



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 Charles Lemon
Board Member Hung Hilton
Board Member Suzanne Nicholson
***Alternate Board Member Sybil
Dodson-Lucas***
***Alternate Board Member Larry
Gross***
School Board Rep Kory Bush

Wednesday, March 15, 2023

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 FEBRUARY 15, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Public Hearing

- 2 **ORDINANCE 2023 - XX TO APPROVE THE 9TH AMENDED AND RESTATED PALM COAST DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER**
- 3 **ORDINANCE 2023 - XX TO APPROVE THE 5TH AMENDED, RESTATED AND REFORMATTED PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD)**
- 4 **WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN – APPLICATION # 5216**
- 5 **ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION – APPLICATION #5062**
- 6 **ORDINANCE 2023 - XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 200 DWELLING UNITS - APPLICATION 5060**
- 7 **ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061**
- 8 **STATION AT PALM COAST SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5322**
- 9 **ENCLAVE AT SEMINOLE PALMS SUBDIVISION MASTER PLAN-TIER 2, APPLICATION # 5223**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE FEBRUARY 15, 2023 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: March 15, 2023

Department	COMMUNIITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023 - XX TO APPROVE THE 9TH AMENDED AND RESTATED PALM COAST DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER	
Presenter: Bill Hoover, AICP, Senior Planner		
Background: This application is being continued to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.		
Recommended Action : Continue this item to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.		

City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023 - XX TO APPROVE THE 5TH AMENDED, RESTATED AND REFORMATTED PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) AGREEMENT	
Presenter: Bill Hoover, AICP, Senior Planner		
Background: This application is being continued to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.		
Recommended Action: Continue this item to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN – APPLICATION # 5216	
Presenter: Bill Hoover, AICP, Senior Planner		
Background: <p>The applicant has submitted an application (AR#5216) for a Master Site Plan – Tier 3 for Whiteview Multi-Family Apartments, a proposed 316-unit, two and three-story residential community located on the west side White Mill Drive, between Whiteview Parkway and Pine Lakes Parkway. The existing 116.41 +/- acre Whiteview Land Master Planned Development (MPD) Zoning allows a density of 12 units/per acre of the development area except for wetland areas that allow a reduced density of 3 units/per acre.</p> <p>The Whiteview Land MPD was approved by City Council in September 2018 (Ordinance 2018-20). The density calculations for this project are based on 29.0 +/- acres which include 2.31 +/- acres of wetlands. The MPD Concept Plan shows the 29.0 +/- acre site to include a future City park site located directly north of the project, more specifically at the southwest corner of Pine Lakes Parkway and White Mill Drive. The site plan shows 18.84 +/- acres for the developable area of the multi-family project. Overall gross density of the 29.0 +/- acre site is 10.9 units/per acre and on the 18.84 +/- acres is 16.77 units/per acre.</p> <p>This is a multi-family project comprised of 316 units in ten 3-story, 30-unit buildings and four 2-story, 4-unit buildings. This gated community also includes a clubhouse with pool and a dog park for the residents. The project’s main access is onto Wisteria Hill Drive which separates the future park site from the multi-family community and also serves the 205-lot single-family KB Homes gated community located to the west of the park site and multi-family community. The design of Wisteria Hill Drive and the two residential communities does not allow the multi-family residents from driving through the KB Homes community. The multi-family community also has an exclusive exit for its residents onto Whiteview Parkway that also has an entrance at this access point but is limited to emergency vehicles only.</p> <p>Since the number of multi-family 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 can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.</p> <p><u>Public Participation:</u> A neighborhood information meeting was held in the initial step of the development process which was during the MPD Rezoning process for the Whiteview Land MPD.</p>		

Recommended Action:

Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #5216, Whiteview Multi-Family Apartments a Master Site Plan for 316 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following conditions.

1. The applicant's traffic engineer shall submit AM and PM Peak Hour turn lane analyses for the Whiteview Land MPD's access onto Pine Lakes Parkway at least ten days prior to the City Council meeting date.

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Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION – APPLICATION #5062	
Presenter: Jordan Myers, CFM, Environmental Planner		
Background: This property was originally zoned R-3 by Flagler County which permitted Multi Family Residential. When the City incorporated the matching designation was MFR-1 which is Multi-Family Residential. This is an application to amend the zoning map designation for 26.31 +/- acres of real property from the Multifamily Residential (MFR-1) zoning district to the Single-Family Residential (SFR-1) zoning district. The project is generally located between London Drive and Longfellow Drive. <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 6, 2022 at the Palm Coast Community Center. The developer erected City provided signs at two locations along Longfellow Drive, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 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 complies. 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 recommend that the Planning and Land Development Regulation Board determine the proposed rezoning of Longfellow Subdivision (Application No. 5062) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone from Multifamily Residential (MFR-1) to the Single Family Residential (SFR-1) zoning district.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023 – XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 200 DWELLING UNITS	
Presenter: Jordan Myers, CFM, Environmental Planner		
<p>Background: The subject area is a 41.5+/- acre site located .7 miles south of Sesame Blvd. on the eastside of Seminole Woods Blvd. The application is a proposed FLUM amendment to change the current Greenbelt designation to Residential along with a site specific policy to limit development to 200 dwelling units. There is a companion zoning map amendment for the subject parcel to change the current designation of Estate-1 (EST-1) to Single-family residential (SFR-1).</p> <p>The subject property was platted into 134 single-family lots as part of Seminole Woods at Palm Coast, Section 59 in 1973.</p> <p>The proposed amendment was reviewed for the following:</p> <ul style="list-style-type: none">• Analysis of the proposed amendment’s impacts on public facilities and infrastructure. Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development against the proposed potential development to determine impacts on public facilities and infrastructure. The proposed amendment includes a note on the FLUM that will limit development on the property to 200 dwelling units. This cap compared to the current number of platted lots (134) will result in an increase on demand for public facilities and infrastructure.• Impacts on the environmental/cultural resources. The proposed amendment will not have impacts on any significant environmental or cultural resources. Additionally, the amendment will not create additional environmental impacts on the subject property since the amendment does not increase the developable area of the site.• Compatibility with surrounding land uses. The proposed FLUM designations are generally consistent with the surrounding properties. <p>Finally, the proposed amendment is consistent with comprehensive plan policies regarding:</p> <ul style="list-style-type: none">• Directing development where existing infrastructure is available,• Encouraging development in infill areas, and• Promoting diversity in housing opportunities.		

Recommended Action :

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5060 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Residential. As well as add a site specific policy to limit development on the subject property to 200 dwelling units.

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Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061	
Presenter: Jordan Myers, CFM, Environmental Planner		
Background: This is an application to amend the zoning map designation for 41.57 +/- acres of real property from the Suburban Estate (EST-1) zoning district to the Single-Family Residential (SFR-1) zoning district. The project is generally along Seminole Woods Boulevard about 1.2 miles south of Grand Landings Parkway. The intention of the rezoning application is to allow the development of a single-family subdivision on the property of up to 200 lots.		
<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 6, 2022 at the Palm Coast Community Center. The developer erected City provided signs at two locations along Seminole Woods Boulevard, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 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 finds 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 (PLDRB) find Application #5061 consistent with the Comprehensive Plan and recommend that City Council approve the Zoning Map amendment from Suburban Estate (EST-1) to Single Family Residential (SFR-1).		

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Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	STATION AT PALM COAST SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5322	
Presenter: Jordan Myers, CFM, Environmental Planner		
Background: The applicant, on behalf of the owner who purchased this property on October 27, 2022, has submitted for a proposed residential Subdivision Master Plan, consisting of 150 townhome lots. Since the project has greater than 100 lots it is considered a “Moderate” (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). The subject property is located within the Town Center DRI and Town Center MPD. Townhome development in the Town Residential area is developed using the Town Residential Areas standards in the Town Center MPD Agreement, which provides that townhome lots be a minimum of 1,500 sq. ft. and 18 feet in width. The applicant’s layout shows the 150 townhome lots with varying widths, but the minimum is 19’5”. The project depicts an amenity center, dog park, and passive park for the project. This will be the first townhome product in Town Center.		
Recommended Action: Staff recommends the Planning and Land Development Regulation Board find the proposed project consistent with the Comprehensive Plan and approve the Subdivision Master Plan for the Station at Palm Coast, Application No. 5322.		

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Agenda Date: March 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ENCLAVE AT SEMINOLE PALMS, A SUBDIVISION MASTER PLAN, APPLICATION # 5223	
Presenter: Estelle Lens, AICP, Planner		
Background : Enclave at Seminole Palms Subdivision Master Plan is for 182 single family residential lots on 70.18 +/- acres located on the north side of Citation Boulevard extension, approximately one mile east of Belle Terre Boulevard. The property was purchased by JTL Grand Landings Development LLC on July 9, 2014, was rezoned to Single Family Residential (SFR-1) on November 2, 2021, and was conveyed to JTL Grand Landings Holdings LLC, on May 2, 2022. The subject property was added to the Seminole Palms Community Development District (CDD) via an amendment which was adopted by City Council in October 2022. 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 Enclave at Seminole Palms, Application No. 5223.		