

Palm Coast Westward Expansion

MPD Pre-Application Meeting

March 9, 2026

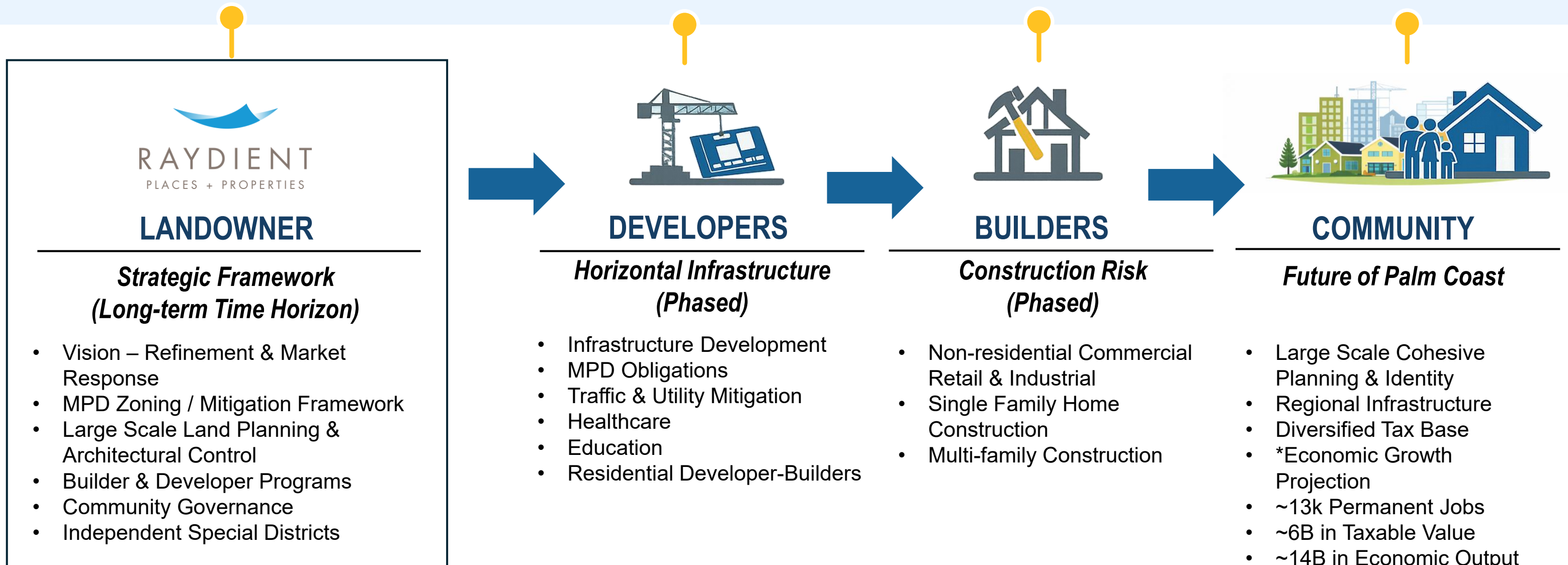
How Did We Get Here?

- Over the past four years, at the City's request, the Parties collaborated on the long-term planning and evaluation of the appropriate mix of land uses, public facility infrastructure and environmental stewardship for those identified lands west of US 1
- Collaboration includes the City's adoption in Imagine 2025 of the 2050 Comprehensive Plan
- The Comprehensive Plan directs future growth to the west of US 1 and provides goals, objectives and policies for smart and sustainable growth and economic sustainability within this portion of the City
- The City identified the extension of Matanzas Woods Parkway west of US 1 over the railroad tracks to provide a looped transportation connection with Palm Coast Parkway as critical infrastructure to assist in the City's goals and priorities

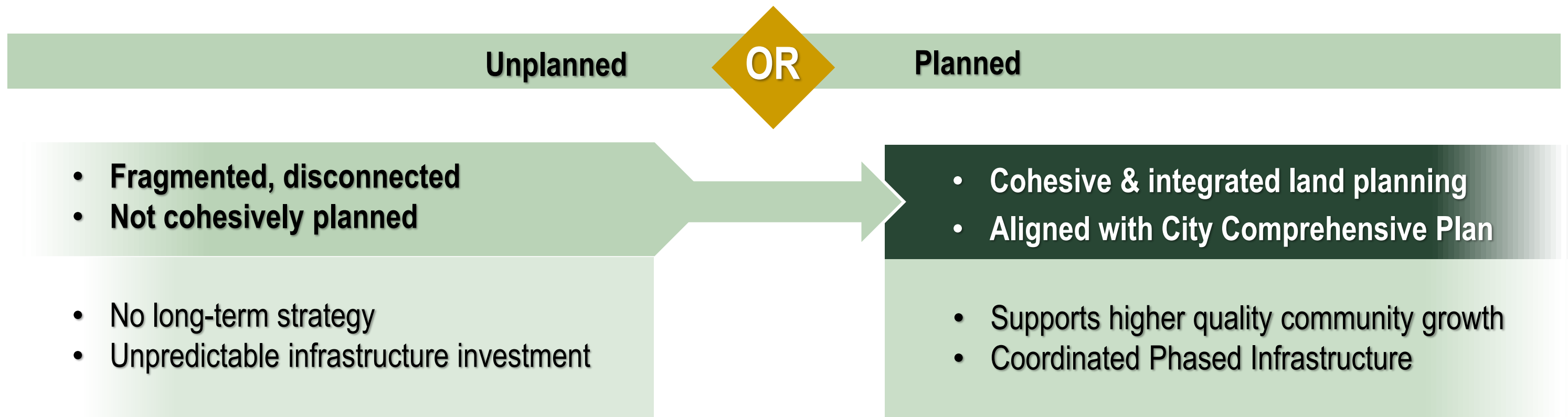
Raydient's Role: Landowner



City of Palm Coast | Regulatory Oversight & Compliance



Two Paths Forward



Both paths are viable – only one achieves the City’s long-term vision.

MPD Introduction

- The MPD establishes the framework to bring the City's vision to life.
- The MPD is structured to be a viable and sustainable approach to development.
- The MPD provides the framework for certainty to the Landowner and the City of Palm Coast

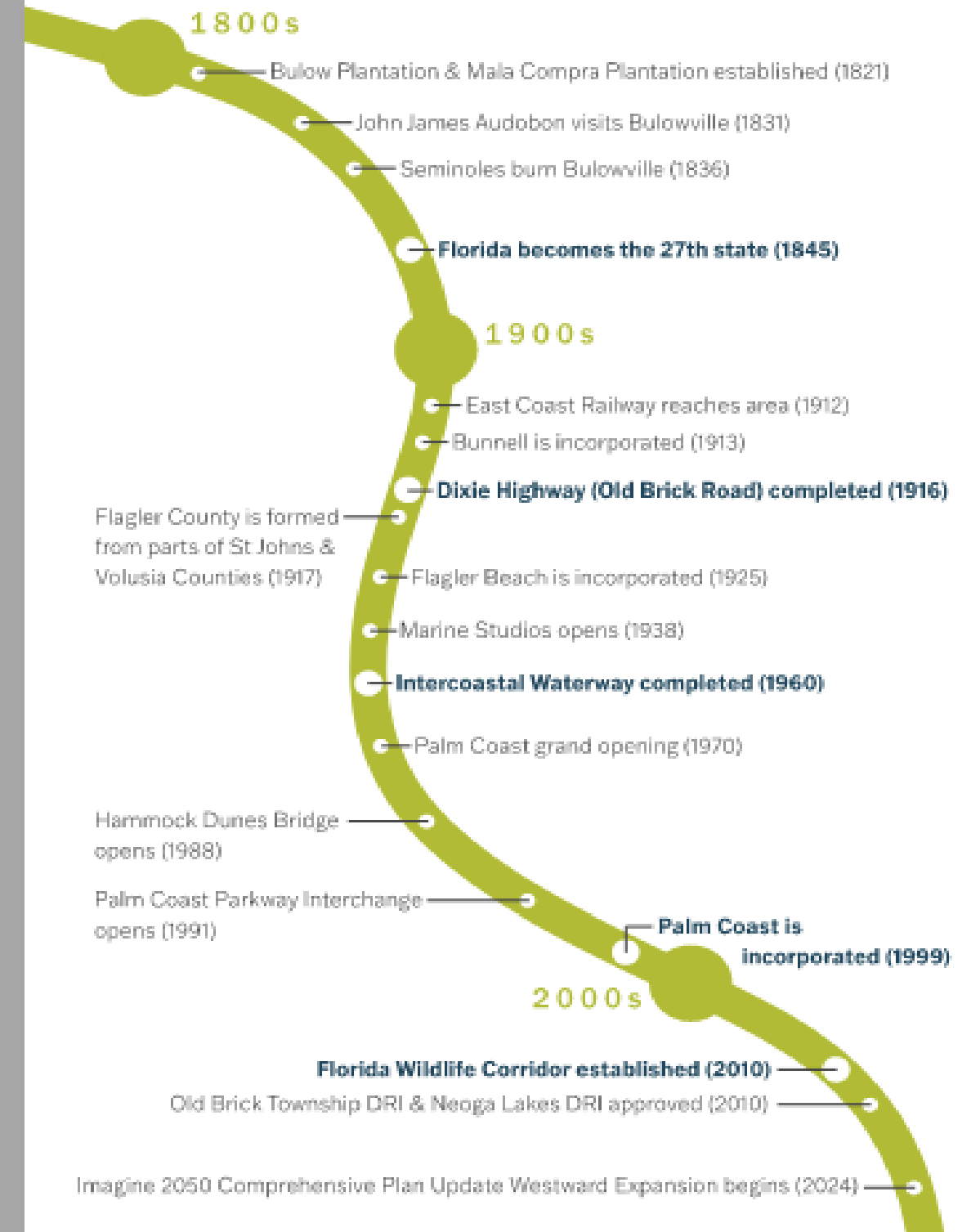
MPD Overview

±20,214 acres west of US 1

- Regionally Significant Roadway Network (Loop Road, CR 2209, connectors)
- Meets 50T Recreation & Open Space indicated in the MPMU
- 21,920 Residential Units with overall density cap: 1.2 DU per gross acre (area-wide)
- 5.7MM SF of Non-Residential

SITE HISTORY

Since the 1800s, the region that would become Palm Coast, Florida, was largely undeveloped, consisting of swamps, pine forests, and agricultural lands. It remained a sparsely populated area used primarily for timber and cattle ranching until modern development began, transforming it into a planned residential community in the 1970s.



Alignment with City Goals: Direct Support of Council Priorities

- Economic diversification and job creation
- Environmental protection and resilience
- Safe, multimodal transportation
- Quality of life and community character –
Focus on Healthcare
- Smart growth and fiscal responsibility

Regional & State Value: Beyond Palm Coast

- Advances Florida Wildlife Corridor objectives
- Advances new CR 2209 Regional Transportation Corridor
- Strengthens regional tourism and recreation networks
- Creates a replicable model for conservation-sensitive growth
- Positions Palm Coast as a statewide leader

Strategic Framework

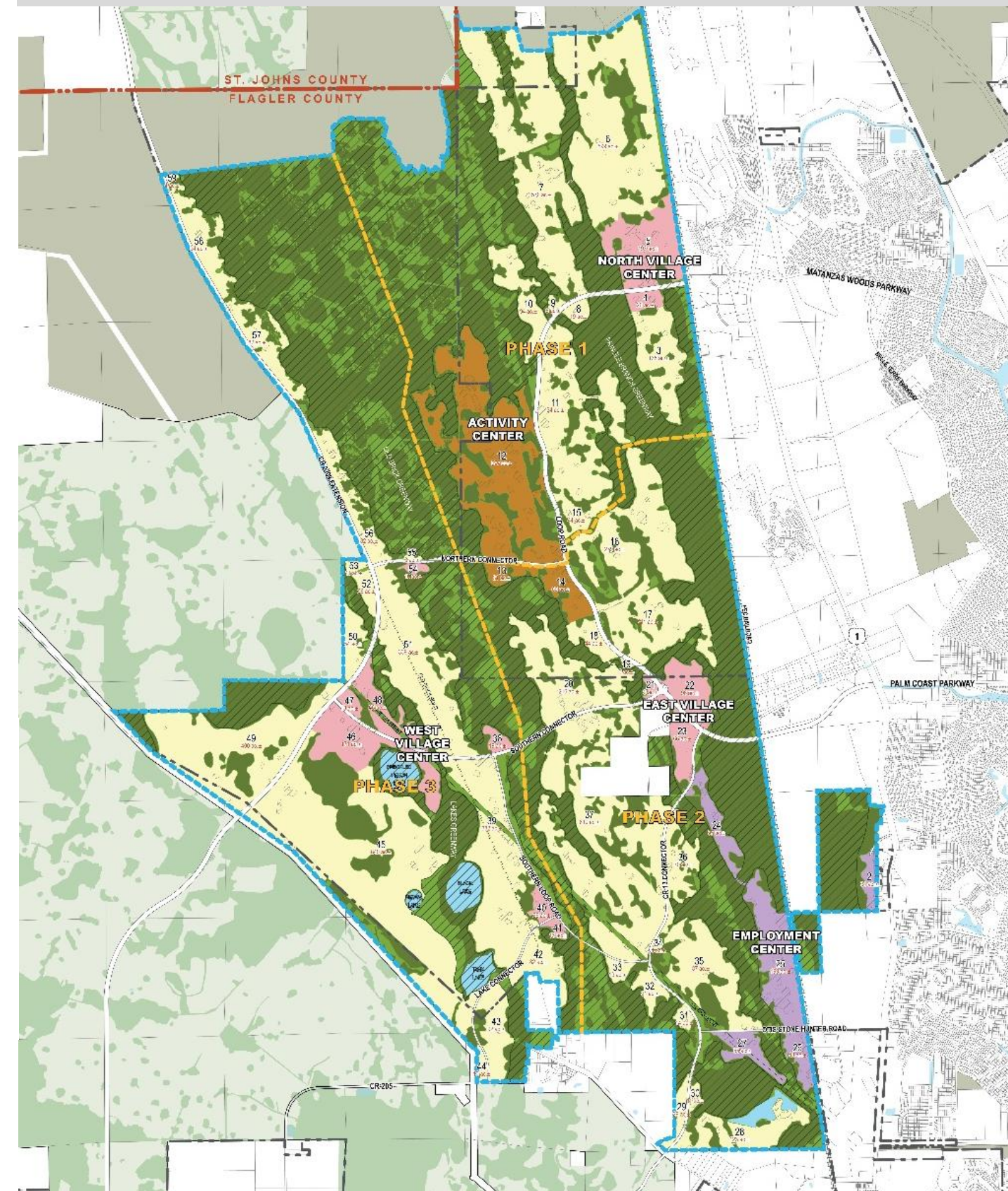
- Economic Development
- Conservation & Stewardship
- Enhanced Regional Infrastructure
- MPD Zoning / Uses

To Be Updated

Land Use Sub-Area (Minimum)	Acreage**	Percent
Regional Activity Center	963	4.7%
Village Center	924	4.5%
Villages*	9487	46.4%
Employment Center	578	2.8%
Greenway	8,500	41.6%
Total	20,452	100%

*Includes Neighborhood Centers and Hamlets/

Zoning Consistent with adopted MPMU for FLUM Amendment



Strategic Framework: Economic Development

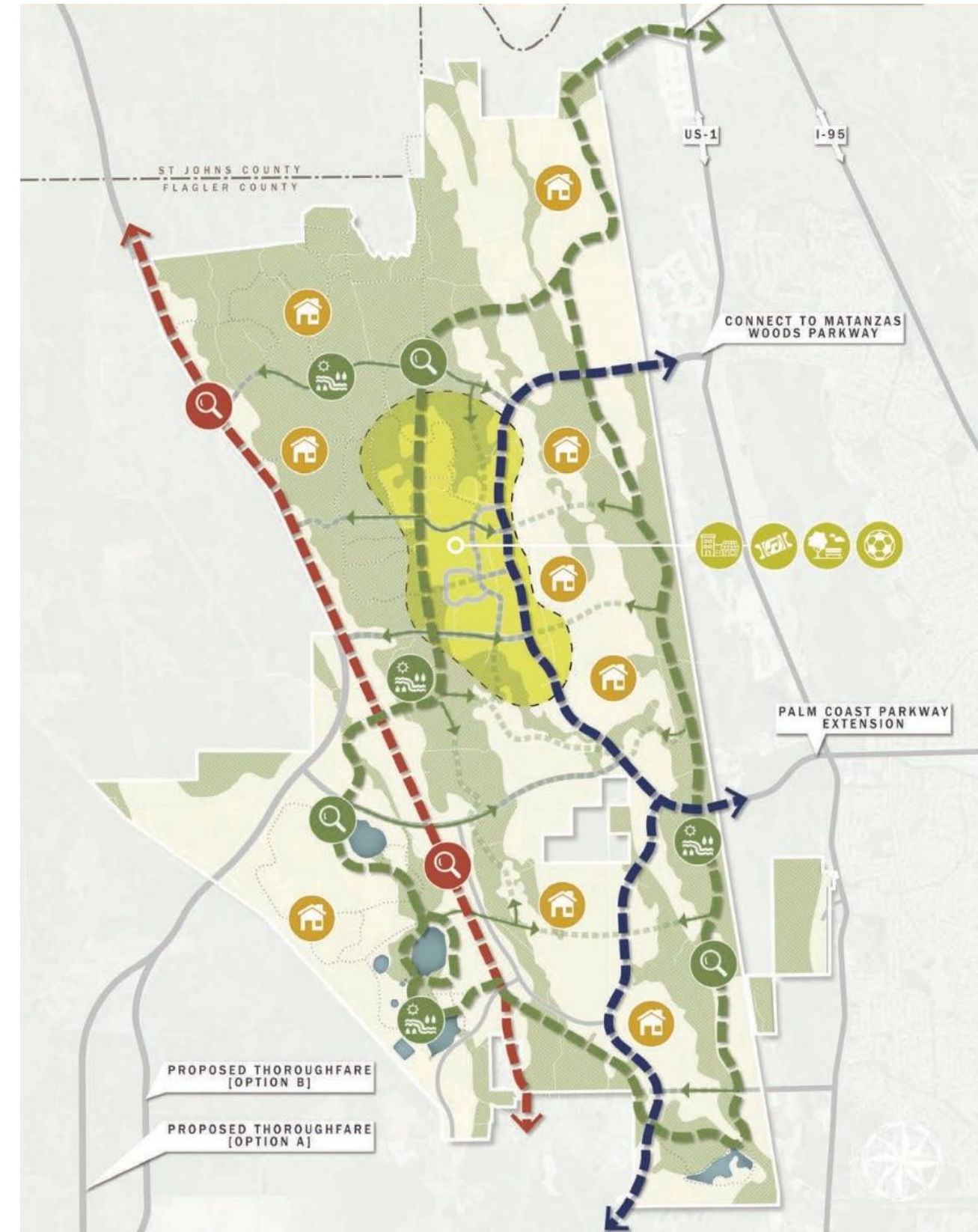
- Allows for a diversified economy anchored by destination sports, entertainment, hospitality, and employment centers.
- Build-out generates estimated 13,375 jobs, \$6B in taxable value, and \$14B in economic output over ~30 years*
- Provides a framework housing diversity that supports workforce attraction, business growth, and generational stability.

Use Type	Units	Buildout Total
Single Family Detached	DU	15,440
Single Family Attached	DU	4,480
Multi-Family	DU	2,000
Office	SF	738,000
Commercial	SF	1,876,000
Industrial	SF	3,235,000
Hospital	Beds	100
Hotel	Rooms	1,035
Soccer Complex	Fields	20
Sports/Entertainment Venue	Seats	28,000
Golf Course	Holes	18

Build-out entitlements consistent with approved MPMU

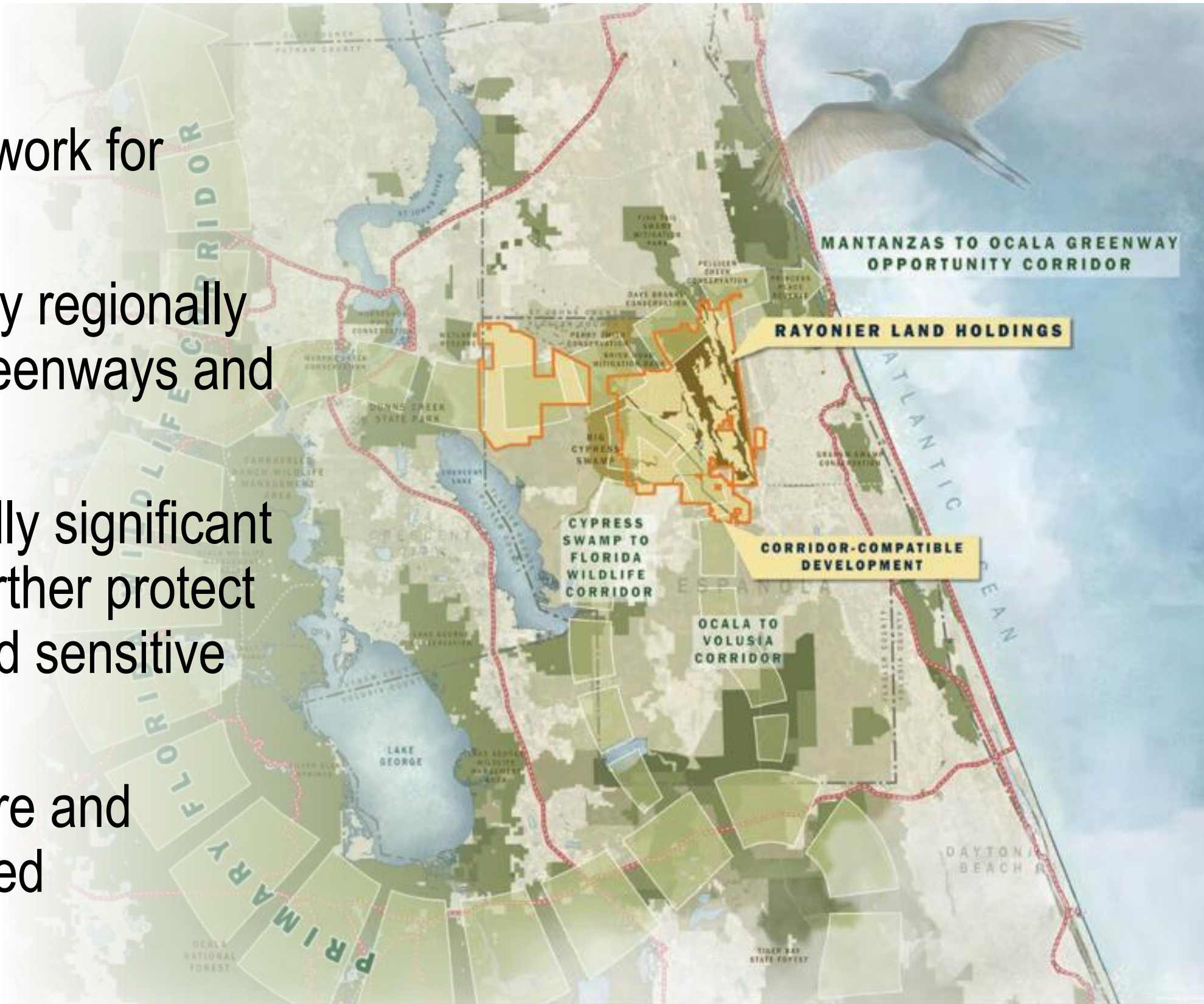
Strategic Framework: Enhanced Regional Infrastructure

- Uses Natureways to combine transportation, stormwater, habitat, and public space into one system.
- Growth Designed Around the Land
- Network provides multimodal mobility network emphasizing safety, walkability, and low-stress travel. Loop Road and Regionally Significant Roadway Network.
- Coordination with City/County with historic assets like Old Brick Road and the future plans for CR 2209 are key to connecting future mobility corridors.
- The Regional Sports Park could become a community wide amenity creating economic diversity while promoting local youth development.
- Phased infrastructure to support growth reduces fiscal risk



Strategic Framework: Greenways & Stewardship

- Nature is the organizing framework for community form
- Opportunity to create potentially regionally significant wildlife corridors, greenways and linkages
- Promotes a potentially regionally significant strategy outside the MPD to further protect the Florida Wildlife Corridor and sensitive areas
- Greenway overlay, infrastructure and community growth are integrated



Strategic Framework: MPD Zoning Framework

- Acknowledge consistency with Comprehensive Plan and City's Vision 2050 Goals
- MPD Zoning and Development Standards apply over LDC for cohesive community planning
- Use Conversion Table provides for large scale cohesive zoning with flexibility to adjust to market
- Exemption from Stormwater management fees (*Independent Special District*)
- Technical site plan approval by City Staff
- Minor modifications to MPD Zoning approved by Staff
- Major modifications to MPD Zoning approved by City Council
- MPD Traffic Methodology Defined (Rules of the Road) – Future Traffic Agreement with Alternative Methodology (Impact fees / TIF) for modelling and mitigation payments by Developers-Builders (building permit). Defines improvements, costs and timing.
- Future Utilities Agreement & Other Civic Facilities – Engineering & other considerations needed to better define improvements, costs and timing
- Architectural Standards governed by MPD requirements and Design Guidelines and Covenants administered by the Landowner or established governance entity
- The MPD doesn't require development but provides the framework while allowing continued Silviculture use prior to development

Process & Timing – Next Steps



Annexation & Comprehensive Plan Amendment

- 4/7 March Annexation petition approval by COPC
- 4/7 City to prepare FLUM amendment + Notice of PLDRB Hearing (rescheduled to 7/15)
- 7/15 PLDRB Flum Transmittal Hearing
- 8/4 City Counsel Flum Amendment Approval & Transmittal
- 8/5 – 9/5 State and Regional Agency Review
- 9/15 Adoption hearing For Comp Plan & Annexation

MPD Zoning & DRI Abandonment

- 3/9 MPD Pre-application meeting
- 3/23 MPD & DRI Abandonment submission to City
- 4/23 City provides comments after 30-day review period
- 4/16 Neighborhood Meeting
- 5/8 Raydient resubmits MPD based on City comments
- 7/15 PLDRB MPD Submittal Hearing
- 8/4 City Council MPD First Reading
- 9/15 City Council MPD Second Reading

Small group meetings between City Staff and Raydient to be scheduled subsequent to the 3/23 submittal

