

# City of Palm Coast, Florida

## Agenda Item

**Agenda Date:** November 15, 2023

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| <b>Department</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | COMMUNITY DEVELOPMENT | <b>Amount</b>    |
| <b>Division</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PLANNING              | <b>Account #</b> |
| <b>Subject:</b> CASCADES AT GRAND LANDING, SUBDIVISION MASTER PLAN, APPLICATION # 5478                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                  |
| <b>Presenter:</b> ESTELLE LENS, AICP, PLANNER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                  |
| <b>Attachments:</b> <ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Development Order</li> <li>3. Map – Distant Aerial</li> <li>4. Map – Closer in Aerial</li> <li>5. Map – Future Land Use Designation Map (FLUM)</li> <li>6. Map – Zoning</li> <li>7. Site Plan</li> <li>8. Site Plan Colored</li> <li>9. Application</li> <li>10. Neighborhood Meeting Documents</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                  |
| <b>Background:</b> <p>Cascades at Grand Landing is a Subdivision Master plan consisting of 386 single-family residential lots on 180.47 acres. The property was purchased by Byrndog, PCP, LLC, on August 25, 2022, and is a portion of a 375.18-acre annexation. The property has been subject to the following public hearings:</p> <ul style="list-style-type: none"> <li>• August 15, 2023: The annexation was adopted by City Council.</li> <li>• The applicant requested City of Palm Coast Future Land Use (FLUM) Designations of Residential and Conservation with a policy limited development to 850 units, and Zoning designations of SFR-1, MFR-2 &amp; PRS.</li> <li>• November 7, 2023: The requested FLUM designations were adopted with a policy limiting development to 416 units.</li> <li>• November 7, 2023: The rezoning request was amended during the hearing to remove the MFR-2 portions and change them to single family residential.</li> </ul> <p>This Subdivision Master Plan is the first two phases of the Cascades Development.</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, etc.</li> </ul> |                       |                  |

- Public benefit derived from the project

**Recommended Action:**

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 Cascades at Grand Landings, Application No. 5478 subject to the following condition:

1. Amend the site plan to reflect the correct zoning as adopted by City Council on November 7, 2023.