

City of Palm Coast, Florida

Agenda Item

Agenda Date: January 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2024-XX OLD KINGS VILLAGE REZONING - APPLICATION NO. 5506		
Presenter: Bill Hoover, AICP, Senior Planner		
Attachments: 1. Presentation 2. Ordinance 3. Staff Report 4. Location Map 5. Site Plan 6. Landscape Plan 7. Environmental Report 8. Traffic Impact Study Methodology Report 9. Application Packet 10. Citizen Email 11. Business Impact Estimate		
Background: This is a quasi-judicial item, please disclose any ex parte communication. <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. <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 <u>ORIGINAL BACKGROUND FROM THE OCTOBER 17, 2023, BUSINESS MEETING:</u>		

The applicant is proposing to rezone 62.31 +/- acres from Planned Unit Development (PUD) with 60.12 +/- acres going to Single-Family Residential-1 (SFR-1) and 2.19 +/- acres to General Commercial (COM-2).

The subject property was part of the 84 +/- acre Old Kings Village PUD that was rezoned by the Flagler County Commissioners in June 2007 from the Agricultural (AC) Zoning District. The Old Kings Village PUD was approved for up to 232 residential units and about 4 acres of Commercial Low Intensity uses located at the intersection of Old Kings Road and Steeplechase Trail. The 84 +/- acre PUD also included a 21 +/- acre preserve parcel that was located about ¼ mile east of the subject site.

In January 2008, the Flagler County Commissioners approved a Preliminary Plat for the project for 159 patio homes (located on individual lots with minimum dimensions of 50' wide x 125' deep), 72 townhome units (located on lots with minimum dimensions of 22' wide x 87' deep) and an approximate 4-acre commercial tract. In October 2009, the 21 +/- acre preserve parcel was deeded to Flagler County and is not part of this rezoning application.

In November 2020, Geosam Capital US (Florida), LLC purchased the subject 62.31 +/- acres with the desire to develop it by annexing the site into the City, modifying the FLUM designation for the site and rezoning most of the site to SFR-1 so it can be developed for up to 210 single-family homes on 50' wide lots having a minimum area of 6,000 s.f. The remainder of the site about 2.19 +/- acres is being rezoned to General Commercial (COM-2) with this portion of the project located at the SW corner of the site along Old Kings Road and south of Steeplechase Trail.

Staff has determined that the proposed SFR-1 and COM-2 uses will be compatible with neighboring properties along Old Kings Road. The proposed COM-2 zoning would provide the opportunity for residents along Old Kings Road to have some commercial services and should provide a few job opportunities in reasonable proximity to their residences.

Public Participation: The applicant's team held a neighborhood meeting at 6:00 PM at the Hilton Garden Inn on September 11, 2023. All neighboring residents within 300 feet of the project's boundaries were invited by US Mail to this meeting. Ten neighbors attended (apparently all from the Polo Club), the applicant's team and one City Planner. Two signs along Old Kings Road will be erected and a news ads run prior to each public hearing.

Planning and Land Development Regulation Board (PLDRB) Meeting: The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on September 19, 2023, and by a 5 – 0 vote found it in compliance with the Comprehensive Plan and recommended approval to City Council. Two neighboring residents spoke against the overall project citing concerns with having SFR-1 zoning abutting their 5-acre homesites in the Polo Club.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD DETERMINED THE PROPOSED REZONING (APPLICATION NO. 5506) TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDED APPROVAL TO CITY COUNCIL TO REZONE 62.31 +/- ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) TO SINGLE-FAMILY RESIDENTIAL-1 (SFR-1) AND GENERAL COMMERCIAL (COM-2)