

City of Palm Coast, Florida

Agenda Item

Agenda Date: January 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2024-XX AN AMENDMENT TO THE FUTURE LAND USE MAP FOR 6+/- ACRES OF PROPERTY FROM GREENBELT TO MIXED-USE WITH LIMIT ON DEVELOPMENT OF 30,000 SQ. FT.		
Presenter: Jose Papa, AICP, Senior Planner		
Attachments: 1. Presentation 2. Ordinance 3. Staff Report 4. Location Map 5. Existing Future Land Use Map 6. Existing Zoning Map 7. Proposed Future Land Use Map 8. Business Impact Estimate		
Background: This is a legislative item. <u>UPDATED BACKGROUND FROM THE DECEMBER 19, 2023, BUSINESS MEETING:</u> City Council heard the first reading of this item at their December 19, 2023, Business Meeting. No changes have been made to the item. <u>ORIGINAL BACKGROUND FROM THE DECEMBER 19, 2023, BUSINESS MEETING:</u> The subject area is an approximately 10.9-acre parcel located at the northeast corner of US-1 and Belle Terre Blvd. The application is a proposed Future Land Use Map (FLUM) amendment to change approximately 6 acres of the parcel from Greenbelt to Mixed-Use with a site-specific policy to limit development to 30,000 sq. ft. In addition to the FLUM amendment, there is a companion zoning map amendment to change the designations on the parcel to General Commercial (COM-2) and Preservation (PRS). 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 conducted a maximum potential development analysis for public facilities and infrastructure. The proposed amendment will result in a net decrease in the demand on public facilities and infrastructure.		

- **Impacts on the environmental/cultural resources.** There are no significant impact on the environmental attributes on the subject parcel since the parcel. There are no unique topographies on site, no Special Flood Hazard Areas, no identified high-quality wetlands, no listed species, not within a Primary Wellhead protection Zone, and no evidence of impacts on cultural/historical resources.
- **Compatibility with surrounding land uses.** The proposed FLUM designations are consistent with the surrounding properties. Additionally, the companion rezoning will provide an open space buffer between the proposed Mixed-Use area and the single-family residential uses to the east.

Finally, the proposed amendment is consistent with comprehensive plan policies regarding:

- Directing development where infrastructure is available.

Public Process

Neighborhood Meeting

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant on July 10, 2023. Four (4) residents from the adjacent neighborhood attended the meeting and raised concerns regarding the proposed use of the property, turnover of tenants in shopping centers, and preference for a park or no development on the subject property.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on October 18, 2023, to discuss and hear public comments on the proposed amendment. There were no public comments or discussion of any outstanding issues with the proposed amendment. The PLDRB unanimously recommended the approval of the proposed amendment.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5526 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM GREENBELT TO MIXED-USE WITH A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT TO 30,000 SQ. FT.