

City of Palm Coast, Florida Agenda Item

Agenda Date: October 6, 2026

Agenda Item: K.1

Department COMMUNITY DEVELOPMENT Division PLANNING	Amount Org/Account #
Subject: RESOLUTION 2026-XX TO UPDATE THE STATE ROAD 100 COMMUNITY REDEVELOPMENT AREA PLAN	
Presenter: Jose Papa, AICP, Senior Planner, and Phong Nguyen, PTP, Interim Director Community Development	
Attachments: 1. Resolution 2. Proposed CRA Amendment 3. CRA Location Map	
Background: The City of Palm Coast adopted the State Road 100 Corridor Redevelopment Plan (CRA Plan) in 2004. The adoption of the CRA Plan authorized the City to establish and provide for the funding of a “State Road 100 Corridor Redevelopment Trust Fund” to finance projects within the CRA as provided in Section 163.387 Florida Statutes through tax increment revenues for the purposes of financing the diverse elements of the State Road 100 CRA Plan. The CRA Plan was subsequently amended in 2008 to reflect changing economic conditions and redevelopment needs and in 2018 to include the Innovation District. The proposed amendment to the CRA Plan is to accomplish the following: to include the acquisition of property within the Town Center at Palm Coast DRI, the addition of a map to identify the parcels for acquisition, and to amend the capital improvement program to fund the acquisition of the parcels. This is a legislative item.	
Recommended Action: ADOPT RESOLUTION 2026-XX TO UPDATE THE STATE ROAD 100 COMMUNITY REDEVELOPMENT AREA PLAN	

RESOLUTION 2026 - ____
STATE ROAD 100 CORRIDOR COMMUNITY
REDEVELOPMENT AREA (SR100 CRA) PLAN AMENDMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING AN AMENDMENT TO THE STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY MASTER REDEVELOPMENT PLAN; AMENDING THE PLAN TO INCLUDE THE ACQUISITION OF PARCELS TO FACILITATE REDEVELOPMENT EFFORTS IN THE CRA; TO ADD A MAP 12A TO IDENTIFY THE PARCELS FOR ACQUISITION; AND TO AMEND THE CAPITAL IMPROVEMENT PROGRAM (TABLE 17) TO INCLUDE THE ACQUISITION COST OF SAID PARCELS; PROVIDING FOR DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Palm Coast has determined that the State 100 Corridor Redevelopment Area (the “Area”) (as created and defined in Resolution No. 2004-22 and *which legal description is ratified, affirmed, and adopted herein*) is a blighted area appropriate for community redevelopment projects pursuant to Chapter 163, Part III, *Florida Statutes* (the “Community Redevelopment Act of 1969”, as amended, or the “Act”); and

WHEREAS, the redevelopment of the Area is necessary in the interest of public health, safety, and welfare of the residents of the City of Palm Coast, and furthers and is in the interest of, revitalizing the Area economically and socially, improving the tax base, promoting sound growth, and providing improved conditions in the City of Palm and Flagler County; and

WHEREAS, the City Council has authorized, established, and providing for the funding of a “State Road 100 Corridor Redevelopment Trust Fund” to finance a community project or projects within the Area as provided in Section 163.387 Florida Statutes, the act to be funded by tax increment revenues for the purposes of financing the diverse elements of the State Road 100 Corridor Community Redevelopment Plan (the “Plan”); and

WHEREAS, the City Council, upon recommendation of the State Road 100

Corridor Community Redevelopment Agency (the “Agency”), of the Area, in accordance with the provisions of Resolution No. 2004-22, approved and adopted the Plan on June 15, 2004 (Resolution No. 2004-31); and

WHEREAS, the City Council, upon recommendation of the Agency, of the Area, in accordance with the provisions of Resolution No. 2004-22, approved and amended the Plan on August 5, 2008 (Resolution No. 2008-136) in order to reflect changing economic conditions and redevelopment needs in the Area and June 5, 2018 (Resolution No. 2018-71) to include the Innovation District; and

WHEREAS, the Plan encourages economic development and redevelopment to transform the character of the Area, increasing the diversity of residential opportunities and businesses; and

WHEREAS, the City of Palm Coast and the Agency approves the inclusion of the property acquisition outlined in the 2026 Amendment to the SR100 CRA Plan in furtherance of the municipal purpose of expanding economic activity within its jurisdictional borders under Section 166.021(8), Florida Statutes and in furtherance of revitalizing the Area economically, improving the tax base, promoting sound growth, and providing improved conditions in the Area pursuant to the Act; and

WHEREAS, the amendment is for the benefit of the public health, safety, welfare, and convenience of the City of Palm Coast, Florida; and

WHEREAS, the City Council finds that the acquisition of properties identified in the 2026 Amendment to the SR100 CRA Plan serves a public purpose, which includes promotion of economic development, job growth, and future expansion of the City’s and Area’s tax base and is consistent with the City of Palm Coast 2050 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS/ADOPTION AND APPROVAL OF PLAN AMENDMENT/LEGISLATIVE FINDINGS.

- (a) The above recitals and the recitals set forth in Resolution 2004-22 and 2008-136 represent and are hereby ratified, adopted and incorporated as legislative findings of the City Council relative to the provisions of this

Resolution.

- (b) The City Council hereby approves the amendment to the State Road Corridor Community Redevelopment Plan to acquire parcels within the Town Center at Palm Coast Development of Regional Impact as set forth in Exhibit “A” to this Resolution, said exhibit being adopted and incorporated herein by this reference thereto.
- (c) The acquisition of parcels within the Town Center at Palm Coast DRI as set forth in the amendment to the Plan are consistent with the requirements of Section 163.360 Florida Statutes, and the City Council further finds that:
 - (1) The amendment to the Plan confirms with the law as necessary in the interest of the public health, safety, and welfare of the residents of the City of Palm Coast, and will effectuate the purposes of the Plan by revitalizing the Area economically and socially, thereby increasing the tax base, promoting sound growth, improving conditions, and eliminating the conditions which the Florida Legislature found constitutes a menace which are injurious to public health, safety and welfare of the residents.
 - (2) The amendment to the Plan conforms to and is consistent with the City of Palm Coast Comprehensive Plan.
 - (3) The amendment to the Plan will afford maximum opportunity, consistent with the sound needs of the City of Palm Coast as a whole, for the redevelopment or rehabilitation by private enterprise and/or joint public/private partnership.
 - (4) Residential and non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City of Palm Coast in accordance with sound planning standards and local community objectives.
 - (5) The amendment to the Plan is necessary and appropriate to facilitate the proper growth and development of the City of Palm Coast in accordance with the Plan.

- (6) In accordance with Section 163.345, *Florida Statutes*, the Agency have and will consider the encouragement of private enterprise to engage in community redevelopment activities.

SECTION 2. APPROVAL OF PROPERTY ACQUISITION WITHIN THE TOWN CENTER DRI. The City Council of the City of Palm Coast hereby approves the amendment for the acquisition of properties within the Town Center DRI as attached hereto and incorporated herein by reference as Exhibit “A.”

SECTION 3. DEFINITIONS. The terms contained in this Resolution shall have the meaning set forth in the Act.

SECTION 4. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 5. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 6. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the SR100 Community Redevelopment Agency and City Council.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 6th day of October 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachment: Exhibit "A" 2026 Amendment to the State Road 100 Community
Redevelopment Plan

2026 Amendment to the State Road 100 Community Redevelopment Plan

In support of City Council decision to acquire 22 parcels within the Town Center at Palm Coast Development of Regional Impact, the State Road 100 Community Redevelopment Area (CRA) Plan is proposed to be amended to provide financial resources to pay for the acquisition of said lands.

The amendment to be referred to as the “**2026 CRA Plan Amendment**” is intended to clearly delineate the use of Tax Increment Funds (TIF) for repayment to the General Fund, and to assign future CRA dollars for the repayment of Line of Credit and Interest as Incurred for the acquisition of properties to be described in more detail as part of the amendment.

The following section of the CRA Plan are to be amended to support the use of TIF as described above.

5.0 Neighborhood Impact

5.1 Land and Building Acquisition

Since 2004, the City of Palm Coast acquired several parcels located east of Bulldog Road, as described in Section 9.3. Continued implementation of this plan may necessitate additional land acquisition and building demolition. It is intended that private market land and building transactions be used to the maximum extent possible in the implementation of this Plan. Acquisition of real property through condemnation, which has been severely limited by recent State legislation, or other lawful means, to assist or facilitate the redevelopment process will only be utilized when all concerted efforts to acquire key properties and/or buildings through private transactions have failed.

Lands acquired by the City of Palm Coast are intended for redevelopment to address identified community needs and community uses. These lands may be leased or resold with an agreement from the City of Palm Coast that the land uses and development program are consistent with the Community Redevelopment Area plan.

In 2006, a decision was made by the City of Palm Coast to acquire additional properties within the CRA to further facilitate redevelopment efforts consistent with the CRA plan. This decision necessitated an amendment to the CRA plan (to be referred to as the **2026 CRA Plan Amendment**).

7.0 Plan Update

7.1 Philosophy

The State Road 100 Corridor Community Redevelopment Area Plan update documents completed projects and updates information including Tax Increment Financing (TIF) Projections and the Capital Improvement Program (CIP) since the original plan was adopted in 2004.

The Community Redevelopment Area leverages the positive impact of key public sector

2026 Amendment to the State Road 100 Community Redevelopment Plan

initiatives, improving the transportation system, replacing infrastructure and improving the quality of life for area residents, property owners, businesses, and visitors. It is intended to provide a facilitative framework for the development of a mixed-use community including a public, commercial, and residential development that will allow flexibility within the Community Redevelopment Area to changing market conditions and priorities.

This update provides guidelines for actions intended to eliminate conditions of blight as identified in the Finding of Necessity. Plan goals include an interconnected transportation system, streetscape and gateway elements that encourage the feeling of a sense of place, and infrastructure. With the increased economic activity expected as a result of these efforts, the City can anticipate additional residents, new business development, job creation, and an enhanced ad valorem tax base in the Area. Community Redevelopment Area goals, as identified in the 2004 Master Redevelopment Plan include:

- State Road 100 will be the City of Palm Coast's new Downtown Front Door
- Eliminate the identified blight conditions within the Area boundaries
- Develop Bulldog Drive as "The Entrance" to the New City Hall and cultural facilities
- Provide landscaping and lighting along Belle Terre Parkway and Old Kings Road
- Provide for an Ongoing Fund for maintaining streetscapes, providing additional maintenance to the City's portion of downtown and cover other operations and maintenance costs.

Although this plan documents investments programmed by the Community Redevelopment Agency, private sector investment programmed within the Town Center and State Road 100 Developments of Regional Impact are also critical to the successful redevelopment of the Area.

To implement the City of Palm Coast's intent to acquire additional properties within the CRA, the 2026 CRA Plan Amendment was initiated to take advantage of the available tools outlined in Subsection 7.5 below to advance the Community Redevelopment Agency's on-going efforts within the redevelopment area. These specific tools as outlined in Subsection 7.5 include:

- **Property Acquisition** – Florida Statutes Ch. 163 Part III authorizes the Community Redevelopment Agency (Agency) to acquire real property through purchase, condemnation, or other lawful means, to assist or facilitate the redevelopment process.
- **Property Rehabilitation** – the CRA (Agency) may rehabilitate, or require to be rehabilitated as part of a lease or sale, transaction, or otherwise develop and provide rehabilitation programs, including financial assistance, to provide private property owners, business owners or other invested parties in property improvements for any property within the Community Redevelopment Area.
- **Preparation of Building and Development sites** – the Agency may undertake building and/or site preparation on any real property within

2026 Amendment to the State Road 100 Community Redevelopment Plan

the Area to assist in the redevelopment process, including environmental remediation.

- **Real Property Disposition and Development** – the Agency may sell, or otherwise dispose of, real property within the Area, in accordance with the Community Redevelopment Area Plan Update (Update). The property may be disposed of at Fair Market Value, rather than at the Appraised Value. The documents of conveyance will contain any conditions necessary to safeguard the goals of the Update.

9.2 Land Acquisition

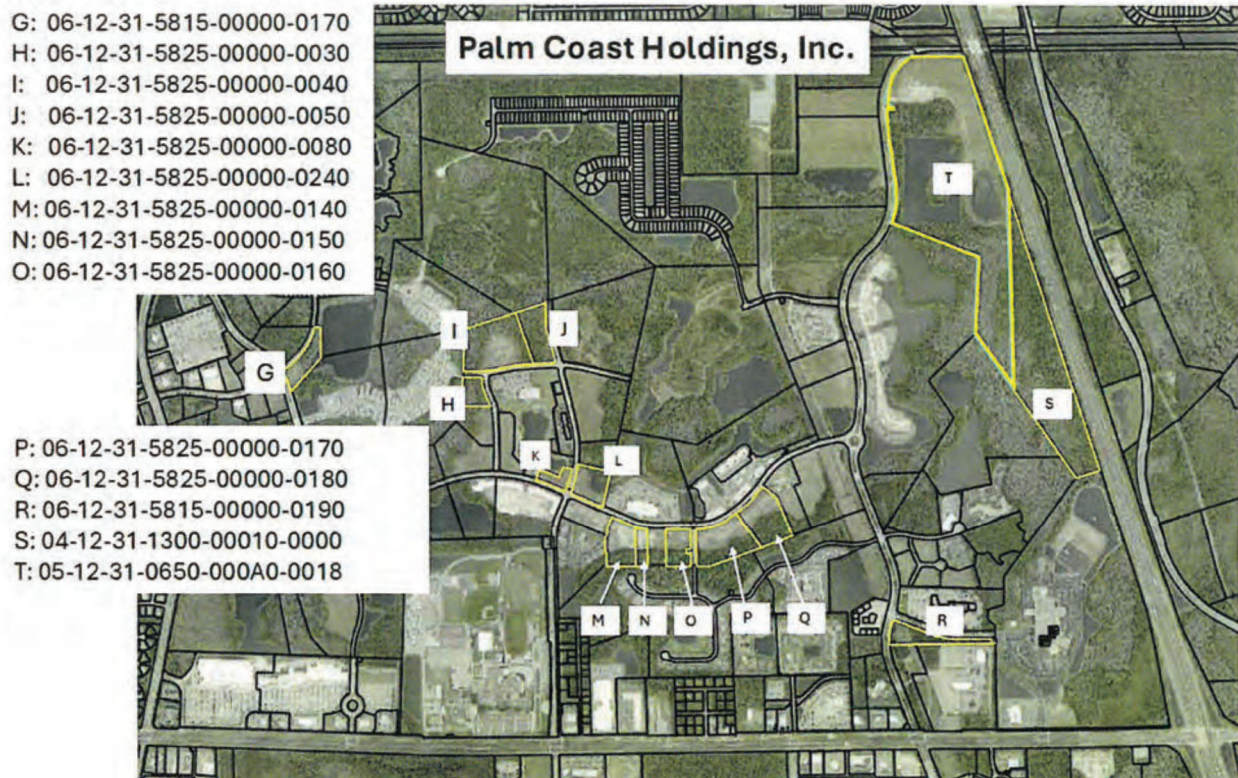
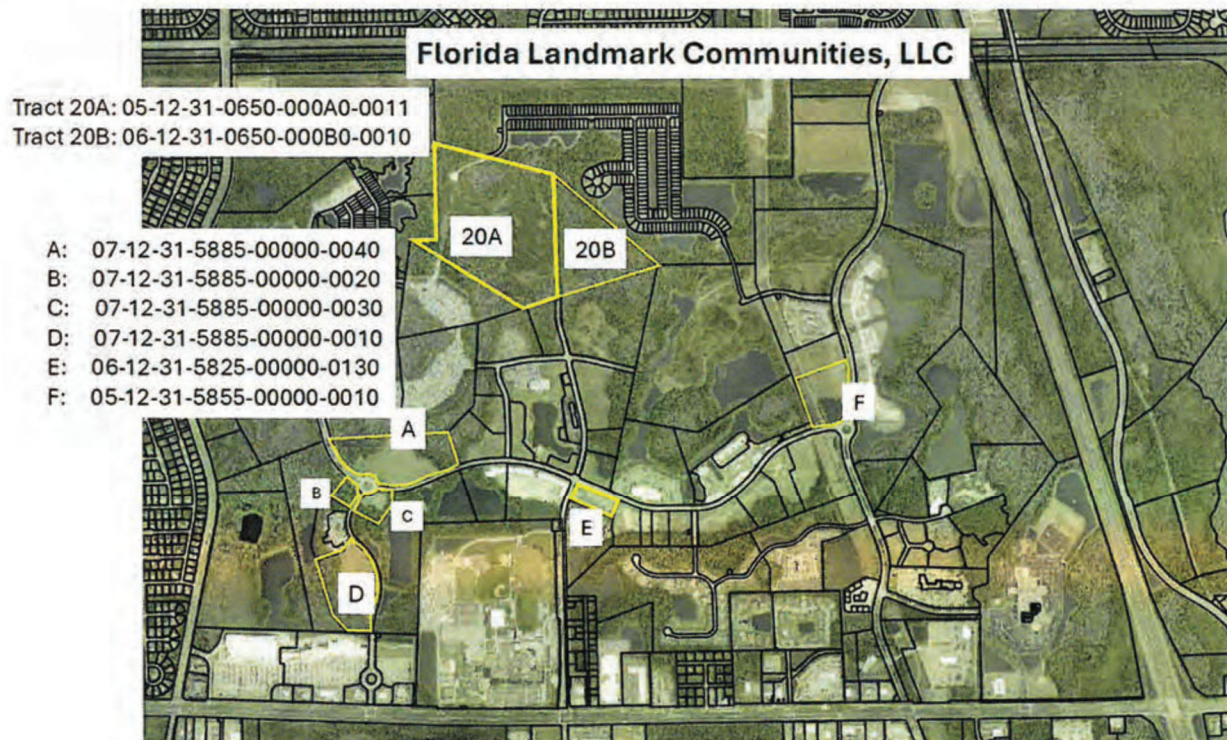
Map 12 depicts the parcels acquired by the City of Palm Coast since 2004.

Map 12A depicts the parcels to be acquired as part of the **2026 CRA Plan Amendment**.

Amendment to Capital Improvement Program Table 17

Projects/Priority	Elements	Unit Measure	Unit Cost	Unit(s)	2026 Estimated Cost	Totals
<u>Town Center Development of Regional Impact Land Acquisition</u>						
<u>High Priority</u>	<u>Land Acquisition</u>	<u>Acres</u>	<u>\$65,797</u>	<u>258.37</u>	<u>\$17,000,000</u>	<u>\$17,000,000</u>
	<u>Subtotal</u>					<u>\$17,000,000</u>

MAP 12A with Table Summary (Description of Property)



DESCRIPTION OF PROPERTY

OWNER	NUMBER ON MAP	DRI LAND USE	ESTIMATED GROSS ACRES	TAX PARCEL ID
Florida Landmark	Tract 20A	Town Residential	20.64	05-12-31-0650-000A0-0011
Florida Landmark	Tract 20B	Town Residential	51.45	06-12-31-0650-000B0-0010
Florida Landmark	A (Tract 7)	Urban Core	15.91	07-12-31-5885-00000-0040
Florida Landmark	B	Urban Core	1.75	07-12-31-5885-00000-0020
Florida Landmark	C	Urban Core	2.87	07-12-31-5885-00000-0030
Florida Landmark	D	Urban Core	12.73	07-12-31-5885-00000-0010
Palm Coast Holdings	E	Urban Core	2.97	06-12-31-5825-00000-0130
Palm Coast Holdings	F	Town Services	8.36	05-12-31-5855-00000-0010
Palm Coast Holdings	G	Perimeter Commercial	2.83	06-12-31-5815-00000-0170
Palm Coast Holdings	H	Urban Core	2.97	06-12-31-5825-00000-0030
Palm Coast Holdings	I	Urban Core	8.85	06-12-31-5825-00000-0040
Palm Coast Holdings	J	Urban Core	4.19	06-12-31-5825-00000-0050
Palm Coast Holdings	K	Urban Core	1.29	06-12-31-5825-00000-0080
Palm Coast Holdings	L	Urban Core	3.31	06-12-31-5825-00000-0240
Palm Coast Holdings	M	Urban Core	3.92	06-12-31-5825-00000-0140
Palm Coast Holdings	N	Urban Core	1.36	06-12-31-5825-00000-0150
Palm Coast Holdings	O	Urban Core	2.68	06-12-31-5825-00000-0160
Palm Coast Holdings	P	Urban Core	6.33	06-12-31-5825-00000-0170
Palm Coast Holdings	Q	Urban Core	5.66	06-12-31-5825-00000-0180
Palm Coast Holdings	R	Perimeter Commercial	3.13	06-12-31-5825-00000-0190
Palm Coast Holdings	S	Town Commons	28.89	04-12-31-1300-00010-0000
Palm Coast Holdings	T (Tract 15)	Town Business	66.29	05-12-31-0650-000A0-0018
		TOTAL	258.37	

No representations are being made as to accuracy of the Net Usable or gross acreage figures.

