

**City of Palm Coast, Florida  
Agenda Item**

**Agenda Date:** May 12, 2026

**Agenda Item:** E.2

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Org/Account #</b>
<b>Subject:</b>	PRESENTATION - DEVELOPMENT OPTIONS FOR DUPLEX ZONED LOTS	
<b>Presenter:</b>	<b>Estelle Lens, A.I.C.P, Senior Planner, Phong Nguyen, PTP, Planning Manager</b>	
<b>Attachments:</b>	1. Presentation	
<b>Background:</b>	<p><b><u>UPDATED BACKGROUND FROM THE APRIL 14, 2026, WORKSHOP MEETING</u></b> At the April 14, 2026, City Council Workshop Meeting, staff presented options for the development of duplex lots. This presentation summarizes the options and presents options for Pilot Programs for Council consideration.</p> <p><b><u>UPDATED BACKGROUND FROM MARCH 10, 2026, WORKSHOP MEETING</u></b> At the March 10, 2026, Workshop Meeting, City Council requested that staff prepare options for the development of duplex zoned lots.</p> <p><b><u>ORIGINAL BACKGROUND FROM THE MARCH 10, 2026, WORKSHOP MEETING</u></b> At the March 10, 2026, Workshop Meeting staff presented the Land Development Code (LDC) regulations regarding duplex lots, drop lots and the role of the Land Use Administrator.</p>	
<b>Recommended Action:</b>	<b>FOR PRESENTATION ONLY</b>	

# Duplex Zoned Lots Development Options



**Community Development Department**  
**City Council Workshop**  
**May 12, 2026**

## **Current options allowed in the Land Development Code (LDC):**

1. One duplex structure on the lot with single ownership
2. One duplex structure on the lot – split the lot for dual ownership

## **Proposed New Options. Require amendments to the LDC.**

3. Allow all originally platted ITT lots that are zoned Duplex to be divided into two lots and allow (detached) Single Family Residential homes to be constructed with new proposed development standards.
4. Allow the proposed lot split only if the homes on the split lot will be used for affordable housing. Affordable housing criteria to be established.



## Proposed New Development Standards for Single Family Residences (SFR) on split duplex lots:

- 40' minimum lot width
- 4,000 SF minimum lot area
- 1,000 SF minimum living area
- 1 car garage
- Min. side yard setback from the newly created property line between the residences on a split duplex lot = 5 feet. (All other setbacks and regulations must be met, i.e.. driveways, landscaping, etc.)



## Pilot Program(s):

### Pilot Program Option 1

- Allow ten (10) lots to be split regardless of affordability status

### Pilot Program Option 2

- Allow ten (10) lots to be split only if lots are to be used for affordable housing



## Pilot Program Option 1

### Pilot Program NOT based on affordable housing

- Must amend the LDC to allow existing duplex lots to be split with the proposed development standards.
- Terms for the Pilot Program
  - 60 days to apply for the lot split. The 60 days would begin the day following adoption of the LDC amendment to allow the split.
  - Number of lots: Limited to 10 lots
  - Time period for the program to sunset. i.e. Two years



## Pilot Program Option 2

Pilot Program – Split lots MUST be used for affordable housing.

- Must amend the LDC to allow existing duplex lots to be split with the above development standards.
- Terms for the Pilot Program
  - 60 days to apply for the lot split. The 60 days would begin the day following adoption of the LDC amendment to allow the split.
  - Number of lots: Limited to 10 lots
  - Time period for the program to sunset: Two years
- Direction from Council on affordability criteria:
  - AMI criteria - 80%
  - Affordability period. I.e. 20-30 years



- **Questions**
- **Discussion**
- **Direction from Council**

