master Planned Development.</p> <p>The applicant has submitted a Master Site Plan for 250 units across five buildings. Two of the buildings will be two-story, two of the buildings will be three-story, and one building will be four-story. There will be a pool courtyard and amenity area inside the center of the four-story building. In addition, there will be an athletic lawn, observation deck for the lake, and a kayak launch into the lake.</p> <p>Since the number of units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant will follow with a Technical Site Plan application that will require administrative review of detailed engineering drawings. The Master Site Plan process recognizes that up to 25% cumulative design change may be allowed after further engineering. Staff analyzed the proposed Master Site Plan based on the criteria in the City of Palm Coast Land Development Code. In summary, staff makes the following findings:</p> <ul style="list-style-type: none">• The project meets the LDC, the Comprehensive Plan, and the Town Center Master Planned Development Agreement• The project is not in conflict with the public interest or surrounding uses• The project will not pose a liability or hardship for the City as Town Center was designed with all required infrastructure necessary for built-out		
Recommended Action: <p>Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #5065, Crest Town Center Multifamily a Master Site Plan for 250 units so the developer may apply for a Technical Site Plan.</p>		

City of Palm Coast, Florida Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	TOWN CENTER TRACT 16 & 17 FLUM AMENDMENT – APPLICATION #5080	
Presenter: Jordan Myers, Environmental Planner, CFM		
LEGISLATIVE ITEM		
Background: A wetland delineation was conducted by Carter Environmental Services on February 8, 2022 and found that the on-site wetlands differed from the Conservation FLUM. Per Policy 6.1.9.9 in the Comprehensive Plan, Conservation FLUM “will require field verification to determine wetland quality and boundaries with precision.” As the existing Conservation FLUM delineation was done via aerial interpretation, this new data more accurately shows the existing on-site wetlands per the mentioned policy.		
Recommended Action: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5080 consistent with the Comprehensive Plan and recommend that City Council approve Application #5080, a FLUM amendment due to ground-truthing of on-site wetlands of 29.42+/- acres from Conservation to DRI Urban-Core.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	RESOLUTION 2022-XX AN AMENDMENT TO THE TOWN CENTER AT PALM COAST DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER	
Presenter: Jose Papa, Senior Planner, AICP		
LEGISLATIVE ITEM		
Background: Town Center at Palm Coast Development of Regional Impact (DRI) is a 1,601+/- acre Development of Regional Impact originally approved in 2003. The proposed amendment to the Town Center DRI-DO will accomplish the following: <ul style="list-style-type: none">• Amend Exhibit B to change Tracts 16 &17 from Town Business to Town Residential along with expansion of development area consistent with FLUM amendment to depict updated wetland boundaries,• Update Present Entitlements table due to previous land use conversions and to increase allowable administrative land use conversion from 10% to 20% (along with requiring analysis to show impacts on public facilities),• Addition of options for potential transportation projects (potential extension of City Place),• Clarify language regarding vesting of development, addition of lands to the DRI• Clarify requirement to provide biennial reports on entitlements,• Reserving 5% of housing stock for workforce housing,• Housekeeping update to reflect changes in state law pertaining to DRI projects,• New Exhibit D to reflect updated Master Plan		
Analysis: The proposed amendment is consistent with the Comprehensive Plan based on the following policies: <i>Policy 1.1.4.1 - Mixed Use land use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings</i> The proposed amendment is consistent with the policy above and does not hinder the vision to create opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonable proximity to residential dwellings. <i>Policy 1.1.4.5 - Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation</i>		

The proposed amendment is consistent with the policy above. The amendments do not impact the opportunity to create more efficient land use by allowing residential and service uses within proximity of each other.

Policy 1.3.1.3 – The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

The proposed amendment does not expand into areas which are currently not served by infrastructure. Consistent with this Policy, the adopted Development Order requires analysis to ensure that the facilities to serve any proposed development is adequate.

Additionally, the proposed amendment is consistent with criteria established in the Land Development Code (LDC) based on the following:

- As previously provided, the proposed amendment is consistent with the Comprehensive Plan,
- No impact on health, safety, and welfare of surrounding residents (no change in allowable uses and density/intensity of project), and
- Accomplishes a legitimate public purpose by providing flexibility to respond to changes in market conditions for a long-term project (the amendments protect the vision of Town Center as an “urban center” for Palm Coast and Flagler County).

Recommended Action:

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the proposed amendment to the Town Center at Palm Coast DRI-DO (Application #4437) consistent with the comprehensive plan and recommend that City Council APPROVE the proposed amendments to the Town Center DRI-DO.

City of Palm Coast, Florida

Agenda Item

Agenda Date: May 18, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	AN AMENDMENT TO THE TOWN CENTER AT PALM COAST MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT	
Presenter: Jose Papa, Senior Planner, AICP		
QUASI-JUDICIAL ITEM		
Background: Town Center Palm Coast Master Planned Development is a 1,601+/- acre Master Planned Development. The proposed amendment seeks to clarify permitted uses in certain tracts and to provide additional flexibility in the permitted uses within certain tracts. The amendment also includes changes based on on-going development of Town Center MPD as a medical hub combined with institutes of higher learning. In summary, the DA amendment will accomplish the following:		
<ul style="list-style-type: none">• Clarify that Town Center development is subject to a Town Center Architectural Review Board (ARB) review,• Clarify that Tracts in “Town Business Areas” along with Tract 18A permit Institutional Uses,• Amend designation for Tracts 16 & 17 from Town Business to Town Residential,• Permit certain personal service uses within “Urban Core” areas (dry cleaning, medical clinics),• Clarify that hospitals are permitted in Tracts that also permit public facilities,• Create a definition for student housing and permitting such uses in tracts that also permit colleges and universities,• Reduce minimum lot sizes in Town Core Areas (to accommodate live, work, play development),• Reduce minimum lot sizes in Town Residential Areas,• Establish minimum living area for residential uses,• Regulate overnight parking along on-street parking,• Clarify rules for construction fences, and• Combine and update Exhibits		
The proposed amendment is consistent with criteria established in the Land Development Code (LDC) based on the following:		
<ul style="list-style-type: none">• Consistency with the following Comprehensive Plan policies – promote opportunities to provide housing opportunities near services; direct development in areas served by infrastructure (no expansion of development area); provide variety of housing types and opportunities.• Amendment is not in conflict to public interest or creates a hazard or nuisance – the		

amendment promotes opportunities for institutional uses such as hospitals, colleges & universities to locate in Town Center, which is envisioned as a mixed use development community to serve as an “urban center” for Palm Coast.

- No significant financial liability or hardship – amendment is in area served by infrastructure and does not increase density/intensity within Town Center.
- The amendment furthers the vision within the MPD to create a mixed use community with a variety of housing types along with a mix of non-residential uses, and
- The amendment will not result in additional impacts to environmental or natural resources since the amendment does not propose to increase the developable area of the project.
- Consistency with surrounding land uses – Town Center is a compact planning area bordered by arterial roadways. The standards established for Town Center are based on the vision of Town Center as a mixed use “urban center” for Palm Coast. The proposed amendment does not stray from this vision but rather enhances the potential to complete the vision of Town Center as an area to live, work, and play within an “urban center” in Palm Coast.

Recommended Action:

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the proposed amendment to the Town Center MPD-DA (Application #4438) consistent with the Comprehensive Plan and recommend that City Council APPROVE the proposed amendments to the Town Center MPD-DA.