

City of Palm Coast, Florida Agenda Item

Agenda Date: February 3, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: EASTHAMPTON MASTER PLANNED DEVELOPMENT (MPD) AMENDMENT - APPLICATION #6302

Presenter: Michael Hanson, AICP, Senior Planner

Attachments:

1. Presentation
2. Ordinance
3. MPD Development Agreement Amendment
4. Settlement Agreement Amendment
5. Staff Report
6. Map Series
7. Cover Letter, Application, Authorization
8. Applicant Analysis, Traffic Memo, School Concurrency Letter
9. Public Participation – Neighborhood Meeting and Placard Documentation
10. Recorded MPD and Settlement Agreements
11. Boundary Survey and Title Opinion
12. Business Impact Estimate

Background:

This is a quasi-judicial item, please disclose any ex parte communication

Request: James Stowers, Esquire, as agent for CP and HG Residential Lots LLC (a subsidiary of ICI Homes), is proposing to amend the CP and HG Residential Lots LLC MPD. The proposed MPD Amendment would:

- Increase residential entitlements from the existing 58 dwelling units to 71 units, resulting in an increase of 13 dwelling units.
- Reduce the minimum lot size of 8,250 square feet to 5,500 square feet.
- Reduce the minimum internal lot width from 60 feet to 50 feet and reduce the minimum lot width on the north and west perimeter lots from 80 feet to 60 feet.
- Reduce the minimum side interior building setback from 7.5 feet to 5 feet and the minimum side street setback from 15 feet to 10 feet.

As this MPD is resultant of a Settlement Agreement, the request also amends the maximum number of residential units the MPD may have from 58 dwelling units to 71 units and replaces the attached concept plan with the updated proposed concept plan.

Background: The City adopted the 2020 Comprehensive Plan on April 6, 2004, which redesignated the land from Flagler County Residential-Low Density (which allowed 1-3 units/acre) to City Greenbelt (which allows 1 unit/acre). The pending property owner at that time (MHK of Volusia, Inc., a subsidiary of ICI Homes) filed a challenge to the state's Department of Community Affairs on June 29, 2004. The litigation was filed with the Division of Administrative Hearings, Case # 04-2265GM. In June 2009, MHK of Volusia County Inc.

transferred ownership to the current owner CP and HG Residential Lots LLC (another subsidiary of ICI Homes). Based on the outcome of that challenge, CP and HG Residential Lots LLC and the City reached a Settlement Agreement (attached) that is dated March 20, 2012. This agreement resulted in a land swap to protect existing wetlands, a rezoning, and limited the residential entitlements for the land to 58 dwelling units. The property was rezoned to MPD on the same day as the Settlement Agreement and the Development Agreement is attached.

If City Council approves the requested MPD Amendment, an amendment to the Settlement Agreement will be necessary. Section 11 allows for amendment to the Settlement Agreement based on mutual consent of CP and HG Residential Lots LLC and the City of Palm Coast. The draft Settlement Agreement and Development Agreements have been attached as part of the overall agenda item.

Project Description: The property owner requests to increase the residential density from 58 dwelling units (DU) to 71 DU, which is an increase of 13 DU (or 22.4 percent). The existing gross density of the property owner's land is 1.56 DU per acre. The requested increase would create an overall gross density of 1.91 DU per acre.

The existing MPD DA requires the northerly and westerly perimeter lots to have an 80-foot lot width by a 110-foot depth, while internal lots are allowed a 60-foot lot width by a 110-foot depth. The request to modify perimeter lot width to 60 feet and internal lot width to 50 feet results in lots that are 25 and 16.7 percent narrower than currently allowed, respectively. The reduction in internal and side street setbacks (7.5 and 15 feet respectively) to five feet and 10 feet result in a narrowing of spacing between the proposed residences of 33.33 percent and places corner lots the same 33.33 percent closer to a side street.

Public Participation: The applicant hosted a neighborhood meeting as required by LDC Section 2.05.02 at 5:30 p.m. on Thursday November 20, 2025, in the conference room of the Hilton Garden Inn Hotel. The applicant also met the public notice requirements of LDC Section 2.05.03. 47 members of the public signed the sign-in sheet for the neighborhood meeting hosted by the applicant. City staff attended to be on-site to address process related questions and counted approximately ±55 individuals, not including the three representatives from the developer and City staff. Documentation summarizing the neighborhood meeting has been attached to the agenda item. Staff additionally received two emails from the public requesting access to application materials on November 5, 2025, which staff provided on the same day. Staff has not received further public participation at this time.

Planning and Land Development Regulation Board: The Planning and Land Development Regulation Board reviewed this application at its regularly scheduled meeting at 5:30 PM on December 17th, 2025, and unanimously found it out of compliance with the Comprehensive Plan and recommended denial to the City Council.

Recommended Action:
THE CITY COUNCIL MAY DETERMINE THAT THE PROPOSED MPD AMENDMENT (APPLICATION NO. 6302) IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND APPROVE THE APPLICATION OR DETERMINE THAT THE PROPOSED MPD AMENDMENT IS NOT CONSISTENT WITH THE COMPREHENSIVE PLAN AND DENY THE APPLICATION.