

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2023-XX BELLE TERRE ESTATES MASTER PLANNED DEVELOPMENT (MPD) - APPLICATION NO. 5302		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: 1. PowerPoint Presentations (2) - Staff and Applicant 2. Ordinance 3. Master Planned Development Agreement 4. Location Maps (2) - Distant and Close-Up 5. Maps (3) - Future Land Use Map, Existing and Proposed Zoning Maps 6. Conceptual Plan 7. Conceptual Dog Park Plan 8. Elevations and Floor Plans 9. Color Elevations 10. Rezoning Application		
Background: This is a quasi-judicial item, please disclose any ex parte communication. The 40 +/- acre subject site is located at the Southeast (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. 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. 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. 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.

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 an 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.

Public Participation: The applicant scheduled a neighborhood meeting at 5:30 p.m. at the Hilton Garden Inn on July 10, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by USPS First Class mail to this meeting. The applicant and staff attended but none of the invited neighbors. Signs and new ads will be run 10-14 days prior to each public hearing.

Planning and Land Development Regulation Board (PLDRB): The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 p.m. on July 19, 2023, and by a 7 – 0 vote, found it in compliance with the Comprehensive Plan and recommended approval to City Council subject to two conditions. No one from the public spoke regarding this project.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDED THAT CITY COUNCIL APPROVE BELLE TERRE ESTATES MASTER PLANNED DEVELOPMENT (MPD) - APPLICATION NO. 5302 SUBJECT TO THE FOLLOWING TWO CONDITIONS:

- 1. THE APPLICANT REVIEWS THE SITE PLAN TO SEE IF MORE PARKING CAN BE ADDED FOR GUESTS AND VISITORS.**
- 2. EQUIPMENT IN THE PUBLIC DOG PARK SHALL MEET CITY PARKS TEAM STANDARDS.**