

City of Palm Coast, Florida

Agenda Item

Agenda Date: January 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division		Account #
Subject: ORDINANCE 2024-XX AN AMENDMENT TO THE TOWN CENTER AT PALM COAST PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT AGREEMENT (DA)		
Presenter: Jose Papa, AICP, Senior Planner		
Attachments: 1. Presentation 2. Ordinance 3. Town Center PUD 4. Summary of Amendments 5. Staff Report 6. Business Impact Estimate 7. Applicant Correspondence		
Background: This is a quasi-judicial item, please disclose any ex parte communication. <u>UPDATED BACKGROUND FROM THE JANUARY 2, 2024, BUSINESS MEETING:</u> This item was originally scheduled for the January 2, 2024, Business Meeting. City Council concurred to postpone the item to the January 16, 2024, Business Meeting. There have been no changes to the item. <u>UPDATE FROM THE DECEMBER 5, 2023, BUSINESS MEETING:</u> On November 30, 2023, City staff received a request from the applicant to reschedule the item to the January 2, 2024, Business Meeting. The letter from the applicant's representative is attached. Planning and Land Development Regulation Board (PLDRB) Public Hearing The PLDRB held a public hearing on the proposed amendments on October 18, 2023. After discussion, the PLDRB voted to unanimously approve the item. There were no public comments. Town Center Palm Coast Master Planned Development is a 1,601+/- acre Planned Unit Development. This amendment to the Town Center at Palm Coast Park Planned Unit Development-Development Agreement (Town Center PUD) proposes to accomplish the following: • Bring consistency to the types of residential uses permitted in the Town Center PUD by eliminating distinction between fee-simple and common ownership multi-family residential units,		

- Allow Data Centers as a permitted use in Town Service and Town Business areas of the Town Center PUD,
- Provide additional guidelines and criteria for developing mixed-use buildings within the “Urban Core” areas of the PUD, along with an incentive to permit conversion of non-residential sq. ft. to residential units when project is a mixed-use building within the Urban Core area,
- Create rules for fences or walls needed for security or safety, and
- Housekeeping/Clean-up Items.

The proposed amendment is consistent with criteria established in the Land Development Code (LDC) based on the following:

- Consistency with the following Comprehensive Plan policies – the amendments will not hinder the policy to promote opportunities to provide housing opportunities near services; direct development in areas served by infrastructure (no expansion of development area); provide variety of housing types and opportunities.
- Amendment is not in conflict to public interest or creates a hazard or nuisance – the amendment does not permit a new use that creates a hazard or nuisance. Data Centers are typically permitted in light industrial and business parks. Additionally, clarification of rules for development of Mixed-Use buildings will assist in ensuring and promoting mixed use buildings in the Town Center.
- No significant financial liability or hardship – amendment is in area served by infrastructure.
- The amendment furthers the vision within the PUD to create a Mixed-Use community with a variety of housing types along with a mix of non-residential uses, and
- The amendment will not result in additional impacts to environmental or natural resources since the amendment does not propose to increase the developable area of Town Center.
- Consistency with surrounding land uses – Town Center is a compact planning area bordered by arterial roadways. The standards established for Town Center are based on the vision of Town Center as a Mixed Use “urban center” for Palm Coast. The proposed amendment does not stray from this vision but rather enhances the potential to complete the vision of Town Center as an area to live, work, and play within an “urban center” in Palm Coast.

Pursuant to Section 166.041(4), Florida Statutes, a business impact estimate regarding this proposed Ordinance has been prepared, has been attached to this agenda item, and has been posted to the City’s website.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS THE PROPOSED AMENDMENT TO THE TOWN CENTER PUD-DA (APPLICATION NO. 5523) CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE CRITERIA IN THE LAND DEVELOPMENT CODE AND RECOMMENDS THAT CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO THE TOWN CENTER PUD-DA