

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** November 7, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>	
<b>Division</b>	PLANNING	<b>Account #</b>	
<b>Subject:</b> ORDINANCE 2023-XX 5TH AMENDMENT TO THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT - APPLICATION NO. 5276			
<b>Presenter:</b> Bill Hoover, AICP, Senior Planner			
<b>Attachments:</b>			
<ol style="list-style-type: none"> <li>1. Presentation</li> <li>2. Ordinance</li> <li>3. Agreement</li> <li>4. Exhibits</li> <li>5. Location Map</li> </ol>			
<b>Background:</b>			
<b>This is a quasi-judicial item, please disclose any ex parte communication.</b>			
<b><u>PROPOSED CHANGES FROM APPLICANT SINCE JUNE 6, 2023:</u></b>			
The applicant has met with staff numerous times to potentially address City Council's concerns voiced at the June 6, 2023, second reading on this item. Essentially, the applicant has dropped residential uses from Tract 17 and added IND-1 uses to Tracts 4, 13A, 13B, and 13C that are all located along the east side of US Highway 1.			
<b><u>CITY COUNCIL SECOND READING ON JUNE 6, 2023:</u></b>			
The City Council continued this MPD Amendment with concerns about allowing residential uses on Tract 17 and a lack of tracts with allowed IND-1 uses along US Highway 1.			
<b><u>CITY COUNCIL FIRST READING ON MAY 16, 2023:</u></b>			
The City Council approved the accompanying 9th Amendment to the Palm Coast Park DRI via Resolution 2023-52 and approved this 5th Amendment to the Palm Coast Park MPD at its regularly scheduled meeting on May 16, 2023.			
<b><u>ORIGINAL BACKGROUND FROM THE MAY 16, 2023, BUSINESS MEETING:</u></b>			
The Declarant for the Palm Coast Park MPD, Byrndog PCP, LLC, has requested this 5 <sup>th</sup> Amendment to the Palm Coast Park MPD Development Agreement (MPD DA) which encompasses a variety of changes to land uses on some tracts and some development standards.			
The Declarant is proposing to change the MPD Uses, DRI Land Uses and/or LDC Zoning Categories in Table 4-1 of the MPD DA.			
<ol style="list-style-type: none"> <li>a. On Tracts 5A - 5E also allow Industrial MPD Uses using LDC Zoning Category</li> </ol>			

of IND-1.

- b. On Tract 13A change DRI Uses from Business/Institutional to Mixed Uses.
- c. On Tract 15 change MPD Uses from Flex Uses to Residential Low Density, change DRI Uses from Business/Institutional to Residential, and update applicable LDC Zoning Categories.
- d. On Tract 17 add Institutional to MPD Uses, change DRI Uses from Business/Institutional to Mixed-Uses, add PSP as a LDC Zoning Category, and clarify that a RV/Boat Storage Facility operated as a business could be allowed in COM-2 as a Special Exception.
- e. On Tracts 21A and 21B also allow MPD Uses of Residential High Density, change DRI Uses to Mixed-Uses and add various LDC Zoning Categories.

The Declarant is also proposing changing the MPD Exhibit “B” MPD Master Plan as follows:

- a. Split Tract 21 into Tracts 21A and 21B.
- b. Change Tract 15 from Flex Uses to Residential Low Density.
- c. Also allow IND-1 uses on Tracts 5A – 5E.

The Declarant is also proposing adding some light industrial development standards and reduced the maximum building height on Tract 21A from 80 feet to 50 feet.

Planning and Land Development Regulation Board (PLDRB): The PLDRB reviewed this at its regularly scheduled meeting on April 19, 2023, and by a 5 – 0 vote, found it in compliance with the Comprehensive Plan and recommended approval to City Council without any changes.

**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDS THAT CITY COUNCIL APPROVE ORDINANCE 2023-XX 5TH AMENDMENT TO THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT - APPLICATION NO. 5276**