

City of Palm Coast, Florida Agenda Item

Agenda Date: September 19, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2023-XX THE LEGACY AT PALM COAST A TECHNICAL SITE PLAN – TIER 3 APPLICATION NO. 5304		
Presenter: Phong Nguyen, Senior Planner		
Attachments:		
<ol style="list-style-type: none"> 1. Presentation 2. Applicant Presentation 3. Resolution 4. Staff Report 5. Location Map 6. Future Land Use map 7. Zoning Map 8. Site Plan(s) 9. Boundary Survey 10. Building Types and Elevations 11. Town Center Architectural Review Committee Approval 12. Application 		
Background:		
This is a quasi-judicial item, please disclose any ex parte communication		
<p>The applicant has submitted a Technical Site Plan application for a 300-unit multi-family residential housing project at a gross density of 11.05 units/per acre. The project is proposed on a vacant 27.14 +/- acres of land located on the northwest quadrant of Town Center Blvd and Lake Ave. Since wetland preservation comprised about 9.45 acres, the developable area is 17.69 +/- acres which will make the net density 16.96 units/per acre.</p> <p>The subject site is designated as a Development of Regional Impact (DRI) “DRI-Urban Core” and “Conservation” on the Future Land Use Map. In this case it is part of the 1557 +/- acre Town Center DRI with its zoning Town Center Planned Unit Development (PUD). The Town Center Master Development Plan shows that the project comprises Tract 18A, with all having a designation of Town Residential. The Town Residential areas within the Town Center PUD specifically allow for the various types of proposed homes.</p> <p>The project’s Technical Site Plan shows the development to be comprised of an even number of three-story and four-story residential buildings for a total of eight buildings with a total of 128 one-bedroom units, 140 two-bedroom units, and 32 three-bedroom units. A large clubhouse with pool and amenity area is centrally located. Another amenity area within walking distance from the clubhouse includes a pickleball court, gazebo, fire pit, and a kayak launch. In addition, there are two dog parks and another covered picnic/gazebo</p>		

area. The project has its primary entrance onto Town Center Blvd and a secondary entrance onto Lake Ave.

The project is considered a “Major” (Tier 3) development, based on the project’s 300 units, which requires review and recommendation by City staff, followed by review and recommendation by the Planning and Land Development Regulation Board (PLDRB) and with final review and determination by the City Council.

MGM Palm Coast – The Legacy at Palm Coast, LLC purchased the subject property on December 03, 2022. On December 8, 2022, they submitted a Technical Site Plan – Tier 3 for a 300-unit multi-family complex that was comprised of three-story and four-story buildings at a gross density of 11.05 units/per acre and net density of 16.96 units/per acre.

Planning and Land Development Regulation Board: The PLDRB meeting was held at 5:30 PM on August 16, 2023. The PLDRB found this project in compliance with the Comprehensive Plan and recommended approval to City Council of the Technical Site Plan by a 5 – 0 vote.

**Recommended Action:
THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDS
THAT THE CITY COUNCIL FIND THE PROJECT IN COMPLIANCE WITH THE
COMPREHENSIVE PLAN AND APPROVE THE LEGACY AT PALM COAST, A
TECHNICAL SITE PLAN TIER 3 APPLICATION NO. 5304**