

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNER	Account #
Subject: OLD KINGS MULTI-FAMILY APARTMENTS MASTER SITE PLAN, APPLICATION # 5447		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: 1. Staff Report 2. Resolution 3. Close Up Aerial 4. Distant Aerial 5. Future Land Use Map (FLUM) 6. Zoning Map 7. Master Site Plan 8. Architectural Elevations 9. Master Drainage Plan #1 10. Master Drainage Plan #2 11. Recreation Plan 12. School Concurrency Application 13. Survey 14. Threatened and Endangered Species Study 15. Wetlands Environmental Study 16. Neighborhood Meeting Letter Packet 17. Application		
Background: The applicant has submitted an application (AR#5447) for a Master Site Plan – Tier 3 for Old Kings Multi-Family, a proposed 216-unit, three-story residential rental community located on a 29.24 +/- acre site on the east side of Old Kings Road about 2 miles south of Palm Coast Parkway and 2 miles north of Town Center Boulevard. The northern 12.1 +/- acres of the site was rezoned from General Office (OFC-2) to Multi-Family Residential-2 (MFR-2) on July 5, 2022. The density calculations for this project are based on the 29.24 +/- acres of the site which include 10.63 +/- acres of wetlands and/or conservation lands and 18.61 +/- acres of uplands. Maximum density for the MFR-2 Zoning District is 12 units/per acre for uplands and 3 units/per acre of wetlands/conservation lands which would yield 255 units and a maximum density of 8.7 units/per acre. Actual density for the proposed 216 units on the 29.24 +/- acre site is 7.4 units/per acre. Since the number of multi-family units is above the 100-unit threshold, the Master Site Plan is considered a “Major” (Tier 3) development, requiring review and recommendation by the		

PLDRB followed by review and final determination by the City Council. If the City Council approves the Master Site Plan, the applicant can follow with a Technical Site Plan application with administrative review of detailed engineering drawings.

This rental community also includes a clubhouse with pool and numerous sidewalks and walking trails for the residents. Seven of the buildings will have rear views overlooking the extensive wetlands east of the site and/or the project's stormwater ponds. The project has 72 garages for residents use and two access points onto Old Kings Road.

Surrounding and neighboring uses of the project will not incur negative impacts from this residential community due to its location. To the north is a potential future flyover of White View Parkway over I-95, to the northeast is the City's effluent disposal field, to the east are an approximate 175'-wide average wetland area and then the City's wastewater rapid infiltration basins, to the southeast about 1100' from the project's most southerly building are single-family homes/homesites along New Leatherwood Drive but wetlands encompass most of this 1100' area, to the south is land zoned MFR-2, and to the west is Old Kings Road and then lands zoned COM-3 (along the south half of project) and OFC-1 (along the north half of project).

Public Participation: A neighborhood information meeting was held on April 9, 2022, for the rezoning process of the northern 12.1 +/- acres MFR-2. A second neighborhood information meeting was held on November 2, 2023, at the Palm Coast Community Center at 5:00 PM specifically for this Master Site Plan process. Staff and the applicant's team attended this second meeting but no one from the public attended.

Recommended Action:

Planning staff recommends that the Planning and Land Development Regulation Board find this in compliance with the Comprehensive Plan and recommend approval to City Council for Application #5447, Old Kings Multi-Family a Master Site Plan for 216 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements.