

Palm Coast Westward Expansion

City Council 1st Reading of Annexation, Transmittal of Comprehensive Plan
Amendment and 1st Reading of the MPD

August 04, 2026

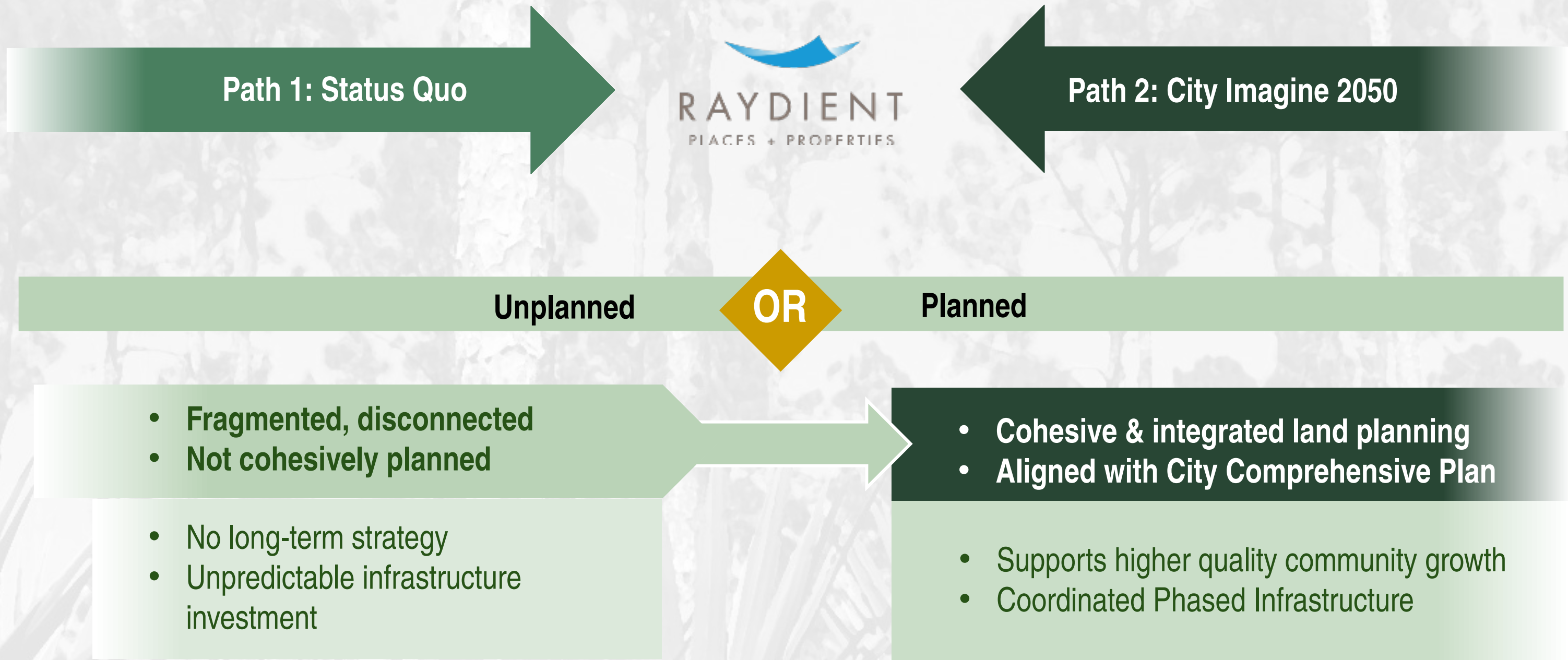
Agenda

- **Path to Today and Path Forward**
- **Landowners Role**
- **Strategic Framework for Greenways, Stewardship & Infrastructure**
- **MPD Agreement**
- **Economic and Fiscal Benefits**
- **Operational Cost Savings to City**
- **Public School Facilities**

Introduction: The path to today

- City invited Raydient participation in comp plan and future growth planning
- DRI's were identified as not feasible for development
- City approved Imagine 2050 comp plan with defined elements for future growth
 - Protect Ecosystems & Cultural Resources 
 - Generate Economic Development & Job Creation 
 - Diversity of Housing Choices 
 - Enhance Mobility (traffic) Systems 
- City prioritized state appropriations for regional infrastructure and approved the contract for loop road that has commenced construction
- At the City's request, Raydient prepared and provided an MPD to plan for future growth and economic development consistent with the goals of the Comp Plan

Two Paths Forward

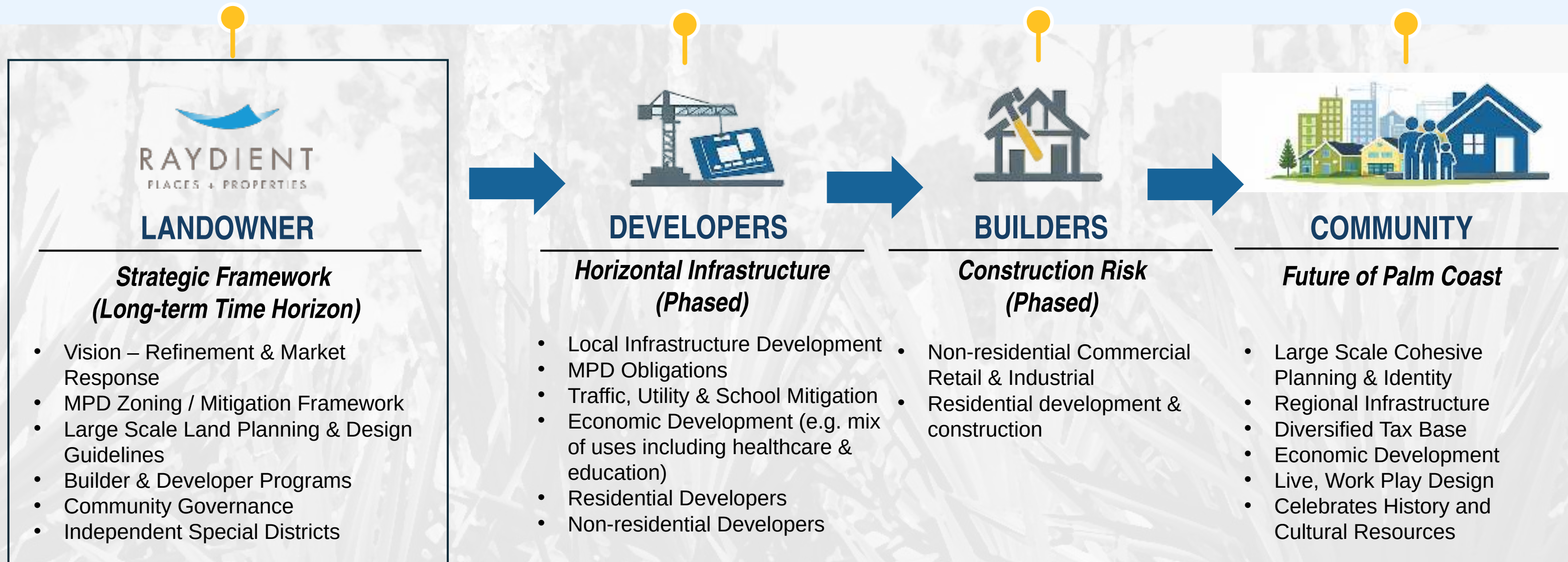


Both paths are doable – only one achieves the City’s long-term vision.

Raydient's Role: Landowner



City of Palm Coast | Regulatory Oversight & Compliance



Palm Coast Westward
Expansion

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Strategic Framework: Greenways & Stewardship

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- Nature is the organizing framework for community form
 - Opportunity to create potentially regionally significant wildlife corridors, greenways and linkages
 - Promotes a potentially regionally significant strategy outside the MPD to further protect the Florida Wildlife Corridor and sensitive areas
 - Greenway overlay, infrastructure and community growth are integrated



Strategic Framework: Enhanced Regional Infrastructure

- Uses Natureways to combine transportation, stormwater, habitat, and public space into one system.
- Growth Designed Around the Land
- Network provides multimodal mobility network emphasizing safety, walkability, and low-stress travel. Loop Road and Regionally Significant Roadway Network.
- Coordination with City/County with historic assets like Old Brick Road and the future plans for CR 2209 are key to connecting future mobility corridors.
- The Regional Sports Park could become a community wide amenity creating economic diversity and incremental revenues while promoting local youth development.
- Phased infrastructure to support growth reduces fiscal risk



MPD Entitlement by Acreage

Table 1 Sub-Areas

Land Use Sub-Area	Acreage	Net Developable Acreage
Regional Activity Center	947	8.1%
Village Center	926	8.0%
Villages	8,881	76.3%
Employment Center	889	7.6%
Greenway Overlay	8,501	
Total	20,144	100%

- 50% of the Gross Acres are committed to Greenway, Open Space and Recreation
- Net Development acreage is 10,072 of the 20,144 acres
- Regional Activity Center includes both commercial and light industrial uses
- Village Centers are designed as mixed-use villages and neighborhood commercial centers
- Villages promotes a diversity residential uses including life stage and attainable housing
- Employment Center focuses on Job Creation and Industrial uses utilizing regional infrastructure and is located on the rail line
- Approx. 25% of land is aggregated for non-residential uses

MPD Entitlement by Land Use

Table 8 Land Use and Phasing – Increased Employment Center Uses & Decreased Residential Uses

Use Type	Units	Phase 1 2026-2036	Phase 2 2036-2046	Phase 3 2046-2056	Buildout Total
Single Family Detached	DU	4,465	3,915	7,060	15,440
Single Family Attached	DU	661	1,739	80	2,480
Multi-Family	DU	1,180	820	0	2,000
Office	SF	400,000	0	338,000	738,000
Commercial	SF	810,000	478,000	588,000	1,876,000
Industrial	SF	1,500,000	2,750,000	1,350,000	5,600,000
Hospital	Beds	100	0	0	100
Hotel	Rooms	920	115	0	1,035
Soccer Complex	Fields	20	0	0	20
Sports/Entertainment Venue	Seats	28,000	0	0	28,000
Golf Course	Holes	18	0	0	18

MPD Design

- 50% Parks, Recreational Facilities, Trails & Open Space
- Regional Sports Activity as a catalyst
- Diversified Tax Base and Economic Development
- Job Creation through Employment Center uses
- Diversity of Housing
- Promotes Live, Work, Play

As a result of continued collaboration and feedback, the entitlement exchanged 2,000 units of residential uses to bolster the Employment Center acreage and Industrial Uses. This creates a ~900-acre commerce park leveraging regional mobility infrastructure in the Southeast portion of the property.

MPD Comparison to the DRIs – Infeasible DRI's v. MPD consistent with City Comprehensive Plan Vision

Use Type	Units	Existing DRI's	MPD	% Change to DRI
Acreage	AC	11,683	20,144	72%
Residential	DU	12,000	19,920	66%
Commercial	SF	454,000	1,876,000	313%
Office	SF	656,000	738,000	13%
Industrial	SF	2,309,000	5,600,000	143%
Hospital	Beds	0	100	
Hotel	Rooms	0	1,035	
Soccer	Fields	0	20	
Sports Entertainment	Seats	0	28,000	

MPD Design

- 50% Parks, Recreational Facilities, Trails & Open Space
- Regional Sports Activity as a catalyst
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The prior DRI's lacked a diligence of planning to appropriately match uses with the characteristics of the land, minimize the impacts of infrastructure development and promote economic development. The DRI's contained multiple zoning restrictions "poison pills" that stifle development, decrease market competitiveness and are not feasible for the future growth of Palm Coast.

Summary of Taxable Values – Economic Diversity

Table 1. Development Attributes and Summarized Cost and Taxable Value Assumptions in Current Dollars					
	Units	Cost Per Unit	Total Cost	Taxable Value Per Unit	Total Taxable Value
Multi-Family	2,000	\$200,000	\$400,000,000	\$160,000	\$320,000,000
Single Family	17,920	\$350,000	\$6,272,000,000	\$280,000	\$5,017,600,000
<u>Residential Total</u>	<u>19,920</u>		<u>\$6,672,000,000</u>		<u>\$5,337,600,000</u>
					75%
	SF	Cost Per SF	Total Cost	Taxable Value Per SF	Total Taxable Value
Commercial	1,876,000	\$270	\$506,520,000	\$216	\$405,216,000
Industrial	5,600,000	\$175	\$980,000,000	\$140	\$784,000,000
Office	738,000	\$350	\$258,300,000	\$280	\$206,640,000
Hotels, Hospitals & Other Dev.			\$497,606,537		\$398,085,230
<u>Non-Residential Total</u>	<u>8,214,000</u>		<u>\$2,242,426,537</u>		<u>\$1,793,941,230</u>
					25%
<u>Grand Total</u>			<u>\$8,914,426,537</u>		<u>\$7,131,541,230</u>

The MPD estimates a 75/25 residential to non-residential split compared to the existing 90/10 in the City of Palm Coast. Non-residential development includes 8.2M SF of uses facilitating an estimated ~17,000 direct new jobs (64% increase) and 8,700 indirect jobs from the total economic impact.

Summary of Fiscal Net Benefits

Table 2. Local Fiscal Net Benefits over 30 Years					
	City of Palm Coast	Flagler County	Flagler County Public Schools	Other Jurisdictions	Total
Sales Taxes	\$56,117,275	\$51,627,893	\$112,234,550	\$0	\$219,979,719
Property Taxes	\$691,856,861	\$1,383,950,584	\$904,981,867	\$94,118,791	\$3,074,908,104
Tourist Development Taxes	\$0	\$78,463,319	\$0	\$0	\$78,463,319
Impact Fees	\$508,653,972	\$12,086,875	\$100,384,000	\$0	\$621,124,846
Misc. Revenue or Funding	\$209,475,117	\$406,077,748	\$740,221,976	\$0	\$1,355,774,841
<u>Benefits</u>	<u>\$1,466,103,225</u>	<u>\$1,932,206,420</u>	<u>\$1,857,822,394</u>	<u>\$94,118,791</u>	<u>\$5,350,250,829</u>
Operating Costs	(\$289,941,862)	(\$952,934,875)	(\$1,006,316,592)	\$0	(\$2,249,193,329)
Baseline Capital Costs	(\$508,653,972)	(\$12,086,875)	(\$466,399,220)	\$0	(\$987,140,066)
<u>Costs</u>	<u>(\$798,595,834)</u>	<u>(\$965,021,749)</u>	<u>(\$1,472,715,812)</u>	<u>\$0</u>	<u>(\$3,236,333,395)</u>
<u>Net Benefits</u>	<u>\$667,507,391</u>	<u>\$967,184,670</u>	<u>\$385,106,582</u>	<u>\$94,118,791</u>	<u>\$2,113,917,434</u>
<i>Less: Reduction in Residential Property Tax *</i>	(\$263,665,538)	(\$527,421,345)	(\$24,115,164)	(\$35,868,520)	(\$851,070,567)
<u>Adjusted Net Benefits</u>	<u>\$403,841,852</u>	<u>\$439,763,326</u>	<u>\$360,991,418</u>	<u>\$58,250,271</u>	<u>\$1,262,846,867</u>

The table above represents taxable values with an alternative perspective if the Homestead Exemption is approved in the November ballot and constitutional amendment referendum indicated as the “Adjusted Net Benefits”.

City Operational Cost Savings and School Facilities

Roadways:

- Local roads are built by the development and maintained by the Special Taxing District – This reduces the burden of constructing and maintaining roadways by the City of Palm Coast.
- It's contemplated that only the Regionally Significant Mobility Network will be maintained by the City, County or State, i.e. Loop Road, CR2209. Connecting and off-site mobility enhancements will become part of mobility network funded through Impact Fees and Tax Increments
- The MPD contemplates the creation of Special Taxing Districts or a single Stewardship District across the 20,144 acres.

Stormwater:

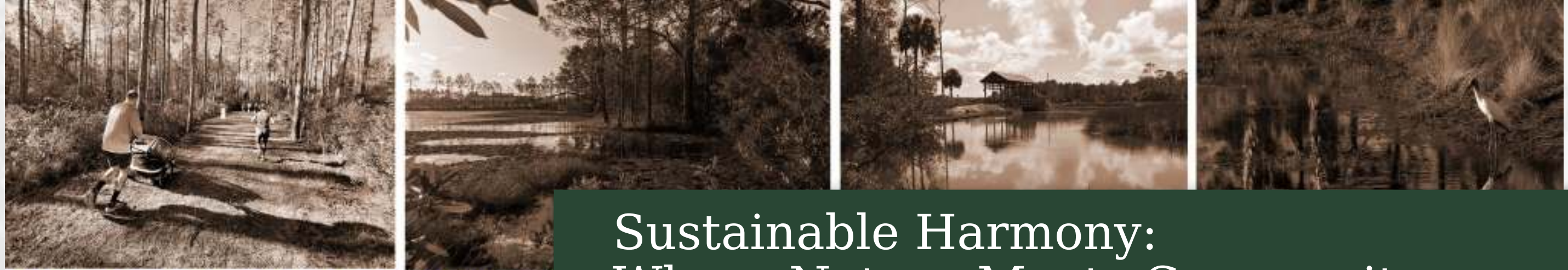
- A master stormwater system will be engineered throughout the community
- The Special Taxing District is intended to own and maintain the facilities – This reduces the burden of maintaining a stormwater system by the City of Palm Coast

Public School Facilities:

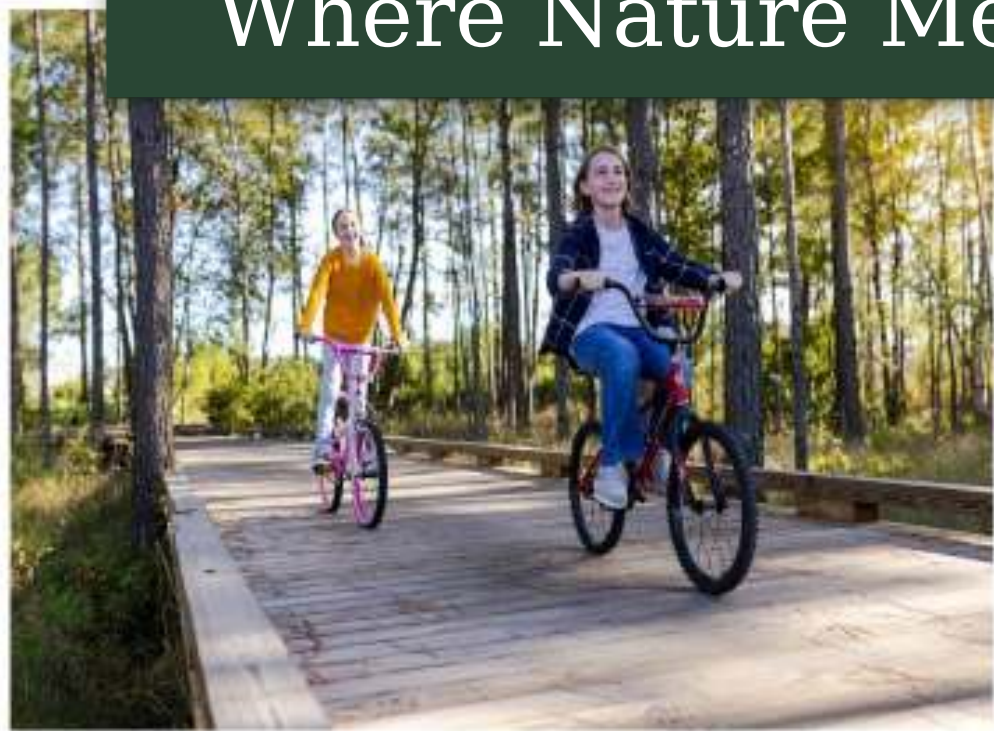
- The School District has multiple sources for the construction of public-school facilities
- Impact fees, a portion of property tax and a portion of sales tax collected are dedicated towards the construction of school facilities and estimated to be \$466M
- The School District has an estimated \$361M of net benefit after the school facility costs

Agenda

- **Components of a Master Plan.**
 - Regional Greenway/Wildlife Corridor Connectivity
 - Regional Mobility Connectivity
 - Constraints & Opportunities
 - Encourage Smart Growth
 - Loop Road/Utilities and Water Supply
- **Annexation**
- **City Initiated Future Land Use Map Change**
- **MPD Agreement**
- **Benefits**

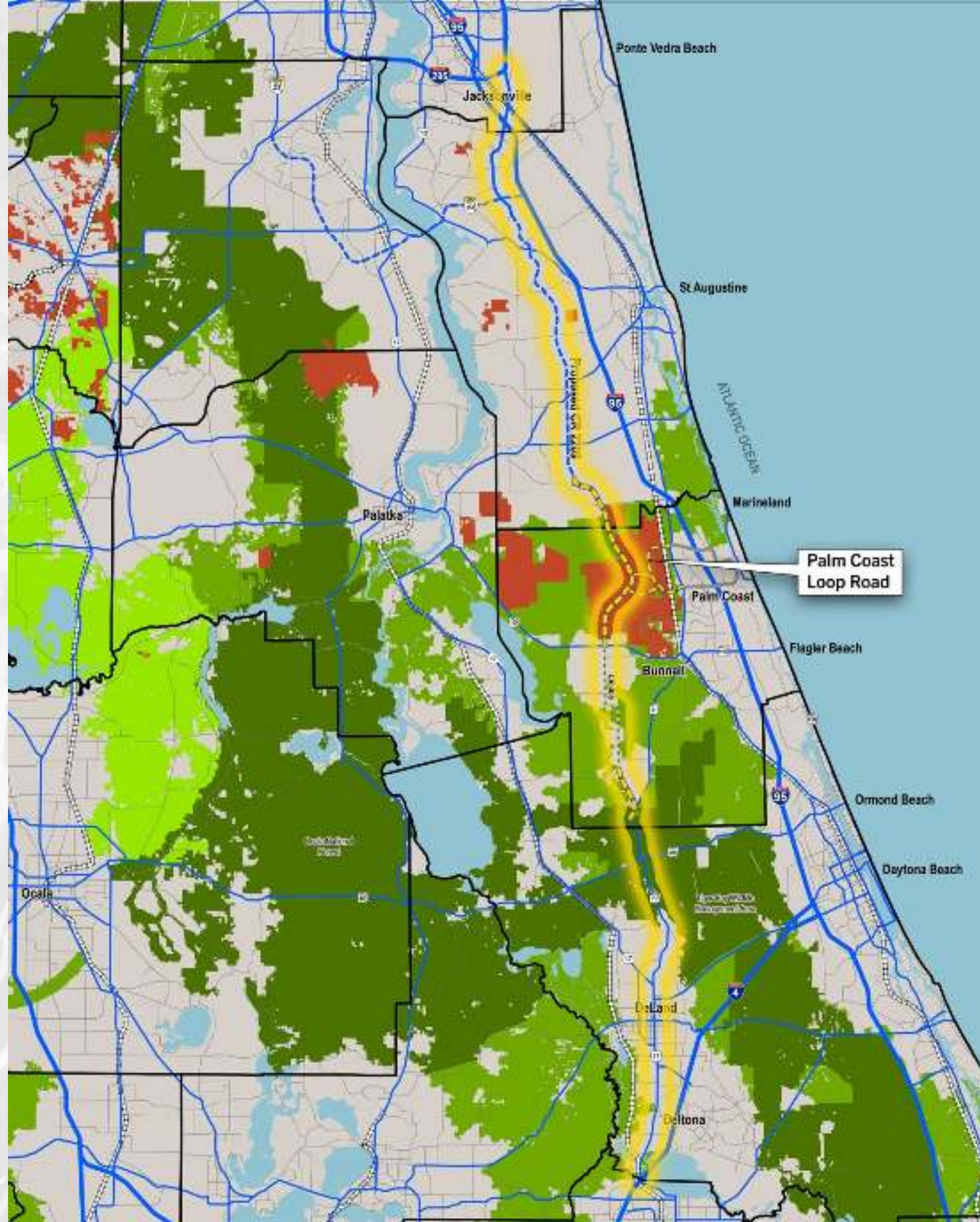


Sustainable Harmony: Where Nature Meets Community



The Context of a Master Plan





Regional Context

Primary defining components of a Master Plan:

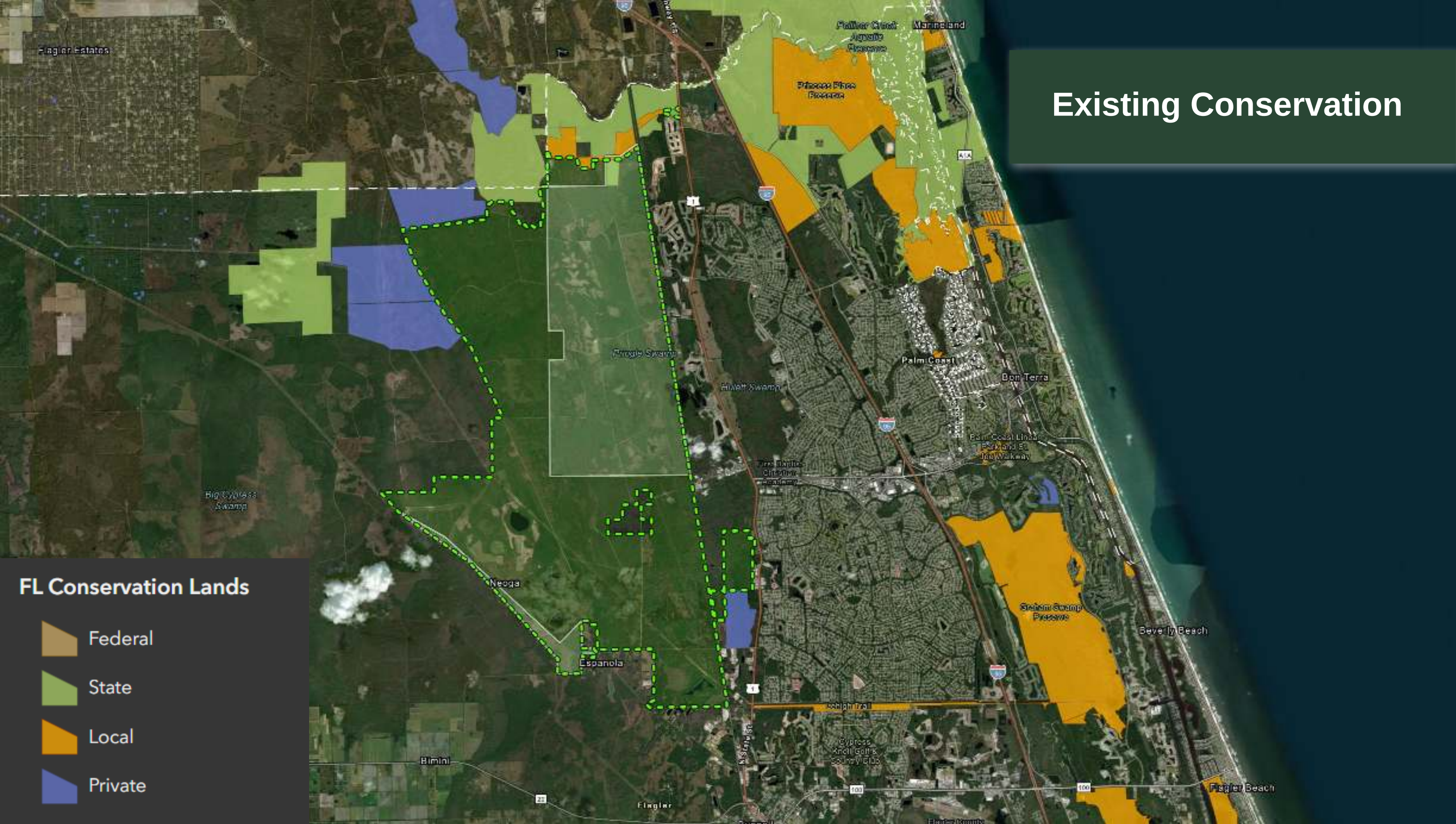
1. Regional Greenway & Open Space Connectivity

- Florida Wildlife Corridor Connections
- Addition to Matanzas to Ocala N.F. Wildlife Corridor

2. Regional Mobility Network Connectivity

- CR 2209 Extension
- Loop Road Connectivity
- Expansion of the State Priority Trail System

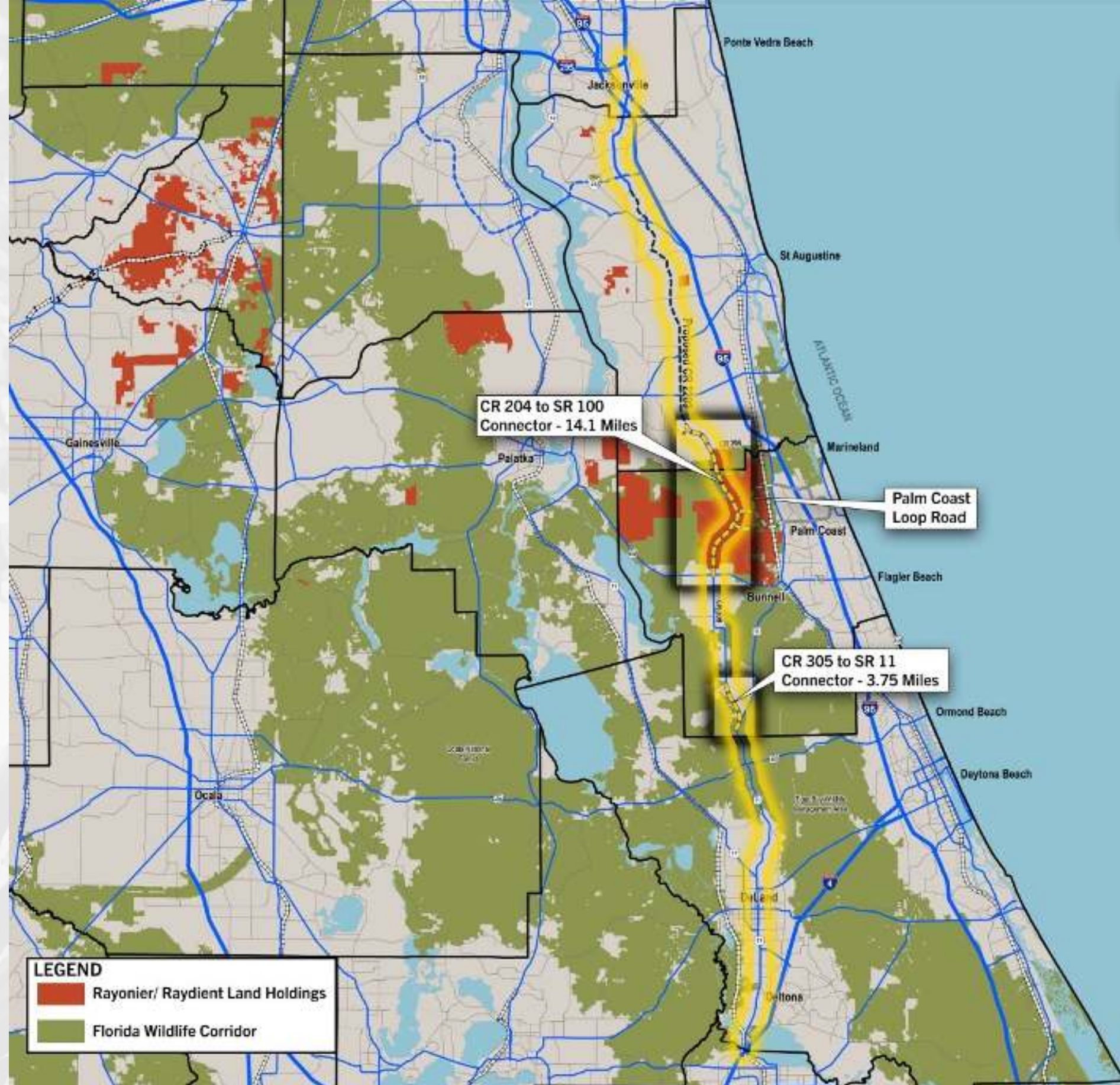
Existing Conservation



Palm Coast Westward Expansion

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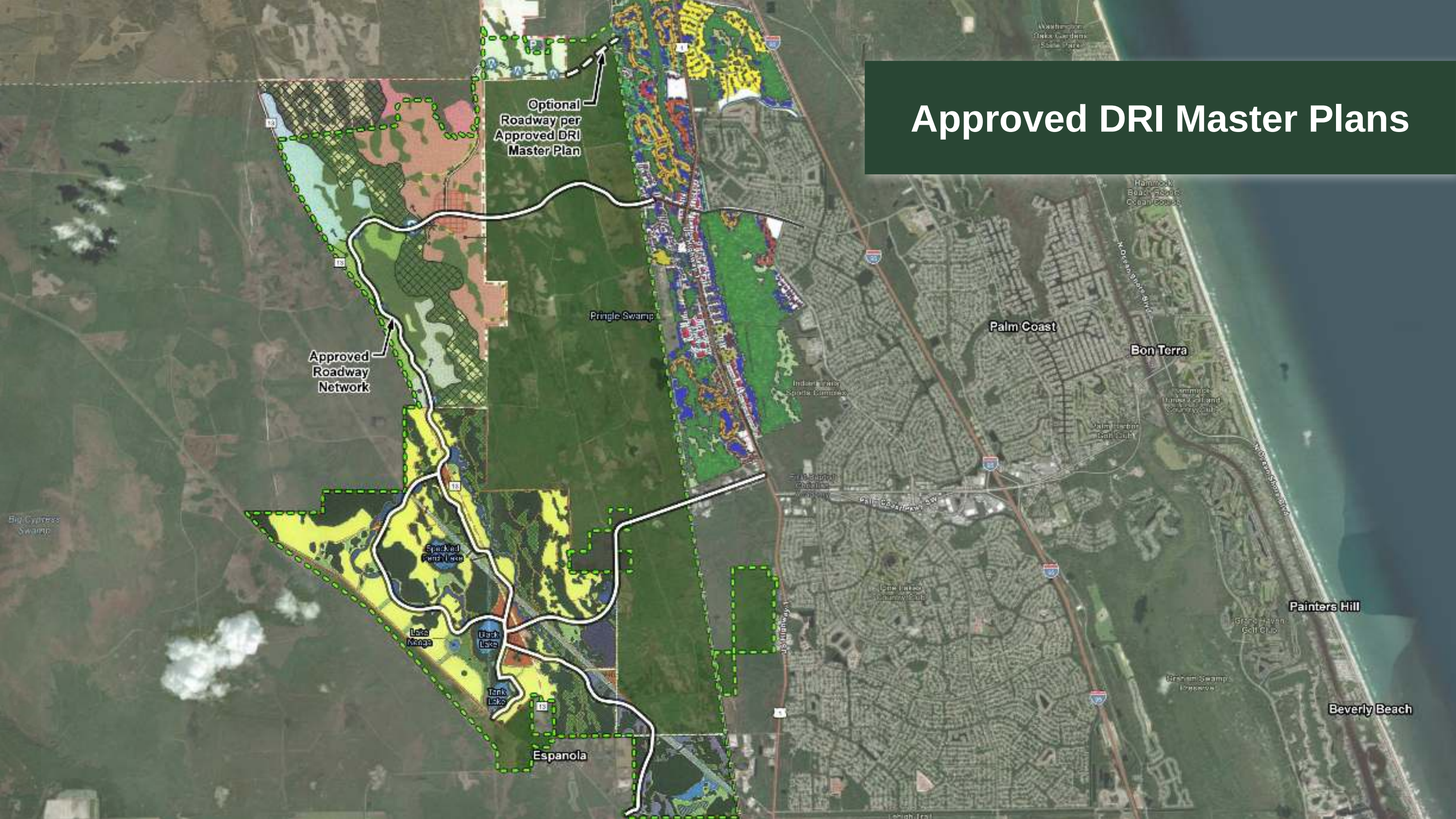
CR 2209 Extension



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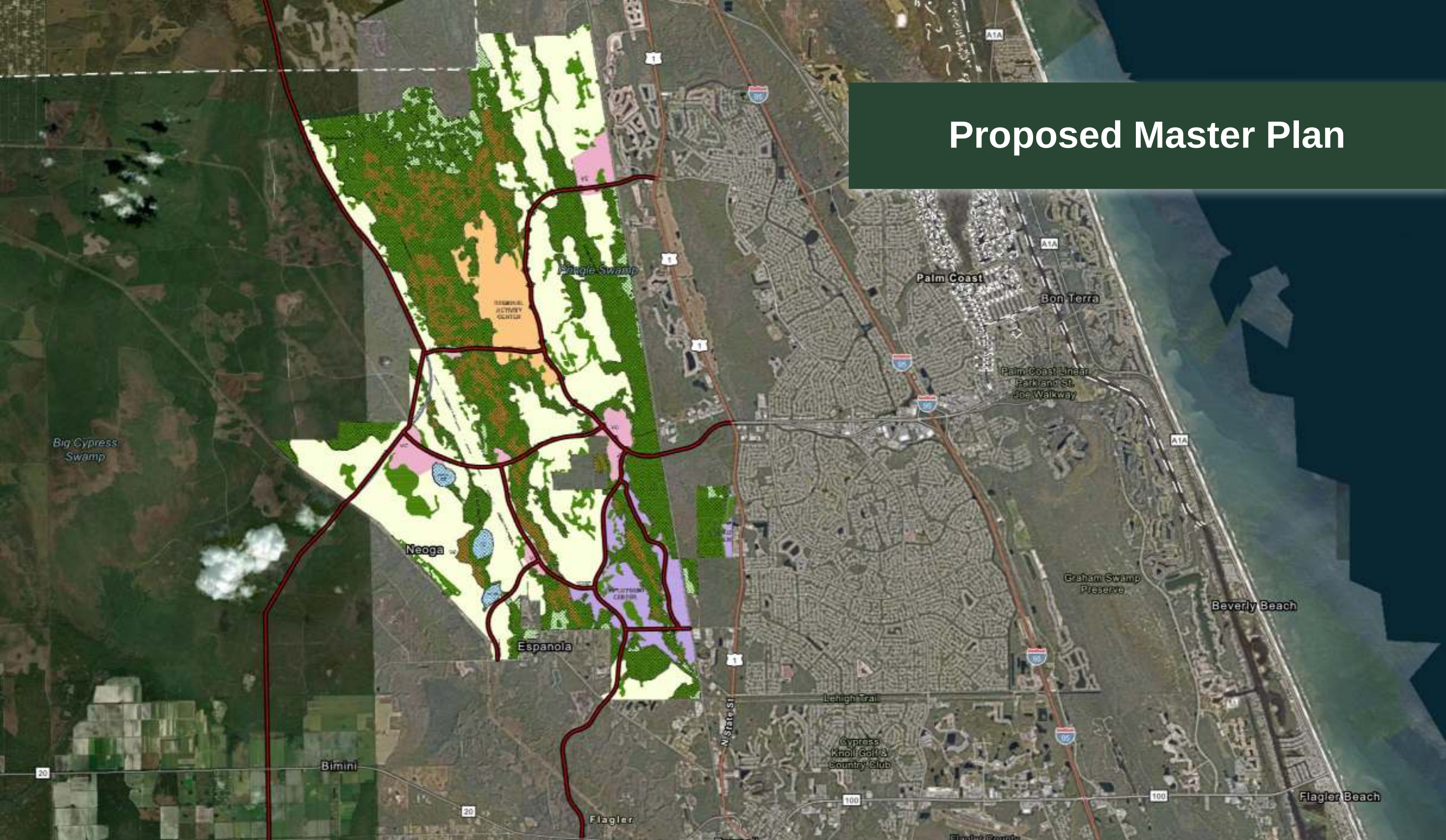
Approved DRI Master Plans



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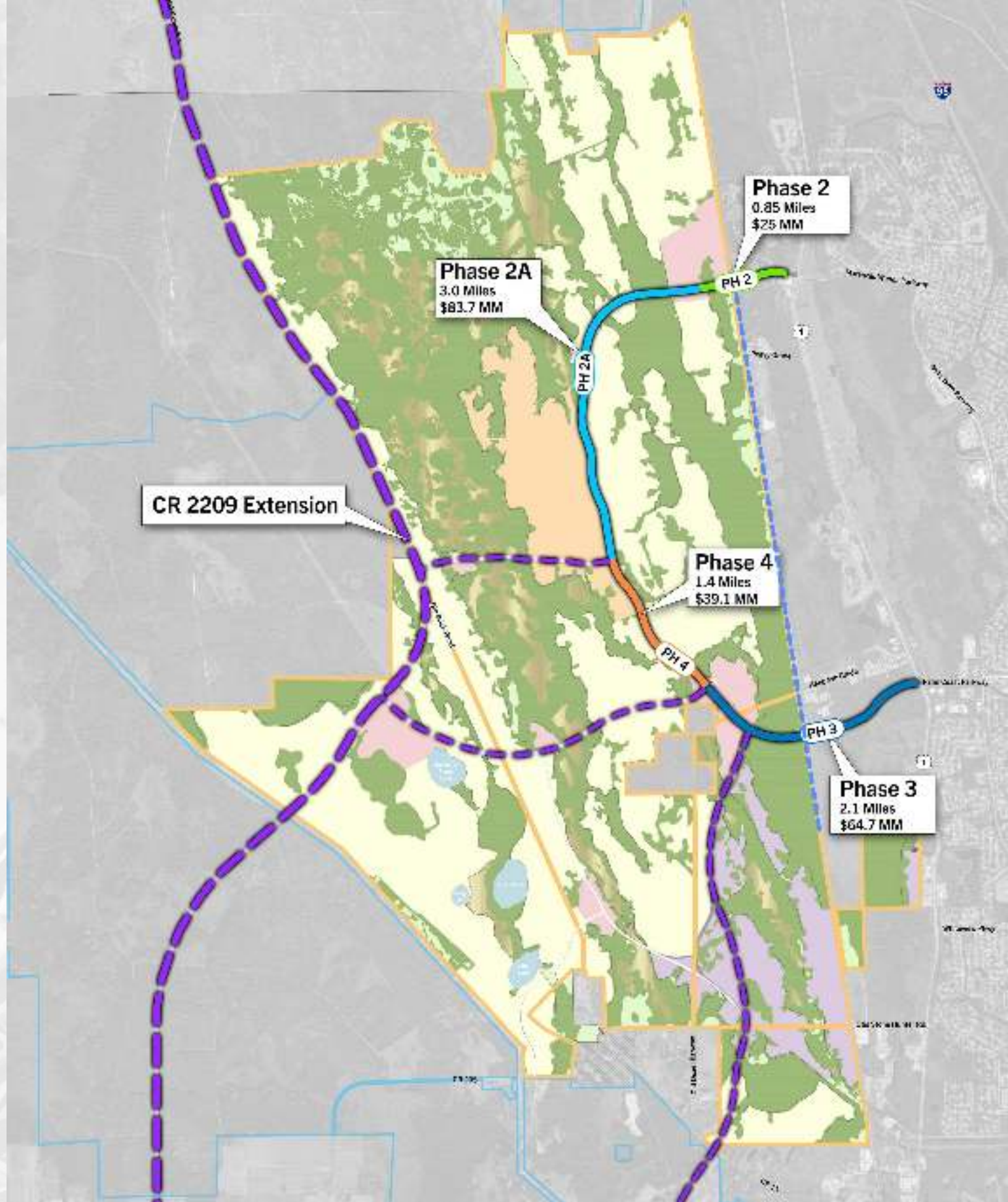
Proposed Master Plan



Palm Coast Westward Expansion

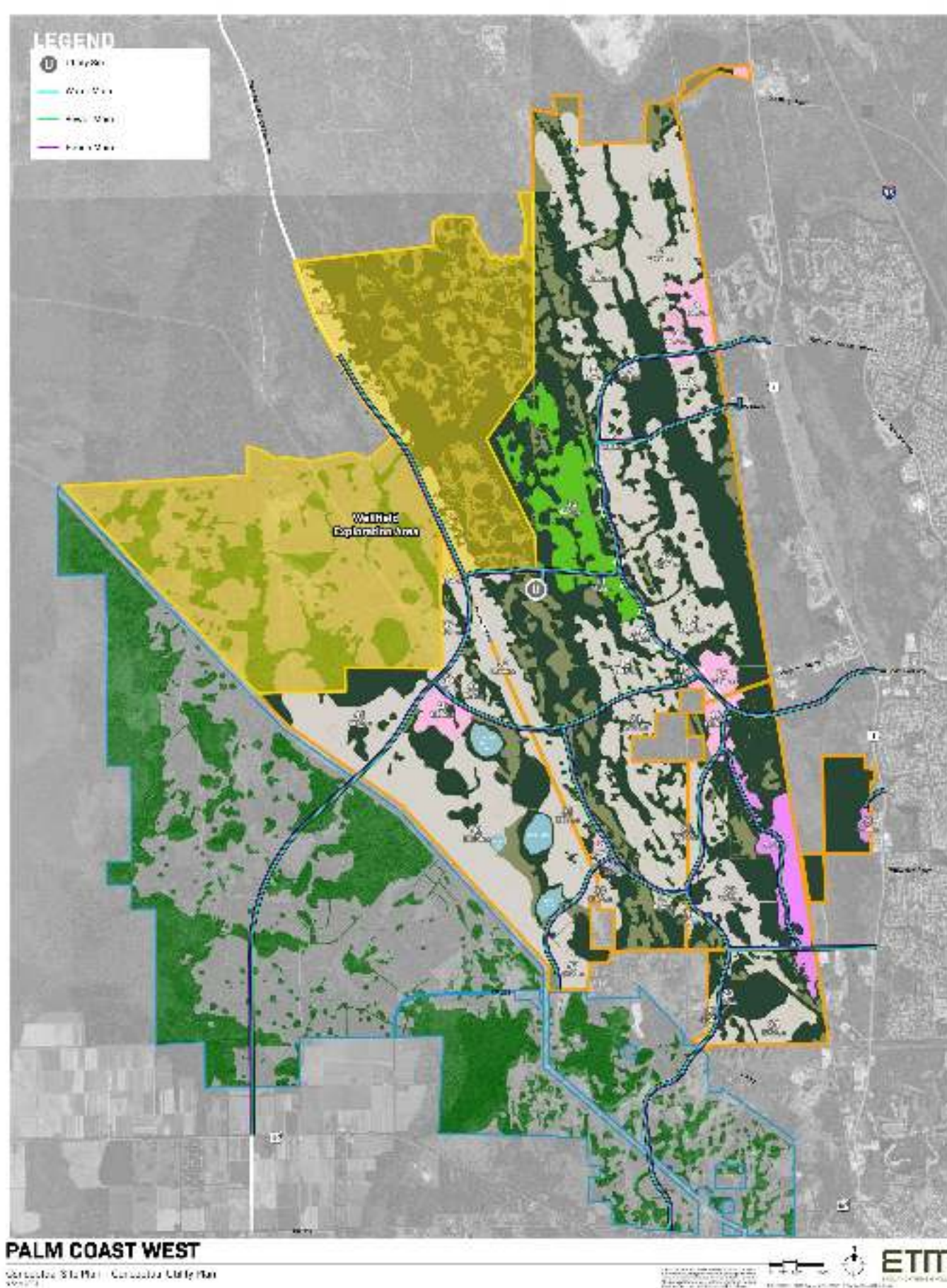
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Loop Road



Total State Appropriation:	\$105M
City Funding:	\$6.5M
FDOT Funding:	<u>\$20.0M</u>
Total:	\$131.5M

Total Estimated Cost:	\$227.5M
State Funding Needed:	\$96M



Water Supply

- Coordinating with the Utility Department on a new Wellfield Exploration Area
- Exploring site for new utility plant



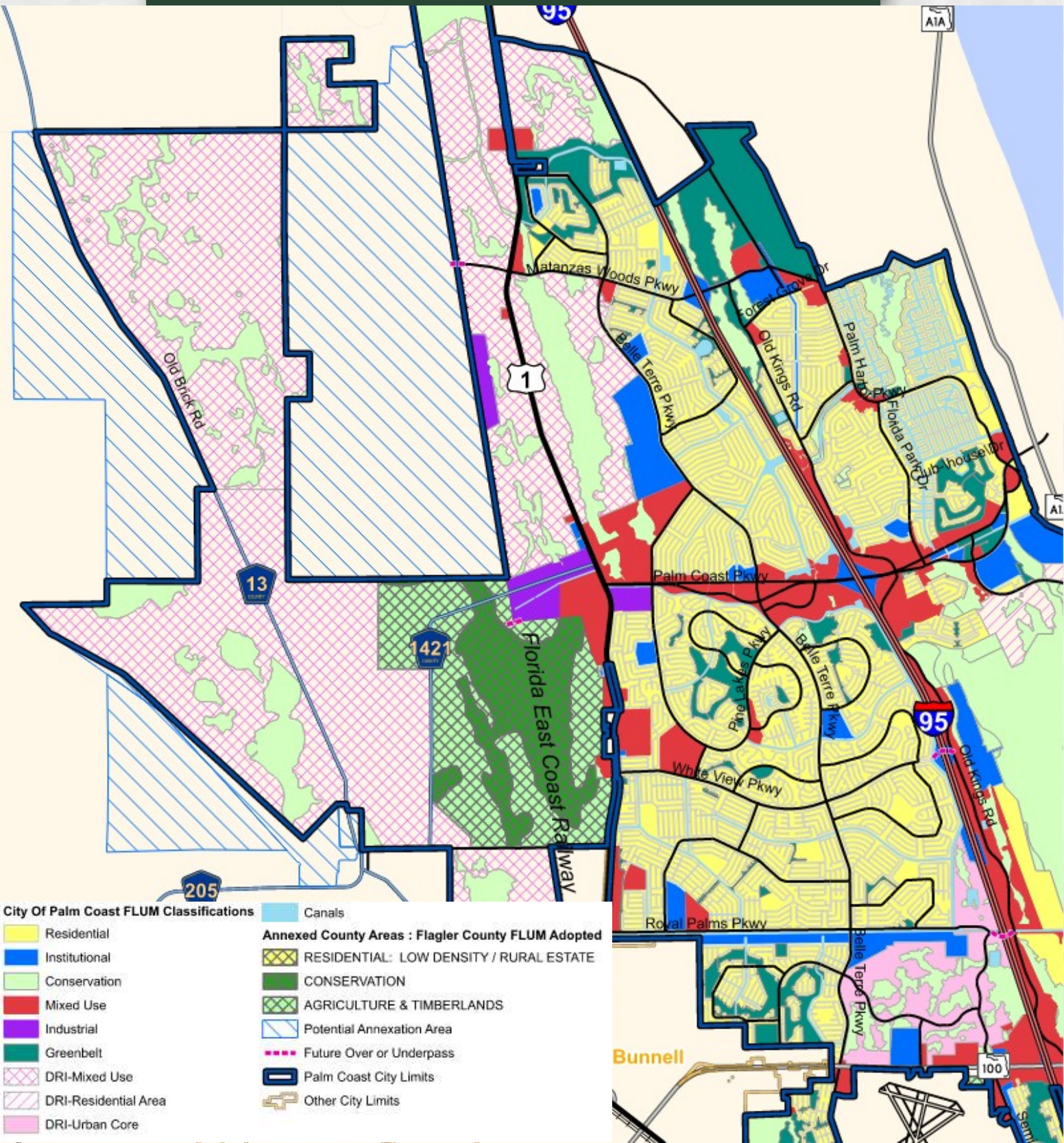
Annexation Lands

- Two Parcels of Land
- 6,601 acres
- 440 acres
- 7,041 acres total

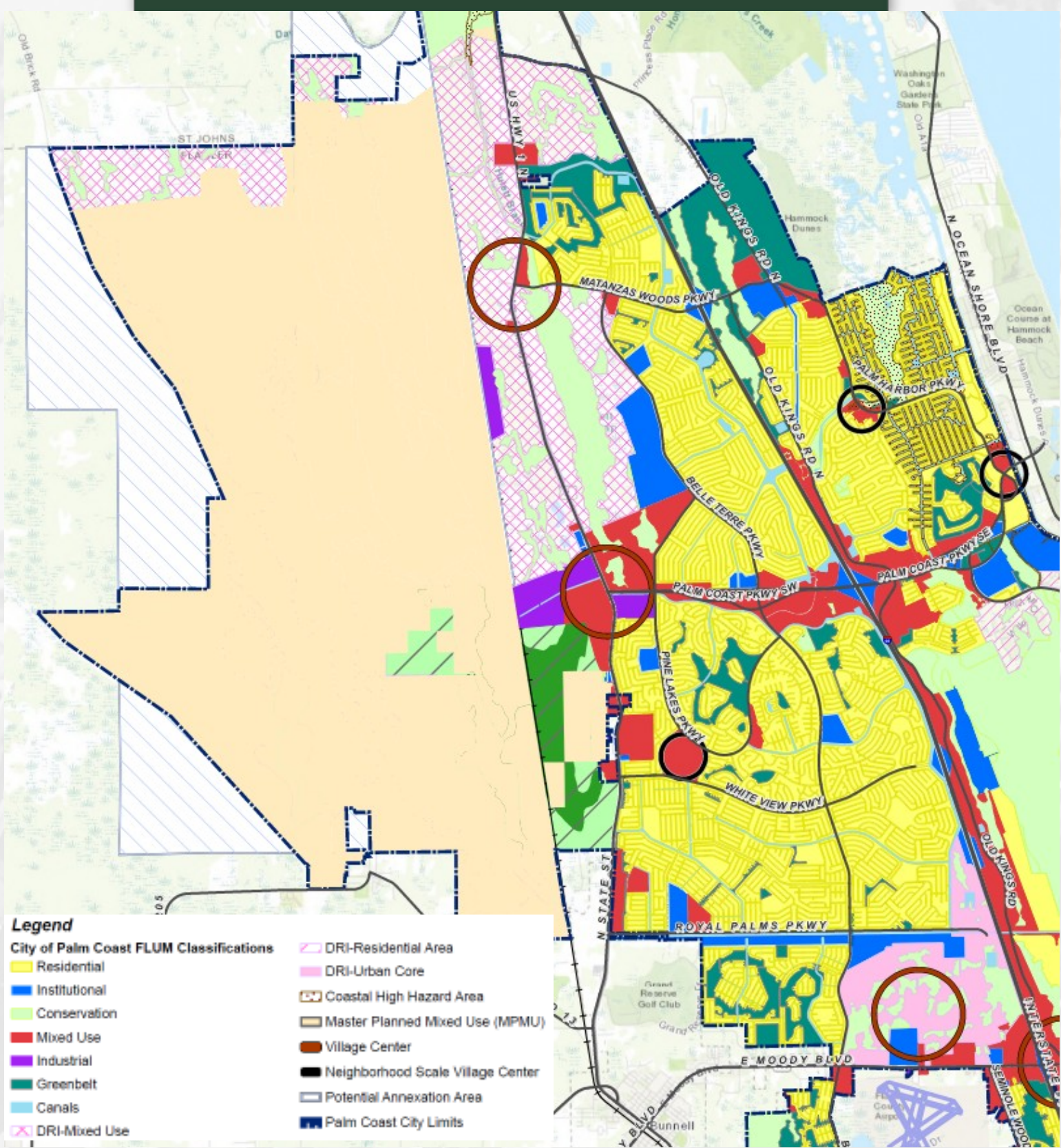
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Adopted Future Land Use



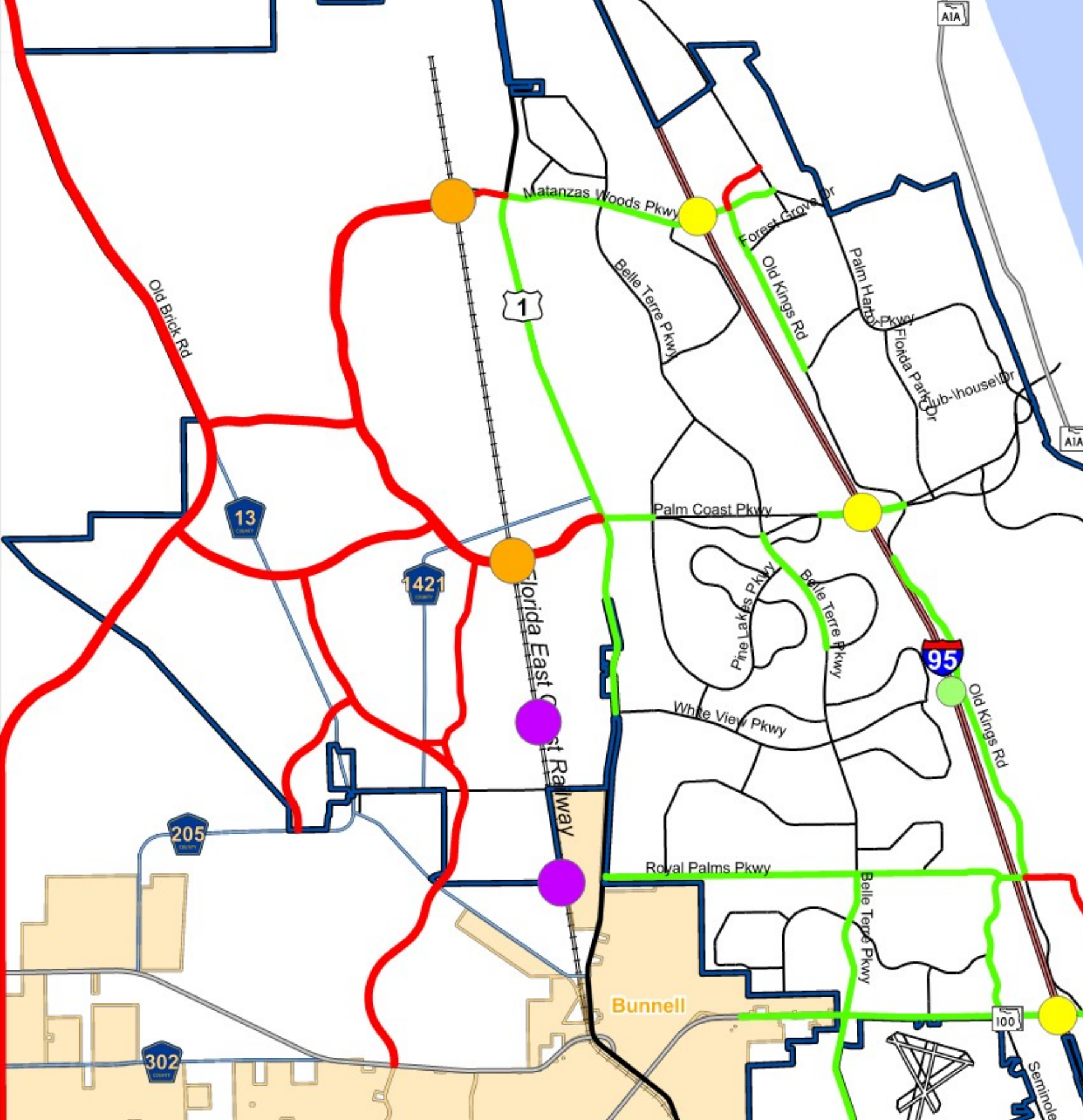
Proposed Future Land Use



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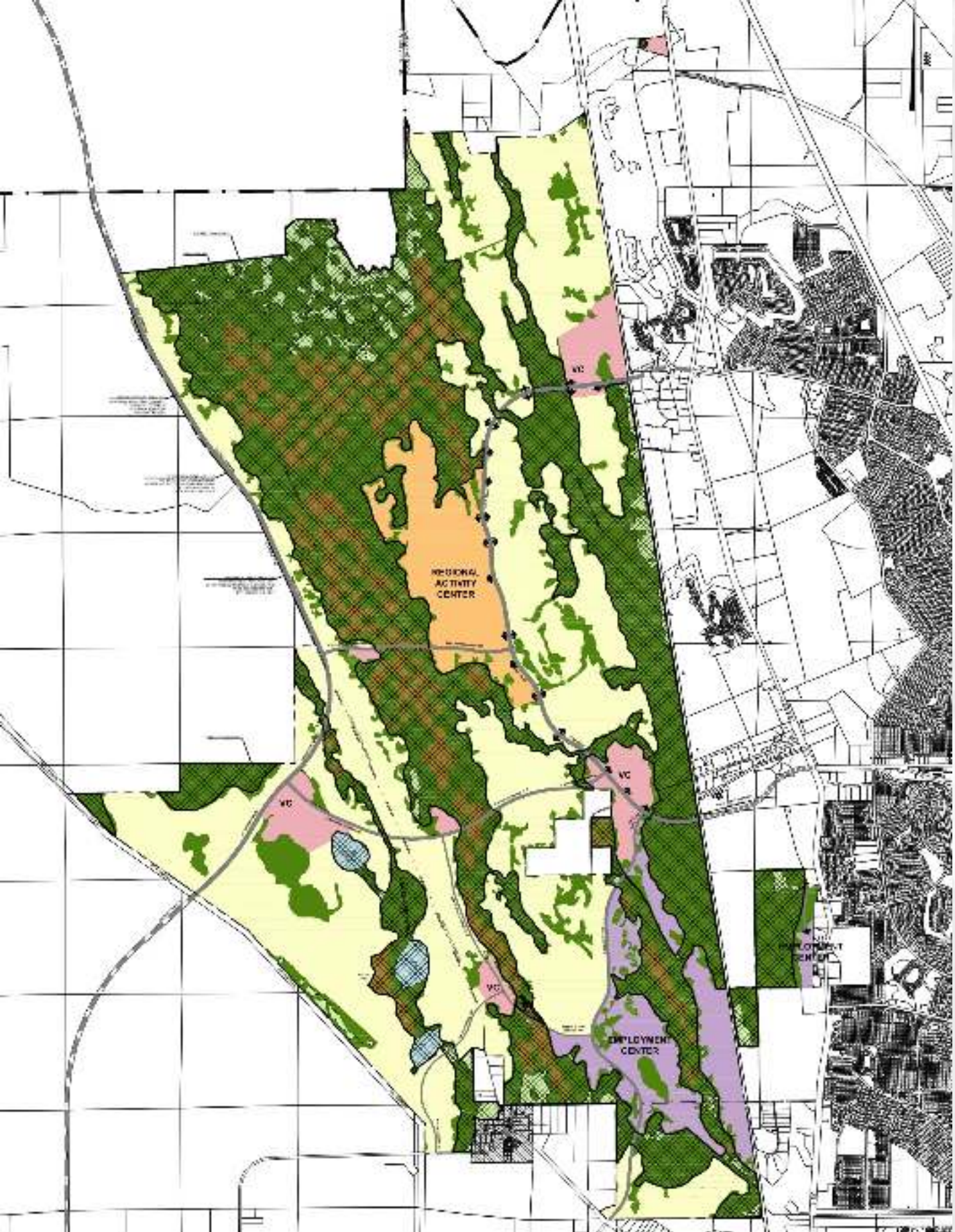
2050 Transportation Facilities



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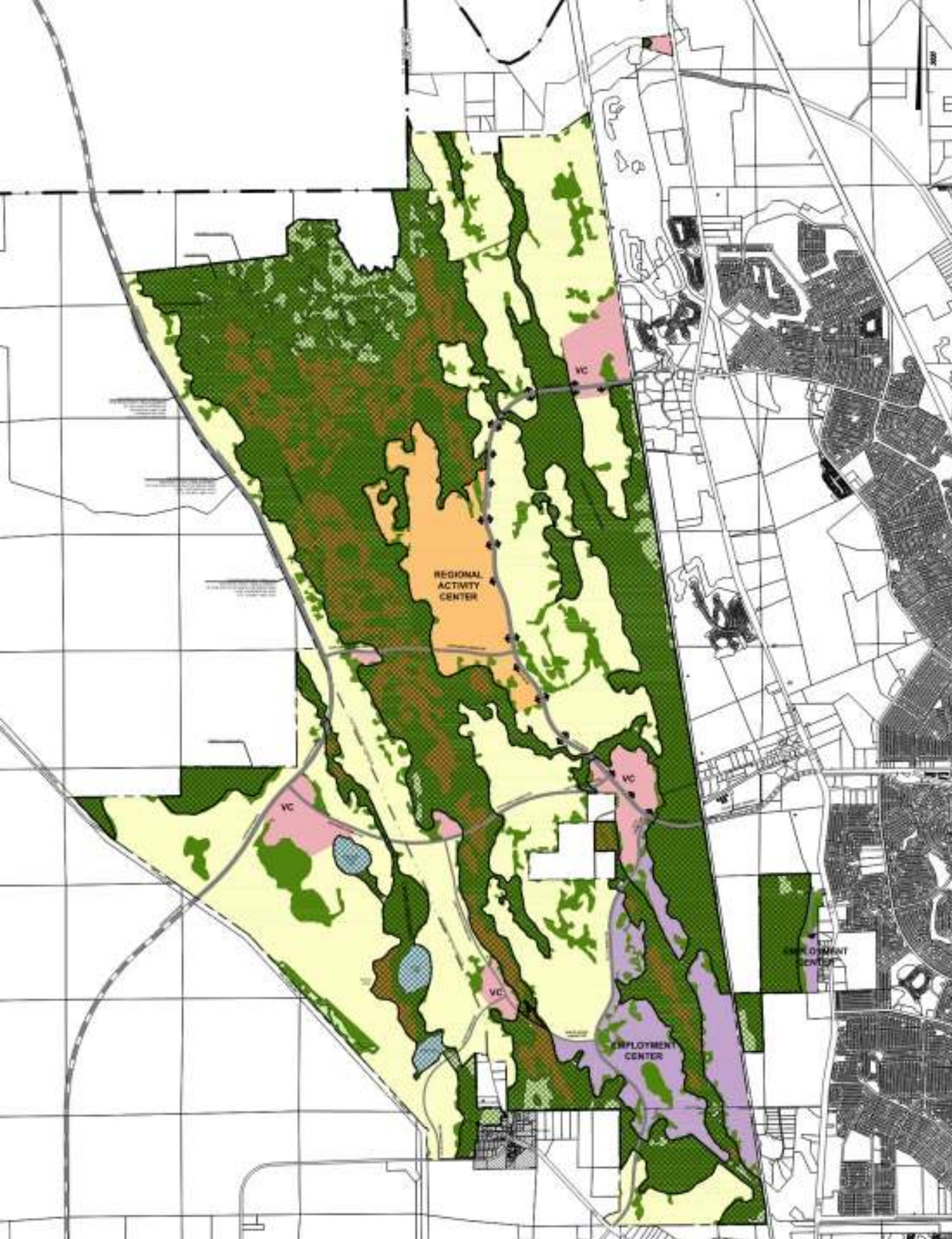
MPD Master Plan Map



LEGEND

- VILLAGE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- GREENWAY OVERLAY
- TRANSITION ZONE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK

MPD Agreement



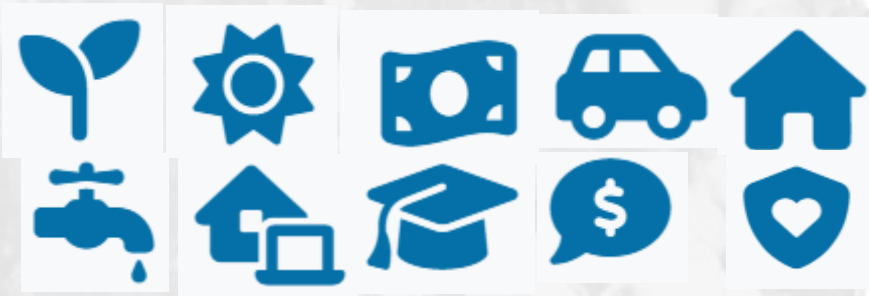
- Land Use Sub-Areas (Zoning Districts)
 - Permitted Uses
 - Site Development Standards
 - Minimum Lot Area and Width
 - Maximum Lot Coverage
 - Minimum Setbacks
 - Maximum Height
 - Other Development Standards
- Development Plan Review Process
 - Substantial Compliance Review
 - Technical Site Plan



MPD Agreement

Land Use and Phasing

Use Type	Units	Phase 1 2026-2036	Phase 2 2036-2046	Phase 3 2046-2056	Buildout Total
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Golf Course	Holes	18	0	0	18



Benefits of Westward Expansion

- ✓ MPD designed to help implement the vision and guiding principles of Imagine 2050 comp plan update
- ✓ At least 50% of the acreage is set aside as open space and recreation
- ✓ Greenway connected to existing off-site conservation lands within the Florida Wildlife Corridor
- ✓ Regional multi-modal mobility network connectivity
- ✓ Opportunity for a regional destination with a sports activity center as a catalyst for economic development
- ✓ Efficient provision of public facilities & cost savings from private internal street & stormwater maintenance
- ✓ Assisting with a long-term solution to water supply and wastewater capacity
- ✓ Provides method to meet public facility mitigation at adopted LOS
- ✓ Potential to create an estimated 17,000 jobs and more than 8,700 indirect jobs
- ✓ Provides an estimated positive net fiscal benefit of \$667M to the City
- ✓ Estimated net fiscal benefit of \$976M to the County and \$385M to the School District



Requests

- Three (3) requests for action:
 - ✓ Approval of 1st reading of Annexations.
 - ✓ Approval to transmit the Future Land Use (FLUM) map amendment to Master Planned Mixed Use (MPMU) future land use designation for state agency review and comment.
 - ✓ Approval of 1st reading of MPD Zoning/Agreement.
- Final adoption hearings on October 6, 2026:
 - FLUM map amendment
 - 2nd reading/hearing for Annexations.
 - 2nd reading/hearing for adoption of MPD Agreement.
 - DRI abandonments.
- October 6, 2026 City Council meeting to begin at 6 pm in City Hall – John Netts Community Wing (160 Lake Ave.)

Questions?

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