



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, August 16, 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.

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 JULY 19, 2023 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

D Public Hearing

2 COMPREHENSIVE PLAN AMENDMENT CHANGING FLUM FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 DWELLING UNITS

3 THE CASCADES REZONING - APPLICATION # 5107

4 THE LEGACY at PALM COAST A TECHNICAL SITE PLAN – TIER 3, APPLICATION No. 5304

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: August 16, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: MEETING MINUTES OF THE JULY 19, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING		
Presenter: Irene Schaefer, Recording Secretary		
Attachments: Minutes		
Background:		
Recommended Action: Approve as presented.		

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 16, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject:	COMPREHENSIVE PLAN AMENDMENT CHANGING FLUM FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 DWELLING UNITS	
Presenter:	Jose Papa, AICP, Senior Planner	
Attachments:	Staff Report, Ordinance, location current and proposed Future Land Use Map (FLUM) and zoning maps.	
Background:	<p>The subject area of this amendment is a total 375.6+/- acre site located 3 miles south of State Road 100 on the westside of Seminole Woods Blvd. The application includes a proposed FLUM amendment for recently annexed 330.8+/- acre area (the second reading of the annexation ordinance is scheduled for August 15, 2023) from its current Flagler County designations of Residential Low Density/Rural Estate and Conservation to City of Palm Coast designations of Residential and Conservation. There is an additional 44.8+/- acre parcel with a current designation of City Residential that will be part of the Cascades Planning Area and will be subject to a site specific policy to limit development in the Planning Area to 850 dwelling units.</p> <p>In addition to the Comprehensive Plan Amendment, there is a companion zoning map amendment for the subject property to amend the current Flagler County designations of Planned Unit Development, & New Rural Communities to City of Palm Coast designation of Single Family Residential-1, Multi-Family Residential-2, and Preservation.</p> <p>In 2005 (while the entire subject area was within unincorporated Flagler County), the FLUM designation for the Cascades was amended to its current Flagler County designations of Residential Low Density/Rural Estate and Conservation. After approval of the FLUM amendment a PUD Agreement was approved by Flagler County in 2005 (called the Cascades at Grand Landings). The PUD agreement covered an area of 696+/- acres and permitted 416 single-family residential units along with 20,000 sq. ft. clubhouse and other recreational amenities. As part of the FLUM and PUD agreement approval, approximately 354 acres of mainly wetlands and environmentally sensitive areas was transferred to Flagler County in 2005. No development commenced within the Cascades PUD area.</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 (using the approved PUD entitlements-416 dwelling units) against the proposed potential development (850 dwelling units) to determine impacts on public facilities and infrastructure. The proposed amendment will have an increase on the demand for services and infrastructure. Consistent with the development process outlined in the Land Development Code, a concurrency determination will be conducted during the site plan/platting process. Any deficiency found in the infrastructure system may require the developer to pay a proportionate share of the improvements necessary to address the deficiency.

- **Impacts on the environmental/cultural resources.** The proposed amendment will not have impacts on any significant environmental or cultural resources. A small section of the subject area is within Flood Zone A, any development within this area will require compensatory storage within the same defined floodplain's hydrologic sub basin as the placement of the fill pursuant to section 10.02.11B Land Development Code.

There are no other identifiable impacts to the environmental and cultural resources in the subject area as analyzed in the staff report.

Finally, it is important to note that the proposed amendment will designate 67+/- acres as Conservation on the FLUM. This is 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: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5109 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 16, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: THE CASCADES REZONING - APPLICATION # 5107		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: Staff Report, Ordinance, Maps, Survey, Neighborhood Meeting		
<p>Background:</p> <p>The applicant is proposing to rezone 375 +/- acres of vacant land located on the NW side of Seminole Woods Blvd. about ½ mile NE of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.</p> <p>The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was annexed into the City and has a current City FLUM designation of Residential. The remaining four parcels (331 +/- acres with a current zoning of Planned Unit Development) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels are scheduled to be heard by the City Council on August 1 and August 15, 2023, regarding an application for annexation into the City. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that the FLUM application also includes the Fishhook Parcel and offers a maximum cap of 850 residential units to be developed throughout the five parcels.</p> <p>JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.</p> <p>The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some vehicular noise along this major roadway. The two multi-family communities will be required to provide a 25-foot wide Landscape Buffer “G” which will assist in providing some needed screening between the single-family residences and the multi-family residences.</p>		

Public Participation: The applicant has scheduled a neighborhood meeting at 6:00 PM at the Hilton Garden Inn on August 9, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by US Mail to this meeting. Three signs along Seminole Woods Boulevard 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:

..Recommendation

Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning (Application No. 5107) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone 375 +/- acres from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 16, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: THE LEGACY at PALM COAST A TECHNICAL SITE PLAN – TIER 3, APPLICATION No. 5304		
Presenter: Phong Nguyen, Senior Planner		
Attachments: Staff Report, Resolution, Site Plan, Maps, Elevations		
<p>Background:</p> <p>The applicant has submitted a Technical Site Plan application for a 300-unit multi-family residential housing project at a gross density of 11.05 units/per acre. The project is proposed on a vacant 27.14 +/- acres of land located on the northwest quadrant of Town Center Blvd and Lake Ave. Since wetland preservation comprised about 9.45 acres, the developable area is 17.69 +/- acres which will make the net density 16.96 units/per acre.</p> <p>The subject site is designated “DRI-Urban Core” and “Conservation” on the Future Land Use Map. In this case it is part of the 1557 +/- acre Town Center DRI with its zoning Town Center PUD. The Town Center Master Development Plan shows that the project comprises Tract 18A, with all having a designation of Town Residential. The Town Residential areas within the Town Center PUD specifically allow for the various types of proposed homes.</p> <p>The project’s Technical Site Plan shows the development to be comprised of an even number of three-story and four-story residential buildings for a total of eight buildings with a total of 128 one-bedroom units, 140 two-bedroom units, and 32 three-bedroom units. A large clubhouse with pool and amenity area is centrally located. Another amenity area within walking distance from the clubhouse includes a pickleball court, gazebo, fire pit, and a kayak launch. In addition, there are two dog parks and another covered picnic/gazebo area. The project has its primary entrance onto Town Center Blvd and a secondary entrance onto Lake Ave.</p> <p>The project is considered a “Major” (Tier 3) development, based on the project’s 300 units, which requires review and recommendation by City staff, followed by review and recommendation by the Planning and Land Development Regulation Board (PLDRB) and with final review and determination by the City Council.</p> <p>MGM Palm Coast – The Legacy at Palm Coast, LLC purchased the subject property on December 03, 2022. On December 8, 2022, they submitted a Technical Site Plan – Tier 3 for a 300-unit multi-family complex that was comprised of three-story and four-story buildings at a gross density of 11.05 units/per acre and net density of 16.96 units/per acre.</p>		
<p>Recommended Action:</p> <p>Staff recommends the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Comprehensive Plan and recommend approval to City Council for the Legacy at Palm Coast, a Technical Site Plan Tier 3, Application No. 5304.</p>		