



**City of Palm Coast**  
**Agenda**  
**Planning and Land**  
**Development Regulation**  
**Board**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
www.palmcoastgov.com

***Chair Clinton Smith***  
***Vice Chair Sandra Shank***  
***Board Member James Albano***  
***Board Member Charles Lemon***  
***Board Member Hung Hilton***  
***Board Member Suzanne Nicholson***  
***Alternate Board Member Sybil***  
***Dodson-Lucas***  
***Alternate Board Member Larry***  
***Gross***  
***School Board Rep Kory Bush***

---

**Wednesday, March 15, 2023**

**5:30 PM**

**City Hall - Community Wing**

---

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Call to Order and Pledge of Allegiance**

**Roll Call and Determination of a Quorum**

**Approval of Meeting Minutes**

**1 MEETING MINUTES OF THE FEBRUARY 15, 2023 PLANNING AND LAND DEVELOPMENT  
REGULATION BOARD MEETING**

**Public Hearing**

- 2 **ORDINANCE 2023 - XX TO APPROVE THE 9TH AMENDED AND RESTATED PALM COAST DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER**
- 3 **ORDINANCE 2023 - XX TO APPROVE THE 5TH AMENDED, RESTATED AND REFORMATTED PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD)**
- 4 **WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN – APPLICATION # 5216**
- 5 **ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION – APPLICATION #5062**
- 6 **ORDINANCE 2023 - XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 200 DWELLING UNITS - APPLICATION 5060**
- 7 **ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061**
- 8 **STATION AT PALM COAST SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5322**
- 9 **ENCLAVE AT SEMINOLE PALMS SUBDIVISION MASTER PLAN-TIER 2, APPLICATION # 5223**

**Board Discussion and Staff Issues**

**Adjournment**



# City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |  |                      |
|---|--|----------------------|
| <b>Department</b>                                     | COMMUNITY<br>DEVELOPMENT   | <b>Amount</b>        |
| <b>Division</b>                                       | PLANNING   | <b>Account<br/>#</b> |
| <b>Subject</b>  | MEETING MINUTES OF THE FEBRUARY 15, 2023 PLANNING AND LAND<br>DEVELOPMENT REGULATION BOARD MEETING |                      |
| <b>Presenter: Irene Schaefer, Recording Secretary</b> |  |                      |
| <b>Background:</b>                                    |  |                      |
| <b>Recommended Action:</b><br>Approve as presented.   |  |                      |
|   |  |                      |



**City of Palm Coast  
Minutes  
Planning and Land  
Development Regulation  
Board**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
www.palmcoastgov.com

**Chair Clinton Smith  
Vice Chair Sandra Shank  
Board Member James Albano  
Board Member Charles Lemon  
Board Member Hung Hilton  
Board Member Suzanne Nicholson  
Alternate Board Member Sybil  
Dodson-Lucas  
Alternate Board Member Larry  
Gross  
School Board Rep Kory Bush**

---

**Wednesday, February 15, 2023**

**5:30 PM**

**City Hall - Community Wing**

---

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**A Call to Order and Pledge of Allegiance**

*Chair Smith called the February 15, 2023 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.*

**B Roll Call and Determination of a Quorum**

*Present and responding to roll call were:*

*Chair Smith  
Vice Chair Shank  
Ms. Nicholson  
Mr. Lemon  
Mr. Albano  
Mr. Hilton  
Mr. Gross*

*Excused:  
Mrs. Lucas*

*Absent:  
Mr. Bush*

**C Approval of Meeting Minutes**

**1 MEETING MINUTES OF THE JANUARY 18, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

**Motion made to approve as presented by Vice Chairman Shank and seconded by Board Member Albano**

**Approved - 7 - Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton, Board Member Larry Gross**

**D Public Hearing**

**2 VARIANCE – 16 ROUND TABLE LANE – REDUCE THE MINIMUM LOT SIZE REQUIRED FOR SFR-3 ZONED PROPERTY, APPLICATION # 5290**

*Mr. Ray Tyner, Deputy Chief Development Officer, gave a history of the unique nature of this variance application. He also introduced Ms. Estelle Lens, AICP, Planner, who gave a presentation which is attached to this record.*

*Mr. Dennis Bayer, Flagler Beach, attorney for the applicant, addressed the PLDRB members regarding the history and the intent of this application.*

*Mr. Albano asked about adding wording to the Development Order to hold the City harmless in the future regarding the reduced lot size. Ms. Reischmann stated that she doesn't believe that this is necessary, in this situation, due to the amount of the documentation that exists.*

*Ms. Nicholson asked about having the lots jog, to ensure both lots 16 & 18 be of equal size (i.e., taking the 364 ft. back.) Discussion of this suggestion ensued; however, the concern would be the effect of this change on the setbacks (width). Ms. Reischmann suggested granting the variance but requesting Ms. Nicholson's suggestion be investigated.*

*Chair Smith asked about how this happened. Ms. Lens stated that the original #18 survey shows it smack in the middle of the lot, not encroaching onto #16. However, that is not where the home was placed.*

*Chair Smith opened this item to public comment @5:54pm and seeing no one approach the podium he closed this item to public comment @5:55pm.*

**Pass**

**Motion made to approve as presented by Board Member Albano and seconded by Board Member Gross**

**Approved - 7 - Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton, Board Member Larry Gross**

**3 PALM COAST SEASCAPE SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5201**

*Mr. Ray Tyner, Deputy Chief Development Officer, gave the next steps involved in this application if approved by the PLDRB this evening, next step Subdivision Master Plan (along with Construction Plans - PLDRB), Preliminary Plat (staff review) and then Final Plat (City Council). He also introduced Ms. Jordan Myers, CFM, Environmental Planner, who gave a presentation which is attached to this record.*

*Ms. Michell Widick, Zev Cohen and Associates, Inc., Engineer and Project Manager for the applicant, addressed the PLDRB members regarding this project.*

*Mr. Gross asked if the project will be gated. Ms. Widick stated no it will not be gated. All streets will be public and dedicated to the City. Mr. Gross asked about the pricing of the homes and Ms. Widick stated it will be based on market demand. Mr. Gross asked if this project will be similar to the developer's Jacksonville project. Mr. Gillian, Toll Brothers, pricing will be similar to The Gables at Town Center, affordable luxury price point.*

*Mr. Albano questioned the placement of the garage on the site plan, asking if the property line goes right to the edge of pavement. His concern is a large car may hang out into the right of way. Ms. Widick and Mr. Smith discussed that there is space to the right of way (50' easement).*

*Chair Smith asked if there is connectivity throughout the project to Town Center. Ms. Widick stated yes. Mr. Tyner also commented on the side walk*

*interconnectivity includes a public multi-purpose trail around the lake to eventually connect to the "Rails to Trails" on Colbert Lane.*

*Mr. Albano asked about the timing of school concurrency. Mr. Tyner stated that this project is part of the Town Center Development of Regional Impact (DRI) and is exempt from school concurrency.*

*Mr. Albano questioned the connectivity for Limestone Avenue. Ms. Widick stated that to the north Limestone Avenue will connect to the Coastal Gables apartments and to the south The Haven apartments. Ms. Myers stated that eventually the road will go all the way to Imagine School. Mr. Albano asked if the Gables is working on their portion of the road. Ms. Myers stated that they are working on phase 1, which to her knowledge does not include the road connectivity. Discussion of the three connections that the Haven will provide for the interconnectivity to Limestone Avenue.*

*Chair Smith opened this item to public comment @6:08pm and seeing no one approach the podium he closed this item to public comment @6:09pm.*

**Pass**

**Motion made to approve as presented as this application is in compliance with the Comprehensive Plan by Vice Chairman Shank and seconded by Board Member Hilton**

**Approved - 7 - Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton, Board Member Larry Gross**

**E Board Discussion and Staff Issues**

*None*

**F Adjournment**

**Pass**

**Motion made to approve by Board Member Albano and seconded by Board Member Nicholson**

**Approved - 7 - Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton, Board Member Larry Gross**

*Motion made that the meeting be adjourned by Mr. Albano and the motion was seconded by Ms. Nicholson. The meeting was adjourned at 6:10pm.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

## City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |   |                      |
|---|---|----------------------|
| <b>Department</b>   | COMMUNIITY<br>DEVELOPMENT   | <b>Amount</b>        |
| <b>Division</b>   | PLANNING  | <b>Account<br/>#</b> |
| <b>Subject</b>  | ORDINANCE 2023 - XX TO APPROVE THE 9TH AMENDED AND RESTATED<br>PALM COAST DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT<br>ORDER |                      |
| <b>Presenter: Bill Hoover, AICP, Senior Planner</b>   |   |                      |
| <b>Background:</b><br>This application is being continued to a date certain of April 19, 2023 @ 5:30pm at City Hall,<br>Community Wing. |   |                      |
| <b>Recommended Action :</b><br>Continue this item to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.            |   |                      |
|   |   |                      |

## City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|  |   |                  |
|--|---|------------------|
| <b>Department</b>  | COMMUNITY DEVELOPMENT   | <b>Amount</b>    |
| <b>Division</b>  | PLANNING  | <b>Account #</b> |
| <b>Subject</b>   | ORDINANCE 2023 - XX TO APPROVE THE 5TH AMENDED, RESTATED AND REFORMATTED PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) AGREEMENT |                  |
| <b>Presenter: Bill Hoover, AICP, Senior Planner</b>  |   |                  |
| <b>Background:</b><br>This application is being continued to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing. |   |                  |
| <b>Recommended Action:</b><br>Continue this item to a date certain of April 19, 2023 @ 5:30pm at City Hall, Community Wing.          |   |                  |
|  |   |                  |

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |   |                  |
|---|---|------------------|
| <b>Department</b>   | COMMUNITY DEVELOPMENT   | <b>Amount</b>    |
| <b>Division</b>   | PLANNING  | <b>Account #</b> |
| <b>Subject</b>  | WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN – APPLICATION # 5216 |                  |
| <b>Presenter: Bill Hoover, AICP, Senior Planner</b>   |   |                  |
| <p><b>Background:</b><br/>           The applicant has submitted an application (AR#5216) for a Master Site Plan – Tier 3 for Whiteview Multi-Family Apartments, a proposed 316-unit, two and three-story residential community located on the west side White Mill Drive, between Whiteview Parkway and Pine Lakes Parkway. The existing 116.41 +/- acre Whiteview Land Master Planned Development (MPD) Zoning allows a density of 12 units/per acre of the development area except for wetland areas that allow a reduced density of 3 units/per acre.</p> <p>The Whiteview Land MPD was approved by City Council in September 2018 (Ordinance 2018-20). The density calculations for this project are based on 29.0 +/- acres which include 2.31 +/- acres of wetlands. The MPD Concept Plan shows the 29.0 +/- acre site to include a future City park site located directly north of the project, more specifically at the southwest corner of Pine Lakes Parkway and White Mill Drive. The site plan shows 18.84 +/- acres for the developable area of the multi-family project. Overall gross density of the 29.0 +/- acre site is 10.9 units/per acre and on the 18.84 +/- acres is 16.77 units/per acre.</p> <p>This is a multi-family project comprised of 316 units in ten 3-story, 30-unit buildings and four 2-story, 4-unit buildings. This gated community also includes a clubhouse with pool and a dog park for the residents. The project’s main access is onto Wisteria Hill Drive which separates the future park site from the multi-family community and also serves the 205-lot single-family KB Homes gated community located to the west of the park site and multi-family community. The design of Wisteria Hill Drive and the two residential communities does not allow the multi-family residents from driving through the KB Homes community. The multi-family community also has an exclusive exit for its residents onto Whiteview Parkway that also has an entrance at this access point but is limited to emergency vehicles only.</p> <p>Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.</p> <p><u>Public Participation:</u> A neighborhood information meeting was held in the initial step of the development process which was during the MPD Rezoning process for the Whiteview Land MPD.</p> |   |                  |



**Recommended Action:**

Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #5216, Whiteview Multi-Family Apartments a Master Site Plan for 316 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following conditions.

1. The applicant's traffic engineer shall submit AM and PM Peak Hour turn lane analyses for the Whiteview Land MPD's access onto Pine Lakes Parkway at least ten days prior to the City Council meeting date.



**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR SEMINOLE WOODS SF REZONING  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 15, 2023**

**OVERVIEW**

---

Project Name: Whiteview Multi-Family Apartments Master Site Plan – Tier 3  
Application Number: 5216  
Applicant/agent: Curt Wimpee, PE, Alliant Engineering, Jacksonville, FL  
Property Owner: Miral Corp, San Diego, CA  
Location: West side of White Mill Drive  
Parcel ID #: 23-11-30-6060-00000-00G0, 23-11-30-6060-00000-00K0  
Current FLUM designation: Mixed Use  
Current Zoning designation: MPD (with MFR-2 uses)  
Current Use: Vacant  
Size of subject property: 18.84 +/- acres

**ANALYSIS**

---

**REQUESTED ACTION:**

The applicant has submitted an application (AR#5216) for a Master Site Plan – Tier 3 for Whiteview Multi-Family Apartments, a proposed 316-unit, two and three-story residential community located on the west side White Mill Drive, between Whiteview Parkway and Pine Lakes Parkway. The existing 116.41 +/- acre Whiteview Land Master Planned Development (MPD) zoning allows a density of 12 units/per acre of the development area except for wetland areas that allow a reduced density of 3 units/per acre.

The Whiteview Land MPD was approved by City Council in September 2018 (Ordinance 2018-20). The density calculations for this project are based on 29.0 +/- acres which include 2.31 +/- acres of wetlands. The MPD Concept Plan shows the 29.0 +/- acre site to include a future City park site located directly north of the project, more specifically at the southwest corner of Pine Lakes Parkway and White Mill Drive. The site plan shows 18.84 +/- acres for the developable area of the multi-family project. Overall gross density of the 29.0 +/- acre site is 10.9 units/per acre and on the 18.84 +/- acres is 16.77 units/per acre.

**PROJECT DESCRIPTION:**

This is a multi-family project comprised of 316 units in ten 3-story, 30-unit buildings and four 2-story, 4-unit buildings. This gated community also includes a clubhouse with pool and a dog park for the residents. The project's main access is onto Wisteria Hill Drive which separates the future park site from the multi-family community and also serves the 205-lot single-family KB Homes gated community located to the west of the park site and multi-family community. The design of Wisteria Hill Drive and the two residential communities does not allow the multi-family

residents from driving through the KB Homes community. The multi-family community also has an exclusive exit for its residents onto Whiteview Parkway that also has an entrance at this access point but is limited to emergency vehicles only.

Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.

**SITE DEVELOPMENT PLAN SUMMARY:**

- PROJECT ACREAGE: 18.84 +/- acres
- NUMBER OF NEW BUILDINGS: One clubhouse and 14 residential buildings
- TOTAL UNITS: 316 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     | Mixed Use     | MPD             |
| South     | Residential   | DPX             |
| East      | Residential   | DPX             |
| West      | Mixed Use     | MPD             |

**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 MPD (MFR-2 USES)**

| Criteria (per MPD or LDC)   | Required   | Provided   |
|-----------------------------|--|--|
| Minimum Lot Size            | 4 acres  | 18.84 +/- acres                                    |
| Maximum Density             | 11.14 units/acre                                   | 10.9 units/acre                                    |
| Maximum Impervious Coverage | 70%  | 46%  |
| Maximum Building Height     | 60 ft.   | 45.67 ft.  |
| Minimum living area         | 650 s.f.   | 650 s.f. minimum                                   |
| Minimum Building Setbacks   | Front: 25 ft.<br>Rear: 20 ft.<br>Int. Side: 10 ft. | 25 ft. minimum<br>20 ft. minimum<br>10 ft. minimum |

|                                  |                        |                        |
|----------------------------------|------------------------|------------------------|
| Minimum Parking                  |                        |                        |
| 316 x 1.66 spaces/Unit*          | 525 residential spaces | 525 residential spaces |
| Plus clubhouse at 1 per 250 s.f. | +19 clubhouse spaces   | +19 clubhouse spaces   |
| Total spaces including garages   | 544 total spaces       | 544 total spaces       |
| 316 units x 33% with garages     | 106 garage spaces      | 108 garage spaces      |
| Surface spaces                   | 438 surface spaces     | 436 surface spaces     |
| Including ADA designated parking | 20 spaces              | 20 spaces              |

\*Per approved Parking Flexibility Study

**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, the PLDRB, and the City Council as applicable. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects over 100 units are classified as Major projects, which require review and recommendation from the PLDRB, and with final review and determination by the City Council.

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

| <b>Review Criteria</b>                          | <b>Comments</b>  |
|---|--|
| 1. Logic of design                              | The Master Site Plan proposed for multi-family development illustrates a community consisting of ten 3-story, 30-unit multi-family buildings and four 2-story, 4-unit carriage home buildings. Most of the units are inside a perimeter ring road that allows most residents to walk or bike within the community with minimal interference from motor vehicles. |
| 2. Internal Consistency                         | The Master Site Plan is designed for the multi-family development of the Whiteview MPD and previously the 205-lot single-family subdivision of the Whiteview MPD commenced development.  |
| 3. Impact on neighboring sites                  | This multi-family project is very well located as the 205-narrow lot KB Homes single-family home project was developed with this multi-family project in mind and also the future park site that is adjacent to both communities was figured into the Whiteview MPD layout. Additionally, across White Mill Drive and Whiteview Parkway is DPX Zoning.           |
| 4. Internal vehicle and pedestrian connectivity | Pedestrian accessways will allow future residents to walk and bicycle throughout the site using sidewalks and also travel to public trails along Pine Lakes Parkway and Whiteview Parkway.   |
| 5. Public benefit from the project              | The project will allow for a wider diversity of housing  |

|  |   |
|--|---|
|  | <p>opportunities to be available in Palm Coast which will provide housing for elderly residents and also for younger residents working in jobs that provide essential and key services to all Palm Coast residents.</p> |
|--|---|

**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:** The proposed development is not in conflict with or contrary to the public interest, as the specified land use is consistent with the Whiteview MPD Agreement, the City’s LDC and the 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 1 – Land Use Element: Goal 1.1 - *Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*** Allowing multi-family uses on this infill site will combat urban sprawl by utilizing land that is located east of US 1 and reasonably close to numerous commercial and institutional services. During the MPD Rezoning, the multi-family component assisted in allowing the current property owner to agree to grant the City a deed for an approximate 9-acre future park site by utilizing the density credits for the park site for this multi-family project. Additionally, these multi-family homes will allow a broader mix of housing types in Palm Coast where a preponderance of available homes are single-family detached homes. Multi-family land uses compared to single-family home sites, also allow a significantly better opportunity for preserving open space and protecting environmentally sensitive areas.
- **Chapter 1 – Land Use Element: Policy 1.1.4.5 – *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*** Public services are already available to serve the site and should have adequate capacity for doing so. Additionally, multi-family homes with fewer exterior walls than detached single-family homes will be significantly more energy efficient.

- **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.* Approval of this multi-family Master Site Plan will allow the developer to move forward with developing multi-family homes in an area that predominantly has single-family and two-family uses but with sufficient buffering and screening between the subject property and these lower density neighboring properties.

***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 in the initial step of the development process which was during the MPD Rezoning process for the Whiteview Land MPD.

## **SUMMARY OF FINDINGS**

After review and evaluation of the proposed project for conformance with the requirements of the Whiteview Land MPD, the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed conceptual Master Site Plan can meet the requirements for approval. The Master Site Plan process recognizes that up to 25% cumulative design change may be allowed after further engineering.

## **RECOMMENDATION**

Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #5216, Whiteview Multi-Family a Master Site Plan for 316 homes so the developer

may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following conditions.

1. The applicant's traffic engineer shall submit AM and PM Peak Hour turn lane analyses for the Whiteview Land MPD's access onto Pine Lakes Parkway at least ten days prior to the City Council meeting date.

Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**DEVELOPMENT ORDER**  
**APPROVAL**  
**WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN**

On April 4, 2023, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

TRACT "G" AND TRACT "K", WHITEVIEW VILLAGE PHASE 1, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 46 THROUGH 55, OF  
THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner: MIRAL CORP**  
**4370 LA JOLLA VILLAGE DR, STE 650**  
**SAN DIEGO, CA 92122**

**Project Name: WHITEVIEW MULTI-FAMILY APARTMENTS**

**Application: MASTER SITE PLAN**

**Project No. 2022080216**

**Application No. 5216**

**Requested Master Site Plan Approval:**

Parcel Nos: 23-11-30-6060-00000-00G0 & 23-11-30-6060-00000-00K0

Acreage: 18.84 +/-

Zoning: MPD (with MPD-2 uses)

Proposed Use: Residential Apartments

Proposed Number of Units: One Clubhouse, 14 Residential Buildings and 316 Multi-Family Units.

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable



land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

## ORDER

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:

#### **Comments to be addressed at Technical Site Plan**

TRAFFIC ENGINEER-PHONG NGUYEN - (386) 986-3779 - PNGUYEN@PALMCOASTGOV.COM  
Per the Whiteview Subdivision Plat D.O. dated July 17, 2020, additional conditions section requires "that any new Development Order application, including the multi-family tract or the commercial tract, the applicant shall submit a new traffic study." The original intent of this condition is to assess total project turning movement counts at both access drives for traffic entering and exiting the project in order to determine site access needs. Since then, the Whiteview Multi Family subdivision has applied for development and provided a new traffic study evaluating the access needs for the MF entrance onto White Mill Dr and the proposed SF subdivision is gated so no direct access from the MF onto Pine Lakes Pkwy; however, this traffic study only evaluate the impacts of the MF development but not addressing the Single Family subdivision impacts, especially the SF entrance onto Pine Lakes Pkwy. The original SF entrance distribution of 40.7% to 4% does not reflect actual local distribution as indicated in the recent traffic turning movement counts for Pine Lakes Pkwy at White Mill Dr as conducted for the Whiteview MF development.

Please provide an addendum in term of a Technical Memo to evaluate the build-out conditions for the 205 single family (SF) units by KB Homes to determine site access needs for the SF entrance onto Pine Lakes Pkwy. The City's concern is that the westbound left turn lane may be warranted by the SF subdivision at build-out. Since no residents currently occupied the SF subdivision in order to collect turning movement counts at the SF entrance, please use the recent turning movement counts for the intersection of Pine Lakes Pkwy at White Mill Dr and use the same percentage distribution to evaluate the SF site access needs.

FLAGLER COUNTY SCHOOL BOARD: DAMARIS RAMIREZ - (386)986-3750 - DRAMIREZ@PALMCOASTGOV.COM

Owner shall coordinate with Flagler County School Board, if applicable, in accordance with the Interlocal Agreement to address school concurrency and finalize mitigation schedule impact for students for this project prior to issuance of a Technical Site Plan with Master Plan DO.

#### **Request City Council Approval Subject to the following:**

1. The applicant's traffic engineer shall submit the Technical Memo mentioned above for the AM and

PM Peak Hour turn lane analyses for the Whiteview MPD's access onto Pine Lakes Parkway at least ten days prior to the City Council meeting date.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the City of Palm Coast Planning and Land Development Regulation Board on April 4, 2023.**

**Attest:**

**CITY OF PALM COAST, FLORIDA**

\_\_\_\_\_  
Virginia Smith, City Clerk

\_\_\_\_\_  
David Alfin, City Mayor

\_\_\_\_\_ Sign and Record

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: WHITEVIEW MULTI-FAMILY APARTMENTS  
Project No.: 2022080216  
Application Type: MASTER SITE PLAN  
Application No.: 5216

**COMES NOW**, MIRAL CORP, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for WHITEVIEW MULTI-FAMILY APARTMENTS:

MIRAL CORP  
4370 LA JOLLA VILLAGE DR, STE 650  
SAN DIEGO, CA 92122

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of MIRAL CORP who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

**RESOLUTION 2023-\_\_\_\_**  
**WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION #5216 WHITEVIEW MULTI-FAMILY APARTMENTS MASTER SITE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 30, 2022, Application No. 5216, (hereinafter “the application”) was submitted by Miral Corp to the City of Palm Coast Community Development Department for approval of a residential Master Site Plan for 316 apartments on 18.84 +/- acres of land located at the northwest corner of White Mill Drive and Whiteview Parkway; and

**WHEREAS**, the City staff has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances and land development regulations of the City; and

**WHEREAS**, the Planning and Land Development Regulation Board held a public hearing on the application at a meeting on March 15, 2023, and determined it is in compliance with the Comprehensive Plan and recommended approval to the City Council by a \_\_\_\_ vote; and

**NOW, THEREFORE, BE IT RESOLVED** by the City of Palm Coast, Flagler County, Florida:

**SECTION 1. APPROVAL APPLICATION/FINDINGS.**

(a). The City Council hereby approves the application for Whiteview Multi-Family Apartments Master Site Plan for a 316-unit apartment community located at the northwest corner of White Mill Drive and Whiteview Parkway and hereby authorizes the Mayor of the City of Palm Coast to execute the Development Order.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and development of the property will be subject to and consistent with and in compliance with applicable land development

regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

**SECTION 2. SEVERABILITY.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

**SECTION 3. CONFLICTS.** All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

**SECTION 4. IMPLEMENTING ACTIONS.** The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

**DULY PASSED AND ADOPTED** by the City Council of the City of Palm Coast, Florida, on this \_\_\_\_ day of \_\_\_\_\_ 2023.

**CITY OF PALM COAST, FLORIDA**

ATTEST:

\_\_\_\_\_  
DAVID ALFIN, MAYOR

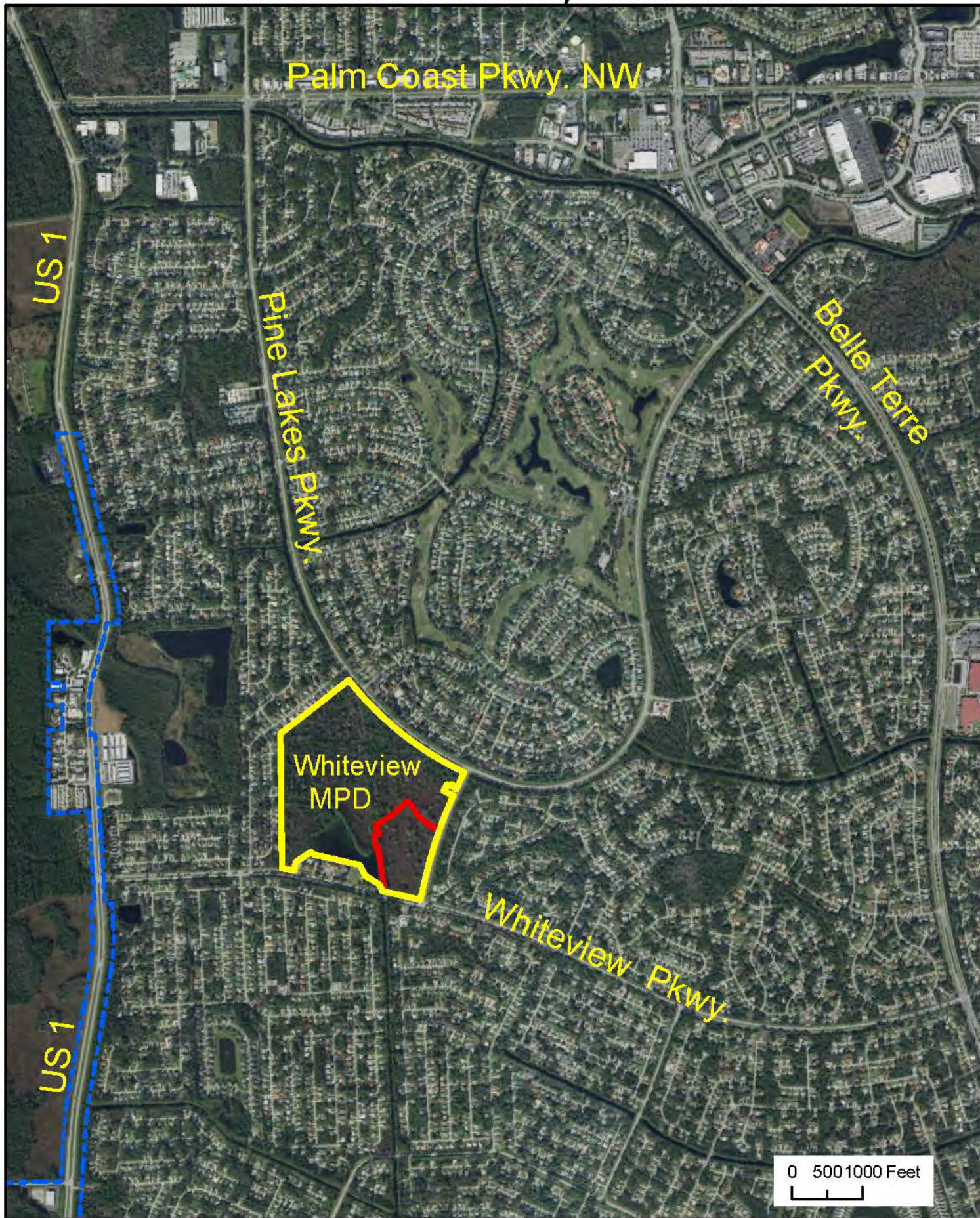
\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

Approved as to form and legality




\_\_\_\_\_  
NEYSA BORKERT, ESQ  
CITY ATTORNEY



# Whiteview Multi-Family Distant Aerial



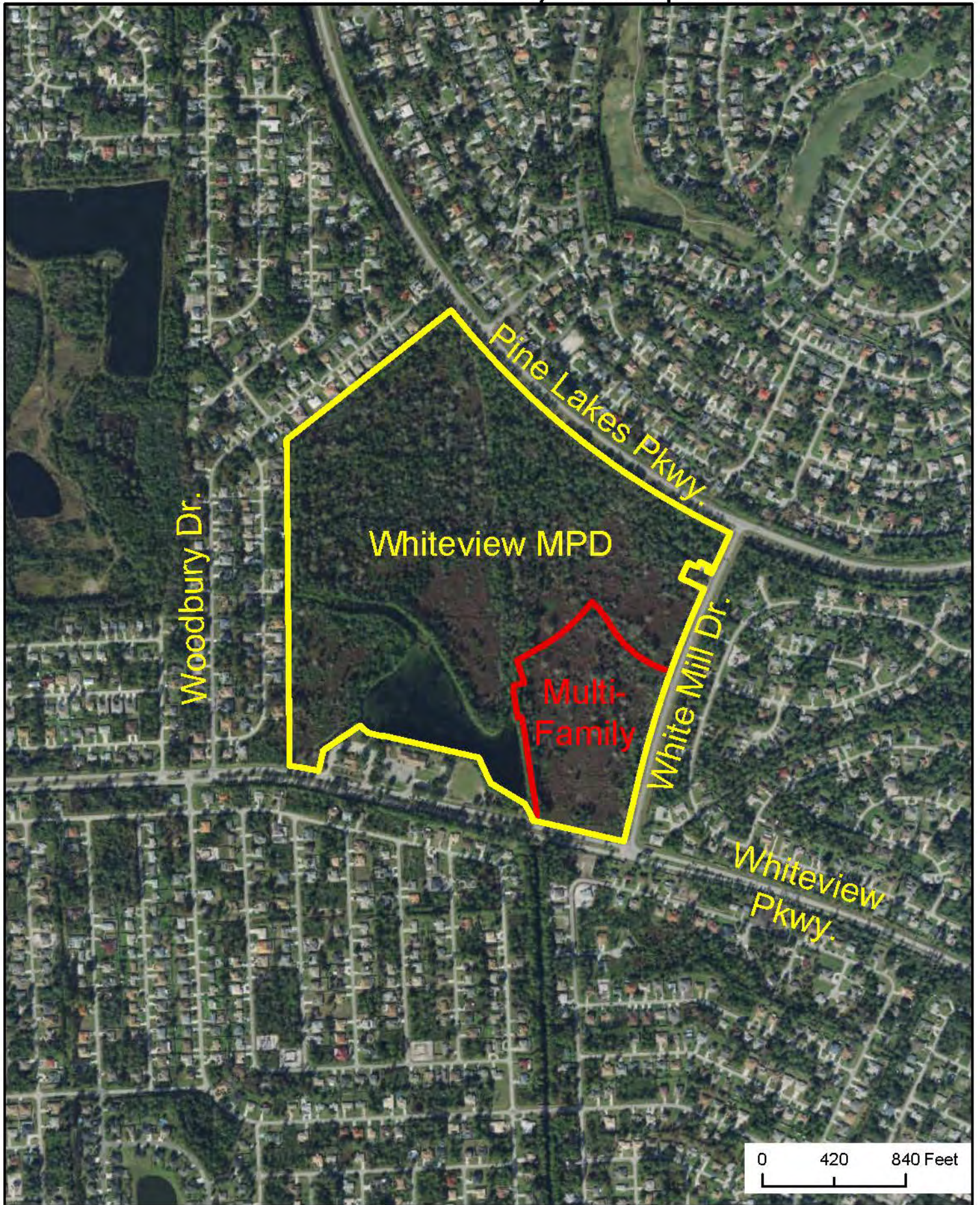
## Legend

-  Palm Coast City Limits
-  Whiteview Multi-Family
-  Whiteview Boundary All








# Whiteview Multi-Family Closeup Aerial



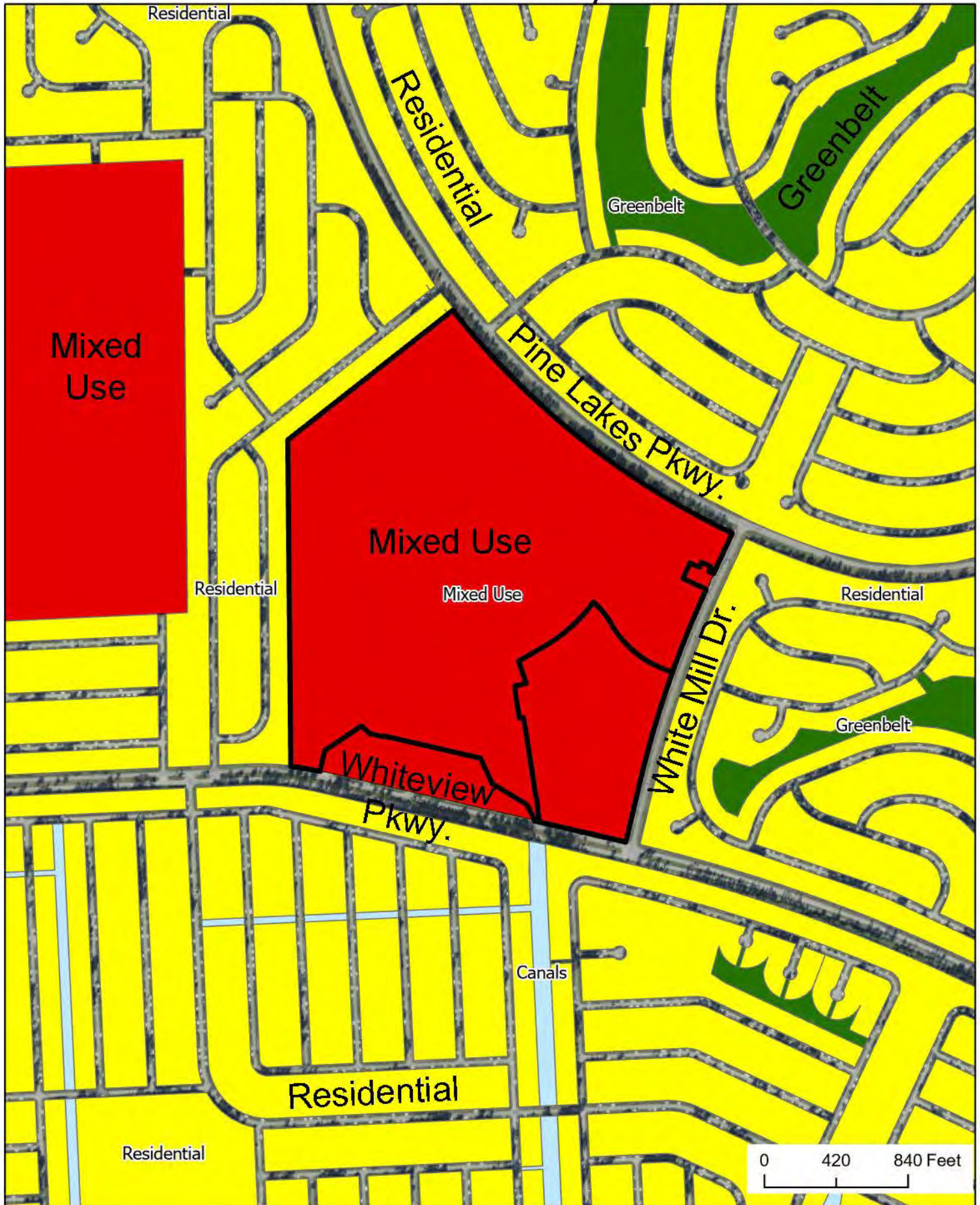
## Legend

-  Palm Coast City Limits
-  Whiteview Boundary All
-  Whiteview Multi-Family





# Whiteview Multi-Family - FLUM



## Legend

- Palm Coast City Limits
- Whiteview Multi-Family
- Whiteview Boundary All

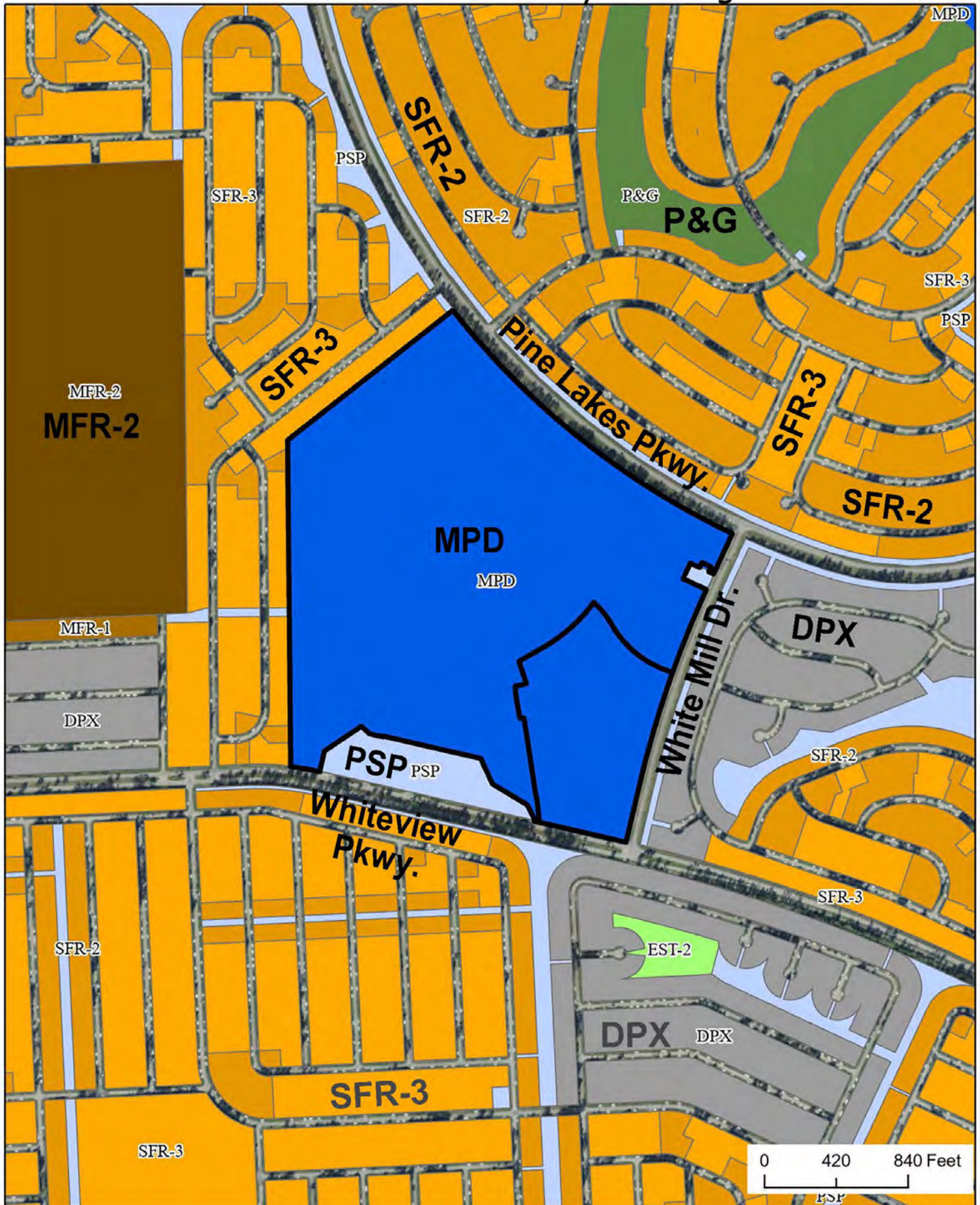
- Canals
- Greenbelt

- Mixed Use
- Residential





# Whiteview Multi-Family - Zoning



- Legend**
- Palm Coast City Limits
  - Whiteview Multi-Family
  - Whiteview Boundary All
  - Palm Coast Zoning
  - DPX

- EST-2
- MFR-1
- MFR-2
- MPD
- P&G
- PSP
- SFR-2
- SFR-3





# WHITEVIEW MULTIFAMILY

## MASTER SITE PLAN WISTERIA LN., PALM COAST, FL

SECTION 23 & 26, TOWNSHIP 11S, RANGE 30E  
LAT.: 29°14'24.75"N LONG.: 81°14'56.94"W



**ALLIANT**  
10475 Fortune Pkwy,  
Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
CA# 29471

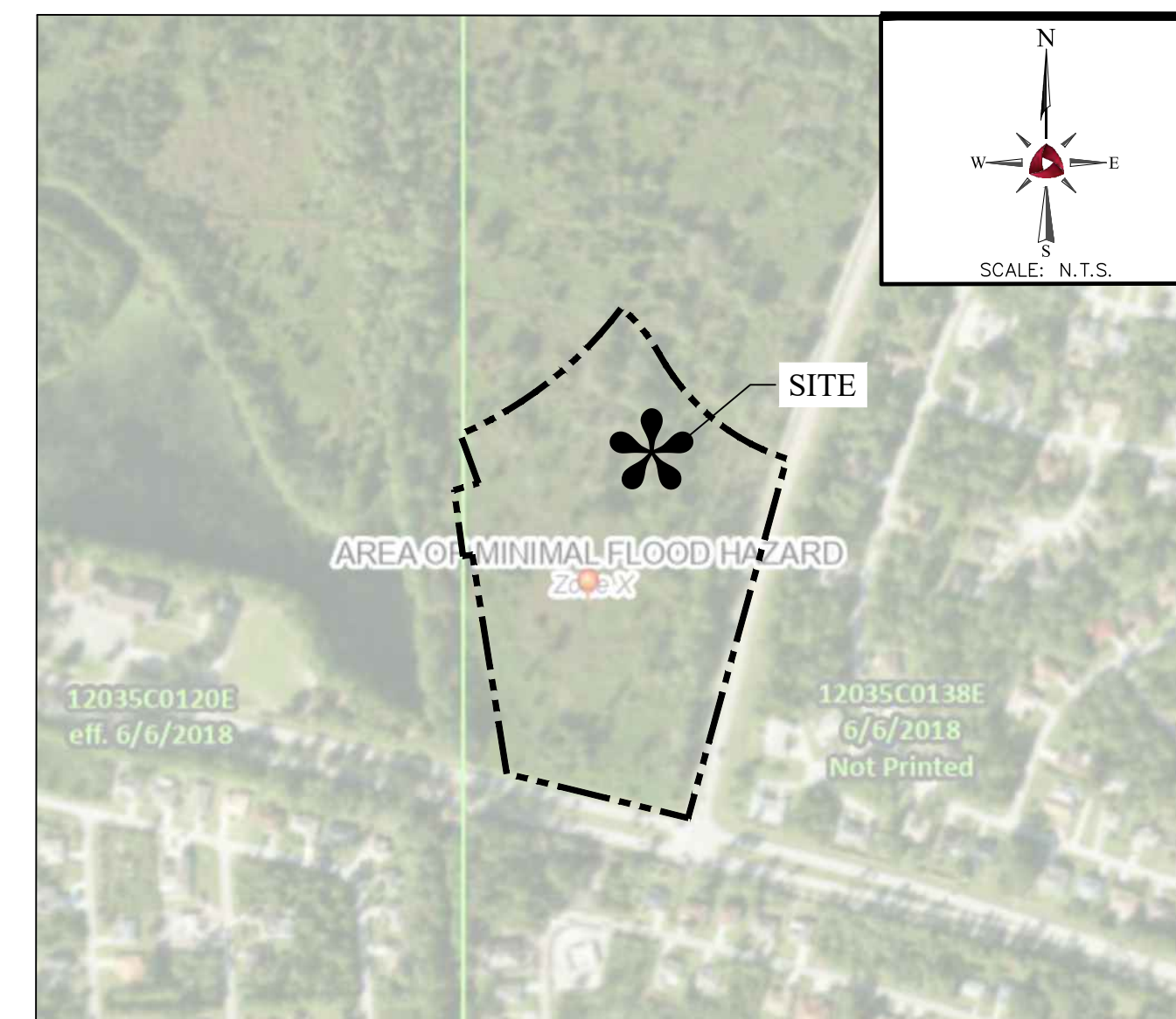
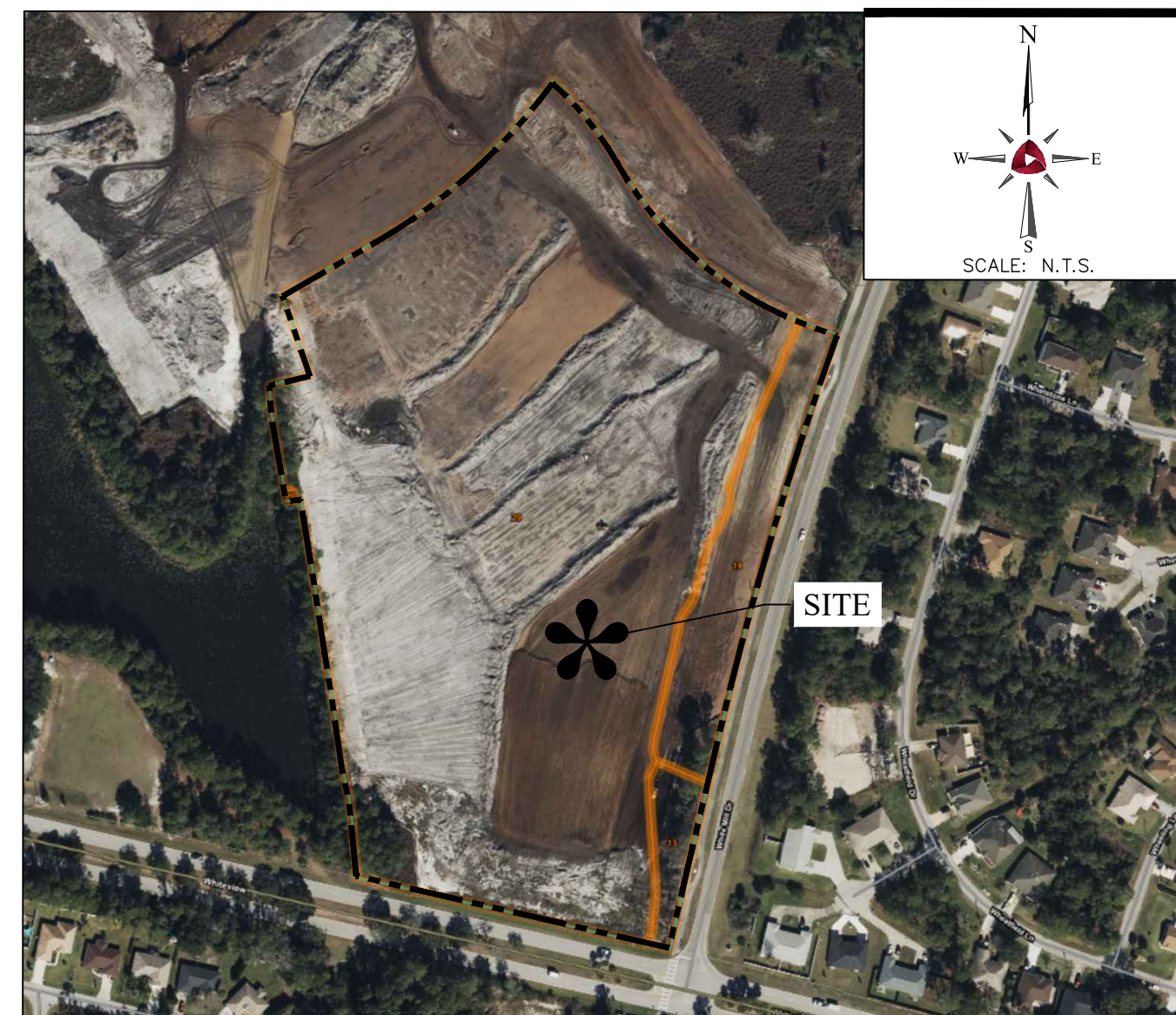
FOR CITY USE

|             |   |  |   |   |   |  |             |
|-------------|---|--|---|---|---|--|-------------|
| Design Team | <b>OWNER</b><br>MIRBOD & ASSOCIATES<br>4370 LA JOLLA VILLAGE DR, 650<br>SAN DIEGO, CA 92122<br>CONTACT: MARC MIRBOD<br>PH: (310) 709-3868<br>EMAIL: marc@mirbod.com | <b>DEVELOPER:</b><br>MESA CAPITAL PARTNERS<br>3060 PEACHTREE ROAD NW, SUITE 970<br>ATLANTA, GA 30305<br>CONTACT: TY MITCHELL<br>PH: (470) 719-2303<br>EMAIL: tmitchell@mesacap.com | <b>LANDSCAPE ARCHITECT:</b><br>ANDREW S. DANCE & ASSOCIATES, LLC.<br>13 EVANSVILLE LN<br>PALM COAST, FL 32164<br>CONTACT: ANDREW DANCE<br>PH: (386) 627-5600<br>EMAIL: andrewdancerla@gmail.com | <b>ENGINEER:</b><br>ALLIANT ENGINEERING, INC.<br>10475 FORTUNE PKWY., SUITE 101<br>JACKSONVILLE, FL 32256<br>CONTACT: CURT WIMPEE, P.E.<br>PH: (904) 647-5383<br>EMAIL: cwimpee@alliant-inc.com | <b>SURVEYOR:</b><br>ALLIANT SURVEYING, INC.<br>10475 FORTUNE PKWY., SUITE 2<br>JACKSONVILLE, FL 32256<br>CONTACT: CLAYTON WALLEY, PSM<br>PH: (904) 240-1351<br>EMAIL: cwalley@alliant-inc.com | <b>GEOTECHNICAL ENGINEER:</b><br>ECS FLORIDA, LLC<br>2706 S. RIDGEWOOD AVE., STE. 2<br>SOUTH DAYTONA, FLORIDA 32119<br>CONTACT: VICTOR FALTAS<br>PH: (386) 944-9588<br>EMAIL: vfaltas@ecslimited.com | Design Team |
|             |   |  |   |   |   |  |             |

### SOILS MAP LEGEND

- 13 - IMMOKALEE FINE SAND, 0 TO 2 PERCENT SLOPES
- 19 - VALKARIA FINE SAND, 0 TO 2 PERCENT SLOPES
- 29 - UDARENTS, MODERATELY WET

SOURCE:  
USDA NATURAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY



### FLOOD MAP LEGEND

ZONE X: AREA OF MINIMAL FLOOD HAZARD  
FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP #12035C0138E & 12035C0120E DATED JUNE 6, 2018

### UTILITY OPERATING AUTHORITIES:

**ELECTRIC:**  
FLORIDA POWER & LIGHT COMPANY  
5910 E. HIGHWAY 100  
PALM COAST, FL 32164  
CONTACT: BREAHA BEAN  
PH: (386) 586-6422  
EMAIL: breaaha.bean@fpl.com

**WATER AND SEWER SERVICE:**  
CITY OF PALM COAST (COPC UTILITIES)  
2 UTILITY DRIVE  
PALM COAST, FL 32137  
CONTACT: CHRIS JOHNSON  
PH: (386) 986-2384  
EMAIL: cjohnson@palmcoastgov.com

**TELEVISION AND PHONE:**  
BRIGHTHOUSE/SPECTRUM  
2323 N. STATE STREET  
BUNNELL, FL 32110  
PH: (866) 874-2389

**GAS:**  
TECO PEOPLES GAS  
4040 PHILLIPS HIGHWAY  
JACKSONVILLE, FL 32207  
CONTACT: BRIAN ROSKE  
PH: (904) 553-6914  
EMAIL: bkraske@tecoenergy.com

### SITE DATA

|  |  |
|--|--|
| <b>SITE ADDRESS</b><br>NW CORNER OF WHITEVIEW PKWY. & WHITE MILL DR.,<br>PALM COAST, FL 32164  | <b>AREA CALCULATIONS</b><br>TOTAL SITE AREA = 820,737 SF = 18.84 AC<br>PROPOSED ASPHALT ROAD/DRIVES = 182,300 SF = 4.18 AC = 22.21%<br>PROPOSED BUILDINGS = 141,569 SF = 3.25 AC = 17.25%<br>PROPOSED DETACHED GARAGES = 16,008 SF = 0.37 AC = 1.95%<br>PROPOSED SIDEWALKS/PADS = 35,955 SF = 0.83 AC = 4.38%  |
| <b>TAX PARCEL I.D. NO.</b><br>23-11-30-6060-00000-00G0<br>23-11-30-6060-00000-00K0   | <b>DENSITY CALCULATIONS</b><br>ALLOWABLE DENSITY PER THE MPD:<br>AREA: 27 AC MULTI-FAMILY SITE + 2 AC PREVIOUSLY COMMERCIAL-RESERVED SITE.<br>TOTAL = 29 AC<br>UPLAND = 26.69 AC<br>WETLAND = 2.31 AC<br>26.69 AC X 12 UNITS/AC + 2.31 AC X 3 UNITS/AC = 327 MAX.<br>PROPOSED DENSITY = 316 UNITS  |
| <b>GENERAL PROJECT DESCRIPTION</b><br>THE PROPOSED DEVELOPMENT WILL PROVIDE 316 MULTI-FAMILY HOUSING UNITS.  | <b>RECREATIONAL AREA CALCULATIONS</b><br>TOTAL RECREATION ARE REQUIRED:<br>316 UNITS X 2.4 PERSONS PER HOUSEHOLD X 8 AC / 1000 POPULATION = 6.07 AC<br>ACTIVE RECREATION AREA REQUIRED: 0.625 X 6.07 AC = 3.79 AC<br>PASSIVE RECREATION AREA REQUIRED: 0.375 X 6.07 AC = 2.28 AC<br>RECREATION AREA PROVIDED ON MULTI-FAMILY SITE: 4.60 AC (ACTIVE)<br>AREA INCLUDED FOR PARKLAND DEDICATION ON PREVIOUSLY COMMERCIAL-RESERVED SITE: 1.47 AC (PASSIVE) |
| <b>PROJECT DATUM AND COORDINATE SYSTEM</b><br>VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)<br>HORIZONTAL: FLORIDA STATE PLANE NAD83 (FL83-EF)                   | <b>PERMITS REQUIRED</b><br>• CITY OF PALM COAST PRELIMINARY PLAT<br>• CITY OF PALM COAST FINAL PLAT<br>• CITY OF PALM COAST TECHNICAL SITE PLAN<br>• FDEP WATER PERMIT<br>• FDEP WASTEWATER PERMIT<br>• SURFWD ENVIRONMENTAL RESOURCE PERMIT   |
| <b>ZONING</b><br>MPD<br><b>FUTURE LAND USE</b><br>DRI MIXED USE<br><b>BUILDING HEIGHT</b><br>60' MAX<br>45'-8" MAX PROPOSED  | <b>BUILDING SETBACKS</b><br>FRONT 20'<br>REAR 10'<br>INTERIOR SIDE 5'<br>STREET SIDE 15'   |
| <b>FDOT DATA</b><br>SUBJECT PROPERTY DOES NOT ABUT AN FDOT ROADWAY   | <b>STORMWATER SUMMARY</b><br>THE PROPOSED SITE SHALL BE GRADED TO DRAIN TO STORMWATER COLLECTION INLETS THAT FLOW TO 2 ON-SITE DRY RETENTION PONDS. THE DRY RETENTION PONDS FLOW TO THE EXISTING WHITEVIEW SINGLE FAMILY DEVELOPMENT WET DETENTION PONDS. THE DETENTION PONDS DISCHARGE THROUGH THEIR RESPECTIVE CONTROL STRUCTURES.   |
| <b>BUILDING UNIT DISTRIBUTION</b><br>RESIDENTIAL:<br>1 BED = 120 UNITS<br>2 BED = 166 UNITS<br>3 BED = 30 UNITS<br>SUBTOTAL = 316 UNITS                                      | <b>PARKING CALCULATIONS</b><br>1.5 SPACES/ UNIT (316 UNITS X 1.5) = 474 SPACES<br>PROPOSED:<br>SURFACE PARKING: 436 SPACES<br>DETACHED GARAGES: 48 SPACES<br>ATTACHED GARAGES: 60 SPACES<br>TOTAL PARKING SPACES PROVIDED = 544 SPACES   |
| <b>BICYCLE RACK CALCULATIONS</b><br>474 VEHICLE SPACES REQUIRED<br>BICYCLE RACK SPACES:<br>474 X 0.1 = 47.4 ≈ 48 SPACES REQUIRED<br>BICYCLE RACK SPACES PROVIDED = 48 SPACES |  |

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

TRACT "G" AND TRACT "K", WHITEVIEW VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 46-55, OF PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



Know what's below.  
Call before you dig.  
Dial 811

| Sheet Number | Sheet Title                               |
|--------------|---|
| C-0.0        | COVER SHEET                               |
| C-1.0        | CONCEPTUAL SITE PLAN                      |
| C-2.0        | CONCEPTUAL DRAINAGE PLAN                  |
| C-3.0        | CONCEPTUAL UTILITY PLAN                   |
| C-4.0        | AUTOTURN FIRE TRUCK EXHIBIT               |
| M-01         | OVERALL CONCEPTUAL LANDSCAPE PLAN         |
| M-02         | LANDSCAPE CODE SUMMARY AND TREE INVENTORY |

WHITEVIEW MULTIFAMILY  
WISTERIA LN.  
PALM COAST, FL  
MASTER SITE PLAN  
COVER SHEET

CURT WIMPEE, P.E.  
Date 7/9/24  
License No. 79764

PROJECT TEAM DATA  
DESIGNED: CMW  
DRAWN: MC  
PROJECT NO: 222-0022

**C-0.0**

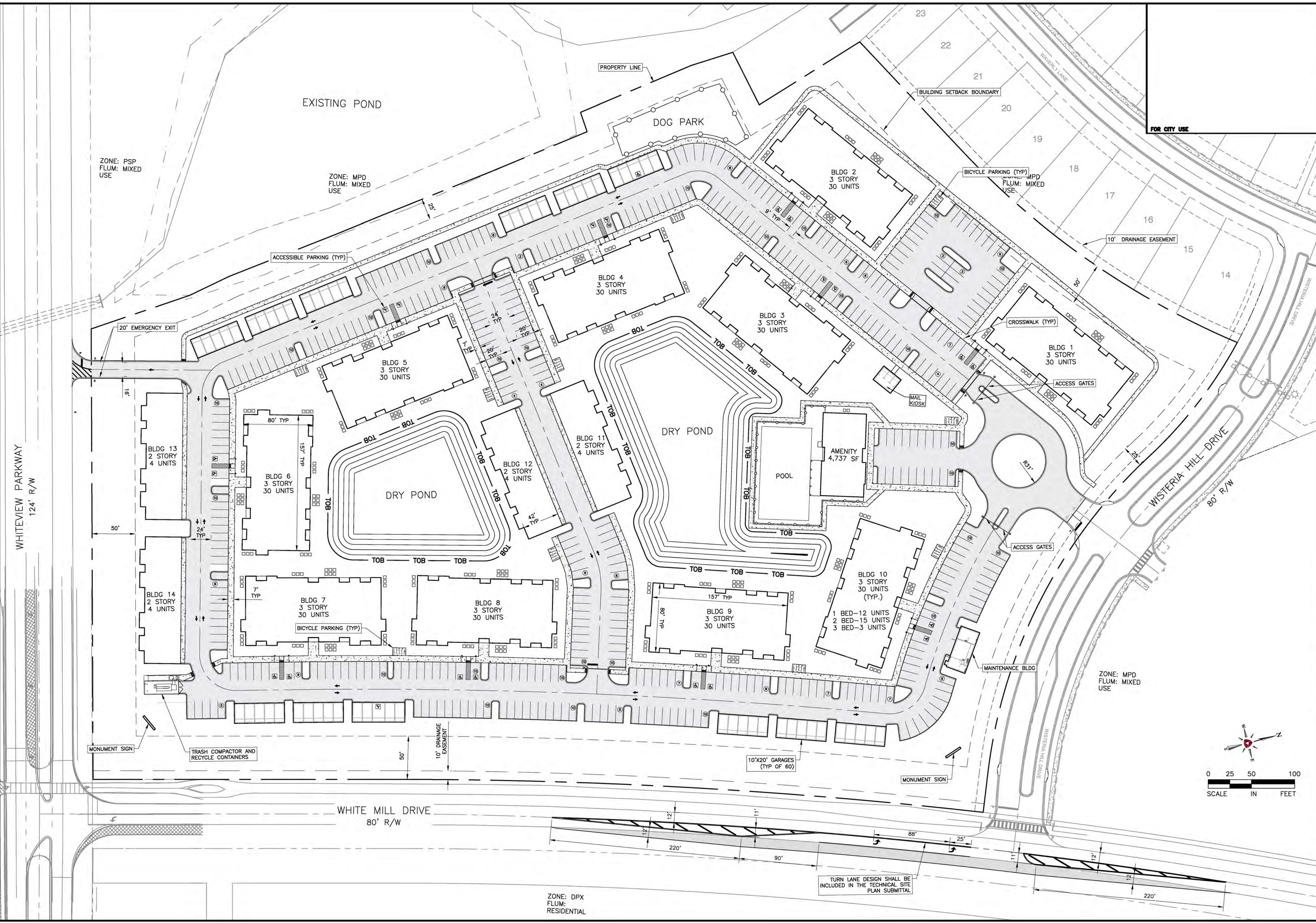




**ALLIANT**

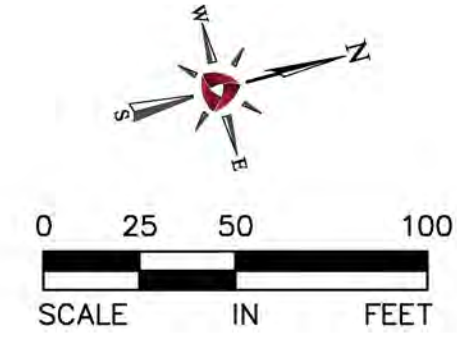
10475 Fortune Pkwy.  
Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
CA# 29471

FOR CITY USE



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

**WHITEVIEW MULTIFAMILY**  
 WISTERIA LN.  
 PALM COAST, FL  
**MASTER SITE PLAN**  
**CONCEPTUAL SITE PLAN**



CURT WIMPEE, P.E.  
 Date: 07-09-2022  
 License No.: 79764  
 QA/QC BY: DATE  
 PROJECT TEAM DATA  
 DESIGNED: CMW  
 DRAWN: MC  
 PROJECT NO: 222-0022

**C-1.0**

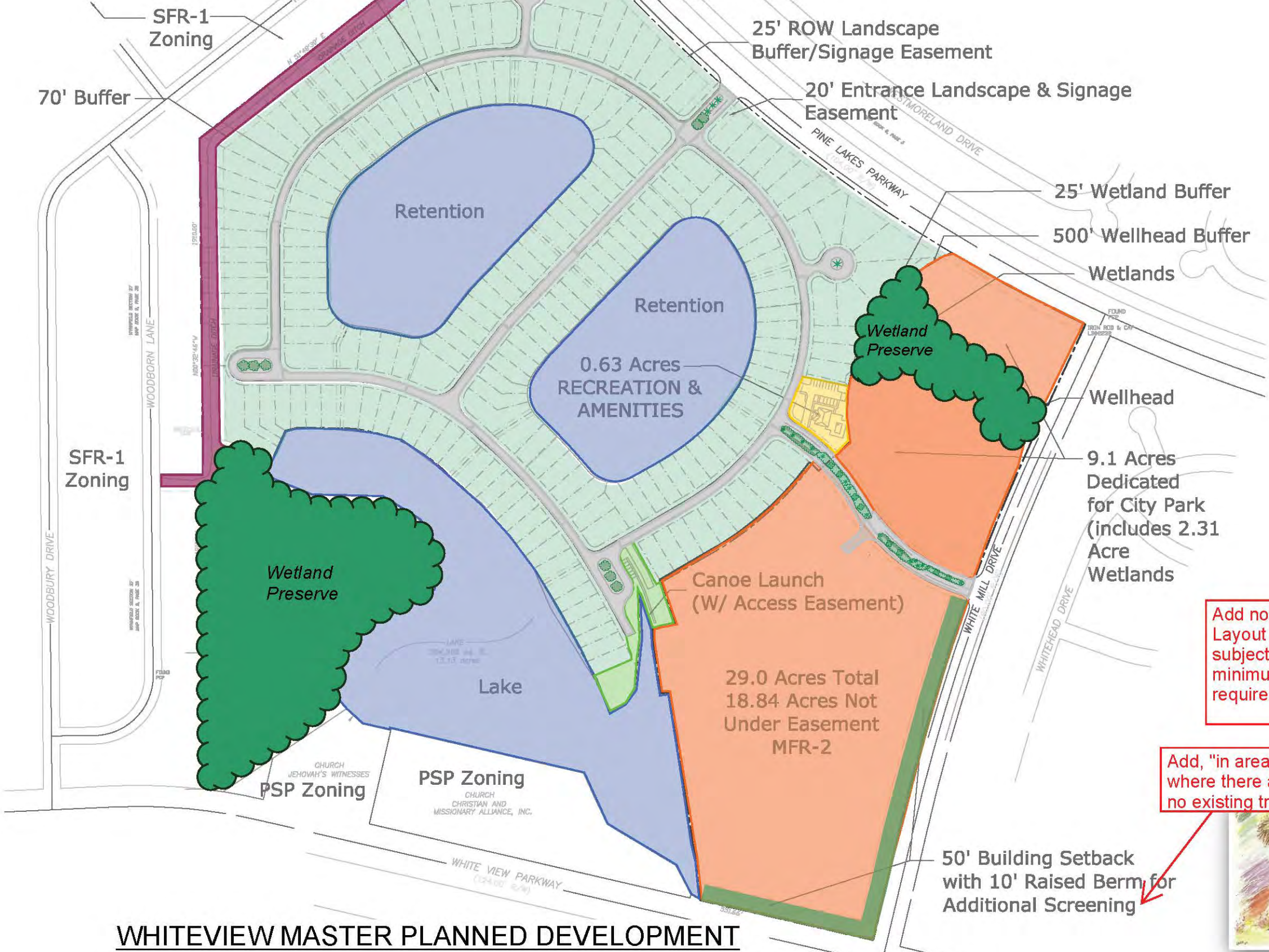
CADD FILE: V:\Projects\2022\2022-07-09-2022-Whiteview\Master Site Plan\222002\_SCP.dwg  
 PLOT DATE: Jan 18, 2023 1:58pm



# PARCEL 302

Exhibit "A"  
Concept Plan

207 lots (45'x125' typical) =  
131 Waterfront Lots  
76 Regular Lots



Add note that states:  
Layout is conceptual and may be subject to change in order to meet the minimum specimen tree preservation requirements.

Add, "in areas where there are no existing trees".

50' Building Setback with 10' Raised Berm for Additional Screening



## WHITEVIEW MASTER PLANNED DEVELOPMENT

**Andrew S. Dance & Associates, LLC**  
Landscape Architecture - LC26000351

**Andrew Dance, ASLA**  
Owner

13 Evansville Ln  
Palm Coast, FL 32164  
386.627.5600

www.AndrewDance.com  
Andy@AndrewDance.com



**ORDINANCE 2018 - 20**

**WHITEVIEW LAND MASTER PLANNED DEVELOPMENT**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING MAP FOR 116.41+/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON PINELAKES PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT “A”, FROM COMMERCIAL TO MASTER PLANNED DEVELOPMENT DISTRICT (MPD) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING**

**WHEREAS**, Miral Corp. (“Owner”), is the fee simple title owner of certain real property located in Palm Coast, Florida, more particularly described in the legal description attached hereto as **Exhibit “A”**, and incorporated herein (the “Owner’s Property”); and

**WHEREAS**, Owner desires to develop the Subject Property as a Master Planned Development (“MPD”) as set forth in a MPD Development Agreement (“Development Agreement”) attached hereto as **Exhibit “B”**; and

**WHEREAS**, the Owner voluntarily agrees with the conditions, terms, and restrictions hereinafter recited, and has agreed voluntarily to their imposition as an incident to development of the Subject Property; and

**WHEREAS**, the City Council further finds that this Development Agreement is consistent with and an exercise of the City’s powers under the Municipal Home Rule Powers Act; Article VIII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; the City of Palm Coast City Charter; other controlling law; and the City’s police powers; and

**WHEREAS**, additional conditions of approval may also be included within the minutes of relevant meetings of the Planning & Land Development Regulation Board and City Council. Furthermore, any representations or promises made by the Applicant during the zoning review and approval process for the Project (whether oral or in writing) shall also be additional conditions of approval if deemed appropriate by the City; and

**WHEREAS**, this is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Section 163.3220 – 163.3243, Florida Statutes; and

**WHEREAS**, the Applicant’s application for a Master Plan Development is approved subject to the Development Agreement’s terms and conditions; and

**WHEREAS**, the Planning and Land Development Regulation Board and City Staff of the City of Palm Coast have recommended approval of this Ordinance and the Planning and Land Development Regulation Board has found this requested change and recommended conditions of approval *consistent* with the City of Palm Coast Comprehensive Plan; and

**WHEREAS**, the City Council held duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and the recommendation of the Planning and Land Development Board which voted to approve at the regularly scheduled meeting conducted on August 15, 2018, and after complete deliberation, the City Council hereby finds the requested change consistent with the City of Palm Coast Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Council of the City of Palm Coast hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Palm Coast, Florida.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:**

**SECTION 1. RECITALS.** The foregoing recitals are true and correct and are fully incorporated herein by this reference.

**SECTION 2. ZONING MAP AMENDMENT AND MPD AGREEMENT.**

(a) That the Official Zoning Map of the City of Palm Coast as described in City of Palm Coast Unified Land Development Code Section 3.01.02 is hereby amended to include a change of classification to City of Palm Coast Master Planned Development District (MPD) for the property legally described on Exhibit “A”, which is attached and incorporated herein by this reference. City staff is hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

(b) The MPD Development Agreement (“Development Agreement”) and its Exhibits attached hereto, with all appropriate signatures and joinders, attached hereto as Exhibit “B” is hereby adopted and approved by the City Council of the City of Palm Coast and shall constitute the regulations for the specific MPD District. The Development Agreement shall be recorded in the Official Records of Flagler County, Florida, by the City Clerk.

**SECTION 3. CONFLICTS.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 4. SEVERABILITY.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective immediately.

**APPROVED** on first reading the 4<sup>th</sup> day of September 2018.

**ADOPTED** on the second reading after due public notice and hearing this 18<sup>th</sup> day of September 2018.


**CITY OF PALM COAST, FLORIDA**

  
MILISSA HOLLAND, MAYOR

ATTEST:

  
VIRGINIA A. SMITH, CITY CLERK

APPROVED AS TO FORM AND LEGALITY

  
WILLIAM E. REISCHMANN, JR. ESQ.





**EXHIBIT "A"**

PARCEL 302

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, THENCE N89°04'10"E ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 600.01 FEET FOR A POINT OF BEGINNING ON THE EASTERLY LINE OF WYNNFIELD - SECTION 27, AS RECORDED IN MAP BOOK 9, PAGE 36, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE RUN N00°32'46"W ALONG SAID EASTERLY LINE 1004.68 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE N51°48'30"E 1227.22 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BARTON PARKWAY, BEING A POINT ON CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4579.61 FEET; THENCE FROM A CHORD BEARING OF S51°23'29"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 2110.09 FEET THROUGH A CENTRAL ANGLE OF 26°23'58" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WHITE MILL DRIVE; THENCE S24°54'30"W ALONG SAID WESTERLY RIGHT OF WAY LINE 261.18 FEET; THENCE N65°05'30"W 150 FEET; THENCE S24°54'30"W 100.00 FEET; THENCE S65°05'30"E 150.07 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF WHITE MILL DRIVE, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6040.00 FEET; THENCE FROM A CHORD BEARING OF S18°55'49"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE 1203.33 FEET THROUGH A CENTRAL ANGLE OF 11 °24'54" TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S13°13'22"W 351.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WHITE VIEW PARKWAY; THENCE N77°00'42"W ALONG SAID NORTHERLY RIGHT OF WAY LINE 551.55 FEET; THENCE N12°59'20"E 11.22 FEET; THENCE N27°53'28"W 95.46 FEET; THENCE N58°55'37"W 235.10 FEET; THENCE N24°56'30"W 165.00 FEET; THENCE N77°00'42"W 578.00 FEET; THENCE S12°59'31"W 4.83 FEET; THENCE N77°00'42"W 85.66 FEET; THENCE N47°03'32"W 64.32 FEET; THENCE S56°05'27"W 259.93 FEET; THENCE S12°59'18" 124.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF WHITE VIEW PARKWAY, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1624.00 FEET; THENCE FROM A CHORD BEARING OF N79°57'18"W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE 172.20 FEET THROUGH A CENTRAL ANGLE OF 06°04'31" TO THE AFOREMENTIONED EASTERLY LINE OF WYNNFIELD - SECTION 27; THENCE N00°32'46"W ALONG SAID EASTERLY LINE 905.32 FEET TO THE POINT OF BEGINNING.

**EXHIBIT “B”**

**WHITEVIEW MASTER PLANNED DEVELOPMENT AGREEMENT**

Prepared by:  
Michael D. Chiumento III, Esq.  
Chiumento Dwyer Hertel Grant & Kistemaker,  
P.L. 145 City Place, Suite 301  
Palm Coast, FL 32164

Return to:  
City Clerk City Hall  
160 Lake Avenue  
Palm Coast, FL 32164

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**MASTER PLAN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
PALM COAST AND MIRAL CORP.**

THIS MASTER PLAN DEVELOPMENT AGREEMENT, (herein referred to as the “Development Agreement”) is made and executed this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the CITY OF PALM COAST, a Florida municipal corporation (herein referred to as the “City”), whose address is 160 Lake Avenue, Palm Coast, Florida, 32164, and MIRAL CORP., a Florida corporation (herein referred to from time-to-time as the “Owner” regardless of whether singular or plural ownership status) whose address is 4370 La Jolla Village Drive, Suite 650, San Diego, CA 92122.

WITNESSETH:

**WHEREAS**, the Owner is the fee simple title owner of certain real property consisting of 116.4 +/- acres located in the City of Palm Coast, Flagler County, Florida, more particularly described in the legal description attached hereto as **Exhibit “A”** and incorporated herein (“Owner’s Property”); and

**WHEREAS**, the Owner requests approval for a Master Planned Development (“MPD”) on the Subject Property, subject to the conditions set forth in this Development Agreement ; and

**WHEREAS**, the Owner voluntarily agrees with the conditions, terms, and restrictions hereinafter recited, and has agreed voluntarily to their imposition as an incident to development of the Subject Property; and

**WHEREAS**, the City of Palm Coast City Council (“City Council”) finds that this Development Agreement is consistent with the City’s Comprehensive Plan (2035) (the “Comprehensive Plan”) and LDC and that the conditions, terms, restrictions, and requirements set forth herein are necessary for the protection of the public health, safety, and welfare of the citizens of the City; and

**WHEREAS**, the City Council further finds that this Development Agreement is consistent with and an exercise of the City’s powers under the Municipal Home Rule Powers Act; Article VIII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; the City of Palm Coast City Charter; other controlling law; and the City’s police powers; and

**WHEREAS**, additional conditions of approval may also be included within the minutes of relevant meetings of the PLDRB and City Council. Furthermore, any representations or promises made by the Owner during the zoning review and approval process for the Project (whether oral or in writing) shall also be additional conditions of approval if deemed appropriate by the City; and

**WHEREAS**, this is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 -163.3243, Florida Statutes.

**NOW, THEREFORE**, it is hereby resolved and agreed by and between the City and the Owner that the Owner’s application for a Master Planned Development is approved subject to the Development Agreement’s following terms and conditions:

**SECTION 1. RECITALS.**

The above recitals are taken as true, incorporated herein by this reference and form a material part of this Development Agreement upon which the City and the Owner have relied.

**SECTION 2. REPRESENTATIONS OF OWNER.**

(a) The Owner hereby represents and warrants to the City that the Owner is the owner of the Owner's Property in accordance with the title opinion or title certification provided by the Owner to the City issued by an attorney or title insurance company licensed to provide services in the State of Florida with said title opinion or certification showing all liens, mortgages, and other encumbrances not satisfied or released of record relative to the Subject Property.

(b) The Owner represents and warrants to the City that it has the power and authority to enter into and consummate the terms and conditions of this Development Agreement; that all acts, approvals, procedures, and similar matters required in order to authorize this Development Agreement have been taken, obtained or followed, as the case may be; that this Development Agreement and the proposed performance of this Development Agreement by the Owner is not an ultra vires act; and that, upon the execution of this Development Agreement by the parties, this Development Agreement shall be valid and binding upon the parties hereto and their successors in interest.

(c) The Owner hereby represents to the City that all required joinders and consents have been obtained and set forth in a properly executed form on this Development Agreement. Unless otherwise agreed to by the City, all liens, mortgages, and encumbrances not satisfied or released of record must be subordinated to the terms of this

Development Agreement and joinders must be executed by any mortgagees. It is the responsibility of the Owner to ensure that said subordinations and joinders occur in a form and substance acceptable to the City Attorney prior to the City's execution of this Development Agreement. If the Owner fails to attain the joinder and consent, then the Owner shall lose all rights and benefits deriving hereunder.

**SECTION 3. PROJECT DESCRIPTION.**

The Applicant may develop a Mixed residential development consisting of (i) up to 210 residential units; (ii) a +/- 27 acre parcel of land to be developed as multifamily development (MFR-2); (iii) a +/- 2 acre parcel (COM-2) or MFR-2; and (iv) a Neighborhood Park (approximately 9 acres), as depicted on the Development Agreement's Conceptual Master Plan (Exhibit "B") and Tract Map ("Exhibit "C). The Project shall be integrated internally and externally by a series of pedestrian pathways and developed in conformance with the City Code, the Development Agreement's Conceptual Master Plan, and this Development Agreement.

**SECTION 4. FUTURE LAND USE MAP (FLUM).**

The future land use designation for the Subject Property is Mixed Use. This Development Agreement is consistent with the City's Comprehensive Plan (2035).

**SECTION 5. APPROVAL OF MASTER PLAN DEVELOPMENT, CONCEPTUAL MASTER PLAN APPROVAL, AND DEVELOPMENT REVIEW PROCESS.**

(a) The City Council, at its regular meeting on September 18, 2018, adopted Ordinance 2018-20 for a Master Planned Development affecting the Subject Property subject to the terms and conditions of this Development Agreement.

(b) The Owner acknowledges if this Development Agreement is ever

terminated, the approval shall be deemed null and void and the land uses approved for the Subject Property shall no longer be permitted, unless otherwise approved by the City Council.

(c) The provisions of the then current City of Palm Coast Unified Land Development Code ("LDC") shall be applicable to the Subject Property unless otherwise specifically stated herein. Any City Code provision not specifically identified will not be affected by the terms of this Development Agreement, and will be subject to enforcement as if no Development Agreement were in effect.

(d) The Development Agreement' Conceptual Master Plan (Exhibit "B") depicts the layout of the Project and delineates the approximate property boundaries, streets, easements, property lines, general location of lots and intended uses.

(e) The Development Agreement's Exhibit B: Conceptual Master Plan (Exhibit "B") and Tract Map (Exhibit "C" contains a level of detail satisfactory to permit the Project to proceed directly to Preliminary Plat.

**SECTION 6. MODIFICATIONS TO THE DEVELOPMENT AGREEMENT CONCEPTUAL MASTER PLAN.**

Modifications to the exact location and number of lots, roadways, primary sidewalk/pathway system, and other improvements may be requested by the Owner and approved by the Land Use Administrator during review of construction documents, site plans, or Preliminary Plat for the Project or portions thereof, as long as the development standards contained in this Development Agreement are maintained. Moreover, the Land Use Administrator is authorized to approve those modifications to the Development Agreement Conceptual Master Plan as allowed by the LDC, and any construction

documents, and Preliminary Plat for the Subject Property or portions thereof provided that:

(1) The maximum building height and number of residential lots described herein are not exceeded, (2) Property setbacks are not modified and (3) the approved plans maintain the development standards in this Development Agreement.

**SECTION 7. PERMITTED USES.**

The Owner agrees to fully comply with the following Use Restrictions on the Subject Property. The Owner must develop the Subject Property consistent with the Development Agreement Conceptual Master Plan (Exhibit "B" , except as otherwise provided in Section 7 of this Development Agreement.

7.1 **USE RESTRICTIONS.**

(a) The Subject Property's use shall be limited to

- 210 single family residential units
- 27 acre parcel (MFR2)
- 2 acre parcel (MFR2 or COM-2)
- Public Park & facilities (approximately 9 acres)

(b) Except as provided elsewhere in this Development Agreement, any modification to the Development Agreement that proposes a change of uses approved herein, increases the intensity or types of development, or decreases the size of any perimeter buffer within the Subject Property shall require the approval of the City Council, following the review and recommendation of the PLDRB.

**7.2 VEHICULAR/NON-VEHICULAR AND PEDESTRIAN ACCESS  
PARKING AND INTERCONNECTIVITY.**

(a) The Development Agreement Conceptual Master Plan integrates



pedestrian, bicycle, and vehicular traffic circulation systems within the Subject Property and with adjacent rights-of-ways. All uses shall have access to a roadway but are not required to front on a dedicated road. The City shall be granted access to all roadways to ensure that public safety is maintained.

(b) Project shall provide and maintain one access drive onto White Mill Drive and one main access onto Pine Lakes Parkway as shown on the Development Agreement Conceptual Master Plan and other access determined to be appropriate. A temporary construction access shall also be allowed along the southerly portion of the Project.

(c) School Bus Stop: The Owner shall construct a school bus stop, along Pine Lakes Parkway or Whiteview Parkway as determined by the Flagler County School District with both being conveyed to the City and/or the Flagler County School District, that meets locational and design standards of the Flagler County School District and City, unless otherwise agreed to by the parties or their designees.

**SECTION 8. LAND DEVELOPMENT CODE NON-APPLICABILITY.**

The development of the Project shall proceed in accordance with the terms of this Development Agreement. In the event of an inconsistency between the terms of this Development Agreement and the LDC, the terms of this Development Agreement shall prevail. Where specific requirements are not contained in this Development Agreement, the LDC shall apply to the extent that it does not conflict with the provisions of this Development Agreement or the general intent of the Development Agreement Conceptual Master Plan.

**SECTION 9. FACILITY COMMITMENTS.**

(a) Unless otherwise described elsewhere in this Development Agreement, the

Owner agrees that the City is not responsible for the construction or creation of public facilities or capacity to facilitate the development of the Subject Property. No building permits or development permits shall be issued for the Subject Property unless adequate capacity of concurrency monitored facilities are available concurrent with the impact on said facilities by the Project.

(b) Private & Public Improvements: The Owner agrees to construct, at a minimum, the following on-site improvements, at the Owner's sole and exclusive expense, as a condition of this Development Agreement and in addition to the payment of all impact fees relating to the development of the Subject Property, unless otherwise provided for herein:

- i. Private: The parking areas; utilities; master stormwater system; sidewalks; lighting; recreational facilities, and perimeter buffer landscaping. The Owner shall grant any and all drainage and utility easements to the City which are deemed necessary to serve the public utilities.
- ii. The Owner agrees that the City has shown an essential nexus between a legitimate City interest and the conditions, if any, imposed herein. The Owner further agrees that all proposed conditions are roughly proportional to the impact the development will have upon the public, based upon an individualized determination by the City that the required conditions are related in both nature and extent to the impacts of the proposed Project.
- iii. Nothing herein shall be deemed a prohibited exaction under Fla. Stat.

70.45, and Owner agrees it has not suffered any damages under that statute.

(c) SIDEWALKS AND PEDESTRIAN PATHS: The Owner shall provide an internal integrated system of sidewalks to ensure that pedestrians maintain an easy and safe access to all uses as depicted on the Development Agreement Conceptual Master Plan. The Owner shall provide community sidewalks a minimum of five (5) feet wide on only one side of the internal roadway system.

(d) ACCESS: Ingress and egress to the Project shall be provided, constructed and maintained as depicted on the Development Agreement Conceptual Master Plan. At the sole discretion of the Owner, the development may be gated, however, must provide sufficient access for emergency services and access to public facilities.

(e) OWNER STORMWATER SYSTEM: The Owner shall be responsible for designing, permitting, constructing, and maintaining the means of conveyance of stormwater runoff from the Project to the Stormwater Facility including, but not limited to, all stormwater lines, ditches, culverts, and other stormwater facilities that are necessary to convey the stormwater runoff to the Stormwater Facility (the "Owner Stormwater System").

(f) PARK AND RECREATION: The Owner shall dedicate approximately nine (9) acres of land for parks and recreation to the City of Palm Coast for the benefit of the public in Tract "D". Specifically, Tract "G" shall be developed as a Neighborhood Park with the adjacent area remaining in natural condition with open space to provide for wellfield protection and other amenities. (see Exhibit "C")

**SECTION 10. DEVELOPMENT STANDARDS.**

10.1 PARKING: Parking requirements shall be consistent with the LDC.

10.2 OPEN SPACE: Minimum open space shall be forty percent (40%) of the Subject Property's gross area as required by Section 3.03.04.I of the ULDC. Open space is defined in the LDC and includes those permitted uses outlined in Section 3.03.04. As an alternative to meeting the open space percentage stated herein, the Owner may propose alternative solutions for Land Use Administrator approval, such as, but not be limited to, green building principles, land donation, or other mechanisms that would justify a lower percentage of open space. Open space shall be maintained by either the actual owner of the property, a property owners' association, or other method satisfactory to the Owner and the City.

10.3 WATER/WASTEWATER: The Project is located wholly within the City limits and is therefore within the City's water and wastewater service areas. All permanent uses within the Project will be served by central water and sewer services. The City shall be the potable water and wastewater service provider for the Project upon payment of applicable fees. The City is under no obligation to accept the dedication of any facility.

10.4 TRANSPORTATION: Presently the Property is zoned COM-1, pursuant to the City's LDC, which generates 4,570 P.M. Peak Hour Trips. The proposed rezoning will exponentially reduce traffic on the City's roadway system with the Project generating only 625 similar trips. This is a reduction of 3,045 trips. Transportation concurrency shall be addressed during the Preliminary Plat or site plan process.

10.5 DRAINAGE:

(a) The Owner shall construct a stormwater management system that provides

treatment and attenuation as required by St. Johns River Water Management District (SJRWMD) and the City's LDC. Best Management Practices (BMPs) shall be used during and after construction to minimize erosion and sedimentation and to properly manage runoff for both stormwater quantity and quality. BMPs shall be in accordance with the Florida Department of Environmental Protection (FDEP) and Florida Department of Transportation (FDOT) design standards and details.

(b) Stormwater piping, swales and ditches shall be designed to convey a ten (10)- year, twenty-four (24)-hour storm event. Stormwater detention facilities shall be designed to meet water quality and attenuation requirements by SJRWMD and the City's LDC.

(c) Existing drainage conveyance along the northern property line, as indicated on the Development Agreement Conceptual Master Plan (Exhibit "B"), shall be maintained through the use of drainage swales and/or storm drainage piping.

10.6 LANDSCAPING: No potable water shall be used for irrigation once a stormwater or reclaimed water source is available. All landscaping and irrigation shall comply with the LDC except for perimeter buffers, which shall be provided as follows:

(a) A minimum twenty (20) foot wide natural vegetative buffer, meeting the standards of a Buffer "E" in Section 11.03.05 of the LDC, shall be provided along the western property line coinciding with the City's Drainage Easement.

(b) No landscape buffers are required along the southern property lines adjacent to the existing development adjacent to the proposed lake.

10.7 LIGHTING: All lighting shall be designed to minimize light pollution to off-site properties and to comply with the LDC.

10.8 FIRE PROTECTION: Fire protection requirements for the Project will be met through a system of fire hydrants installed on the Subject Property by the Owner in accordance with City standards. The locations of fire hydrants shall be shown on all construction documents, site plans, or preliminary plats. The water requirements for the fire system will be served by the City's Utility Department. The Project shall comply with the City's fire protection requirements. The City will provide fire protection services to the Project in accordance with established local response agreements.

10.9 UTILITIES: The Owner shall be responsible for any and all costs associated with the extension of existing City utilities to the Subject Property that may be required to serve this Project. All internal utility lines for the Project shall be placed underground.

10.10 INTERCONNECTIVITY AND ACCESS: All units within the Subject Property shall be interconnected by roadways and sidewalks as called for by the City's Comprehensive Plan. The Project shall provide and maintain at least one two access drives onto Pine Lakes Parkway and White Mill Dr., as depicted on the Development Agreement Conceptual Master Plan and other access determined to be appropriate.

10.11 RESOURCE PROTECTION:

(a) Except as depicted on the Development Agreement Conceptual Master Plan (Exhibit "B") in this Development Agreement, the Owner shall comply with the resource protection requirements of the LDC. Specifically Tract F and Tract G shall remain in their natural condition with minimal permissible development.

(b) Natural upland buffers may be required by Chapter 10 of the LDC.

10.12 WETLANDS: The Project shall be subject to all Federal, State and City of Palm Coast environmental and wetland regulations and ordinances.

10.13 LOW IMPACT DEVELOPMENT PRACTICES: To further conservation practices identified in the LDC, the Project shall incorporate into the construction, operation, and maintenance of all facilities, conservation strategies, to include but not be limited to:

- (a) Water Conservation:
  - i. Native, drought tolerant plant materials;
  - ii. St. Johns River Water Management District Florida Water Star program for protection of water resources;
  - iii. Turf grass – Irrigated area(s) shall not exceed 50% of landscape areas;
  - iv. Separate irrigation zones shall be required for turf, non-turf areas; and
  - v. Landscape areas shall not be irrigated using high-volume irrigation systems unless high pressure compensating spray heads are utilized.

All irrigation systems shall employ, at minimum, a rain shut-off device such as a soil moisture sensor or smart irrigation system capable of analyzing and ascertaining weather conditions and time of year. These restrictions shall be clearly stated in the Project’s Covenants, Conditions and Restrictions (“CC&Rs”).

10.14 PROHIBITION OF DISCHARGES: The Owner shall comply with the City of Palm Coast Code of Ordinances, Article VI, Prohibition of Discharges, and all applicable local, state, federal, and City water quality laws, rules, regulations, and ordinances.

10.15 STORMWATER POLLUTION PREVENTION: A stormwater pollution prevention plan shall be attached to and incorporated into the construction and permit documents pursuant to the requirements of applicable federal, state, and City regulations.

10.16 WILDLIFE PROTECTION: In the event that listed species have been determined to be residing on, or otherwise be significantly dependent on the Subject Property, the Owner shall obtain the necessary permits from the Florida Fish and Wildlife Conservation Commission and other applicable agencies. Activities associated with listed flora and fauna and shall comply with the LDC. Bear Smart Community principles shall be integrated into design and operations. The intent is to minimize human-animal conflicts from black bear and other species that may be drawn to area attractants. The Owner and City shall cooperate on grant opportunities to supplement cost(s) that the Owner may incur to implement these principles. At no cost to the City, the Owner will allow recreational facilities to be utilized to conduct Florida Black Bear protection educational events for the benefit of the Project residents.

10.17 SIGNAGE: The Owner may construct signage consistent with the LDC after receiving necessary permits.

10.18 MODEL HOMES: Up to five model homes can be constructed, occupied, and operated under Section 4.19.02 of the LDC. Sales and leasing activities shall be limited to properties located within the Project. Construction and Certificates of Occupancies shall be issued consistent with the City and state rules, regulations and codes. Moreover, model homes are subject to all phasing and construction plan approvals.

#### **SECTION 11. PHASING OF DEVELOPMENT.**

(a) The Subject Property may be developed in multiple phases. Prior to the issuance of any permit for any phase of the Project (and prior to any construction of any improvement, building, or structure on the Subject Property), the Owner shall submit a Preliminary Plat for the relevant phase. A Subdivision Master Plan as provided in the LDC is not required. Each tract of the Project will include infrastructure to support the proposed uses, including water and wastewater service, drainage, private roads, vehicular, and



pedestrian access facilities. All infrastructure necessary to support each phase that is constructed on the Subject Property shall be constructed concurrently with, or prior to construction of that phase of the Project, as approved by the City, and prior to the issuance of building permits for that phase. Adequate emergency vehicle access and turnarounds shall be provided at all times. No clearing of land may occur until site plan approval is provided for that specific phase of development.

(b) Roadways shall be constructed concurrently with development of adjacent lots to insure that contiguous roadways are available at all times prior to the issuance of any building permits for that phase.

**SECTION 12. LOT AND BUILDING STANDARDS.**

12.1.A LOT DIMENSIONAL STANDARDS: Consistent with the Tract Map (**Exhibit “C”**)

| Standard                          | Tract C       | Tract B       |
|-----------------------------------|---------------|---------------|
| Minimum Lot Size                  | 4,500 sq. ft. | 5,000 sq. ft. |
| Minimum Interior Lot Width        | 45'           | 50'           |
| Minimum Corner Lot Width          | 50'           | 50'           |
| Minimum Living Area (square feet) | 1,200         | 1,200         |
| Minimum Front Setback             | 20'           | 20'           |
| Minimum Rear Setback              | 10'           | 10'           |
| Minimum Rear Street Setback       | 15'           | 15'           |
| Minimum Interior Side Setback     | 5'            | 5'            |
| Minimum Street Side Setback       | 15'           | 15'           |

|                                  |     |     |
|----------------------------------|-----|-----|
| Maximum Impervious Surface Ratio | 0.7 | 0.7 |
| Maximum Building Height          | 35' | 35' |

12.1.B. TRACT D: +/- 27 acres to be developed consistent with City Zoning Classifications of MFR-2. As part of the Project's first preliminary plat Development Order, the Owner shall dedicate and convey to the City by warranty deed an area from Tract D for a public park of approximately nine (9) acres, as generally depicted on the Master Conceptual Plan (Exhibit "B") with nine acres of the Tract "D" entitlements being transferred to the balance of the tract.

12.1.C. As specifically required in Section 12.1.B., the Owner shall dedicate and deed by special warranty deed a nine (9) acre park as generally depicted on the Conceptual Master Plan to the City as part of the Project's first preliminary plat Development Order. The Owner shall provide a survey of the land to be deeded and a title opinion to the City for review and approval prior to execution of the special warranty deed. The Owner shall not deed the property to the City until the City has completed its review of documents provided, and approved the property for transfer to the City.

12.1.D. TRACT E: +/- 2 acres to be developed with MFR-2 or COM-2.

12.1.E. TRACT G: Only those uses allowed within the Parks and Greenway zoning district.

12.2 ARCHITECTURE: Prior to issuance of the Preliminary Plat Development order, the Owner shall submit to the LUA for approval an architectural program for the project which shall be consistent with the City's LDC.

**SECTION 13. LIST OF OUTSTANDING PERMITS/APPROVALS AND  
PROPER SEQUENCING.**

(a) The failure of the Development Agreement to address any specific City, County, State, or Federal permit, condition, term, or restriction shall not relieve the Owner of the requirement of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

(b) All required City, County, State, or Federal permits shall be obtained prior to commencement of construction. This Development Agreement is not Preliminary Plat approval and the Owner remains responsible for complying with all provisions of the Land Development Code unless provide elsewhere in this Development Agreement.

**SECTION 14. DEVELOPMENT FEES.**

The Owner acknowledges and agrees that the City has enacted citywide impact fees, and may in the future increase the amount of those fees. Except as provided for herein regarding park system impact fees, the Owner acknowledges that the Subject Property shall be subject to all fees in effect at the time of permitting.

**SECTION 15. COMMON AREAS AND MAINTENANCE.**

For all common areas, to ensure the long-term ownership, maintenance, and control of those areas, prior to the issuance of any building permit and before recording the final plat, the Owner shall maintain or establish an association, in accordance with Florida law, comprised of the owners of lots or parcels with the development (the “Association”). The Association documentation shall be subject to the prior reasonable review of the City to ensure adequate provisions for the ongoing care and maintenance of the common areas.

The documentation, whether contained in a deed restriction or otherwise, shall provide for the permanent maintenance of the Common Areas by the Association, minimum insurance requirements for the Association, adequate mechanisms to force financial participation by members of the Association, and restrictions on the ability to amend these requirements without the City's approval. The City shall not be required to accept ownership or maintenance of any of the Project's common elements including but not limited to roads, landscaping and buffers.

**SECTION 16. BREACH, ENFORCEMENT, ALTERNATIVE DISPUTE  
AND CONFLICT RESOLUTION.**

(a) In the event of a breach hereof by either party hereto, the other party hereto shall have all rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

(b) In the event that a dispute arises under this Development Agreement, and the City and Owner are unable to resolve the issues, the parties shall attempt to resolve all disputes informally. In the event of a failure to informally resolve all disputes, the City and Owner agree to engage in mediation before a certified Circuit Court mediator selected by the parties. In the event that the parties fail to agree to a mediator, a certified mediator will be selected solely by the City. The parties shall equally pay all costs of mediation.

(c) In the event of conflict between the terms of this Development Agreement and the Development Agreement Master Plan, the provisions of this Development Agreement shall prevail.

**SECTION 17. NOTICES.**

(a) All notices required or permitted to be given under this Development Agreement must be in writing and must be delivered to the City or the Owner at its address set forth below (or such other address as may be hereafter be designated in writing by such party).

(b) Any such notice must be personally delivered or sent by certified mail, overnight courier, facsimile, or telecopy.

(c) Any such notice will be deemed effective when received (if sent by hand delivery, overnight courier, telecopy, or facsimile) or on that date which is three (3) days after such notice is deposited in the United States mail (if sent by certified mail).

The parties' addresses for the delivery of all such notices are as follows:

As to the City: City Manager  
160 Lake Avenue  
Palm Coast, FL  
32164

As to the Owner: Miral Corp.  
4370 La Jolla Village Drive, Suite  
650 San Diego, CA 92122

With copies to: Michael D. Chiumento III, Esq.  
Chiumento Dwyer Hertel Grant &  
Kistemaker, PL 145 City Place, Suite 301  
Palm Coast, FL 32164

**SECTION 18. SEVERABILITY.**

The terms and provisions of this Development Agreement are not severable and in the event any portion of this Development Agreement shall be found to be invalid or illegal, then the entire Development Agreement shall be null and void.

**SECTION 19. SUCCESSORS AND ASSIGNS.**

(a) This Development Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and Owner and their respective successors- in-interest. The terms and conditions of this Development Agreement similarly shall be binding upon the Subject Property and shall run with the land and the title to the same.

(b) This Development Agreement touches and concerns the Subject Property.

(c) The Owner has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Agreement.

**SECTION 20. GOVERNING LAW, VENUE AND COMPLIANCE WITH LAW.**

(a) This Development Agreement shall be governed by and construed in accordance with the laws of the State of Florida and the Code of Ordinances of the City of Palm Coast.

(b) Venue for any dispute shall be in the Seventh Judicial Circuit Court in and for Flagler County, Florida.

(c) The Owner shall fully comply with all applicable local, State, and Federal environmental regulations and all other laws of similar type or nature.

(d) This Development Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City, such as requiring compliance with the City capital facilities plan; parks master plan, including parks and trail dedications; utility construction and connections; mandating utility capacities; requiring street development or other

such similar land development regulations and requirements.

(e) If state or federal laws are enacted after execution of this Development Agreement which are applicable to and preclude the parties' compliance with this Development Agreement, this Development Agreement shall be modified or revoked as necessary to comply with the relevant law.

(f) This Development Agreement shall also not be construed to prohibit the City from adopting lawfully imposed impact fees applicable to the Owner and the development of the Development Agreement Conceptual Master Plan authorized hereunder.

**SECTION 21. TERM / EFFECTIVE DATE.**

(a) This Development Agreement shall be effective upon approval by the City Council and execution of this Development Agreement by all parties (the "Effective Date").

(b) This Development Agreement provides an initial timeframe of ten (10) years to commence development from the Effective Date.

(c) Should development not commence within the initial established timeframe, the term of this Development Agreement may be modified by action of the City Council, at Council's discretion. Failure to obtain an extension shall cause the zoning of all lands encumbered to revert to the previous equivalent zoning designation.

**SECTION 22. RECORDATION.**

Upon approval by the City Council and execution of this Development Agreement by all parties, this Development Agreement and any and all amendments hereto shall be recorded by the City with the Clerk of the Circuit Court of Flagler County within fourteen

(14) days after its execution by the City, and the Development Agreement shall run with the land. The Owner shall pay the costs to record this Development Agreement.

**SECTION 23. THIRD PARTY RIGHTS.**

This Development Agreement is not a third party beneficiary contract, and shall not in any way whatsoever create any rights on behalf of any third party.

**SECTION 24. SPECIFIC PERFORMANCE / TIME IS OF THE ESSENCE.**

(a) Strict compliance shall be required with each and every provision of this Development Agreement. The parties agree that each has the remedy of specific performance of these obligations.

(b) Time is of the essence to this Development Agreement and every right or responsibility required herein shall be performed within the times specified.

**SECTION 25. ATTORNEYS' FEES.**

In the event of any action to enforce the terms of this Development Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, paralegals' fees, and all costs incurred, whether the same be incurred in a pre-litigation negotiation, litigation at the trial, or appellate level.

**SECTION 26. FORCE MAJEURE.**

The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specific time period ("Time Period") constitutes a default under terms of this Development Agreement, and if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to: acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, terrorism, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the



control of such party, or severe adverse weather conditions (“Uncontrollable Event”); then notwithstanding any provision of this Development Agreement to the contrary, that failure shall not constitute a default under this Development Agreement and any Time Period prescribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

**SECTION 27. INDEMNIFICATION.**

The Owner shall indemnify for and save the City harmless from and against any and all liability, claims for damages and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of in any way connected with the Owner’s development of the Subject Property as provided in this Development Agreement. This agreement by the Owner to indemnify and hold the City harmless shall include, but not be limited to: all charges, expenses, and costs, including reasonable attorneys’ fees, both at trial and on appeal, incurred by the City on account of or by reason of such injuries, damages, liability, claims, suits, or losses and all damages arising therefrom.

**SECTION 28. ENFORCEMENT; CITY’S RIGHT TO TERMINATE DEVELOPMENT AGREEMENT.**

(a) This Development Agreement shall continue to be enforceable, unless lawfully terminated, notwithstanding any subsequent changes in any applicable law.

(b) The failure by the Owner to perform each and every one of its obligations hereunder shall constitute a default, entitling the City to pursue whatever remedies are available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, or alternatively, the termination of this

Development Agreement. Prior to the City filing any action or terminating this Development Agreement as a result of a default under this Development Agreement, the City shall first provide the Owner written notice of said default. Upon receipt of said notice, the Owner shall be provided a thirty day period in which to cure the default to the reasonable satisfaction of the City prior to the City filing an action or terminating this Development Agreement. If thirty (30) days is not considered by the parties to be a reasonable period in which to cure the default, the cure period shall be extended to such cure period acceptable to the City, but in no case shall that cure period exceed ninety (90) days from initial notification of default. Upon termination of the Development Agreement, the Owner shall immediately be divested of all rights and privileges granted hereunder.

**SECTION 29. CAPTIONS.**

Sections and other captions contained in this Development Agreement are for reference purposes only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Development Agreement, or any provision hereof.

**SECTION 30. EXHIBITS.**

Each exhibit referred to and attached to this Development Agreement is an essential part of this Development Agreement. The exhibits and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Development Agreement.

**SECTION 31. INTERPRETATION.**

(a) The Owner and the City agree that all words, terms and conditions contained herein are to be read in concert, each with the other, and that a provision

contained under one (1) heading may be considered to be equally applicable under another in the interpretation of this Development Agreement.

(b) This Development Agreement shall not be construed more strictly against either party on the basis of being the drafter thereof, and both parties have contributed to the drafting of this Development Agreement.

**SECTION 32. FURTHER ASSURANCES.**

Each party agrees to sign any other and further instruments and documents consistent herewith as may be necessary and proper to give complete effect to the terms of this Development Agreement.

**SECTION 33. COUNTERPARTS.**

This Development Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one (1) and the same document.

**SECTION 34. MODIFICATIONS, AMENDMENTS AND NON-WAIVER.**

(a) Unless provided for elsewhere in this Development Agreement, (1) Amendments to and waivers of the provisions herein shall be made by the parties only in writing by formal amendment, and (2) This Development Agreement shall not be modified or amended except by written agreement executed by all parties hereto and upon approval of the City Council of the City of Palm Coast.

(b) Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.


**SECTION 35. ENTIRE AGREEMENT AND EFFECT ON PRIOR AGREEMENTS.**

This Development Agreement constitutes the entire agreement between the parties and supersedes all previous oral discussions, understandings, and agreements of any kind and nature, including the previous rezoning (Ordinance #2005-38), as between the parties relating to the subject matter of this Development Agreement.

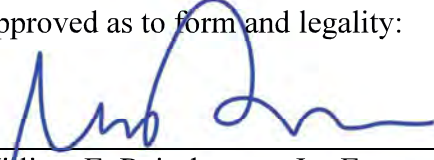
**IN WITNESS WHEREOF**, the Parties have executed this Development Agreement on the dates set forth below.

ATTEST:

**CITY OF PALM COAST**


  
Virginia A. Smith, City Clerk

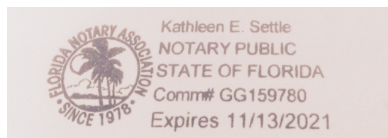
  
Milissa Holland, Mayor

Approved as to form and legality:  
  
William E. Reischmann, Jr., Esq.



The foregoing instrument was acknowledged before me this 18th day of September, 2018, by Milissa Holland, Mayor of the CITY OF PALM COAST, (check one)  who is personally known to me or  who produced \_\_\_\_\_ as identification.

  
Notary Public – State of Florida  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



WITNESSES:

**“OWNER”**

Miral Corp., a Florida Corporation

\_\_\_\_\_

\_\_\_\_\_

(print)

By: \_\_\_\_\_

Marc Mirbod, President

\_\_\_\_\_

\_\_\_\_\_

(print)

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Marc Mirbod, President of Miral Corp (check one)  who is personally known to me or  who produced \_\_\_\_\_ as identification.

\_\_\_\_\_

Notary Public – State of Florida

Print Name: \_\_\_\_\_

My Commission expires:





**ALLIANT**

10475 Fortune Pkwy.  
Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
CA# 29471

FOR CITY USE

ZONE: PSP  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: DPX  
FLUM: RESIDENTIAL

NO. DATE DESCRIPTION

**WHITEVIEW MULTIFAMILY**  
WISTERIA LN.  
PALM COAST, FL  
**MASTER SITE PLAN**  
**CONCEPTUAL DRAINAGE PLAN**

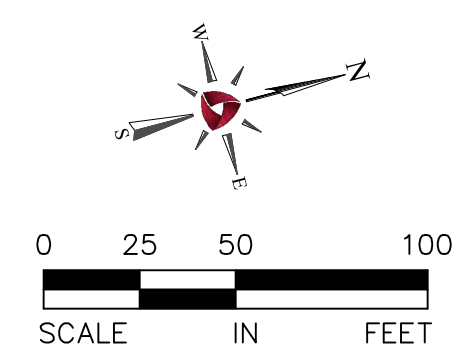
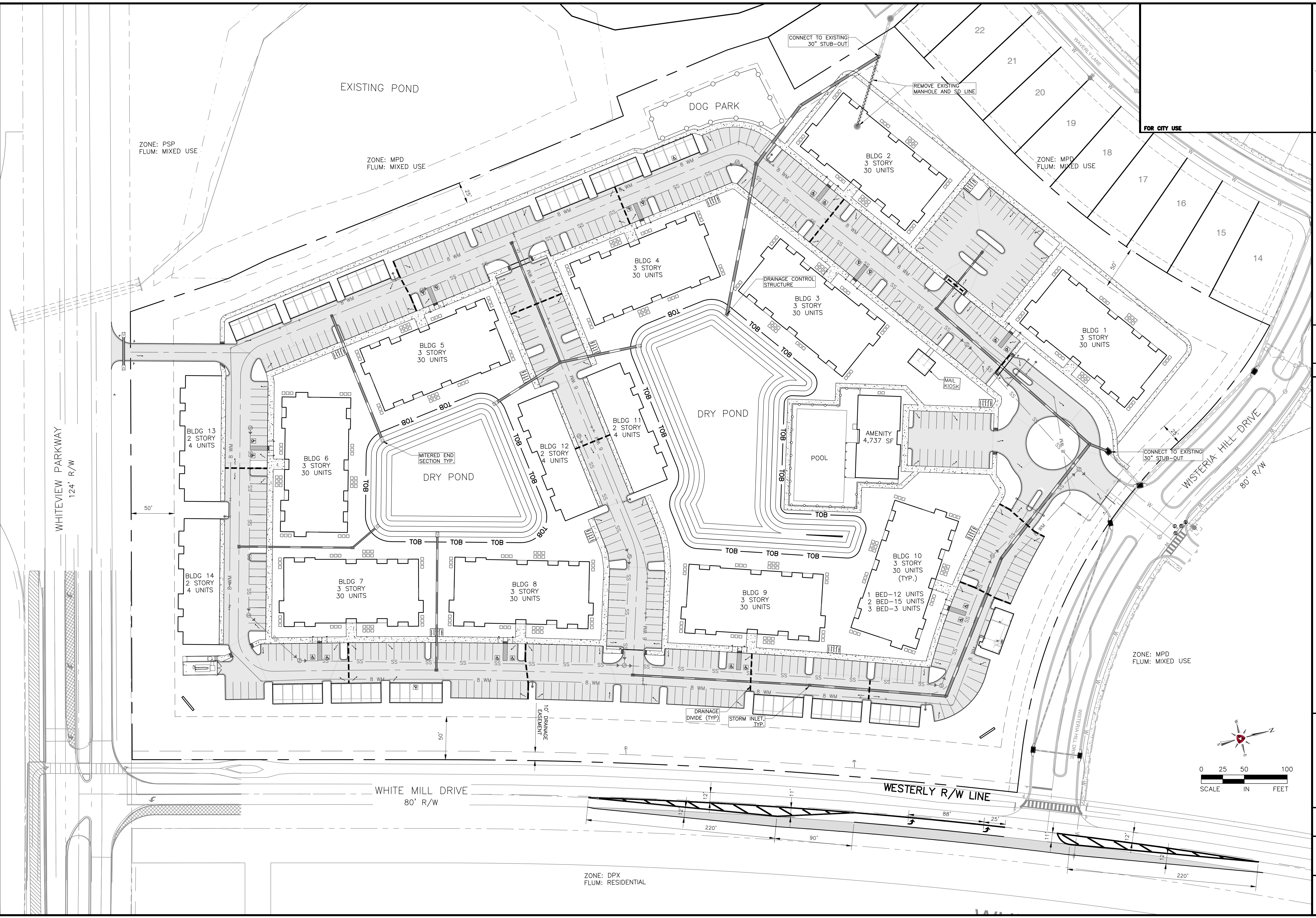
CURT WIMPEE, P.E.  
Date 07-09-2022  
79764 License No.

QA/QC  
AVO 07-09-2022  
BY DATE

PROJECT TEAM DATA  
DESIGNED: CMW  
DRAWN: MC  
PROJECT NO: 222-0022

**C-2.0**

CADD FILE:  
V:\Projects\2022\222022 - Whiteview\Design\Plan\Sheet\Master Site Plan\_ 222022\_P02.dwg  
PLOT DATE: Jan 18, 2023 4:38pm







**ALLIANT**

10475 Fortune Pkwy.  
Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
CA# 29471

FOR CITY USE

ZONE: PSP  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: MPD  
FLUM: MIXED USE

ZONE: DPX  
FLUM: RESIDENTIAL

NO. DATE DESCRIPTION

WHITEVIEW MULTIFAMILY

WISTERIA LN.  
PALM COAST, FL

MASTER SITE PLAN  
CONCEPTUAL UTILITY PLAN

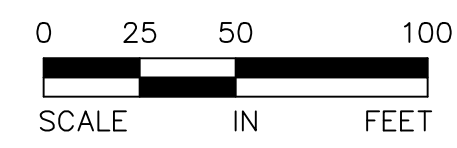
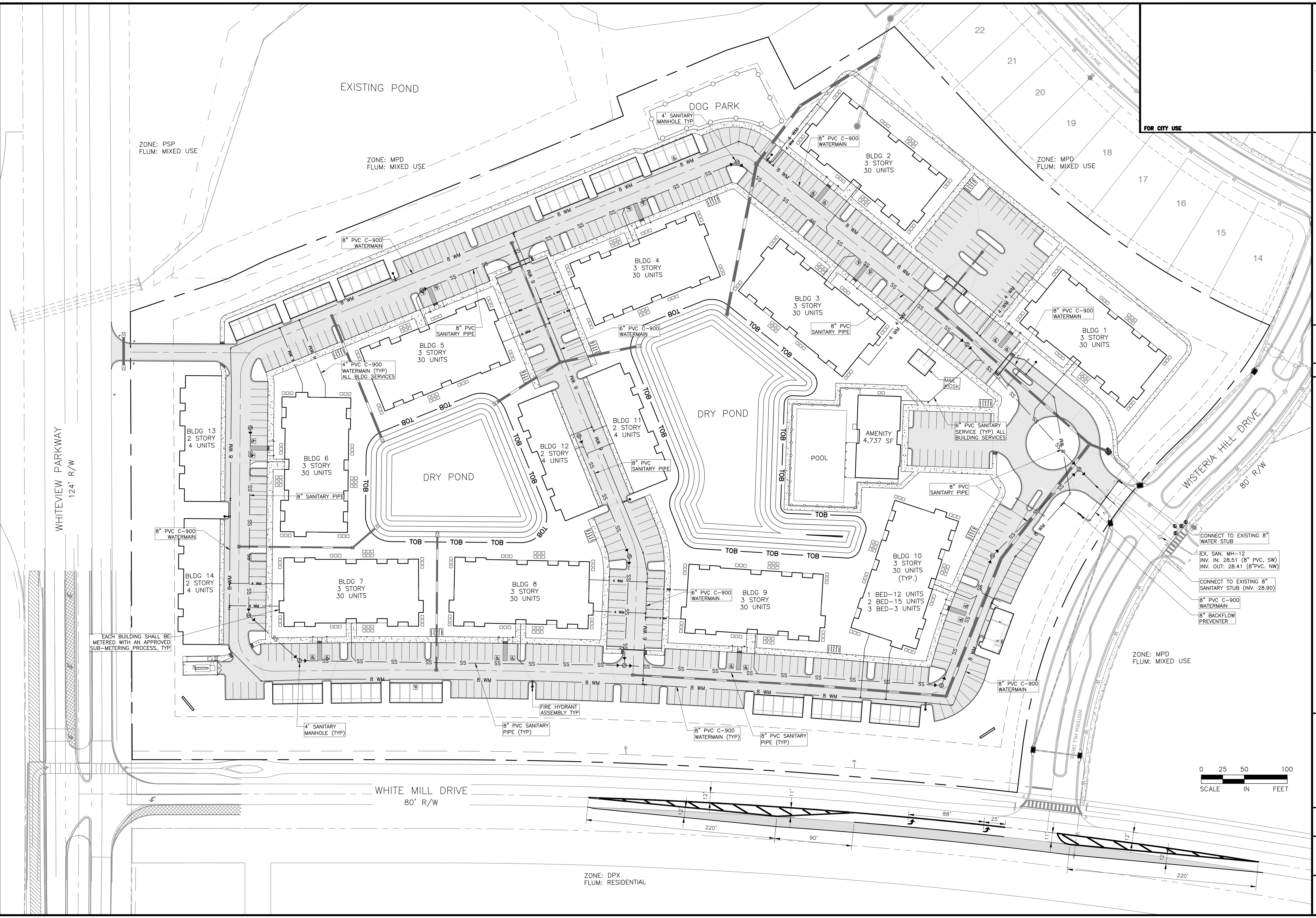
CURT WIMPEE, P.E.  
Date 79764  
License No.

QA/QC  
AVO 07-09-2022  
BY DATE

PROJECT TEAM DATA  
DESIGNED: CMW  
DRAWN: MC  
PROJECT NO: 222-0022

**C-3.0**

CADD FILE: V:\Projects\2022\222-0022 - Whiteview\Design\Plan\Labels\Master Site Plan\_220022\_PUT.dwg  
PLOT DATE: Jan 18, 2023 4:38pm





CURRENT ZONING: MPD  
 OWNER: KB HOMES  
 NO BUFFER REQUIRED - MPD (MFR)  
 TO MPD (COMMON AREA)  
 PROVIDED - 25' BUFFER

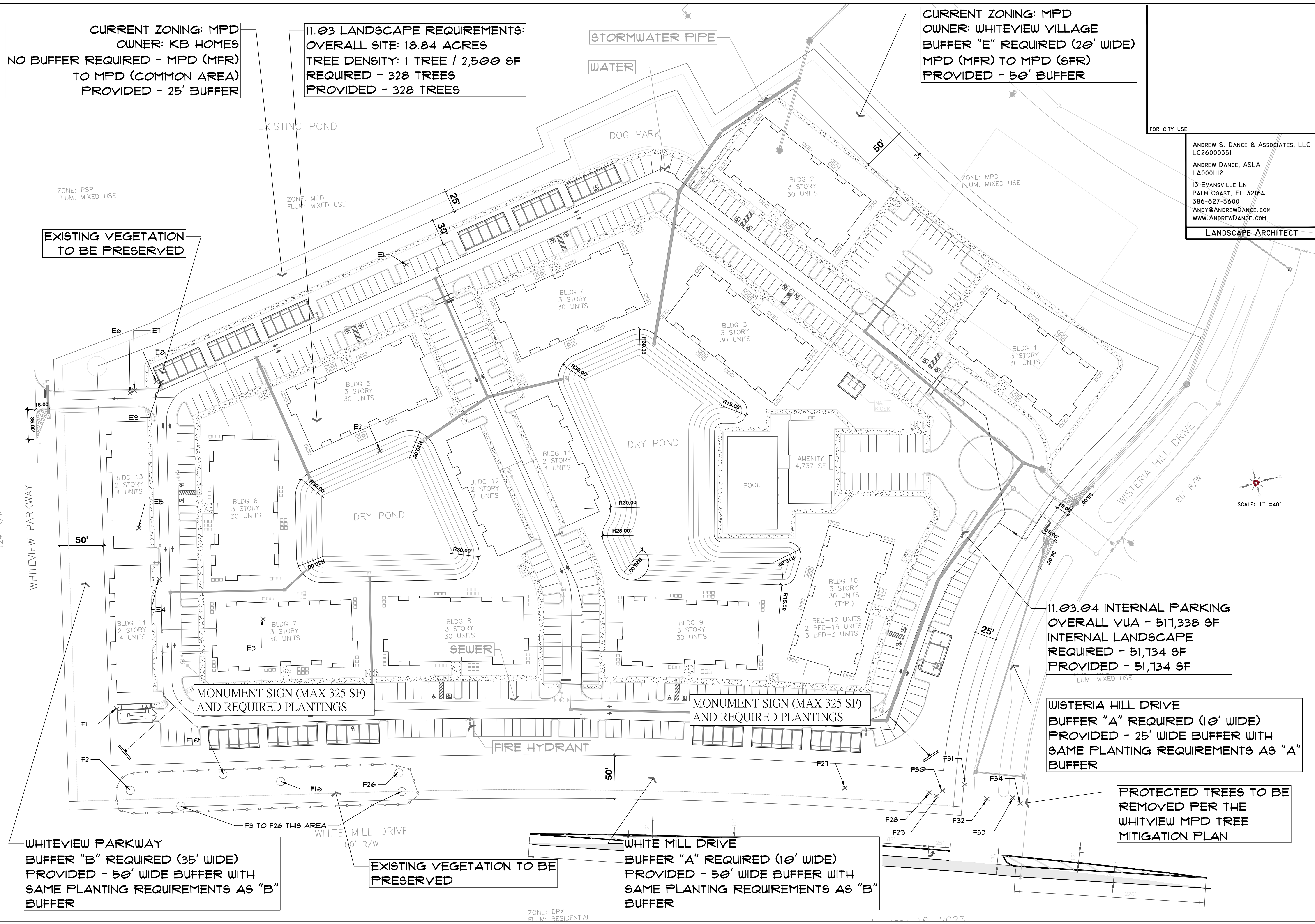
11.03 LANDSCAPE REQUIREMENTS:  
 OVERALL SITE: 18.84 ACRES  
 TREE DENSITY: 1 TREE / 2,500 SF  
 REQUIRED - 328 TREES  
 PROVIDED - 328 TREES

CURRENT ZONING: MPD  
 OWNER: WHITEVIEW VILLAGE  
 BUFFER "E" REQUIRED (20' WIDE)  
 MPD (MFR) TO MPD (SFR)  
 PROVIDED - 50' BUFFER

FOR CITY USE

ANDREW S. DANCE & ASSOCIATES, LLC  
 LC26000351  
 ANDREW DANCE, ASLA  
 LA000112  
 13 EVANSVILLE LN  
 PALM COAST, FL 32164  
 386-627-5600  
 ANDY@ANDREW.DANCE.COM  
 WWW.ANDREW.DANCE.COM

LANDSCAPE ARCHITECT



EXISTING VEGETATION  
 TO BE PRESERVED

MONUMENT SIGN (MAX 325 SF)  
 AND REQUIRED PLANTINGS

MONUMENT SIGN (MAX 325 SF)  
 AND REQUIRED PLANTINGS

11.03.04 INTERNAL PARKING  
 OVERALL VUA - 517,338 SF  
 INTERNAL LANDSCAPE  
 REQUIRED - 51,134 SF  
 PROVIDED - 51,134 SF  
 FLUM: MIXED USE

WISTERIA HILL DRIVE  
 BUFFER "A" REQUIRED (10' WIDE)  
 PROVIDED - 25' WIDE BUFFER WITH  
 SAME PLANTING REQUIREMENTS AS "A"  
 BUFFER

PROTECTED TREES TO BE  
 REMOVED PER THE  
 WHITVIEW MPD TREE  
 MITIGATION PLAN

WHITEVIEW PARKWAY  
 BUFFER "B" REQUIRED (35' WIDE)  
 PROVIDED - 50' WIDE BUFFER WITH  
 SAME PLANTING REQUIREMENTS AS "B"  
 BUFFER

EXISTING VEGETATION TO BE  
 PRESERVED

WHITE MILL DRIVE  
 BUFFER "A" REQUIRED (10' WIDE)  
 PROVIDED - 50' WIDE BUFFER WITH  
 SAME PLANTING REQUIREMENTS AS "B"  
 BUFFER

| NO | DATE     | DESCRIPTION                             |
|----|----------|---|
| 1  | 01/16/23 | REVISION DUE TO SITE PLAN MODIFICATIONS |

WHITEVIEW MULTI-FAMILY  
 MW CORNER OF WHITEVIEW FRKY AND WHITE MILL DR  
 PALM COAST, FLORIDA

MASTER LANDSCAPE PLAN  
 OVERALL CONCEPTUAL LANDSCAPE PLAN

SEAL:

01/16/23 LA000112  
 DATE: LICENSE #:

QA / QC  
 A9D 01/16/23  
 BY: DATE:

PROJECT TEAM DATA  
 DESIGNED: A9D  
 DRAWN: A9D  
 PROJECT NO.: 220-22

**M-01**  
 SHEET 01 OF 02





Architecture | interiors | planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [o] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

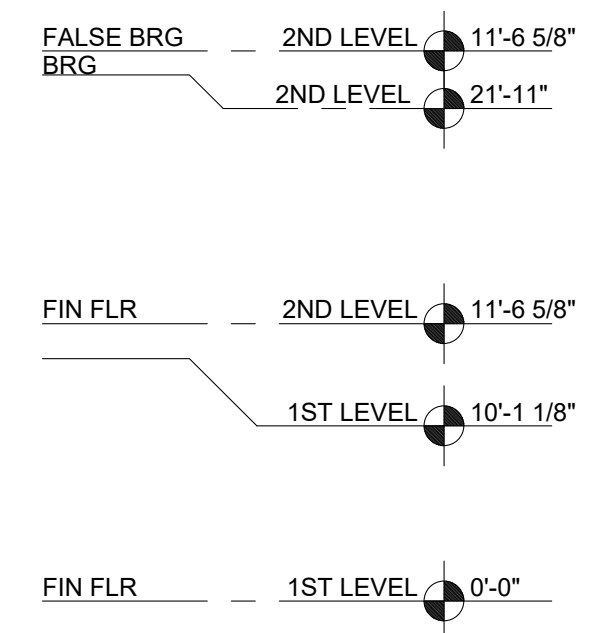
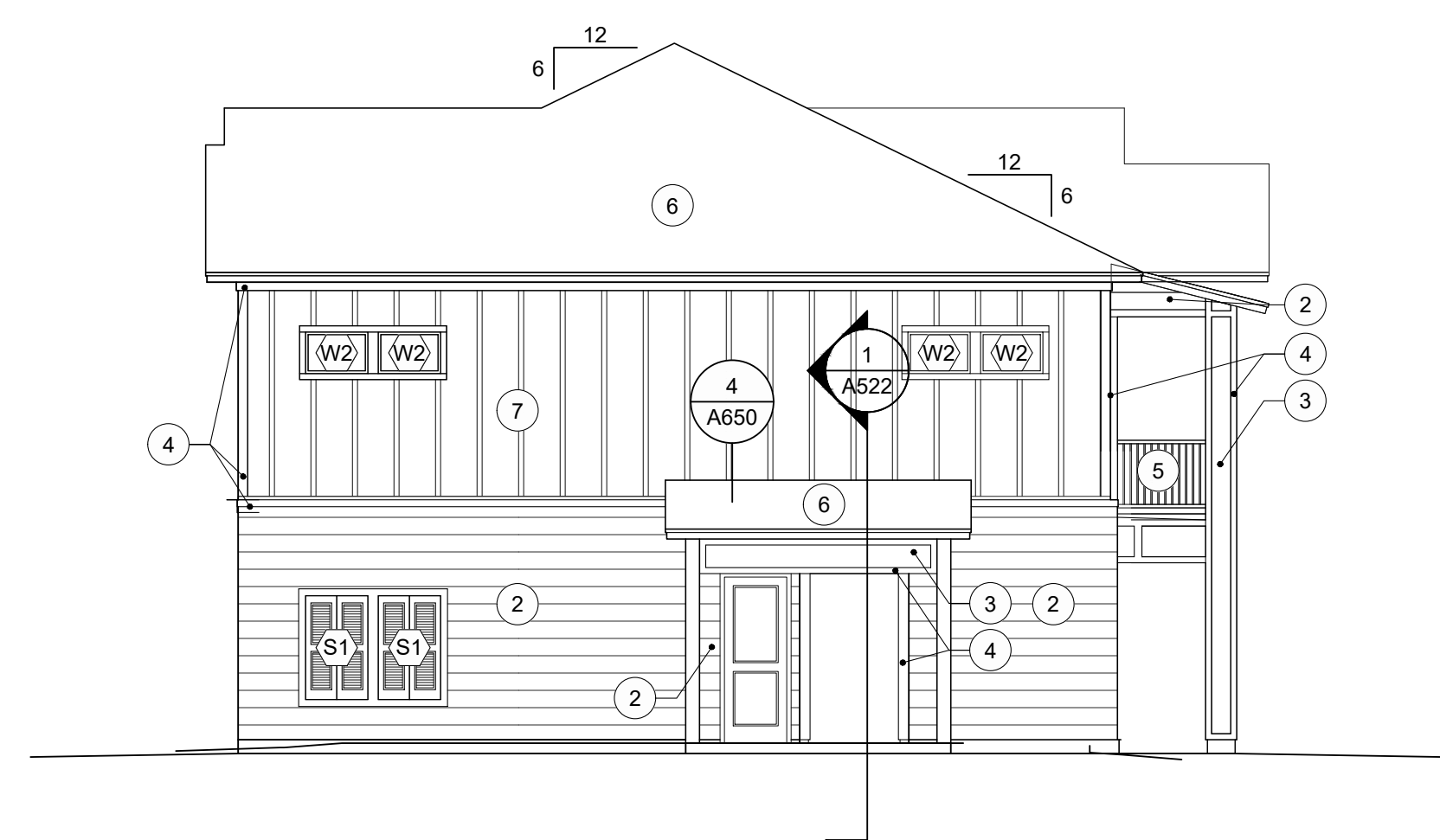
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 G4 Architectural Services LLC.

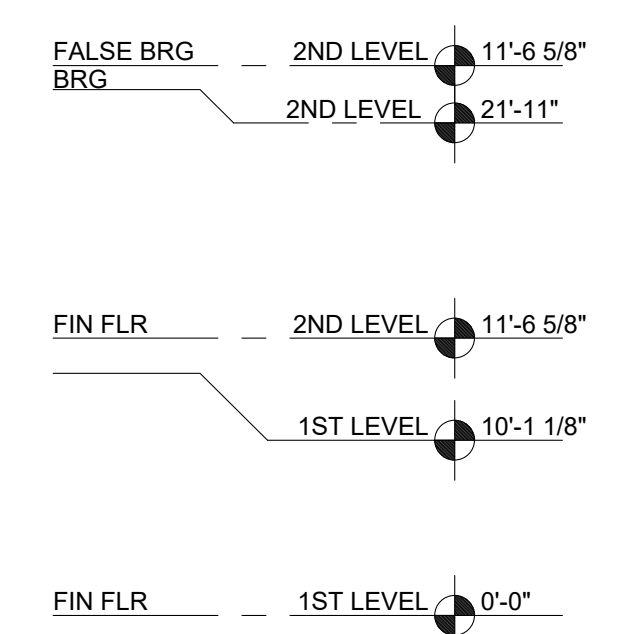
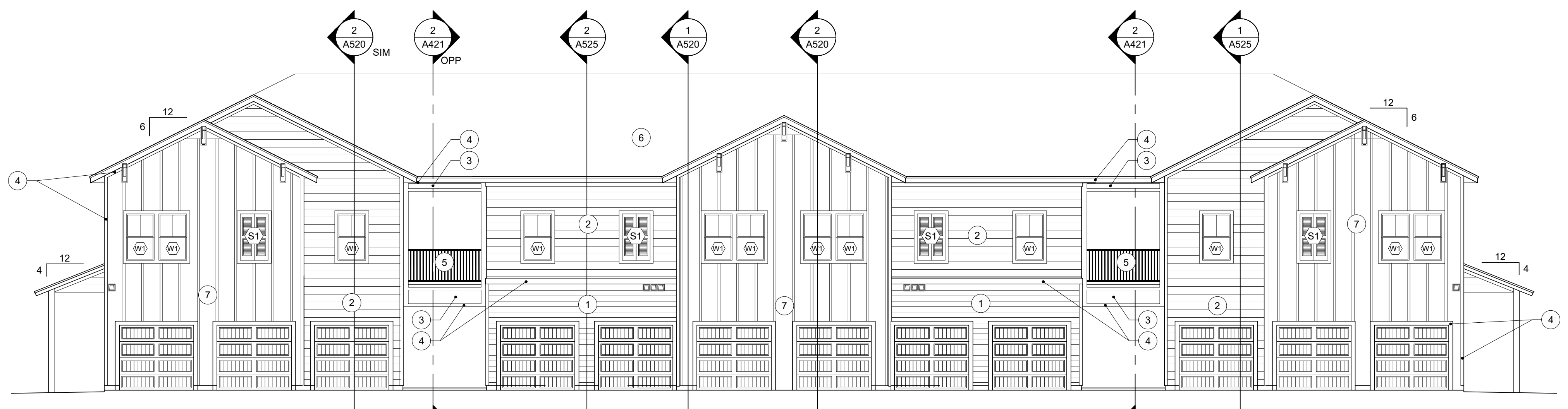
Not Valid for Permitting Without Digital Signature and Date

| MATERIAL LEGEND   |  |
|---|--|
| 1   | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2   | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3   | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4   | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5   | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6   | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7   | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| GENERAL MATERIALS (UNO)   |  |
| FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O.<br>ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS<br>RE: DETAILS |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE   |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR  |  |
| EXTERIOR COLORS<br>a - COLOR 1<br>b - COLOR 2<br>c - COLOR 3<br>d - COLOR 4<br>e - COLOR 5                              |  |

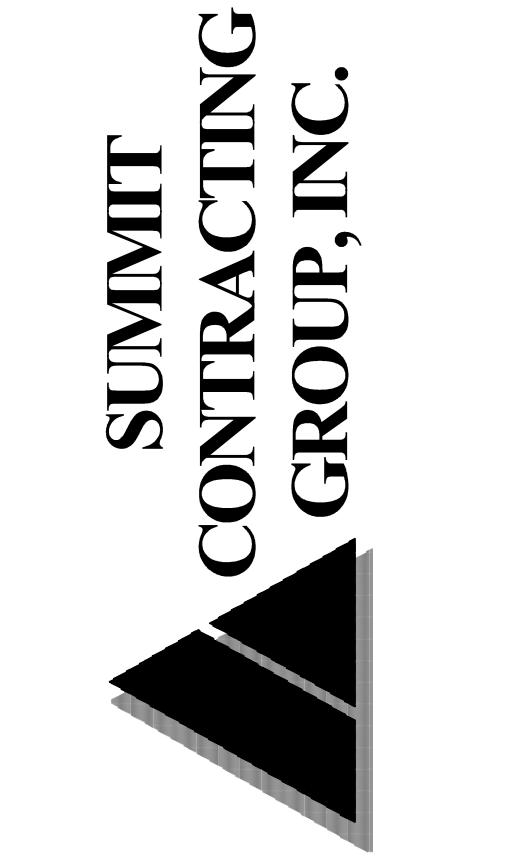


2 CARRIAGE HOUSE 1  
EXTERIOR ELEVATION - RIGHT  
1/8" = 1'-0"

| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



1 CARRIAGE HOUSE 1  
EXTERIOR ELEVATION - FRONT  
1/8" = 1'-0"



|                 |  |
|-----------------|--|
| Project Number: | 22.5032.00   |
| Drawn By:       | AAM  |
| Checked By:     | GMC/MAS  |
| Project Name:   | PALM COAST RENTAL COMMUNITY<br>MESA CAPITAL PARTNERS<br>CITY OF PALM COAST, FL |
| Drawing Name:   | CARRIAGE HOUSE 1<br>EXTERIOR ELEVATIONS<br>ELEVATION B                         |

A321a

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



Architecture | Interiors | Planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [o] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

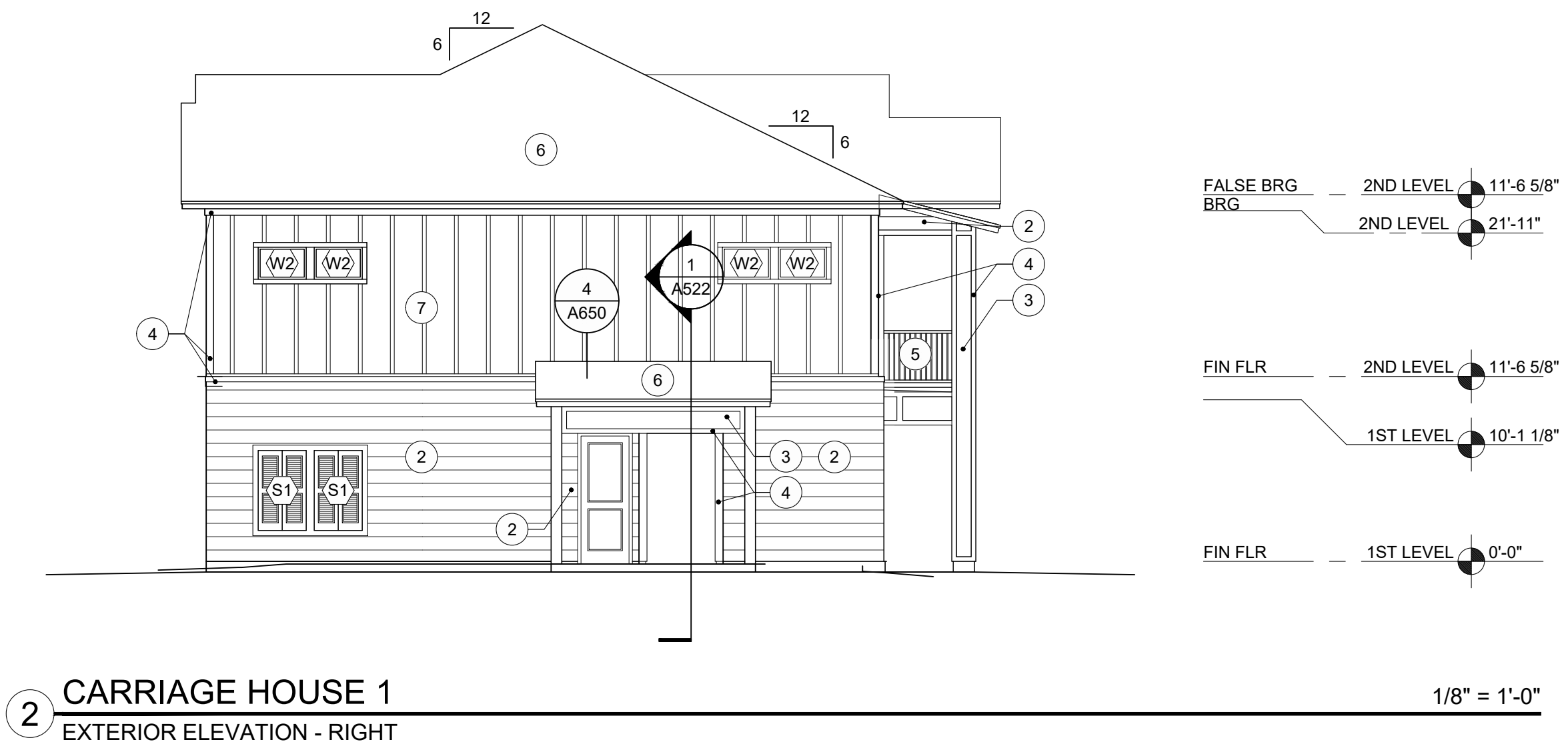
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

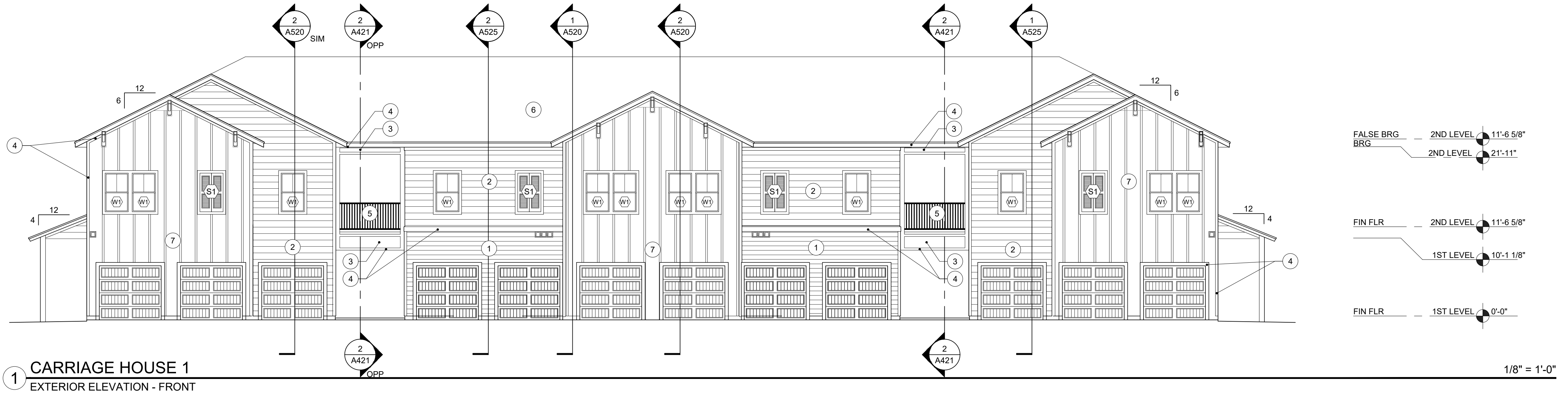
© 2022 G4 Architectural Services LLC.

Not Valid for Permitting Without Digital Signature and Date

| MATERIAL LEGEND   |  |
|---|--|
| 1   | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2   | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3   | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4   | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5   | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6   | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7   | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| GENERAL MATERIALS (UNO)   |  |
| FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O.<br>ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS<br>RE: DETAILS |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE   |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR  |  |
| EXTERIOR COLORS<br>a - COLOR 1<br>b - COLOR 2<br>c - COLOR 3<br>d - COLOR 4<br>e - COLOR 5                              |  |



| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



**SUMMIT CONTRACTING GROUP, INC.**

Project Number: 22.5032.00  
 Drawn By: AAM  
 Checked By: Gmc/MAS  
 Project Name:  
 PALM COAST RENTAL COMMUNITY  
 MESA CAPITAL PARTNERS  
 CITY OF PALM COAST, FL  
 Drawing Name:  
 CARRIAGE HOUSE 1  
 EXTERIOR ELEVATIONS  
 ELEVATION B

**A321a**

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



Architecture | Interiors | Planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [o] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

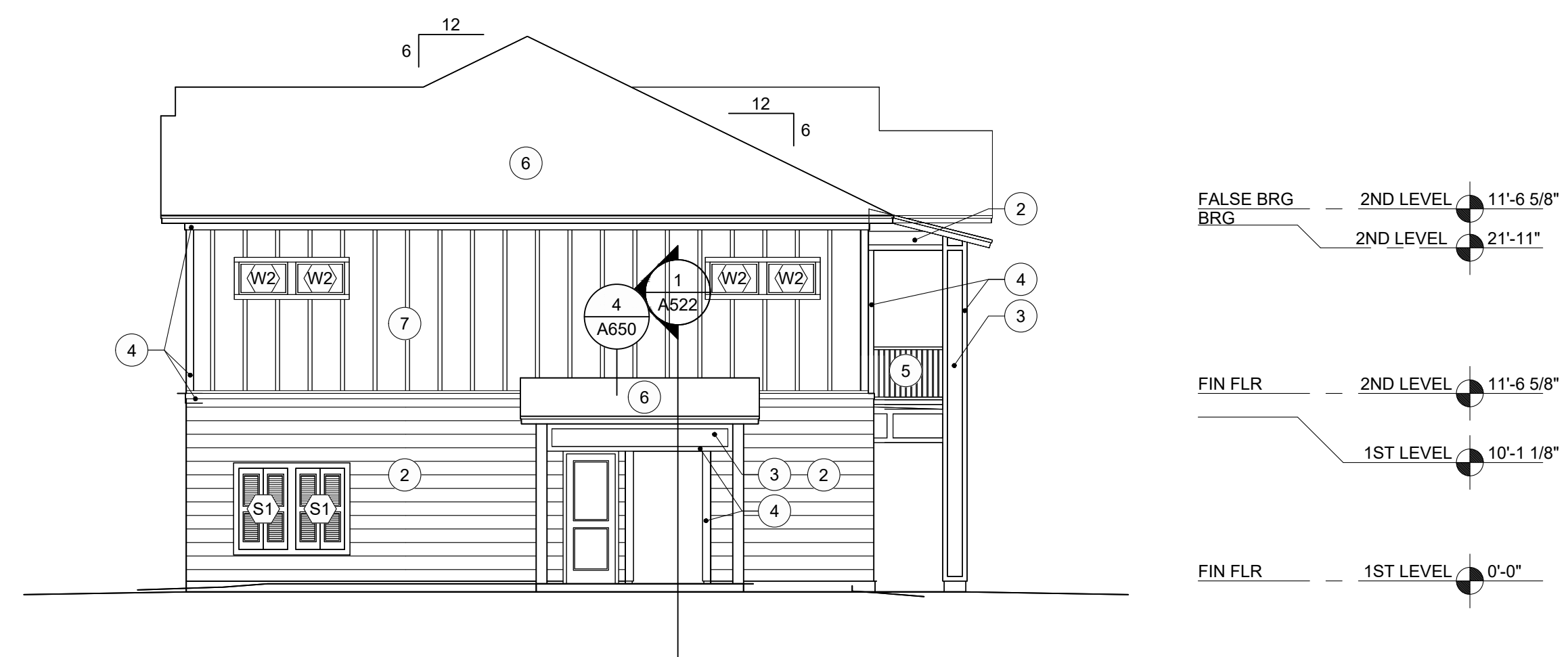
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 G4 Architectural Services LLC.

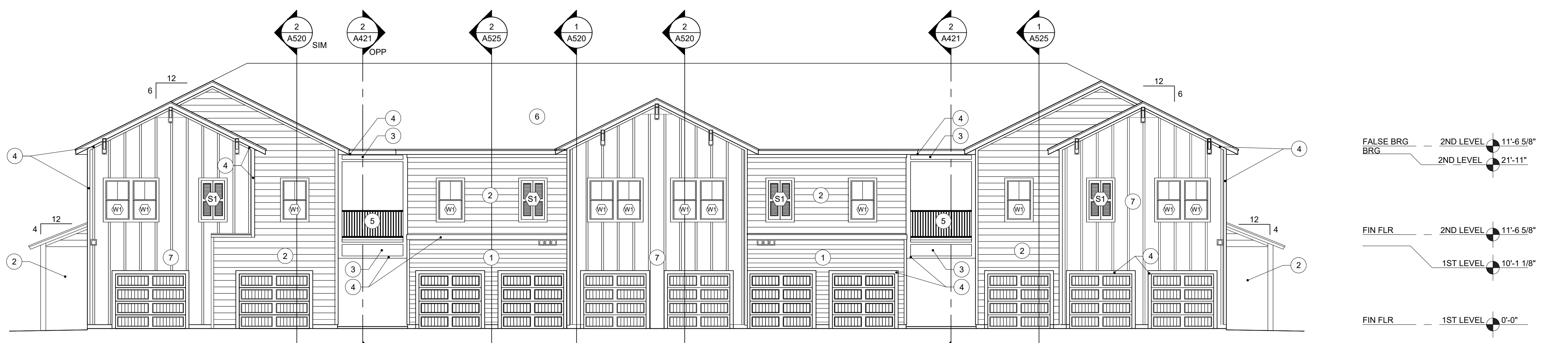
Not Valid for Permitting Without Digital Signature and Date

| MATERIAL LEGEND   |  |
|---|--|
| 1   | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2   | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3   | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4   | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5   | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6   | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7   | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| GENERAL MATERIALS (UNO)   |  |
| FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O.<br>ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS<br>RE: DETAILS |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE   |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR  |  |
| EXTERIOR COLORS<br>a - COLOR 1<br>b - COLOR 2<br>c - COLOR 3<br>d - COLOR 4<br>e - COLOR 5                              |  |

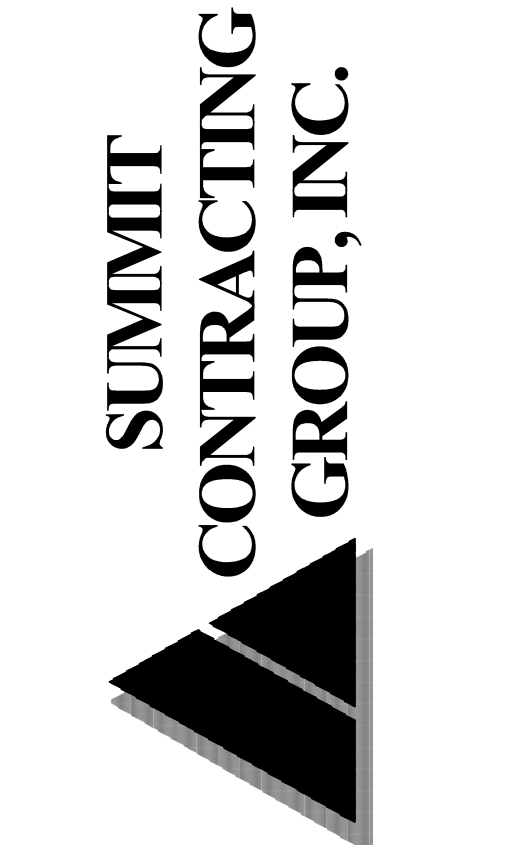


2 CARRIAGE HOUSE 2 EXTERIOR ELEVATION 1/8" = 1'-0"

| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



1 CARRIAGE HOUSE 2 EXTERIOR ELEVATION 1/8" = 1'-0"



|                 |  |
|-----------------|--|
| Project Number: | 22.5032.00   |
| Drawn By:       | AAM  |
| Checked By:     | Gmc/MAS  |
| Project Name:   | PALM COAST RENTAL COMMUNITY<br>MESA CAPITAL PARTNERS<br>CITY OF PALM COAST, FL |
| Drawing Name:   | CARRIAGE HOUSE 2<br>EXTERIOR ELEVATIONS<br>ELEVATION B                         |

A322a

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



Architecture | interiors | planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [o] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

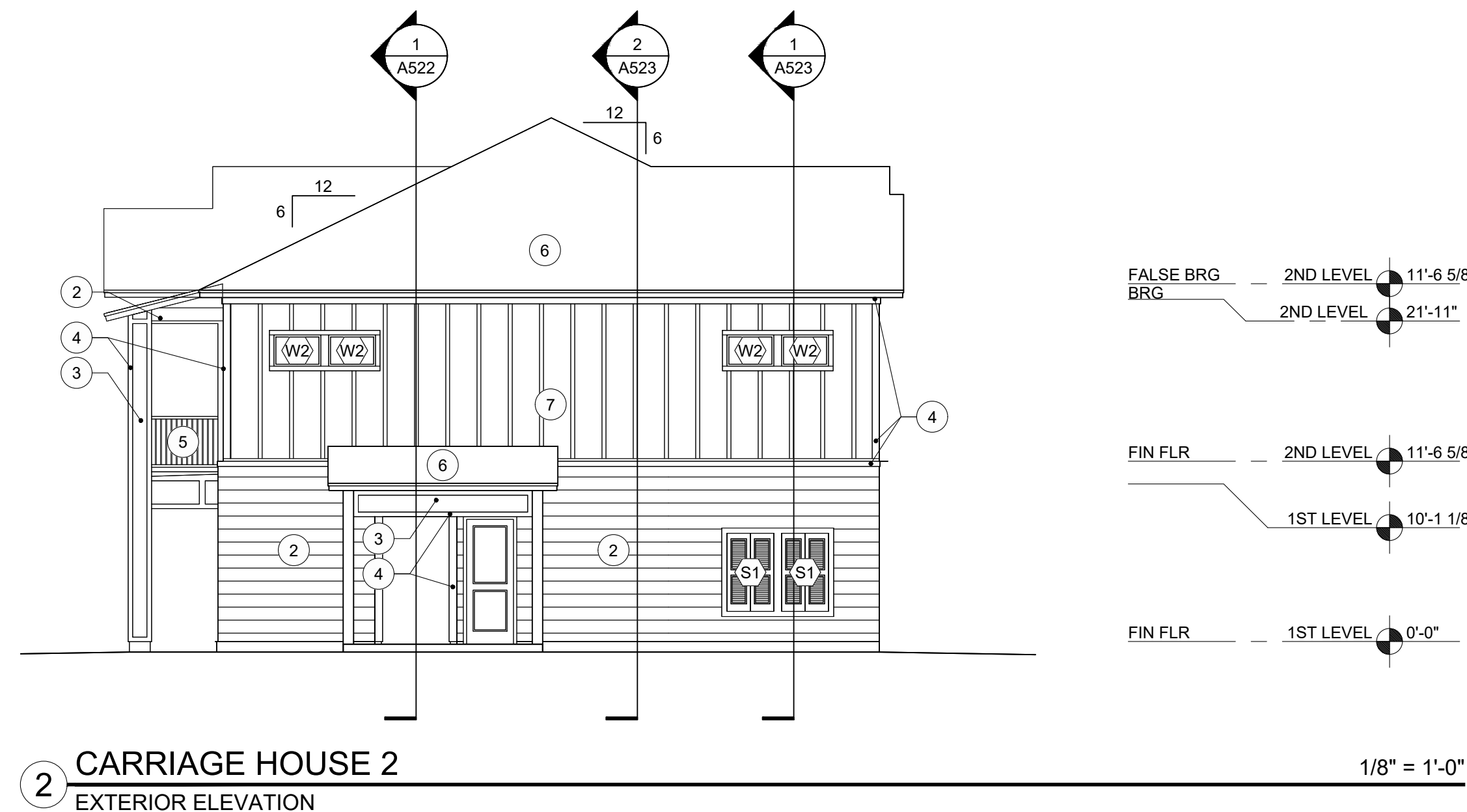
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 G4 Architectural Services LLC.

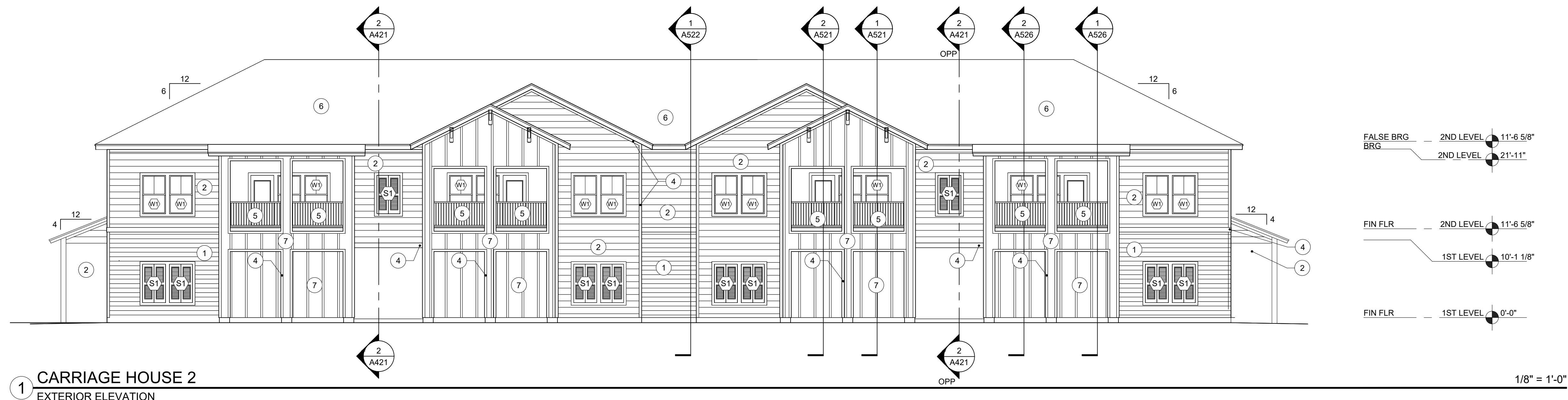
Not Valid for Permitting Without Digital Signature and Date

| MATERIAL LEGEND   |  |
|---|--|
| 1   | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2   | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3   | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4   | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5   | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6   | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7   | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| GENERAL MATERIALS (UNO)   |  |
| FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O.<br>ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS<br>RE: DETAILS |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE   |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR  |  |
| EXTERIOR COLORS<br>a - COLOR 1<br>b - COLOR 2<br>c - COLOR 3<br>d - COLOR 4<br>e - COLOR 5                              |  |



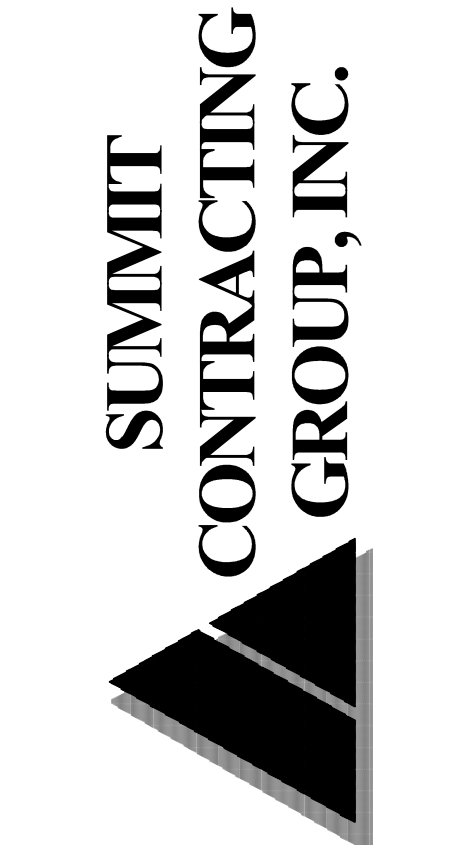
2 CARRIAGE HOUSE 2  
EXTERIOR ELEVATION

| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



1 CARRIAGE HOUSE 2  
EXTERIOR ELEVATION

|           |           |            |
|-----------|-----------|------------|
| FALSE BRG | 2ND LEVEL | 11'-6 5/8" |
| BRG       | 2ND LEVEL | 21'-11"    |
| FIN FLR   | 2ND LEVEL | 11'-6 5/8" |
|           | 1ST LEVEL | 10'-1 1/8" |
| FIN FLR   | 1ST LEVEL | 0'-0"      |



|                 |                             |
|-----------------|-----------------------------|
| Project Number: | 22.5032.00                  |
| Drawn By:       | AAM                         |
| Checked By:     | GMC/MAS                     |
| Project Name:   | PALM COAST RENTAL COMMUNITY |
|                 | MESA CAPITAL PARTNERS       |
|                 | CITY OF PALM COAST, FL      |
| Drawing Name:   | CARRIAGE HOUSE 2            |
|                 | EXTERIOR ELEVATIONS         |
|                 | ELEVATION B                 |

A322b

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



Architecture | Interiors | Planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [a] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

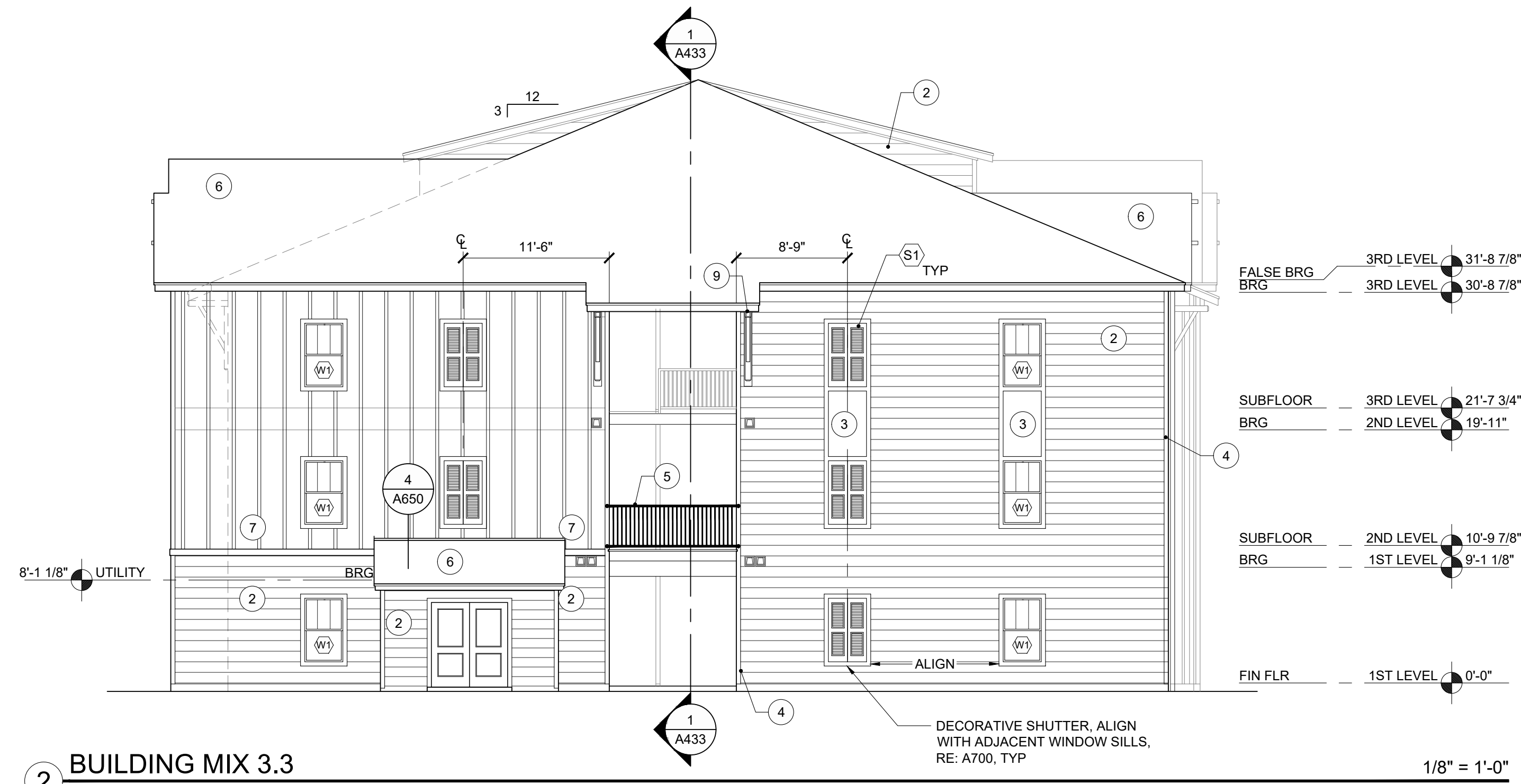
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

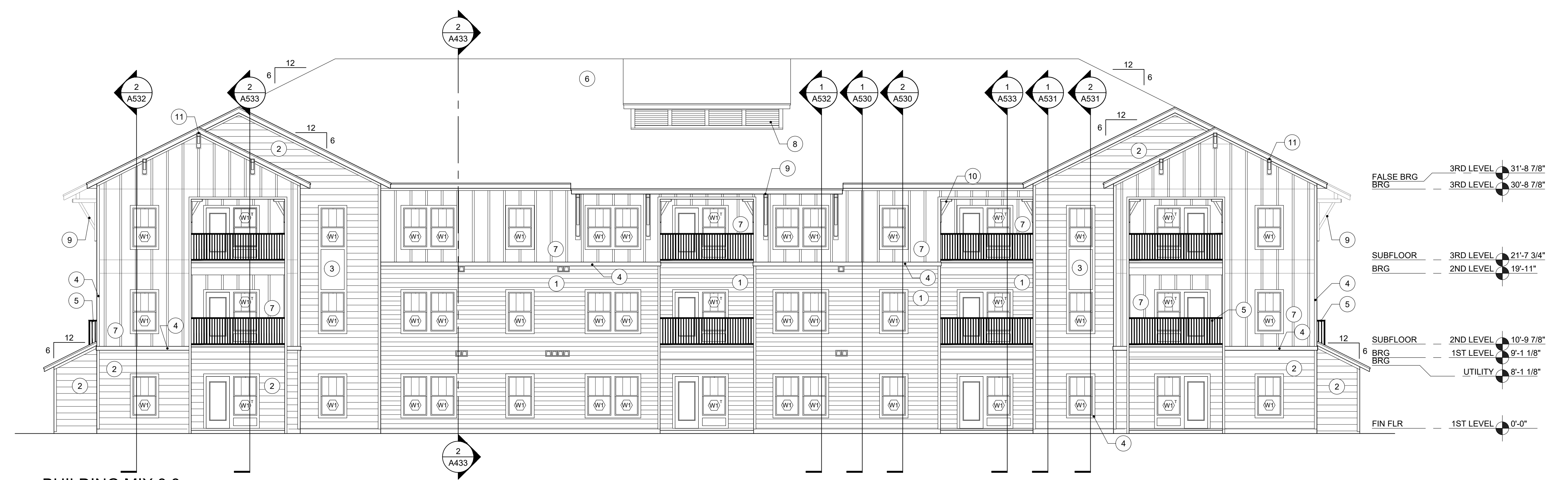
© 2022 G4 Architectural Services LLC.

Not Valid for Permitting Without Digital Signature, Seal, and Date.

| MATERIAL LEGEND  |  |
|--|--|
| 1  | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2  | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3  | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4  | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5  | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6  | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7  | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| 8  | FIBER CEMENT LAP SIDING, 3" EXPOSURE, PAINTED  |
| 9  | B1, PAINTED, RE: BRACKET SCHEDULE A701         |
| 10   | B2, PAINTED, RE: BRACKET SCHEDULE A701         |
| 11   | B3, PAINTED, RE: BRACKET SCHEDULE A701         |
| GENERAL MATERIALS (UNO)  |  |
| FIBER CEMENT TRIM - SMOOTH - PAINTED - 5/4" THICK U.N.O. ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS          |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE  |  |
| WALLS OR SECTION OF WALLS RECEIVING BOARD AND BATTEN TO HAVE BATTENS EQUALLY SPACED, STARTING ON CENTER AND SPACED OUTWARD |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR   |  |
| EXTERIOR COLORS<br>a - TBD<br>b - TBD  |  |

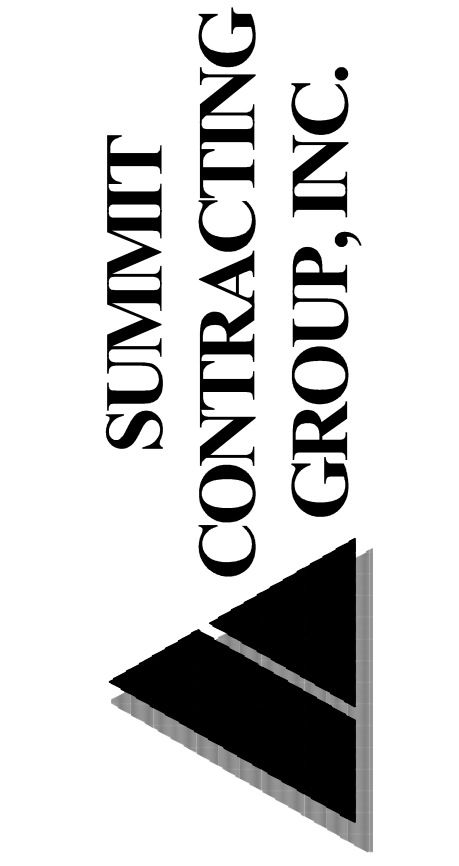


2 BUILDING MIX 3.3  
EXTERIOR ELEVATION - RIGHT



1 BUILDING MIX 3.3  
EXTERIOR ELEVATION - FRONT

| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



|                 |                             |
|-----------------|-----------------------------|
| Project Number: | 22.5032.00                  |
| Drawn By:       | AAM                         |
| Checked By:     | GMC/MAS                     |
| Project Name:   | PALM COAST RENTAL COMMUNITY |
|                 | MESA CAPITAL PARTNERS       |
|                 | CITY OF PALM COAST, FL      |
| Drawing Name:   | BUILDING MIX 3.3            |
|                 | EXTERIOR ELEVATIONS         |
|                 | ELEVATION B                 |

A333a

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC & SUMMIT CONTRACTING GROUP INC.



Architecture | interiors | planning

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 [o] 904.353.5968 [f]

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN ARCHITECTURAL SERVICES LLC.

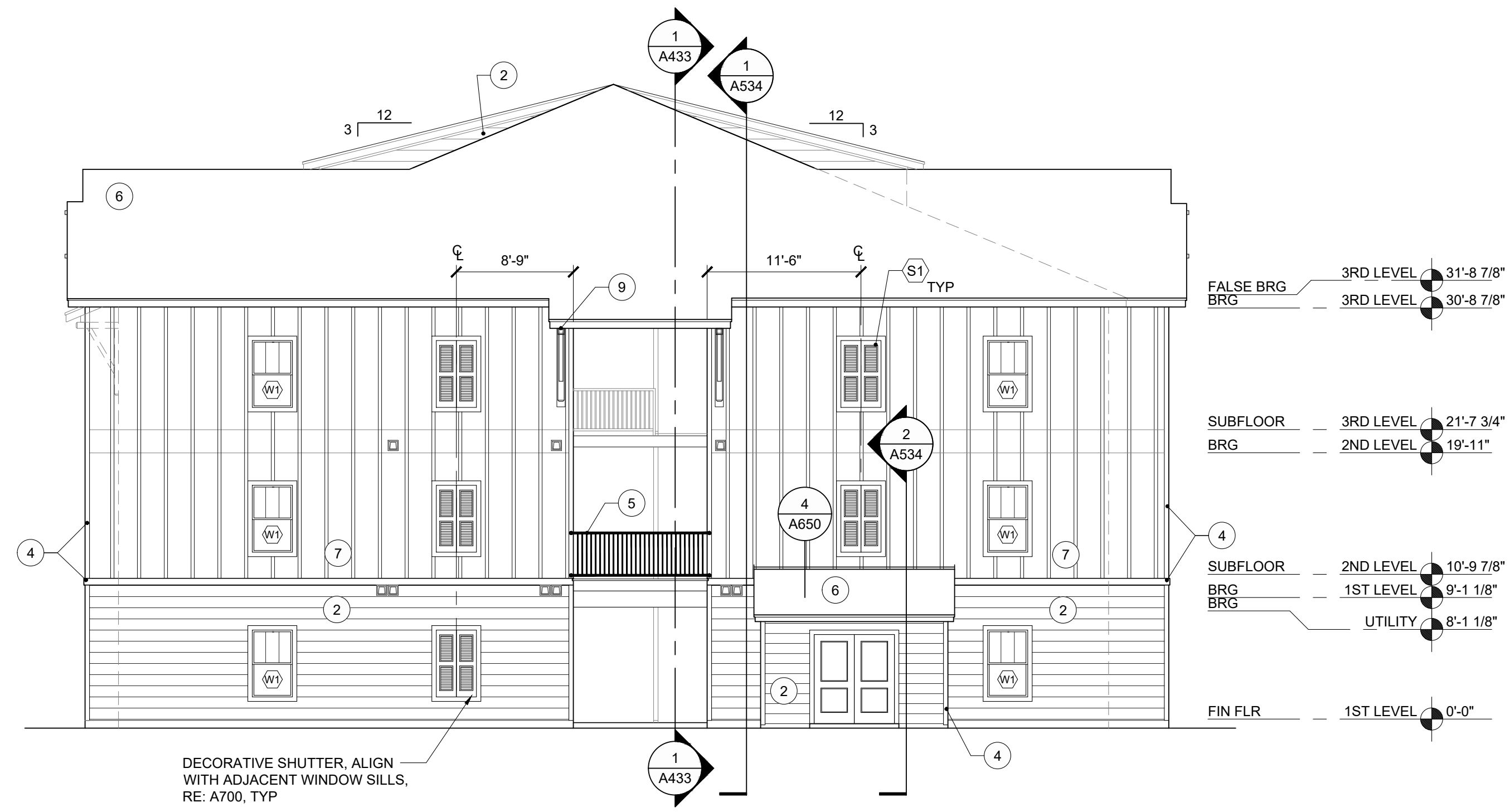
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 G4 Architectural Services LLC.

Not Valid for Permitting Without Digital Signature and Date

| MATERIAL LEGEND  |  |
|--|--|
| 1  | FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED  |
| 2  | FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED |
| 3  | FIBER CEMENT PANEL, SMOOTH, PAINTED            |
| 4  | FIBER CEMENT TRIM, SMOOTH, PAINTED             |
| 5  | 42" HIGH ALUMINUM GUARDRAIL                    |
| 6  | ARCHITECTURAL ASPHALT SHINGLES                 |
| 7  | FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED |
| 8  | FIBER CEMENT LAP SIDING, 3" EXPOSURE, PAINTED  |
| 9  | B1, PAINTED, RE: BRACKET SCHEDULE A701         |
| 10   | B2, PAINTED, RE: BRACKET SCHEDULE A701         |
| 11   | B3, PAINTED, RE: BRACKET SCHEDULE A701         |
| GENERAL MATERIALS (UNO)  |  |
| FIBER CEMENT TRIM - SMOOTH - PAINTED - 5/4" THICK U.N.O.<br>ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS<br>RE: DETAILS    |  |
| ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE  |  |
| WALLS OR SECTION OF WALLS RECEIVING BOARD AND BATTEN TO HAVE BATTENS EQUALLY SPACED, STARTING ON CENTER AND SPACED OUTWARD |  |
| SUBMIT SAMPLES FOR APPROVAL BY AOR   |  |
| EXTERIOR COLORS<br>a - TBD<br>b - TBD  |  |



2 BUILDING MIX 3.3  
EXTERIOR ELEVATION - LEFT

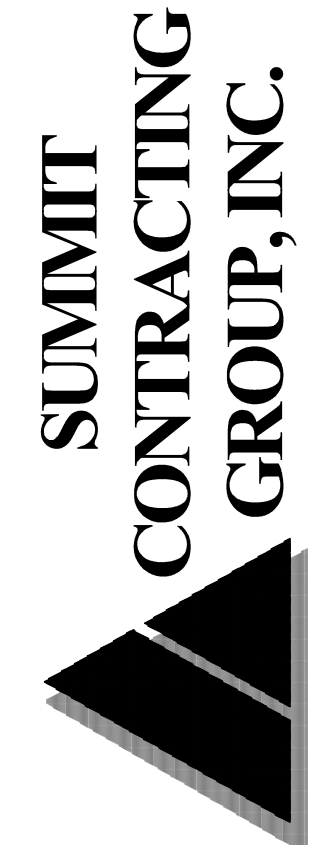
1/8" = 1'-0"



1 BUILDING MIX 3.3  
EXTERIOR ELEVATION - REAR

1/8" = 1'-0"

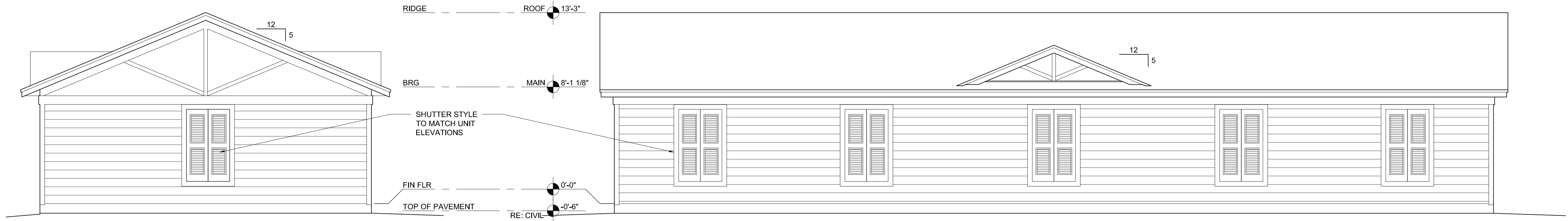
| No. | Date     | By  | Description  |
|-----|----------|-----|--------------|
| 01  | 07.14.22 | AAM | PROGRESS SET |
| 02  |          |     |              |
| 03  |          |     |              |
| 04  |          |     |              |
| 05  |          |     |              |
| 06  |          |     |              |
| 07  |          |     |              |
| 08  |          |     |              |
| 09  |          |     |              |



|                 |                             |
|-----------------|-----------------------------|
| Project Number: | 22.5032.00                  |
| Drawn By:       | AAM                         |
| Checked By:     | GMC/MAS                     |
| Project Name:   | PALM COAST RENTAL COMMUNITY |
|                 | MESA CAPITAL PARTNERS       |
|                 | CITY OF PALM COAST, FL      |
| Drawing Name:   | BUILDING MIX 3.3            |
|                 | EXTERIOR ELEVATIONS         |
|                 | ELEVATION B                 |

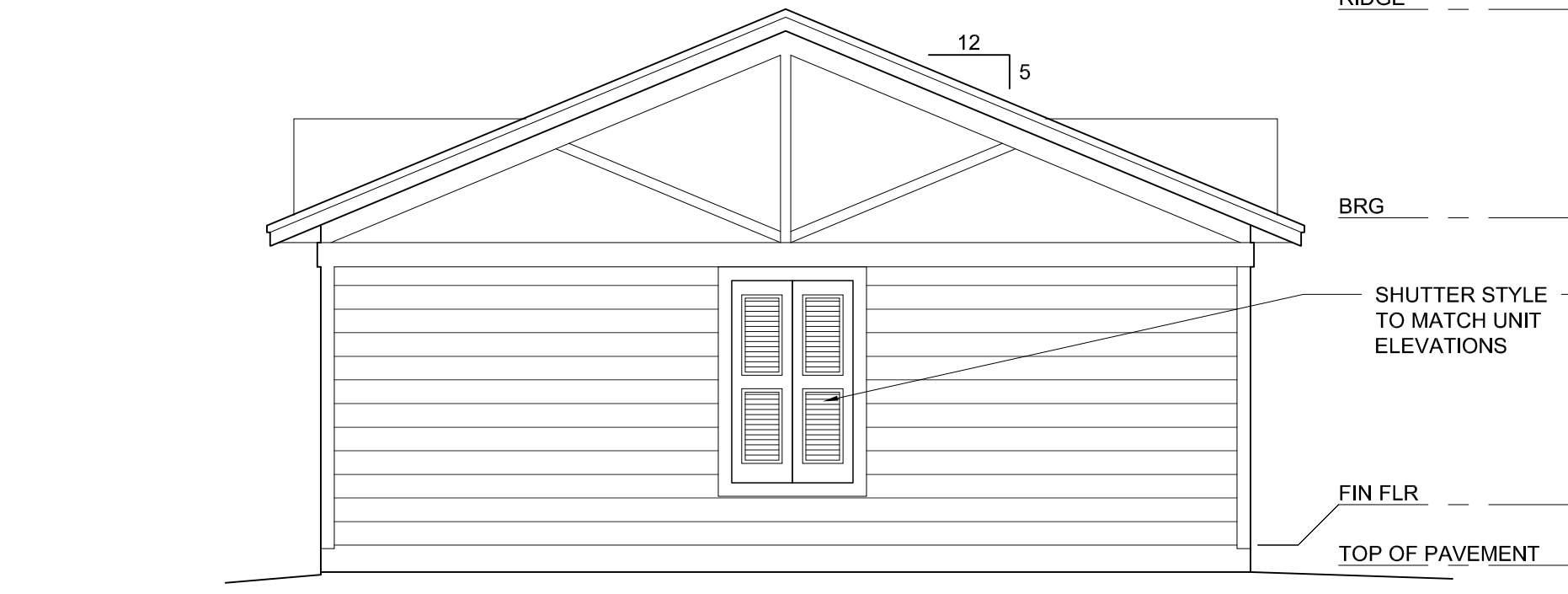
A333b

© 2022 G4 Architectural Services LLC & Summit Contracting Group Inc. PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



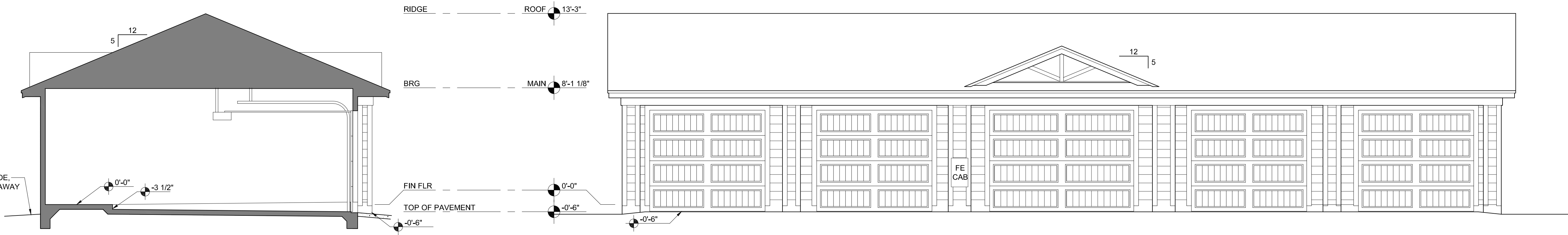
**3** GARAGE - REAR ELEVATION  
5 BAY | FHA

1/4" = 1'-0"



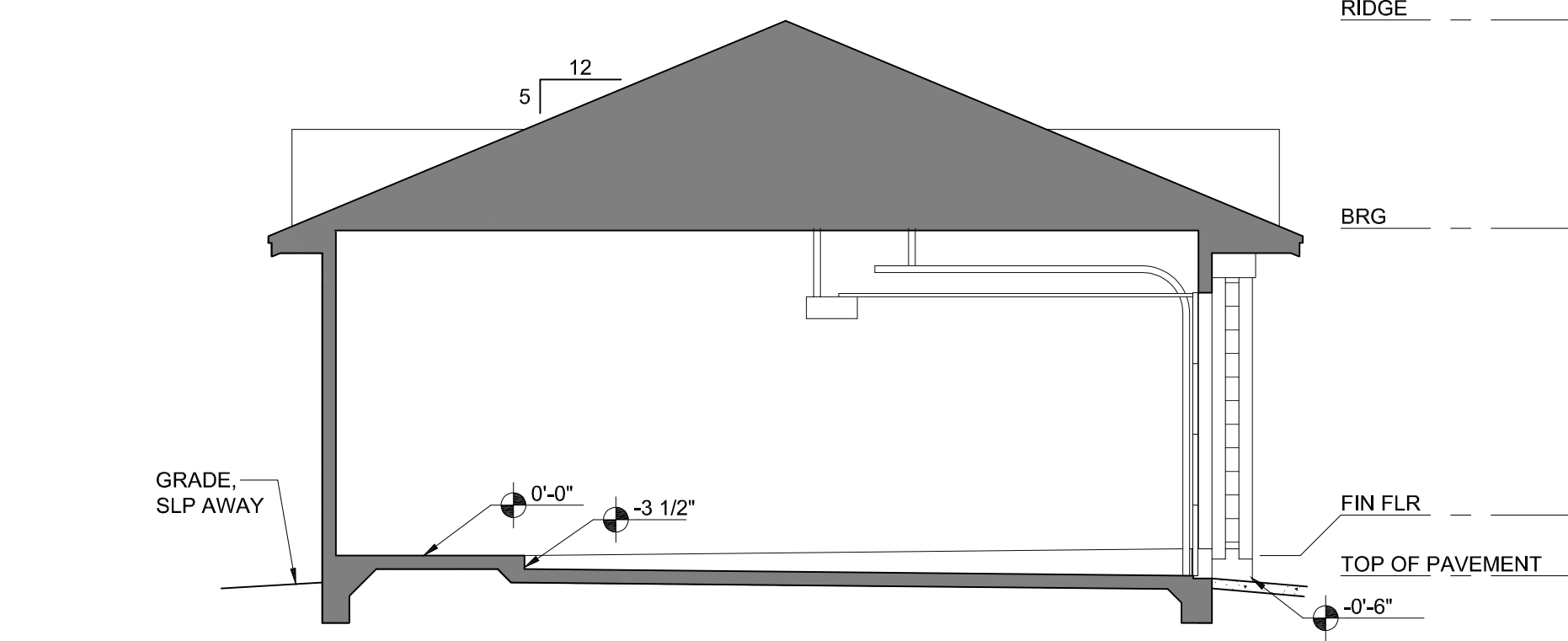
**5** GARAGE - SIDE ELEVATION  
5 BAY | FHA

1/4" = 1'-0"



**2** GARAGE - FRONT ELEVATION  
5 BAY | FHA

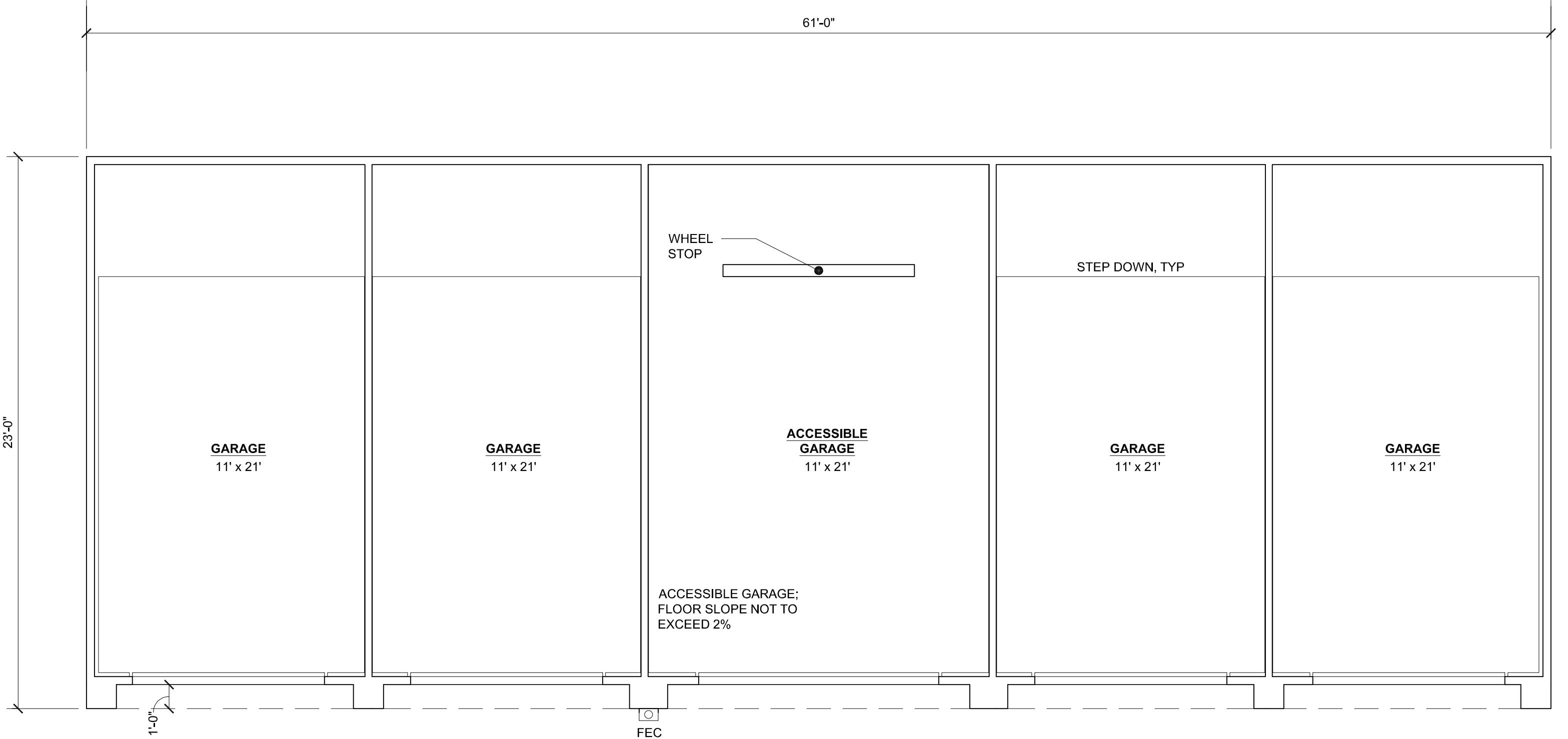
1/4" = 1'-0"



**4** GARAGE - BUILDING SECTION  
5 BAY | FHA

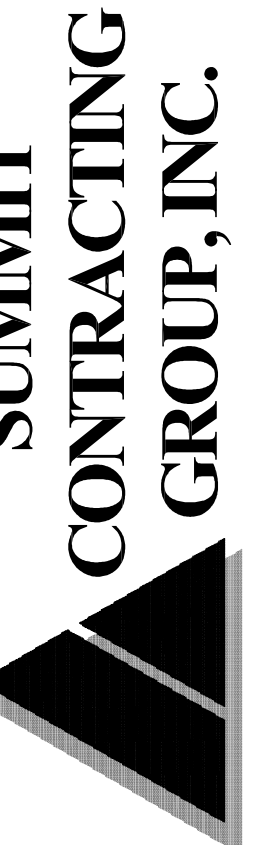
1/4" = 1'-0"

| Issues and Revisions |      |             |
|----------------------|------|-------------|
| No.                  | Date | Description |
| 01                   |      |             |
| 02                   |      |             |
| 03                   |      |             |
| 04                   |      |             |
| 05                   |      |             |
| 06                   |      |             |
| 07                   |      |             |
| 08                   |      |             |
| 09                   |      |             |



**1** GARAGE - FLOOR PLAN  
5 BAY | FHA

1/4" = 1'-0"



Project Number:  
Drawn By: G4  
Checked By:  
Project Name:

Drawing Name:  
GARAGE 5-BAY | FHA  
FLOOR PLAN, ELEVATIONS, & SECTIONS

**A813**





# city of PALM COAST

## GENERAL - APPLICATION

|  |                        |
|--|------------------------|
|  | <b>DATE</b> 08/29/2022 |
|--|------------------------|

|                         |                  |
|-------------------------|------------------|
| <b>APPLICATION TYPE</b> | MASTER SITE PLAN |
|-------------------------|------------------|

|  |    |   |                       |            |        |
|--|----|---|-----------------------|------------|--------|
| <b>PROJECT NAME</b>                                    |    | WHITEVIEW MULTI-FAMILY  |                       |            |        |
| <b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b> |    |   |                       |            |        |
| <b>PROPERTY APPRAISER'S PARCEL NUMBER</b>              |    | 23-11-30-6060-00000-00G0, 23-11-30-6060-00000-00K0                            |                       |            |        |
| <b>LEGAL DESCRIPTION</b>                               |    | WHITEVIEW VILLAGE PHASE I MB 40 PG 46 TRACT "G" (16.03 AC) FUTURE DEVELOPMENT |                       |            |        |
| <b>SUBDIVISION NAME</b>                                |    |   |                       |            |        |
| <b>SECTION</b>   | 23 | <b>BLOCK</b>  | 00000                 | <b>LOT</b> | 00G0   |
| <b>PROPERTY ACRES</b>                                  |    | 18.84   | <b>PROPERTY SQ FT</b> |            | 820670 |
| <b>FUTURE LAND USE MAP DESIGNATION</b>                 |    | <b>EXISTING ZONE DISTRICT</b>   |                       |            |        |
| <b>OVERLAY DISTRICT</b>                                |    |   |                       |            |        |
| <b>COMMUNITY PANEL NUMBER</b>                          |    | <b>MAP PANEL DATE</b>   |                       |            |        |
| <b>FLOOD ZONE</b>                                      |    |   |                       |            |        |
| <b>PRESENT USE OF PROPERTY</b>                         |    |   |                       |            |        |

|   |  |
|---|--|
| <b>DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)</b> |  |
| 316 UNIT MULTI-FAMILY PROJECT   |  |

|                                |  |                                    |    |
|--------------------------------|--|------------------------------------|----|
| <b>PROPOSED NUMBER OF LOTS</b> |  | <b>IS THERE EXISTING MORTGAGE?</b> | No |
|--------------------------------|--|------------------------------------|----|





# City of PALM COAST

| OWNER   | APPLICANT / AGENT  |
|---|--|
| Name: MIRAL CORP  | Name: CURT M. WIMPEE   |
| Mailing Address: STE 650 4370 LA JOLLA VILLAGE DR SAN DIEGO, CA 92122 | Mailing Address: 10475 FORTUNE PKWY SUITE 101 JACKSONVILLE, FL 32256 |
| Phone Number: (470) 719-2303  | Phone Number: (904) 647-5383   |
| E-mail Address: MLIGHT@ALLIANT-INC.COM                                | E-mail Address: KLIGUORI@ALLIANT-INC.COM                             |
| MORTGAGE HOLDER   | ENGINEER OR PROFESSIONAL   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ARCHITECT   | TRAFFIC ENGINEER   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| SURVEYOR  | LANDSCAPE ARCHITECT  |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ATTORNEY  |  |
| Name:   |  |
| Mailing Address:  |  |
| Phone Number:   |  |
| E-mail Address:   |  |

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

CURT WIMPÉE

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |   |                  |
|---|---|------------------|
| <b>Department</b>   | COMMUNITY DEVELOPMENT   | <b>Amount</b>    |
| <b>Division</b>   | PLANNING  | <b>Account #</b> |
| <b>Subject</b>  | ORDINANCE 2023-XX REZONING LONGFELLOW SUBDIVISION – APPLICATION #5062 |                  |
| <b>Presenter: Jordan Myers, CFM, Environmental Planner</b>  |   |                  |
| <p><b>Background:</b><br/>           This property was originally zoned R-3 by Flagler County which permitted Multi Family Residential. When the City incorporated the matching designation was MFR-1 which is Multi-Family Residential.</p> <p>This is an application to amend the zoning map designation for 26.31 +/- acres of real property from the Multifamily Residential (MFR-1) zoning district to the Single-Family Residential (SFR-1) zoning district. The project is generally located between London Drive and Longfellow Drive.</p> <p><u>Public Participation:</u> the developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 6, 2022 at the Palm Coast Community Center. The developer erected City provided signs at two locations along Longfellow Drive, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 1. Newspaper ads will be run approximately two weeks before each of the three public hearings.</p> <p><u>Summary:</u> staff has reviewed this project in accordance with 2.05.05 &amp; 2.06.03 of the Land Development Code and find that it complies. The project is not contrary to the public interest, it is consistent with the Comprehensive Plan, and it has compatibility with proximate uses.</p> |   |                  |
| <p><b>Recommended Action:</b><br/>           Planning Staff recommend that the Planning and Land Development Regulation Board determine the proposed rezoning of Longfellow Subdivision (Application No. 5062) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone from Multifamily Residential (MFR-1) to the Single Family Residential (SFR-1) zoning district.</p>  |   |                  |



**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR LONGFELLOW SUBDIVISION REZONING  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 15, 2023**

**OVERVIEW**

---

**Application Number:** 5062  
**Applicant:** Jay Livingston, Livingston & Sword, P.A.  
**Property Description:** 26.31 +/- acres generally located between London Drive and Longfellow Drive  
**Property Owner:** Matanzas Park LLC  
**Parcel ID #:** Please see attached Exhibit "A"  
**Parcel Address:** N/A  
**Current FLUM:** Residential  
**Current Zoning:** Multi-family Residential (MFR-1)  
**Current Use:** Vacant  
**Size of Property:** 26.31 +/- acres  
**Requested Action:** Rezone from Multi-family Residential (MFR-1) & Public/Semi-Public (PSP) to Single-family Residential (SFR-1)

**ANALYSIS**

---

**REQUESTED ACTION**

Jay Livingston on behalf of Matanzas Park LLC is proposing to amend the existing Multi-family Residential (MFR-1) & Public/Semi-Public (PSP) to Single-family Residential (SFR-1) zoning district to develop a single-family subdivision.

**BACKGROUND/SITE HISTORY**

Prior to the City's incorporation in December of 1999, the property had a Flagler County zoning designation of R-3 which is Multi Family Residential designation. When the City incorporated, the property was given the City equivalent zoning of MFR-1 or Multi-Family Residential. The subject property was purchased back in May of 2018 by Matanzas Park, LLC. All surrounding lots are zoned either SFR-2 or SFR-3 which are Single Family Residential designations.

**PROJECT DESCRIPTION**

A conceptual site plan for a 108 single family residential subdivision was included with the rezoning application and has been included with the agenda documents. This plan is only conceptual and will go through review during the Subdivision Master Plan Process.

## LAND USE AND ZONING INFORMATION

### USE SUMMARY TABLE:

| CATEGORY:                  | EXISTING:   | PROPOSED:                         |
|----------------------------|---|-----------------------------------|
| Future Land Use Map (FLUM) | Residential   | Residential                       |
| Zoning District            | Multi-family Residential (MFR-1) & Public Semi-Public (PSP) | Single-family Residential (SFR-1) |
| Use                        | Vacant land   | Single-family subdivision         |
| Acreage                    | 26.31 +/- acres   | 26.31 +/- acres                   |

### SURROUNDING LAND USES:

|        |         |   |
|--------|---------|---|
| NORTH: | FLUM:   | Residential                               |
|        | Zoning: | Single-family Residential (SFR-2 & SFR-3) |
| EAST:  | FLUM:   | Residential                               |
|        | Zoning: | Single-family Residential (SFR-2 & SFR-3) |
| SOUTH: | FLUM:   | Residential                               |
|        | Zoning: | Single-family Residential (SFR-2 & SFR-3) |
| WEST:  | FLUM:   | Residential                               |
|        | Zoning: | Single-family Residential (SFR-2 & SFR-3) |

### SITE DEVELOPMENT REQUIREMENTS

| Criteria                      | Single-family 1 Standards |
|-------------------------------|---------------------------|
| Min. Lot Size                 | 6,000 sq. ft.             |
| Min. Lot Width                | 50 ft.                    |
| Max. Impervious Surface Ratio | 0.75                      |
| Min. Front Setback            | 20 ft.                    |
| Min. Rear Setback             | 10 ft.                    |
| Min. Interior Side Setback    | 5 ft.                     |
| Min Side Street Setback       | 15 ft.                    |
| Max. Building Height          | 35 ft.                    |
| Min. Living Area              | 1,200 sq. ft.             |

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

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 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;*

**Staff Finding:** The requested zoning change from MFR-1 to SFR-1 would be in the public interest as it would be more fitting with the neighborhood. Revising the zoning map to remove multi-family from the backyards of existing single family would remove the conflict to the public interest that currently exists.

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

**Staff Finding:** The request is consistent with the following policies and goal of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

*Goal 1.1: Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*

Removing multi-family from a single family neighborhood would preserve the character of the community and would remove the conflict in existing backyards.

*-Policy 1.1.1.2 – The future land use designations shall permit the zoning districts listed and generally described in the following table.*

The FLUM designates the subject property as *Residential* and Single Family Residential (SFR-1) is an allowable zoning district for areas with the *Residential* designation on this FLUM table.

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

**Staff Finding:** The public infrastructure needed to support the project is in place or close to the site and any extensions of utilities, construction of neighborhood roads; stormwater systems, etc. will be provided and constructed by the developer at the developer's expense.

*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;*

**Staff Finding:** The proposed rezoning will be compatible with the overall neighborhood as it is located within an area of primarily single family residential uses.

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

**Staff Finding:** The subject property will be required to comply with the City's Land Development Code, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

### **ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

*A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

**Staff Finding:** As noted previously in the analysis prepared for LDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested zoning district is in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

*B. Its impact upon the environment and natural resources;*

**Staff Finding:** There is no floodplain on the property that could be impacted. Upon submittal of the Subdivision Master Plan a thorough environmental analysis will be provided by the applicant and reviewed by applicable City staff and other governmental review agencies.

*C. Its impact on the economy of any affected area;*

**Staff Finding:** Impacts to the Palm Coast economy are anticipated to be positive since the project will provide numerous construction jobs. Additionally, the residential homes will increase demand for commercial services in reasonably close proximity to the site.

*D. Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

**Staff Finding:** The impact on the necessary governmental services including: concurrency regulations and impact fees paid by the developer during the Preliminary Plat and construction drawing review process will cover wastewater, potable water, drainage, fire and police protection, solid waste and transportation systems.

*E. Any changes in circumstances or conditions affecting the area;*

**Staff Finding:** There are no changes in circumstances or conditions that would affect the area.

*F. Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;*

**Staff Finding:** As previously described, the proposed rezoning will be compatible with the existing single family uses.

G. *Whether it accomplishes a legitimate public purpose:*

**Staff Finding:** The subject property is located within the Residential designation on the FLUM and the proposed zoning district of SFR-1 is an allowable zoning district within that FLUM designation. Staff believes the proposed rezoning from multi-family to single family would be a benefit to the neighborhood by removing multi-family from existing single family's backyards.

## **PUBLIC PARTICIPATION**

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to rezone property within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard, the developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 6, 2022 at 6:00 P.M. at the Palm Coast Community Center.

The developer erected City provided signs at two locations along Longfellow Drive, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 1.

## **RECOMMENDATION**

Planning Staff recommend that the Planning and Land Development Regulation Board determine the proposed rezoning of Longfellow Subdivision (Application No. 5062) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone from Multi-family Residential (MFR-1) & Public/Semi-Public (PSP) to Single-family Residential (SFR-1) zoning district.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The land referred to herein below is situated in the County of Flagler, State of Florida, and as described as follows:**

**Lots 12 through 19, inclusive, Block 129, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 1 through 8 , inclusive of Lots 11 through 18, inclusive, Block 130, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 1 through 8, inclusive and Lots 11 through 18, inclusive, Block 131, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 1 through 6, inclusive, Block 132, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 1 through 6, inclusive, Block 133, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 1, 2 and 3, inclusive, Block 134, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Lots 2 through 24, inclusive, Block 135, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.**

**Reserved Parcel Q-2, Reserved Parcel Q-3, all of the Rights of Way of Long Lane, Longhorn Lane, Longstreet Lane and the Northeast Half of Reserved Parcel Q-1, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida, EXCEPT Longfellow Drive (a 50 foot wide right of way).**



**ORDINANCE NO. 2023-\_\_\_\_\_**  
**REZONING APPLICATION NO. 5062**  
**LONGFELLOW SUBDIVISION REZONING**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING MAP FOR 26.31+/- ACRES OF CERTAIN REAL PROPERTY, GENERALLY LOCATED BETWEEN LONDON DRIVE AND LONGFELLOW DRIVE AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A, FROM MULTI-FAMILY RESIDENTIAL 1 (MFR-1) ZONING DISTRICT TO SINGLE-FAMILY 1 (SFR-1) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

**WHEREAS**, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

**WHEREAS**, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

**WHEREAS**, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;
2. The rezoning is compatible as defined in the Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;
3. The rezoning will result in a logical, timely and orderly development pattern;
4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

**SECTION 1. Legislative and Administrative Findings.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

**SECTION 2. Official Zoning Map Amended.** The 26.31+/- acres of land, generally located between London Drive and Longfellow Drive, legally described in “Exhibit A”, and as depicted in “Exhibit B”, attached hereto, is hereby amended from the Multifamily Residential (MFR-1) zoning district to the Single-Family Residential (SFR-1) zoning district.

**SECTION 3. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

**SECTION 4. Conflicts.** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and adoption. [OR BECOME EFFECTIVE IMMEDIATELY UPON THE EFFECTIVE DATE OF ORDINANCE NO. \_\_\_\_ AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AND PURSUANT TO THE CITY CHARTER. IF ORDINANCE NO. \_\_\_\_ DOES NOT BECOME EFFECTIVE, THEN THIS ORDINANCE SHALL BECOME NULL AND VOID.]

Approved on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

Adopted on the second reading after due public notice and hearing City of Palm Coast this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

CITY OF PALM COAST, FLORIDA

\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY

Attachments:

Exhibit “A” – Legal Description of property subject to Official Zoning Map amendment

Exhibit “B” – Revised Official Zoning Map

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Flagler, State of Florida, and as described as follows:

Lots 12 through 19, inclusive, Block 129, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 1 through 8 , inclusive of Lots 11 through 18, inclusive, Block 130, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 1 through 8, inclusive and Lots 11 through 18, inclusive, Block 131, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 1 through 6, inclusive, Block 132, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 1 through 6, inclusive, Block 133, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 1, 2 and 3, inclusive, Block 134, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Lots 2 through 24, inclusive, Block 135, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida.

Reserved Parcel Q-2, Reserved Parcel Q-3, all of the Rights of Way of Long Lane, Longhorn Lane, Longstreet Lane and the Northeast Half of Reserved Parcel Q-1, PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the Map or Plat thereof, as recorded in Map Book 13, Pages 1 through 29, inclusive, Public Records of Flagler County, Florida, EXCEPT Longfellow Drive (a 50 foot wide right of way).

**EXHIBIT "B"**  
**REVISED OFFICIAL ZONING MAP**  
**Longfellow Subdivision-Proposed Zoning**

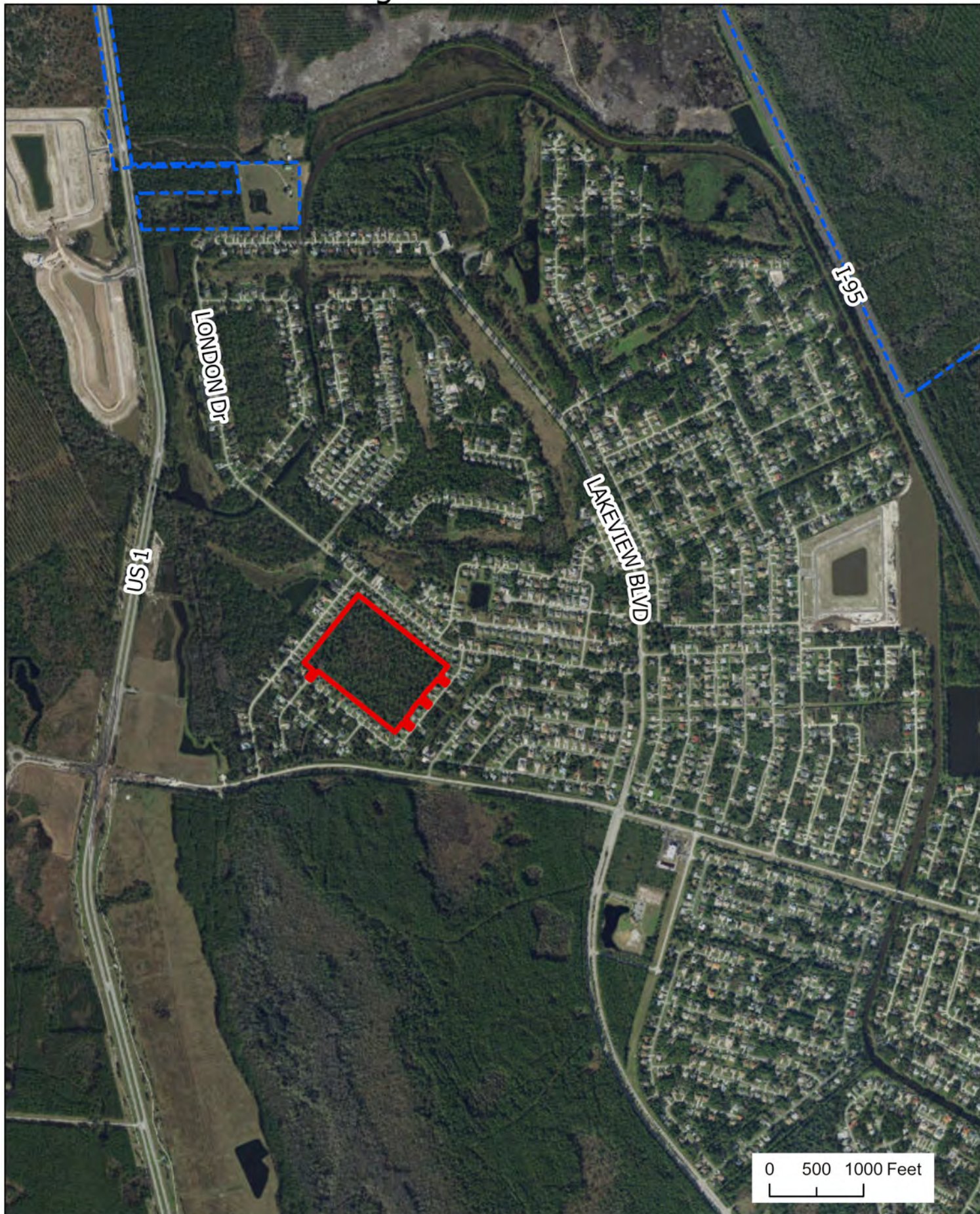


|                        |       |     |       |
|------------------------|-------|-----|-------|
| <b>Legend</b>          |       |     |       |
| Palm Coast City Limits | COM-3 | MPD | SFR-1 |
| Longfellow Subdivision | DPX   | P&G | SFR-2 |
| Palm Coast Zoning      | EST-1 | PRS | SFR-3 |
| COM-1                  | MFR-1 | PSP |       |


Map Created By: Planning Division




# Longfellow Subdivision



## Legend

 Palm Coast City Limits

 Longfellow Subdivision






# Longfellow Subdivision



## Legend

 Palm Coast City Limits

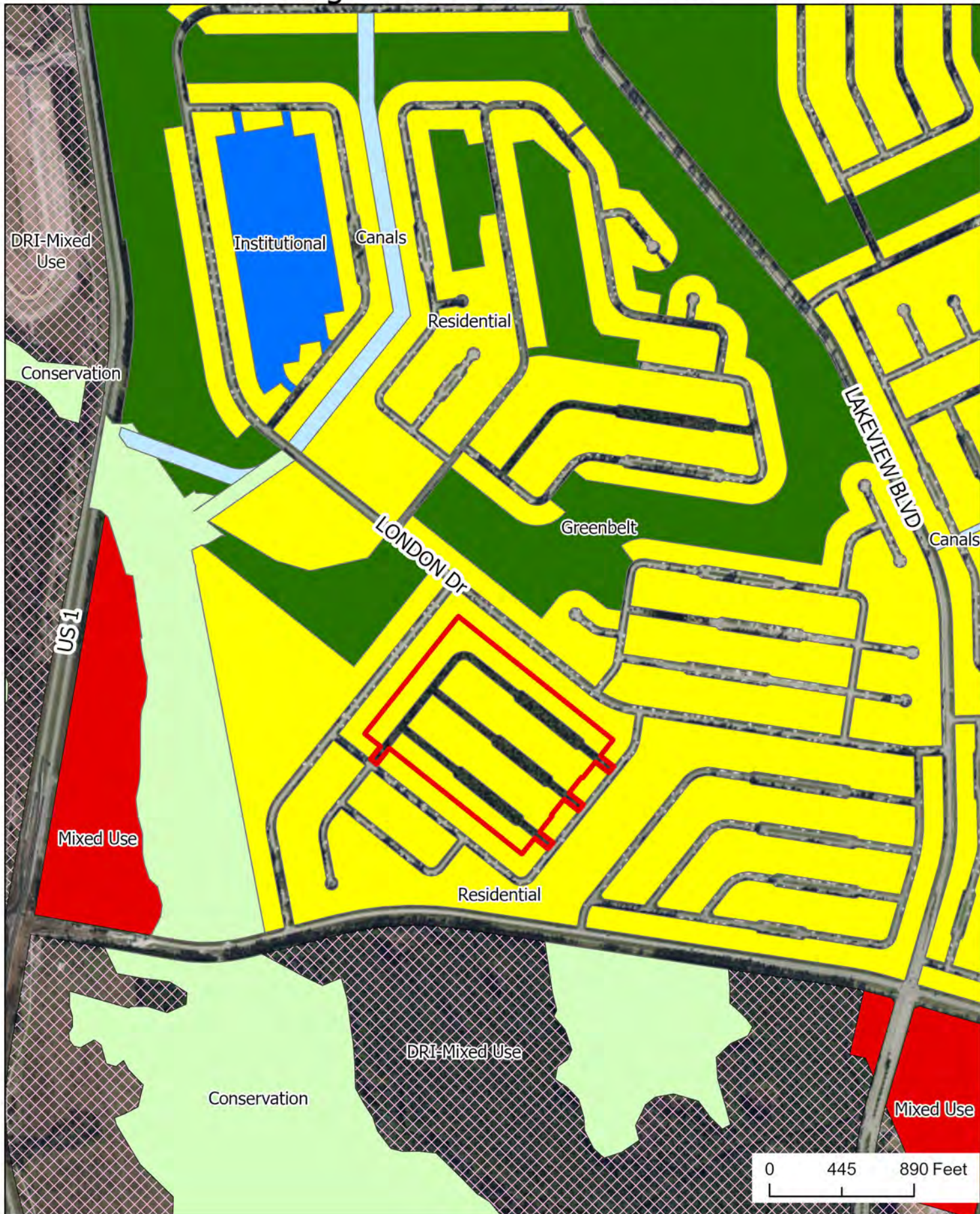
 Longfellow Subdivision








Map Created By: Planning Division



# Longfellow Subdivision-FLUM



## Legend

-  Palm Coast City Limits
-  Longfellow Subdivision
-  Conservation
-  DRI-Mixed Use
-  Residential
-  Canals
-  Greenbelt
-  Institutional
-  Mixed Use





# Longfellow Subdivision-Existing Zoning



## Legend

- Palm Coast City Limits
- Longfellow Subdivision
- Palm Coast Zoning
- COM-3
- COM-1

- COM-3
- DPX
- EST-1
- MFR-1

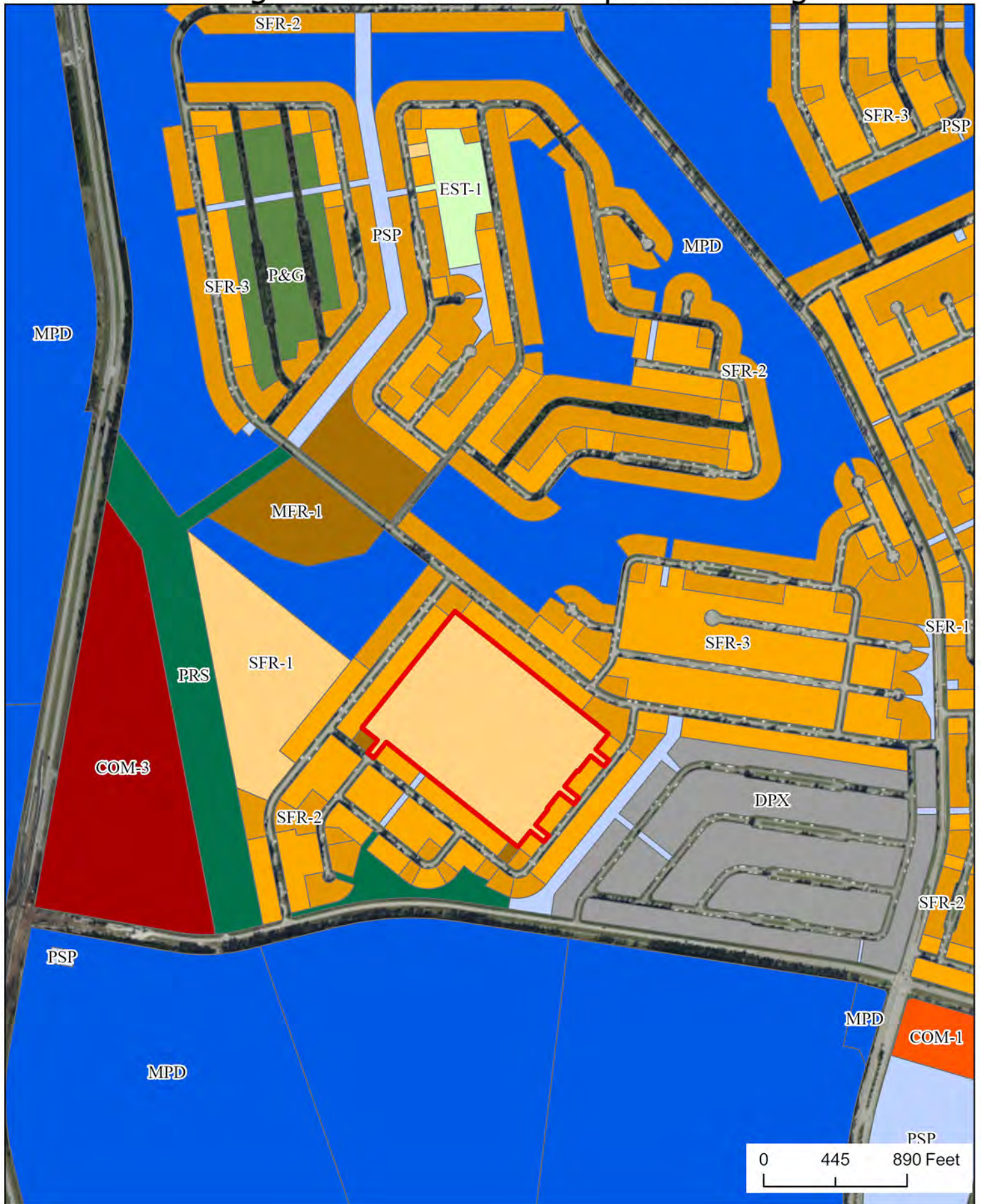
- MPD
- P&G
- PRS
- PSP

- SFR-1
- SFR-2
- SFR-3

















# Longfellow Subdivision-Proposed Zoning



## Legend

-  Palm Coast City Limits
-  Longfellow Subdivision
-  Palm Coast Zoning
-  COM-1

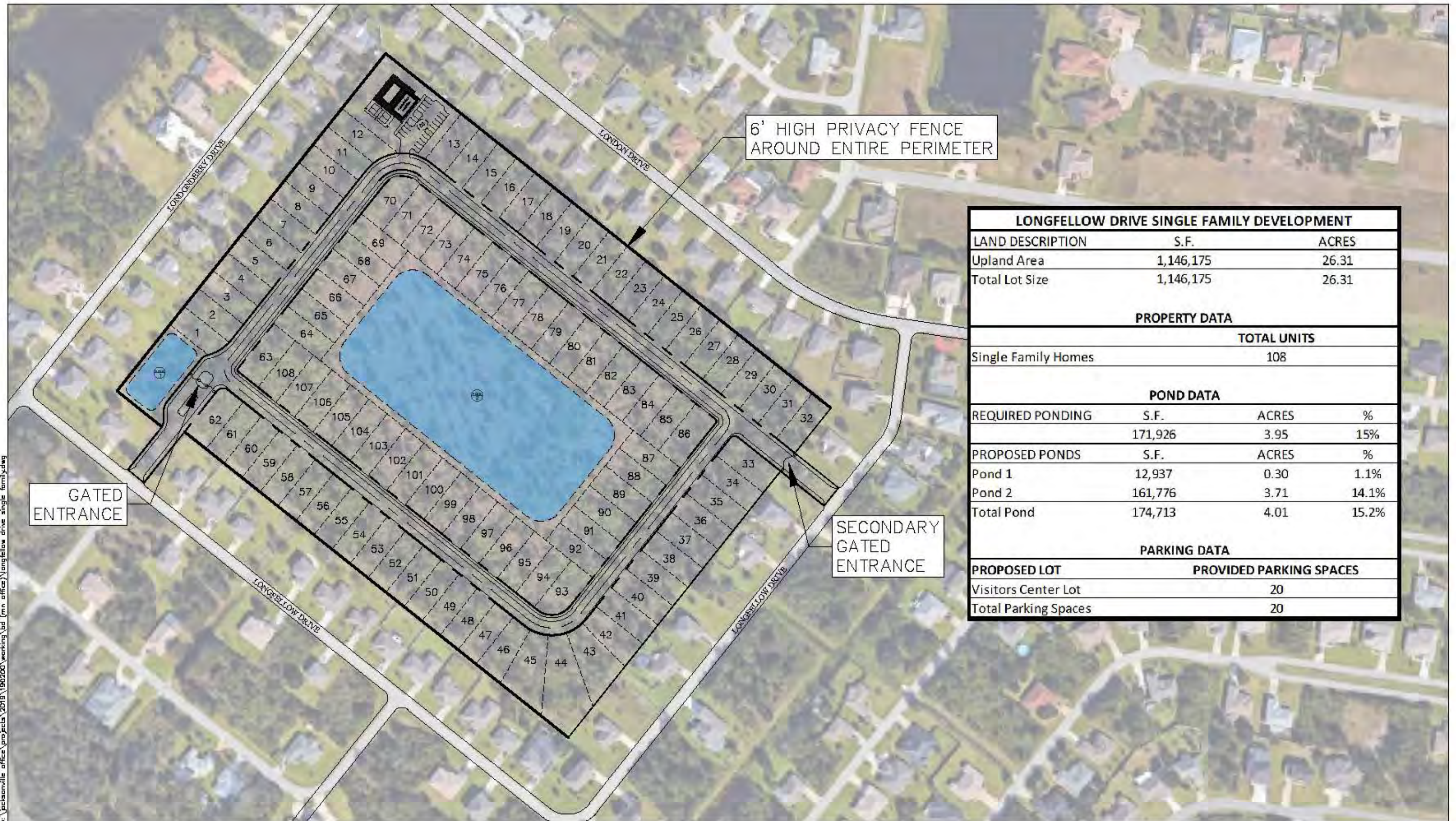
-  COM-3
-  DPX
-  EST-1
-  MFR-1

-  MPD
-  P&G
-  PRS
-  PSP

-  SFR-1
-  SFR-2
-  SFR-3



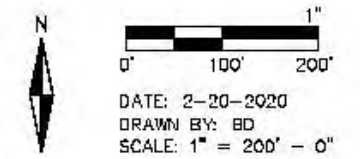




| LONGFELLOW DRIVE SINGLE FAMILY DEVELOPMENT |                         |       |       |
|--|-------------------------|-------|-------|
| LAND DESCRIPTION                           | S.F.                    | ACRES |       |
| Upland Area                                | 1,146,175               | 26.31 |       |
| Total Lot Size                             | 1,146,175               | 26.31 |       |
| PROPERTY DATA                              |                         |       |       |
| TOTAL UNITS                                |                         |       |       |
| Single Family Homes                        | 108                     |       |       |
| POND DATA                                  |                         |       |       |
| REQUIRED PONDING                           | S.F.                    | ACRES | %     |
|  | 171,926                 | 3.95  | 15%   |
| PROPOSED PONDS                             | S.F.                    | ACRES | %     |
| Pond 1                                     | 12,937                  | 0.30  | 1.1%  |
| Pond 2                                     | 161,776                 | 3.71  | 14.1% |
| Total Pond                                 | 174,713                 | 4.01  | 15.2% |
| PARKING DATA                               |                         |       |       |
| PROPOSED LOT                               | PROVIDED PARKING SPACES |       |       |
| Visitors Center Lot                        | 20                      |       |       |
| Total Parking Spaces                       | 20                      |       |       |

**LONGFELLOW SINGLE FAMILY DEVELOPMENT**  
**PALM COAST, FL**

**CONCEPT PLAN**





# **LIVINGSTON & SWORD, P.A.**

## **Attorneys At Law**

---

March 3, 2023

### **NOTIFICATION OF NEIGHBORHOOD MEETING FOR THE LONGFELLOW SINGLE FAMILY SUBDIVISION**

**RE: Proposed Development Project – Longfellow Single Family Subdivision  
Adjacent Property Owner Notification of Neighborhood Meeting**

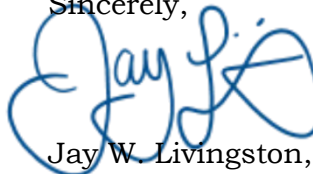
Dear Property Owner:

A Neighborhood Meeting to discuss the application for rezoning from MFR-1/PSP to SFR-1 for the project known as the Longfellow Single Family Subdivision located north and west of Longfellow Drive with the parcel IDs shown on the attached list, is scheduled for **April 6, 2022 from 7 PM to 8 PM in the Palm Coast Community Center, Sunshine Room 112 located at 305 Palm Coast Parkway NE, Palm Coast, Florida 32137.**

The applicant has submitted an application to rezone the property from MFR-1/PSP to SFR-1 and proposes up to 108 single family homes on the property. A conceptual plan is attached for your use and reference.

We look forward to seeing you at the above referenced meeting where we will discuss the development of the proposed project and its development review process through the City of Palm Coast. If you have any questions, please contact me at (386) 439-2945.

Sincerely,



Jay W. Livingston, Esq.  
Attorney for Matanzas Park, LLC

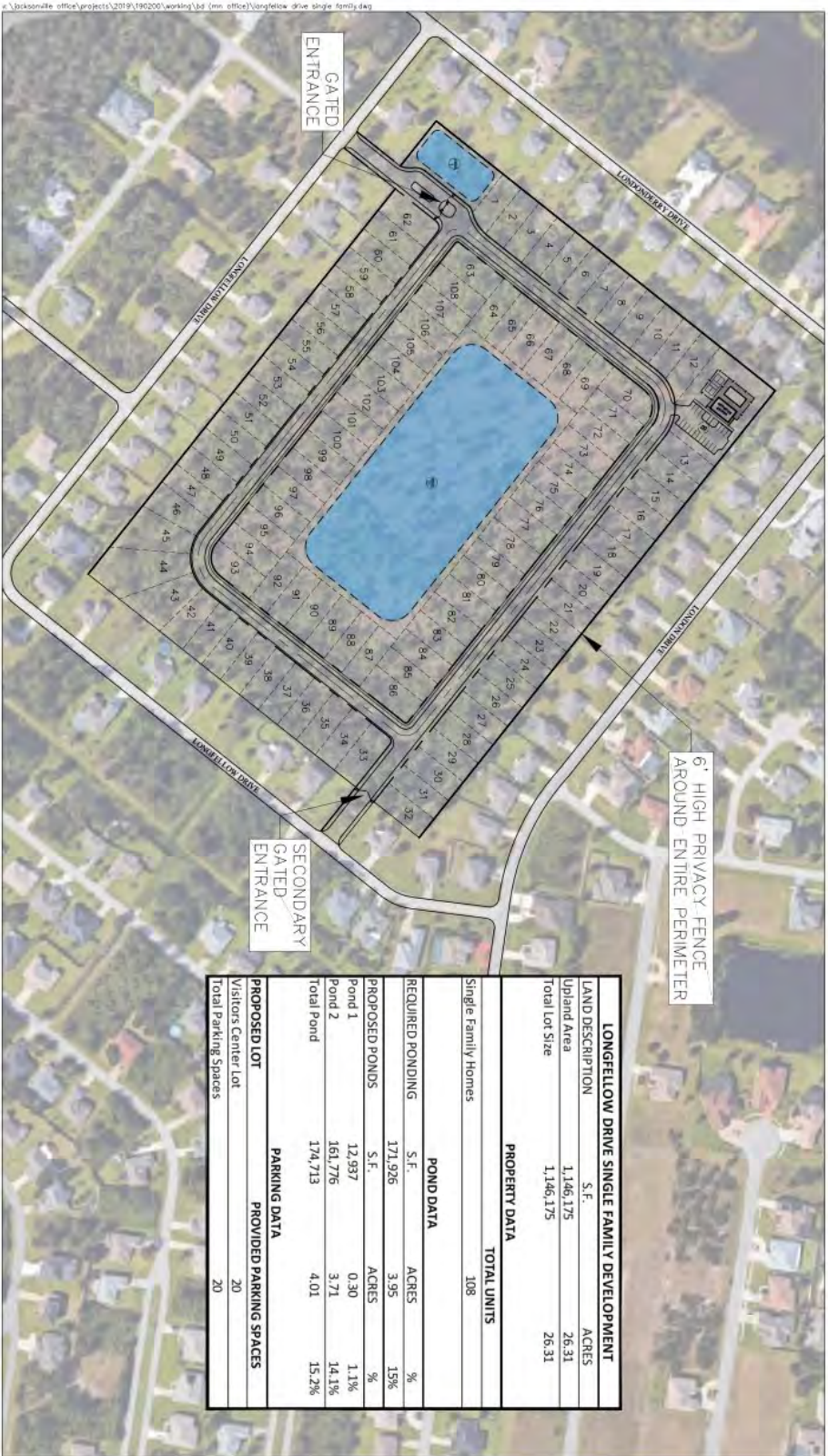
---

391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@gmail.com

**PARCEL IDENTIFICATION ID NUMBERS**

07-11-31-7037-ORPOA-0060, 07-11-31-7037-01350-0020, 07-11-31-7037-01350-0030, 07-11-31-7037-01350-0040, 07-11-31-7037-01350-0050, 07-11-31-7037-01350-0060, 07-11-31-7037-01350-0070, 07-11-31-7037-01350-0080, 07-11-31-7037-01350-0090, 07-11-31-7037-01350-0100, 07-11-31-7037-01350-0110, 07-11-31-7037-01350-0120, 07-11-31-7037-01350-0130, 07-11-31-7037-01350-0140, 07-11-31-7037-01350-0150, 07-11-31-7037-01350-0160, 07-11-31-7037-01350-0170, 07-11-31-7037-01350-0180, 07-11-31-7037-01350-0190, 07-11-31-7037-01350-0200, 07-11-31-7037-01350-0210, 07-11-31-7037-01350-0220, 07-11-31-7037-01350-0230, 07-11-31-7037-01350-0240, 07-11-31-7037-01340-0030, 07-11-31-7037-01340-0020, 07-11-31-7037-01340-0010, 07-11-31-7037-01290-0190, 07-11-31-7037-01290-0180, 07-11-31-7037-01290-0170, 07-11-31-7037-01290-0160, 07-11-31-7037-01290-0150, 07-11-31-7037-01290-0140, 07-11-31-7037-01290-0130, 07-11-31-7037-01290-0120, 07-11-31-7037-01330-0040, 07-11-31-7037-01330-0050, 07-11-31-7037-01330-0060, 07-11-31-7037-01300-0010, 07-11-31-7037-01300-0020, 07-11-31-7037-01300-0030, 07-11-31-7037-01300-0040, 07-11-31-7037-01300-0050, 07-11-31-7037-01300-0060, 07-11-31-7037-01300-0070, 07-11-31-7037-01300-0080, 07-11-31-7037-01330-0030, 07-11-31-7037-01330-0020, 07-11-31-7037-01330-0010, 07-11-31-7037-01300-0180, 07-11-31-7037-01300-0170, 07-11-31-7037-01300-0160, 07-11-31-7037-01300-0150, 07-11-31-7037-01300-0140, 07-11-31-7037-01300-0130, 07-11-31-7037-01300-0120, 07-11-31-7037-01300-0110, 07-11-31-7037-01320-0040, 07-11-31-7037-01320-0050, 07-11-31-7037-01320-0060, 07-11-31-7037-01310-0010, 07-11-31-7037-01310-0020, 07-11-31-7037-01310-0030, 07-11-31-7037-01310-0040, 07-11-31-7037-01310-0050, 07-11-31-7037-01310-0060, 07-11-31-7037-01310-0070, 07-11-31-7037-01310-0080, 07-11-31-7037-01320-0030, 07-11-31-7037-01320-0020, 07-11-31-7037-01320-0010, 07-11-31-7037-01310-0180, 07-11-31-7037-01310-0170, 07-11-31-7037-01310-0160, 07-11-31-7037-01310-0150, 07-11-31-7037-01310-0140, 07-11-31-7037-01310-0130, 07-11-31-7037-01310-0120, 07-11-31-7037-01310-0110





**LONGFELLOW SINGLE FAMILY DEVELOPMENT**  
**PALM COAST, FL**

**CONCEPT PLAN**

| LONGFELLOW DRIVE SINGLE FAMILY DEVELOPMENT |           |                         |       |
|--|-----------|-------------------------|-------|
| LAND DESCRIPTION                           | S.F.      | ACRES                   | %     |
| Upland Area                                | 1,146,175 | 26.31                   |       |
| Total Lot Size                             | 1,146,175 | 26.31                   |       |
| PROPERTY DATA                              |           |                         |       |
| Single Family Homes                        |           | TOTAL UNITS             | 108   |
| POND DATA                                  |           |                         |       |
| REQUIRED PONDING                           | S.F.      | ACRES                   | %     |
|  | 171,926   | 3.95                    | 15%   |
| PROPOSED PONDS                             |           |                         |       |
| Pond 1                                     | S.F.      | ACRES                   | %     |
|  | 12,997    | 0.30                    | 1.1%  |
| Pond 2                                     | S.F.      | ACRES                   | %     |
|  | 161,776   | 3.71                    | 14.1% |
| Total Pond                                 | S.F.      | ACRES                   | %     |
|  | 174,773   | 4.01                    | 15.2% |
| PARKING DATA                               |           |                         |       |
| PROPOSED LOT                               |           | PROVIDED PARKING SPACES |       |
| Visitors Center Lot                        |           |                         | 20    |
| Total Parking Spaces                       |           |                         | 20    |



DATE: 2-20-2020  
 DRAWN BY: BO  
 SCALE: 1" = 200' - 0"



| Parcelld                 | OwnerName                               | OwnerAddress1           | OwnerAddress2                              | OwnerAddress3 | OwnerCityStZip                 | Country |
|--------------------------|---|-------------------------|--|---------------|--------------------------------|---------|
| 07-11-31-7037-01260-0030 | BARQUET ABDEL                           |                         | 7 LONGFELLOW DRIVE                         |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01260-0020 | VILLON SHERRY                           |                         | 2101 NW 185TH STREET                       |               | OPA LOCKA, FL 33056            |         |
| 07-11-31-7037-01340-0040 | PICKETT MICHAEL J & DONNA M             | H&W                     | 5 LONGFELLOW DRIVE                         |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01260-0010 | REILLY JOHN J & JANE J                  |                         | 115 MICHAEL LANE                           |               | ABERDEEN, NC 28315             |         |
| 07-11-31-7037-01340-0050 | GARCIA ISABEL & ABDEL BARQUET           | W&H                     | 7 LONGFELLOW DRIVE                         |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01340-0060 | FINCH KYLE G                            |                         | 9 LONGFELLOW DRIVE                         |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01250-0080 | RITTER MICHAEL A                        |                         | 12 LONGFELLOW DR                           |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-RP0Q1-0000 | CITY OF PALM COAST                      |                         | 160 LAKE AVENUE                            |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01250-0070 | DICHIARA RAYMOND N &                    | RUTH J DICHIARA         | 53 SMITH ST                                |               | GLEN COVE, NY 11542            |         |
| 07-11-31-7037-01290-0010 | NORNG KOSAL & ROTHANA H&W               |                         | 13 LONGFELLOW                              |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01250-0060 | SCINTO ERNEST                           | & LYRIE A H&W           | 16 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0020 | MARTEL NORMAND J & CAROLYN L MARTEL H&W | & APRIL ULICHIE JTWROS  | 15 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01250-0050 | CHU YUNG GEE & MING YI                  |                         | 64-16 212 STREET                           |               | BAYSIDE, NY 11364              |         |
| 07-11-31-7037-01290-0030 | TEIXEIRA FERNANDO & ANA MARIA           | TEIXEIRA                | 16 LANGDON DR                              |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0040 | BONOMOLO JOSEFINA O                     |                         | 19 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0050 | BLAIS STEVE & ERIN H&W                  |                         | 21 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-ORPOA-0020 | CITY OF PALM COAST                      |                         | 160 LAKE AVENUE                            |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01290-0050 | BLAIS STEVE & ERIN H&W                  |                         | 21 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0060 | BARQUET JACINTO X                       |                         | 41 WOODBURY DRIVE                          |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01290-0070 | GONCALVES RYAN                          | & ALEJANDRA ROSALIA H&  | 25 LONG FELLOW DRIVE                       |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0080 | BERENT GEORGE & ANNA                    | WAWRZYNIAK & DOROTHY    | 95 FRONTIER DRIVE                          |               | PALM COAST, FL 32127           |         |
| 07-11-31-7037-01290-0090 | HANNAFORD HALEY                         | & ADAM NICHOLAS H&W     | 29 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01290-0100 | HONG SAKUN & LY CELINE H&W              |                         | 31 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01290-0110 | CONNOLLY CATHERINA J &                  | DIARMUID CONNOLLY W&I   | 33 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01310-0050 | MATANZAS PARK LLC                       |                         | 185 CYPRESS POINT PKWY, STE 7              |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01220-0170 | BOHAN BRIAN T & LISA M H&W              |                         | 28 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0160 | MOJICA GARCIA JULIO A &                 | ANAMARIS VAZQUEZ H&W    | 30 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01300-0090 | RIVERA DEBORAH A                        |                         | 37 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0150 | CHOW CARL D & YA-CHU CHOW H&W           | AS TRUSTEES             | 2918 DOVE ST                               |               | SAN DIEGO, CA 92103            |         |
| 07-11-31-7037-01220-0140 | PULIPATI PADMAJA                        |                         | 15 BROWNS RIVER ROAD                       |               | BAYPORT, NY 11705              |         |
| 07-11-31-7037-01300-0100 | LAINE-HANNA ANNE                        |                         | 39 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0130 | MARTIN ERIC                             | & JESSICA L H&W         | 36 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0120 | SUMAYA ESTRELLA V                       | TRUSTEE                 | 58 KASHMIR TRAIL                           |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01310-0090 | BRANSON LARRY CORNELL                   |                         | 43 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0110 | BULLEN MALCOLM                          |                         | PO BOX 1260 92 WRIGHTSON RD, PORT OF SPAIN |               | REPUBLIC OF TRINIDAD & TOBAGO, |         |
| 07-11-31-7037-01220-0100 | KELLY WILLIAM J &                       | CATHERINE H TRUSTEES    | 832 KIRKLAND COURT                         |               | CENTRAL ISLIP, NY 11722        |         |
| 07-11-31-7037-01220-0090 | MONTESCLAROS MARIA Q                    |                         | 1511 ARIES LANE                            |               | WAAXHAW, NC 28173              |         |
| 07-11-31-7037-ORPOA-0020 | CITY OF PALM COAST                      |                         | 160 LAKE AVENUE                            |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01300-0090 | RIVERA DEBORAH A                        |                         | 37 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01300-0100 | LAINE-HANNA ANNE                        |                         | 39 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0130 | MARTIN ERIC                             | & JESSICA L H&W         | 36 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0120 | SUMAYA ESTRELLA V                       | TRUSTEE                 | 58 KASHMIR TRAIL                           |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01310-0090 | BRANSON LARRY CORNELL                   |                         | 43 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0110 | BULLEN MALCOLM                          |                         | PO BOX 1260 92 WRIGHTSON RD, PORT OF SPAIN |               | REPUBLIC OF TRINIDAD & TOBAGO, |         |
| 07-11-31-7037-01310-0100 | REYENTOVICH ALEX                        |                         | 45 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0100 | KELLY WILLIAM J &                       | CATHERINE H TRUSTEES    | 832 KIRKLAND COURT                         |               | CENTRAL ISLIP, NY 11722        |         |
| 07-11-31-7037-01220-0090 | MONTESCLAROS MARIA Q                    |                         | 1511 ARIES LANE                            |               | WAAXHAW, NC 28173              |         |
| 07-11-31-7037-01350-0250 | DOMINGUEZ HECTOR R &                    | LUZ H&W                 | 51 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0080 | MOH YEUAN-REN                           |                         | 3 MIDDLETON                                |               | IRVINE, CA 92620               |         |
| 07-11-31-7037-01220-0070 | PALMER-VITALIS ANN-MARIE                |                         | P O BOX 350826                             |               | PALM COAST, FL 32135           |         |
| 07-11-31-7037-01220-0060 | SIY PETER &                             | LOLITA ONG SIY          | 707 MERCEDES STREET ERMITA MANILA          |               | PHILIPPINES 1000,              |         |
| 07-11-31-7037-01220-0050 | LOSAURO SALVATORE JR                    |                         | 52 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-ORPOA-0020 | CITY OF PALM COAST                      |                         | 160 LAKE AVENUE                            |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01350-0320 | SIMON ALLEN J                           | & WILSON GENEVIEVE T H& | 57 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0310 | CRAFT DUSTIN S                          |                         | 2775 MESA VERDE DRIVE E APT G103           |               | COSTA MESA, CA 92626           |         |
| 07-11-31-7037-01310-0090 | BRANSON LARRY CORNELL                   |                         | 43 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0300 | JIMENEZ VINCENT & SONIA M               | JIMENEZ H&W             | 53 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01360-0180 | WONG WILLIAM &                          | VIOLA ESBRY             | 54 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01310-0100 | REYENTOVICH ALEX                        |                         | 45 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0290 | KELSKE BRIAN J &                        | CHRISTI L H&W           | 51 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0090 | MONTESCLAROS MARIA Q                    |                         | 1511 ARIES LANE                            |               | WAAXHAW, NC 28173              |         |
| 07-11-31-7037-01350-0280 | NICKELL ANGELA & NATHAN                 | SCHEFFER W&H            | 49 LONDON DR                               |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0250 | DOMINGUEZ HECTOR R &                    | LUZ H&W                 | 51 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0080 | MOH YEUAN-REN                           |                         | 3 MIDDLETON                                |               | IRVINE, CA 92620               |         |
| 07-11-31-7037-01220-0070 | PALMER-VITALIS ANN-MARIE                |                         | P O BOX 350826                             |               | PALM COAST, FL 32135           |         |
| 07-11-31-7037-01350-0260 | UNLISTED OWNER                          |                         | 55 LONGFELLOW DR                           |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0270 | DOMINGUEZ YUSNEY NEGRIN                 | & ANETH HIZA NEGRIA     | 47 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0060 | SIY PETER &                             | LOLITA ONG SIY          | 707 MERCEDES STREET ERMITA MANILA          |               | PHILIPPINES 1000,              |         |
| 07-11-31-7037-01220-0050 | LOSAURO SALVATORE JR                    |                         | 52 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01070-0020 | DARBONNE ROLAND &                       | GERALDA L H&W           | 44 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0040 | CAVALIERE CRAIG & JENNIFER H&W          |                         | 54 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0030 | JAVAI A THER                            | & DOMINIQUE H&W         | 56 LONGFELLOW DRIVE                        |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0020 | DEL RIO MARIA ELENA & MARIE             | DEL RIO JTWROS          | 45 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01070-0030 | QUINTANA ALCIDES R & MARIA I            | CLAVEL H&W              | 42 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01220-0010 | GARCIA JOSE & RITA MARIA                | GARCIA JTWROS           | 43 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01070-0010 | FLORES LEYLA R                          |                         | 46 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-ORPOA-0020 | CITY OF PALM COAST                      |                         | 160 LAKE AVENUE                            |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01350-0380 | QOUSINI BROTHERS LLC                    |                         | 69 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0370 | REGISTER BOBBY W                        |                         | 67 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01360-0110 | DIXON EULA                              | HUBERT AISTON JTWROS    | 68 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0360 | PERON MICHAEL A & JILL M H&W            |                         | 2651 LAKESHORE DRIVE                       |               | FLAGLER BEACH, FL 32136        |         |
| 07-11-31-7037-01350-0350 | NEDEAU COREY M & MARIA OLINDA           | H&W                     | 61 EAGLE HARBOR TRL                        |               | PALM COAST, FL 32164           |         |
| 07-11-31-7037-01360-0130 | ROSE JOHN                               | & CRYSTAL ROSE AMC      | 64 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0340 | IVERSON BARRY C                         |                         | 61 LONDON DR                               |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01360-0140 | AMATO MARY ANN                          | LIFE ESTATE             | 62 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |
| 07-11-31-7037-01350-0330 | MARCELLUS GILBERT & NANOTTE             | H&W                     | 59 LONDON DRIVE                            |               | PALM COAST, FL 32137           |         |

|                          |                                |                         |                                  |                             |
|--------------------------|--------------------------------|-------------------------|----------------------------------|-----------------------------|
| 07-11-31-7037-01360-0150 | BONETA JUAN B                  | & OLGA I BONETA H&W     | 3 WHITMAN PLACE                  | PALM COAST, FL 32164        |
| 07-11-31-7037-01350-0320 | SIMON ALLEN J                  | & WILSON GENEVIEVE T    | H8 57 LONDON DRIVE               | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0160 | ACKLEY EVAN ANDREW & KELLY     | MARIE ACKLEY H&W        | 58 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0310 | CRAFT DUSTIN S                 |                         | 2775 MESA VERDE DRIVE E APT G103 | COSTA MESA, CA 92626        |
| 07-11-31-7037-01360-0170 | MCMILLAN KATHLEEN              |                         | 56 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0300 | JIMENEZ VINCENT & SONIA M      | JIMENEZ H&W             | 53 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0180 | WONG WILLIAM &                 | VIOLA ESBRY             | 54 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0140 | CRISPIN ANGELO L               |                         | 49 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0150 | CRISPIN ANGELO LEWIS SR        | & ADA GONZALEZ H&W      | 49 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0480 | DUKHON NINA & ALEX MEDVEDVOSKY | W&H                     | 961 COLONIAL ROAD                | FRANKLIN LAKES, NJ 07417    |
| 07-11-31-7037-01370-0160 | OGORMAN ROBERT F &             | MICHELLE K              | 53 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0470 | ORFIN PAUL                     | TRUSTEE                 | 192 LINCOLN AVE                  | STATEN ISLAND, NY 10306     |
| 07-11-31-7037-01370-0170 | GOFF ERNEST JOHN JR            | LIFE ESTATE             | 55 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0460 | MCMILLAN HALIEY & BRIAN        | MCMILLAN                | 48 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0180 | ALKHATIB KIFAH H               |                         | 46 ISLAND ESTATES PARKWAY        | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0450 | STERLING PATRICIA B & ERICK R  | STERLING JTWROS         | 50 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0440 | SCHAEFFER OLIVER & ZSOKA H&W   |                         | 52 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0430 | GORDON RICHARD L & CATHERINE M | H&W                     | 56 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0050 | BROYDO OLEG & VIKTORIYA        | RAGULINA & ELVIRA RAGUI | 80 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0420 | OSHEROV SLAVA & ELIZABETH      | OSHEROV H&W             | 9 CHIDESTER ROAD                 | RANDOLPH, NJ 07869          |
| 07-11-31-7037-01360-0060 | SOUSA MARIA & JOHN SOUSA       | JTWROS                  | 78 LONDON DR                     | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0410 | SCALISE FAMILY HOLDING COMPANY | FOUR LLC                | 240 LONDON DRIVE                 | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0070 | SOUSA JOHN & MARIA H&W         |                         | 16 FOX HUNT RD                   | SHELTON, CT 06484           |
| 07-11-31-7037-01350-0400 | EXANTUS BRINDAL                |                         | 3863 HAMILTON KEY                | WEST PALM BEACH, FL 33411   |
| 07-11-31-7037-01360-0080 | GARCIA ELIZABETH PEDREIRO &    | NELSON D GARCIA W&H     | 74 LONDON DR                     | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0390 | FUENTES LUIS A                 | TRUSTEE                 | 30 BUNKER HILL DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0100 | BRIGHAM DAVID L & PAMELA LEE   | BRIGHAM H&W             | 70 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0380 | QOUSINI BROTHERS LLC           |                         | 69 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0370 | REGISTER BOBBY W               |                         | 67 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0110 | DIXON EULA                     | HUBERT AISTON JTWROS    | 68 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0360 | PERON MICHAEL A & JILL M H&W   |                         | 2651 LAKESHORE DRIVE             | FLAGLER BEACH, FL 32136     |
| 07-11-31-7037-01370-0130 | FLYNN JAY & KEITH FLYNN &      | DAVID FLYNN JTWROS      | 47 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0140 | CRISPIN ANGELO L               |                         | 49 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0490 | SUNDELL TRAVIS                 | & LEIGH ANNE SUNDELL H& | 42 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0150 | CRISPIN ANGELO LEWIS SR        | & ADA GONZALEZ H&W      | 49 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0480 | DUKHON NINA & ALEX MEDVEDVOSKY | W&H                     | 961 COLONIAL ROAD                | FRANKLIN LAKES, NJ 07417    |
| 07-11-31-7037-01370-0160 | OGORMAN ROBERT F &             | MICHELLE K              | 53 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0470 | ORFIN PAUL                     | TRUSTEE                 | 192 LINCOLN AVE                  | STATEN ISLAND, NY 10306     |
| 07-11-31-7037-01370-0170 | GOFF ERNEST JOHN JR            | LIFE ESTATE             | 55 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0460 | MCMILLAN HALIEY & BRIAN        | MCMILLAN                | 48 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0180 | ALKHATIB KIFAH H               |                         | 46 ISLAND ESTATES PARKWAY        | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0450 | STERLING PATRICIA B & ERICK R  | STERLING JTWROS         | 50 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0440 | SCHAEFFER OLIVER & ZSOKA H&W   |                         | 52 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0430 | GORDON RICHARD L & CATHERINE M | H&W                     | 56 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0050 | BROYDO OLEG & VIKTORIYA        | RAGULINA & ELVIRA RAGUI | 80 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0420 | OSHEROV SLAVA & ELIZABETH      | OSHEROV H&W             | 9 CHIDESTER ROAD                 | RANDOLPH, NJ 07869          |
| 07-11-31-7037-01360-0060 | SOUSA MARIA & JOHN SOUSA       | JTWROS                  | 78 LONDON DR                     | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0410 | SCALISE FAMILY HOLDING COMPANY | FOUR LLC                | 240 LONDON DRIVE                 | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0070 | SOUSA JOHN & MARIA H&W         |                         | 16 FOX HUNT RD                   | SHELTON, CT 06484           |
| 07-11-31-7037-01350-0400 | EXANTUS BRINDAL                |                         | 3863 HAMILTON KEY                | WEST PALM BEACH, FL 33411   |
| 07-11-31-7037-01360-0080 | GARCIA ELIZABETH PEDREIRO &    | NELSON D GARCIA W&H     | 74 LONDON DR                     | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0390 | FUENTES LUIS A                 | TRUSTEE                 | 30 BUNKER HILL DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01360-0100 | BRIGHAM DAVID L & PAMELA LEE   | BRIGHAM H&W             | 70 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0380 | QOUSINI BROTHERS LLC           |                         | 69 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0370 | REGISTER BOBBY W               |                         | 67 LONDON DRIVE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0120 | CARR MARVIN J & LYNDA L        | LITTLE JTWROS           | 45 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0080 | FIVEASH JENNIFER N             | & BRANDON DALE W&H      | 37 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0090 | HENRY IGLINE                   |                         | 39 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0530 | LENOIR LOUIS P & ELVIRA M H&W  |                         | 1212 ASTORWOOD COURT             | ALTAMONTE SPRINGS, FL 32714 |
| 07-11-31-7037-01350-0520 | PHOEUN SOPHAL & SAKUN HONG     |                         | 36 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0100 | ALKHATIB RIAD & KIFAH H&W      |                         | 46 ISLAND ESTATES PKWY           | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0510 | AMARAL CUSTOM HOMES INC        |                         | 13 UTILITY DRIVE                 | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0130 | FLYNN JAY & KEITH FLYNN &      | DAVID FLYNN JTWROS      | 47 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0500 | METTELUS ESCADE & YUMA H&W     |                         | 40 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0140 | CRISPIN ANGELO L               |                         | 49 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0490 | SUNDELL TRAVIS                 | & LEIGH ANNE SUNDELL H& | 42 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0150 | CRISPIN ANGELO LEWIS SR        | & ADA GONZALEZ H&W      | 49 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0480 | DUKHON NINA & ALEX MEDVEDVOSKY | W&H                     | 961 COLONIAL ROAD                | FRANKLIN LAKES, NJ 07417    |
| 07-11-31-7037-01350-0470 | ORFIN PAUL                     | TRUSTEE                 | 192 LINCOLN AVE                  | STATEN ISLAND, NY 10306     |
| 07-11-31-7037-01350-0460 | MCMILLAN HALIEY & BRIAN        | MCMILLAN                | 48 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0450 | STERLING PATRICIA B & ERICK R  | STERLING JTWROS         | 50 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0120 | CARR MARVIN J & LYNDA L        | LITTLE JTWROS           | 45 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0110 | ALKHATIB RIAD & KIFAH H&W      | H&W                     | 46 ISLAND ESTATES PKWY           | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0030 | COLON ADA & BENITO GARCIA      |                         | 27 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0040 | HSU HSUI SHIH & EMILY          |                         | P.O. BOX 771071                  | WOODSIDE, NY 11377          |
| 07-11-31-7037-01270-0150 | WILLIS TARA                    |                         | 26 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0050 | PALM COAST UNITED METHODIST    | CHURCH INC              | 5200 BELLE TERRE PKWY            | PALM COAST, FL 32137        |
| 07-11-31-7037-01270-0140 | MONAHAN WILLIAM T & MARY T     |                         | 22 FARLEY DR                     | STONY POINT, NY 10980       |
| 07-11-31-7037-01270-0120 | FILICCIOTTO MARY K             | TRUSTEE                 | 2880 BODDER ROAD                 | RIEGELSVILLE, PA 18077      |
| 07-11-31-7037-01370-0070 | LINEY EDWARD J & PATRICIA K    | LINEY                   | 35 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0550 | KIM STEVEN & SOPHEAP PRUM      | H&W                     | 30 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01270-0130 | ADAMS MERVIN T &               | CHERI J H&W             | 2 LONG PL                        | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0080 | FIVEASH JENNIFER N             | & BRANDON DALE W&H      | 37 LONDONDERRY DR                | PALM COAST, FL 32137        |
| 07-11-31-7037-01260-0040 | PENCKE MONICA M                |                         | 1 LONGVIEW LANE                  | PALM COAST, FL 32137        |
| 07-11-31-7037-01370-0090 | HENRY IGLINE                   |                         | 39 LONDONDERRY DRIVE             | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0540 | HOMELIVING LLC                 |                         | 13 UTILITY DRIVE                 | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0010 | LOCKETT CAROL                  |                         | 113 CHICKADEE COURT              | DAYTONA BEACH, FL 32119     |



|                          |                               |     |                               |                             |
|--------------------------|-------------------------------|-----|-------------------------------|-----------------------------|
| 07-11-31-7037-01350-0530 | LENOIR LOUIS P & ELVIRA M H&W |     | 1212 ASTORWOOD COURT          | ALTAMONTE SPRINGS, FL 32714 |
| 07-11-31-7037-01260-0030 | BARQUET ABDEL                 |     | 7 LONGFELLOW DRIVE            | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0020 | MATANZAS PARK LLC             |     | 185 CYPRESS POINT PKWY, STE 7 | PALM COAST, FL 32164        |
| 07-11-31-7037-01350-0520 | PHOEUN SOPHAL & SAKUN HONG    |     | 36 LONDONDERRY DRIVE          | PALM COAST, FL 32137        |
| 07-11-31-7037-01260-0020 | VILLON SHERRY                 |     | 2101 NW 185TH STREET          | OPA LOCKA, FL 33056         |
| 07-11-31-7037-01370-0100 | ALKHATIB RIAD & KIFAH H&W     |     | 46 ISLAND ESTATES PKWY        | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0510 | AMARAL CUSTOM HOMES INC       |     | 13 UTILITY DRIVE              | PALM COAST, FL 32137        |
| 07-11-31-7037-01340-0040 | PICKETT MICHAEL J & DONNA M   | H&W | 5 LONGFELLOW DRIVE            | PALM COAST, FL 32137        |
| 07-11-31-7037-01350-0500 | METTELUS ESCADE & YUMA H&W    |     | 40 LONDONDERRY DR             | PALM COAST, FL 32137        |
| 07-11-31-7037-01260-0010 | REILLY JOHN J & JANE J        |     | 115 MICHAEL LANE              | ABERDEEN, NC 28315          |
| 07-11-31-7037-01340-0050 | GARCIA ISABEL & ABDEL BARQUET | W&H | 7 LONGFELLOW DRIVE            | PALM COAST, FL 32137        |
| 07-11-31-7037-01340-0060 | FINCH KYLE G                  |     | 9 LONGFELLOW DRIVE            | PALM COAST, FL 32137        |

# **LIVINGSTON & SWORD, P.A.**

## **Attorneys At Law**

---

### **MEMORANDUM**

TO: Jordan Myers, CFM

CC: Ray Tyner, Deputy Chief Development Officer

FROM: Jay W. Livingston, Esq.

DATE: April 8, 2022

SUBJECT: Neighborhood Meeting for Matanzas Park LLC/Section 37-Lakeview  
Application for Rezoning; Application #: 5062

---

The neighborhood meeting for the above rezoning application was held on April 6, 2022, at the Palm Coast Community Center. Copies of the notice letter that was sent to all owners within 300' of the project site and the sign in sheet listing those who attended is attached to this memo.

In addition to the agent for the application Ray Tyner, Jordan Myers and Dennis Leap from the City's Community Development Department were also in attendance.

The following is a summary of the questions and concerns that were raised by the neighbors and other attendees about the proposed rezoning:

- Concerns were raised about the number of lots proposed and the impact on school capacity.
- Concerns were raised about the introduction of additional traffic in the neighborhood.
- Several of those in audience were upset about other development project not controlling dirt and other debris from getting on the nearby roads. One speaker thought that contractors and developers were required to clean roads every day when construction is underway on a new project and asked the City staff members that were present to look into the issue.
- In addition to the last item, concerns about no flag men controlling traffic at another nearby construction site were raised. Specific examples of this occurring on Londonderry Drive were provided and a concern that this might violation the requirements of OSHA.
- Questions and concerns were raised about how many stories the house built on the proposed lots would be. This is due to the proximity of the project to existing homes and homesites. The agent for the applicant reminded the attendees that

---

**391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@protonmail.ch**

the current zoning is MFR-1 allows a maximum building height of 50' and the proposed zoning of SFR-1 allows a maximum building height of 35'.

- Questions and concerns were raised about lot size. The proposal is for SFR-1, which has a minimum lot width of 50'.
- Concerns were raised about the wildlife that live on the vacant project site and the loss of the natural beauty of the vacant land.
- Concerns were raised about flooding that could be caused by developing the project site. There was a discussion about the stormwater management that will be required when the property is development to prevent this from occurring.
- Concerns were raised about the increase in traffic and the safety of children in the area.
- A question was asked if the proposed access points to the project were set in stone.
- Concerns were raised about the lack of sidewalks in the area.
- Concerns were raised about the lack of bus stops in the area.
- Concerns were raised about how development of the property would benefit the existing homes due to the proposed smaller lot size.
- A question was asked if alternative lot layouts had been considered.
- A question was asked if the proposed stormwater pond could be reconfigured.
- Since the project is proposed to be a gated community a question was raised whether the project would be bordered by a fence or a wall.
- A suggestion was made that a tree row or landscaping be put in to buffer the project from the existing homes.



**LIVINGSTON & SWORD, P.A.**  
**Attorneys At Law**

---

March 22, 2022

**NOTIFICATION OF NEIGHBORHOOD MEETING  
FOR THE LONGFELLOW SINGLE FAMILY SUBDIVISION**

**RE: Proposed Development Project - Longfellow Single Family Subdivision  
Adjacent Property Owner Notification of Neighborhood Meeting**

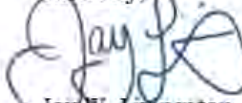
Dear Property Owner:

A Neighborhood Meeting to discuss the application for rezoning from MFR-1/PSP to SFR-1 for the project known as the Longfellow Single Family Subdivision located north and west of Longfellow Drive with the parcel IDs shown on the attached list, is scheduled for **April 6, 2022 from 7 PM to 8 PM in the Palm Coast Community Center, Sunshine Room 112 located at 305 Palm Coast Parkway NE, Palm Coast, Florida 32137.**

The applicant has submitted an application to rezone the property from MFR-1/PSP to SFR-1 and proposes up to 108 single family homes on the property. A conceptual plan is attached for your use and reference.

We look forward to seeing you at the above referenced meeting where we will discuss the development of the proposed project and its development review process through the City of Palm Coast. If you have any questions, please contact me at (386) 439-2945

Sincerely,



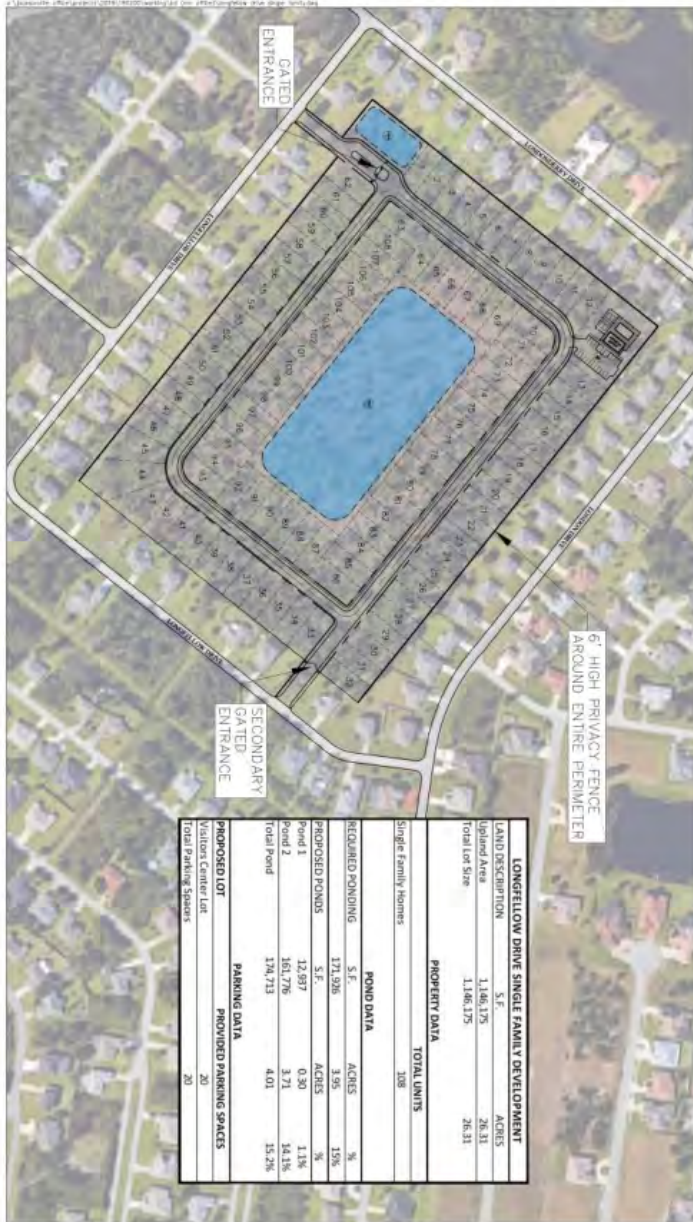
Jay W. Livingston, Esq.  
Attorney for Matanzas Park, LLC

---

391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@gmail.com

**PARCEL IDENTIFICATION ID NUMBERS**

07-11-31-7037-ORPOA-0060, 07-11-31-7037-01350-0020, 07-11-31-7037-01350-0030, 07-11-31-7037-01350-0040, 07-11-31-7037-01350-0050, 07-11-31-7037-01350-0060, 07-11-31-7037-01350-0070, 07-11-31-7037-01350-0080, 07-11-31-7037-01350-0090, 07-11-31-7037-01350-0100, 07-11-31-7037-01350-0110, 07-11-31-7037-01350-0120, 07-11-31-7037-01350-0130, 07-11-31-7037-01350-0140, 07-11-31-7037-01350-0150, 07-11-31-7037-01350-0160, 07-11-31-7037-01350-0170, 07-11-31-7037-01350-0180, 07-11-31-7037-01350-0190, 07-11-31-7037-01350-0200, 07-11-31-7037-01350-0210, 07-11-31-7037-01350-0220, 07-11-31-7037-01350-0230, 07-11-31-7037-01350-0240, 07-11-31-7037-01340-0030, 07-11-31-7037-01340-0020, 07-11-31-7037-01340-0010, 07-11-31-7037-01290-0190, 07-11-31-7037-01290-0180, 07-11-31-7037-01290-0170, 07-11-31-7037-01290-0160, 07-11-31-7037-01290-0150, 07-11-31-7037-01290-0140, 07-11-31-7037-01290-0130, 07-11-31-7037-01290-0120, 07-11-31-7037-01330-0040, 07-11-31-7037-01330-0050, 07-11-31-7037-01330-0060, 07-11-31-7037-01300-0010, 07-11-31-7037-01300-0020, 07-11-31-7037-01300-0030, 07-11-31-7037-01300-0040, 07-11-31-7037-01300-0050, 07-11-31-7037-01300-0060, 07-11-31-7037-01300-0070, 07-11-31-7037-01300-0080, 07-11-31-7037-01330-0030, 07-11-31-7037-01330-0020, 07-11-31-7037-01330-0010, 07-11-31-7037-01300-0180, 07-11-31-7037-01300-0170, 07-11-31-7037-01300-0160, 07-11-31-7037-01300-0150, 07-11-31-7037-01300-0140, 07-11-31-7037-01300-0130, 07-11-31-7037-01300-0120, 07-11-31-7037-01300-0110, 07-11-31-7037-01320-0040, 07-11-31-7037-01320-0050, 07-11-31-7037-01320-0060, 07-11-31-7037-01310-0010, 07-11-31-7037-01310-0020, 07-11-31-7037-01310-0030, 07-11-31-7037-01310-0040, 07-11-31-7037-01310-0050, 07-11-31-7037-01310-0060, 07-11-31-7037-01310-0070, 07-11-31-7037-01310-0080, 07-11-31-7037-01320-0030, 07-11-31-7037-01320-0020, 07-11-31-7037-01320-0010, 07-11-31-7037-01310-0180, 07-11-31-7037-01310-0170, 07-11-31-7037-01310-0160, 07-11-31-7037-01310-0150, 07-11-31-7037-01310-0140, 07-11-31-7037-01310-0130, 07-11-31-7037-01310-0120, 07-11-31-7037-01310-0110



| LONGFELLOW DRIVE SINGLE FAMILY DEVELOPMENT |           |                         |       |   |
|--|-----------|-------------------------|-------|---|
| LAND DESCRIPTION                           | S.F.      |                         |       |   |
| Updated Area                               | 1,146,175 |                         |       |   |
| Total Lot Size                             | 1,146,175 |                         |       |   |
| ACRES                                      |           |                         |       |   |
|  | 26.31     |                         |       |   |
| PROPERTY DATA                              |           |                         |       |   |
| TOTAL UNITS                                |           |                         |       |   |
| Single Family Homes                        | 108       |                         |       |   |
| POND DATA                                  |           |                         |       |   |
| REQUIRED PONDING                           | S.F.      | ACHES                   | %     |   |
|  | 171,928   | 3.95                    | 15%   |   |
| PROPOSED PONDS                             |           | S.F.                    | ACHES | % |
| Pond 1                                     | 12,997    | 0.30                    | 1.1%  |   |
| Pond 2                                     | 161,776   | 3.71                    | 14.1% |   |
| Total Pond                                 | 174,773   | 4.01                    | 15.2% |   |
| PARKING DATA                               |           | PROVIDED PARKING SPACES |       |   |
| PROPOSED LOT                               |           | 20                      |       |   |
| Visitors Center Lot                        |           | 20                      |       |   |
| Total Parking Spaces                       |           | 20                      |       |   |

**LONGFELLOW SINGLE FAMILY DEVELOPMENT**  
PALM COAST, FL

**CONCEPT PLAN**







# City of PALM COAST

Community Development Department

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3736

|  |  |                              |
|--|--|------------------------------|
| <b>Longfellow Single Family<br/>Subdivision<br/>Neighborhood Meeting</b> | <b>Palm Coast Community Center<br/>Sunshine Room 112</b> | <b>April 6, 2022 at 7 PM</b> |
|--|--|------------------------------|

**Neighboring Property Owners:** Please sign-in below if you would like the City to contact you by email of upcoming public meetings on this project, including Planning and Land Development Regulation Board and City Council hearings.

| NAME                          | ADDRESS                      | PHONE            | E-MAIL                                     |
|-------------------------------|------------------------------|------------------|--|
| RONALD + ARIANA<br>GROSS      | 3 Lewiston Pl.<br>Palm Coast | 386 569 5988     | AR91007@hotmail.com<br>rgross4@hotmail.com |
| ERIC + JESSICA<br>MARTIN      | 36 Longfellow<br>DR.         | 443-621-<br>3101 | MISTAKENIMAGE@YAHOO<br>COM                 |
| Stene Casse<br>Laura Payne    | 11 Londonderry Dr            | 386 569-9847     | LaPaye15@gmail.com                         |
| Travis + Leightine<br>Surdell | 42 Londonderry Dr            | 904-560-8660     | travis_surdell@yahoo.com                   |
| Tara Willis                   | 26 Londonderry Dr            | 386.445.9779     | octobergirl235@gmail.com                   |
| ADAM<br>HANNAFOLO             | 29 Longfellow<br>DR.         | 352-978<br>9994  | SunnyPalmsWillas@gmail<br>com              |
| JAMES GRABLE<br>Eileen Grable | 7 Lema Lane                  | 845-721 3776     | EGRABLE@aol.com                            |
| Eileen Trinkle                | 274 Beachway<br>Dr           | 845-661<br>7830  | e+1129@aol.com                             |
| Thomas McKee                  | 29 Lema Lane                 |                  | TKM24@MSN.COM                              |
| Lisbeth McKee                 | 29 Lema Lane                 |                  |  |
| Joe Spector                   | 32 Londonderry<br>Dr         | 386 569<br>0875  | Spector609@gmail.com                       |



palmcoastgov.com

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

Neighboring Property Owners: Please sign-in below if you would like the City to contact you by email of upcoming public meetings on this project, including Planning and Land Development Regulation Board and City Council hearings.

| NAME           | ADDRESS      | PHONE        | E-MAIL                   |
|----------------|--------------|--------------|--------------------------|
| Gen Wilson     | 57 London Dr | 631-553-5543 | gen11779@yahoo.com       |
| Kathy McMillan | 56 London Dr | 386-529-4534 | kathleenmcmillan@att.net |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |
|                |              |              |                          |





**NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)**

COUNTY OF FLAGLER     X  
STATE OF FLORIDA     X

Before me this 2 day of March, 2023 personally appeared Kristy Goodwin who after providing FL Drivers License as identification and who    did,     **did not** take an oath, and who being duly sworn, deposes and says as follows: "I have read and fully understand the provisions of this instrument".

2 signs have been posted on the subject property subject to a rezoning as described (# of signs) with **Application #** 5062

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the Planning & Land Development Regulation Board (PLDRB)

**AND/OR**

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the City Council 1st public hearing.

**AND/OR**

   At least ten (10) calendar days before the hearing date advertising the date, time, and location of the City Council 2nd public hearing.

KG

Signature of Responsible Party

Kristy Goodwin 391 PCSW #1, Palm Coast, FL 32137

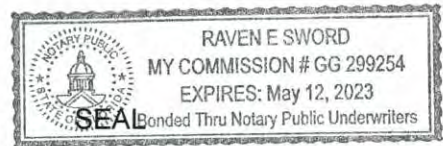
Print Name & Mailing Address

[Signature]

Signature of Person Taking Acknowledgement

Raven E. Sword

Name of Acknowledger (Typed, Printed or Stamped)



**This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.**

**Please attach a photo of posted sign(s).**





NOTICE OF PUBLIC HEARING

FOR THE PROPOSED

CONSTRUCTION OF A

NEW 100' WIDE

GRAVEL DRIVEWAY

LOCATED AT THE

CORNER OF

SECTION 16, T1N, R1E,

CLATSOP COUNTY,

OREGON.

DATE: 10/15/2024

TIME: 10:00 AM

LOCATION: 100' WIDE

GRAVEL DRIVEWAY

LOCATED AT THE

CORNER OF

SECTION 16, T1N, R1E,

CLATSOP COUNTY,

OREGON.



City of Palm Coast  
**NOTICE OF PUBLIC HEARING**

Application Number: 5062

The City of Palm Coast Planning Board will hold a public hearing on this application at  
5:30 P.M. on \_\_\_\_\_

The City of Palm Coast City Council will hold a public hearing on this application at  
9:00 A.M. on \_\_\_\_\_ for the 1st Hearing


6:00 P.M. on \_\_\_\_\_ for the 2nd Hearing

Day Council public hearing not required.

Description of Request

Special Exception       Special Use  
 Rezoning                       Planned Use  
 Future Land Use Amendment       Special Public Use

Rezoning from Multi-Family Residential  
to Single Family Residential  
MFR-2 to SFR-1

Current Zoning: MFR-2      Property Size: 26.31 

Applicant: Jay Livingston

Public Hearing to be held at

Central Chamber of Commerce Wing of City Hall  
101 Lake Avenue

PLANNING 386-786-3734





# City of PALM COAST

## GENERAL - APPLICATION

|  |                        |
|--|------------------------|
|  | <b>DATE</b> 03/01/2022 |
|--|------------------------|

|                         |                |
|-------------------------|----------------|
| <b>APPLICATION TYPE</b> | REZONING OTHER |
|-------------------------|----------------|

|  |   |                               |         |
|--|---|-------------------------------|---------|
| <b>PROJECT NAME</b>                                    | Longfellow SFR Subdivision  |                               |         |
| <b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b> | 3 LONG LN   |                               |         |
| <b>PROPERTY APPRAISER'S PARCEL NUMBER</b>              | 07-11-31-7037-01350-0020  |                               |         |
| <b>LEGAL DESCRIPTION</b>                               | <small>PALM COAST SECTION 37 BLK 135 LT 2 OR 553 PG 1539 OR 984 PG 1608 OR 1089 PG 582-CD OR 1089 PG 587-CD OR 1127 PG 1499 OR 1408/1838 OR 1794/1812 OR 2244/1768 OR 2278/1338</small> |                               |         |
| <b>SUBDIVISION NAME</b>                                | SECTION 37-LAKEVIEW   |                               |         |
| <b>SECTION</b>   | 07  | <b>BLOCK</b>                  | 01350   |
|  |   | <b>LOT</b>                    | 0020    |
| <b>PROPERTY ACRES</b>                                  | 26.31   | <b>PROPERTY SQ FT</b>         | 1146064 |
| <b>FUTURE LAND USE MAP DESIGNATION</b>                 |   | <b>EXISTING ZONE DISTRICT</b> |         |
| <b>OVERLAY DISTRICT</b>                                |   |                               |         |
| <b>COMMUNITY PANEL NUMBER</b>                          |   | <b>MAP PANEL DATE</b>         |         |
| <b>FLOOD ZONE</b>                                      |   |                               |         |
| <b>PRESENT USE OF PROPERTY</b>                         |   |                               |         |

### DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Rezoning

|                                |  |                                    |    |
|--------------------------------|--|------------------------------------|----|
| <b>PROPOSED NUMBER OF LOTS</b> |  | <b>IS THERE EXISTING MORTGAGE?</b> | No |
|--------------------------------|--|------------------------------------|----|





# City of PALM COAST

| OWNER   | APPLICANT / AGENT  |
|---|--|
| Name: MATANZAS PARK LLC   | Name: JAY LIVINGSTON   |
| Mailing Address: 185 CYPRESS POINT PKWY, STE 7 185 CYPRESS POINT PKWY, STE 7 PALM COAST, FL 32164 | Mailing Address: 391 PALM COAST PARKWAY SW #1 PALM COAST, FL 32137 |
| Phone Number: (386) 246-6104  | Phone Number: (386) 439-2945                                       |
| E-mail Address: RGAZZOLI@SEAGATEHOMES.COM   | E-mail Address: JAY.LIVINGSTON314@PROTONMAIL.CH                    |
| MORTGAGE HOLDER   | ENGINEER OR PROFESSIONAL   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ARCHITECT   | TRAFFIC ENGINEER   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| SURVEYOR  | LANDSCAPE ARCHITECT  |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ATTORNEY  |  |
| Name:   |  |
| Mailing Address:  |  |
| Phone Number:   |  |
| E-mail Address:   |  |

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

JAY LIVINGSTON

# City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |   |                  |
|---|---|------------------|
| <b>Department</b>   | COMMUNITY DEVELOPMENT   | <b>Amount</b>    |
| <b>Division</b>   | PLANNING  | <b>Account #</b> |
| <b>Subject</b>  | ORDINANCE 2023 – XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 41.5+/- ACRES OF PROPERTY FROM GREENBELT TO RESIDENTIAL AND ADDING A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 200 DWELLING UNITS |                  |
| <b>Presenter: Jordan Myers, CFM, Environmental Planner</b>  |   |                  |
| <p><b>Background:</b> The subject area is a 41.5+/- acre site located .7 miles south of Sesame Blvd. on the eastside of Seminole Woods Blvd. The application is a proposed FLUM amendment to change the current Greenbelt designation to Residential along with a site specific policy to limit development to 200 dwelling units. There is a companion zoning map amendment for the subject parcel to change the current designation of Estate-1 (EST-1) to Single-family residential (SFR-1).</p> <p>The subject property was platted into 134 single-family lots as part of Seminole Woods at Palm Coast, Section 59 in 1973.</p> <p>The proposed amendment was reviewed for the following:</p> <ul style="list-style-type: none"> <li>• <b>Analysis of the proposed amendment’s impacts on public facilities and infrastructure.</b> Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development against the proposed potential development to determine impacts on public facilities and infrastructure. The proposed amendment includes a note on the FLUM that will limit development on the property to 200 dwelling units. This cap compared to the current number of platted lots (134) will result in an increase on demand for public facilities and infrastructure.</li> <li>• <b>Impacts on the environmental/cultural resources.</b> The proposed amendment will not have impacts on any significant environmental or cultural resources. Additionally, the amendment will not create additional environmental impacts on the subject property since the amendment does not increase the developable area of the site.</li> <li>• <b>Compatibility with surrounding land uses.</b> The proposed FLUM designations are generally consistent with the surrounding properties.</li> </ul> <p>Finally, the proposed amendment is consistent with comprehensive plan policies regarding:</p> <ul style="list-style-type: none"> <li>• Directing development where existing infrastructure is available,</li> <li>• Encouraging development in infill areas, and</li> <li>• Promoting diversity in housing opportunities.</li> </ul> |   |                  |

**Recommended Action :**

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5060 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Residential. As well as add a site specific policy to limit development on the subject property to 200 dwelling units.





**COMMUNITY DEVELOPMENT DEPARTMENT  
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
March 15, 2022**

**OVERVIEW**

---

**Application Number:** 5060

**Applicant:** Jay W. Livingston, Agent on behalf of SG Flagler Holdings, LLC (Owner)

**Size of subject property:** 41.5+/- acres

**Property Description:** A 41.5+/- acre parcel located .70 miles south of Sesame Blvd. on the eastside of Seminole Woods Blvd.

**Property Owner:** SG Flagler Holdings, LLC

**Real Estate ID #:** Numerous (A list is attached to the Ordinance)

**Current FLUM Designation:** Greenbelt

**Current Zoning Designation:** Estate-1

**Current Use:** Vacant, the property is platted as single-family residential lots.

**Requested Action:** A Future Land Use Map (FLUM) amendment to change 41.5+/- acres of Greenbelt to Residential along with a policy to limit development on subject area to 200 dwelling units.

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designations of the subject property.

**Recommendation:** Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5060 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Residential. As well as add a site specific policy to limit development on the subject property to 200 dwelling units.

**Project Planner:** José Papa, AICP, Senior Planner



**ANALYSIS**

**BACKGROUND**

The application is for a Future Land Use Map (FLUM) amendment for a 41.5+/- acre area located approximately .7 miles south of Sesame Blvd. on the eastside of Seminole Woods Blvd. The proposed amendment will include a note on the FLUM to limit development on this site to 200 dwelling units.

The subject property was platted into 134 single-family lots as part of Seminole Woods at Palm Coast, Section 59 in 1973.

At the time of the City’s incorporation in 1999, the Subject property was designated as Low Density-Single Family (1-3 units/acre)

In 2004, when the City adopted its first Comprehensive Plan, the Subject property was designated as Greenbelt. The Greenbelt FLUM designation was established in 2004 based on the best information that the site contained a large high quality wetland system. Recent site investigations confirmed that the existing wetland system is isolated and not high quality.

**Neighborhood Meeting**

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant. Staff will provide a summary of the meeting at the PLDRB public hearing.

**DENSITY/INTENSITY AND POPULATION**

**Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed Future Land Use Map (FLUM) categories (including any policy to limit development).**

The 41.5+/- acre subject area currently has a FLUM designation of Greenbelt. The proposed amendment will result in having land use designation of 41.5+/- acres of Residential with a site specific policy to limit development potential to a maximum of 200 dwelling units.

The result of the FLUM amendment (due to the policy limitations imposed on the property) is a potential population of 480 persons (based on 2.4 persons per housing unit). As shown on Table 1 below the proposed amendment results in a net increase of 158 persons.

| TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED<br>(RESIDENTIAL USE)                                       |            |                                |                                   |  |
|---|------------|--------------------------------|-----------------------------------|--|
|   | # of Acres | Maximum Density <sup>(1)</sup> | Maximum # of units <sup>(2)</sup> | Population (2.4 persons/dwelling unit) |
| Proposed FLUM: Residential  | 42         | 12 du/acre                     | 200                               | 480                                    |
| Current FLUM: Greenbeblt  | 42         | 1 du/acre                      | 134                               | 322                                    |
| <b>NET CHANGE</b>   | 0          |                                | 66                                | 158                                    |
| <i>Footnotes:</i>   |            |                                |                                   |  |
| <i>(1) Maximum densities are established by Comprehensive Plan Policy.</i>  |            |                                |                                   |  |
| <i>(2) Maximum # of units are established by Comprehensive Plan Policy or limitation based on site specific policy.</i> |            |                                |                                   |  |



## **PUBLIC FACILITIES AVAILABILITY /IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)**

### ***Objective 1.1.3-Evaluation of Amendments to the FLUM***

*Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.*

*Policy 1.1.3.2 - At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:*

- A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.*
- B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials*
- C. Existing and future availability and capacity of central utility systems.*
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.*

## **PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS**

As previously stated, the analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed land use designations (with consideration of any limiting policies) and represents the theoretical net change between the existing and proposed land use categories.

An analysis of the development potential under the existing and proposed FLUM (including policy to limit development on the subject parcel to 200 dwelling units, the proposed amendment will result in an increase in the demand on public facilities.

The results of the net impact analysis are shown on Table 3, and are summarized below:

### **Transportation**

The proposed FLUM amendment will have a maximum potential net increase of 66 peak hour trips. A more in-depth traffic study will be required as part of the site plan/plat review process.

### **Potable Water**

The proposed FLUM amendment will have a maximum potential net decrease in demand for potable water of .0198 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service.

### **Wastewater**

The proposed FLUM amendment will have a maximum potential net increase in demand for sanitary sewer treatment of .0129 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

### **Solid Waste**

The proposed FLUM amendment will have a maximum potential net increase of 1,364 lbs. of solid waste/day. The City currently has an interlocal agreement with Volusia County for solid waste disposal. There is adequate capacity at the Volusia County landfill to accommodate the additional demand.



**Public Recreation and Open Space**

The proposed FLUM amendment will have a maximum potential net increase in demand of 1.3 acres of park facilities. The City currently has adequate capacity to accommodate the additional demand.

**Public Schools**

The proposed FLUM amendment will have a potential net increase in demand of 16 student stations. At the time of site plan review/plat process, the property owner and/or developer will need to coordinate with the School district to determine the current availability of student stations.

**Stormwater**

N/A. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

**Table 2 Public Facilities Impact Analysis**

\*Proposed FLUM designation includes site specific policy to limit development to 200 dwelling units.

| Density <sup>(1)</sup>            | # of units or square feet of development | Transportation (PHT) <sup>(2)</sup> | Potable Water (GPD) <sup>(3)</sup> | Sanitary Sewer (GPD) <sup>(4)</sup> | Solid Waste (lbs./capita/day) <sup>(5)</sup> | Recreation and Parks (8 acres/1000 pop.) <sup>(6)</sup> | Public Education (students) <sup>(7)</sup> | Stormwater Drainage <sup>(8)</sup> |
|-----------------------------------|--|-------------------------------------|------------------------------------|-------------------------------------|--|---|--|------------------------------------|
| <b>Proposed FLUM designation*</b> |  |                                     |                                    |                                     |  |   |  |                                    |
| Residential 12 du/acre            | 200                                      | 200                                 | 60000                              | 39360                               | 4133   | 3.8   | 49   | N/A                                |
|                                   | <b>Total</b>                             | 200                                 | 60000                              | 39360                               | 4133   | 3.8   | 49   | N/A                                |
| <b>Current FLUM designation</b>   |  |                                     |                                    |                                     |  |   |  |                                    |
| Greenbelt (1 du/acre)             | 134                                      | 134                                 | 40200                              | 26371                               | 2769   | 2.6   | 33   | N/A                                |
|                                   | <b>Total</b>                             | 134                                 | 40200                              | 26371                               | 2769   | 2.6   | 33   |                                    |
| <b>Net Change</b>                 | <b>66</b>                                | <b>66</b>                           | <b>19,800</b>                      | <b>12,989</b>                       | <b>1,364</b>                                 | <b>1.3</b>  | <b>16</b>                                  | <b>N/A</b>                         |

**Footnotes:**

- <sup>(1)</sup> Calculation of Density: Lot Size (acre)\*# of units/acre, or determined by site specific policy
- <sup>(2)</sup> Transportation: Residential PM Peak Hour Trips (PHT), Residential Development: = # of units\*1.0 PM-PHT (Average Rate), ITE Trip Generation Manual, 9th Edition
- <sup>(3)</sup> Potable Water: Residential = # of units\*2.4\*125 gallons/capita/day
- <sup>(4)</sup> Wastewater: Residential = # of units\*2.4\*82 gallons/capita/day
- <sup>(5)</sup> Solid Waste: Residential Demand = # of units\*2.40\*8.61 lbs/capita/day
- <sup>(6)</sup> Recreation and Parks: Residential Demand = # of units \* 2.40 \*8 acres/1000 persons
- <sup>(7)</sup> Public Education Residential: = Based on multiplier provided by Flagler County School District.
- <sup>(8)</sup> Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

**ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS**

**Objective 1.1.3-Evaluation of Amendments to the FLUM**

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.



- D. *Location and extent of other environmentally sensitive features.*
- E. *Proximity to wellfields and aquifer recharge areas.*
- F. *Impacts to potable water supply.*

The following sections discuss site conditions and original application materials. Staff has evaluated this information and established the following findings.

#### **A. TOPOGRAPHY AND SOIL CONDITIONS**

The analysis area is vacant and naturally vegetated. The site is bounded by Seminole Woods Boulevard to the west, Seven Oaks Waterway to the south, and an FPL easement to the east. According to the January 2022 Atlantic Ecological Services (AES) assessment, the area of the proposed FLUM change does contain wetlands; the total analysis area contains 41.57 acres of uplands and 13.63 acres of wetlands. The wetlands detailed on AES "Habitat Map" Figure, reflect the boundaries that were delineated in the field pursuant to state and federal guidelines (Chapter 62-340 F.A.C. and the 1987 Corps of Engineers Wetlands Delineation Manual). Further description of these features may be found in the Section C, Vegetative Communities.

As indicated in the AES Report, there are four (4) soil types within the property.

1. Placid, Basinger, and St. Johns soils, depressional
2. Valkaria fine sand
3. Smyrna fine sand
4. Udarents, moderately wet

**Analysis:** There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change.

**FINDING:** It is not anticipated that the proposed FLUM change from Greenbelt to Residential will negatively impact the local topography or prevent the proposed development permissible within the FLUM designation.

#### **B. FLOODPLAINS**

No floodplain information was provided in the AES report. Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) source indicates that the subject property does not lie within any Special Flood Hazard Area (SFHA).

**Analysis:** There is no SFHA on the property.

**FINDING:** As there is no SFHA on the property, no negative impacts to the floodplain are anticipated.

#### **C. VEGETATIVE COMMUNITIES**

According to the AES report, the assessment area is comprised of the following vegetative community types and features.

1. Wetland Forested Mixed (630): 12.81 acres
2. Cypress (621): 0.46 acres
3. Pine Plantation (441): 41.93

**Analysis:** The purpose of this FLUM amendment is to change from Greenbelt to Residential in order to construct a single family subdivision.

**FINDING:** All of the wetlands onsite are of moderate quality and would therefore not qualify for protection under a Conservation designation. The project does propose to impact all onsite wetlands, and would be required to get permits from St Johns River Water Management District as the Florida Department of Environmental Protection has already determined that no wetlands meeting 404 standards are onsite.



#### **D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION**

The submitted AES report documents that Wood Storks have a moderate likelihood of occurrence on the property. No other species of listed or management status have high or moderate likelihood of occurrence with the site area.

**Analysis:** There is potential for wildlife to utilize the property as it is mostly surrounded by other vacant land. Wildlife utilization may change over time due to various factors. To ensure that the referenced species and any potentially occurring species in the future, the Unified Land Development Code (Section 10.04.03.A, LDC) requires that a listed species study is performed by a Qualified Environmental Professional (QEP) at site plan or preliminary plat. Further, a study is valid for one year for the property that was investigated to capture any changes in wildlife utilization.

**FINDING:** The proposed land use change is not anticipated to impact listed species as none were found on the property.

#### **E. GROUNDWATER RESOURCE PROTECTION**

According to City maintained data, the nearest production well is not within 500 feet of the site but is 0.35 miles to the southwest. The site is not located within the Secondary Protection Zone or the Primary Protection Zone as defined by Section 10.03.02.B, LDC.

**Analysis:** The amendment is not within an aquifer recharge area or within a wellhead protection zone(s).

**FINDING:** The proposed land use change is not anticipated to impact groundwater resources.

#### **F. HISTORICAL RESOURCES**

The AES report noted that they reviewed the Master Site File, and no known archaeological sites or resource groups were identified on or adjacent to the property.

**Analysis:** Information provided notes no cultural resources on or adjacent to the property.

**FINDING:** The proposed FLUM amendment will have no impact on historical resources.

### **LAND USE COMPATIBILITY ANALYSIS**

*Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.*

- A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.*
- B. Buffers are encouraged as an effective means of transition between areas where there is a greater degree of disparity in terms of densities and intensities.*
- C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.*

Surrounding Future Land Use Map Designation:

North: Residential

South: Greenbelt, Residential, Abutting parcel is vacant land identified as Canal on FLUM

East: Institutional

West: Flagler County Designations: Agriculture & Timberlands, Educational Use, and Commercial: Low Intensity



Surrounding Zoning Designation:

North: Single Family Residential-1 (SFR-1)  
 South: Public/Semipublic (PSP)  
 East: Public/Semipublic (PSP)  
 West: Flagler County Designation: Agriculture

Surrounding Property Existing Uses:

North: Vacant Residential  
 South: Seven Oaks Waterway (Part of City Stormwater system)  
 East: Florida Power & Light Easement with High Tension Power Lines  
 West: Unincorporated Flagler County: Vacant property owned by Flagler County School District (30+/- acres) and a vacant parcel owned by MPC Lots LLC (110+/- acres).

The proposed FLUM designation of Residential is generally consistent with the current land use designations and uses in the adjacent areas. The parcels to the north are designated for single-family residential development.

The abutting parcel to the south is known as the Seven Oaks Waterway, this area is part of the City's stormwater system. The proposed amendment to designate the subject properties as Residential will not have a detrimental impact on the function of the waterway. On the southern bank of the waterway are platted lots that are part of the Seminole Woods neighborhood, the potential use of the subject properties for residential purposes will be consistent with the existing uses found south of the Seven Oaks Waterway.

To the east of the subject properties is an FPL easement, within this easement are high tension powerlines.

Finally, the subject properties abut Seminole Woods Blvd. to the west. The areas to the west are within unincorporated Flagler County and are currently undeveloped/vacant. These properties have FLUM designations that would allow non-residential uses. Seminole Woods Blvd. serves as a buffer between the non-residential uses and the proposed residential uses.

Staff does not find any inconsistency in the proposed designation that would be a detriment to future development in the surrounding areas.

**CONSISTENCY WITH COMPREHENSIVE PLAN**

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. The proposed amendment is consistent with the following policies in the Comprehensive Plan:

*Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

**Analysis: The proposed amendment is consistent with Policy 1.1.4.5, the expansion of residential use along a major arterial is appropriate. Additionally, water and wastewater mains will be extended to the site by the developer.**

*Policy 1.3.1.1 - The City shall ensure that the location and timing of new development is coordinated with the provision of public facilities through the use of growth management measures being included in the LDC such as development phasing, programming, and appropriate sizing of public facilities.*



**Analysis:** The proposed amendment is consistent with Policy 1.3.1.1, the public facilities impacts can be accommodated by the existing infrastructure capacity. The need to extend water or wastewater mains to the facility will be the responsibility of the developer/property owner.

*Policy 3.3.2.4 - The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.*

**Analysis:** The proposed amendment to allow residential uses on the subject property is an example of encouraging infill housing within an established residential area served by an arterial that is 2.5 miles away from one of the City's main commercial corridor (State Road 100). Additionally, the main access for the property is from Seminole Woods Blvd. (a Major Collector).

*Objective 3.4.1 – Diversity in Housing Opportunities - Increase the diversity of the housing types, prices, and opportunities*

*Policy 3.4.1.1 – Through the FLUM and the 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*

**Analysis:** The proposed amendment will allow the potential to diversify the housing opportunities in the City consistent with the Objective and Policy stated above. The proposed FLUM amendment along with the companion Zoning Map amendment will provide an opportunity to provide residential opportunity in a “planned development community” that will provide private amenities such as sidewalks, parks for use by residents within the subdivision development.

*Policy 5.1.3.2 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

**Analysis:** The proposed amendment to Residential is consistent with Comprehensive Plan policy to create urban densities or intensities in areas that have sufficient existing or planned capacity for potable water and wastewater facilities.

*Policy 5.2.2.3 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

**Analysis:** The proposed amendment to Residential land use designation is consistent with Comprehensive Plan policy above to designate urban densities or intensities in areas that have sufficient existing or planned capacity for sanitary sewer facilities.



---

**RECOMMENDATION**

---

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5060 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Residential. As well as add a site specific policy to limit development on the subject property to 200 dwelling units.



**ORDINANCE NO. 2023-\_\_\_\_\_**  
**SEMINOLE WOODS-SINGLE FAMILY COMPREHENSIVE PLAN**  
**AMENDMENT (APPLICATION #5060)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 41.5+/- ACRES OF CERTAIN REAL PROPERTY FROM GREENBELT TO RESIDENTIAL AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; AND ADDING A NOTE ON THE FUTURE LAND USE MAP TO LIMIT THE SUBJECT PROPERTY TO MAXIMUM OF 200 DWELLING UNITS FOR THE SUBJECT PARCEL; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

**WHEREAS**, the City Council of the City of Palm Coast enacted Ordinance 2010-07, adopting the *City of Palm Coast 2035 Comprehensive Plan* which includes the City of Palm Coast Future Land Use Map (FLUM), which Plan and FLUM have been amended from time-to-time; and

**WHEREAS**, Section 163.3161 et seq., Florida Statutes established the Community Planning Act; and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Greenbelt to Residential; and

**WHEREAS**, the proposed future land use map amendment will include a note on the Future Land Use Map to limit development on the subject property to 200 dwelling units; and

**WHEREAS**, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City's Local Planning Agency, considered the proposed map amendments at a public hearing on March 15, 2023 and voted to recommend Approval of the proposed Comprehensive Plan Amendment; and



**WHEREAS**, on \_\_\_\_\_ and \_\_\_\_\_, 2023 the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

**WHEREAS**, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan of the City's *Comprehensive Plan*; and

**WHEREAS**, the City Council of the City of Palm Coast hereby reaffirms its commitment to the goal of enacting and implementing sound growth management practices within the City; and

**WHEREAS**, the City Council of the City of Palm Coast finds that this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Palm Coast.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PALM COAST, FLORIDA, THAT THE FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.**

The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast.

**SECTION 2. FUTURE LAND USE MAP AMENDED.**

The 41.5+/- acres subject area, generally located .70 miles south of Sesame Blvd. and east of Seminole Woods Blvd., as depicted and legally described in "Exhibit A", attached hereto, is hereby amended from Greenbelt to Residential including a note on the FLUM limiting the subject property to 200 dwelling units as depicted on "Exhibit B".

**SECTION 3. CONFLICTS.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4. CODIFICATION.**

It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Palm Coast, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to Section," "Article," or other appropriate word.



**SECTION 5. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

**SECTION 6. EFFECTIVE DATE.**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**APPROVED** on first reading after due public notice and hearing the \_\_\_\_ day of \_\_\_\_\_, 2023.

**ADOPTED** on second reading after due public notice and hearing the \_\_\_\_ day of \_\_\_\_\_, 2023.

*ATTEST:*

**CITY OF PALM COAST, FLORIDA**

\_\_\_\_\_  
Virginia A. Smith, City Clerk

\_\_\_\_\_  
David Alfin

Approved as to form and legality

\_\_\_\_\_  
Neysa Borkert, City Attorney



**EXHIBIT A**  
**LEGAL DESCRIPTION**

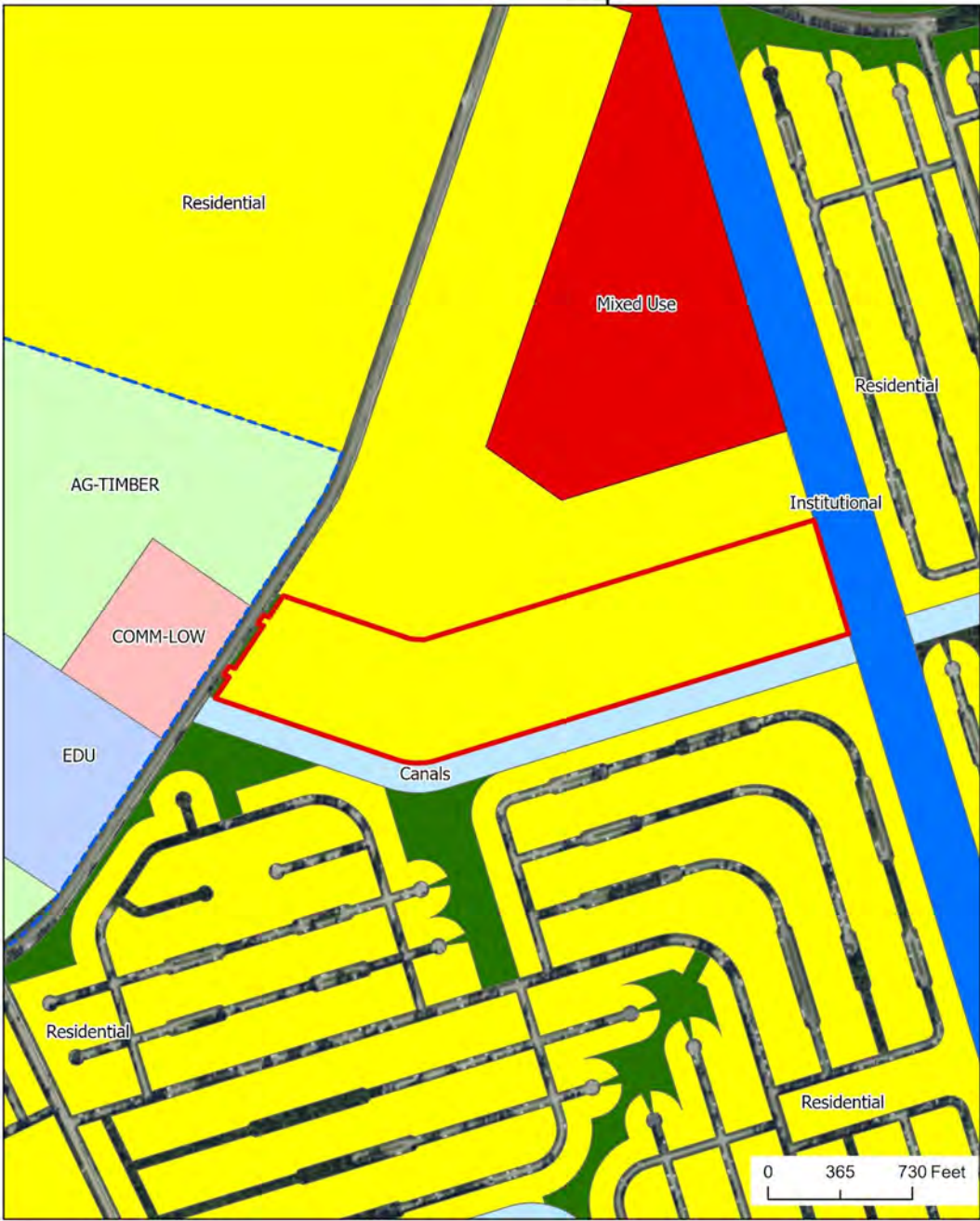
**Reserved Parcels B-1, B-2, B-3 and B-4, Seminole Park – Section 59, Seminole Woods at Palm Coast, according to the map or plat thereof as recorded in Plat Book 19, Page 41, and recorded in Plat Book 20, Page 1, Public Records of Flagler County, Florida.**

**Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38; Block 3, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32; Block 5, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26.**

DRAFT



**EXHIBIT B**  
**AMENDED FUTURE LAND USE MAP**



**Legend**

- |                        |               |              |
|------------------------|---------------|--------------|
| Palm Coast City Limits | Greenbelt     | Flagler FLUM |
| Seminole Woods SF      | Institutional | AG-TIMBER    |
| Palm Coast FLUM        | Mixed Use     | COMM-LOW     |
| Canals                 | Residential   | EDU          |

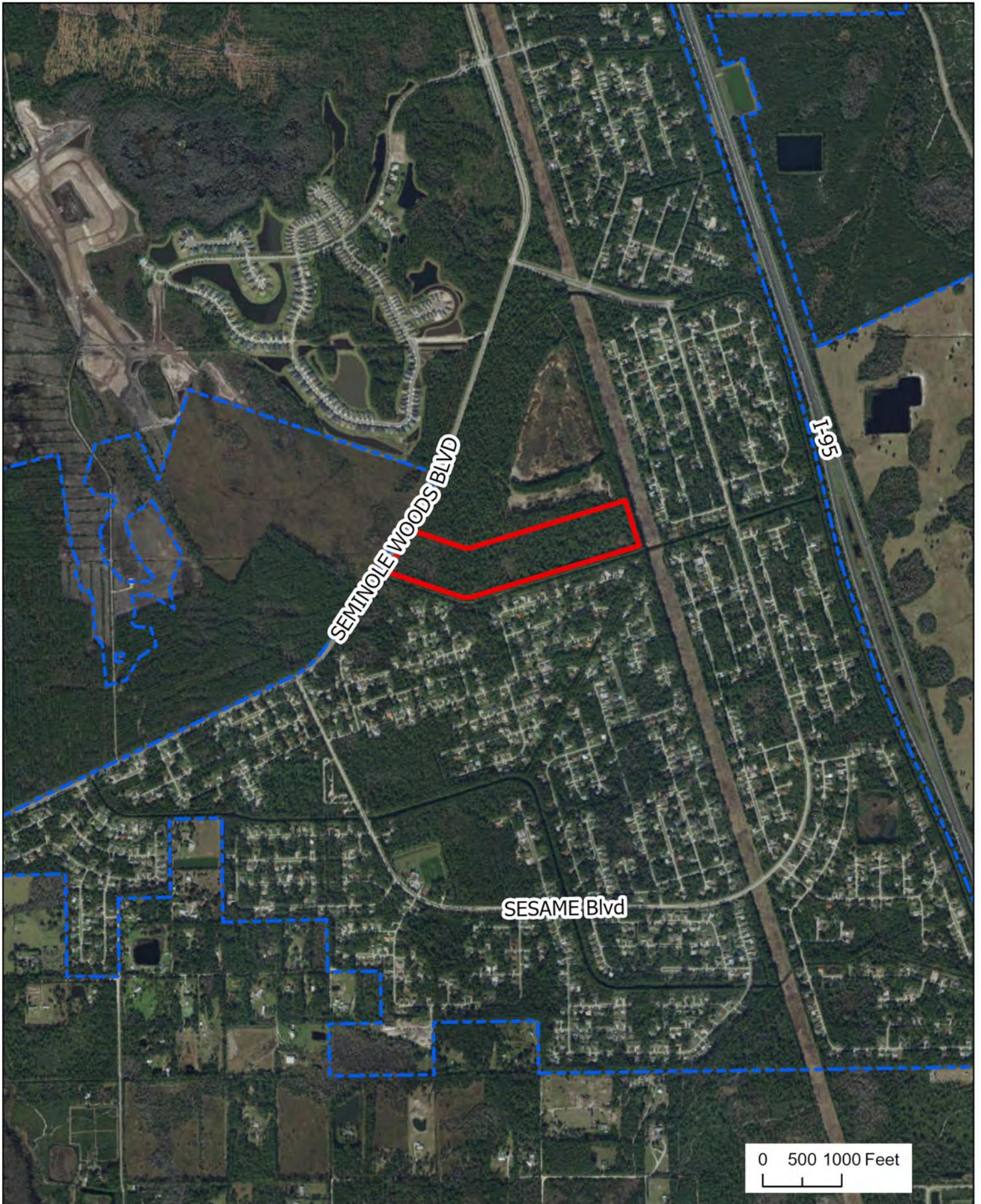


Map Created By: Planning Division



Property Subject to Application #5060 is limited to 200 dwelling units



# Seminole Woods SF



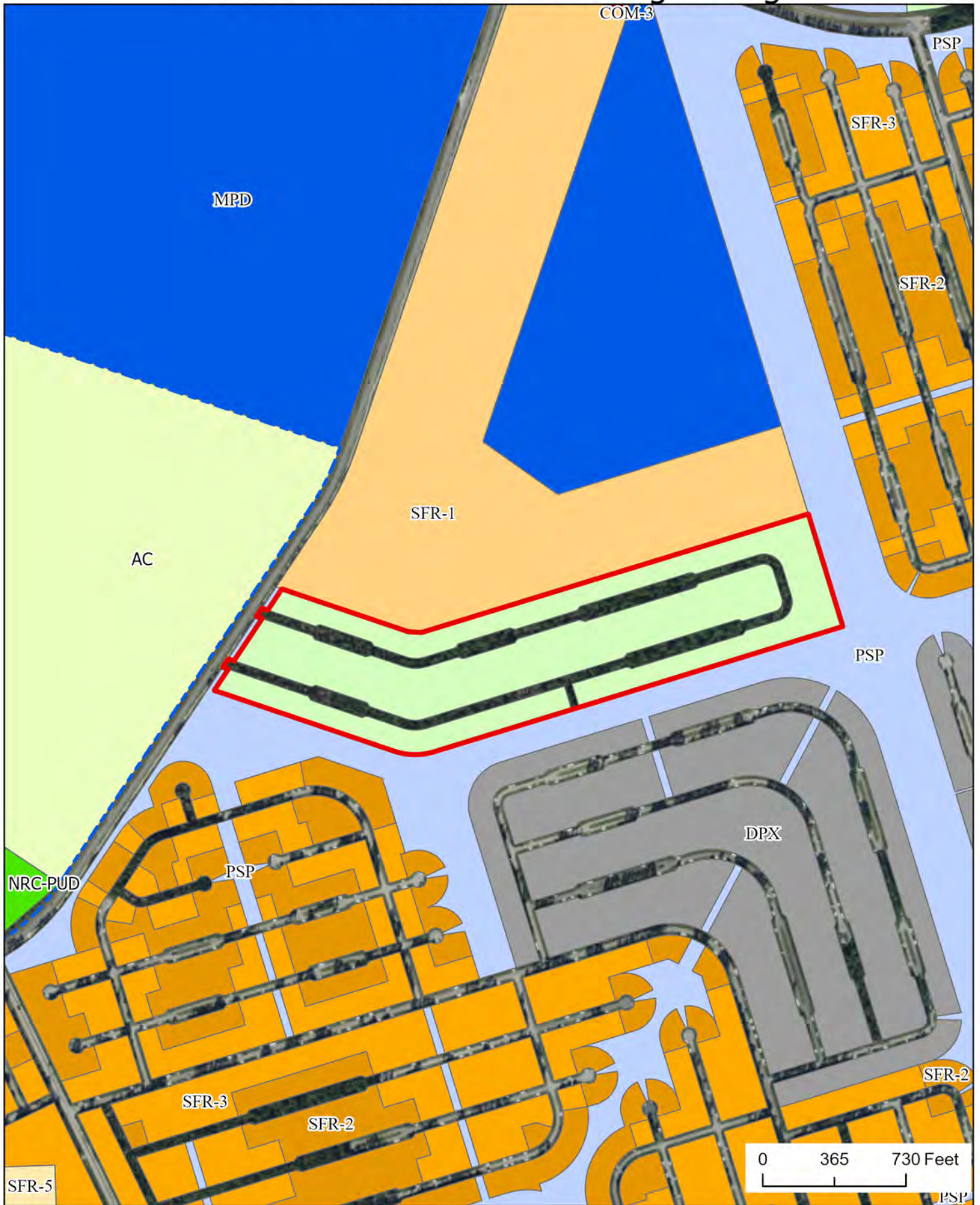
## Legend

-  Palm Coast City Limits
-  Seminole Woods SF





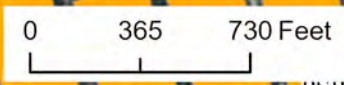
# Seminole Woods SF - Existing Zoning



- Legend**
- Palm Coast City Limits
  - Seminole Woods SF
  - Palm Coast Zoning
  - COM-3
  - DPX

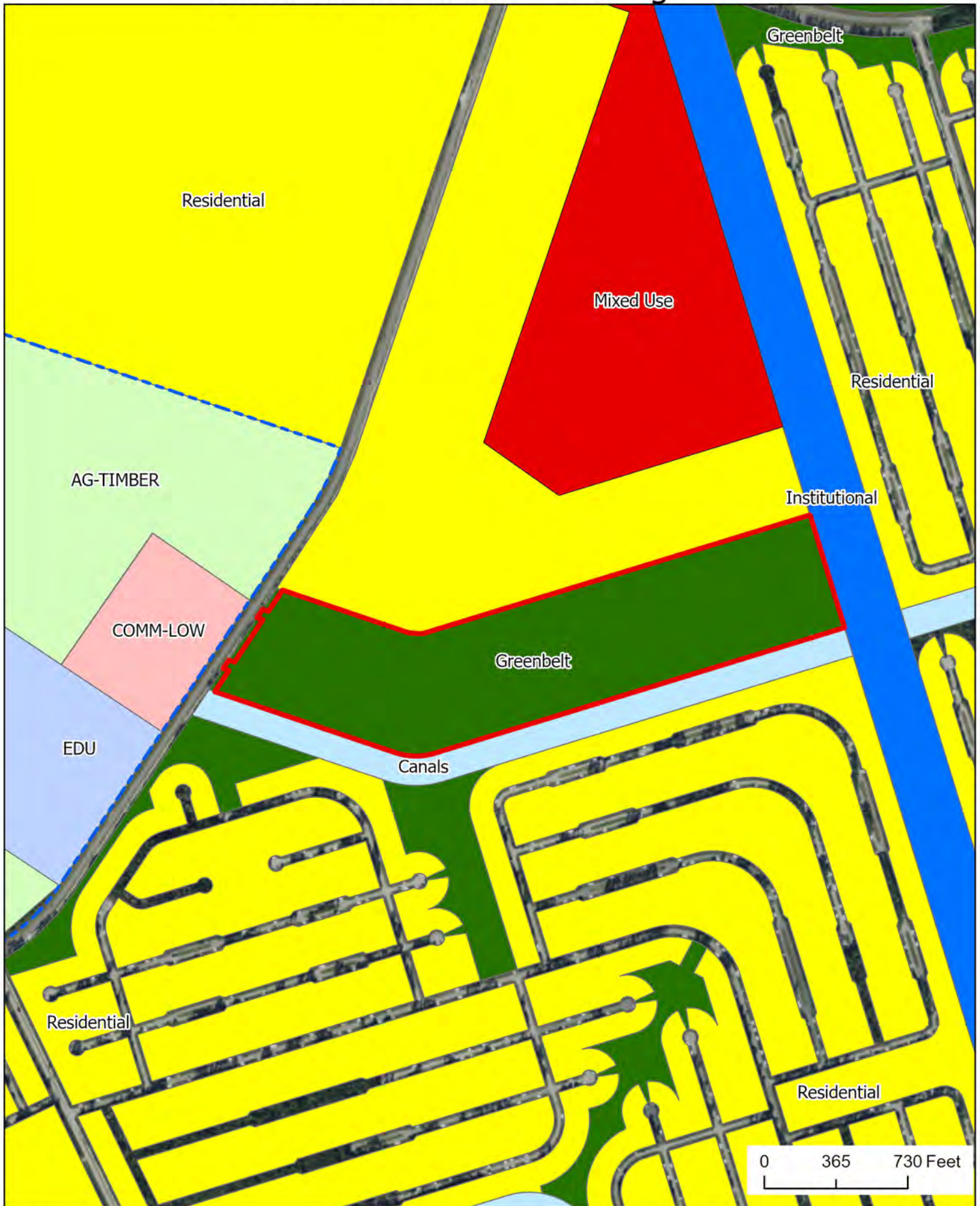
- EST-1
- MPD
- PSP
- SFR-1
- SFR-2

- SFR-3
- SFR-5
- Flagler Zoning
- AC
- NRC-PUD





# Seminole Woods SF - Existing FLUM



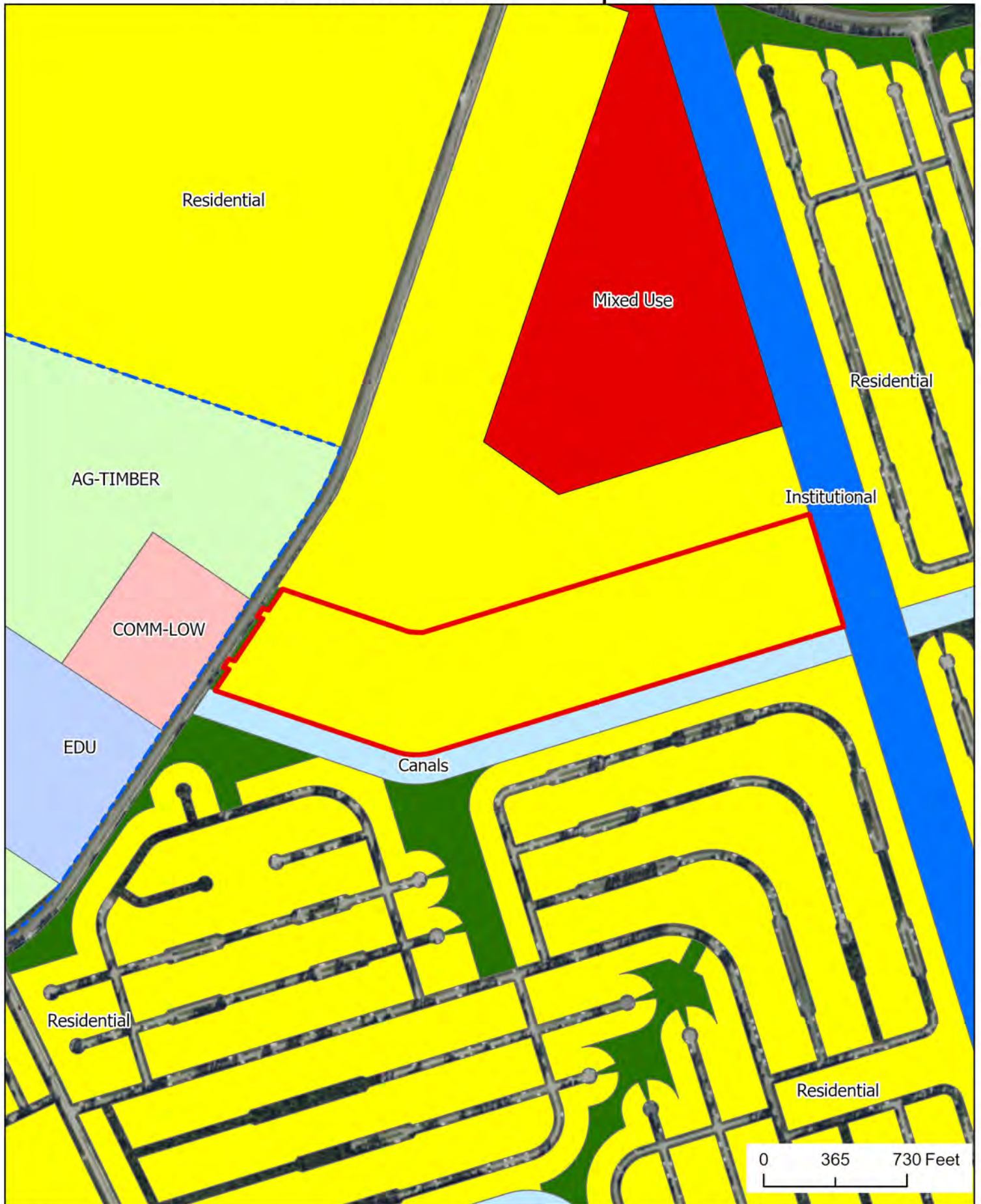
## Legend

- |                        |               |                           |
|------------------------|---------------|---------------------------|
| Palm Coast City Limits | Greenbelt     | Flagler FLUM<br>AG-TIMBER |
| Seminole Woods SF      | Institutional | COMM-LOW                  |
| Palm Coast FLUM        | Mixed Use     | EDU                       |
| Canals                 | Residential   |                           |



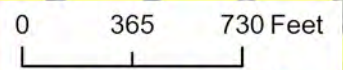


# Seminole Woods SF - Proposed FLUM



## Legend

- |                           |               |                           |
|---------------------------|---------------|---------------------------|
| Palm Coast City Limits    | Greenbelt     | Flagler FLUM<br>AG-TIMBER |
| Seminole Woods SF         | Institutional | COMM-LOW                  |
| Palm Coast FLUM<br>Canals | Mixed Use     | EDU                       |
|                           | Residential   |                           |







# City of PALM COAST

## GENERAL - APPLICATION

|                         |                                       |
|-------------------------|---------------------------------------|
|                         | <b>DATE</b> 03/01/2022                |
| <b>APPLICATION TYPE</b> | FUTURE LAND USE AMENDMENT SMALL SCALE |

|  |       |   |         |            |      |
|--|-------|---|---------|------------|------|
| <b>PROJECT NAME</b>                                    |       | Seminole Woods SF   |         |            |      |
| <b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b> |       | PALM COAST SECTION 59 BLOCK 00003 LOT 0001 SUBD                           |         |            |      |
| <b>PROPERTY APPRAISER'S PARCEL NUMBER</b>              |       | 07-11-31-7059-00030-0010  |         |            |      |
| <b>LEGAL DESCRIPTION</b>                               |       | PALM COAST SEC 59 BLK 3 LOT 1 OR 687 PG 1052 OR 1225 PG 1117 OR 2324/1946 |         |            |      |
| <b>SUBDIVISION NAME</b>                                |       |   |         |            |      |
| <b>SECTION</b>   | 07    | <b>BLOCK</b>  | 00030   | <b>LOT</b> | 0010 |
| <b>PROPERTY ACRES</b>                                  | 42.91 | <b>PROPERTY SQ FT</b>   | 1869160 |            |      |
| <b>FUTURE LAND USE MAP DESIGNATION</b>                 |       | <b>EXISTING ZONE DISTRICT</b>   |         |            |      |
| <b>OVERLAY DISTRICT</b>                                |       |   |         |            |      |
| <b>COMMUNITY PANEL NUMBER</b>                          |       | <b>MAP PANEL DATE</b>   |         |            |      |
| <b>FLOOD ZONE</b>                                      |       |   |         |            |      |
| <b>PRESENT USE OF PROPERTY</b>                         |       |   |         |            |      |

**DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)**

FLUM Amendment

|                                |  |                                    |    |
|--------------------------------|--|------------------------------------|----|
| <b>PROPOSED NUMBER OF LOTS</b> |  | <b>IS THERE EXISTING MORTGAGE?</b> | No |
|--------------------------------|--|------------------------------------|----|





# City of PALM COAST

| OWNER   | APPLICANT / AGENT  |
|---|--|
| Name: SG FLAGLER HOLDINGS LLC   | Name: JAY LIVINGSTON   |
| Mailing Address: 185 CYPRESS POINT PKWY, STE 7 185 CYPRESS POINT PKWY, STE 7 PALM COAST, FL 32164 | Mailing Address: 391 PALM COAST PARKWAY SW #1 PALM COAST, FL 32137 |
| Phone Number: (386) 246-6104  | Phone Number: (386) 439-2945                                       |
| E-mail Address: RGAZZOLI@SEAGATEHOMES.COM   | E-mail Address: JAY.LIVINGSTON314@PROTONMAIL.CH                    |
| MORTGAGE HOLDER   | ENGINEER OR PROFESSIONAL   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ARCHITECT   | TRAFFIC ENGINEER   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| SURVEYOR  | LANDSCAPE ARCHITECT  |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ATTORNEY  |  |
| Name:   |  |
| Mailing Address:  |  |
| Phone Number:   |  |
| E-mail Address:   |  |

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

JAY LIVINGSTON



## City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|  |  |                  |
|--|--|------------------|
| <b>Department</b>  | COMMUNITY DEVELOPMENT  | <b>Amount</b>    |
| <b>Division</b>  | PLANNING   | <b>Account #</b> |
| <b>Subject</b>   | ORDINANCE 2023-XX REZONING SEMINOLE WOODS SF – APPLICATION #5061 |                  |
| <b>Presenter: Jordan Myers, CFM, Environmental Planner</b>   |  |                  |
| <p><b>Background:</b><br/>           This is an application to amend the zoning map designation for 41.57 +/- acres of real property from the Suburban Estate (EST-1) zoning district to the Single-Family Residential (SFR-1) zoning district. The project is generally along Seminole Woods Boulevard about 1.2 miles south of Grand Landings Parkway. The intention of the rezoning application is to allow the development of a single-family subdivision on the property of up to 200 lots.</p> <p><u>Public Participation:</u> The developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 6, 2022 at the Palm Coast Community Center. The developer erected City provided signs at two locations along Seminole Woods Boulevard, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 1. Newspaper ads will be run approximately two weeks before each of the three public hearings.</p> <p><u>Summary:</u> Staff has reviewed this project in accordance with 2.05.05 &amp; 2.06.03 of the Land Development Code and finds that it is in compliance. The project is not contrary to the public interest, it is consistent with the Comprehensive Plan, and it has compatibility with proximate uses.</p> |  |                  |
| <p><b>Recommended Action:</b><br/>           Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5061 consistent with the Comprehensive Plan and recommend that City Council approve the Zoning Map amendment from Suburban Estate (EST-1) to Single Family Residential (SFR-1).</p>   |  |                  |





**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR SEMINOLE WOODS SF REZONING  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 15, 2023**

**OVERVIEW**

---

**Application Number:** 5061  
**Applicant:** Jay Livingston, Livingston & Sword, P.A.  
**Property Description:** 41.57 +/- acres located along Seminole Woods Boulevard 1.2 miles south of Grand Landings Parkway  
**Property Owner:** SG FLAGLER HOLDINGS LLC  
**Parcel ID #:** See Exhibit "A"  
**Parcel Address:** N/A  
**Current FLUM:** Greenbelt  
**Current Zoning:** Suburban Estate (EST-1)  
**Current Use:** Vacant  
**Size of Property:** 41.57 +/- acres  
**Requested Action:** Rezone from Suburban Estate (EST-1) to Single-family Residential (SFR-1)

**ANALYSIS**

---

**REQUESTED ACTION**

Jay Livingston on behalf of SG Flagler Holdings LLC is proposing to amend the existing Suburban Estate (EST-1) to Single-family Residential (SFR-1) zoning district in order to develop a single-family subdivision.

**BACKGROUND/SITE HISTORY**

The subject property was purchased back in December 2018 by SG Flagler Holdings LLC. The property is a collection of 132 platted ITT lots and platted streets. The lots and streets were platted by ITT when they developed Palm Coast, but the roads were not built and therefore the lots were not developed. It is the intention of the applicant, once the rezoning is completed, to develop a single-family subdivision comprised of no more than 200 lots.

**PROJECT DESCRIPTION**

The applicant submitted a conceptual site plan that was attached to the agenda for a 177-lot single family subdivision. Should the rezoning be approved, the applicant will need to apply for a Subdivision Master Plan, followed by a preliminary and final plat.



## LAND USE AND ZONING INFORMATION

### USE SUMMARY TABLE:

| CATEGORY:                  | EXISTING:               | PROPOSED:                         |
|----------------------------|-------------------------|-----------------------------------|
| Future Land Use Map (FLUM) | Greenbelt               | Residential                       |
| Zoning District            | Suburban Estate (EST-1) | Single family Residential (SFR-1) |
| Use                        | Vacant land             | Single-family subdivision         |
| Acreage                    | 41.57 +/- acres         | 41.57 +/- acres                   |

### SURROUNDING LAND USES:

|        |         |  |
|--------|---------|--|
| NORTH: | FLUM:   | Residential  |
|        | Zoning: | Single-family Residential (SFR-1)                                  |
| EAST:  | FLUM:   | Institutional  |
|        | Zoning: | Public/Semi-Public (PSP)   |
| SOUTH: | FLUM:   | Canal  |
|        | Zoning: | Public/Semi-Public (PSP)   |
| WEST:  | FLUM:   | County-Commercial: Low Intensity/ County Agriculture & Timberlands |
|        | Zoning: | County-Agricultural  |

### SITE DEVELOPMENT REQUIREMENTS

| Criteria                      | Single-family 1 Standards |
|-------------------------------|---------------------------|
| Min. Lot Size                 | 6,000 sq. ft.             |
| Min. Lot Width                | 50 ft.                    |
| Max. Impervious Surface Ratio | 0.75                      |
| Min. Front Setback            | 20 ft.                    |
| Min. Rear Setback             | 10 ft.                    |
| Min. Interior Side Setback    | 5 ft.                     |
| Min Side Street Setback       | 15 ft.                    |
| Max. Building Height          | 35 ft.                    |
| Min. Living Area              | 1,200 sq. ft.             |



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

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 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;*

**Staff Finding:** The proposed change would not be in conflict with the public interest as the property directly north of the project is also zoned SFR-1. The applicant had initially proposed to rezone to Multi-family Residential or MFR-1, but after the neighborhood meeting and response from the neighbors, decided to amend their application to SFR-1 to be more in line with the neighborhood.

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

**Staff Finding:** The request is consistent with the following policies and goal of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

*Goal 1.1: Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*

This project is located in an area surrounded by Single family and duplex zoned properties. Rezoning this property would preserve the character of the community while also making use of a piece of infill land to prevent outwards sprawl.

*-Policy 1.1.1.2 – The future land use designations shall permit the zoning districts listed and generally described in the following table.*

There is an accompanying FLUM application to change from Greenbelt to Residential. SFR-1 is an allowable use in the Residential FLUM designation. The majority of the surrounding FLUM designations are also Residential.

*-Policy 3.3.5.2 – The City shall develop neighborhood compatibility criteria which shall be utilized by the City to review applications for Future Land Use Map amendments, rezonings, and special exceptions to ensure that proposed land uses, and development do not adversely impact existing residential areas.*

The proposed rezoning meets the compatibility criteria for a rezoning application and would not adversely impact the existing or future residents of the area. SFR-1 would be compatible with the existing SFR-1, SFR-2, SFR-3, and DPX zoning districts in the area.



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

**Staff Finding:** The public infrastructure needed to support the project is in place or close to the site and any extensions of utilities, construction of neighborhood roads; stormwater systems, etc. will be provided and constructed by the developer at the developer's expense.

*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;*

**Staff Finding:** The proposed rezoning will be compatible with the overall neighborhood as it is located within an area of primarily single family or duplex residential uses and preserved lands and the project's residential uses will provide demand for existing and future commercial land uses in nearby Mixed-Use areas.

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

**Staff Finding:** The subject property will be required to comply with the City's Land Development Code, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

#### **ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

*A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

**Staff Finding:** As noted previously in the analysis prepared for LDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested zoning district is in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

*B. Its impact upon the environment and natural resources;*

**Staff Finding:** There is no floodplain on the property that could be impacted. Upon submittal of the Subdivision Master Plan a thorough environmental analysis will be provided by the applicant and reviewed by applicable City staff and other governmental review agencies.

*C. Its impact on the economy of any affected area;*

**Staff Finding:** Impacts to the Palm Coast economy are anticipated to be positive since the project will provide numerous construction jobs. Additionally, the residential homes will increase demand for commercial services in reasonably close proximity to the site on existing commercially zoned parcels.



D. *Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

**Staff Finding:** The impact on the necessary governmental services including: concurrency regulations and impact fees paid by the developer during the Preliminary Plat and construction drawing review process will cover wastewater, potable water, drainage, fire and police protection, and solid waste.

E. *Any changes in circumstances or conditions affecting the area;*

**Staff Finding:** There are no changes in circumstances or conditions that would affect the area.

F. *Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;*

**Staff Finding:** As previously described, the proposed rezoning will be compatible with the existing single family uses.

G. *Whether it accomplishes a legitimate public purpose:*

**Staff Finding:** The public purpose of the rezoning is to allow the development of a single-family subdivision in an area that was already intended for residential development. As previously mentioned, there are existing platted lots and roads on the property indicating that ITT intended it to be single family lots. The rezoning would allow the Subdivision process to begin and develop the property as originally planned.

## PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to rezone property within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard, the developer notified the neighboring property owners via standard USPS mail of an upcoming neighborhood meeting that was held on April 6, 2022, at 6:00 P.M. at the Palm Coast Community Center.

The developer erected City provided signs at two locations along Seminole Woods Boulevard, notifying the public of the upcoming public hearing for the Planning and Land Development Regulation Board by March 1.

## RECOMMENDATION

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #5061 consistent with the Comprehensive Plan and recommend that City Council approve the Zoning Map amendment from Suburban Estate (EST-1) to Single Family Residential (SFR-1).



EXHIBIT "A"  
PARCEL NUMBERS

07-11-31-7059-00010-0220, 07-11-31-7059-00010-0210, 07-11-31-7059-00010-0200, 07-11-31-7059-00010-0190, 07-11-31-7059-00010-0180, 07-11-31-7059-00010-0170, 07-11-31-7059-00010-0160, 07-11-31-7059-00010-0150, 07-11-31-7059-00010-0140, 07-11-31-7059-00010-0130, 07-11-31-7059-00010-0120, 07-11-31-7059-00010-0110, 07-11-31-7059-00010-0100, 07-11-31-7059-00010-0090, 07-11-31-7059-00010-0080, 07-11-31-7059-00010-0070, 07-11-31-7059-00010-0060, 07-11-31-7059-00010-0050, 07-11-31-7059-00010-0040, 07-11-31-7059-00010-0030, 07-11-31-7059-00010-0020, 07-11-31-7059-00010-0010, 07-11-31-7059-RPOB3-0000, 07-11-31-7059-00040-0320, 07-11-31-7059-00040-0310, 07-11-31-7059-00040-0300, 07-11-31-7059-00040-0290, 07-11-31-7059-00040-0280, 07-11-31-7059-00040-0270, 07-11-31-7059-00040-0260, 07-11-31-7059-00040-0250, 07-11-31-7059-00040-0240, 07-11-31-7059-00040-0230, 07-11-31-7059-00040-0220, 07-11-31-7059-00040-0210, 07-11-31-7059-00040-0200, 07-11-31-7059-00040-0190, 07-11-31-7059-00040-0180, 07-11-31-7059-00040-0170, 07-11-31-7059-00040-0160, 07-11-31-7059-00040-0150, 07-11-31-7059-00040-0140, 07-11-31-7059-00040-0130, 07-11-31-7059-00040-0120, 07-11-31-7059-00040-0110, 07-11-31-7059-00040-0100, 07-11-31-7059-00040-0090, 07-11-31-7059-00040-0080, 07-11-31-7059-00040-0070, 07-11-31-7059-00040-0060, 07-11-31-7059-00040-0050, 07-11-31-7059-00040-0040, 07-11-31-7059-00040-0030, 07-11-31-7059-00040-0020, 07-11-31-7059-00040-0010, 07-11-31-7059-RPOB1-0000, 07-11-31-7059-00030-0160, 07-11-31-7059-00030-0150, 07-11-31-7059-00030-0140, 07-11-31-7059-00030-0130, 07-11-31-7059-00030-0120, 07-11-31-7059-00030-0110, 07-11-31-7059-00030-0100, 07-11-31-7059-00030-0090, 07-11-31-7059-00030-0080, 07-11-31-7059-00030-0070, 07-11-31-7059-00030-0060, 07-11-31-7059-00030-0050, 07-11-31-7059-00030-0040, 07-11-31-7059-00030-0030, 07-11-31-7059-00030-0020, 07-11-31-7059-00030-0010, 07-11-31-7059-00020-0380, 07-11-31-7059-00020-0370, 07-11-31-7059-00020-0360, 07-11-31-7059-00020-0350, 07-11-31-7059-00020-0340, 07-11-31-7059-00020-0330, 07-11-31-7059-00020-0320, 07-11-31-7059-00020-0310, 07-11-31-7059-00020-0300, 07-11-31-7059-00020-0290, 07-11-31-7059-00020-0280, 07-11-31-7059-00020-0270, 07-11-31-7059-00020-0260, 07-11-31-7059-00020-0250, 07-11-31-7059-00020-0240, 07-11-31-7059-00020-0230, 07-11-31-7059-00020-0220, 07-11-31-7059-00020-0210, 07-11-31-7059-RPOB4-0000, 07-11-31-7059-00050-0260, 07-11-31-7059-00050-0250, 07-11-31-7059-00050-0240, 07-11-31-7059-00050-0230, 07-11-31-7059-00050-0220, 07-11-31-7059-00050-0230, 07-11-31-7059-00050-0240, 07-11-31-7059-00050-0250, 07-11-31-7059-00050-0260, 07-11-31-7059-00020-0210, 07-11-31-7059-00020-0220, 07-11-31-7059-00020-0230, 07-11-31-7059-00020-0240, 07-11-31-7059-00020-0250, 07-11-31-7059-00020-0260, 07-11-31-7059-00020-0270, 07-11-31-7059-00020-0280, 07-11-31-7059-00020-0290, 07-11-31-7059-00020-0300, 07-11-31-7059-00020-0310, 07-11-31-7059-00020-0320, 07-11-31-7059-00020-0330, 07-11-31-7059-00020-0340, 07-11-31-7059-00020-0350, 07-11-31-7059-00020-0360, 07-11-31-7059-00020-0370, 07-11-31-7059-00020-0380, 07-11-31-7059-00020-0010, 07-11-31-7059-00020-0020, 07-11-31-7059-00020-0030, 07-11-31-7059-00020-0040, 07-11-31-7059-00020-0050, 07-11-31-7059-00020-0060, 07-11-31-7059-00020-0070, 07-11-31-7059-00020-0080, 07-11-31-7059-00020-0090, 07-11-31-7059-00020-0100, 07-11-31-7059-00020-0110, 07-11-31-7059-00020-0120, 07-11-31-7059-00020-0130, 07-11-31-7059-00020-0140, 07-11-31-7059-00020-0150, 07-11-31-7059-00020-0160, 07-11-31-7059-00020-0170, 07-11-31-7059-00020-0180, 07-11-31-7059-00020-0190, 07-11-31-7059-00020-0200, 07-11-31-7059-00050-0010, 07-11-31-7059-00050-0020, 07-11-31-7059-00050-0030, 07-11-31-7059-00050-0040, 07-11-31-7059-00050-0050, 07-11-31-7059-00050-0060, 07-11-31-7059-00050-0070, 07-11-31-7059-00050-0080, 07-11-31-7059-00050-0090, 07-11-31-7059-00050-0100, 07-11-31-7059-00050-0110, 07-11-31-7059-00050-0120, 07-11-31-7059-00050-0130



**ORDINANCE NO. 2023-\_\_\_\_\_**  
**REZONING APPLICATION NO. 5061**  
**SEMINOLE WOODS SF REZONING**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING MAP FOR 42.91+/- ACRES OF CERTAIN REAL PROPERTY, GENERALLY LOCATED ALONG SEMINOLE WOODS BOULEVARD AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A, FROM SUBURBAN ESTATE (EST-1) ZONING DISTRICT TO SINGLE-FAMILY 1 (SFR-1) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

**WHEREAS**, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

**WHEREAS**, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

**WHEREAS**, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;
2. The rezoning is compatible as defined in the Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;
3. The rezoning will result in a logical, timely and orderly development pattern;
4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.



NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

**SECTION 1. Legislative and Administrative Findings.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

**SECTION 2. Official Zoning Map Amended.** The 41.57+/- acres of land, generally located along Seminole Woods Boulevard, legally described in “Exhibit A” and as depicted in “Exhibit B”, attached hereto, is hereby amended from the Suburban Estate (EST-1) zoning district to the Single-Family Residential (SFR-1) zoning district.

**SECTION 3. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

**SECTION 4. Conflicts.** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 5. Effective Date.** This Ordinance shall become effective immediately upon its passage and adoption. [OR BECOME EFFECTIVE IMMEDIATELY UPON THE EFFECTIVE DATE OF ORDINANCE NO. \_\_\_\_ AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AND PURSUANT TO THE CITY CHARTER. IF ORDINANCE NO. \_\_\_\_ DOES NOT BECOME EFFECTIVE, THEN THIS ORDINANCE SHALL BECOME NULL AND VOID.]

Approved on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

Adopted on the second reading after due public notice and hearing City of Palm Coast this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

CITY OF PALM COAST, FLORIDA

\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY

Attachments:

Exhibit “A” – Legal Description of property subject to Official Zoning Map amendment

Exhibit “B” – Revised Official Zoning Map



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Reserved Parcels B-1, B-2, B-3 and B-4, Seminole Park – Section 59, Seminole Woods at Palm Coast, according to the map or plat thereof as recorded in Plat Book 19, Page 41, and recorded in Plat Book 20, Page 1, Public Records of Flagler County, Florida.**

**Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38; Block 3, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9,, 10, 11, 12, 13, 14, 15 and 16; Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32; Block 5, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26.**

DRAFT



**EXHIBIT "B"**  
**REVISED OFFICIAL ZONING MAP**  
**Seminole Woods SF - Proposed Zoning**



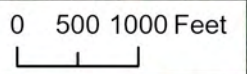
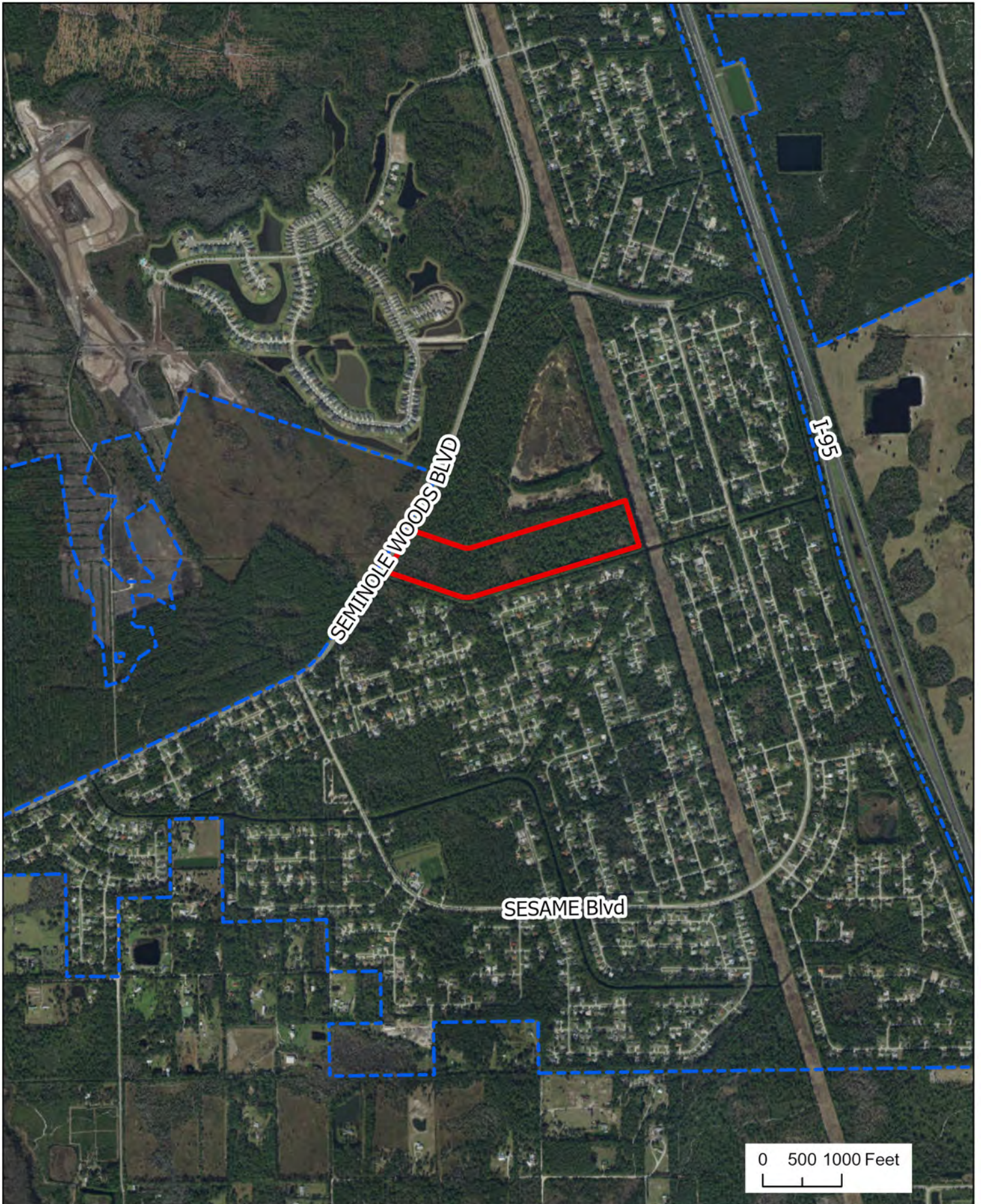
**Legend**

|                        |       |                |
|------------------------|-------|----------------|
| Palm Coast City Limits | EST-1 | SFR-3          |
| Seminole Woods SF      | MPD   | SFR-5          |
| Palm Coast Zoning      | PSP   | Flagler Zoning |
| COM-3                  | SFR-1 | AC             |
| DPX                    | SFR-2 | NRC-PUD        |



Map Created By: Planning Division



# Seminole Woods SF



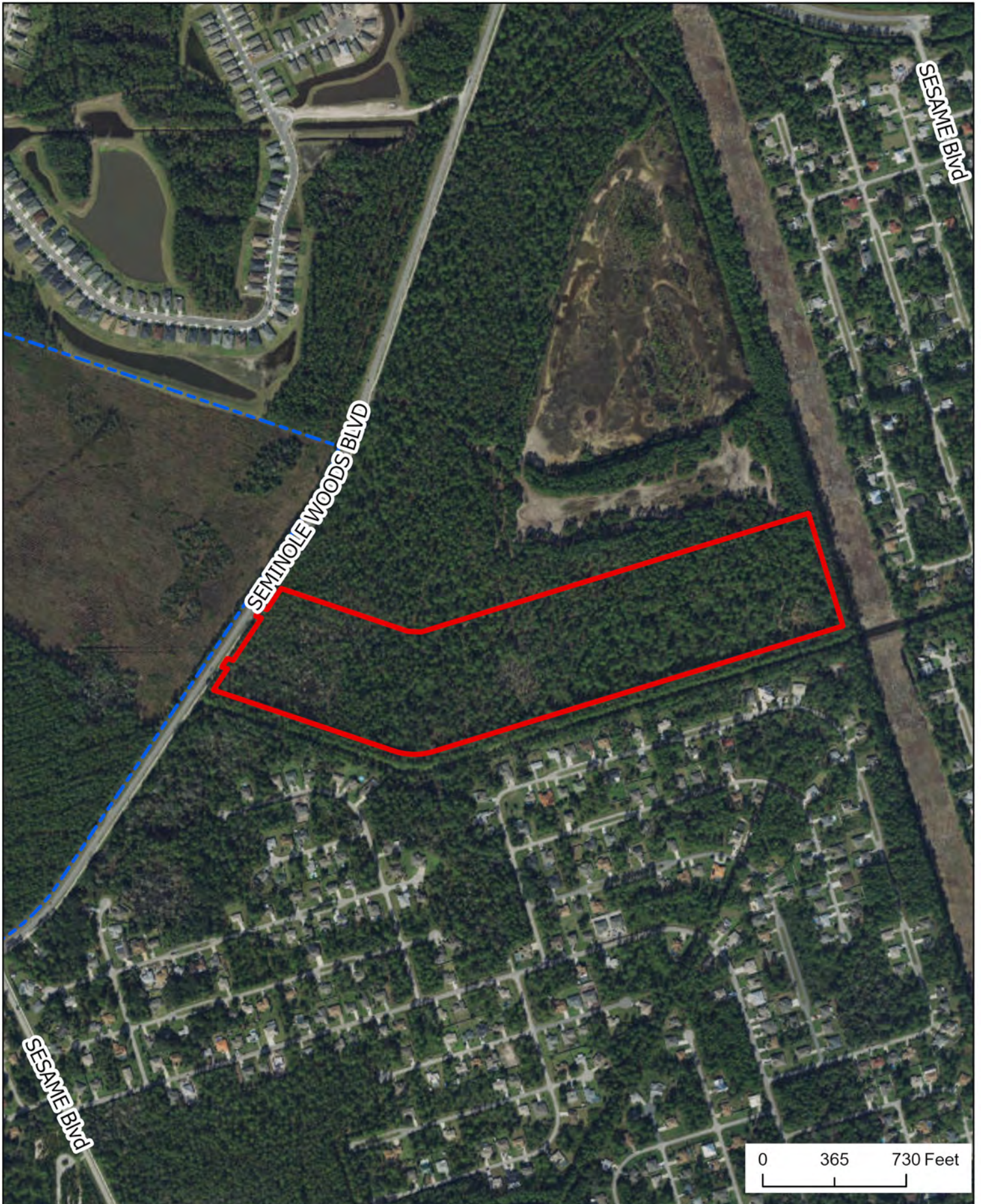
## Legend

-  Palm Coast City Limits
-  Seminole Woods SF







# Seminole Woods SF



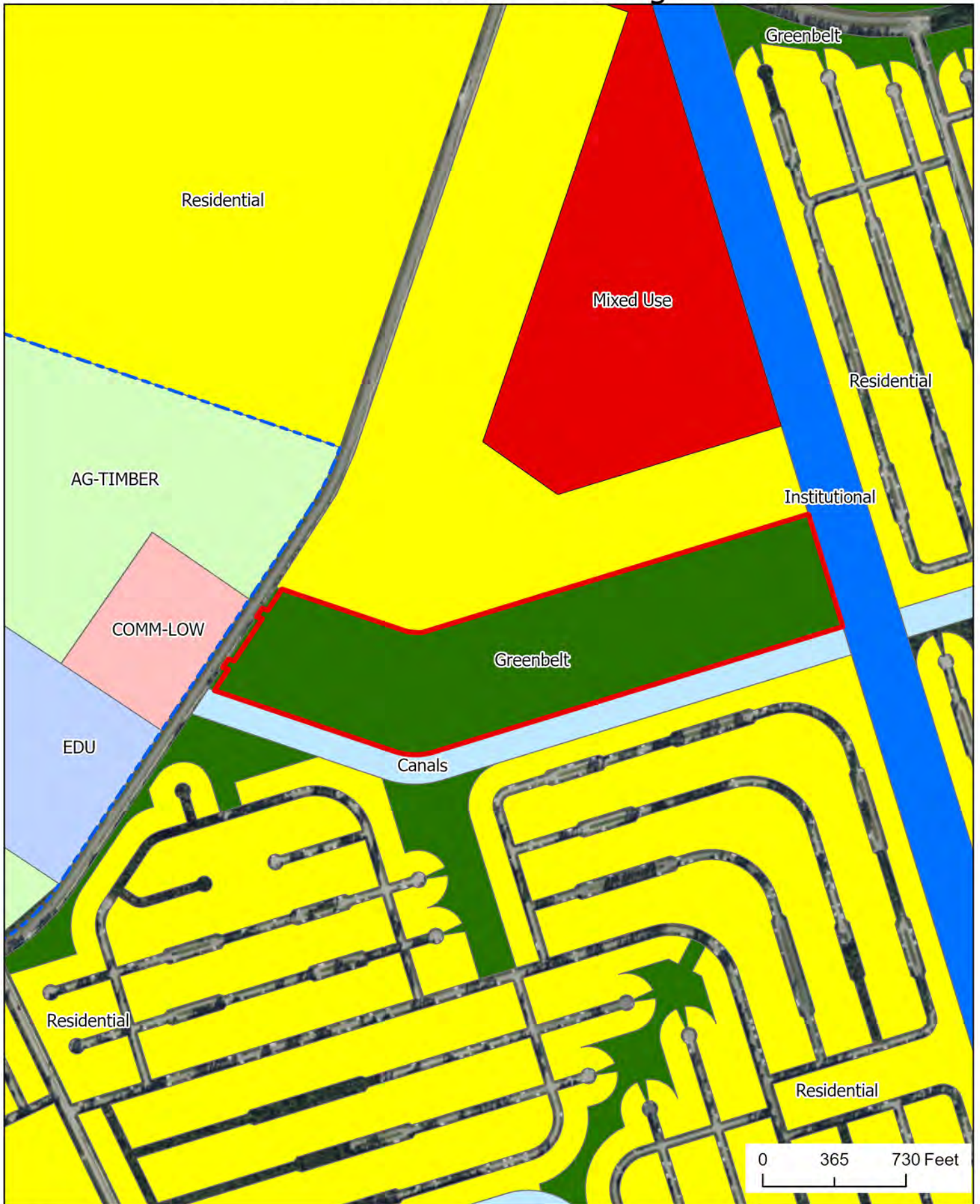
## Legend

-  Palm Coast City Limits
-  Seminole Woods SF





# Seminole Woods SF - Existing FLUM



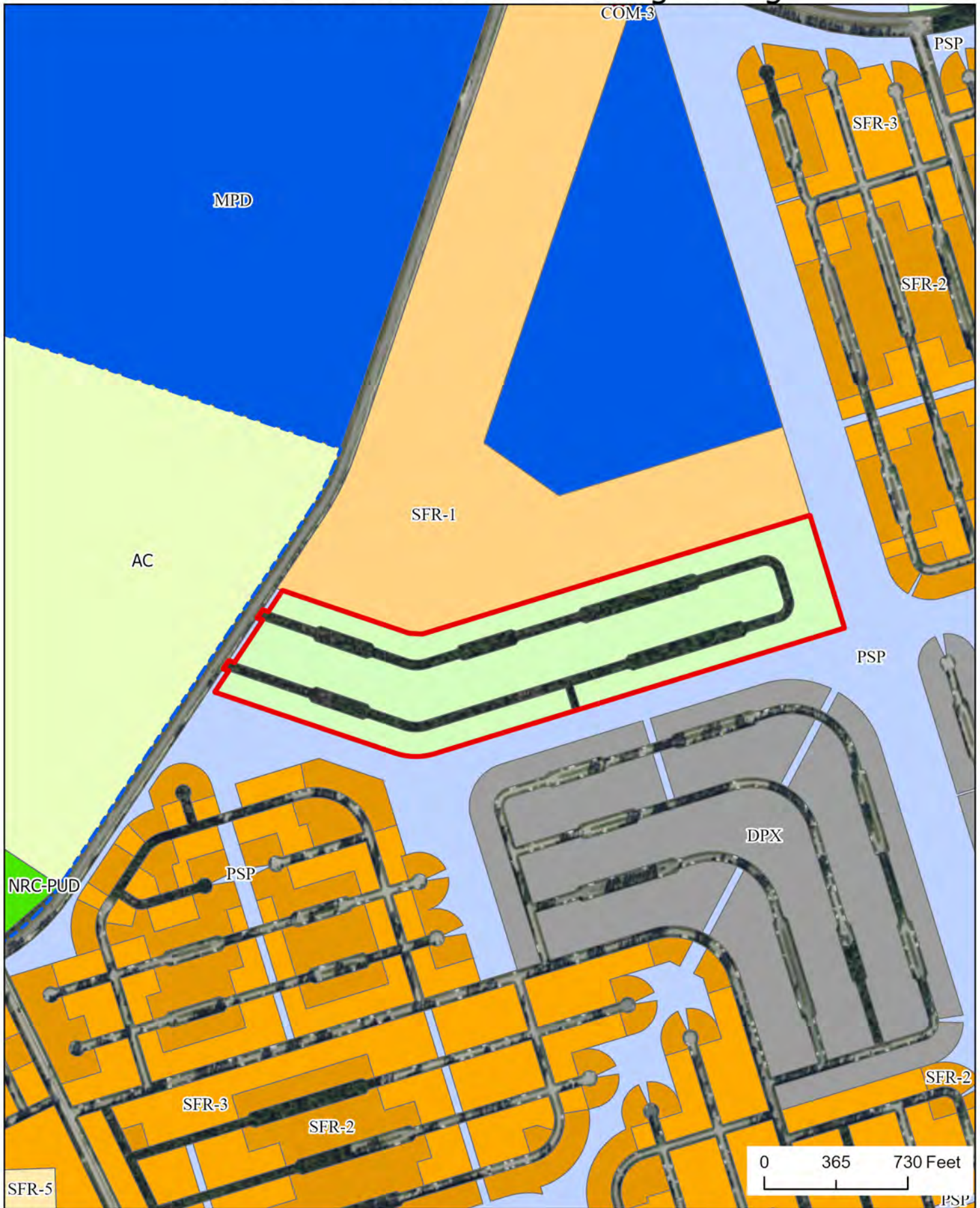
## Legend

- |                        |               |                           |
|------------------------|---------------|---------------------------|
| Palm Coast City Limits | Greenbelt     | Flagler FLUM<br>AG-TIMBER |
| Seminole Woods SF      | Institutional | COMM-LOW                  |
| Palm Coast FLUM        | Mixed Use     | EDU                       |
| Canals                 | Residential   |                           |



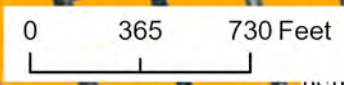


# Seminole Woods SF - Existing Zoning



- Legend**
- Palm Coast City Limits
  - Seminole Woods SF
  - Palm Coast Zoning**
  - COM-3
  - DPX

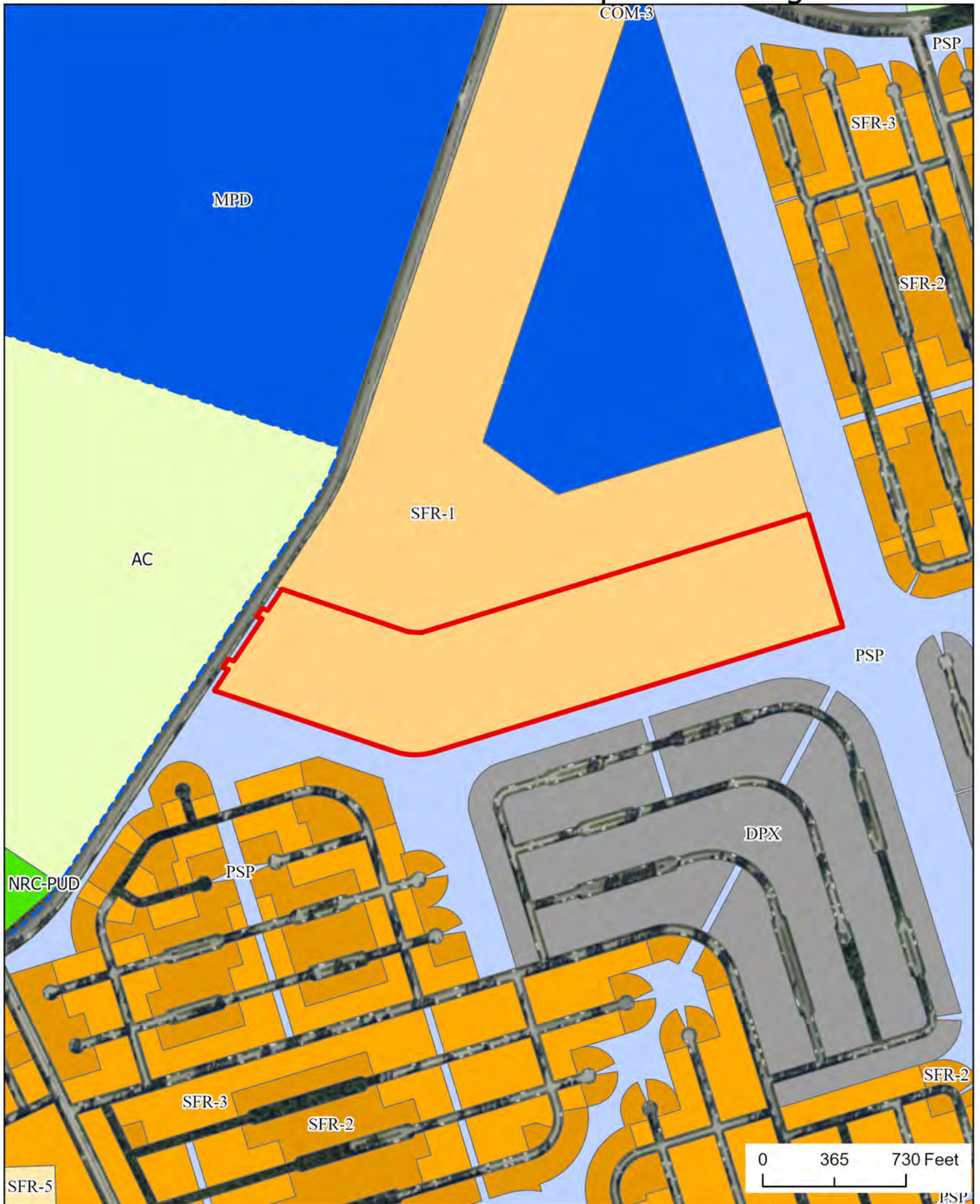
- EST-1
- MPD
- PSP
- SFR-1
- SFR-2
- SFR-3
- SFR-5
- Flagler Zoning**
- AC
- NRC-PUD



Map Created By: Planning Division



# Seminole Woods SF - Proposed Zoning



- Legend**
- Palm Coast City Limits
  - Seminole Woods SF
  - Palm Coast Zoning**
  - COM-3
  - DPX

- EST-1
- MPD
- PSP
- SFR-1
- SFR-2

- SFR-3
- SFR-5
- Flagler Zoning**
- AC
- NRC-PUD





# EXHIBIT C – PROJECT CONCEPT PLAN



## SITE DATA

### SITE ADDRESS

SEMINOLE WOODS BOULEVARD PALM COAST, FL, 32164

### SITE AREA

TOTAL SITE AREA = 1,969,364.42 SF = 42.91 AC  
 TOTAL DEVELOPMENT AREA = 1,762,952.91 SF = 41.16 AC  
 STORMWATER POND AREA = 248,944.74 SF = 5.71 AC = 13.32%

### ZONING

EXISTING: EST-1  
 PROPOSED: SRF-1

### FUTURE LAND USE

EXISTING: GREENBELT  
 PROPOSED: RESIDENTIAL

### BUILDING SETBACKS

| FRONT | REAR | SIDE | CORNER |
|-------|------|------|--------|
| 25'   | 15'  | 10'  | 15'    |


### LOT BREAKDOWN

50' X 120' = 177 LOTS  
 TOTAL LOTS = 177 LOTS


### RECREATION AREA

TOTAL RECREATION AREA REQUIRED  
 179 UNITS X 2.4 PERSONS PER HOUSEHOLD X 8 ACRES / 1000 POPULATION = 3.44 AC  
 ACTIVE RECREATION AREA REQUIRED: 0.625 X 3.47 AC = 2.17 AC  
 PASSIVE RECREATION AREA REQUIRED: 0.375 X 3.47 AC = 1.30 AC

TOTAL RECREATION AREA PROVIDED: 3.74 AC  
 ACTIVE RECREATION AREA PROVIDED: 3.85 AC  
 PASSIVE RECREATION AREA PROVIDED: 0.09 AC

 **SEMINOLE WOODS - SINGLE-FAMILY HOMES**  
 PALM COAST, FLORIDA

REVISION B

PROJECT MANAGER: JRS  
 DRAWN BY: CAA  
 DATE: 9-13-2022  
  
 1 inch = 250 ft.

149  
 **ALLIANT**



# **LIVINGSTON & SWORD, P.A.**

## **Attorneys At Law**

---

March 3, 2023

### **NOTIFICATION OF NEIGHBORHOOD MEETING FOR THE SEMINOLE WOODS TOWNHOMES PROJECT**

**RE: Proposed Development Project – Seminole Woods Townhomes  
Adjacent Property Owner Notification of Neighborhood Meeting**

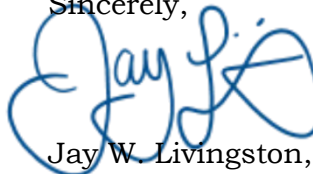
Dear Property Owner:

A Neighborhood Meeting to discuss the application for rezoning to MFR-1 for the project known as Seminole Woods Townhomes located east of Seminole Woods Blvd with the parcel IDs shown on the attached list, is scheduled for **April 6, 2022 from 8 PM to 9 PM in the Palm Coast Community Center, Sunshine Room 112 located at 305 Palm Coast Parkway NE, Palm Coast, Florida 32137.**

The applicant has submitted an application to rezone the property to MFR-1 and proposes up to 342 attached townhomes on the property. An accompanying application to amend the Future Land Use Map designation for the property to Residential has also been submitted. A conceptual plan is attached for your use and reference.

We look forward to seeing you at the above referenced meeting where we will discuss the development of the proposed project and its development review process through the City of Palm Coast. If you have any questions, please contact me at (386) 439-2945.

Sincerely,



Jay W. Livingston, Esq.  
Attorney for SG Flagler Holdings, LLC

---

391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@gmail.com







11-31-7059-00020-0040, 07-11-31-7059-00020-0050, 07-11-31-7059-00020-0060, 07-11-31-7059-00020-0070, 07-11-31-7059-00020-0080, 07-11-31-7059-00020-0090, 07-11-31-7059-00020-0100, 07-11-31-7059-00020-0110, 07-11-31-7059-00020-0120, 07-11-31-7059-00020-0130, 07-11-31-7059-00020-0140, 07-11-31-7059-00020-0150, 07-11-31-7059-00020-0160, 07-11-31-7059-00020-0170, 07-11-31-7059-00020-0180, 07-11-31-7059-00020-0190, 07-11-31-7059-00020-0200, 07-11-31-7059-00050-0010, 07-11-31-7059-00050-0020, 07-11-31-7059-00050-0030, 07-11-31-7059-00050-0040, 07-11-31-7059-00050-0050, 07-11-31-7059-00050-0060, 07-11-31-7059-00050-0070, 07-11-31-7059-00050-0080, 07-11-31-7059-00050-0090, 07-11-31-7059-00050-0100, 07-11-31-7059-00050-0110, 07-11-31-7059-00050-0120, 07-11-31-7059-00050-0130





**SEMINOLE WOODS TOWNHOMES**  
PALM COAST, FLORIDA

**CONCEPT PLAN**

| SEMINOLE WOODS - LOTA DATA   |           |             |             |
|--|-----------|-------------|-------------|
| LAND DESCRIPTION   | S.F.      | ACRES       |             |
| Seminole Woods Property  | 1,869,364 | 42.91       |             |
| Total Lot Site   | 1,869,364 | 42.91       |             |
| PROPERTY DATA  |           |             |             |
|  | QUANTITY  | TOTAL UNITS | %           |
| <b>4 Unit Townhome</b>   | <b>11</b> | <b>44</b>   | <b>22%</b>  |
| <i>Dimensions: (72' x 76')</i><br><i>(Total Units = 20' - Internal Units = 18')</i>  |           |             |             |
| <b>6 Unit Townhome</b>   | <b>7</b>  | <b>42</b>   | <b>14%</b>  |
| <i>Dimensions: (72' x 114')</i><br><i>(Total Units = 20' - Internal Units = 18')</i> |           |             |             |
| <b>8 Unit Townhome</b>   | <b>32</b> | <b>256</b>  | <b>64%</b>  |
| <i>Dimensions: (72' x 150')</i><br><i>(Total Units = 20' - Internal Units = 18')</i> |           |             |             |
| <b>Total Properties</b>  | <b>50</b> | <b>342</b>  | <b>100%</b> |



DATE: 9-24-2020  
DRAWN BY: MJD  
SCALE: 1" = 250'



| ParcelId                 | OwnerName                     | OwnerAddress1   | OwnerAddress2                | OwnerAddress3 | OwnerCityStZip              | Country |
|--------------------------|-------------------------------|-----------------|------------------------------|---------------|-----------------------------|---------|
| 07-11-31-7058-00190-0020 | BOND DEBORAH D                |                 | 52 SEVEN WONDERS TRAIL       |               | PALM COAST, FL 32164        |         |
| 07-11-31-7058-00190-0030 | Unlisted Owner                |                 | 50 SEVEN WONDERS TRL         |               | PALM COAST, FL 32164        |         |
| 07-11-31-7058-00190-0040 | BRUMBAUGH WILLIAM R           |                 | 48 SEVEN WONDERS TRAIL       |               | PALM COAST, FL 32164        |         |
| 07-11-31-7058-00190-0050 | MYASKOVSKIY ANATOLIY          | & FAINA H&W     | 46 SEVEN WONDERS TRAIL       |               | PALM COAST, FL 32164        |         |
| 07-11-31-7058-00190-0060 | DEMARCO DEAN                  |                 | 44 SEVEN WONDERS TRL         |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00210-0100 | RANDALL CHARLIE               | & PAMELA H&W    | 400 SHADY OAKS DRIVE APT 102 |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00210-0090 | VILLA339 LLC                  |                 | 17150 N BAY RD, APT 2704     |               | SUNNY ISLES BEACH, FL 33160 |         |
| 07-11-31-7059-00210-0080 | TCHERNOMORETS ELEONORA        |                 | 57 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00210-0070 | WOLFE JOAN DENISE             | LIFE ESTATE     | 55 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00210-0060 | CASANOVA JOSEPH G & CHRISTAL  | CASANOVA H&W    | 53 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7057-00RP0-0050 | PALM COAST LAND OPPORTUNITIES | INC             | 18800 VON KARMAN AVE, STE A  |               | IRVINE, CA 92612            |         |
| 07-11-31-5380-00000-0060 | PALM COAST LAND OPPORTUNITIES | INC             | 18800 VON KARMAN AVE, STE A  |               | IRVINE, CA 92612            |         |
| 07-11-31-7058-000RP-0030 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-000RP-0020 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-7057-00RP0-0020 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00180-0120 | ALVARADO OLGA                 |                 | 405 NORTH STONE STREET       |               | WEST SUFFIELD, CT 06093     |         |
| 07-11-31-7059-00180-0110 | RAZZETTI-GIAIMIS KAREN        |                 | 21 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00150-0110 | ZELLAR DAVID                  |                 | PO BOX 350963                |               | PALM COAST, FL 32135        |         |
| 07-11-31-7059-00150-0080 | UNLISTED OWNER                |                 | 22 SEA SERPENT TRL E         |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00150-0090 | NETHERY HORACE K              |                 | 20 SEA SERPENT TRAIL EAST    |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00150-0100 | DLP LAND HOLDINGS I LLC       |                 | 405 GOLFWAY W DRIVE          |               | ST AUGUSTINE, FL 32095      |         |
| 28-12-31-0000-01010-0000 | MPC LOTS LLC                  |                 | 2379 BEVILLE ROAD            |               | DAYTONA BEACH, FL 32119     |         |
| 07-11-31-7059-RP0A2-0000 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-RP0A1-0000 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00210-0010 | FRAZEE BRUCE                  | & MELINDA JTWRC | 247 W MAIN ST                |               | SEARSPORT, ME 04974         |         |
| 07-11-31-7059-00180-0210 | LYNCH MICHAEL W & JENNIFER A  | LYNCH H&W       | 41 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00180-0200 | GROVER SURENDER M             |                 | 3 PARSON PLACE               |               | COLONIA, NJ 07067           |         |
| 07-11-31-7059-00180-0190 | SUPEKO MARIETTA               |                 | 37 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00180-0180 | MONTALVO MARILYN              |                 | 35 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00180-0170 | GUTT PHILIP H                 |                 | 33 SEATTLE TRAIL             |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-00180-0160 | GUNNELL CAROL A               |                 | 31 SEATTLE TRL               |               | PALM COAST, FL 32164        |         |
| 07-11-31-7059-RP0A3-0000 | CITY OF PALM COAST            |                 | 160 LAKE AVENUE              |               | PALM COAST, FL 32164        |         |
| 07-11-31-5380-00000-0070 | PALM COAST LAND OPPORTUNITIES | INC             | 18800 VON KARMAN AVE, STE A  |               | IRVINE, CA 92612            |         |
| 07-11-31-7059-00150-0070 | HUX GREGORY W & CAROL J       | CALDWELL H&W    | 24 SEA SERPENT TRAIL EAST    |               | PALM COAST, FL 32164        |         |



# **LIVINGSTON & SWORD, P.A.**

## **Attorneys At Law**

---

### **MEMORANDUM**

TO: Jordan Myers, CFM

CC: Ray Tyner, Deputy Chief Development Officer

FROM: Jay W. Livingston, Esq.

DATE: April 8, 2022

SUBJECT: Neighborhood Meeting for Seminole Woods TH Section 59  
Application for Rezoning; Application #: 5061

---

The neighborhood meeting for the above rezoning application was held on April 6, 2022, from at the Palm Coast Community Center. Copies of the notice letter that was sent to all owners within 300' of the project site and the sign in sheet listing those who attended is attached to this memo.

In addition to the agent for the application Ray Tyner, Jordan Myers and Dennis Leap from the City's Community Development Department were also in attendance.

The following is a summary of the questions and concerns that were raised by the neighbors and other attendees about the proposed rezoning:

- A question about the fairness of the zoning change to allow multi-family was raised. Neighbors purchased homes or lots in Seminole Woods for a more rural environment and are concerned about the expansion of development into the area.
- Concerns were raised about flooding and floodplain control.
- Concerns were raised about utility systems not functioning due to the increase of development in the area. One participant indicated that the water flow has decreased since they moved into the area.
- Concerns were raised about property values being impacted by multi-family development.
- Concerns were raised about developers being subsidized by the existing homeowners in the area.
- Concerns were raised about impacts to schools, the fire department, and utilities.
- Separate concerns were raised about school planning and if adequate schools would be available to serve the proposed development.

---

391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@protonmail.ch



- Concerns were raised about traffic and increased traffic impacts to Seminole Woods Boulevard.
- Several of the neighbors were concerned about development in their “back yard” and upset about fauna, including, deer, bears, turtles, and turkeys, being displaced by the development.
- Concerns were raised about the soil quality of the site and questioned if soil testing had been done on the lots to ensure the site is developable.
- Many of the neighbors objected to apartments in the area because they want a family style neighborhood.
- Concerns were raised about the project impacting the “peace” in the area.
- A concern was raised about the neighborhood turning into a “ghetto” if multifamily development is allowed.
- Concerns were raised about the surrounding roads getting destroyed from trucks required for the development.
- One of the neighbors raised a general concern about the pace of development in the City as a whole and the Seminole Woods area and suggested there should be a 5 month break for all development in the City.



# **LIVINGSTON & SWORD, P.A.**

## **Attorneys At Law**

---

March 22, 2022

### **NOTIFICATION OF NEIGHBORHOOD MEETING FOR THE SEMINOLE WOODS TOWNHOMES PROJECT**

**RE: Proposed Development Project – Seminole Woods Townhomes  
Adjacent Property Owner Notification of Neighborhood Meeting**

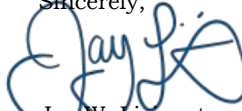
Dear Property Owner:

A Neighborhood Meeting to discuss the application for rezoning to MFR-1 for the project known as Seminole Woods Townhomes located east of Seminole Woods Blvd with the parcel IDs shown on the attached list, is scheduled for **April 6, 2022 from 8 PM to 9 PM in the Palm Coast Community Center, Sunshine Room 112 located at 305 Palm Coast Parkway NE, Palm Coast, Florida 32137.**

The applicant has submitted an application to rezone the property to MFR-1 and proposes up to 342 attached townhomes on the property. An accompanying application to amend the Future Land Use Map designation for the property to Residential has also been submitted. A conceptual plan is attached for your use and reference.

We look forward to seeing you at the above referenced meeting where we will discuss the development of the proposed project and its development review process through the City of Palm Coast. If you have any questions, please contact me at (386) 439-2945.

Sincerely,



Jay W. Livingston, Esq.  
Attorney for SG Flagler Holdings, LLC

---

391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@gmail.com







11-31-7059-00020-0040, 07-11-31-7059-00020-0050, 07-11-31-7059-00020-0060, 07-11-31-7059-00020-0070, 07-11-31-7059-00020-0080, 07-11-31-7059-00020-0090, 07-11-31-7059-00020-0100, 07-11-31-7059-00020-0110, 07-11-31-7059-00020-0120, 07-11-31-7059-00020-0130, 07-11-31-7059-00020-0140, 07-11-31-7059-00020-0150, 07-11-31-7059-00020-0160, 07-11-31-7059-00020-0170, 07-11-31-7059-00020-0180, 07-11-31-7059-00020-0190, 07-11-31-7059-00020-0200, 07-11-31-7059-00050-0010, 07-11-31-7059-00050-0020, 07-11-31-7059-00050-0030, 07-11-31-7059-00050-0040, 07-11-31-7059-00050-0050, 07-11-31-7059-00050-0060, 07-11-31-7059-00050-0070, 07-11-31-7059-00050-0080, 07-11-31-7059-00050-0090, 07-11-31-7059-00050-0100, 07-11-31-7059-00050-0110, 07-11-31-7059-00050-0120, 07-11-31-7059-00050-0130





**SEMINOLE WOODS TOWNHOMES**  
PALM COAST, FLORIDA

**CONCEPT PLAN**

| SEMINOLE WOODS - LOT A DATA  |           |             |             |
|--|-----------|-------------|-------------|
| LAND DESCRIPTION   | S.F.      | ACRES       |             |
| Seminole Woods Property  | 1,869,364 | 42.91       |             |
| TOTAL Lot Size   | 1,869,364 | 42.91       |             |
| PROPERTY DATA  |           |             |             |
|  | QUANTITY  | TOTAL UNITS | %           |
| 4 Unit Townhome<br>Dimensions: (72' x 80')<br>(End Units = 28'; Internal Units = 18')  | 11        | 44          | 22%         |
| 6 Unit Townhome<br>Dimensions: (72' x 114')<br>(End Units = 28'; Internal Units = 18') | 7         | 42          | 14%         |
| 8 Unit Townhome<br>Dimensions: (72' x 150')<br>(End Units = 28'; Internal Units = 18') | 32        | 256         | 64%         |
| <b>Total Properties</b>  | <b>50</b> | <b>342</b>  | <b>100%</b> |



  
 DATE: 04/24/2020  
 DRAWN BY: NAB  
 SCALE: 1" = 200'  






# City of PALM COAST

Community Development Department

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3736

|  |  |                              |
|--|--|------------------------------|
| <b>Seminole Woods Townhomes<br/>Neighborhood Meeting</b> | <b>Palm Coast Community Center<br/>Sunshine Room 112</b> | <b>April 6, 2022 at 8 PM</b> |
|--|--|------------------------------|

**Neighboring Property Owners:** Please sign-in below if you would like the City to contact you by email of upcoming public meetings on this project, including Planning and Land Development Regulation Board and City Council hearings.

| NAME                      | ADDRESS                       | PHONE              | E-MAIL   |
|---------------------------|-------------------------------|--------------------|--|
| Andra Ostrowski           | 8 Slippy Rock Dr              | 570<br>466-4449    | GOSTROWSKI1969@gmail.com                       |
| CAROL BARRETT             | 54 Seven Wonders TR.          | 386<br>263-7060    | cbarratt25@yahoo.com                           |
| Kasey meyer               | 34 Slipper<br>Trail           | 386<br>824-394     | kcach90@gmail.com                              |
| Lynn & Richard<br>Feltner | T Sea Garden Path             | (386)<br>566-6095  | RNFLFELTNER@gmail.com<br>lynnfeltner@yahoo.com |
| Debi Bond                 | 52<br>Seven Wonders Trail     | 386<br>564-7279    | DBond67@Rocketmail.com                         |
| Jason Mundy               | 52 Seven Wonders<br>Trail     | 386<br>569<br>727  | " "  |
| Jay Cook                  | 1 Slipper Orchid<br>Trail W   | 386<br>572<br>0288 | Jaycook24@gmail.com                            |
| Stelly Bradley            | 71 Sentinel Tr.<br>Palm Coast | 716 480-2778       | b4265@peoplepc.com                             |
| Alfred Bradley            | 71 Sentinel Tr<br>Palm Coast  | 716 480-3634       | " " " "  |
| RENEE NEWTON              | 2 SLIPPER<br>ORCHID TRAIL W   | 724-541-1817       | RNEWTON4420@VERIZON.NET                        |
| MARILENE<br>VARGAS        | 35 SEATTLE<br>TRAIL           | 954-559<br>1029    | _____  |
| Rose Martins              | 5 Slippy Hill<br>Ct           | 203-794<br>2601    |  |



palmcoastgov.com









**NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)**

COUNTY OF FLAGLER    X  
STATE OF FLORIDA    X

Before me this 1st day of March, 2023 personally appeared  
Robert Gazzoli who after providing FL Driver's License as  
identification and who    did,     did not take an oath, and who being duly sworn, deposes  
and says as follows: "I have read and fully understand the provisions of this instrument".

2 signs have been posted on the subject property subject to a rezoning as described  
(# of signs) with Application # 5066 and 5061 (Boomerang)

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and  
location of the Planning & Land Development Regulation Board (PLDRB)

**AND/OR**

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and  
location of the City Council 1st public hearing.

**AND/OR**

   At least ten (10) calendar days before the hearing date advertising the date, time, and location of  
the City Council 2nd public hearing.

*[Handwritten Signature]*

Signature of Responsible Party

Robert Gazzoli 185 Cypress Point Pkwy., Palm Coast, FL 32164  
Print Name & Mailing Address

*[Handwritten Signature]*

Signature of Person Taking Acknowledgement

Kristy Goodwin

Name of Acknowledger (Typed, Printed or Stamped)



**This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.**

**Please attach a photo of posted sign(s).**







City of Palm County  
**NOTICE OF PUBLIC HEARING**  
Resolution Number: 2024-01  
11:30 AM - 2:00 PM  
1100 S. US HWY 1, SUITE 100  
P.O. BOX 312223  
TALLAHASSEE, FL 32302  
Department of Planning  
10/20/2024  
Subject: Site Plan for Single-Family Residential (SR-1)  
EST. 10/20/2024  
Public Hearing to be held at:  
11:30 AM - 2:00 PM  
1100 S. US HWY 1, SUITE 100  
TALLAHASSEE, FL 32302





# City of PALM COAST

## GENERAL - APPLICATION

|  |                        |
|--|------------------------|
|  | <b>DATE</b> 03/01/2022 |
|--|------------------------|

|                         |                |
|-------------------------|----------------|
| <b>APPLICATION TYPE</b> | REZONING OTHER |
|-------------------------|----------------|

|  |   |                               |         |
|--|---|-------------------------------|---------|
| <b>PROJECT NAME</b>                                    | Seminole Woods SF   |                               |         |
| <b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b> | PALM COAST SECTION 59 BLOCK 00003 LOT 0001 SUBD                           |                               |         |
| <b>PROPERTY APPRAISER'S PARCEL NUMBER</b>              | 07-11-31-7059-00030-0010  |                               |         |
| <b>LEGAL DESCRIPTION</b>                               | PALM COAST SEC 59 BLK 3 LOT 1 OR 687 PG 1052 OR 1225 PG 1117 OR 2324/1946 |                               |         |
| <b>SUBDIVISION NAME</b>                                |   |                               |         |
| <b>SECTION</b>   | 07  | <b>BLOCK</b>                  | 00030   |
|  |   | <b>LOT</b>                    | 0010    |
| <b>PROPERTY ACRES</b>                                  | 42.91   | <b>PROPERTY SQ FT</b>         | 1869160 |
| <b>FUTURE LAND USE MAP DESIGNATION</b>                 |   | <b>EXISTING ZONE DISTRICT</b> |         |
| <b>OVERLAY DISTRICT</b>                                |   |                               |         |
| <b>COMMUNITY PANEL NUMBER</b>                          |   | <b>MAP PANEL DATE</b>         |         |
| <b>FLOOD ZONE</b>                                      |   |                               |         |
| <b>PRESENT USE OF PROPERTY</b>                         |   |                               |         |

### DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Rezoning

|                                |  |                                    |    |
|--------------------------------|--|------------------------------------|----|
| <b>PROPOSED NUMBER OF LOTS</b> |  | <b>IS THERE EXISTING MORTGAGE?</b> | No |
|--------------------------------|--|------------------------------------|----|





# City of PALM COAST

| OWNER   | APPLICANT / AGENT  |
|---|--|
| Name: SG FLAGLER HOLDINGS LLC   | Name: JAY LIVINGSTON   |
| Mailing Address: 185 CYPRESS POINT PKWY, STE 7 185 CYPRESS POINT PKWY, STE 7 PALM COAST, FL 32164 | Mailing Address: 391 PALM COAST PARKWAY SW #1 PALM COAST, FL 32137 |
| Phone Number: (386) 246-6104  | Phone Number: (386) 439-2945                                       |
| E-mail Address: RGAZZOLI@SEAGATEHOMES.COM   | E-mail Address: JAY.LIVINGSTON314@PROTONMAIL.CH                    |
| MORTGAGE HOLDER   | ENGINEER OR PROFESSIONAL   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ARCHITECT   | TRAFFIC ENGINEER   |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| SURVEYOR  | LANDSCAPE ARCHITECT  |
| Name:   | Name:  |
| Mailing Address:  | Mailing Address:   |
| Phone Number:   | Phone Number:  |
| E-mail Address:   | E-mail Address:  |
| ATTORNEY  |  |
| Name:   |  |
| Mailing Address:  |  |
| Phone Number:   |  |
| E-mail Address:   |  |

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

JAY LIVINGSTON



## City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |  |                  |
|---|--|------------------|
| <b>Department</b>   | COMMUNITY DEVELOPMENT  | <b>Amount</b>    |
| <b>Division</b>   | PLANNING   | <b>Account #</b> |
| <b>Subject</b>  | STATION AT PALM COAST SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5322 |                  |
| <b>Presenter: Jordan Myers, CFM, Environmental Planner</b>  |  |                  |
| <p><b>Background:</b><br/>           The applicant, on behalf of the owner who purchased this property on October 27, 2022, has submitted for a proposed residential Subdivision Master Plan, consisting of 150 townhome lots. Since the project has greater than 100 lots it is considered a “Moderate” (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).<br/>           The subject property is located within the Town Center DRI and Town Center MPD. Townhome development in the Town Residential area is developed using the Town Residential Areas standards in the Town Center MPD Agreement, which provides that townhome lots be a minimum of 1,500 sq. ft. and 18 feet in width.<br/>           The applicant’s layout shows the 150 townhome lots with varying widths, but the minimum is 19’5”. The project depicts an amenity center, dog park, and passive park for the project. This will be the first townhome product in Town Center.</p> |  |                  |
| <p><b>Recommended Action:</b><br/>           Staff recommends the Planning and Land Development Regulation Board find the proposed project consistent with the Comprehensive Plan and approve the Subdivision Master Plan for the Station at Palm Coast, Application No. 5322.</p>  |  |                  |





**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR STATION AT PALM COAST SUBDIVISION MASTER PLAN  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 15, 2023**

**OVERVIEW**

---

Project Name: Station at Palm Coast  
Application Number: 5322  
Agent: Michelle Widick, Zev Cohen & Associates, Inc.  
Property Owner: The Station at Palm Coast, LLC  
Location: Generally located in the area between the two terminus of Lake Avenue in Town Center  
Parcel ID #: 05-12-31-0650-000A0-0014  
Current FLUM designation: DRI-Urban Core & Conservation  
Current Zoning designation: Mater Planned Development (MPD)  
Current Use: Vacant/Conservation  
Size of subject property: 65.45 +/- acres

**ANALYSIS**

---

**REQUESTED ACTION**

The applicant, on behalf of the owner who purchased this property on October 27, 2022, has submitted for a proposed residential Subdivision Master Plan, consisting of 150 townhome lots. Since the project has greater than 100 lots it is considered a “Moderate” (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

**SITE DEVELOPMENT PLAN SUMMARY:**

- TOTAL SITE ACREAGE: 65.45 +/- acres
- NUMBER OF LOTS: 150 townhomes
- DENSITY: 2.29 units/per acre
- PHASES: 1

**BACKGROUND**

The subject property is located within the Town Center DRI and Town Center MPD. Townhome development in the Town Residential area is developed using the Town Residential Areas standards in the Town Center MPD Agreement, which provides that townhome lots be a minimum of 1,500 sq. ft. and 18 feet in width.



The applicant’s layout shows the 150 townhome lots with varying widths, but the minimum is 19’5”. The project depicts an amenity center, dog park, and passive park for the project. This will be the first townhome product in Town Center.

**LAND USE AND ZONING INFORMATION**

The subject site is designated DRI-Urban Core and Conservation on the Future Land Use Map. The following table summarizes the general existing and proposed land use and zoning information:

**SURROUNDING FLUM AND ZONING CATEGORIES**

| Direction | FLUM Category                  | Zoning District |
|-----------|--------------------------------|-----------------|
| North     | DRI – Urban Core, Conservation | MPD             |
| South     | DRI – Urban Core, Conservation | MPD             |
| East      | DRI – Urban Core, Conservation | MPD             |
| West      | DRI – Urban Core, Conservation | MPD             |

**SITE DEVELOPMENT REQUIREMENTS**

Site development for the property must be in accordance with the requirements of the Town Center DRI/MPD, the Unified Land Development Code and the Comprehensive Plan. The MPD Uses Map shows both tracts designated as Town Residential. Hence, this single-family project is developed using the Town Residential Areas standards for Townhomes within the MPD. The following table summarizes the key project and lot development standards:

**SITE DEVELOPMENT REQUIREMENTS**

| Criteria <i>(per Section 6.4 of MPD)</i> | Required  | Provided  |
|--|---|---|
| Minimum Lot Size                         | 1,500 sq. ft.   | 2,300 sq. ft.   |
| Minimum Lot Width                        | 18 ft.  | 19 ft. 5 in.  |
| Maximum Impervious Surface Ratio         | 0.75  | 0..37   |
| Maximum Gross Density                    | 12-15 units/acre  | 2.29 units/acre   |
| Maximum Building Height                  | 80 ft.  | two-story townhomes   |
| Minimum Building Setbacks                | Front: 10 ft. / 20* ft.<br>Interior Side: 0 ft.<br>Street Side: 10 ft. / 20* ft.<br>Rear: 10 ft. /20* ft.<br><i>*20 ft. setback for garages</i> | Front: 10 ft. / 20* ft.<br>Interior Side: 0 ft.<br>Street Side: 10 ft. / 20* ft.<br>Rear: 10 ft. /20* ft.<br><i>*20 ft. setback for garages</i> |

**SUBDIVISION MASTER PLAN PROCESS**

The Subdivision Master Plan process is one of three types of Master Plans specified in Section 2.10 of the Unified Land Development Code (LDC). The Master Plan review process is intended to provide a review of the basic development concepts without significant engineering design, prior to the Preliminary Plat. When the Development Order is issued for the Subdivision Master Plan, the applicant can apply for a Preliminary Plat along with construction drawings.



## ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS

Prior to approval of a Development Order for a Subdivision Master Plan, the proposed project must be evaluated for compliance with the standards of LDC Section 2.10.04, which provides the following criteria that must be met.

### ***A. Logic of design.***

Planning Staff Finding: The site plan has been conceptually reviewed and found to meet the standards of the Town Center DRI/MPD and the LDC except those that will be addressed in more detail during the Preliminary Plat.

### ***B. Internal consistency.***

Planning Staff Finding: A common architectural theme for townhomes and signage will be provided during the Preliminary Plat Development Order Application process.

### ***C. Impact on neighboring sites.***

Planning Staff Finding: This project is located within the Town Center DRI/MPD and would provide the completion of Lake Avenue over to Town Center Boulevard. The impact of the road completion would benefit all projects within Town Center as it would provide additional interconnectivity. The common development standards within this project and this large DRI/MPD will allow all sites in the overall neighborhood to develop in a manner that will be complementary with other nearby sites.

### ***D. Internal vehicular and pedestrian connectivity.***

Planning Staff Finding: As previously mentioned, this project will provide the connection between the existing Lake Avenue and Town Center Boulevard. This road connection will provide not only vehicular connectivity but also pedestrian connectivity as there will be sidewalks on either side of the road.

### ***E. Consolidation of utilities and facilities, including stormwater, parking, signage, etc.***

Planning Staff Finding: These will be addressed during the more detailed part of the platting process and the applicant will be required to setup a residential property owners association for management and maintenance of these shared facilities. It should be noted that this project will be required to comply with the existing storm water management system previously approved for the Town Center project. In addition, major infrastructure, such as, water and wastewater infrastructure has been previously constructed by the Town Center Development.

### ***F. Public benefit from the project.***

Planning Staff Finding: This development project is within the Town Center DRI/MPD and much of the base infrastructure to serve the DRI/MPD has already been provided. Essentially, this project will assist in getting some use of this public infrastructure. Construction of this project will assist in providing for numerous construction jobs over the next two years or so and the additional rooftops will encourage commercial services in the Town Center area.



## ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER

Prior to approval of a Development Order for the Subdivision Master Plan, the proposed project must also be evaluated for conformance with the requirements of LDC 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 described in detail below.

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

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the project will meet all applicable development standards within the Unified Land Development Code, the Town Center DRI, and the Town Center MPD.

***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, which designates the project as primarily within the DRI Urban Core designation. The following are a selection of goals, policies, and objectives that the project supports:

**Chapter 1, Future Land Use Element, Objective 1.3.1 – Ensure Adequate Public Facilities Concurrent with New Development.** Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development. *(Adequate public facilities are already in place to serve this project.)*

**Chapter 2, Transportation Element, Policy 2.2.1.2** Each new residential subdivision and all new residential developments of more than 50 dwelling units, or which use as access a street that is 2,500 feet or more in length shall provide a minimum of two external connections at least one of which connects to a public collector or arterial roadway, but both being directly connected to a public road. *(The project will punch through Lake Avenue which will provide multiple connections along the road.)*

**Chapter 3, Housing Element, Goal 3.4 – Diversity in Housing** There shall be a variety of lot sizes and housing types to meet the needs of citizenry. *(This will be the first townhome project in Town Center and would therefore provide a diversity in housing options.)*

**Chapter 4, Public Recreation and Open Space Element, Objective 4.3.1 – Neighborhood Parks** Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space in new residential developments. **Policy 4.3.1.2** – The City shall encourage the development and operation of neighborhood parks and recreation facilities by non-profit groups and private interest groups to help meet local recreational needs. *(The developer will be providing amenity areas for residents and their guests and will later turn these recreational facilities over to the homeowners' association for operation and maintenance.)*



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

Planning Staff Findings: The public infrastructure needed to support the project is already in place adjacent to the site and is adequate to serve the project.

***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 Town Center DRI/MPD, the 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: The applicant has submitted or shall submit plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of applicable local, state, and federal laws, statutes, ordinances, regulations, and codes.

**SUMMARY OF FINDINGS**

After review and evaluation of the proposed project for conformance with the requirements of the Town Center DRI/MPD, the LDC and Comprehensive Plan, staff finds that the proposed Subdivision Master Plan complies with all such requirements.

**RECOMMENDATION**

Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) find this in compliance with the Comprehensive Plan and approve Application #5322, Station at Palm Coast a Subdivision Master Plan Tier 2.



Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**

**DEVELOPMENT ORDER**  
**APPROVAL**

**STATION AT PALM COAST, TOWN CENTER TRACT 18B & 18C**  
**SUBDIVISION MASTER PLAN TIER 2**

On March 15, 2023, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Tract 18B & 18C being a portion of lands lying in government Section 5, Township 12 South, Range 31 East, Flagler County Florida.

(Less and Except from Tract 18B & 18C that portion conveyed to Payzen PC LLC by warranty deed, recorded in Official Records Book 2498, Page 589, Pubic Records of Flagler County, Florida)

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner: THE STATION AT PALM COAST LLC**  
**820 SHADES CREEK PARKWAY, SUITE 2300**  
**BIRMINGHAM, AL 35209**

**Project Name: STATION AT PALM COAST, TOWN CENTER TRACT 18B & 18C**

**Application: SUBDIVISION MASTER PLAN TIER 2**

**Project No. 2023010039**

**Application No. 5322**

**Requested Subdivision Master Plan Approval:**

Parcel Nos: 05-12-31-0650-000A0-0014

Acreage: 65.44 +/-

Zoning: MPD



Proposed Use: Townhome Residential  
Proposed Number of Lots/Units: 150

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

## ORDER

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:

#### **Informational comments to be addressed at preliminary plat submittal:**

PLANNING PROJECT MANAGER- JORDAN MYERS, C.F.M - (386)986-2320 - JMYERS@PALMCOASTGOV.COM

1. At Preliminary Plat a separate Recreation Plan will need to be provided for review, clearly showing resource and active based recreation areas.

STORMWATER ENGINEER-CARMELO MORALES - (386)986-4758 - CMORALES@PALMCOASTGOV.COM

1. Please note that the equalizing pipe at the main entrance for Pond-7, currently proposed for 30", needs to convey equal or greater flow than the existing (3) weirs. I believe the 100-Yr/24-Hr storm event flow for the P7-W3 weirs is a combined 115.3 cfs.

UTILITY DEPARTMENT-BRICE WRIGHT - (386) 986-2398 - BWRIGHTPALMCOASTGOV.COM

1. Water and Wastewater utility construction permits are issued by the Florida Department of Environmental Protection. The Utility provider must have ample system/plant capacity in reserve for the FDEP to issue a construction permit. During current times the utility customer growth is high and capacity reserves can become limited, please understand that until the time of permitting the city cannot reserve capacity for your project. It is the City Utilities goal to provide system capacity, but this goal is not assured. Please check with the department if you would like to know the current capacity reserves.



(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the City of Palm Coast Planning and Land Development Regulation Board on March 15, 2023.**

**Attest:**

**CITY OF PALM COAST, FLORIDA**

\_\_\_\_\_  
Irene Schaefer, Recording Secretary

\_\_\_\_\_  
Clint Smith, Chairperson

\_\_\_\_\_ Sign and Record



**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: STATION AT PALM COAST, TOWN CENTER TRACT 18B & 18C  
Project No.: 05-12-31-0650-000A0-0014  
Application Type: SUBDIVISION MASTER PLAN TIER 2  
Application No.: 5322

**COMES NOW, THE STATION AT PALM COAST LLC** , the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for STATION AT PALM COAST, TOWN CENTER TRACT 18B & 18C:

The Station At Palm Coast LLC  
820 Shades Creek Parkway, Suite 2300  
Birmingham, AL 35209

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

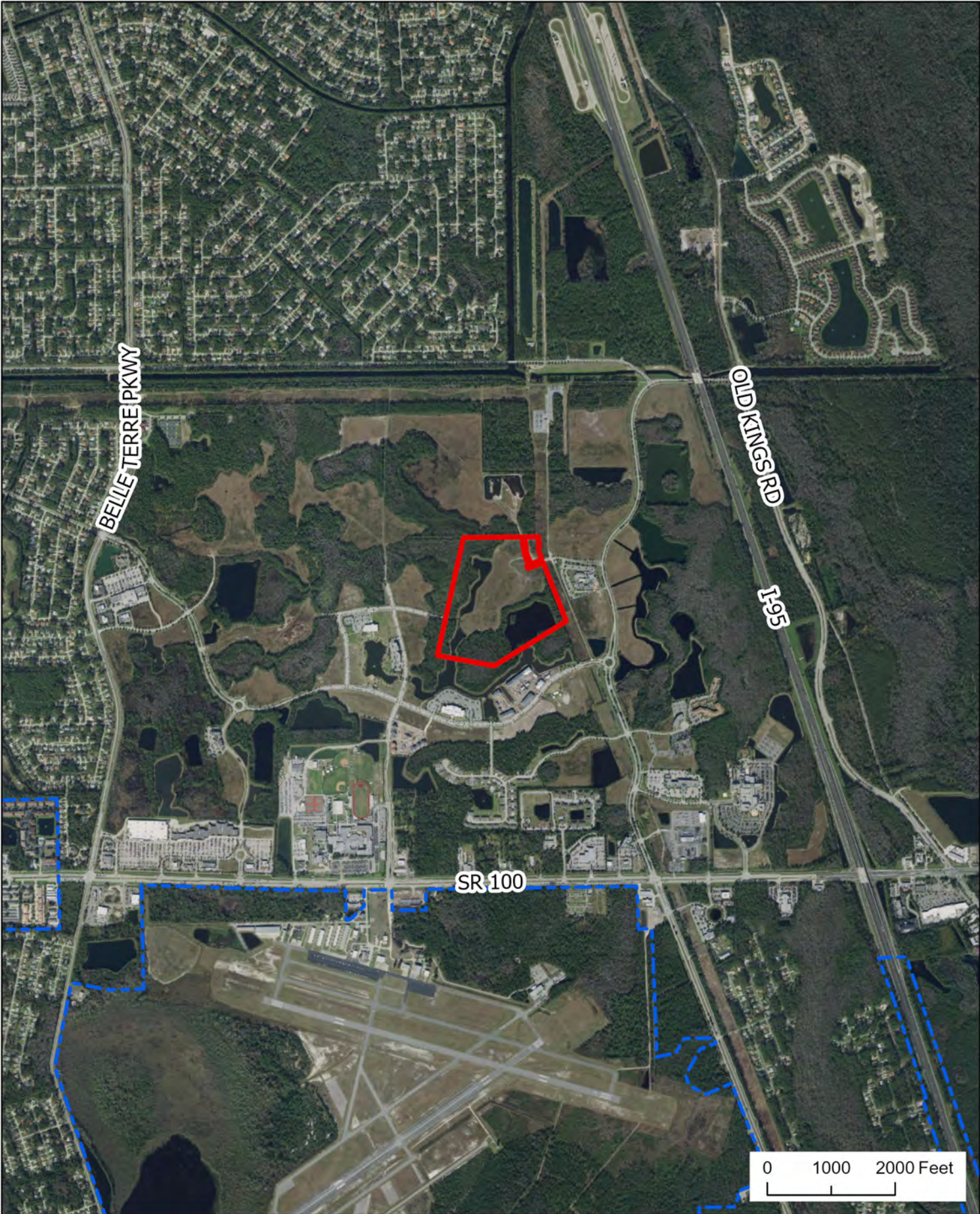
The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of THE STATION AT PALM COAST LLC who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.



**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public



# Station at Palm Coast





- Legend**
-  Palm Coast City Limits
  -  Station at Palm Coast





# Station at Palm Coast

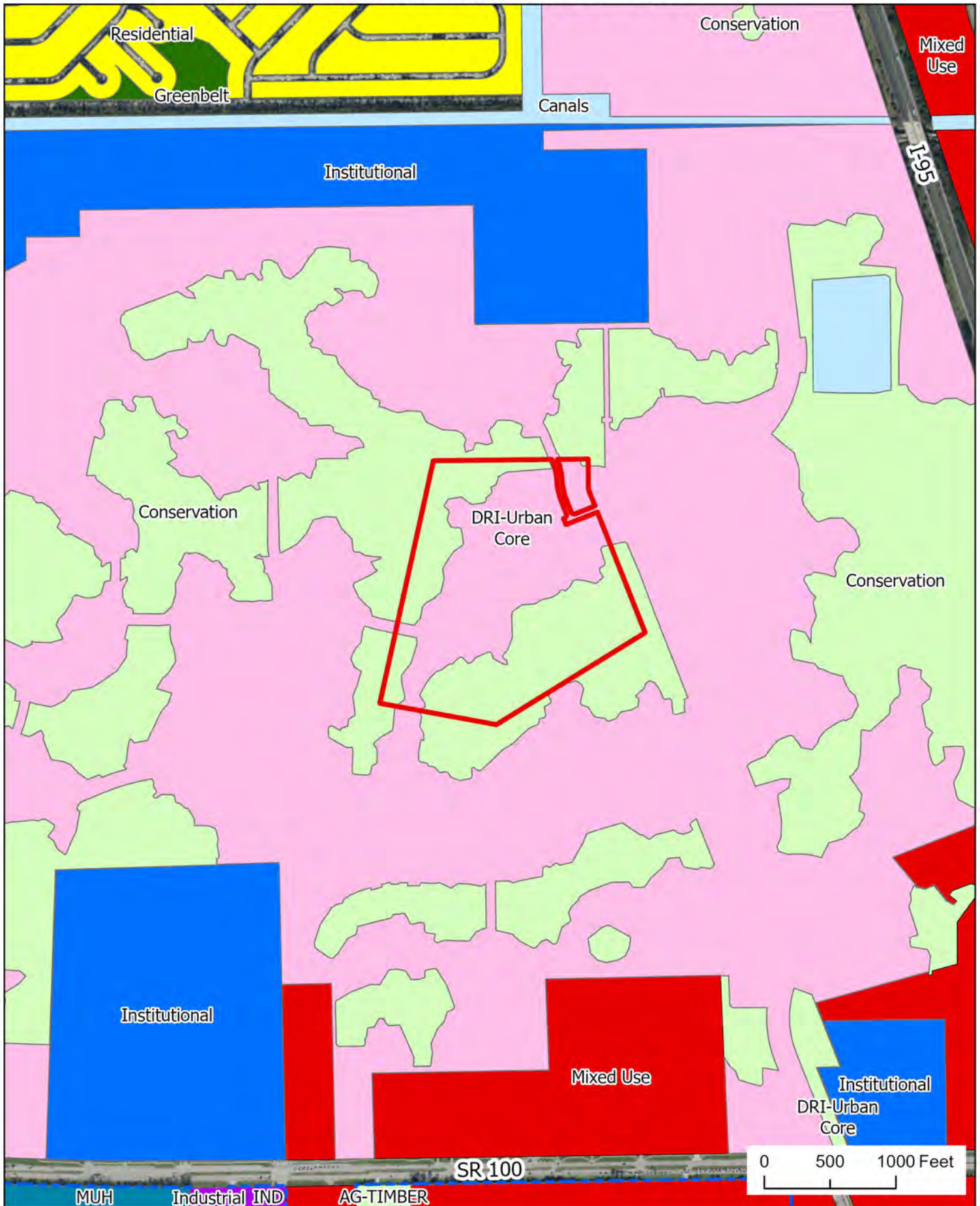


- Legend**
-  Palm Coast City Limits
  -  Station at Palm Coast





# Station at Palm Coast-FLUM



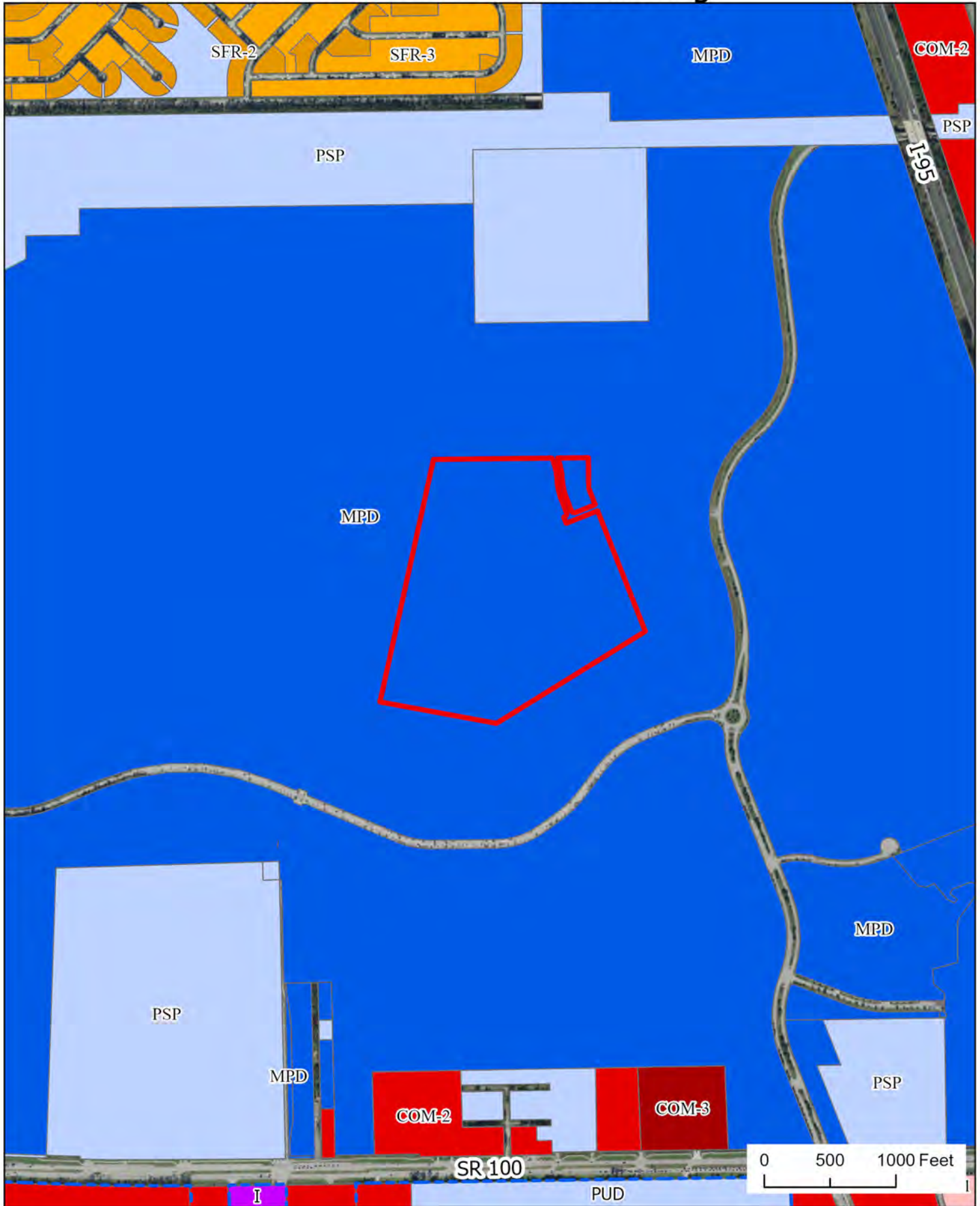
## Legend

- |                        |                |              |     |
|------------------------|----------------|--------------|-----|
| Palm Coast City Limits | DRI-Urban Core | Residential  | MUH |
| Station at Palm Coast  | Greenbelt      | Flagler FLUM |     |
| Canals                 | Industrial     | AG-TIMBER    |     |
| Conservation           | Institutional  | COMM-HIGH    |     |
|                        | Mixed Use      | IND          |     |





# Station at Palm Coast-Zoning



## Legend

- Palm Coast City Limits
- Station at Palm Coast
- Palm Coast Zoning**
- COM-2
- COM-3

- MPD
- PSP
- SFR-2
- SFR-3

- Flagler Zoning**
- C-2
- I
- PUD











# City of PALM COAST

## GENERAL - APPLICATION

|                         |  |
|-------------------------|--|
|                         | <b>DATE</b> 01/11/2023                   |
| <b>APPLICATION TYPE</b> | SUBDIVISION MASTER PLAN RESIDENTIAL >100 |

|   |                                |  |       |            |      |
|---|--------------------------------|--|-------|------------|------|
| <b>PROJECT NAME</b>   |                                | Station at Palm Coast  |       |            |      |
| <b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b>                              |                                | 600 LAKE AVE PALM COAST FL 32164-  |       |            |      |
| <b>PROPERTY APPRAISER'S PARCEL NUMBER</b>   |                                | 05-12-31-0650-000A0-0014   |       |            |      |
| <b>LEGAL DESCRIPTION</b>  |                                | <small>65.45 AC DES AS TRACT 18C POR LYING NLY ALONG SLY BOUNDARY OF LOTS 22 &amp; 23 OF TOWN CTR PHASE II POR BEING THE SELY CRNR OF SAID LOT 21 THENCE N213422W- 700' TO POB N79344W-900', N122 617E-559.99', S7</small> |       |            |      |
| <b>SUBDIVISION NAME</b>   |                                |  |       |            |      |
| <b>SECTION</b>  | 05                             | <b>BLOCK</b>   | 000A0 | <b>LOT</b> | 0014 |
| <b>PROPERTY ACRES</b>   | 65.44                          | <b>PROPERTY SQ FT</b>  |       | 2850566    |      |
| <b>FUTURE LAND USE MAP DESIGNATION</b>  | DEVELOPMENT OF REGIONAL IMPACT | <b>EXISTING ZONE DISTRICT</b>  |       | PUD        |      |
| <b>OVERLAY DISTRICT</b>   |                                |  |       |            |      |
| <b>COMMUNITY PANEL NUMBER</b>   |                                | <b>MAP PANEL DATE</b>  |       |            |      |
| <b>FLOOD ZONE</b>   |                                |  |       |            |      |
| <b>PRESENT USE OF PROPERTY</b>  | PLANNED UNIT DEVELOPMENT       |  |       |            |      |
| <b>DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)</b> |                                |  |       |            |      |
| Construction of Townhome residential development of 150 units                       |                                |  |       |            |      |
| <b>PROPOSED NUMBER OF LOTS</b>  | 150                            | <b>IS THERE EXISTING MORTGAGE?</b>   |       | No         |      |





# City of PALM COAST

| OWNER   | APPLICANT / AGENT   |
|---|---|
| Name: MG PALM COAST LLC   | Name: MICHELLE WIDICK   |
| Mailing Address: 24 LUCY CREEK DRIVE 24 LUCY CREEK DRIVE BEAUFORT, SC 29907 | Mailing Address: 300 INTERCHANGE BLVD, STE C ORMOND BEACH, FL 32174 |
| Phone Number: (205) 877-3199  | Phone Number: (386) 677-2482  |
| E-mail Address: INGRAMJR@TYNESDEVELOPMENT.COM                               | E-mail Address: NSQUIRES@ZEVCOHEN.COM                               |
| MORTGAGE HOLDER   | ENGINEER OR PROFESSIONAL  |
| Name:   | Name: MICHELLE WIDICK   |
| Mailing Address:  | Mailing Address: 300 INTERCHANGE BLVD, ST C, ORMOND BEACH, FL 32174 |
| Phone Number:   | Phone Number: (386) 677-2482  |
| E-mail Address:   | E-mail Address: MWIDICK@ZEVCOHEN.COM                                |
| ARCHITECT   | TRAFFIC ENGINEER  |
| Name:   | Name:   |
| Mailing Address:  | Mailing Address:  |
| Phone Number:   | Phone Number:   |
| E-mail Address:   | E-mail Address:   |
| SURVEYOR  | LANDSCAPE ARCHITECT   |
| Name: ATLANTIC DRAFTING & SURVEYING, INC.                                   | Name: JAKE STEHR  |
| Mailing Address: 1362 N.US HWY 1, SUITE 304 ORMOND BEACH, FL 32174          | Mailing Address: 300 INTERCHANGE BLVD, SUITE 300 FL 32174           |
| Phone Number: (383) 264-8490  | Phone Number: (386) 677-2482  |
| E-mail Address: ADS.INC.FL.FLL@GMAIL.COM                                    | E-mail Address: JSTEHR@ZEVCOHEN.COM                                 |
| ATTORNEY  |   |
| Name:   |   |
| Mailing Address:  |   |
| Phone Number:   |   |
| E-mail Address:   |   |

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

MICHELLE WIDICK



## City of Palm Coast, Florida Agenda Item

Agenda Date: March 15, 2023

|   |  |                  |
|---|--|------------------|
| <b>Department</b>   | COMMUNITY DEVELOPMENT  | <b>Amount</b>    |
| <b>Division</b>   | PLANNING   | <b>Account #</b> |
| <b>Subject</b>  | ENCLAVE AT SEMINOLE PALMS, A SUBDIVISION MASTER PLAN, APPLICATION # 5223 |                  |
| <b>Presenter: Estelle Lens, AICP, Planner</b>   |  |                  |
| <b>Background :</b>   |  |                  |
| <p>Enclave at Seminole Palms Subdivision Master Plan is for 182 single family residential lots on 70.18 +/- acres located on the north side of Citation Boulevard extension, approximately one mile east of Belle Terre Boulevard. The property was purchased by JTL Grand Landings Development LLC on July 9, 2014, was rezoned to Single Family Residential (SFR-1) on November 2, 2021, and was conveyed to JTL Grand Landings Holdings LLC, on May 2, 2022. The subject property was added to the Seminole Palms Community Development District (CDD) via an amendment which was adopted by City Council in October 2022.</p> <p>Staff finds that the proposed plan is consistent with the City's Comprehensive Plan and the Land Development Code (LDC) requirements for a Subdivision Master Plan including:</p> <ul style="list-style-type: none"> <li>• Logic of design</li> <li>• Internal consistency</li> <li>• Impact on neighboring sites</li> <li>• Internal vehicular and pedestrian connectivity</li> <li>• Consolidation of utilities and facilities, including stormwater, parking and signage</li> <li>• Public Benefit</li> <li>• Compliance with all other applicable local, state and federal laws, statues, ordinances, regulations and codes.</li> <li>• The site must not impose a significant financial liability or hardship for the City</li> </ul> |  |                  |
| <b>Recommended Action :</b>   |  |                  |
| <p>Staff recommends the Planning and Land Development Regulation Board determine this project is consistent with the Comprehensive Plan and Unified Land Development Code and approve the Subdivision Master Plan for Enclave at Seminole Palms, Application No. 5223.</p>  |  |                  |
|   |  |                  |





**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR LONGFELLOW SUBDIVISION REZONING  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
MARCH 15, 2023**

**OVERVIEW**

---

Project Name: Enclave at Seminole Palms  
Application Number: 5223  
Property Owner: JTL Grand Landings Holdings, LLC  
Agent: Cory N. Sitler, P.E., Kimley-Horn  
Location: North side of Citation Boulevard extension, approximately one mile east of Belle Terre Boulevard  
Parcel ID #: 20-12-31-0650-000A0-0012 and a portion of 20-12-31-0650-000A0-0024  
Current FLUM designation: Residential  
Current Zoning designation: Single-Family Residential (SFR-1)  
Current Use: Vacant  
Size of subject property: 70.18 +/- acres

**ANALYSIS**

---

**REQUESTED ACTION**

The applicant has submitted an application for a proposed residential Subdivision Master Plan, consisting of 182 single-family residential lots. Since the project has greater than 100 lots it is considered a "Moderate" (Tier 2) development, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB).

**SITE DEVELOPMENT PLAN SUMMARY:**

- TOTAL SITE ACREAGE: 70.18 +/- acres
- NUMBER OF LOTS: 182 single-family
- DENSITY: 2.59 units/per acre – gross density\*

\* This site contains 13.75 acres of wetlands. Therefore, the net density (based on upland acreage) is 3.23 units per acre



**BACKGROUND**

The Enclave at Seminole Palms, 70.18 acres (Subject Property), was purchased by JTL Grand Landings Development LLC on July 9, 2014, was rezoned to Single Family Residential (SFR-1) on November 2, 2021, and was conveyed to JTL Grand Landings Holdings LLC, on May 2, 2022. The subject property was added to the Seminole Palms Community Development District (CDD) via an amendment which was adopted by City Council in October 2022. The extension of Citation Boulevard from just west of the proposed entrance to the Subject Property, east to Seminole Woods Boulevard, will be constructed. The construction plans for the extension of Citation Boulevard are being reviewed concurrently with the Seminole Palms preliminary plat. Seminole Palms is located directly to the east of the Enclave property. Construction of the road is expected to begin shortly after the Seminole Palms preliminary plat approval.

**LAND USE AND ZONING INFORMATION**

The Subject Property is designated Residential on the Future Land Use Map. The Zoning Designation is SFR-1. The following table summarizes the general existing and proposed land use and zoning information:

**SURROUNDING FLUM AND ZONING CATEGORIES**

| Direction | FLUM Category | Zoning District      |
|-----------|---------------|----------------------|
| North     | Canals        | PSP                  |
| East      | Residential   | MPD (Seminole Palms) |
| South     | Residential   | MPD (Grand Landings) |
| West      | Residential   | DPX                  |

**SITE DEVELOPMENT REQUIREMENTS**

Site development for the property must be in accordance with the requirements of the Unified Land Development Code and the Comprehensive Plan. The following table summarizes the key project and lot development standards:

**SITE DEVELOPMENT REQUIREMENTS  
Single Family Residential (SFR-1)**

| Criteria (per LDC)               | Required  | Provided  |
|----------------------------------|---|---|
| Minimum Lot Size                 | 6,000 sq. ft.   | 6,000 sq. ft. minimum   |
| Minimum Lot Width                | 50 ft.  | 50 ft. minimum  |
| Maximum Impervious Surface Ratio | 75%   | 42.67%  |
| Maximum Gross Density            | 7 units/acre  | 3.23 units/acre   |
| Maximum Building Height          | 35 ft.  | 35 ft. maximum  |
| Minimum Building Setbacks        | Front: 20 ft.<br>Interior Side: 5 ft.<br>Street Side: 15 ft.<br>Rear: 10 ft.<br>Rear Street: 15 ft. | Front: 20 ft.<br>Interior Side: 5 ft.<br>Street Side: 15 ft.<br>Rear: 10 ft.<br>Rear Street: 15 ft. |



|                           |   |  |
|---------------------------|---|--|
| Minimum Landscape Buffers | South (along Citation Blvd.)<br>– 10 ‘ Buffer A<br>(Landscape buffers not required on other boundaries) | South (along Citation Blvd.) –<br>10’ Buffer A |
|---------------------------|---|--|

**SUBDIVISION MASTER PLAN PROCESS**

The Subdivision Master Plan process is one of three types of Master Plans specified in Section 2.10 of the Unified Land Development Code (LDC). The Master Plan review process is intended to provide a review of the basic development concepts without significant engineering design, prior to the Preliminary Plat. When the Development Order is issued for the Subdivision Master Plan, the applicant can apply for a Preliminary Plat along with construction drawings.

**ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER PLAN REVIEW CRITERIA**

Prior to approval of a Development Order for a Subdivision Master Plan, the proposed project must be evaluated for compliance with the standards of LDC Section 2.10.04, which provides the following criteria that must be met.

***A. Logic of design.***

Planning Staff Finding: The site plan has been conceptually reviewed and found to meet the general standards of the LDC. As an example, the conceptual plan depicts the appropriate lot sizes and dimensions, the appropriate locations and capacity of stormwater and drainage facilities, the availability and location of utilities to serve the site, the protection and buffering of wetland preservation areas, and the interconnectivity of the sidewalks and roadways.

***B. Internal consistency.***

Planning Staff Finding: The single-family homes will be reviewed by individual permit for compliance and consistency with the LDC requirements for architecture and landscaping. This will include the exterior colors and materials of the residences, the proposed roof pitch, material and color, and the minimum massing and articulation requirements. The City’s landscape standards require one tree per 2500 square feet of lot area including at least one shade tree. Foundation plantings are required in the front and along the sides of the residences. If the lot is a corner lot or has public right of way (street or canal) in the rear, additional foundation plantings are required. The number and type of proposed planting materials, including sod, must be compliant with the LDC. These permits are also individually reviewed for compliance with setbacks, maximum impervious area, and driveway dimensions and material.

***C. Impact on neighboring sites.***

Planning Staff Finding: The project is bordered on the north by the Iroquois Canal. To the west is the Palm Coast LL section of single-family residences and duplexes. To the south is a portion of the Grand Landings Master Planned Development (MPD), which is being developed as single family residential, and to the east is the Seminole Palms MPD, also single family residential with a proposed townhouse component on the eastern portion of that site. A single-family residential subdivision will be compatible with the neighboring properties/areas as they exist and are being developed



***D. Internal vehicular and pedestrian connectivity.***

Planning Staff Finding: The proposed plan is consistent with the Comprehensive Plan and Land Development Code and will provide two vehicular access points. The internal roadways have been reviewed and meet code requirements for resident/public vehicular use and connectivity, as well as access and compliance with requirements for emergency vehicles. The proposed plan offers internal sidewalks to serve pedestrians and bicyclists and allow users to connect to sidewalks along Citation Boulevard, as it will be constructed, and connect to the amenities being provided at the Seminole Palms subdivision.

***E. Consolidation of utilities and facilities, including stormwater, parking, signage, etc.***

Planning Staff Finding: The applicant will be responsible for onsite infrastructure including utilities, an onsite lift station, and the location of stormwater facilities. These will be reviewed in further detail with the Preliminary Plat. To meet parking requirements each residence is required to have a garage accommodating at least two vehicles. Signage will be reviewed and approved by separate permit; however, subdivisions are allowed an entrance monument sign which must be set back a minimum of 10 feet from the public right of way and be appropriately landscaped.

***F. Public benefit from the project.***

Planning Staff Finding: Construction of this project will assist in providing for numerous construction jobs over the next five years or so and the additional rooftops will encourage commercial services in southern Palm Coast. This project will provide more housing opportunities in Palm Coast and will provide for the preservation of approximately 12 acres of wetlands.

**ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER**

Prior to approval of a Development Order for the Subdivision Master Plan, the proposed project must also be evaluated for conformance with the requirements of LDC 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 described in detail below.

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

Planning Staff Finding: The proposed development is not in conflict with nor contrary to the public interest, as the project will meet all applicable development standards within the Unified Land Development Code (LDC) and Comprehensive Plan (Comp 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 a selection of goals, policies and objectives that the project supports:

**Chapter 1, Future Land Use Element, Objective 1.3.1 – Ensure Adequate Public Facilities Concurrent with New Development.** Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development. *(Water and sewer lines are available along Citation Boulevard and will be extended with the road construction that that will be completed concurrent with the Seminole Palms Subdivision. The Seminole Palms subdivision is in the Preliminary Plat stage. The road extension plans are being approved concurrent with the preliminary plat and will be constructed simultaneously with the subdivision infrastructure.)*



**Chapter 2, Transportation Element, Policy 2.2.1.2** Each new residential subdivision and all new residential developments of more than 50 dwelling units, or which use as access a street that is 2,500 feet or more in length shall provide a minimum of two external connections at least one of which connects to a public collector or arterial roadway, but both being directly connected to a public road. *(The project will have two access points: The entrance on Citation Boulevard with a secondary emergency access which will connect to the Seminole Palms subdivision from the northern portion of the site. Depending upon construction of the adjacent Seminole Palms project, a temporary emergency access easement may be servicing the Enclave project. This location and typical section, if necessary, will be provided at the time of Preliminary Plat construction plans.)*

**Chapter 3, Housing Element, Goal 3.4 – Diversity in Housing.** There shall be a variety of lot sizes and housing types to meet the needs of citizenry. *(The subject property was rezoned to SFR-1 which allows a minimum lot width of 50 feet and minimum lot area of 6,000 square feet (SF). The city has an abundance SFR-2 and SFR-3 zoned lots, which are a minimum of 60' and 80' in width and 7,500 to 10,000 SF in lot area. This project, along with the adjacent Seminole Palms Master Planned Development, (40' & 50' wide lots), offers the option of constructing homes on smaller lots. The purchasers of the lots will have the option, within the regulations of the LDC architectural guidelines, of selecting the type of residence they wish to construct.)*

**Chapter 4, Public Recreation and Open Space Element, Objective 4.3.1 – Neighborhood Parks.** Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space in new residential developments. *(The subject property was added to the CDD for Seminole Palms in October of 2022. The Seminole Palms subdivision is providing adequate amenities to accommodate the recreation requirements of both subdivisions which is demonstrated on the recreation area plan submitted for the Seminole Palms preliminary plat and attached to this Subdivision Master Plan.)*

**Chapter 4, Public Recreation and Open Space Element, Objective 4.3.2 – Open Space.** Manage, preserve, and protect the natural resources within the City in order to maintain a natural and healthy balance between the environment and development; ensuring that lands are set aside in new developments for open space and that environmentally sensitive lands are protected *(The developer is preserving a large wetland area on the Subject Property and is providing areas for active and passive recreation located within the Subject Property and the Seminole Palms Master Planned Development.*

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

Planning Staff Findings: The proposed development will not impose a significant financial liability or hardship for the City. The infrastructure needed within the site, including stormwater facilities, roads, water, and sewer shall be provided at the sole cost of the owner/developer. Furthermore, the City will collect necessary impact fees, including Recreation, Fire, and Transportation at the time of issuance of building permits.

***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 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: The applicant has submitted or shall submit plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of applicable local, state and federal laws, statutes, ordinances, regulations and codes.

### **SUMMARY OF FINDINGS**

A Subdivision Master Plan (SMP) requires staff to perform a conceptual review of the basic development concepts. Staff has completed this review and finds that the plans conform to the requirements of the LDC and Comprehensive Plan for this stage of the process.

### **RECOMMENDATION**

Staff recommends the Planning and Land Development Regulation Board determine this project is consistent with the Comprehensive Plan and Unified Land Development Code and approve the Subdivision Master Plan for Enclave at Seminole Palms, Application No. 5223.



Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**DEVELOPMENT ORDER**  
**APPROVAL**  
**ENCLAVE AT SEMINOLE PALMS SUBDIVISION MASTER PLAN**  
**TIER 2**

On March 15, 2023, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Part of Section 20, Township 12 South, Range 31 East, Flagler County, Florida  
(Less and Except the property described in Special Warranty Deed Recorded in O.R. Book  
2696, Page 812, Public Records of Flagler County, Florida)

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner: JTL GRAND LANDINGS DEVELOPMENT LLC**  
**16660 DALLAS PARKWAY, SUITE 1600**  
**DALLAS, TX 75248**

**Project Name: ENCLAVE AT SEMINOLE PALMS**

**Application: SUBDIVISION MASTER PLAN TIER 2**

**Project No. 2022090062**

**Application No. 5223**

**Requested Subdivision Master Plan Approval Approval:**

Parcel Nos: 20-12-31-0650-000A0-0012 & 20-12-31-0650-000A0-0024

Acreage: 70.18 +/-

Zoning: SFR-1

Proposed Use: Single Family Residential Lots

Proposed Number of Lots: 182



The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

## ORDER

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:

#### **Informational comments to be addressed at preliminary plat submittal:**

PLANNING PROJECT MANAGER-ESTELLE LENS – (386)986- ELENSPALMCOASTGOV.COM

1. The applicant will need to obtain an access easement from City for the emergency access through City property to the north.

TRAFFIC ENGINEER-PHONG NGUYEN – (386)986-3779 – PNGUYEN PALMCOASTGOV.COM

1. Without the construction of the extension of Citation Boulevard, this project has no access.

PLANNING ENGINEER-DENNIS R. LEAP, P.E. - (386)986-2482 - DLEAP PALMCOASTGOV.COM

1. Depending upon construction of the adjacent Seminole Palms project, a temporary emergency access easement may be required for the Enclave project. This location and typical section, if necessary, will be provided at the time of Preliminary Plat construction plans.

ENVIRONMENTAL PLANNER-JORDAN MYERS, C.F.M - (386)986-2320 - JMYERS@PALMCOASTGOV.COM

1. There are some lots that come close to the wetland buffer. Make sure there is enough room to get back down to natural grade prior to reaching the wetland buffer.

LANDSCAPE ARCHITECT-RICHARD PICATAGI - (386)986-3760 - RPICATAGI@PALMCOASTGOV.COM



At the time of submitting for Preliminary Subdivision Approval - the applicant must show all protected trees to be preserved and those to be removed. Refer to LDC, Sec 11.02 with emphasis on sections 11.02.01, 11.02.02, 11.02.06 and Table 11-1

STORMWATER ENGINEER-CARMELO MORALES - (386)986-4758 - CMORALES@PALMCOASTGOV.COM

1. Please note that coordination with the Citation Blvd design will be needed. There may be a need for a culvert at the driveway entrance to match the bottom of the future swale.

UTILITY DEPARTMENT-BRICE WRIGHT - (386) 986-2398 - BWRIGHTPALMCOASTGOV.COM

1. Water and Wastewater utility construction permits are issued by the Florida Department of Environmental Protection. The Utility provider must have ample system/plant capacity in reserve for the FDEP to issue a construction permit. During current times the utility customer growth is high and capacity reserves can become limited, please understand that until the time of permitting the city cannot reserve capacity for your project. It is the City Utilities goal to provide system capacity, but this goal is not assured. Please check with the department if you would like to know the current capacity reserves.

2. With Preliminary Plat submittal move reuse main to opposite side of the road than potable water.

3. With Preliminary Plat submittal call out the utility stubs as future stub to be constructed by others. These connections do not currently exist.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the City of Palm Coast Planning and Land Development Regulation Board on March 15, 2023**

**Attest:**

**CITY OF PALM COAST, FLORIDA**

\_\_\_\_\_  
Irene Schaefer, Recording Secretary

\_\_\_\_\_  
Clint Smith, Chairperson

\_\_\_\_ Sign and Record



**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: ENCLAVE AT SEMINOLE PALMS  
Project No.: 2022090062  
Application Type: SUBDIVISION MASTER PLAN TIER 1  
Application No.: 5223

**COMES NOW**, JTL GRAND LANDINGS DEVELOPMENT LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for ENCLAVE AT SEMINOLE PALMS:

JTL GRAND LANDINGS DEVELOPMENT LLC  
16660 DALLAS PARKWAY , SUITE 1600  
DALLAS, TX 75248

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

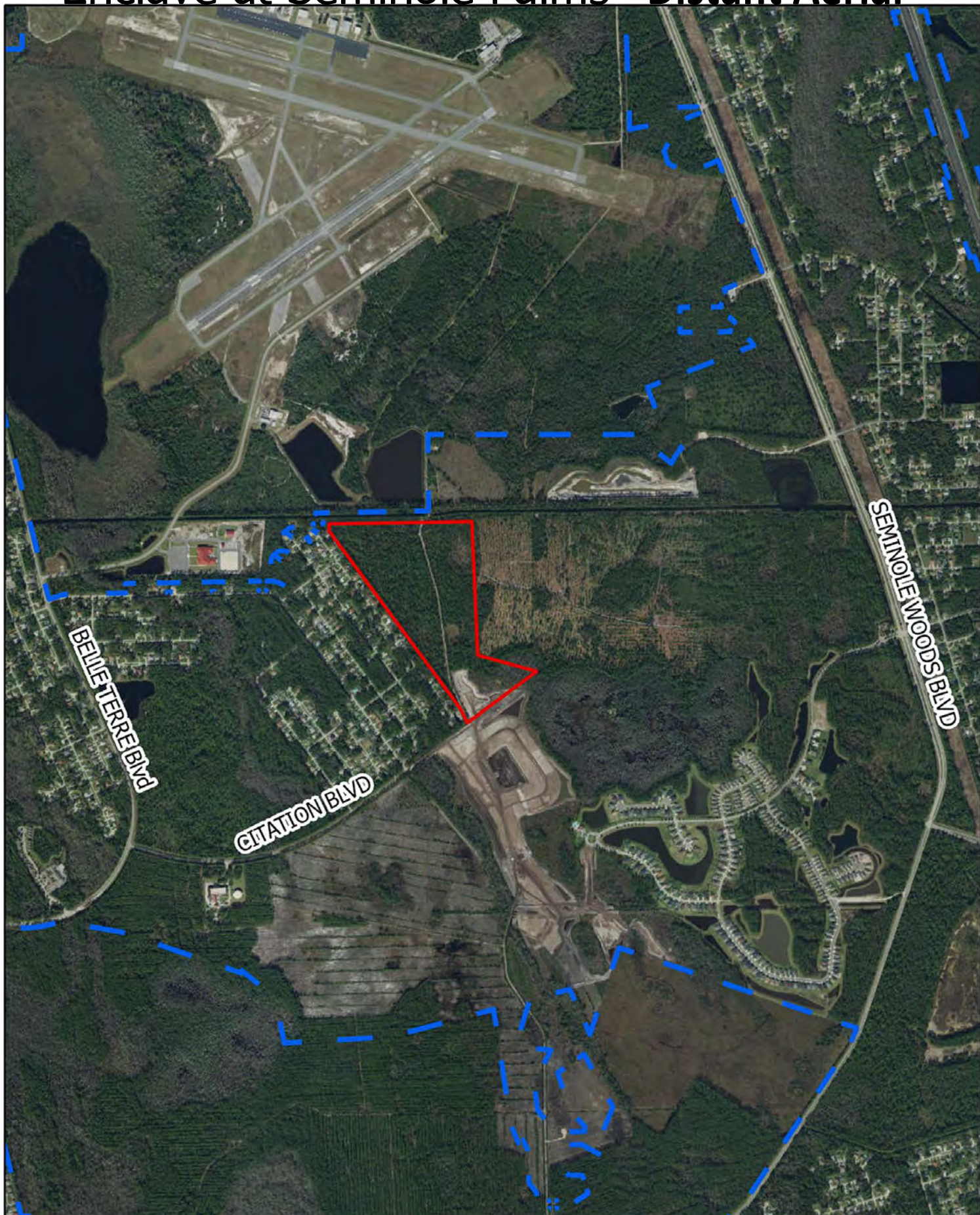
The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of JTL GRAND LANDINGS DEVELOPMENT LLC who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public



# Enclave at Seminole Palms - Distant Aerial



## Legend

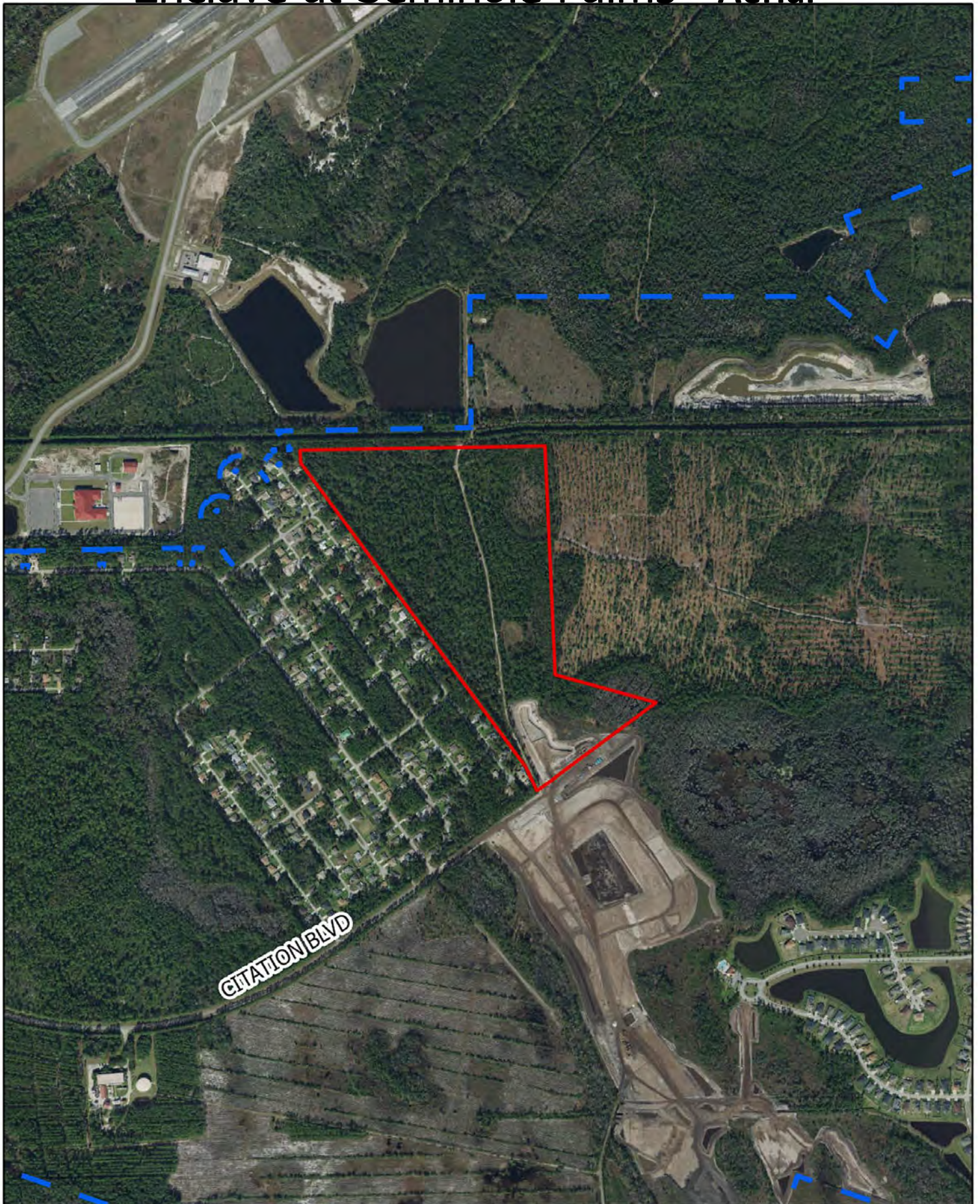
-  Palm Coast City Limits
-  The Enclave at Seminole Palms

0 500 1000 2000 Feet





# Enclave at Seminole Palms - Aerial



CITATION BLVD

## Legend

-  Palm Coast City Limits
-  The Enclave at Seminole Palms

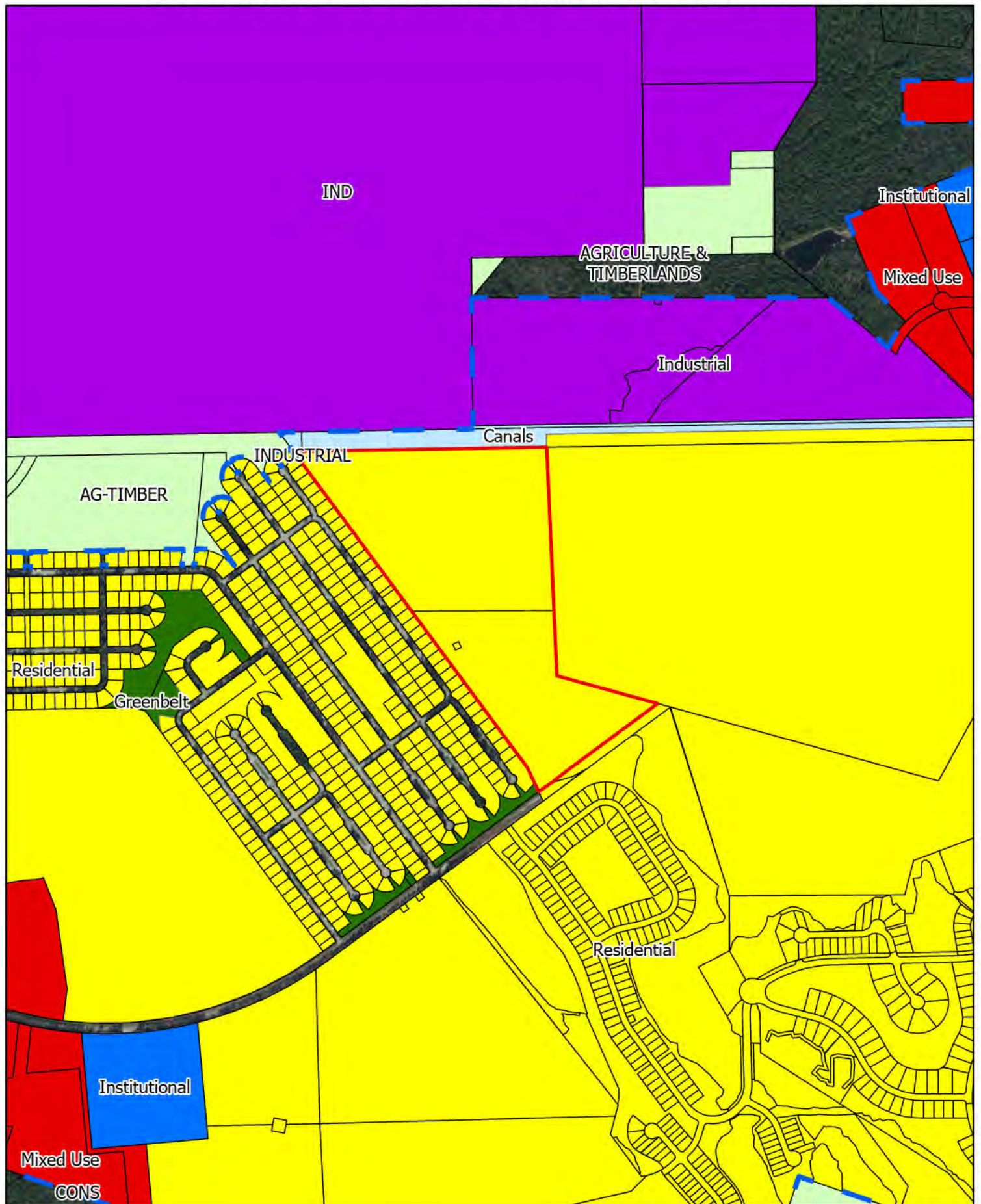
0 320 640 1280 Feet



Map Created By: Planning Division

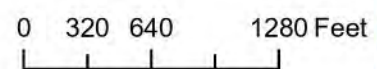


# The Enclave at Seminole Palms-FLUM



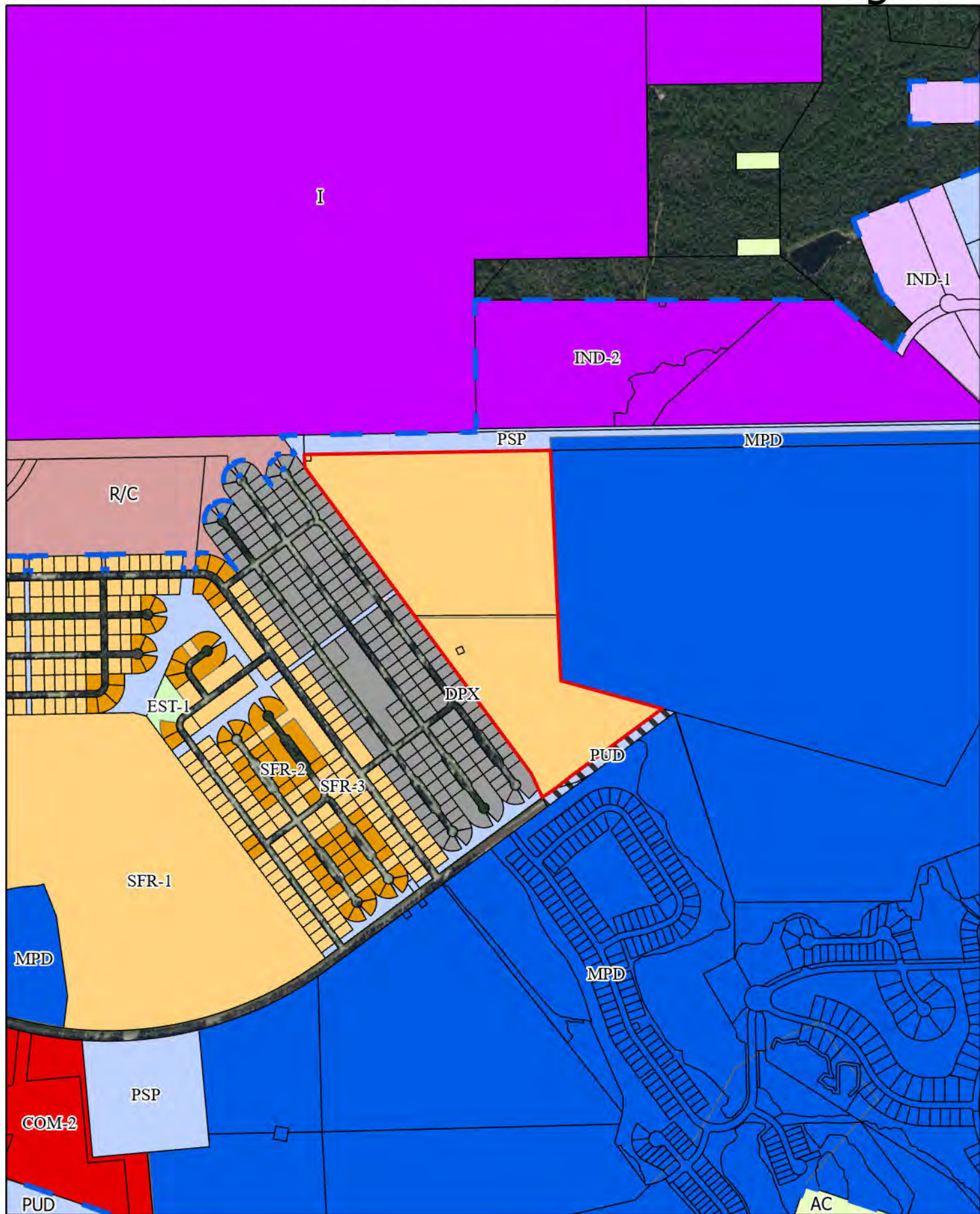
## Legend

- |                               |               |              |
|-------------------------------|---------------|--------------|
| Palm Coast City Limits        | Canals        | Flagler FLUM |
| The Enclave at Seminole Palms | Greenbelt     | AG-TIMBER    |
| Palm Coast FLUM               | Institutional | CONS         |
| AGRICULTURE & TIMBERLANDS     | Mixed Use     | IND          |
|                               | Residential   |              |





# The Enclave at Seminole Palms-Zoning



## Legend

- |                               |       |       |
|-------------------------------|-------|-------|
| Palm Coast City Limits        | DPX   | PSP   |
| The Enclave at Seminole Palms | EST-1 | PUD   |
| <b>Palm Coast Zoning</b>      | IND-1 | SFR-1 |
| COM-2                         | IND-2 | SFR-2 |
| MPD                           | SFR-3 |       |

**Flagler Zoning**

|    |   |     |     |
|----|---|-----|-----|
| AC | I | PUD | R/C |
|----|---|-----|-----|

0 320 640 1280 Feet











**GENERAL APPLICATION:**

- Rezoning
- Nonstatutory Land Division/Parcel Reconfiguration
- Subdivision Master Plan
- Master Site Plan
- Technical Site Plan
- Variance
- Wireless Communication Facility (new structure)
- Special Exception
- Vacating Plat
- Preliminary Plat
- Nonresidential Controlling Master Site Plan
- Site Plan Addition
- Parking Flexibility
- Final Plat
- Development Order Modification

CD Plus Application #: \_\_\_\_\_ Application Submittal Date: \_\_\_\_\_  
 Fee Paid: \$ \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_  
 Employee Name Accepting Application (print name): \_\_\_\_\_  
 Rejected on \_\_\_\_\_ Rejected by: \_\_\_\_\_  
 Reason for Rejection: \_\_\_\_\_

A. PROJECT NAME: Enclave at Seminole Palms

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): West of Seminole Woods Blvd

C. PROPERTY APPRAISER'S PARCEL NUMBER(S): 20-12-31-0650-000A0-0012 and  
20-12-31-0650-000A0-0020

D. LEGAL DESCRIPTION: \_\_\_\_\_ Subdivision Name; \_\_\_\_\_ Section; \_\_\_\_\_ Block; \_\_\_\_\_ Lot  
Part of section 20, township 12, range 31 east, Flagler County, Florida being more particularly described as follows: Begin at the southeast corner of parcel A1, Laguna Forest, Section 64, as recorded in map book 18, page 38, public records of Flagler County of Florida; thence N25°19'21"W along the east line of said Laguna Forest, a distance of 205.09 feet; thence N36°30'37"W, continuing along said east line, a distance of 2915.74 feet to a point on the west line of section 20.

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 72.42 acres

F. FUTURE LAND USE MAP DESIGNATION: Residential EXISTING ZONING DISTRICT: SFR-1  
OVERLAY DISTRICT: \_\_\_\_\_

G. FLOOD ZONE: A / AE COMMUNITY PANEL NUMBER: Flagler County : 120085023E DATE: \_\_\_\_\_

H. PRESENT USE OF PROPERTY: \_\_\_\_\_ City of Palm Coast : 1206840230E  
Vacant Land.

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): \_\_\_\_\_  
Construction of single-family residential neighborhood, related infrastructure and a stormwater management system.

J. PROPOSED NUMBER OF LOTS: 182

K. CHECK APPROPRIATE BOX FOR SITE PLAN:

- Tier 1 (up to 40,000 sq. ft. / 40 units)
- Tier 2 (up to 100,000 sq. ft. / 100 units)
- Tier 3 (exceeding 100,000 sq. ft. / 100 units)

L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION: \_\_\_\_\_

M. WATER/SEWER PROVIDER: City of Palm Coast

N. IS THERE AN EXISTING MORTGAGE?  Yes  No





# CITY OF PALM COAST TECHNICAL MANUAL

**OWNER:****APPLICANT / AGENT:**

|   |  |
|---|--|
| Name: Mike David  | Name: Tyler S. Suddeth, P.E.   |
| Mailing Address:<br>16660 Dallas Parkway, Suite 1600, Dallas TX 75248 | Mailing Address:<br>189 S Orange Ave., Suite 1000, Orlando FL, 32801 |
| Phone Number: 972-345-0760  | Phone Number: 407-427-1678   |
| E-mail Address: mwest@etinvestments.com                               | E-mail Address: tyler.suddeth@kimley-horn.com                        |

**MORTGAGE HOLDER:****ENGINEER OR PROFESSIONAL:**

|                  |  |
|------------------|--|
| Name:            | Name: Tyler S Suddeth, P.E.  |
| Mailing Address: | Mailing Address:<br>189 S Orange Ave., Suite 1000, Orlando FL, 32801 |
| Phone Number:    | Phone Number: 407-427-1678   |
| E-mail Address:  | E-mail Address: tyler.suddeth@kimley-horn.com                        |

**PLANNER:****TRAFFIC ENGINEER:**

|                  |                  |
|------------------|------------------|
| Name:            | Name:            |
| Mailing Address: | Mailing Address: |
| Phone Number:    | Phone Number:    |
| E-mail Address:  | E-mail Address:  |

**SURVEYOR:****LANDSCAPE ARCHITECT:**

|  |  |
|--|--|
| Name: Alliant Surveying, INC.  | Name: Bonnett Design Group, LLC  |
| Mailing Address:<br>10475 Fortune Pkwy Suite 101, Jacksonville FL, 32256 | Mailing Address:<br>400 South Orlando Ave. Suite 201, Maitland, FL 32751 |
| Phone Number: 904-240-1351   | Phone Number: 407-622-1588   |
| E-mail Address:  | E-mail Address: todd@bonnettdesigngroup.com                              |

**ATTORNEY:****DEVELOPER OR DOCKMASTER:**

|                  |  |
|------------------|--|
| Name:            | Name: Kolter Group Acquisitions LLC                                  |
| Mailing Address: | Mailing Address:<br>14025 Riveredge Drive, Suite 175, Tampa FL 33637 |
| Phone Number:    | Phone Number:  |
| E-mail Address:  | E-mail Address: emorrisette@kolter.com                               |

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application

Signature(s) Tyler Suddeth \_\_\_\_\_

Printed or typed name(s): Tyler Suddeth \_\_\_\_\_

NOTARY: This instrument was acknowledged before me by means of  physical presence or  online notarization, on this

10<sup>th</sup> day of September, 2022 by Tyler Suddeth who is/are personally known

to me, or who has/have produced N/A as identified on \_\_\_\_\_

Gwendolyn M. Nicholas  
Signature of Notary Public, State of Florida

