

City of Palm Coast, Florida Agenda Item

Agenda Date: December 19, 2023

Department COMMUNITY DEVELOPMENT	Amount
Division	Account #
Subject: ORDINANCE 2024-XX BELLE TERRE & US 1 REZONING - APPLICATION NO. 5500	
Presenter: Bill Hoover, AICP, Senior Planner	
Attachments: <ol style="list-style-type: none">1. Presentation2. Ordinance3. Staff Report4. Location Map5. Future Land Use Map6. Existing and Proposed Zoning Maps7. Potential Conceptual Plan8. Rezoning Application/Title Opinion/Authorization Letter/Corporate Identity9. Applicant's Rezoning Analysis10. Neighborhood Meeting Data, Sign Affidavit11. Business Impact Estimate	
Additional documents available for review in the City Clerk's Office: Environmental Resource Study, Traffic Study, Survey, etc.	
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>Atlas Investments PC, LLC wants to rezone the westerly 6 +/- acres that is also the upland area of the site and fronts along Belle Terre Boulevard and US Highway 1 from EST-1 to COM-2. The easterly 5 +/- acres of the site is primarily wetlands with a drainage canal and the applicant is proposing to rezone those 5 +/- acres to Preservation (PRS) so it can remain protected as a natural area. This PRS or natural area will also act as a natural buffer between the proposed COM-2 area and the eight single-family homes/homesites along Kaufman Place that back up to this 11 +/- acre parcel.</p> <p>This natural buffer area is generally 200 – 300 feet wide except adjacent to Belle Terre Boulevard where City transportation staff has asked that the project's access onto Belle Terre Boulevard be located further from its intersection with US 1 for improved traffic safety and traffic flow purposes. In this area the natural buffer area is 180 feet wide per the applicant. The canal is located on a 40-foot drainage easement on the very eastern area of the subject property that also backs up to the rear property lines of those single-family homes/homesites along Kaufman Place. Additionally, a City owned heavily wooded area (zoned PRS) is located directly across Belle Terre Boulevard from the proposed COM-2 area, that will act as a similar natural buffer area for residents to the south along Kaywood Place and Kadot Court. These natural buffer areas and the required 25-foot-wide Buffer "G" along Belle Terre Boulevard and US 1 will make the proposed COM-2 land easily compatible with neighboring properties.</p>	

As the COM-2 area develops, area residents will have the opportunity to shop or receive commercial services nearby and should also have a few job opportunities. Currently other key commercial locations are not so convenient as they are within the City of Bunnell (2 miles to the NW) or at the intersection of Belle Terre Boulevard and SR 100 (3 miles to the NE).

Public Participation: The developer notified the neighboring property owners via standard USPS first class mail of an upcoming neighborhood meeting that was held at 6:30 PM on July 10, 2023, at the Hilton Garden Inn at 55 Town Center Boulevard. Four neighboring property owners attended as well as the applicant, Bob Dickinson the applicant's representative, and one City staff member. Signs along US 1 and another along Belle Terre Blvd. will be erected at least 14 days prior to each public hearing and news ads will be run at least 10 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 PM on September 18, 2023, and by a 6 – 0 vote found it in compliance with the Comprehensive Plan and recommended approval to City Council. No one from the public spoke regarding this petition.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD DETERMINED THE BELLE TERRE & US 1 REZONING APPLICATION NO. 5500 TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDED APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM SUBURBAN ESTATES (EST-1) TO THE GENERAL COMMERCIAL (COM-2) AND PRESERVATION (PRS)