

City of Palm Coast, Florida

Agenda Item

Agenda Date: August 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2023-XX APPROVING THE 2023 AMENDMENT TO THE MARINA VILLAGE MASTER PLANNED DEVELOPMENT (MPD) - APPLICATION NO. 5448		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: 1. PowerPoint Presentations (2) - Staff and Applicant 2. MPD Amended Ordinance 3. Restated MPD Development Agreement (DA) Redlined 4. Proposed Key Changes 5. Staff Report 6. Aerial Maps (2) - Distant and Close-Up 7. Future Land Use Map (FLUM) 8. Zoning Map 9. Village Tract Map 10. Concept Plan 11. Carport Pictures (2) 12. Kiln Dust Remediation Study 13. Applicant's Application and Cover Letter 14. Neighborhood Meeting Summary and Sign-in Sheet		
Background: This is a quasi-judicial item, please disclose any ex parte communication. The new property owner wants to modify the Marina Village MPD Agreement, in order to decrease the allowable commercial gross floor area from 160,500 s.f. to 103,000 s.f., increase allowable residential units from 663 to 1085, and modify some development standards. The proposed changes would only affect Tracts 2 – 8, the 66.66 +/- acres located east of Colbert Lane and north of Roberts Road. Tract 1 is not part of this MPD amendment, and this proposal will not affect Tract 1's development standards or its allowed 240 residential units. Tract 1 is the 22.34 +/- acres of the MPD located west of Colbert Lane at the intersection with Roberts Road. The property owner also wants to modify development standards with the key ones described below. Decrease the maximum building height from 95 feet to 60 feet on Tracts 2, 3, 5 and 7. Modify minimum garage requirements so only a one-car garage or architecturally designed carport is required per for at least 30% of multi-family homes. Add a requirement to provide at least one Level 2 (240-volt) electric vehicle-charging station for each residential unit having a garage. Provide a 10' wide Landscape Buffer Type "C" along the northern property line where none was previously required. Reduce the minimum size of townhome lots from 2,500 s.f. to 2,000 s.f. and width from 25 feet to 20 feet while allowing the height to increase from 35' to 45'. Added new dimensional standards for mixed use buildings with commercial uses on the first floor and residential uses above those commercial uses.		

Tract 1 was sold on May 26, 2021, to Colbert Lane Development, LLC, who recently received a Development Order for a Technical Site Plan to construct a 240-unit luxury apartment project. Lighthouse Palm Coast Holdings, LLC purchased Tracts 2 – 8 on October 10, 2022, and on May 23, 2023, submitted a MPD amendment, in order to develop a high-density mixed-use community oriented around the marina basin.

The owner of Tracts 2 – 8 (applicant) already has the environmental permits in place to construct the marina basin on Tract 8 with 80 wet slips and on Tract 6 a building for dry storage of 200 boats. Construction is expected within a few months once the applicant secures building permits from the City to construct the sea walls. The applicant also wants to start development of the residential and commercial portion of the MPD as depicted on the Conceptual Master Plan. This would include up to 103,000 s.f. of commercial uses and 845 residential units on Tracts 2 – 7 that would be designed as a mixed-use project located with a common architectural theme around the marina basin. The marina dry boat storage building is not counted in the 103,000 s.f. of commercial entitlements.

Public Participation: The applicant held a neighborhood meeting at 6:00 p.m. at the Hilton Garden Inn on July 12, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by US Mail to this meeting. Ten neighbors along with the applicant's team and two City staff members attended. Signs along both Colbert Lane and Roberts Road will be erected 14 days prior to each public hearing. Additionally, news ads will be run at least 10 days prior to each public hearing.

Planning and Land Development Regulation Board: The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 p.m. on July 19, 2023, and by a 7 – 0 vote, found it in compliance with the Comprehensive Plan and recommended approval to City Council with one staff minor update and added a condition of approval regarding proof for the remediation of cement kiln dust. No one from the public spoke regarding this project.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDS THAT CITY COUNCIL APPROVE THE 2023 AMENDMENT TO THE MARINA VILLAGE MPD – APPLICATION NO. 5448 SUBJECT TO THE FOLLOWING CONDITION:

1. PRIOR TO CONSTRUCTION THE CITY RECEIVE PROOF THAT THE SITE'S CEMENT KILN DUST REMEDIATION PLAN HAS BEEN COMPLETED AND APPROVED BY THE STATE REGULATORY BOARD.