

To The Palm Coast Commissioners and Mayor
September 19, 2022 (Corrected to include footnote A)

Dear Commissioners and Mayor,

On September 1, 2022 May Management sent out a notice from the Palm Coast Resort (PCR) Condominium Homeowner Association Board, telling our homeowners that a deal had been reached with JDI (VCC), the new owners of the Master Association previously owned by JDI (Jacoby). That notice specifically says, "For the Master Board to agree to the above mentioned property transfers and dedicated parking, we have agreed that the PCR Condominium Association Board would not object to the development plans being proposed to the City of Palm Coast by JDI." It goes on to say, "The next step is to execute a Memorandum of Understanding (MOU) addressing the areas of agreement between the Master Board and PCR." While we as independent homeowners or as groups of homeowners can object, the Board will not. Furthermore, a homeowner vote is not required. So let me express my views, as well as that of other homeowners, as suggested by our Board.

Density:

The following are the density rates of abutting or nearby communities, as best as I can determine them.

1. Bella Harbor 13.93 units per acre. (42 units on 3.14 acres)
2. Waterside 9.42 units per acre (39 units on 4.14 acres)
3. Marina cove 8.17 units per acre (65 units on 7.96 acres)
4. Canopy walk 4.15 units per acre (220 units of 52.98 acres)
5. JDI(VCC)Plan 22.2 units per acre (230 units on 10.4 acres) (A) Footnote page 4.

The density of JDI (VCC)'s development plan is substantially above the others shown. It is also substantially above the density of the original, Commission approved, Master Association Plan Centex proposed, as well Pulte's later plan. Most of our condominium units were sold under expectations of far less density and no rental apartment complexes. Furthermore, none of the above listed communities has a planned hotel of 125 keys, an 84-slip operating marina (with numerous, "live-a-board" residents) and a planned restaurant. In short, we have gone from a low density, "premier" condominium complex (where units sold in excess of \$1 million) to a high-density condominium and apartment complex.

Safety:

With this increased density, residents, guests, patrons, visitors, employees and contractors of Legacy Vacation Resorts (72 units), the planned hotel (125 keys), the existing Marina (80 slips) the planned townhouses (30 units) the rental complex (200 units) and 146 Palm Coast Resort Blvd. (72 units) must all pass through single entrance at Palm Harbor Parkway and Club-House Drive. (That is a total of 579 units, keys and slips.) That entrance has a concrete wall and deep water retention pond on one side and a dead-end marina entrance (and canal) on the other. In the event of a natural disaster or serious emergency drivers have no choice but to exit through that single entrance. No other vehicular entrance or exits are available today. That may well be a safety issue, as you would know.

Garage, Elevator Volume and Safety:

The existing garage serving the Master Association development has a maximum capacity of about 500 cars on four floors. The developer's planned apartment complex will be five floors and contain 200 rental units. PCR currently owns 11.5% of the Master Association and is allotted 1.5 cars per residential unit or 108 parking spaces. Assuming apartment renters are also allotted 1.5 cars per unit, that is another 300 cars, for a total of 408 spaces, excluding usage by guests, hotel customers (125 keys), marina patrons and visitors, various contractors and employees. There are already times, which I have observed, when Marina parking is full and overflows onto the grass which abuts it.

While the garage may have the numerical capacity to handle this volume, it has only one 3,500 pound capacity elevator. That elevator holds a maximum of 21 people (i.e., 167 pounds per person, on average).

It concerns me that JDI(VCC) expects that renters of its "luxury complex" (their words) would be willing to pay rents of \$2,100 per month (\$25,200 per year) to \$3,500 per month (\$42,000 per year) for an apartment with a one-elevator garage serving up to 500 cars. One elevator may be a safety issue. Especially in the event of a natural disaster or that single elevator breaking down. Many of PCR's residents are older and unable to walk up or down multiple ramps or stairways.

Townhouses:

The JDI(VCC) conceptual plan calls for the construction of 30 townhomes. The townhomes are logically located along the intercoastal waterway, the Club-House canal and the Marina. Those townhouses were described as “luxury residences” of up to 2,600 square feet, selling from \$600,000 to \$900,000 each.

But no community pool is included in the plan and the townhouses are not described as having private garages or nearby, on-street guest parking. The parking included in the plan is located at the south end of the property, as much as a football field away. Furthermore, the Pavilion is in disrepair and may not be used. It should be repaired or replaced, as one of the few amenities in this “luxury” development. While it is described as a “conceptual” plan, even as such it appears to need more work and possibly community input.

Security:

One of our Deputy Sheriffs lives at Palm Coast Resorts. He has graciously agreed to park his police vehicle in a highly visible space, when at home, to act as a deterrent to crime. PCR has experienced trespassing, vandalism, substance abuse, and thefts in the JDI/VCC garage, at the fishing pier and at the Pavilion which will now serve a much larger Master Association community. The entire community and garage are ungated. As such, security at the Tidelands, Grand Haven, Yacht Harbor, Waterside and other local communities is clearly superior to that of JDI/VCC’s development plan. This is a serious concern, unaddressed at the conceptual plan level.

September 20 or 21, 2022 Commission Meeting:

It seems to me, as a layman, that this entire process has moved along too quickly. JDI(VCC)’s attorneys, Livingston & Sword, first announced the zoning plan to nearby communities on August 29, 2022. On September 1, 2022 our Board announced what PCR homeowners would receive as part of the deal, without a description of JDI(VCC)’s development plan. That came on September 8, in a “neighborhood” garage meeting set up by a JDI/VCC representative. That is a total of no more than 22 days for the community and Commission to consider JDI/VCC’s plan.

There are enough issues involving density, traffic, safety, security, the condition of the Marina and the Pavillion (and others which I have not highlighted) to warrant further review. If I were an elected Commission member, I would suggest a delay of any zoning changes until these and other questions, surely to be raised by other Palm Coast residents, can be satisfactorily addressed.

Thank you for your understanding and service to the Palm Coast Community, ranked several times as one of the “best places to live and retire in Florida”. I appreciate your work and patience.

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(A) Footnote: The City of Palm Coast Harborside MPD - Application #5132 of September 20, 2022 referred to a density of 25.5 units per acre (432 units on 16.94 acres) and 26.9 units per acre (402 units on 14.94 acres) depending on different building plans. Where the numbers come from is not explained. But both density numbers, as well as my own calculation, show density at far greater levels than our neighbors and the Centex/Pulte plans which were approved by the City. In fact, the City suggested to JDI(VCC) that a density of 12 to 15 units per acre would be acceptable.