



# city of PALM COAST

Community Development Department  
Planning Division

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

February 20, 2020

MICHAEL D. CHIUMENTO III  
145 CITY PLACE, SUITE 301  
PALM COAST, FL 32164

**RE: Comment Letter for MATANZAS GOLF COURSE MPD, REZONING MASTER PLANNED DEVELOPMENT; 1st Submittal 1 Application: 4150**

Dear Mr. Chiumento:

Thank you for your recent application submittal. Staff has reviewed your documents, however; due to circumstances noted on the enclosed correspondence, your application cannot be approved at this time. The following list below is a list of staff comments based on the 1st submittal application.

If you desire to proceed, kindly resubmit the appropriate documents as follows:

- **Upload a set of electronic signed / sealed PDF plans to include revision dates.**
- **Upload required or revised documents in PDF format.**
- **Upload letter noting each comment and the manner in which each comment has been addressed. When resubmitting denote any changes (by bubbling them) to address or clarify the issues noted. In some instances, a clarification may suffice.**

It is recommended that you contact Irene Schaefer, 386-986-3749 to schedule a TRX meeting to discuss comments or you can resubmit when prepared to resubmit your application documents.

If you have any questions concerning the comments noted, please contact me at 386-986-(    ).

Sincerely,

BILL HOOVER,  
Project Manager

Attachment: Staff Comments

Copy: Ray Tyner, Deputy Chief Development Officer  
TRX Team  
Owner: MATANZAS GC PALM COAST LLC  
200 OCEAN CREST DR, UNIT 1111 ,  
PALM COAST, FL 32137



# **Staff Significant Comments \*\* Submittal**

Staff's Key Concerns with Matanzas Golf Course MPD Agreement on 2-20-20

**Proposed MPD Development Agreement has several conflicts with the requirements of the City's Unified Land Development Code (LDC). Specifically, Chapter 3.03.04J that need to be addressed throughout the proposed Development Agreement. Please address in next submittal.**

1. Update MPD Agreement per marked up Exhibits B1 – B8 to comply with 3.03.04.
2. In Section 3(a) private self-storage needs to be screened per LDC and will only be allowed as an accessory use.
3. In Section 3(a) MFR-1 shall be limited to fee simple Townhouse uses and shall have a minimum living area of 1,000 square feet and a minimum of a one-car garage per home. To ensure compatibility for the surrounding neighborhood, Townhouse roofs shall be pitched and height shall not exceed 40 feet. Add the 150' setback from all existing single-family residential platted lots.
4. In Section 3(a) and as noted on exhibit B-1, the SFR-1 and SFR-2 designations in the table would be limited to Tract 1 and SFR-3 would be used for all remaining tracts where SFR uses would apply.
5. Section 9(h)(2) City does not agree to transfer City's land described in Exhibit "C" to developer.
6. Section 10.2 Owner shall create a Home Owner Association to ensure that all remaining undeveloped lands owned by the developer including but not limited to open space, ponds and natural areas are appropriately maintained in perpetuity.
7. Section 10.5(b) In order to appropriately maintain all necessary City Stormwater facilities, the owner shall provide easements, if not existing, during the final plat.
8. Section 10.7 Proposed buffers are insufficient.
9. Section 10.13 Wetlands may be impacted on the north side of Tract 1 if used for public stormwater purposes.
10. Section 11(a) there is not enough detail to allow for the subdivision master plan process to be waved. A Subdivision Master Plan will be required for Tract 1 development.
11. Section 14. An exception for paying park impact fees is mentioned but nothing was provided to substantiate the request. Park impact fees based on the submitted plan will be required.
12. The City requires a Level of Service (LOS) for park facilities at 8 acres per 1,000 residents. Please incorporate this requirement into the Development Agreement and depict on figures.
13. Section 21(b) Time frame of expiration of master plan development agreement shall be consistent with the Land Development Code.
14. Delete Exhibit C. The City will not be exchanging lands.
15. Staff does not agree with the proposed uses on Tract 9. As previously stated, non-residential uses (commercial) are not permitted uses within the Comprehensive Plan and existing FLUM designation of Greenbelt.

16. Due to the potential for golf courses to contain metal, pesticide and other soil and groundwater contamination, the owner shall, prior to the approval of a Site Plan or Preliminary Plat, provide the City assurances that constituents or contamination levels comply with State and federal soil and groundwater standards. This testing typically will include organochlorides pesticides (US EPA 8081), Resource Conservation Recovery Act 8 metals, and testing for petroleum related contamination, typically found in maintenance areas.

2-19-2020 City Staff comments to applicant as noted on attached exhibits

#### Exhibit B

- 1) After updating Exhibits B-1 to B-8, update this master exhibit B so it matches those exhibits as currently they do not.

#### Exhibit B-1

- 1) No development south of southern edge of existing pond in “F” area. Area to remain natural buffer area and no pond shall be located here to protect golf course views.
- 2) Up to three SFR-3 lots here but south end to remain natural to protect golf course views for lots 160 & 162 Laramie Dr.
- 3) Delete proposed pond and change to natural area where existing trees are to be retained. Lots adjacent to area E shall be SFR-2 lots and lots across developer’s new street may be SFR-1 lots.

#### Exhibit B-2

- 1) City willing to accept these areas for public purposes with acceptable environmental study.
- 2) East side diagram B – SFR-3 lots “ok” here.
- 3) West side diagram B – No lots here to protect golf course views for 156 & 158 Laramie Dr. and 93 & 95 Lake Success Dr.

#### Exhibit B-3

- 1) Change all of Area B to natural buffer area to retain golf course views for existing lots on south, southwest and west sides of golf course.

#### Exhibit B-4

- 1) Two SFR-3 lots here located in the middle area.
- 2) Natural/planted area behind 2 & 4 Leidel Dr. to protect golf course views.
- 3) SFR-3 lots ok here in northern B area.
- 4) Change to natural/planted buffer area from proposed pond.
- 5) Natural/planted area behind 86 & 88 London Dr. to protect golf course views.

#### Exhibit B-5

- 1) Ok – no changes

#### Exhibit B-6

- 1) City is willing to accept Planning Areas 6 & 7 (exclusive of the 3 SFR-3 lots) for use as public purposes conditioned upon acceptable environmental study.
- 2) 3 SFR-3 lots “ok” here – northern B area

- 3) Change to natural/planted buffer area for proposed pond.
- 4) Change to natural/planted buffer area behind 74 Leaver Dr. to protect golf course views.

Exhibit B-7

- 1) City's main drainage canal is located here.
- 2) Multi-family uses must be located at least 150 feet from any existing platted single-family lot, per section 3.03.04J3 of the Land Development Code (LDC). Show these areas as natural areas or existing pond.
- 3) MFR-1 uses limited to townhouses only with a maximum of 40 feet height and at least 1,000 sq. ft. of living area and a one-car garage per home.
- 4) Some of this area needs to be changed to natural/planted area as it is designated "Conservation" on Future Land Use Map (FLUM).

Exhibit B-8

- 1) No commercial on Parcel 19 without an approved FLUM amendment.
- 2) SFR-3 lots only.
- 3) Golf course views must be maintained for all lots on west side of London Dr.