

Michael D. Chiumento
Michael D. Chiumento III
William J. Bosch
Vincent L. Sullivan
Diane A. Vidal
Kareen Movsesyan
Jared T. Trent
Sydney L. Nix
Eric R. Sloan, *of-counsel*
Andrew C. Grant, *of-counsel*
Thomas R. Pycraft, *of-counsel*



CHIUMENTO LAW

145 City Place, Suite 301
Palm Coast, FL 32164
Tel. (386) 445-8900
Fax: (386) 445-6702

2 Camino Del Mar
Palm Coast, FL 32137

By Appointment Only:
57 W. Granada Blvd.
Ormond Beach, FL 32174

TO: City Council Members

FROM: Michael Chiumento III

CC: City Staff, Jeff Douglas

SUBJECT: Cascades Conceptual Master Plan Approval

DATE: November 6, 2023

As you may recall, I represent Byrndog PCP, LLC, the Developer of the Cascades project. Previously, the Planning Board approved the Developer's applications to change the Comprehensive Plan designation and zoning designation finding both to be consistent with City and State regulations. In October, the City Council affirmed the Planning Boards decision and also approved the applications. Pursuant to state statutes, the approved change to the Property's Comprehensive Plan designation was reviewed by the State of Florida who also found the application to be consistent with State regulation. Tonight, on second reading, you all will hear the matter again. Nothing has changed since your first approval and, therefore, we ask for your continued support.

Since your prior approval, the Developer submitted its Conceptual Master Plan to the City for approval. Generally speaking, this process ensures that the project satisfies all the zoning and engineering design standards required by the City and State. The Conceptual Master Plan approval will be heard by the Planning Board next Wednesday.

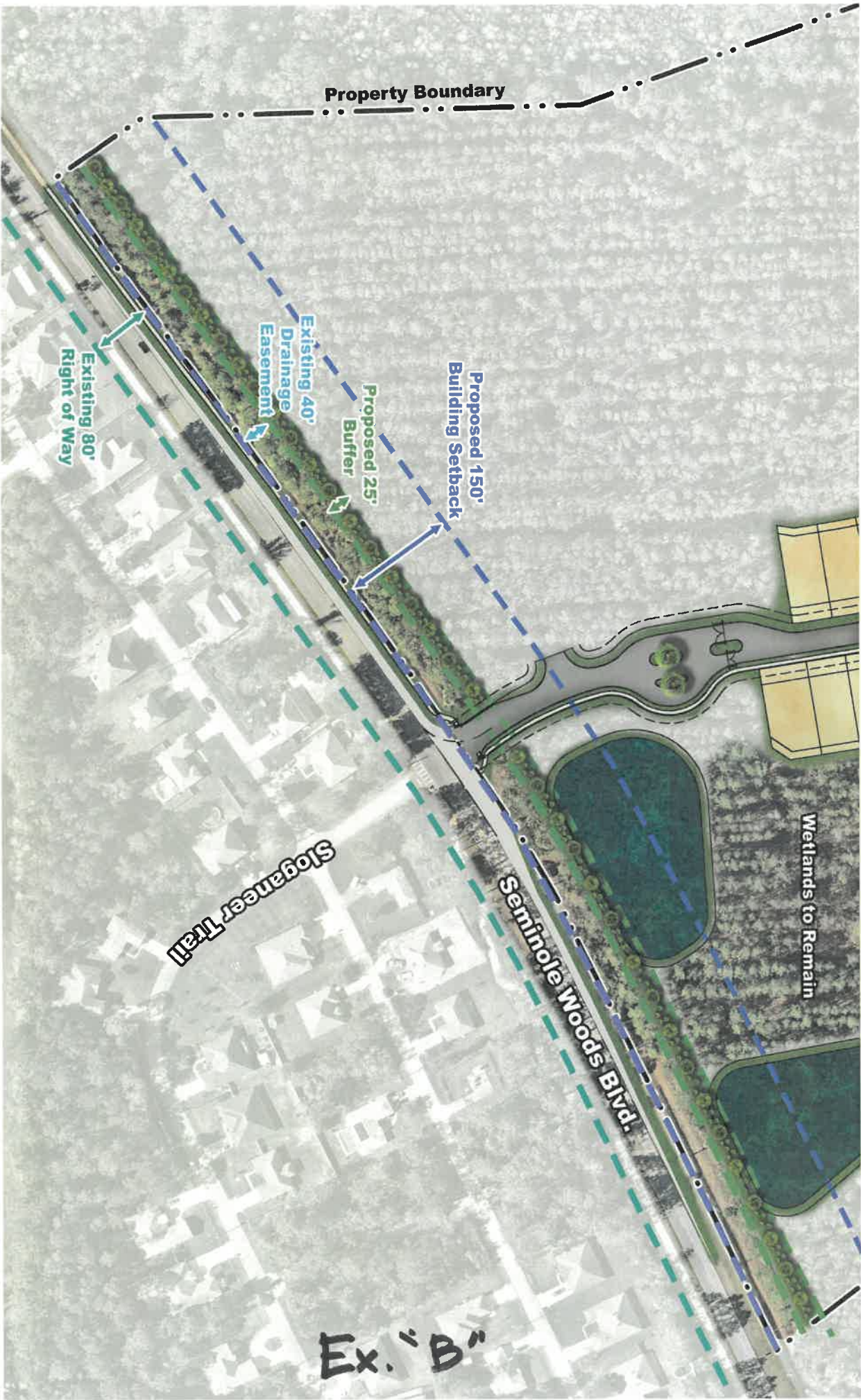
Since your prior approval, the Developer also met with various residents in area of the project. We heard numerous comments and concerns. In a good faith effort to listen to their concerns, my client will change its Conceptual Master Plan to reflect the items below. These changes will be incorporated into the City's Development Order and become binding on the Developer and any subsequent purchaser.

1. Multifamily Parcels (See, Ex "A"):
 - a. Multifamily Parcel #1: The Developer will not develop this parcel as apartments or condominiums. This parcel shall be limited to a town house development. If the Developer elects to develop this area as single family detached residential units, the Owner shall be required to rezone this parcel.

- b. Multifamily Parcel #2: The Developer will waive its right to construct building at a 60 ft maximum. Rather, the parcel shall be limited to a maximum building height of 40 ft measured as the average between peak and eaves with architectural components being permitted to exceed such restriction so long as 45ft height is not exceeded.
- 2. Buffer: The Developer shall provide a natural vegetative buffer of 65 ft at the western boundary entrance (**Ex. "B"**). Moreover, the building setback on Multifamily #2 shall be 150 ft from the existing right of way.

I wanted to inform you of our commitment to the residents improving the project. We thank you and your staff for your cooperation and continued support tonight.

The City of Palm County prepares and uses the same data for its own purposes. The matched data from the other agencies are used for the same purposes as the City's data, and are not reported for the specific uses. The City has determined to be accurate, however, a degree of error is inherent in all maps. This matched data is distributed to all maps. The matched data is distributed to A-EIS without warranties of any kind, expressed or implied, including, but not limited to, warranties of suitability for a particular purpose or use. This matched data is intended for use only as the published scale of the map. The matched data is not intended to be used for any other purpose, and the City does not warrant the accuracy of the data for any other purpose. The City does not warrant the accuracy of the data for any other purpose.



PROPOSED CASCADES AT GRAND LANDINGS

Exhibit 1 - Seminole Woods Buffer
19 September 2023