



City of Palm Coast
Agenda
Planning and Land
Development Regulation
Board

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

Chair Clinton Smith
Vice Chair 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, June 15, 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.

A Call to Order and Pledge of Allegiance

B Roll Call and Determination of a Quorum

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE MAY 18, 2022 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

D Public Hearing

2 GRAND RESERVE EAST, A SUBDIVISION MASTER PLAN, APPLICATION # 5097

3 SEMINOLE POINTE REZONING-APPLICATION #5064

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: June 15, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE MAY 18, 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: June 15, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	GRAND RESERVE EAST, A SUBDIVISION MASTER PLAN, APPLICATION # 5097	
Presenter: Estelle Lens, Planner		
Background: Grand Reserve East Subdivision Master Plan is for 217 single family residential lots on 141.47 +/- acres located on the east side of Roberts Road approximately 0.6 miles north of State Road 100. The property was annexed into the City of Palm Coast on August 17, 2021 pursuant to the adoption of Ordinance 2021-13. The property received City of Palm Coast Future Land Use Map (FLUM) designations of Residential and Conservation, and Zoning designations of Single Family Residential (SFR-1) and Preservation, on January 4, 2022 pursuant to the adoption of Ordinances 2022-4 and 2022-5. The previous County Land Use and Zoning permitted 300 single-family detached or attached units. The current City Comprehensive Plan Amendment was adopted with a site specific policy to limit development on the subject property to 217 single-family residential units.		
Staff finds that the proposed plan is consistent with the City’s Comprehensive Plan and the Land Development Code (LDC) requirements for a Subdivision Master Plan including: <ul style="list-style-type: none">• Logic of design• Internal consistency• Impact on neighboring sites• Internal vehicular and pedestrian connectivity• Consolidation of utilities and facilities, including stormwater, parking and signage• Public Benefit• Compliance with all other applicable local, state and federal laws, statues, ordinances, regulations and codes• The site must not impose a significant financial liability or hardship for the City		
Recommended Action : Staff recommends the Planning and Land Development Regulation Board determine this project is consistent with the Comprehensive Plan and Unified Land Development Code and approve the Subdivision Master Plan for Grand Reserve East, Application No. 5097 conditioned upon staff’s comments as noted on the attached draft Development Order (DO).		

City of Palm Coast, Florida

Agenda Item

Agenda Date: June 15, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	SEMINOLE POINTE REZONING-APPLICATION #5064	
Presenter: Jordan Myers, Environmental Planner, CFM		
Background: This is an application to amend the zoning map designation for 67.69 +/- acres of real property to reconfigure the existing High Intensity Commercial (COM-3) and Multifamily Residential (MFR-2) zoning districts on the property. The project is located at the intersection of US-1 and Seminole Woods Boulevard. A previous rezoning was done to change from Master Planned Development (MPD) to the existing COM-3 and MFR-2 zoning districts. The previous rezoning was approved on September 21, 2021. <u>Public Participation:</u> the developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on June 8, 2022 at 6:00 P.M. at the Hilton Garden Inn, 55 Town Center Boulevard. The developer erected City provided signs on US 1 and Seminole Woods Blvd., notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by June 1. Newspaper ads will be run approximately two weeks before each of the three public hearings. <u>Summary:</u> staff has reviewed this project in accordance with 2.05.05 & 2.06.03 of the Land Development Code and find that it is in compliance. The project is not contrary to the public interest, it is consistent with the Comprehensive Plan, and it has compatibility with proximate uses.		
Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning of Seminole Pointe Rezoning (Application No. 5064) is consistent with the Comprehensive Plan and recommend approval to City Council to reconfigure the existing High Intensity Commercial (COM-3) and Multifamily Residential (MFR-2) zoning districts on the property.		