

City of Palm Coast, Florida Agenda Item

Agenda Date: September 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2023-XX THE CASCADES REZONING APPLICATION NO. 5107		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments:		
<ol style="list-style-type: none"> 1. Presentation 2. Ordinance 3. Staff Report 4. Location Map 5. Future Land Use Maps (2) Current and Amended 6. Current Zoning Map 7. Proposed Zoning Map 8. Survey 9. Environmental Report 10. Rezoning Amendment Affidavit 11. Combined Neighborhood Meeting and Summary 12. Application 		
Background:		
This is a quasi-judicial item, please disclose any ex parte communication		
<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 were approved for annexation into the City on August 15, 2023. 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</p>		

separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.

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 additional vehicular noise along this major roadway and some impact from the proposed multi-family projects. 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.

Public Participation: The developer notified the neighboring property owners of a neighborhood meeting that was held on August 9, 2023, at 6:00 P.M. at the Hijacker's restaurant adjacent to the Flagler County Airport. Eight neighbors, the developer's two representatives and two City staff members attended. Neighbors voiced concerns especially with the two proposed MFR-2 zoned areas directly across Seminole Woods Boulevard. Three signs along Seminole Woods Boulevard will be erected and news ads will be run prior to each public hearing.

Planning and Land Development Regulation Board (PLDRB) Meeting: The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on August 16th, 2023, and by a 5 – 0 vote recommended approval to City Council. No one from the public spoke during the rezoning public hearing but two neighboring residents did speak against the overall project during the accompanying FLUM Amendment public hearing, which was heard just before this item.

Changes Since the Planning and Land Development Regulation Board Meeting: The applicant has tried to address the concerns of the neighbors and the PLDRB members by proposing two voluntary conditions that would be placed as additional site specific policies in their FLUM Amendment request. The first condition would require all of the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The applicant also offered to provide a minimum setback of 150 feet for all residential buildings in the proposed MFR-2 area from the northwest edge of the 40' drainage easement. To compensate the developer for this reduced area for the location of their MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 285 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDED 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