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Current Conditions

- City does not own marina or have any direct access to water
- Three 8 story buildings, one 6 story building and one 5 story parking garage were previously approved
- 8 story condo building and 5 story parking garage already constructed

An aerial photograph of a coastal community. In the foreground, a marina is filled with numerous sailboats and motorboats docked at wooden piers. Behind the marina, a residential area with houses of varying sizes is visible, interspersed with trees. In the far background, the ocean stretches to the horizon under a clear blue sky.

Desired Outcomes

Vibrant, Active, High Quality addition to Palm Coast

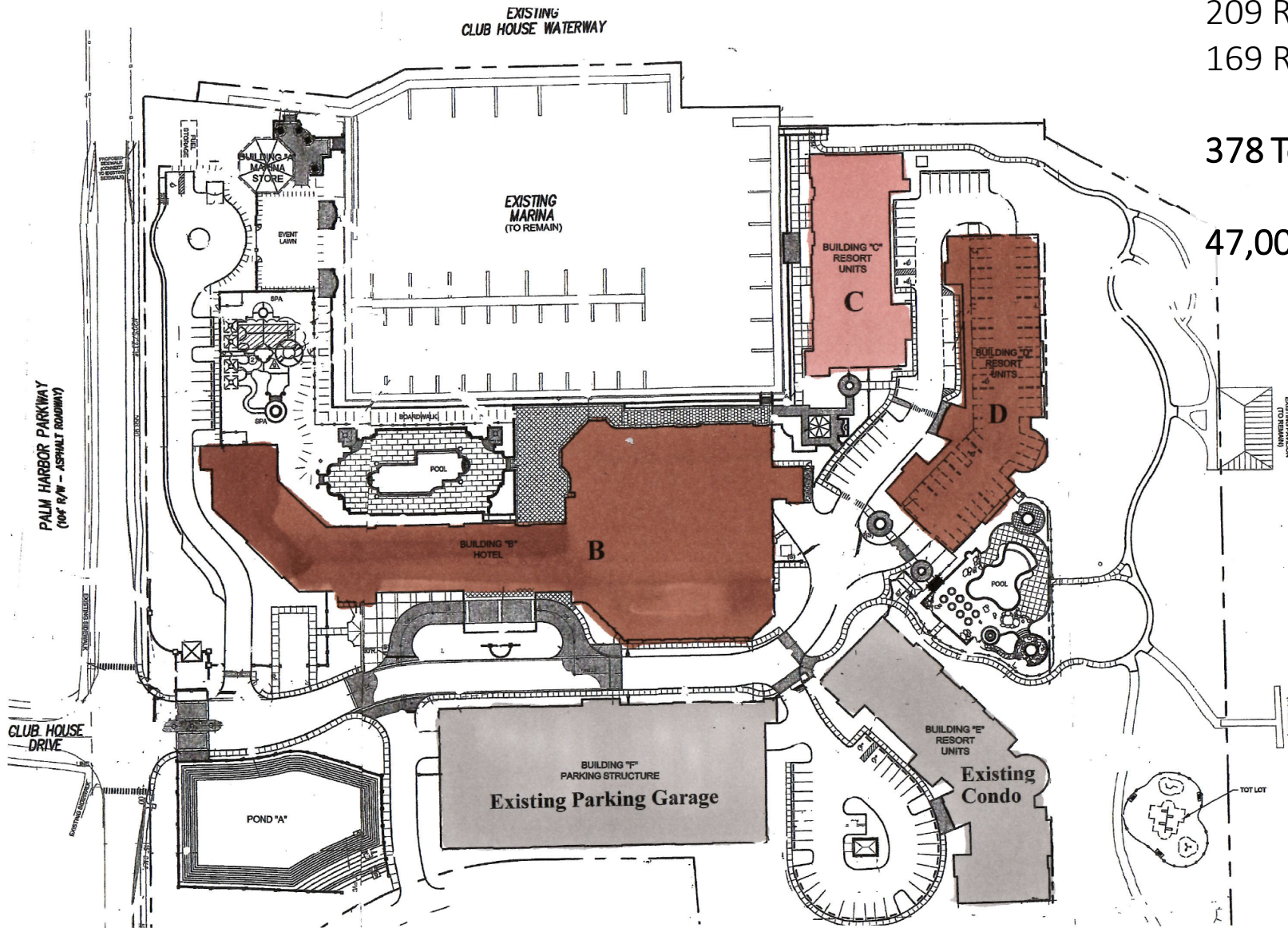
- Significantly reduce the building heights and fewer buildings
- Improve views of the Intracoastal Waterway
- Strengthen community connection to the water

ORIGINAL AGREEMENT SUMMARY

72 Constructed condos (Building E)	8 Stories
209 Resort/condo hotel (Building B)	8 Stories
169 Resort condo units (Building C)	6 Stories
(Building D)	8 Stories

378 Total condo / hotel units

47,000 sq. ft. commercial / accessory





BUILDING B
NORTH ELEVATION



BUILDING B
SOUTH ELEVATION



BUILDING B
WEST ELEVATION



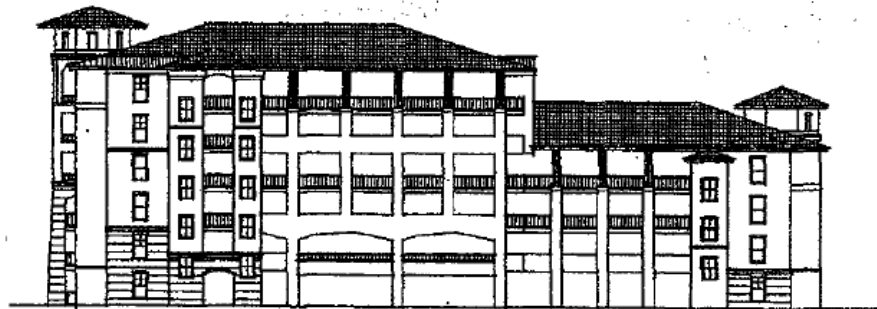
BUILDING B
EAST ELEVATION

BUILDING B
CONDO/HOTEL & ACCESSORY USES
8 STORIES
214,170 SF / 209 UNITS



BUILDING C
WEST ELEVATION

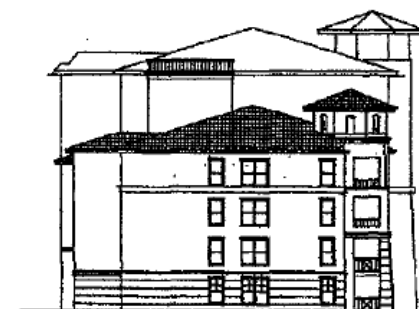
BUILDING C
RESORT / CONDO
6 STORIES
60,735 SF / 35 UNITS



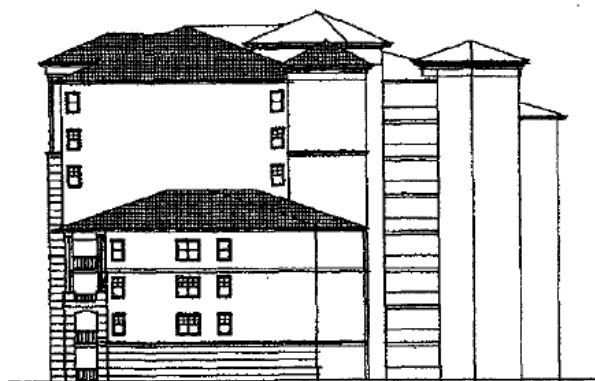
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

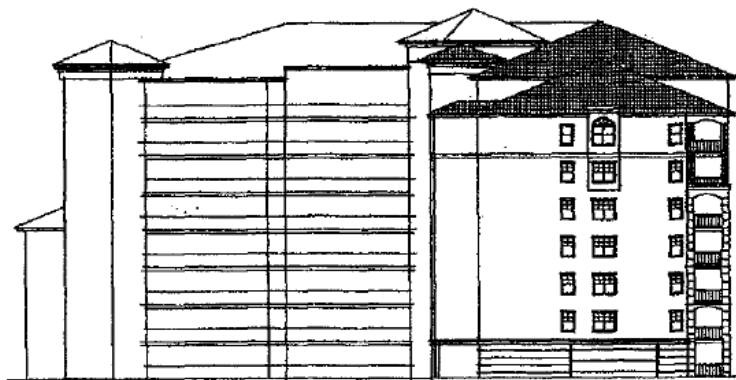


NORTH ELEVATION

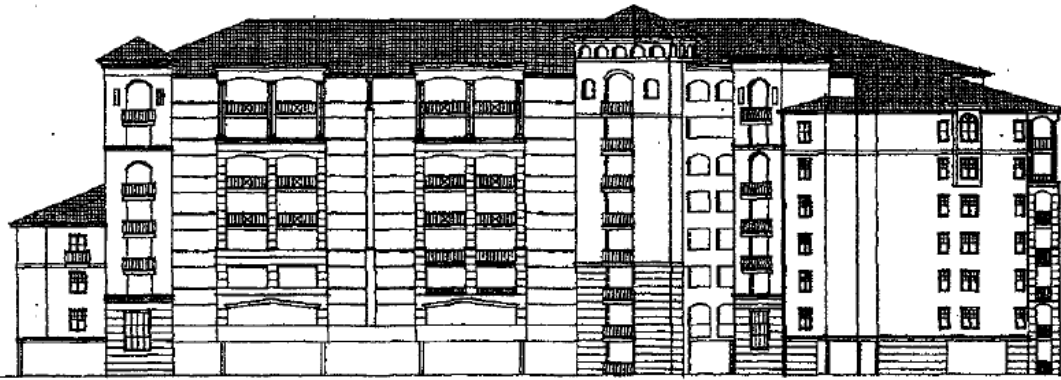


BUILDING D
EAST ELEVATION

**BUILDING D
RESORT CONDO
8 STORIES
118,099 SF / 62 UNITS**



SOUTH ELEVATION



WEST ELEVATION

2019 CONCEPT PLAN SUMMARY

72 Existing condos	8 Stories
120 Hotel units	5 Stories
193 Resort condo units	5 Stories
5 Residential above office / retail	3 Stories
390 Total condo / hotel units	

18,000 sq. ft. commercial / accessory
Includes 2 restaurant locations

COUNTRY CLUB
WATERWAY

RETAIL /
SHIP STORE
4000 SF

OFFICE/ RETAIL
4300 SF &
RESIDENTIAL
5 UNITS / 3 STORIES

RESTAURANT
5250 SF

PALM COAST
PARKWAY

CLUBHOUSE
DRIVE

MULTI-FAMILY
RESIDENTIAL
193 UNITS/
5 STORIES

MARINA OPERATIONS

RESTAURANT
3375 SF

EXISTING
MARINA

HOTEL
120 ROOMS/
5 STORIES

EXISTING
CABANA

EXISTING
POOL AREA

EXISTING PARKING
GARAGE

EXISTING
CONDOMINIUM



Potential Outcomes

Building heights and massing reduced (max 5 story)
Fewer large buildings = better views of the Intracoastal Waterway
Community acquires marina and connection to water

