

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 16, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: THE CASCADES REZONING - APPLICATION # 5107		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: Staff Report, Ordinance, Maps, Survey, Neighborhood Meeting		
Background: The applicant is proposing to rezone 375 +/- acres of vacant land located on the NW side of Seminole Woods Blvd. about ½ mile NE of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts. The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was annexed into the City and has a current City FLUM designation of Residential. The remaining four parcels (331 +/- acres with a current zoning of Planned Unit Development) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels are scheduled to be heard by the City Council on August 1 and August 15, 2023, regarding an application for annexation into the City. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that the FLUM application also includes the Fishhook Parcel and offers a maximum cap of 850 residential units to be developed throughout the five parcels. JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2. The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some vehicular noise along this major roadway. The two multi-family communities will be required to provide a 25-foot wide Landscape Buffer “G” which will assist in providing some needed screening between the single-family residences and the multi-family residences.		

Public Participation: The applicant has scheduled a neighborhood meeting at 6:00 PM at the Hilton Garden Inn on August 9, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by US Mail to this meeting. Three signs along Seminole Woods Boulevard will be erected 14 days prior to each public hearing. Additionally, news ads will be run at least 10 days prior to each public hearing.

Recommended Action:

..Recommendation

Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning (Application No. 5107) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone 375 +/- acres from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.