

City of Palm Coast Rezoning Summary from 10-1-22 to 9-22-23

**Whiteview and US Rezoning Ord.#2022-23 (AR#5192) adopted on 11-15-22**

**Rezoned 30 acres from AC to 24.6 acres of COM-3 and 5.4 acres of PRS**

**Harborside MPD Amendment Ord.#2023-01 (AR#5132) adopted on 2-7-23**

**17.64 acres and roughly rezoned 209 hotel rooms and 169 condo units to 371 residential units while commercial use options being retained. Units would drop if developer builds a hotel with up to 150 rooms.**

**Seminole Woods Rezoning Ord.# 2023-03 (AR#5061) adopted 6-6-23**

**41.57 acres rezoned from EST-1 to SFR-1 (increase in residential units limited to 180)**

**Longfellow Subdivision Rezoning Ord.#2023-05 (AR#5062) adopted 6-6-23**

**26.31 acres from MFR-1 & PSP to SFR-1 (100 drop in residential units)**

**Coquina Shores MPD Rezoning Ord.#2023-07 (AR#5243) adopted 7-18-23**

**505.6-acre DRI with entitlements of 2,411 homes, 50,000 s.f. retail, 30,000 s.f. office and 150 hotel rooms and was rezoned to 750 homes (loss of all non-residential uses and 1,661 homes)**

**Belle Terre Estates MPD Ord.#2023-11 (AR#5302) adopted 9-5-23**

**40 acres from COM-2 to 1.75 acres of COM-2, 1.2-acre dog park and 275 townhomes (loss of 37 acres of COM-2 and increase of 275 homes as dog park figured with COM-2 uses = 3 acres)**

**Marina Village MPD Amendment Ord.#2023-12 (AR#5448) adopted 9-5-23**

**89 acres from 160,500 s.f. of commercial to 103,000 s.f. of commercial and increase in residential from 663 units to 1085 units (loss of 57,500 s.f. of commercial and increase of 422 units)**

**Palm Coast Park DRI/MPD Amendments (DRI was approved via resolution while MPD was approved on 9-5-23 with adoption hearing tentatively scheduled for 12-5-23 City Council.)**

**Increase in residential from 5,704 units to 6,454 units, reduction in office from 538,112 s.f. to 486,962 s.f., reduction in commercial from 1,179,800 s.f. to 1,072,400 s.f., and increase in industrial from 800,000 s.f. to 1,100,000 s.f. (Net results are + 750 residential units, - 51,150 s.f. of office, - 107,400 s.f. of commercial, and + 300,000 s.f. of industrial)**