

City of Palm Coast, Florida Agenda Item

Agenda Date: March 20, 2019

Department	PLANNING	Amount
Item Key	6179	Account
		#
Subject	REQUEST FOR MASTER SITE PLAN APPROVAL FOR AMERICAN VILLAGE A PROPOSED 96 UNIT MULTIFAMILY PROJECT, APPLICATION 3888.	
Background :	The applicant has submitted Application #3888, Master Site Plan aka “American Village” a 96-unit multi-family development generally located 1 mile east of Belle Terre Parkway and ½ mile north of White View Parkway. More specifically, it is located on an 8.01+/- acre site zoned MFR-2 that is south of Pritchard Drive and east of President Lane. Approval of a Master Site Plan development authorizes the applicant to administratively submit for Technical Site Plan for up to 96 multi-family project units located on the interior MFR-2 portion of American Village.	
Recommended Action :	Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application #3888, Master Site Plan aka “American Village” a 96-unit multi-family development subject to meeting all Land Development Code (LDC) standards for a Technical Site Plan.	



**Planning Land Development Regulation Board
March 20, 2019**

OVERVIEW

Project Name:	American Village Master Site Plan
Application Number:	3888
Applicant/agent:	Dickinson Consulting, Inc.
Property Owner:	Hammock Real Estate, LLC
Location:	East of President Lane and south of Pritchard Drive
Parcel ID #:	07-11-31-7024-00200-0010
Current FLUM designation:	Residential
Current Zoning designation:	MFR-2
Current Use:	Vacant
Size of subject property:	16.91 acres (total of entire American Village Project) 8.01 +/- acres (Master Site Plan portion of project - the interior portion of the project with existing multi-family zoning (MFR-2))

REQUESTED ACTION:

The applicant has requested the Planning and Land Development Regulation Board (PLDRB) review and approve Application #3888, Master Site Plan aka "American Village" a 96-unit multi-family development generally located 1 mile east of Belle Terre Parkway and ½ mile north of White View Parkway. More specifically, it is located south of Pritchard Drive and east of President Lane. Approval of a Master Site Plan development authorizes the applicant to administratively submit for Technical Site Plan for up to 96 multi-family project units located on the interior MFR-2 portion of American Village.

ANALYSIS

This application is a proposed Master Site Plan for only the multi-family portion of American Village. The Planning Land Development Regulation Board (PLDRB) reviewed and approved the Subdivision Master Plan for the entire 16.91+/- acre American Village on November 15, 2017.

The Subdivision Master Plan delineated two distinct residential areas within the American Village project, each of which are approximately 8 acres. The perimeter of the project, zoned SFR-1, has been subdivided into 45 single-family lots. The 45 single-family lots front on a proposed private road referred to as Green Circle (Tract E) on the plat. The proposed Green Circle roadway establishes the boundary for the Master Site Plan application and also the demarcation between the existing single-family residential and multi-family residential areas.

The interior MFR-2 portion of the site includes three proposed building areas for multi-family development which include a master stormwater area for American Village.

Since the Subdivision Master Plan approval, the owners of American Village have filed applications #3720 and #3883. Application #3720 included the preliminary plat for the project. This approval has allowed infrastructure to be installed to serve the single-family and multi-family portions of the site. This infrastructure includes a private road, utilities and a stormwater management system. Application #3883 is for the final plat.

The applicant has submitted for a Master Site Plan approval for a 96-unit multi-family development. If the PLDRB approves the Master Site Plan, the applicant will follow with an administrative Technical Site Plan approval that will require detailed engineering drawings.

Since the number of multi-family units is below the 100-unit threshold, the Master Site Plan is considered a “Moderate” (Tier 2) development, requiring review and approval by the PLDRB.

SITE DEVELOPMENT PLAN SUMMARY:

- ☐ TOTAL SITE ACREAGE: 8.01 +/- acres (Master Site Plan area)
- ☐ TOTAL WETLAND & BUFFER NA
- ☐ NUMBER OF NEW BUILDINGS: Three 4-story buildings
- ☐ TOTAL UNITS: 96 multi-family units

LAND USE AND ZONING INFORMATION

The following table summarizes the general existing and proposed land use and zoning data:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential	SFR-1 then SFR-2 & SFR-3
South	Residential	SFR-1 then PSP
East	Residential	SFR-1 then SFR-2 & SFR-3
West	Residential	SFR-1 then SFR-2 & SFR-3

SITE DEVELOPMENT REQUIREMENTS:

Site development must be in accordance with the requirements of the City of Palm Coast Land Development Code, the Comprehensive Plan and the latest Building Codes. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS FOR MFR-2

Criteria (per LDC)	Required	Provided
Minimum Lot Size	4 acres	8.01 acres
Maximum Density	12 units/acre	11.98 units/acre
Maximum Impervious Coverage	70%	63%
Maximum Building Height	60 ft.	60 feet or less

Minimum Building Setbacks	Front: 25 ft.	55 ft.
	Rear: 20 ft.	55 ft.
	Interior side: 10 ft.	NA
	Street side: 20 ft.	55 ft.
Minimum Parking (Per Building)		
10 one bedroom units x 1.5 spaces per unit = 15 spaces	59 total spaces	27 exterior spaces + 32 garage spaces =
22 two bedroom units x 2 spaces per unit = 44 spaces		59 total spaces

MASTER SITE PLAN PROCESS

The Master Site Plan application process is specified in Section 2.10 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. Master Site Plan review and approval establishes the viability of a development thereby, allowing a project to proceed to the Technical Site Plan process.

This application incorporates a review/approval process coordinated by and through City staff, and the PLDRB. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects between 41 and 100 units are classified as Moderate projects, which requires approval from the PLDRB.

Section 2.10.04 of the LDC establishes the review criteria for a Master Site Plan as detailed below.

Review Criteria	Comments
1. Logic of design	The Master Site Plan proposed for multi-family development illustrates a proposed “age restricted” condominium project consisting of three buildings on three buildable areas surrounded by a stormwater system that also acts as a water feature. The buildings would each be 4-stories in height.
2. Internal Consistency	The Master Site Plan is designed as one unified, integrated project with the single-family portion of American Village. Multi-family residents will be able to utilize amenities from three areas reserved for amenities in the single-family residential portion of the project.
3. Impact on neighboring sites	This multi-family project will be surrounded by the 45 single-family home sites within the overall project. This will allow the impacts of the multi-family units to be primarily contained within American Village.
4. Internal vehicle and pedestrian connectivity	The Master Site Plan portion of the project will be integrated with the single-family residential portion of the project. They will share an internal private road, two roadway access points, and internal sidewalks.
5. Public benefit from the project	The project will allow for a wider diversity of housing opportunities to be available in Palm Coast.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: As conditioned in the staff recommendation, the proposed development is not in conflict with or contrary to the public interest, as the specified land use is consistent with the City's LDC and Comprehensive Plan.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The following are applicable goals, policies and objectives that the project supports:

- **Chapter 3-Housing Element: Objective 3.4.1 Diversity in Housing Opportunities; Policy 3.4.1.1** – Through the FLUM and zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The proposed development does not impose a significant financial liability or hardship for the City as the project will meet the LDC and the City's concurrency requirements.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant LDC, Building Code and other agency requirements.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: For the project to proceed, the applicant is required to submit a Technical Site Plan, building plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

PUBLIC PARTICIPATION

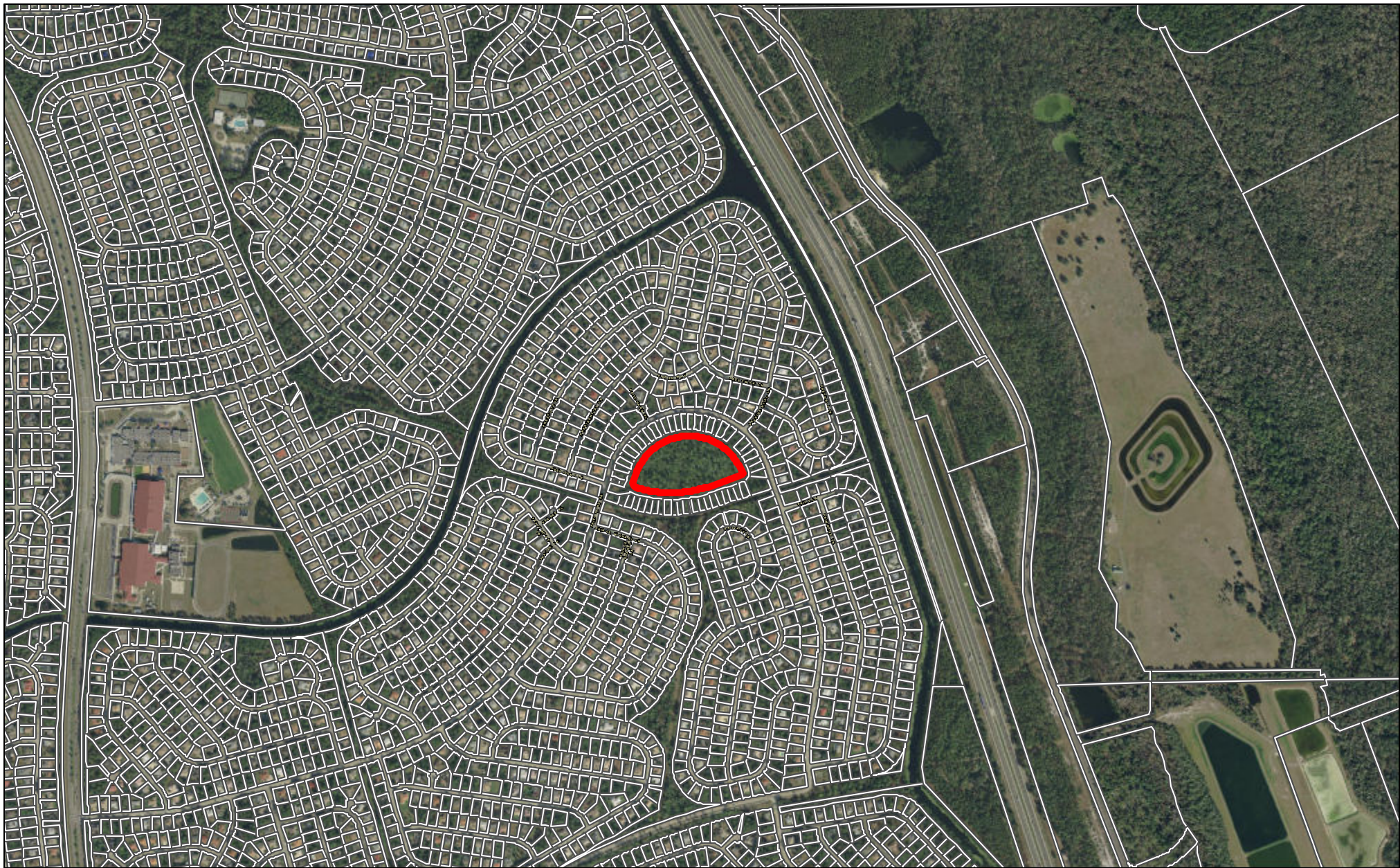
A neighborhood information meeting was held on December 12, 2018 at Buddy Taylor Elementary School. Approximately sixty residents were notified. Twenty-one persons are on record as having attended the neighborhood information meeting. At this neighborhood information meeting (NIM) residents had major concerns and questions about the existing sewer service to their neighborhood. Planning staff notified the neighboring residents who provided their contact information at the NIM of this PLDRB meeting.

SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed Master Site Plan can meet the requirements for approval, provided all of staff's recommended conditions of approval are met. The Master Site Plan process recognizes that up to 25% cumulative design change may be necessary after further engineering.

RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application #3888, Master Site Plan aka "American Village" a 96-unit multi-family development subject to meeting all the Land Development Code (LDC) standards for a Technical Site Plan.



Location Map

Master Site Plan 3833

 American Village

NAIP 2015 Aerial Imagery

0 1,100 2,200
Feet



Map Provided by the GIS Division

Date: 3/13/2019



Location Map

Master Site Plan 3833

— American Village

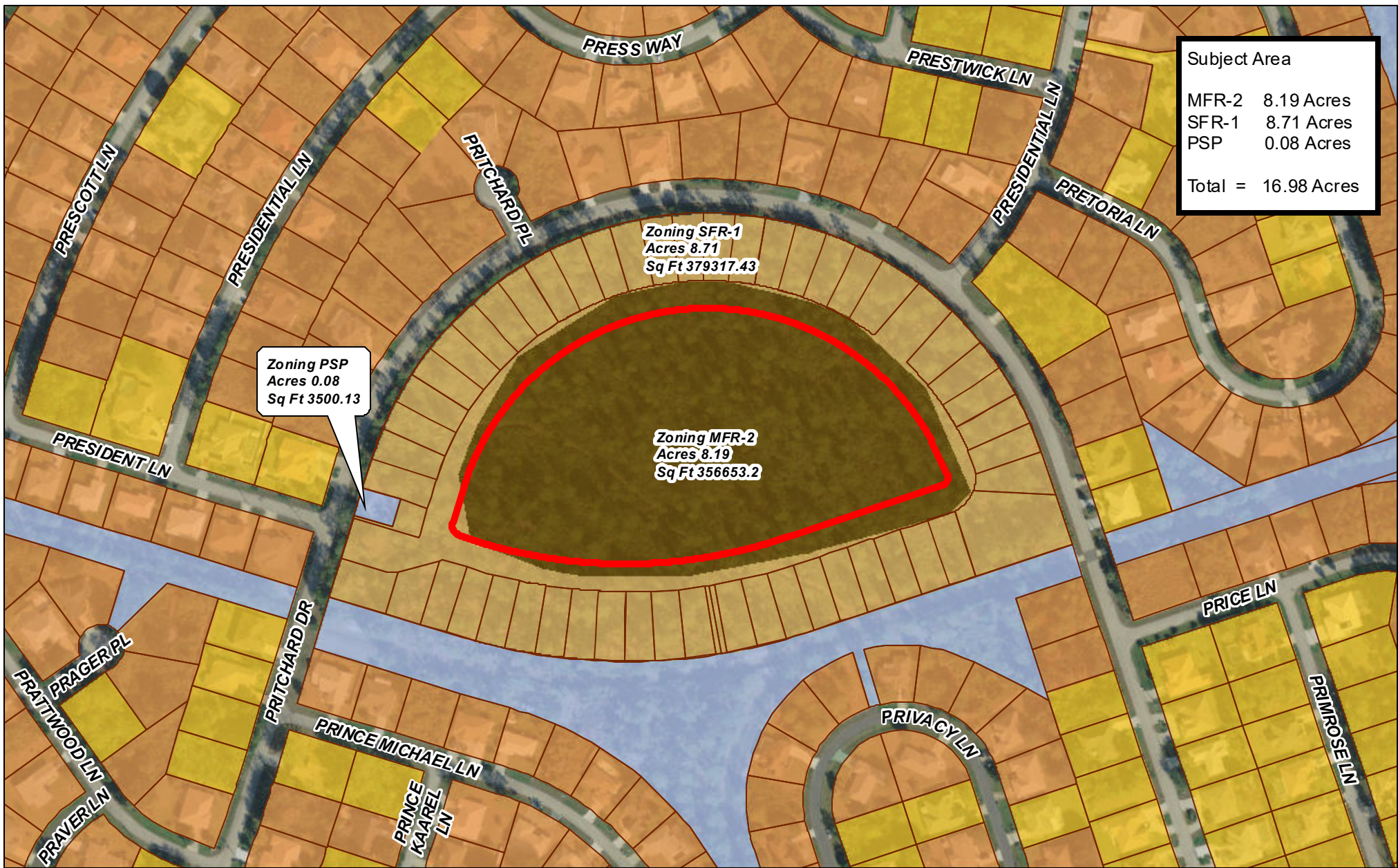
NAIP 2015 Aerial Imagery

0 250 500
Feet



Map Provided by the GIS Division

Date: 3/13/2019



Zoning Map

Master Site Plan 3833

— American Village

NAIP 2015 Aerial Imagery

Palm Coast Zoning Districts

 SFR-1	 SFR-2
 MFR-2	 SFR-3
 PSP	

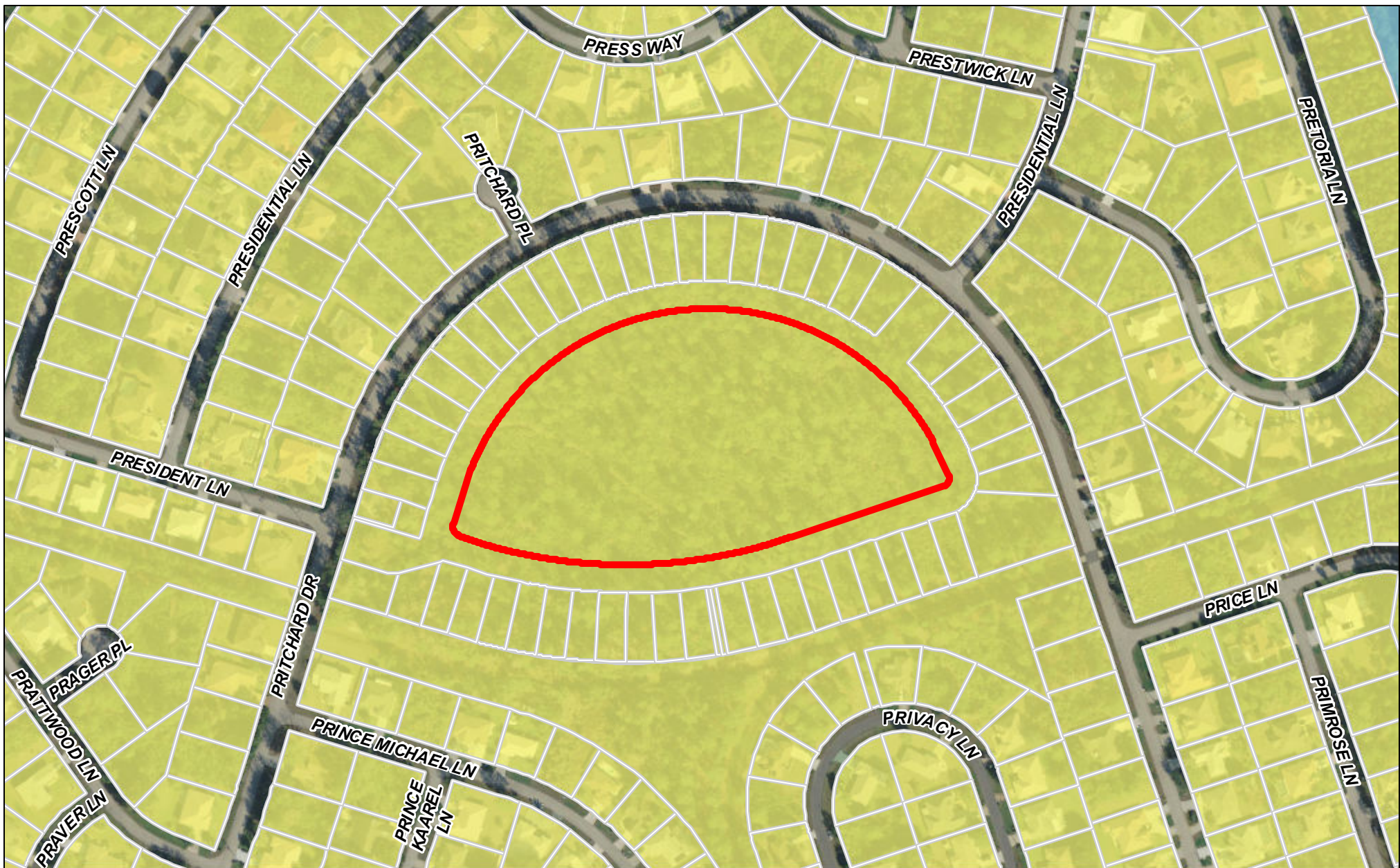
0 250 500 Feet



Map Provided by the GIS Division

Date: 3/13/2019

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Future Land Use Map

Master Site Plan 3833

— American Village

NAIP 2015 Aerial Imagery

Palm Coast FLUM Classifications

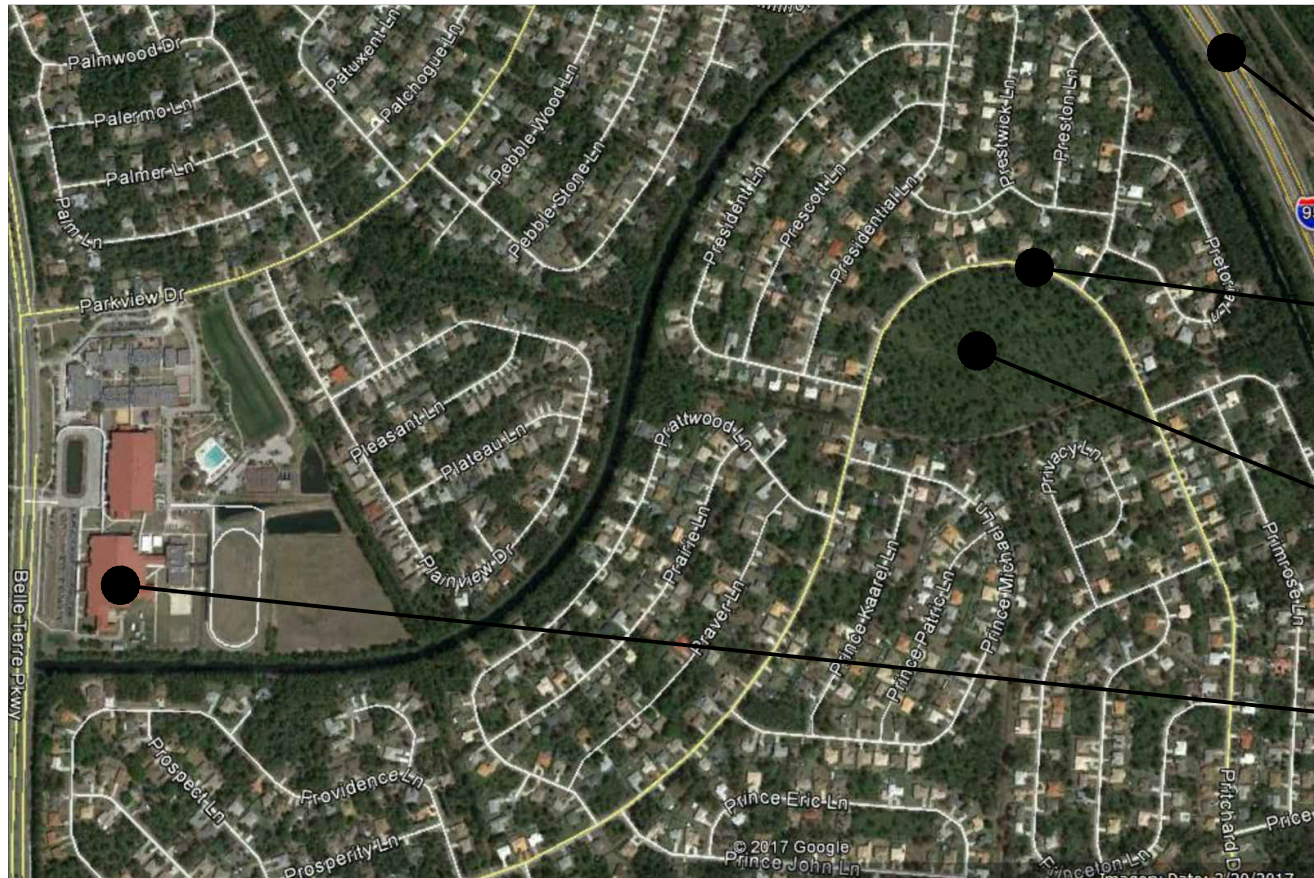
- Canals
- Residential

0 250 500 Feet

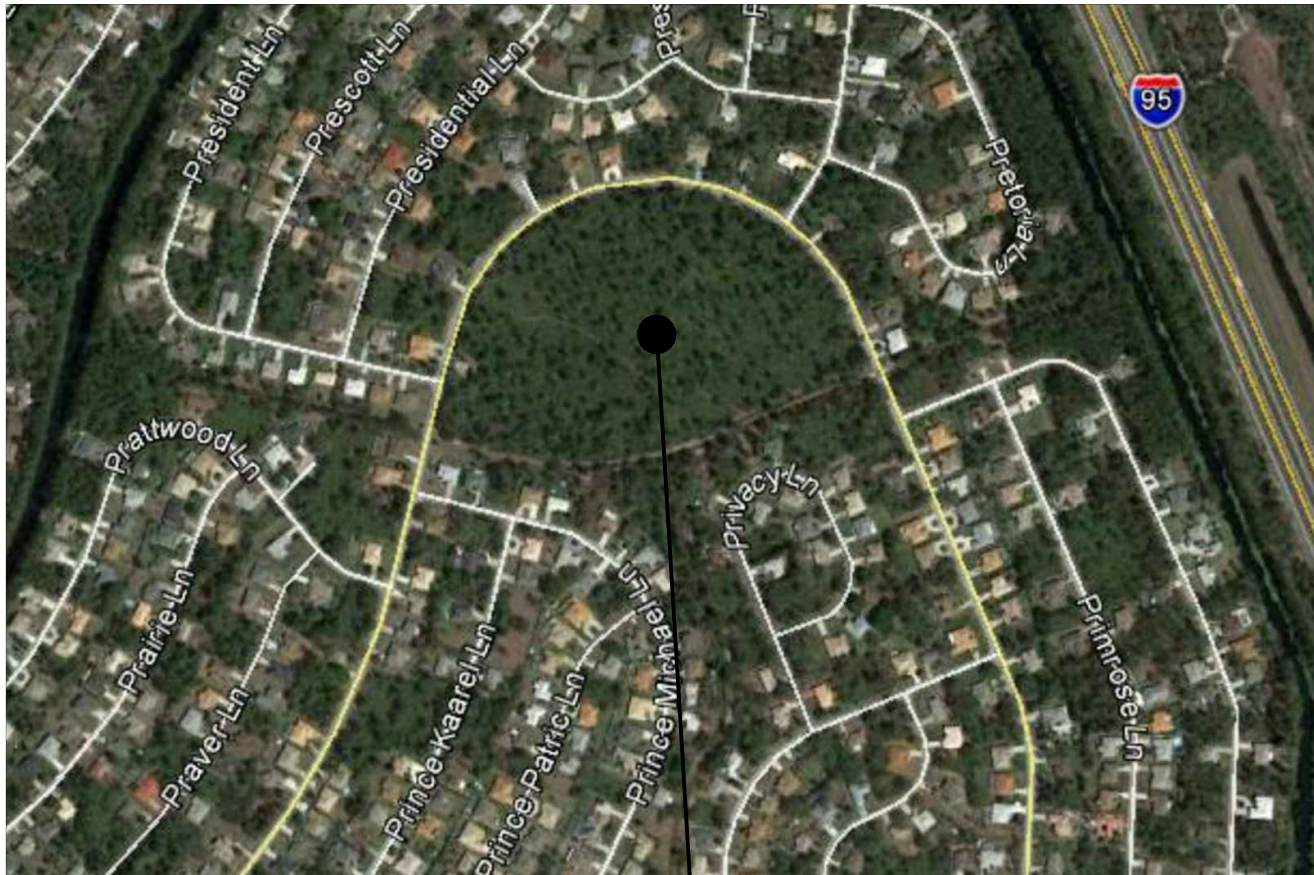


Map Provided by the GIS Division

Date: 3/13/2019₁₇



VICINITY MAP



SOIL MAP

MYAKKA FINE SAND (11)

SITE INFORMATION

PROPERTY ACREAGE

16.91 ACRES (SFR-1 = 8.84 AC) (MFR-2 = 8.01 AC)

ZONING

SFR-1 & MFR-2

FUTURE LAND USE

RESIDENTIAL

TAX PARCEL I.D. NUMBER(S)

07-11-31-7024-00200-0010

FLOOD ZONE

FLOOD ZONE : FLOOD ZONE 'X' MAP # 12035C0137E & 12035C0139E EFFECTIVE DATE JUNE 6,2018

SOIL DATA

MYAKKA FINE SAND (11)

PROPOSED SITE DATA PER ZONING

SITE AREA	= 736,800 SF	= 16.91 Ac	= 100.00 %
SF LOT AREA (45 UNITS)	= 387,684 SF	= 8.9 Ac	= 5 DU / AC (PREVIOUS APPLICATION)
MF TRACT A (96 UNITS)	= 348,916 SF	= 8.01 Ac	= 12 DU /AC (THIS APPLICATION)

PROPOSED SITE DATA

	PREVIOUS APPLICATION SFR-1	THIS APPLICATION MFR-2
LOT SIZE:	6,000 SF	2,500 SF
LOT WIDTH:	50'	100'
MINIMUM LIVING AREA:	1,200 SF	650 SF
FRONT SETBACK:	20'	25' / 55'
SIDE (INTERIOR) SETBACK:	5'	NA
SIDE (STREET) SETBACK:	15'	25' / 55'
REAR SETBACK:	10'	25' / 55'
OPEN SPACE:	NA	10'
BUILDING HEIGHT:	35'	60'
IMPERVIOUS SURFACE AREA	.75	.70
VEHICLE USE AREA (VUA):	N/A	NA
FLOOR AREA RATIO (FAR):	N/A	N/A
NUMBER OF UNITS:	45	96

PARKING DATA MULTI FAMILY PER BUILDING

PARKING REQUIRED: 32 UNITS = 177 SPACES
1 BEDROOM UNITS: 10 @ 1.5 SPACES PER = 15 SPACES REQUIRED
2 BEDROOM UNITS: 22 @ 2 SPACES PER = 44 SPACES REQUIRED
GARAGE PARKING: = 32 GARAGE SPACES
SITE PARKING PROVIDED: 29 SPACES

TOTAL PROVIDED PER BUILDING: 32 GARAGES, 27 SITE = 59 TOTAL PARKING

AMERICAN VILLAGE CONCEPTUAL MASTER SITE PLAN PALM COAST, FLORIDA

OWNER / PROJECT CONSULTANTS

OWNER / DEVELOPER

HAMMOCK REAL ESTATE
DEVELOPMENT, LLC
200 OCEAN CREST DRIVE
PALM COAST, FL 32137
PH: (917) 805-8649
EMAIL: ALEXUSTILOVSKY@GMAIL.COM

SURVEYOR

KUHAR SURVEYING & MAPPING, LLC.
1501 RIDGEWOOD AVENUE
SUITE 205
HOLLY HILL, FL 32117
PH: (386) 295-8051
EMAIL: INFO@KUHARSURVEYING.COM

CIVIL ENGINEER

EVERGREEN ENGINEERING GROUP, INC.
250 PALM COAST PARKWAY NE
SUITE #607, PMB128
PALM COAST, FL 32137-8225
PH: (386) 931-1202
EMAIL: MICHAEL@BEEBEASSOCIATES.COM

TRAFFIC ENGINEER

BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FL 32257
PH: (904) 886-2171
EMAIL: JWBUCKHOLZ@AOL.COM

LANDSCAPE ARCHITECTURE

DICKINSON CONSULTING, INC.
33 OLD KINGS ROAD N
SUITE 1
PALM COAST, FL 32137
PH: (386) 931-2853
EMAIL: DICKINSONCI@AOL.COM

ENVIRONMENTAL CONSULTANT

ATLANTIC ECOLOGICAL SERVICES, INC.
217 GALLICIA AVENUE
ST. AUGUSTINE, FL 32086PH: (386) 566-2733
PHONE: (904) 347-9133
EMAIL: JODY@ATLANTICECO.COM

ARCHITECTURE PLANNING

Z PROEKT
1809 EMMONS AVE
BROOKLYN NY
NEW YORK 11235
PH: (718) 934-2322
EMAIL: ZPROEKT@GMAIL.COM

UTILITY PROVIDERS

WATER

PALM COAST UTILITY
2 UTILITY DRIVE
PALM COAST, FL 32137
PH: (386) 986-2360

SEWER

PALM COAST UTILITY
2 UTILITY DRIVE
PALM COAST, FL 32137
PH: (386) 986-2360

LEGAL DESCRIPTION

BLOCK 20, PINE GROVE, SECTION24, PALM COAST, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF DESCRIBED IN PLAT BOOK 8,
PAGES 39 THROUGH 53, INCLUSIVE, LESS AND EXCEPT THAT
PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 225, PAGE 870,
OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

For City Use



Robert E. Dickinson, RLA
33 Old Kings Road North, Suite 1
Palm Coast, FL 32137
Phone (M): 386.931.2853
Phone (txt): 386.931.2853
Email: Dickinsonci@aol.com

AMERICAN VILLAGE
PALM COAST

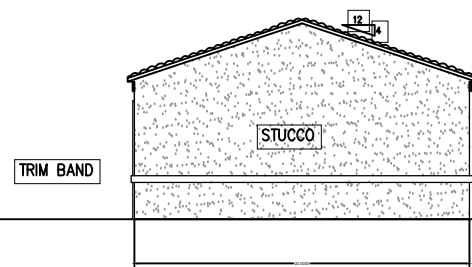
CONCEPTUAL MASTER
SITE PLAN COVER

SCALE	AS SHOWN
DATE	04-10-18
DRAWN	B. DICKINSON
CHECKED	C. KEGLEY
REVISIONS:	9.30.18
REVISIONS:	03.06.19
REVISIONS:	

SHEET

SP-1

GARAGE DETAIL



SIDE ELEVATION

NOTE: 16 UNIT GARAGE 168 FT X 20 FT
7 UNIT GARAGE 75 FT X 20 FT
9 UNIT GARAGE 95 FT X 20 FT



FRONT ELEVATION

NOTE: COLOR AND FINISHES TO MATCH
CONDOMINIUM BUILDING

SCALE : NTS

POSTAL STATION SITE INFORMATION

TRACT D
AREA: 5419 SF
RECREATION
.13 ACRES

IMPROVEMENTS TO MEET L.D.C. AT
TECHNICAL SITE PLAN.

EXISTING CITY
LIFT STATION

SFR-3

SFR-2

*ENTRY PER
PREVIOUS APPROVAL

DOG PARK SITE INFORMATION

TRACT C
AREA: 5775 SF
RECREATION
.13 ACRES

IMPROVEMENTS TO MEET L.D.C. AT
TECHNICAL SITE PLAN.

* PREVIOUS APPROVALS:

DEVELOPMENT ORDER APPROVAL SUBDIVISION
MASTER PLAN #2017080055 APP.3398 12.12.17

SUBDIVISION PRELIMINARY PLAT DEVELOPMENT
ORDER #2017080055.
APP 3475 5/7/18

SFR-2

6 FT PRIVACY FENCE
TYPICAL

For City Use

TRACT A

MFR 2 = 8.01 ACRES
6.36 AC / 277,041 SF
STORMWATER
POND
EASEMENT 2.036 AC.
88,687 SF

FUTURE 32 UNIT BUILDING
PER L.D.C. TYPICAL AT
TECHNICAL SITE PLAN PHASE.
PHASE ②

FUTURE 32 UNIT BUILDING
PER L.D.C. TYPICAL AT
TECHNICAL SITE PLAN PHASE.
PHASE ③

TYPE 'E' BUFFER

16 UNIT GARAGE

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

LOT 260

LOT 261

LOT 262

LOT 263

LOT 264

LOT 265

LOT 266

LOT 267

LOT 268

LOT 269

LOT 270

LOT 271

LOT 272

LOT 273

LOT 274

LOT 275

LOT 276

LOT 277

LOT 278

LOT 279

LOT 280

LOT 281

LOT 282

LOT 283

LOT 284

LOT 285

LOT 286

LOT 287

LOT 288

LOT 289

LOT 290

LOT 291

December 13, 2018

Mr. Ray Tyner, Planning Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164



LANDSCAPE ARCHITECTURE
LAND PLANNING
FEASIBILITY STUDIES

**RE: AMERICAN VILLAGE
NEIGHBORHOOD MEETING
DECEMBER 12, 2018, BUDDY TAYLOR MEDIA CENTER, 7 PM**

Dear Mr. Tyner,

Dickinson Consulting, Inc. conducted the Neighborhood Meeting with a video presentation that included: Site Location, Existing Zoning, Conceptual Site Development Plan, and Multi Family Building Concept Illustration.(attached as required)

Also attached are: the meeting notification, the notification mailing list, and the sign in sheet from meeting attendees.

Summary of issues raised:

1. Significant issues were raised with existing sanitary sewer issues ongoing in the area. (City representatives indicated that will contact utility dept.)
2. Impacts from site construction apparently has occurred to adjacent property owners with rodent and insect infestations, and residence wall and floor cracking. (Developer suggested owners contact their insurance carriers as well as insurance carrier for the site contractor, Tomoka Construction for resolution.)
3. Residents voiced concerns regarding additional traffic generated by the development. (It was explained the as a cooperative planning strategy between the Developer and the City an internal neighborhood design would provide the best possible solution. This plan would eliminate numerous driveway conflicts on Pritchard Drive creating two gated neighborhood entry location for access. Additionally, the over 55 year neighborhood coupled with 1 and 2 bedroom condominium units would generate significantly lower traffic volumes than a more typical neighborhood.)
4. The perimeter privacy fence along Pritchard Drive was discussed to provide privacy from Pritchard Drive as well as new American Village homeowners. The residents suggested a buffer landscape installation along the drainage area to the south in lieu of a privacy fence. (The Developer will work with City Staff to achieve a landscape buffer in that area.)

If you have ay questions or require additional information feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert E. Dickinson', is written over a horizontal line.

Robert E. Dickinson, RLA
Dickinson Consulting, Inc.

33 OLD KINGS RD. NORTH
SUITE 1
PALM COAST, FL 32137

Cc: Alexander Ustilovsky, Michael Beebe

CELL: 386.931.2853

EMAIL: DICKINSONCI@AOL.COM



LANDSCAPE ARCHITECTURE
LAND PLANNING
FEASIBILITY STUDIES

November 19, 2018 **Revised November 26, 2018**

Hammock Real Estate Development, LLC
200 Ocean Crest Drive
Palm Coast, Florida 32137

RE: NEIGHBORHOOD MEETING

Dear Neighbor,

Dickinson Consulting, Inc. is working on the development of a new residential neighborhood named **American Village for residents over 55 years .**

The City of Palm Coast Land Development Code (LDC) requires the applicant to hold a Neighborhood Meeting to review the Master Site Development Plan and answer any questions. You are being notified because you own property within 300 feet of our property as required by the City's LDC.

Below is the information on the meeting:

WHAT : Neighborhood Meeting to discuss Master Site Development Plan

WHERE : Buddy Taylor Middle School
Media Center
4500 Belle Terre Parkway
Palm Coast, Florida 32137

WHEN : **Wednesday, December 12, 2018 at 7:00 PM**

We hope to see you at the meeting to discuss the Master Site Development Plan. If you have any questions please feel free to contact me at (386) 931-2853.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert E. Dickinson', is written over a large, stylized circular flourish.

Robert E. Dickinson, RLA
Dickinson Consulting, Inc.

33 OLD KINGS RD. NORTH
SUITE 1
PALM COAST, FL 32137

CELL: **386.931.2853**

EMAIL: DICKINSONCI@AOL.COM

ABREU JORGE O
12761 SW 248 TERRACE
HOMESTEAD, FL 33032

ALGER MARLA
5 PRESIDENT LANE
PALM COAST, FL 32164

ANGLE G HENRY &
LORRIE P BLUE-ANGLE H&W
45 ELLINGTON DR
PALM COAST, FL 32164

BAILEY KAREN J
3249 E MAIN ST
WATERBURY, CT 06705

BALDASSARRI GERARDO L
8 PRESIDENTIAL LANE
PALM COAST, FL 32164

BALINGIT FELIPE E &
MATILDE L H&W
68 PRINCE MICHAEL LN
PALM COAST, FL 32164

BENDELL DONALD W & JANICE M
BENDELL H&W
4 PRITCHARD PLACE
PALM COAST, FL 32164

BENITEZ CARLOS M &
ROSA H&W
65 PRINCE MICHAEL LN
PALM COAST, FL 32164

CALICA EFREN S
13060 W BIG HORN DR
HUNTLEY, IL 60142

CARDOSO DINIS B & MARIA
BERNADETTE CARDOSO H&W
10 PRIORY LANE
PALM COAST, FL 32164

CARNEIRO ANTONIO DYOGO GENUCA
C/O GRIT ELLIS
PO BOX 352387
PALM COAST, FL 32135

CARVALHEIRA ANTONIO &
SUZANA H&W
119 PRITCHARD DR
PALM COAST, FL 32164

CAVARRETTA KELLY
50 AARON CIRCLE
ORMOND BEACH, FL 32174

CEDERBERG EDWARD R &
BARBARA S H&W
125 PRITCHARD DR
PALM COAST, FL 32164

CHAVES VICTORIANO &
MARIA H&W
9 EGAN DRIVE
PALM COAST, FL 321646277

CHRISTOFORIDIS JOHN BYRON &
GREGORY A CHRISTOFORIDIS
2741 ABINGTON RD
COLUMBUS, OH 43221

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

CLEVENSTINE ROSETTA TRUSTEE
2 MALLORY COURT
PALM COAST, FL 32137

CUDDY VINCENT D AND
EBBA D
194 THOMPSON RD EXT
BEAVER FALLS, PA 15010

DALY WILLIAM & DONNA H&W
2 PRESIDENTIAL LANE
PALM COAST, FL 32164

DENEEN WILLIAM M SR &
BARBARA A H&W
26 PRIVACY LANE
PALM COAST, FL 32164

DHOOSTELACRE LAWRENCE A &
DOLORES I H&W
30 PRESTWICK LANE
PALM COAST, FL 32164

DIREITINHO MARIO MARTINS &
ALDINA HOMEM TRUSTEES
PO BOX 8396
SLEEPY HOLLOW, NY 10591

EISEN JAY PHILLIP
29 PRIVACY LANE
PALM COAST, FL 32164

EL CHAGEA ISMAIL &
ASSUNTA
75 SAINT MARYS PLACE
NUTLEY, NJ 07110

FERRO DOMINIC R & JOAN D
7-08 DEWEY PL
FAIRLAWN, NJ 07410

FINEHOUSE HOMES LLC
250 PALM COAST PKWY NE BOX 670 #5'
PALM COAST, FL 32137

GOBIN VISHNU & ZAMERAN
H&W
26 SHIRLEY ST APT 2
WATERBURY, CT 06708

GREEN JOSEPH D & KATHY M H&W
6 COLLIER COURT
PALM COAST, FL 32137

HALLGREN STEVEN & MELLENE JOY
ARIZA H&W
18 PRIVACY LANE
PALM COAST, FL 32164

HAMMOCK REAL ESTATE
DEVELOPMENT LLC
200 OCEAN CREST DRIVE #1111
PALM COAST, FL 32137

HANSON KIRK & SONIA H&W
210 PINE HALL DRIVE
GOOSE CREEK, SC 29445

HARTMAN ROBERT &
THERESA A
#8 EARL DRIVE
COLD SPRING, NJ 08204

HERBERT ORRIN &
DWAN HUNTE H/W
30 PRINCE KAAREL LANE
PALM COAST, FL 32164

HOLIDAY BUILDERS INC
2293 W EAU GALLIE BLVD
MELBOURNE, FL 32935

HOMEN ARMANDO &
ALDINA HOMEN H&W
11 POSSUM RD
OSSINING, NY 10567

HONEYCUTT LINDA REGAN
115 W MOUNTAIN CREEK CHURCH RD
GREENVILLE, SC 29609

ILIC LUKA &
ZORA
5117 BRUMMEL STREET
SKOKIE, IL 60077

JACOB SHIRLEY R
LIFE ESTATE
137 PRITCHARD DR
PALM COAST, FL 32164

JANOWSKA BOGUSLAWA &
MARIA JANOWSKA-JTWROS
79-21 WOODHAVEN BLVD
RIDGEWOOD, NY 11385

JARAMA LLC
19 SILO HILL DRIVE
RICHBORO, PA 18954

JOHNSTON GARY F &
FRIEDA A
1725 S ESCONDIDO BLVD STE A
ESCONDIDO, CA 92025

KALARAS NICK G AND
VASILIKI KALARAS
2711 W BALMORAL
CHICAGO, IL 60625

KOMAKHIDZE TAMAZ
35 PRETORIA LANE
PALM COAST, FL 32164

KORIK LARRY & FLORA H&W
107 BOYLAN STREET
STATEN ISLAND, NY 10312

LARRY ALTON J & MARILYN J H&W
LIFE ESTATE
70 PRINCE MICHAEL LANE
PALM COAST, FL 32164

LOFTERS CURLEAN BRADLEY
3410 DEREIMER AVENUE APT 11G
BRONX, NY 10475

LUSSIER MICHAEL T &
DEBORAH M H&W LIFE ESTATE
23 PRIVACY LANE
PALM COAST, FL 32164

MAC-SHER
18 ANDOVER COURT
BORDENTOWN, NJ 08505

MADRIGAL GERARDO
25 MT HOPE ROAD
ROCKAWAY, NJ 07866

MARSHALLXPORT LLC
111 SOUTH DIVISION AVE
ORLANDO, FL 32805

MAS JOSEPH & JOAN H&W
37 PRETORIA LANE
PALM COAST, FL 32164

MASCUCH CHRISTOPHER
130 TERRACE AVENUE
LODI, NJ 07644

MATEUS JOAQUIM &
ALICE F
151 HOLYCROSS ST
LUDLOW, MA 01056

MATEUS JOAQUIM &
ALICE F
151 HOLYCROSS ST
LUDLOW, MA 01056

MCDONALD JANET O & DENNIS K
MCDONALD H&W
PO BOX 1232
FLAGLER BEACH, FL 32136

MCMILLAN SHARON & DAVID W
MCMILLAN W&H
41 PRETORIA LANE
PALM COAST, FL 32164

MIRANDA CARLOS L & VERA BORN
MIRANDA H&W
64 PRINCE MICHAEL LN
PALM COAST, FL 32164

MOFFETT ROBERT O JR & MICHELLE
M H&W
3 PRESIDENT LANE
PALM COAST, FL 32164

MORIARTY MARY LOU
1062 RALLY DRIVE
POLK CITY, FL 338685112

MPC LOTS LLC
2379 BEVILLE ROAD
DAYTONA BEACH, FL 32119

MYCKANIUK PETER & ROSE MARIE
H&W
8 PRESS WAY
PALM COAST, FL 32164

NADA OF PALM COAST LLC
13 UTILITY DR
PALM COAST, FL 32137

PANYATHONG OUANE & SINA
PANYATHONG H&W
4330 BURDETTE STREET
OMAHA, NE 68111

PATEL INDRAVADAN K &
DHIRAJ I
4262 MONTEZUMA COURSE
LIVERPOOL, NY 13090

PATEL RAJENDRA B &
PRATIMA R
1048 HIGHLIGHT DR
WEST COVINA, CA 91791

PELLETIER DIANE M
151 PRITCHARD DRIVE
PALM COAST, FL 32164

PELLETIER DIANE M
151 PRITCHARD DRIVE
PALM COAST, FL 32164

PEREZ ENRIQUE
5305 BOULEVARD EAST
WEST NEW YORK, NJ 07093

PEREZ ENRIQUE
5305 BOULEVARD EAST
WEST NEW YORK, NJ 07093

PINA ESIQUIO JR
TRUSTEE
6021 WEST HANNA
TAMPA, FL 33614

PINHO EDGAR & DINA H&W
116 SATTERHWITE AVENUE
NUTLEY, NJ 07110

PLATAS FRANK
1 CRESTWOOD DRIVE
BURLINGTON, NJ 08016

POTTS LINDA J
P O BOX 134
ROCKY FACE, GA 30740

PURITIS JEFFREY D &
CHRISTINE A
10 PRESS WAY
PALM COAST, FL 32164

RAJAB HAIDER ABBAS
49 THOROUGHbred BLVD
ANCASTER, ONTARIO,

RICARDO HEMAN CHACON &
ADELSIS BOZA AREVALO H&W
159 PRITCHARD DR
PALM COAST, FL 32164

RODRIGUEZ SERGIO
359 E 8 STREET
HIALEAH, FL 330103146

SALZA ATTILIO J
115 PRITCHARD DRIVE
PALM COAST, FL 32164

SAMPSON ERIC W & KELLY R LEWIS
SAMPSON H&W
12 PRESS WAY
PALM COAST, FL 32164

SANFILIPPO RUSS & PATRICIA H&W
& TRACY SANFILIPPO
165 PRITCHARD DRIVE
PALM COAST, FL 32164

SAUL ZEB MICHAEL & SAMANTHA
LEEANN SAUL H&W
12 PRESIDENTIAL LANE
PALM COAST, FL 32164

SCOTT MARC A & JULIA BROWN H&W
63 PRINCE MICHAEL LN
PALM COAST, FL 32164

SEAGATE HOMES LLC
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164

SEIBEL JOHN M & TRACY L
RUSSELL JTWROS
135 PRITCHARD DRIVE
PALM COAST, FL 32164

SG FLAGLER HOLDINGS LLC
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164

SOSA FRANCISCO &
ANA H&W
110 FOUR WINDS DR
FALL RIVER, MA 02720

STRIGLE JOHN W &
CAROL L H&W
18 PRESIDENTIAL LN
PALM COAST, FL 32164

UNVERZAGT JAMES M &
THERESA M H&W
110 PRITCHARD DR
PALM COAST, FL 32164

VARELA MANUEL
12700 SW 34TH STREET
MIAMI, FL 33175

VASQUEZ JOSE &
GLORIA H&W
2 PRIMROSE LANE
PALM COAST, FL 32164

WEEKS CAROL M
76 PRINCE MICHAEL LANE
PALM COAST, FL 32164

AMERICAN VILLAGE NEIGHBORHOOD MEETING SIGN IN SHEET

NAME	ADDRESS.
Laurence D'Hostelare	30 Prestwick Ln 901 785 0040
Barbara Cederberg	125 Pritchard Drive (Cederberg6@aol.com) 386-264-0967
SUZANA CARVALHEIRA	119 PRITCHARD DRIVE (386-569-3709)
ANTONIO CARVALHEIRA	119 PRITCHARD DRIVE
Jose Vasquez	2 Pinnacle Lane 386 264 8258
MIKE & DEB LUESTER	23 PRIVACY LANE 386-447-4701
Jeffrey & Christine Puritis	10 Press Way
Felipe & Matilde Bolingit	68 Prince Michael Lane
Alfio & Gina Caudullo	23 Prince Walter LN 386 569 9003
Amy & Bob Evans	50 PRINCE MICHAEL LN.
Russ & TAT SANFILIPPO	165 PRITCHARD DR 386 597 2349
STEVEN HALLGREN	18 PRIVACY LANE 386-216-0513
Sam Egan	24 privacy lane
TENNIS MCGONKLE	PRINCE MICHAEL

ANTONIO CARVALHEIRA

HOME 386 447 7079

CELL SUZANA CARVALHEIRA

386 569 3709