



# City of Palm Coast Agenda COUNCIL BUSINESS MEETING

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

*Mayor David Alfin*  
*Vice Mayor Ed Danko*  
*Council Member Cathy Heighter*  
*Council Member Nick Klufas*  
*Council Member Theresa Pontieri*

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**Tuesday, May 16, 2023**

**9:00 AM**

**COMMUNITY WING**

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**City Staff**

**Denise Bevan, City Manager**

**Neysa Borkert, City Attorney**

**Kaley Cook, Deputy City Clerk**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- 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.
- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/user/PalmCoastGovTV/live>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session.
- Any person who decides to appeal any decision of the City Council 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**

**B PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE**

**C ROLL CALL**

**D PUBLIC PARTICIPATION**

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

- (1) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public,

there may be discussion by the City Council.

(3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:

(a) direct all comments to the Mayor;

(b) make their comments concise and to the point;

(c) not speak more than once on the same subject;

(d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;

(e) obey the orders of the Mayor or the City Council; and

(f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.

(4) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

## **E MINUTES**

### **1 MINUTES OF THE CITY COUNCIL: MAY 2, 2023, BUSINESS MEETING**

## **F PROCLAMATIONS**

### **2 PROCLAMATION - THE WEEK OF MAY 21, 2023, AS PUBLIC WORKS WEEK**

## **G APPOINTMENT**

### **3 APPOINT ONE MEMBER TO THE CITIZENS ADVISORY COMMITTEE**

## **H RESOLUTIONS**

### **4 RESOLUTION 2023-XX APPROVING A LAND DONATION CONTRACT FROM SWEETHOME PROPERTIES, LLC**

### **5 RESOLUTION 2023-XX APPROVING STORMWATER FEE ADJUSTMENTS**

### **6 RESOLUTION 2023-XX 9TH AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT - APPLICATION NO. 5275**

**I ORDINANCES FIRST READ**

- 7 ORDINANCE 2023-XX 5TH AMENDMENT TO THE PALM COAST PARK MPD DEVELOPMENT AGREEMENT - APPLICATION NO. 5276**
- 8 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 180 DWELLING UNITS**
- 9 ORDINANCE 2023-XX REZONING SEMINOLE WOODS SINGLE FAMILY - APPLICATION NO. 5061**
- 10 ORDINANCE 2023-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 505.6+/- ACRES OF PROPERTY FROM MIXED-USE AND CONSERVATION TO RESIDENTIAL AND CONSERVATION, AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE PROPERTY TO 750 DWELLING UNITS**
- 11 ORDINANCE 2023-XX REZONING COQUINA SHORES MPD - APPLICATION NO. 5243**
- 12 ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION - APPLICATION NO. 5062**

**J CONSENT**

- 13 RESOLUTION 2023-XX APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT #062320, STATE OF MINNESOTA CONTRACT WITH RING POWER FOR THE PURCHASE OF EQUIPMENT RENTAL, PREVENTATIVE MAINTENANCE PARTS, AND SERVICES AS NEEDED**
- 14 RESOLUTION 2023-XX APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER FOR DESIGN SERVICES RELATED TO SPANWIRE SIGNAL REFURBISHMENT**

**K PUBLIC PARTICIPATION**

Remainder of Public Comments is limited to three (3) minutes each.

**L DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

**M DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

**N DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA**

- 15 REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR APRIL 2023**

**O        ADJOURNMENT**

**16   AGENDA WORKSHEET AND CALENDAR**

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CITY ADMINISTRATION	<b>Amount</b>
<b>Division</b>		<b>Account</b>
		<b>#</b>
<b>Subject</b>	MINUTES OF THE CITY COUNCIL: MAY 2, 2023, BUSINESS MEETING	
<b>Presenter: Kaley Cook, Deputy City Clerk</b>		
<b>Background:</b>		
<b>Recommended Action:</b> <b>APPROVE MINUTES OF THE CITY COUNCIL:</b> <b>MAY 2, 2023, BUSINESS MEETING</b>		

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CITY ADMINISTRATION	<b>Amount</b>
<b>Division</b>	CITY CLERK	<b>Account</b>
		<b>#</b>
<b>Subject</b>	PROCLAMATION - THE WEEK OF MAY 21, 2023, AS PUBLIC WORKS WEEK	
<b>Presenter: Mayor and City Council</b>		
<b>Background:</b> Public Works is responsible for the ongoing maintenance of roads and rights-of-way, including paving, mowing, landscaping, litter, signage, and signals. They are also charged with maintaining city-owned facilities and the acquisition and maintenance of all city vehicles and equipment. Public Works Week celebrates the superheroes that lie within each public works professional.  This year's theme is "Connecting the World Through Public Works." Public works professionals connect the world by focusing on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities, and to the public health, high quality of life, and well-being of the people of the City of Palm Coast.		
<b>Recommended Action:</b> <b>PROCLAIM THE WEEK OF MAY 21, 2023, AS PUBLIC WORKS WEEK</b>		

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CITY ADMINISTRATION	<b>Amount</b>
<b>Division</b>		<b>Account</b>
		<b>#</b>
<b>Subject</b>	APPOINT ONE MEMBER TO THE CITIZENS ADVISORY COMMITTEE	
<b>Presenter: Virginia Smith, Land Management Administrator</b>		
<b>Background:</b> In December 2022, Committee Member Alan Peterson resigned from his position on the Citizens Advisory Committee (CAC).  The CAC is responsible for providing citizen input to the Transportation Planning Organization (TPO). Committee members review transportation studies, reports, plans, and programs, and make recommendations to the TPO.  There are two applicants for Council consideration for this committee: Mr. Andrew Dodzik, current alternate on the committee, and Mr. Mark Stancel.		
<b>Recommended Action:</b> <b>APPOINT ONE MEMBER TO THE CITIZENS ADVISORY COMMITTEE</b>		

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CITY ADMINISTRATION	<b>Amount</b>	\$2,000.00
<b>Division</b>	CITY CLERK	<b>Account #</b>	21097011-061000-5460020
<b>Subject</b>	RESOLUTION 2023-XX APPROVING A LAND DONATION CONTRACT FROM SWEETHOME PROPERTIES, LLC		
<b>Presenter: Virginia Smith, Land Management Administrator and Ray Tyner, Deputy Chief Development Officer</b>			
<b>Background:</b> There are two parcels of land owned by Sweethome Properties, LLC that the owner would like to donate to the City of Palm Coast. The properties are located on Belle Terre Parkway (Parcel ID: 07-11-31-7026-RP0A1-0000) and Whiteview Parkway (Parcel ID 07-11-31-7026-RP0A2-0000). The owner has agreed to the attached land donation contract.  The parcels of land will be beneficial for future use to widen or create a turn lane for Belle Terre Parkway, and for stormwater use on Whiteview Parkway.  Closing costs are estimated to be \$2,000 for the City of Palm Coast. A location map of the two parcels is attached for Council’s convenience.			
<b>Recommended Action :</b> <b>ADOPT RESOLUTION 2023-XX APPROVING A LAND DONATION CONTRACT FROM SWEETHOME PROPERTIES, LLC</b>			

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CONSTRUCTION MANAGEMENT ENGINEERING	<b>Amount</b>
<b>Division</b>	ENGINEERING	<b>Account</b>
<b>Subject</b>	RESOLUTION 2023-XX APPROVING STORMWATER FEE ADJUSTMENTS	
<b>Presenter: Carl Cote, Director of Stormwater &amp; Engineering</b>		
<b>Background:</b>		
<b><u>UPDATED BACKGROUND FROM THE MAY 2, 2023, BUSINESS MEETING:</u></b> City Council heard this item at their May 2, 2023, Business Meeting. Council asked Attorney Borkert to provide suggestions for language within the Resolution Exhibit. The attached Resolution Exhibit includes the updates as requested.		
<b><u>ORIGINAL BACKGROUND FROM THE MAY 2, 2023, BUSINESS MEETING:</u></b> <b>Council Priority:</b> <b>D. Sustainable Environment and Infrastructure</b>		
City staff and consultant, Raftelis Financial Consultants, Inc., recommend a stormwater fee adjustment based on an updated rate study analysis. This adjustment is necessary to support future needs, stormwater system goals, and level service standards.		
<b><u>UPDATE FROM THE APRIL 11, 2023, WORKSHOP</u></b> This item was heard by City Council at their April 11, 2023, workshop. City Council requested the following: <ul style="list-style-type: none"><li>• Remove Right-of-way mowing costs</li><li>• Remove Priority 5, 2 additional swale crews and associated staff &amp; equipment</li><li>• Look into phasing programs and/or projects to reduce overall rate increase</li><li>• Modify the program to limit the FY24 ERU rate increase to generate an additional four million dollars</li></ul>		
<b><u>UPDATE FROM THE FEBRUARY 14, 2023, WORKSHOP</u></b> This item was heard by City Council at their February 14, 2023, Workshop. City Council requested that staff prepare a cost-benefit analysis of bringing contract services in-house and evaluate the feasibility of a user rate option. Updates to this item were presented during this meeting.		
<b><u>ORIGINAL BACKGROUND FROM THE FEBRUARY 14, 2023, WORKSHOP</u></b> In 2018 the city completed, and City Council adopted a comprehensive rate study. This study was to evaluate the adequacy of stormwater rates necessary to pay for system operations, enhanced levels of maintenance, critical capital repairs and upgrades, and ongoing replacement		

of fleet and equipment. The rate study findings resulted in a recommended rate increase based on enhanced operations and a capital plan. The plan accelerated capital repairs and improvements, as well as maintenance activities for the citywide stormwater system. The adopted rate was phased in incrementally through FY24. Adopted rate increases included 8.2% for FY23 which was implemented on October 1, 2022, and an additional 7.5% scheduled for implementation in FY24. An annual indexing provision was also adopted to increase rates beyond FY24 based on the change in the consumer price index (CPI), but not less than 2% annually. Currently, the CPI has increased by 8.2% from October 2021 through September 2022.

In May of 2022, Raftelis Financial Consultants, Inc., was contracted to perform a review of the Stormwater Enterprise Fund and provide a new rate study analysis to support the future needs and level of service of the Stormwater Utility.

**Recommended Action:**

**ADOPT RESOLUTION 2023-XX APPROVING STORMWATER FEE ADJUSTMENTS**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	RESOLUTION 2023-XX 9 <sup>TH</sup> AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT - APPLICATION NO. 5275	
<b>Presenter: Bill Hoover, AICP, Senior Planner</b>		
<b>Background:</b> The Declarant for the Palm Coast Park Development of Regional Impact (DRI), Byrndog PCP, LLC, has requested this 9 <sup>th</sup> Amendment to the Palm Coast Park DRI which encompasses a wide variety of changes to entitlements and development commitments.  On December 7, 2004 (by Resolution Number 2004-48), the Palm Coast City Council approved the Palm Coast Park DRI Development Order (DRI DO) encompassing 4677 +/- acres. The original entitlements approved 3,600 dwelling units and 3.2 million square feet (s.f.) of non-residential building area.  With this 9 <sup>th</sup> Amendment, the Declarant is requesting further conversion of entitlements that are allowed in Exhibit “C” Conversion Table of the DRI DO and based on Peak Hour Trip Generation of those uses. The proposed conversions request adding 750 residential units and 300,000 s.f. of Industrial uses while reducing Commercial entitlements by 107,400 s.f. and Office by 51,150 s.f. As proposed, this would allow the following entitlements: 6454 dwelling units, 486,962 s.f. of Office, 1,072,400 s.f. of Commercial, 1,100,000 of Industrial, and 100,000 s.f. of Institutional.  Other key changes in this 9 <sup>th</sup> Amendment to the DRI include: a. Clarifying that the Declarant will not be providing additional land donations to the City for public parks but park impact fees will continue to be paid for all residential units. b. Update the phasing schedule for the project’s three phases including the timing of providing required traffic reports. c. Require the Declarant to provide a gopher tortoise study within 180 days and a wetland impact report within 90 days and provide the declarant the right to “sign-off” on any relocation of gopher tortoises to the on-site preserve and impacts to any on-site wetlands. d. Declarant to provide the City an option to co-develop a Connector Road between Belle Terre Parkway and US 1.  Key changes to the DRI DO Exhibit “B” Master Development Plan are as follows: a. Split Tract 21 into Tracts 21A and 21B and change the developable uses on Tract 21A from Business/Institutional to Mixed-Use and on Tract 21B from Upland Preservation to Mixed-Use.		

- b. Change the developable use on Tract 22 from Business/Institutional to Residential.
- c. Change the developable use on Tract 15 from Business/Institutional to Residential.
- d. Change the developable use on Tract 17 from Business/Institutional to Mixed-Use.
- e. Allow the option of limited industrial uses in Residential areas on Tracts 5A - 5F.
- f. Show the rough location of the optional Connector Road from Belle Terre Parkway to US 1.
- g. Updated the acreages of the various land uses in the Legend to reflect conversions.

Staff Finding: The proposed amendment creates opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings consistent with the purpose of the DRI Mixed-Use Comprehensive Plan designation. The additional residential units will create demand for developing some of the commercial entitlements to serve these residents and the additional industrial entitlements are both located along major thoroughfares. The reduction of Office entitlements follows the downward trend of less office space being needed with many persons working from home.

Planning and Land Development Regulation Board (PLDRB): The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 p.m. on April 19, 2023, and voted 4 - 1, to find it in compliance with the Comprehensive Plan and recommend approval to City Council.

**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDS THAT CITY COUNCIL APPROVE THE PROPOSED 9<sup>TH</sup> AMENDMENT TO THE PALM COAST PARK DRI DEVELOPMENT ORDER**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>		<b>Account #</b>
<b>Subject</b>	ORDINANCE 2023-XX 5 <sup>th</sup> AMENDMENT TO THE PALM COAST PARK MPD DEVELOPMENT AGREEMENT - APPLICATION NO. 5276	
<b>Presenter: Bill Hoover, AICP, Senior Planner</b>		
<b>Background:</b> The Declarant for the Palm Coast Park Master Plan Development (MPD), Byrndog PCP, LLC has requested this 5 <sup>th</sup> Amendment to the Palm Coast Park MPD Development Agreement (MPD DA) which encompasses a variety of changes to land use on some tracts and some development standards.  The Declarant is proposing to change the MPD Uses, Development of Regional Impact (DRI) Land Uses, and/or Land Development Code (LDC) Zoning Categories in Table 4-1 of the MPD DA.  <div><div>a.</div><div>On Tracts 5A-5E also allow Industrial MPD Uses using LDC Zoning Category of IND-1.</div></div> <div><div>b.</div><div>On Tract 13A change DRI Uses from Business/Institutional to Mixed-Uses.</div></div> <div><div>c.</div><div>On Tract 15 change MPD Uses from Flex Uses to Residential Low Density, change DRI Uses from Business/Institutional to Residential, and update applicable LDC Zoning Categories.</div></div> <div><div>d.</div><div>On Tract 17 add Institutional to MPD Uses, change DRI Uses from Business/Institutional to Mixed-Uses, add PSP as a LDC Zoning Category, and clarify that a RV/Boat Storage Facility operated as a business could be allowed in COM-2 as a Special Exception.</div></div> <div><div>e.</div><div>On Tracts 21A and 21B also allow MPD Uses of Residential High Density, change DRI Uses to Mixed-Uses and add various LDC Zoning Categories.</div></div> <div>The Declarant is also proposing changing the MPD Exhibit “B” MPD Master Plan as follows: <div><div>a.</div><div>Split Tract 21 into Tracts 21A and 21B.</div></div><div><div>b.</div><div>Change Tract 15 from Flex Uses to Residential Low Density.</div></div><div><div>c.</div><div>Also allow IND-1 uses on Tracts 5A-5E.</div></div> The Declarant is also proposing adding some light industrial development standards and reduced the maximum building height on Tract 21A from 80 feet to 50 feet.  <u>Public Participation:</u> The applicant held a neighborhood meeting at 6:00 p.m. at Matanzas High School on February 28, 2023. All neighboring residents within 300 feet of Tract 21A were invited by US Mail to this meeting, as staff believed these neighboring property owners should be aware of the proposed changes to Tract 21A. However, none of the neighbors attended this meeting or contacted staff with questions or concerns. One resident of the “B” Section did</div>		

contact staff later by telephone but did not object to the proposed changes.

Staff Finding: The proposed amendment creates opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings consistent with the purpose of a MPD Mixed-Use project. The additional residential units will create demand for developing some of the project's commercial entitlements to serve these residents and the additional industrial entitlements are both located along major thoroughfares.

Planning and Land Development Regulation Board (PLDRB): The PLDRB reviewed this at its regularly scheduled meeting on April 19, 2023, and by a 5-0 vote, found it in compliance with the Comprehensive Plan and recommended approval to City Council without any changes.

**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDS THAT CITY COUNCIL APPROVE THE PROPOSED 5<sup>TH</sup> AMENDMENT TO THE PALM COAST PARK MPD DEVELOPMENT AGREEMENT**

# City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	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 180 DWELLING UNITS	
<b>Presenter: Jordan Myers, CFM, Stormwater Operations Manager</b>		
<b>Background:</b>		
<b>This is a legislative item.</b>		
<p>The subject area is a 41.5+/- acre site located 0.7 miles south of Sesame Blvd. on the east side of Seminole Woods Blvd. The application is a proposed Future Land Use Map (FLUM) amendment to change the current Greenbelt designation to Residential along with a site-specific policy to limit development to 180 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"><li>• <b>Analysis of the proposed amendment’s impacts on public facilities and infrastructure.</b> 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 180 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.</li><li>• <b>Impacts on the environmental/cultural resources.</b> 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.</li><li>• <b>Compatibility with surrounding land uses.</b> The proposed FLUM designations are generally consistent with the surrounding properties.</li></ul>		

Finally, the proposed amendment is consistent with comprehensive plan policies regarding:

- Directing development where existing infrastructure is available
- Encouraging development in infill areas
- Promoting diversity in housing opportunities

**Planning and Land Development Regulation Board (PLDRB) Public Hearing**

The PLDRB held a public hearing on March 15, 2023, and April 19, 2023, to review and hear public comments on the application. The PLDRB continued the item from its March 15, 2023, to allow City staff and the applicant to discuss the proposed density of the project. After discussion, the maximum number of units for the project was reduced from 200 to 180.

**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5060 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS 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 180 DWELLING UNITS**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	ORDINANCE 2023-XX REZONING SEMINOLE WOODS SINGLE FAMILY - APPLICATION NO. 5061	
<b>Presenter: Jordan Myers, CFM, Stormwater Operations Manager</b>		
<b>Background:</b>		
<b>This is a quasi-judicial item, please disclose any ex parte communication.</b>		
<p>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 located 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 180 lots. The Planning and Land Development Regulation Board (PLDRB) originally heard this item at the March 15, 2023, meeting. This item along with the companion Future Land Use Map Amendment item were continued.</p>		
<p><u>Public Participation:</u> this item was heard for the second time at the April 19, 2023, PLDRB meeting and received a 6-0 vote to recommend approval to City Council.</p>		
<p><u>Summary:</u> City Staff have reviewed this project in accordance with 2.05.05 &amp; 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.</p>		
<b>Recommended Action:</b>		
<b>THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5061 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE ZONING MAP AMENDMENT FROM SUBURBAN ESTATE (EST-1) TO SINGLE-FAMILY RESIDENTIAL (SFR-1)</b>		

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	ORDINANCE 2023-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 505.6+/- ACRES OF PROPERTY FROM MIXED-USE AND CONSERVATION TO RESIDENTIAL AND CONSERVATION, AND ADDING A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE PROPERTY TO 750 DWELLING UNITS	
<b>Presenter: Jordan Myers, CFM, Stormwater Operations Manager</b>		
<b>Background:</b>		
<b>This is a legislative item.</b>		
<p>The subject property is a 505.6+/- acre site located 0.25 miles east of Old Kings Road on the northside of State Road 100. The application is a proposed Future Land Use Map (FLUM) amendment to change the current designation of the property from Mixed-Use and Conservation to Residential and Conservation along with a site-specific policy to limit development to 750 dwelling units. There is a companion zoning map amendment for the subject property to amend the existing Master Planned Development (MPD) Agreement.</p> <p>The subject property was approved as a Development of Regional Impact (DRI) in 2006 with an amendment in 2007. The Development Order (DO) for this DRI provides an entitlement of 2,411 dwelling units (619 single family, 1,792 multi-family), 50,000 sq. ft. of general retail use, 30,000 sq. ft. of general office, and 150 hotel rooms. Although approved in 2006, no infrastructure improvements or development activities commenced on the DRI.</p> <p>The result of the amendment is a significant reduction in the entitlements proposed for the property. This includes the reduction of the total number of dwelling units from 2,411 to 750 dwelling units (68% decrease) as well as the elimination of 80,000 sq. ft. of commercial/office use and 150 hotel rooms.</p> <p>The proposed amendment was reviewed for the following:</p> <ul style="list-style-type: none"><li>• <b>Analysis of the proposed amendment’s impacts on public facilities and infrastructure.</b> 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 (using the approved DRI-DO entitlements) against the proposed potential development (750 dwelling units) to determine impacts on public facilities and infrastructure. The proposed amendment will have significantly less impact on public facilities and infrastructure due to the significant reduction in entitlements.</li></ul>		

- **Impacts on the environmental/cultural resources.** The proposed amendment will not have impacts on any significant environmental or cultural resources. There are no Special Flood Hazard Areas (SFHA) on the subject property. Additionally, consistent with Comprehensive Plan Policies 6.1.9.9 and 6.1.10.6, all optimal quality wetlands that are larger than 10 acres or are connected to a system that is larger than 10 acres are to be designated as Conservation on the Future Land Use Map.
- **Compatibility with surrounding land uses.** The proposed FLUM designations are generally consistent with the surrounding properties.

Finally, the proposed amendment is consistent with comprehensive plan policies regarding:

- Directing development where existing infrastructure is available, and designation of wetland systems and other environmentally sensitive land as Conservation on the FLUM.

**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5244 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM MIXED-USE AND CONSERVATION TO RESIDENTIAL AND CONSERVATION AS WELL AS ADD A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 750 DWELLING UNITS**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	ORDINANCE 2023-XX REZONING COQUINA SHORES MASTER PLAN DEVELOPMENT - APPLICATION NO. 5243	
<b>Presenter: Jordan Myers, CFM, Stormwater Operations Manager</b>		
<b>Background:</b>		
<b>This is a quasi-judicial item, please disclose any ex parte communication.</b>		
<p>Jay Livingston on behalf of the property owner JX Palm Coast Land LLC is proposing to repeal and replace the existing JX Properties Mixed-Use Planned Unit Development (PUD) with the proposed Coquina Shores MPD. The existing PUD was part of the SR 100 Property Development of Regional Impact (DRI) which had various entitlements associated with the project. The proposed Coquina Shores MPD will be solely a residential project and will replace both the PUD and the DRI. There is a companion Future Land Use Map Amendment application for this project, requesting a change from Mixed-Use and Conservation to Residential and Conservation.</p>		
<p>The applicant's engineer has submitted a preliminary conceptual site plan of a proposed Coquina Shores single-family subdivision. This conceptual site plan proposes up to 750 single-family detached lots, multiple stormwater ponds, an amenity area, existing borrow pits, and extensive preserved conservation area. Based on this conceptual site plan the project would have an expected density of 1.48 units/per acre.</p>		
<p><u>Public Participation:</u> this item was heard at the April 19, 2023, PLDRB meeting and received a 6-0 vote to recommend approval to City Council.</p>		
<b>Recommended Action:</b>		
<b>THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD DETERMINED THAT THE PROPOSED REZONING OF COQUINA SHORES (APPLICATION NO. 5243) IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS APPROVAL TO CITY COUNCIL TO REZONE 505.62+/- ACRES FROM THE MASTER PLANNED DEVELOPMENT (MPD) ZONING DISTRICT TO THE MASTER PLANNED DEVELOPMENT (MPD) ZONING DISTRICT</b>		

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject</b>	ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION - APPLICATION NO. 5062	
<b>Presenter: Jordan Myers, CFM, Stormwater Operations Manager</b>		
<b>Background:</b>  <b>This Item is quasi-judicial, please disclose any ex parte communication.</b>  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 Multi-Family 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> this application was heard at the March 15, 2023, Planning and Land Development Regulation Board meeting and received a 6-0 vote to recommend approval to City Council.  <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.		
<b>Recommended Action:</b> <b>THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD DETERMINED THAT THE PROPOSED REZONING OF LONGFELLOW SUBDIVISION (APPLICATION NO. 5062) IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS APPROVAL TO CITY COUNCIL TO REZONE FROM MULTIFAMILY RESIDENTIAL (MFR-1) TO THE SINGLE FAMILY RESIDENTIAL (SFR-1) ZONING DISTRICT</b>		

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	PUBLIC WORKS	<b>Amount</b>	OVER \$50K
<b>Division</b>	FLEET AND FACILITIES MANAGEMENT	<b>Account #</b>	65010071-052000 65010071-046000
<b>Subject</b>	RESOLUTION 2023-XX APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT #062320, STATE OF MINNESOTA CONTRACT WITH RING POWER FOR THE PURCHASE OF EQUIPMENT RENTAL, PREVENTATIVE MAINTENANCE PARTS, AND SERVICES AS NEEDED		
<b>Presenter: Matthew Mancill, Director of Public Works</b>			
<b>Background:</b>			
<b>Council Priority:</b>			
<b>D. Sustainable Environment and Infrastructure</b>			
<p>The City of Palm Coast Fleet and Facilities Management Department requires a variety of parts and equipment servicing for day-to-day operations and maintenance of Citywide equipment. Ring Power has an inventory of more than 163,000 items of construction and heavy machinery parts to provide the products and tools needed to keep our machines up and running. When a piece of equipment needs to be sent out for repair, Ring Power uses state-of-the-art diagnostic equipment, along with personnel equipped to perform machine and engine repairs quickly and effectively. The contract also covers specialty equipment rentals which are vital to keep operations running effectively during emergency operations.</p> <p>City staff is recommending piggybacking the Sourcewell State of Minnesota Contract #062320 with Ring Power through August 27, 2024, for equipment rental, preventative maintenance parts, and equipment services as needed. Piggybacking existing competitively bid contracts is advantageous since the pricing is generally better than what the City could obtain on its own, and the City does not incur the expense and delay of soliciting a bid. Staff estimates that the City could possibly expend over \$50,000 under this piggyback contract.</p>			
<b>SOURCE OF FUNDS WORKSHEET FY 2023</b>			
<b>FLEET FUND OPERATING SUPP &amp; EQUIP</b>			
<b>UNDER \$5K 65010071-052000</b>			
			\$767,800.00
Total Expended/Encumbered to Date			\$626,483.04
Pending Work Orders/Contracts			\$0.00
Current (WO/Contract)			\$25,000.00
<b>Balance</b>			<b>\$116,316.96</b>
<b>SOURCE OF FUNDS WORKSHEET FY 2023</b>			
<b>REPAIR AND MAINTENANCE SVCS 65010071-046000</b>			
			\$311,550.00
Total Expended/Encumbered to Date			\$86,401.91
Pending Work Orders/Contracts			\$3,995.38
Current (WO/Contract)			\$25,000.00
<b>Balance</b>			<b>\$196,152.71</b>

**Recommended Action:**

**ADOPT RESOLUTION 2023-XX APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT #062320, STATE OF MINNESOTA CONTRACT WITH RING POWER FOR THE PURCHASE OF EQUIPMENT RENTAL, PREVENTATIVE MAINTENANCE PARTS, AND SERVICES AS NEEDED**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	CONSTRUCTION MANAGEMENT & ENGINEERING	<b>Amount</b>	\$284,616.00
<b>Division</b>	ENGINEERING	<b>Account</b>	# 21055011-063000-54405
<b>Subject</b>	RESOLUTION 2023-XX APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER FOR DESIGN SERVICES AND A PROJECT CONTINGENCY RELATED TO SPANWIRE SIGNAL REFURBISHMENT		
<b>Presenter: Carl Cote, Director of Stormwater &amp; Engineering</b>			
<b>Background:</b>			
<b>Council Priority:</b>			
<b>D. Sustainable Environment and Infrastructure</b>			
<p>City staff recommends the refurbishment of eight existing span-wire traffic signals. The spanwire locations targeted by this refurbishment are in the range of 20 to 25 years old. The supported equipment is at end of life. The span wire itself is at end of life. The electrical cables powering the signal heads are brittle and become disconnected in wind and rain events requiring emergency service to restore the signal operations during storm events.</p>			
<p>Targeted locations to be refurbished:</p> <p>Four (4) Palm Coast Parkway intersections:</p> <p>Belle Terre Pkwy at Palm Coast Pkwy NW</p> <p>Belle Terre Pkwy at Palm Coast Pkwy SE</p> <p>Pine Cone Drive at Palm Coast Pkwy NW</p> <p>Pine Cone Drive at Palm Coast Pkwy SE</p>			
<p>Four (4) Belle Terre Parkway intersections:</p> <p>Belle Terre Parkway at Kohl’s</p> <p>Belle Terre Parkway at Cypress Point Parkway</p> <p>Belle Terre Parkway at Pine Lakes Parkway</p> <p>Belle Terre Parkway at Parkview Drive</p>			
<p>The project goal is to complete the design work this fiscal year.</p>			
<p>Under the existing contract (RFSQ-CD-19-70), staff negotiated a scope and fee not-to-exceed \$234,616 with England-Thims &amp; Miller, Inc. City staff has determined that the cost for the design services are reasonable and fair and are consistent with these types of services for a project of this size and scope. Funds for this project have been budgeted for out of FY 2023 Capital Streets Improvement Fund. In addition, City staff is seeking approval of a project Allowance for additional services that may be required in the amount of \$50,000.00.</p>			

**SOURCE OF FUNDS WORKSHEET FY 2023****Street Imp/Traffic Signals - 21055011-063000-54405****\$665,000.00**

Total Expenses/Encumbered to date

\$32,139.40

Pending Work Orders/Contracts

\$0.00

Current Contract

\$284,616.00**Balance****\$348,244.60****Recommended Action:****ADOPT RESOLUTION 2023-XX APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER FOR DESIGN SERVICES AND A PROJECT CONTINGNECY RELATED TO SPANWIRE SIGNAL REFURBISHMENT**

## City of Palm Coast, Florida Agenda Item

Agenda Date: May 16, 2023

<b>Department</b>	FINANCIAL SERVICES	<b>Amount</b>
<b>Division</b>		<b>Account</b>
		<b>#</b>
<b>Subject</b>	REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR APRIL 2023	
<b>Presenter: Denise Bevan, City Manager</b>		
<b>Background:</b> Attached is a list of all emergency and sole source purchases for the month of April 2023, in accordance with Sec. 2.25 of Chapter 2, Article 1 Division 3 of the Code of Ordinances of the City of Palm Coast (Procurement Policy).		
<b>Recommended Action:</b> <b>FOR REPORTING ONLY - VIA CITY MANAGER COMMENTS</b>		