



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
Board Member David Ferguson
Alternate Board Member Sybil
Dodson-Lucas
Alternate Board Member Larry
Gross
School Board Rep William Whitson

Wednesday, July 19, 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 MAY 17, 2023 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearing

2 2023 AMENDMENT TO THE MARINA VILLAGE MPD - APPLICATION # 5448

3 BELLE TERRE ESTATES MPD - APPLICATION # 5302

4 COQUINA SHORES, SUBDIVISION MASTER PLAN, APPLICATION # 5429

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: July 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE MAY 17, 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: July 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: 2023 AMENDMENT TO THE MARINA VILLAGE MPD - APPLICATION # 5448		
Presenter: Bill Hoover, AICP, Senior Planner		
<p>Background:</p> <p>The new property owner wants to modify the Marina Village MPD Agreement, in order to decrease the allowable commercial gross floor area from 160,500 s.f. to 103,000 s.f., increase allowable residential units from 663 to 1085, and modify some development standards. The proposed changes would only affect Tracts 2 – 8, the 66.66 +/- acres located east of Colbert Lane and north of Roberts Road. Tract 1 is not part of this MPD amendment, and this proposal will not affect Tract 1's development standards or its allowed 240 residential units. (Tract 1 is the 22.34 +/- acres of the MPD located west of Colbert Lane at the intersection with Roberts Road.)</p> <p>The property owner also wants to modify development standards with the key ones described below. Decrease the maximum building height from 95 feet to 60 feet on Tracts 2, 3, 5 and 7. Modify minimum garage requirements so only a one-car garage or architecturally designed carport is required per for at least 30% of multi-family homes. Add a requirement to provide at least one Level 2 (240-volt) electric vehicle-charging station for each residential unit having a garage. Provide a 10' wide Landscape Buffer Type "C" along the northern property line where none was previously required. Reduce the minimum size of townhome lots from 2,500 s.f. to 2,000 s.f. while allowing the height to increase from 35' to 45'. Added new dimensional standards for mixed use buildings with commercial uses on the first floor and residential uses above those commercial uses.</p> <p>Tract 1 was sold on May 26, 2021, to Colbert Lane Development, LLC, who recently received a Development Order for a Technical Site Plan to construct a 240-unit luxury apartment project. Lighthouse Palm Coast Holdings, LLC purchased Tracts 2 – 8 on October 10, 2022, and on May 23, 2023, submitted a MPD amendment, in order to develop a high-density mixed-use community oriented around the marina basin.</p> <p>The owner of Tracts 2 – 8 (applicant) already has the environmental permits in place to construct the marina basin on Tract 8 with 80 wet slips and on Tract 6 a building for dry storage of 200 boats. Construction is expected within a few months once the applicant secures building permits from the City to construct the sea walls. The applicant also wants to start development of the residential and commercial portion of the MPD as depicted on the Conceptual Master Plan. This would include up to 103,000 s.f. of commercial uses and 845 residential units on Tracts 2 – 7 that would be designed as a mixed-use project located with a common architectural theme around the marina basin. (The marina dry boat storage building is not counted in the 103,000 s.f. of commercial entitlements.)</p> <p><u>Public Participation:</u> The applicant has scheduled a neighborhood meeting at 6:00 PM at the</p>		

Hilton Garden Inn on July 12, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by US Mail to this meeting. Signs along both Colbert Lane and Roberts Road will be erected 14 days prior to each public hearing. Additionally, news ads will be run at least 10 days prior to each public hearing.

Recommended Action:

Planning staff recommends the Planning and Land Development Regulation Board find this updated MPD in compliance with the Comprehensive Plan and recommend that City Council approve the 2023 Amendment to the Marina Village MPD - AR# 5448.

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: BELLE TERRE ESTATES MPD - APPLICATION # 5302		
Presenter: Bill Hoover, AICP, Senior Planner		
<p>Background:</p> <p>The 40 +/- acre subject site is located at the SE corner of Belle Terre Boulevard and Citation Boulevard. The site is currently zoned General Commercial (COM-2) and was platted as a commercial subdivision in January 2006, which was comprised of four large irregular-shaped lots. The land has set vacant since that time.</p> <p>Belle Terre Holdings, LLC purchased the property on December 1, 2021. Mark Goldschmidt, Manager of Belle Terre Holdings, LLC has requested a rezoning from COM-2 to Belle Terre Estates Master Planned Development (MPD) for a 275-unit platted townhome community with a future 1.75 +/- acre commercial project located at the SE corner of Belle Terre Boulevard and Citation Boulevard and a public dog park located just east of the commercial area.</p> <p>The applicant is proposing to rezone the subject property for a mixed-use project with the intention of initially developing the 275 platted townhomes and later developing the 1.75 +/- acre commercial parcel that would retain COM-2 uses, as more demand for commercial uses occurs with additional rooftops being developed within the project and to the east along Citation Boulevard. Citation Boulevard is currently under construction for an extension all the way to Seminole Woods Boulevard which will provide future residents and neighboring residents a quicker route on going to or returning from I-95. The expansion of Citation Boulevard is expected to be completed in the second half of 2024.</p> <p>The townhome community will have approximately 1497 s.f. interior townhomes with one-car garages and typically have 1497 s.f. to 1663 s.f. exterior townhomes (end units) with one or two-car garages on 275 platted lots. After several design revisions the project will meet Section 5.03.04.A.3. of the LDC that requires one-car garages for townhomes less than 1,500 s.f. and two-car garages for townhomes 1,500 s.f. or larger. Interior lots are a minimum of 19 feet wide by 90 feet deep while exterior lots are at least 22 feet wide by 90 feet deep.</p> <p>The applicant is donating about 1.19 +/- acres of land for the City dog park as part of the required public benefit of rezoning to a MPD. Once half of the townhomes have received a Certificate of Occupancy the applicant has agreed to construct the public dog park. As proposed, the MPD would allow the applicant to receive park impact fee credits for the actual design and construction costs of the public dog park. The townhome community will also have a private amenity center including clubhouse and pool that will be located in the northeast corner of the MPD.</p> <p><u>Public Participation:</u> The applicant scheduled a neighborhood meeting at 5:30 PM at the Hilton Garden Inn on July 10, 2023. All neighboring residents within 300 feet of the project's</p>		

boundaries were invited by USPS First Class mail to this meeting. The applicant sent three representatives and the City staff sent one representative to the neighborhood meeting but none of the invited neighbors attended. Signs along both Citation Boulevard and Belle Terre Boulevard will be erected 14 days prior to each public hearing. Additionally, new ads will be run at least 10 days prior to each public hearing.

Recommended Action:

Planning staff recommends that the Planning and Land Development Regulation Board find the project in compliance with the Comprehensive Plan and recommend that City Council approve Belle Terre Estates MPD - AR # 5302.

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: COQUINA SHORES, SUBDIVISION MASTER PLAN, APPLICATION # 5429		
Presenter: Estelle Lens, AICP, Planner		
<p>Background:</p> <p>This request for approval of a Subdivision Master plan which proposes 750 single-family residential lots/dwelling units.</p> <p>The Coquina Shores Subdivision, a 505.6 acre site (Subject Property), is located on the north side of State Road 100, approximately 0.25 miles east of Old Kings Road. The Subject Property was purchased by JX Palm Coast Land, LLC on September 21, 2022.</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 the DRI provided entitlements 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. The Subject Property is currently in the hearing process for a Future Land Use Map (FLUM) amendment, which contains a specific policy to limit development to 750 dwelling units, as well as a rezoning to Master Planned Development (MPD). The FLUM amendment and rezoning are scheduled for second readings and adoption by City Council on July 18, 2023. The requested amendments are as follows:</p> <p><u>Future Land Use Map (FLUM) Amendment</u> from Mixed Use and Conservation to Residential and Conservation.</p> <p>The FLUM amendment is proposed to be approved with a specific policy to limit development to 750 dwelling units:</p> <p>PLDRB on April 19, 2023 – Approved unanimously City Council first reading on May 16, 2023 – Approved unanimously City Council second reading scheduled for July 18, 2023</p> <p><u>Rezoning:</u> Replace the existing JX Properties Mixed Use PUD with the proposed Coquina Shores Master Planned Development (MPD) (mixed use entitlements to solely residential)</p> <p>PLDRB on April 19, 2023 – Approved unanimously City Council first reading on May 16, 2023 – Approved unanimously City Council second reading scheduled for July 18, 2023</p> <p>Staff finds that the proposed Subdivision Master Plan is consistent with the City's Comprehensive Plan and the Land Development Code (LDC) requirements including:</p> <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, statutes, 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 Coquina Shores, Application No. 5429, subject to:

1. Applicant will provide the required recreational amenities with the preliminary plat submittal to meet the Level of Service for recreation and open space. 14.4 acres total are required; 9 acres of active (activity based) recreation and 5.4 acres of passive (resource based) recreation are required.

Informational comments to carry forward to the Preliminary Plat include:

Planning Project Manager:

Site Data (Development Summary) - Add percentage of site along with acreage for Sidewalks.

Landscape Architect:

Show street trees at 50 feet on center through public spaces.

As per "Coquina Shores Master Plan Development Agreement" add the following notes to all landscape plans:

1. Landscaped areas are to include pockets of preserved trees.
2. A master arborist certified by ISA (International Society of Arborists) is to assist engineer of record (EOR) with subdivision master plan and preliminary plat design process
3. The arborist shall work with EOR to adjust lot lines, modify building footprints, stormwater facilities and other improvements to save (preserve) the maximum number of historic and specimen trees practicable on the property.

Utility Department:

Fees, agreements and FDEP permits shall be completed prior to issuance of the Site Development permit. Water and Wastewater utility construction permits are issued by the Florida Department of Environmental Protection. The Utility provider must have ample system/plant capacity in reserve for the FDEP to issue a construction permit. During current times the utility customer growth is high and capacity reserves can become limited, please understand that until the time of permitting the city cannot reserve capacity for your project. It is the City Utilities goal to provide system capacity, but this goal is not assured. Please check with the department if you would like to know the current capacity reserves.

Architectural Review:

1. Show full architectural information for any structures in public space areas and/or proposed

amenity structures, walls, fences, etc. per LDC Chapter 13

2. If no such structures are proposed on plans, add note to that effect on the drawings.

Planning Environmental:

Please be sure to submit Cultural Resource Documents with preliminary plat.