

City of Palm Coast, Florida

Agenda Item

Agenda Date: January 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2024-XX A COMPREHENSIVE PLAN AMENDMENT FROM COUNTY DESIGNATION OF RESIDENTIAL-LOW DENSITY AND COMMERCIAL-LOW INTENSITY TO CITY DESIGNATION OF RESIDENTIAL AND MIXED USE WITH SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT ON 62.3+/- ACRES		
Presenter: Jose Papa, AICP, Senior Planner		
Attachments: 1. Presentation 2. Ordinance 3. Staff Report 4. Location Map 5. Business Impact Estimate 6. Correspondence		
Background: This is a legislative item. <u>UPDATED BACKGROUND FROM THE JANUARY 2, 2024, BUSINESS MEETING:</u> City Council held lengthy discussion on this item with the applicant and residents at the January 2, 2024, Business Meeting. The applicant and residents' representative concurred to continue the item to time certain of January 16, 2024. Since the last discussion on this item, a letter has been received by the City Clerk's Office and has been attached to this agenda item. <u>UPDATED BACKGROUND FROM THE DECEMBER 5, 2023, BUSINESS MEETING:</u> City Council held lengthy discussion on this item with the applicant and residents at the December 5, 2023, Business Meeting. At the Business Meeting, the applicant requested that the item be continued to time certain of January 2, 2024. <u>UPDATED BACKGROUND FROM THE OCTOBER 17, 2023, BUSINESS MEETING:</u> This item was heard by City Council at the October 17, 2023, Business Meeting. Pursuant to Section 166.041(4), Florida Statutes, a business impact estimate regarding this proposed Ordinance has been prepared, was attached to this agenda item, and has been posted to the City's website. All supporting documentation is available for review within the Community Development Department. The proposed amendment was transmitted to various State Agencies for review. There were no comments or objections from the various state agencies. <u>ORIGINAL BACKGROUND FROM THE OCTOBER 17, 2023, BUSINESS MEETING:</u>		

The subject area of this amendment is a total 62.3+/- acre site located 2.5 miles south of State Road 100 on the eastside of Old Kings Rd. This application is for a Future Land Use Map (FLUM) amendment from its current Flagler County designations of Residential Low Density and Commercial Low Intensity to City of Palm Coast designations of Residential and Mixed Use.

The property is currently subject to a site-specific Comprehensive Plan Policy to limit development to 36,000 sq.ft. of commercial with use limitations to prohibit convenience store, filling stations, and fast-food restaurants. The proposed amendment will include site specific policy to limit development to 210 dwelling units and 30,000 sq. ft. of non-residential use.

In addition to the Comprehensive Plan Amendment, there is a companion zoning map amendment for the subject property to amend the current Flagler County designations of Planned Unit Development to City of Palm Coast designation of Single Family Residential-1, and General Commercial (COM-2).

City Council approved the annexation at 2nd reading on September 19, 2023.

The proposed amendment was reviewed for the following:

- **Analysis of the proposed amendment's impacts on public facilities and infrastructure.** Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development (using the approved PUD entitlements-232 dwelling units and 36,000 sq. ft. of commercial area) against the proposed potential development (210 dwelling units and 30,000 sq. ft. of non-residential) to determine impacts on public facilities and infrastructure. The proposed amendment will have a decrease on the demand for services and infrastructure. Consistent with the development process outlined in the Land Development Code, a concurrency determination will be conducted during the site plan/platting process. Any deficiency found in the infrastructure system may require the developer to pay a proportionate share of the improvements necessary to address the deficiency.
- **Impacts on the environmental/cultural resources.** The proposed amendment will not have impacts on any significant environmental or cultural resources. There are no wetlands or Special Flood Hazard Area within the subject property.

The amendment will not cause more impact on the property than what is allowed by the existing FLUM designations.

- **Compatibility with surrounding land uses.** The proposed FLUM designations are generally consistent with the surrounding properties.
- **Consistency with Comprehensive Plan Policies.** Finally the proposed amendment is consistent with comprehensive plan policies regarding:
 - Coordinating development with public infrastructure.

PLDRB MEETING: The Planning and Land Development Regulation Board (PLDRB) held a public hearing on September 19, 2023, for the proposed amendment. The PLDRB voted unanimously (5-0) to approve the proposed FLUM amendment. Public comment was heard from adjacent property owners regarding the impact of the proposed project. These concerns included potential height of new homes, amount of clearing to occur for buffers and other compatibility considerations.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5505 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM FLAGLER COUNTY RESIDENTIAL-LOW DENSITY AND COMMERCIAL-LOW INTENSITY TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND MIXED-USE WITH A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY TO 210 DWELLING UNITS AND 30,000 SQ. FT. OF NON-RESIDENTIAL