City of Palm Coast, Florida
Agenda Item

Agenda Date: September 19, 2023

Department	COMMUNITY DEVELOPMENT	**Amount**	
Division	PLANNING	**Account #**	

Subject: ORDINANCE 2023-XX A FLUM AMENDMENT FOR 375+/- ACRE AREA FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 UNITS

Presenter: Jose Papa, AICP, Senior Planner

Attachments:
1. Presentation
2. Ordinance
3. Staff Report
4. Location Map
5. Current FLUM
6. Current Zoning Map
7. Proposed FLUM

Background:
This is a legislative item.

The subject area of this amendment is a total 375.6+/- acre site located 3 miles south of State Road 100 on the westside of Seminole Woods Blvd. The application includes a proposed Future Land Use Map (FLUM) amendment for recently annexed 330.8+/- acre area (which was adopted by City Council at their August 15, 2023, meeting) from its current Flagler County designations of Residential Low Density/Rural Estate and Conservation to City of Palm Coast designations of Residential and Conservation. There is an additional 44.8+/- acre parcel with a current designation of City Residential that will be part of the Cascades Planning Area and will be subject to a site-specific policy to limit development in the Planning Area to 850 dwelling units.

In addition to the Comprehensive Plan Amendment, there is a companion zoning map amendment for the subject area to amend the current Flagler County designations of Planned Unit Development, & New Rural Communities to City of Palm Coast designation of Single Family Residential-1, Multi-Family Residential-2, and Preservation.

In 2005 (while the entire subject area was within unincorporated Flagler County), the FLUM designation for the Cascades was amended to its current Flagler County designations of Residential Low Density/Rural Estate and Conservation. After approval of the FLUM amendment a PUD Agreement was approved by Flagler County in 2005 (called the Cascades at Grand Landings). The PUD agreement covered an area of 696+/- acres and permitted 416 single-family residential units along with 20,000 sq. ft. clubhouse and other recreational amenities. As part of the FLUM and PUD agreement approval, approximately 354 acres of mainly wetlands and environmentally sensitive areas was transferred to Flagler County in 2005. No development commenced within the Cascades PUD area.
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 compared the current maximum potential development (using the approved PUD entitlements-416 dwelling units) against the proposed potential development (850 dwelling units) to determine impacts on public facilities and infrastructure. The proposed amendment will have an increase on the demand for services and infrastructure. Consistent with the development process outlined in the Land Development Code, a concurrency determination will be conducted during the site plan/platting process. Any deficiency found in the infrastructure system may require the developer to pay a proportionate share of the improvements necessary to address the deficiency.

- **Impacts on the environmental/cultural resources.** The proposed amendment will not have impacts on any significant environmental or cultural resources. A small section of the subject area is within Flood Zone A, any development within this area will require compensatory storage within the same defined floodplain's hydrologic sub basin as the placement of the fill pursuant to section 10.02.11B Land Development Code.

  There are no other identifiable impacts to the environmental and cultural resources in the subject area as analyzed in the staff report.

  Finally, it is important to note that the proposed amendment will designate 67+/- acres as Conservation on the FLUM. This is consistent with Comprehensive Plan Policies 6.1.9.9 and 6.1.10.6, all optimal quality wetlands that are larger than 10 acres or are connected to a system that is larger than 10 acres are to be designated as Conservation on the Future Land Use Map.

- **Compatibility with surrounding land uses.** The proposed FLUM designations are generally consistent with the surrounding properties.

Finally, the proposed amendment is consistent with comprehensive plan policies regarding:
- Directing development where existing infrastructure is available, and
- Designation of wetland systems and other environmentally sensitive land as Conservation on the FLUM.

Planning and Land Development Regulation Board (PLDRB) Public Hearing
The PLDRB held a public hearing on August 20 regarding this application. Members of the public spoke to express concerns about stormwater impacts and buffering from potential multi-family development. A PLDRB Board member spoke regarding concerns about the increase in impact from the proposed development. The PLDRB voted 4-1 to recommend approval of the proposed amendment.

Recommended Action:
THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5109 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM RESIDENTIAL LOW DENSITY/RURAL ESTATE & CONSERVATION (FLAGLER COUNTY DESIGNATIONS) TO RESIDENTIAL & CONSERVATION (CITY OF PALM COAST DESIGNATIONS). ALONG WITH A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT AREA TO 850 DWELLING UNITS

ORDINANCE 2023-___
THE CASCADES COMPREHENSIVE PLAN AMENDMENT
APPLICATION NO. 5109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR APPROXIMATELY 330.8 ACRES OF CERTAIN REAL PROPERTY FROM RESIDENTIAL-LOW DENSITY/RURAL ESTATE AND CONSERVATION (FLAGLER COUNTY DESIGNATIONS) TO RESIDENTIAL AND CONSERVATION (CITY OF PALM COAST DESIGNATION) AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; AND ADDING A NOTE ON THE FUTURE LAND USE MAP TO LIMIT CERTAIN SUBJECT AREA (TO BE CALLED THE CASCADES PLANNING AREA) (375 ACRES) TO A MAXIMUM DEVELOPMENT OF 850 DWELLING UNITS; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Palm Coast enacted Ordinance 2010-07, adopting the *City of Palm Coast 2035 Comprehensive Plan* which includes the City of Palm Coast Future Land Use Map (FLUM), which Plan and FLUM have been amended from time-to-time; and

WHEREAS, Section 163.3161 et seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Residential Low Density/Rural Estate and Conservation (Flagler County Designations) to Residential and Conservation (City of Palm Coast Designations); and

WHEREAS, the proposed future land use map amendment will include a note on the Future Land Use Map to limit development within the Cascades Planning Area to 850 dwelling units; and

WHEREAS, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City's Local Planning Agency, considered the proposed map amendments at a public hearing on August 16, 2023, and voted to recommend APPROVAL of the proposed Comprehensive Plan Amendment; and

WHEREAS, on _____ and _____, 2023 the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

WHEREAS, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan of the City's *Comprehensive Plan*; and

WHEREAS, the City Council of the City of Palm Coast hereby reaffirms its commitment to the goal of enacting and implementing sound growth management practices within the City; and

WHEREAS, the City Council of the City of Palm Coast finds that this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Palm Coast.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PALM COAST, FLORIDA, THAT THE FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast.

SECTION 2. FUTURE LAND USE MAP AMENDED. The approximately 375 acre subject area to be called the Cascades Planning Area generally located 3 miles south

of State Road 100 on the westside of Seminole Woods Blvd. as legally described in "Exhibit A" and depicted in "Exhibit 1A," attached hereto, is hereby limited to a maximum development potential of 850 dwelling units.

SECTION 3. FUTURE LAND USE MAP AMENDED. The Future Land Use Map designation for an approximately 330.8 acre area located within the Cascades Planning Area is amended from Residential Low Density/Rural Estate and Conservation (Flagler County Designations) to Residential and Conservation (City of Palm Coast Designations) as legally described in "Exhibit B" depicted on "Exhibit 1B."

SECTION 4. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. CODIFICATION. It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Palm Coast, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to Section," "Article," or other appropriate word.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 7. EFFECTIVE DATE. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming

its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED on first reading after due public notice and hearing the 19th day of September 2023.

ADOPTED on second reading after due public notice and hearing the ____ day of _____, 2023.

ATTEST: CITY OF PALM COAST, FLORIDA

_____ _____

KALEY COOK, CITY CLERK DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

_____

NEYSA BORKERT, CITY ATTORNEY

EXHIBIT A
Metes and Bounds Description for Cascades Planning Area

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S00°45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54°30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N35°28'37"W A DISTANCE OF 135.83 FEET; THENCE N01°32'11"W A DISTANCE OF 552.39 FEET; THENCE N19°37'47"W A DISTANCE OF 412.10 FEET; THENCE N32°40'10"W A DISTANCE OF 110.81 FEET; THENCE N17°11'33"W A DISTANCE OF 238.96 FEET; THENCE N72°48'27"E A DISTANCE OF 330.00 FEET; THENCE N17°11'33"W A DISTANCE OF 200.00 FEET; THENCE S72°48'27"W A DISTANCE OF 300.00 FEET; THENCE N17°11'33"W A DISTANCE OF 288.37 FEET; THENCE N30°45'57"E A DISTANCE OF 156.00 FEET; THENCE N50°34'11"E A DISTANCE OF 436.26 FEET; THENCE N16°53'57"W A DISTANCE OF 207.43 FEET; THENCE N26°57'36"W A DISTANCE OF 468.07 FEET;THENCE N15°17'20"W A DISTANCE OF 724.55 FEET; THENCE N39°35'09"W A DISTANCE 330.89 FEET; THENCE N72°21'03"W A DISTANCE OF 239.12 FEET; THENCE S61°42'28"W A DISTANCE OF 125.39 FEET; THENCE S53°56'04"W A DISTANCE OF 276.63 FEET; THENCE S19°31'27"E A DISTANCE OF 88.08 FEET; THENCE S70°28'33"W A DISTANCE OF 180.00 FEET; THENCE S46°09'36"W A DISTANCE OF 385.77 FEET; THENCE S17°31'40"W A DISTANCE OF 703.87 FEET; THENCE S61°15'44"W A DISTANCE OF 120.13 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE S48°32'16"W A DISTANCE OF 160.92 FEET; THENCE S36°12'37"E A DISTANCE OF 83.08 FEET; THENCE S48°32'16"W A DISTANCE OF 585.38 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE N48°32'16"E A DISTANCE OF 585.38 FEET; THENCE S39°04'45"E A DISTANCE OF 220.30 FEET; THENCE N48°32'16"E A DISTANCE OF 305.17 FEET; THENCE N46°05'07"W A DISTANCE OF 306.30 FEET; THENCE N27°11'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76°08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10°53'12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 485.09 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48°57'38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A

RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56°24'16", BEING SUBTENDED WITH A CHORD BEARING OF N77°09'46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S74°38'06"E A DISTANCE OF 277.50 FEET; THENCE N84°52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88°48'36", BEING SUBTENDED WITH A CHORD BEARING OF S71°11'44"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S47°50'43"E A DISTANCE OF 107.68 FEET; THENCE N70°28'26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 16°32'15", BEING SUBTENDED WITH A CHORD BEARING OF N62°12'19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°56'11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15°30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61°41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12°22'57", BEING SUBTENDED WITH A CHORD BEARING OF N11°01'12"W AND A CHORD DISTANCE OF 203.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08°09'57", BEING SUBTENDED WITH A CHORD BEARING OF N00°44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE N03°20'13"E, A DISTANCE OF 504.26 FEET; THENCE N86°33'58"E, A DISTANCE OF 1262.17 FEET; THENCE N74°58'14"E, A DISTANCE OF 1393.40 FEET; THENCE S08°33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E, A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W, A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E, A DISTANCE OF 266.90 FEET; THENCE N61°27'01" E, A DISTANCE OF 72.25 FEET; THENCE S21°32'33"E, A DISTANCE OF 25.00 FEET; THENCE S24°44'50'E, A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E, A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E, A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E, A DISTANCE OF 521.33 FEET; THENCE N73°59'21"E, A DISTANCE OF 259.08 FEET;

THENCE N30°18'30"E, A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E, A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W, A DISTANCE OF 245.64 FEET; THENCE N87°58'47", A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E, A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W, A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E, A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E, A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W, A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E, A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W, A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W, A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E, A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E, A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E, A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W, A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W, A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W, A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W, A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E, A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W, A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E, A DISTANCE OF 497.13 FEET; THENCE N75°00'26"E, A DISTANCE OF 543.88 FEET; THENCE S24°13'34"E, A DISTANCE OF 1829.93 FEET; THENCE S03°31'05"E, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE N06°32'52"W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE N74°26'31"W, A DISTANCE OF 350.75 FEET; THENCE S89°59'26"W, A DISTANCE OF 1033.69 FEET; THENCE S00°00'34"E, A DISTANCE OF 1283.56 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF- WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09°44'54", BEING SUBTENDED WITH A CHORD BEARING OF S59°22'48"W AND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S54°30'21"W CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14,410,152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

TOGETHER WITH

PART OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1723, PAGE 845, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE S18°31'43"W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 1202.42 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1375, PAGE 1329, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N24°13'06"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 648.60 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S75°07'44"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 547.25 FEET TO THE POINT OF BEGINNING; THENCE S75°28'44"W A DISTANCE OF 492.31 FEET; THENCE ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1375, PAGE 1329, AFORESAID THE FOLLOWING COURSES AND DISTANCES, S08°33'17"E A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E A DISTANCE OF 266.90 FEET; THENCE N61°27'01"E A DISTANCE OF 72.25 FEET; THENCE S21°31'33"E A DISTANCE OF 25.00 FEET; THENCE S24°44'50"E A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E A DISTANCE OF 521.33 FEET; THENCE N73°59'21"E A DISTANCE OF 259.08 FEET; THENCE N30°18'30"E A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W A DISTANCE OF 245.64 FEET; THENCE N87°58'47"W A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E A DISTANCE OF 492.36 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WELL SITE AREA DESCRIBED IN OFFICIAL RECORDS BOOK 601, PAGE 1977, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SAID PARCEL CONTAINING 44.06 ACRES MORE OR LESS AND / OR 1,919,247 SQUARE FEET.

EXHIBIT 1A
DEPICTION OF CASCADES PLANNING AREA

The Cascades Planning Area as depicted on the map above shall be limited 850 dwelling units.

EXHIBIT B

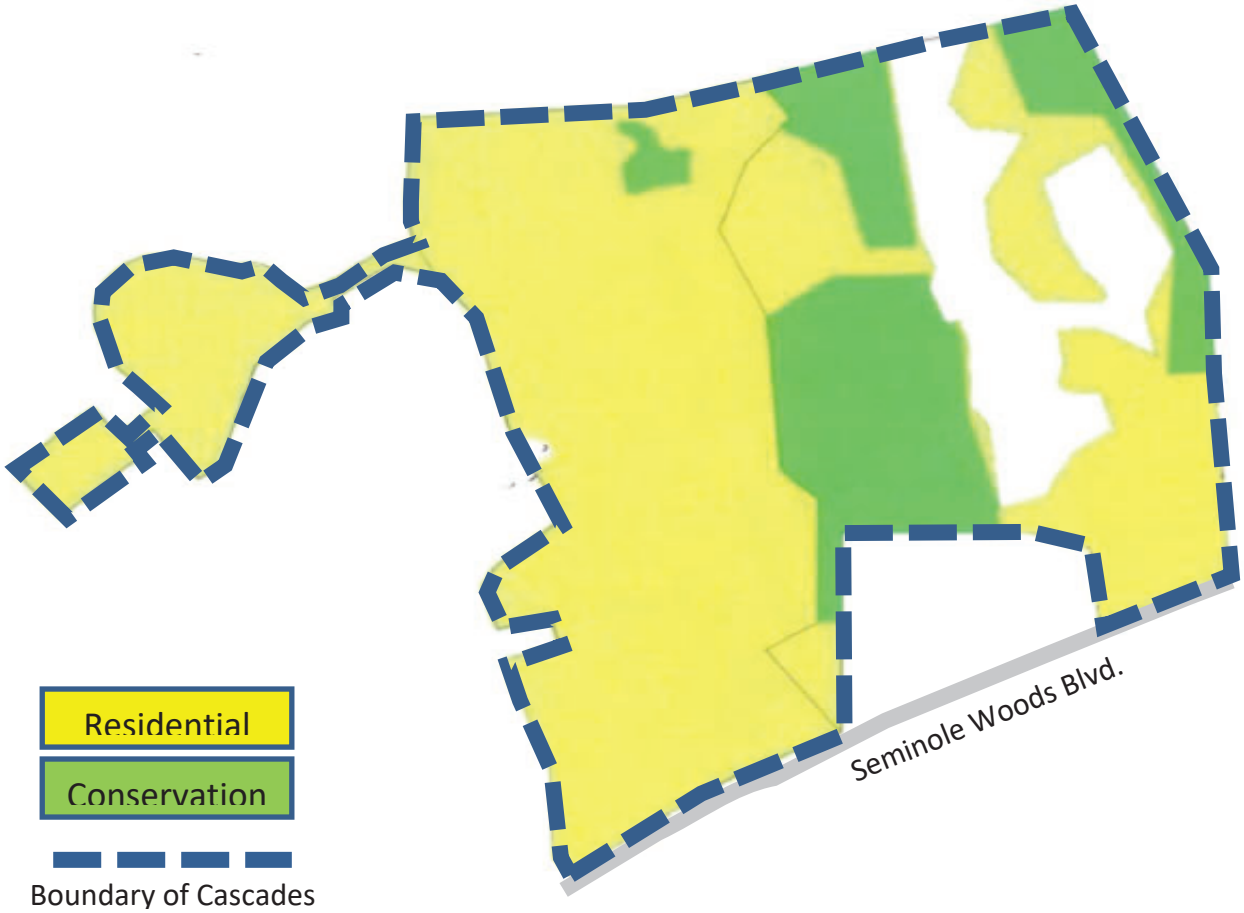
LEGAL DESCRIPTION OF FUTURE LAND USE MAP AREA

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S00°45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54°30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N35°28'37"W A DISTANCE OF 135.83 FEET; THENCE N01°32'11"W A DISTANCE OF 552.39 FEET; THENCE N19°37'47"W A DISTANCE OF 412.10 FEET; THENCE N32°40'10"W A DISTANCE OF 110.81 FEET; THENCE N17°11'33"W A DISTANCE OF 238.96 FEET; THENCE N72°48'27"E A DISTANCE OF 330.00 FEET; THENCE N17°11'33"W A DISTANCE OF 200.00 FEET; THENCE S72°48'27"W A DISTANCE OF 300.00 FEET; THENCE N17°11'33"W A DISTANCE OF 288.37 FEET; THENCE N30°45'57"E A DISTANCE OF 156.00 FEET; THENCE N50°34'11"E A DISTANCE OF 436.26 FEET; THENCE N16°53'57"W A DISTANCE OF 207.43 FEET; THENCE N26°57'36"W A DISTANCE OF 468.07 FEET;THENCE N15°17'20"W A DISTANCE OF 724.55 FEET; THENCE N39°35'09"W A DISTANCE 330.89 FEET; THENCE N72°21'03"W A DISTANCE OF 239.12 FEET; THENCE S61°42'28"W A DISTANCE OF 125.39 FEET; THENCE S53°56'04"W A DISTANCE OF 276.63 FEET; THENCE S19°31'27"E A DISTANCE OF 88.08 FEET; THENCE S70°28'33"W A DISTANCE OF 180.00 FEET; THENCE S46°09'36"W A DISTANCE OF 385.77 FEET; THENCE S17°31'40"W A DISTANCE OF 703.87 FEET; THENCE S61°15'44"W A DISTANCE OF 120.13 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE S48°32'16"W A DISTANCE OF 160.92 FEET; THENCE S36°12'37"E A DISTANCE OF 83.08 FEET; THENCE S48°32'16"W A DISTANCE OF 585.38 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE N48°32'16"E A DISTANCE OF 585.38 FEET; THENCE S39°04'45"E A DISTANCE OF 220.30 FEET; THENCE N48°32'16"E A DISTANCE OF 305.17 FEET; THENCE N46°05'07"W A DISTANCE OF 306.30 FEET; THENCE N27°11'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76°08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10°53'12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 485.09 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48°57'38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A

RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56°24'16", BEING SUBTENDED WITH A CHORD BEARING OF N77°09'46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S74°38'06"E A DISTANCE OF 277.50 FEET; THENCE N84°52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88°48'36", BEING SUBTENDED WITH A CHORD BEARING OF S71°11'44"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S47°50'43"E A DISTANCE OF 107.68 FEET; THENCE N70°28'26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 16°32'15", BEING SUBTENDED WITH A CHORD BEARING OF N62°12'19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°56'11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15°30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61°41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12°22'57", BEING SUBTENDED WITH A CHORD BEARING OF N11°01'12"W AND A CHORD DISTANCE OF 203.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08°09'57", BEING SUBTENDED WITH A CHORD BEARING OF N00°44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE N03°20'13"E, A DISTANCE OF 504.26 FEET; THENCE N86°33'58"E, A DISTANCE OF 1262.17 FEET; THENCE N74°58'14"E, A DISTANCE OF 1393.40 FEET; THENCE S08°33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E, A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W, A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E, A DISTANCE OF 266.90 FEET; THENCE N61°27'01" E, A DISTANCE OF 72.25 FEET; THENCE S21°32'33"E, A DISTANCE OF 25.00 FEET; THENCE S24°44'50'E, A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E, A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E, A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E, A

DISTANCE OF 521.33 FEET; THENCE N73°59'21"E, A DISTANCE OF 259.08 FEET; THENCE N30°18'30"E, A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E, A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W, A DISTANCE OF 245.64 FEET; THENCE N87°58'47", A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E, A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W, A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E, A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E, A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W, A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E, A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W, A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W, A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E, A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E, A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E, A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W, A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W, A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W, A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W, A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E, A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W, A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E, A DISTANCE OF 497.13 FEET; THENCE N75°00'26"E, A DISTANCE OF 543.88 FEET; THENCE S24°13'34"E, A DISTANCE OF 1829.93 FEET; THENCE S03°31'05"E, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE N06°32'52"W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE N74°26'31"W, A DISTANCE OF 350.75 FEET; THENCE S89°59'26"W, A DISTANCE OF 1033.69 FEET; THENCE S00°00'34"E, A DISTANCE OF 1283.56 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF- WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09°44'54", BEING SUBTENDED WITH A CHORD BEARING OF S59°22'48"W AND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S54°30'21"W CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14,410,152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

EXHIBIT 1B
PROPOSED FUTURE LAND USE MAP



COMMUNITY DEVELOPMENT DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
CITY COUNCIL
September 19, 2023

OVERVIEW

Case Number: 5109

Applicant: Michael Chiumento, Agent on behalf of Byrndog PCP, LLC (Owner)

Size of subject property: 375.1+/- acres (330.8+/- acres are subject to a Future Land Use Map Amendment)

Property Description: A 375.1+/- acre parcel located 3 miles south of State Road 100 on the westside of Seminole Woods Blvd. (330.8+/- acres are subject to a Future Land Use Map Amendment)

Property Owner: Byrndog PCP, LLC

Real Estate ID #: 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 29-12-31-0000-01010-0021, and 29-12-31-0000-01010-0025 (parcel previously amended to Residential in 2019).

Current FLUM Designation: Flagler County Designations – Residential Low Density/Rural Estate, and Conservation

Current Zoning Designation: Flagler County Designations - Planned Unit Development (New Rural Communities), and Planned Unit Development

Current Use: Vacant

Requested Action: A Future Land Use Map (FLUM) amendment to change 330.8+/- acres of Flagler County Designations – Residential Low Density/Rural Estate, and Conservation to City of Palm Coast designation of Residential and Conservation. Application will also delineate the Cascades Planning Area (Total of 375.1+/- acres) to limit development within the planning area to 850 dwelling units.

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designations of the subject property.

Recommendation: The Planning and Land Development Regulation Board (PLDRB) finds Application #5109 consistent with the Comprehensive Plan

and recommends that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.

Project Planner: José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

The application is for a Comprehensive Plan amendment for a 375.1+/- acre area located approximately 3 miles south of State Road on the westside of Seminole Woods Blvd. The amendment will delineate the 375+/- acre Cascades Planning Area which will have a maximum development in the planning area to 850 dwelling units.

The proposed amendment will include amending the Future Land Use Map designation for four parcels totaling 330.8 acres from their current Flagler County land use designation of Residential Low Density/Rural Estate and Conservation to City of Palm Coast designation of Residential and Conservation. The four parcels were recently annexed into the City of Palm Coast. A fifth parcel (44.25 ac.) was previously designated Residential in October 2019.

In 2005, the FLUM designation for the Cascades was amended to its current Flagler County designations of Residential Low Density/Rural Estate and Conservation. After the amendment to the FLUM designation, a PUD Agreement was approved by Flagler County in 2005 (called the Cascades at Grand Landings). The PUD agreement covered an area of 696 acres and permitted 416 single-family residential units. As part of the FLUM and PUD agreement approval, approximately 354 acres of mainly wetlands and environmentally sensitive areas was transferred to Flagler County in 2005.

In addition to the proposed FLUM amendment, there is a companion Zoning Map Amendment to designate the properties within the planning area to Single Family Residential, Multi-family Residential, and Preservation.

Neighborhood Meeting

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant. The neighborhood meeting was held on August 9, 2023. Eight neighboring property owners attended the meeting. concerns regarding traffic, stormwater, schools, fire hydrants and buffering were expressed by the attendees. The applicant responded that these issues are given additional scrutiny as a project moves through the development review (site plan/platting/building permit) process.

Planning and Land Development Regulation Board (PLDRB) Public Hearing – August 16, 2023

The PLDRB at their public hearing voted 4-1 to recommend approval of the proposed Comprehensive Plan Amendment. Two members of the public spoke to express concern about the potential impact of more development on the City's stormwater system and concern about the loss of privacy from a multi-story multi-family development.

DENSITY/INTENSITY AND POPULATION

Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed Future Land Use Map (FLUM) categories (including any policy to limit development).

The 375.1+/- acre subject property currently has a FLUM designation of Residential Low Density/Rural Estate and Conservation (Flagler County designations) and a 45+/- acre parcel designated as Residential (City of Palm Coast designation). The proposed amendment will result in the subject property having land use designations of Residential & Conservation with a policy to limit development to a maximum of 850 dwelling units.

As shown on Table 1 below the proposed amendment results in a potential increase of 434 dwelling units and 1,042 persons.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)

		# of Acres	Maximum Density[1]	Maximum # of units[2],[3]	Population (2.4 persons/dwelling unit)
Proposed FLUM:	**City of Palm Coast Designation: Residential & Conservation**	375	12 du/acre	850	2,040
Current FLUM:	**Flagler County Designations - Residential Low Density/Rural Estate & Conservation**	375	1 du/acre	416	998
NET CHANGE		0		434	1,042

Footnotes:

[1] Maximum densities are established in Comprehensive Plan.

[2] Maximum # of units for proposed FLUM designation may be limited by specific policy.

[2] Maximum # of units for Current FLUM analysis are based on approved PUD for the Cascades at Grand Landings.

PUBLIC FACILITIES AVAILABILITY /IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:

A. *Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.*
B. *Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials*
C. *Existing and future availability and capacity of central utility systems.*
D. *Availability and capacity of receiving watercourses and drainage systems to convey design storm events.*

PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS

As previously stated, the analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed land use designations (with consideration of any limiting policies) and represents the theoretical net change between the existing and proposed land use categories. As a project progresses through the land development process (i.e. site plan/platting review, building permit review) the City and other review agencies will further review the project impacts on the various public service and infrastructure. This ensures that a project's impacts are accommodated by the existing infrastructure closer to the time of its actual impact (Concurrency).

An analysis of the development potential under the existing and proposed FLUM (including policy to limit development on the subject parcel to 850 dwelling units) shows that the proposed amendment will result in an increase in the demand on public facilities.

The results of the net impact analysis are shown on Table 2, and are summarized below:

Transportation

The applicant submitted a Traffic Study which included the subject site. In addition to the potential traffic impacts from the project, the traffic study took into account the impacts from recently approved developments in the area (Grand Landings Phase 5 and 6). The traffic study concludes that the project will not have a significant impact on the roadway network (roads will maintain an acceptable LOS).

The study includes a recommendation for certain traffic operation improvements (turn lanes) in the future in order to maintain safe roadway operation. Operational improvements will be reviewed as part of the site plan/plat review process.

Potable Water

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of .130 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service.

Wastewater

The proposed FLUM amendment will have a maximum potential net increase in demand for sanitary sewer treatment of .085 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

Solid Waste

The proposed FLUM amendment will have a maximum potential net increase of 8,968 lbs. of solid waste/day. The City currently has an interlocal agreement with Volusia County for solid waste disposal. There is adequate capacity at the Volusia County landfill to accommodate the additional demand.

Public Recreation and Open Space

The proposed FLUM amendment will have a maximum potential net increase in demand of 8.3 acres of park facilities. The City currently has adequate capacity to accommodate the additional demand.

Public Schools

The proposed FLUM amendment will have a potential net increase in demand of 92 student stations. At the time of site plan review/plat process, the property owner and/or developer will need to coordinate with the School district to determine the current availability of student stations.

Stormwater

N/A. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

Table 2 Public Facilities Impact Analysis

***Proposed FLUM designation includes specific policy to limit development to 850 dwelling units.**

****Current FLUM development potential is based on approved PUD (Cascades at Grand Landings)**

Density[1]	# of units or square feet of development	Transportation (PHT)[2]	Potable Water (GPD)[3]	Sanitary Sewer (GPD)[4]	Solid Waste (lbs./day)[5]	Recreation and Parks (8 acres/ 1000 pop.)[6]	Public Education (students)[7]	Stormwater Drainage[8]
Proposed FLUM designation*								
Residential (12 du/acre)	850	765	255000	167280	17564	16.3	181	N/A
	Total	765	255000	167280	17564	16.3	181	N/A
Current FLUM designation**								
Residential Single-family (Per PUD agreement)	416	374	124800	81869	8596	8.0	89	N/A
	Total	374	124800	81869	8596	8	89	
Net Change		**391**	**130,200**	**85,411**	**8,968**	**8.3**	**92**	**N/A**

Footnotes:

[1] Calculation of Density: Lot Size (acre)# of units/acre, or determined by site specific policy*

[2] Transportation: Single Family Residential PM Peak Hour Trips (PHT), = 0.9 Trips/Unit, ITE Trip Generation Manual, 11th Edition

*[3] Potable Water: Residential = # of units*2.4*125 gallons/capita/day*

*[4] Wastewater: Residential = # of units*2.4*82 gallons/capita/day*

*[5] Solid Waste: Residential Demand = # of units*2.40*8.61 lbs/capita/day*

*[6] Recreation and Parks: Residential Demand = # of units * 2.40 *8 acres/1000 persons*

[7] Public Education Residential: = Based on multiplier provided by Flagler County School District.

[8] Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

A. Topography and soil conditions including the presence of hydric soils.
B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.
C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.
D. Location and extent of other environmentally sensitive features.
E. Proximity to wellfields and aquifer recharge areas.
F. Impacts to potable water supply.

The following sections discuss site conditions and original application materials. Staff has evaluated this information and established the following findings.

A. TOPOGRAPHY AND SOIL CONDITIONS

The analysis area is silviculture land with hydric soils throughout property. The site is bounded by Seminole Woods Boulevard to the south, Grand Landing subdivision to the east, silviculture land to the north, and preservation areas. According to the October 2022 Environmental Assessment, the land use proposal area does contain St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP) jurisdictional wetlands; the total analysis area contains 230.31 acres of uplands, 3.30 acres of graded and drained roads, and 146.25 acres of wetlands. The wetlands detailed on the environmental assessment "Douglas – Cascades FLUCFCS/Existing Conditions Map" Figure, reflect the boundaries that were delineated in the field pursuant to state and federal guidelines (Chapter 62-340 F.A.C. and the 1987 Corps of Engineers Wetlands Delineation Manual). Further description of these features may be found in the Section C, Vegetative Communities.

As detailed within the ERS report, the *Soil Survey of Flagler County, Florida* indicates seven (7) soil types within the property.

> **Analysis:** There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change.
>
> **FINDING:** It is not anticipated that the proposed FLUM change from Residential Low Density/Rural Estate and Conservation (Flagler County designations) to Residential and Conservation (City of Palm Coast designations) will negatively impact the local topography or prevent the proposed development permissible within the FLUM designation.

B. FLOODPLAINS

No floodplain information was provided in the ERS report. Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) source indicates that a small area within the subject property lies within a Special Flood Hazard Area (SFHA).

> **Analysis:** A small portion of the Subject Property is located within Zone A.
>
> **FINDING**: The proposed FLUM change could potentially negatively impact the function of the SFHA, however, if floodplain is impacted, compensatory storage will be required within the same defined floodplain's hydrologic sub basin as the placement of the fill pursuant to section 10.02.11B Land Development Code.

C. VEGETATIVE COMMUNITIES

According to the ERS report, the assessment area is comprised of the following vegetative community types and features.

1. Pine Plantation (441): ± 230.31 acres
2. Hydric Pine Flatwoods (625): ± 146.25 acres
3. Graded/Drained Road (8145): ± 3.30 acres

> **Analysis:** There are wetlands located on the property and any impacts will need to be permitted through St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection (FDEP).

FINDING: There are extensive wetlands on the property of undetermined quality. The Uniform Mitigation Assessment Method (UMAM) sheets are required to determine quality on site. It is staff's opinion, and consistent with the Comprehensive Plan, that all potentially high quality wetlands that are larger than 10 acres are to be designated Conservation on the Future Land Use Map.

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

The submitted ERS report documents that Potentially Occupied Gopher Tortoise (*Gopherus polyphemus*) burrows were located on-site. The wood stork (*Mycteria americana)* and Florida Black Bear (*Ursus americanus floridanus*) was noted as having a likely probability of occurrence.

Analysis: There is potential for wildlife to utilize the property as it is mostly surrounded by other vacant land (it is important to note however that the vacant lands to the north and to the east, are slated for development in the future). Wildlife utilization may change over time due to various factors. To ensure that the referenced species and any potentially occurring species in the future, the Unified Land Development Code (Section 10.04.03.A, LDC) requires that a listed species study is performed by a Qualified Environmental Professional (QEP) at site plan or preliminary plat. Further, a study is valid for one year for the property that was investigate to capture any changes in wildlife utilization.

FINDING: The proposed FLUM amendment will not change the need to relocate the Gopher Tortoise prior to any development activities. This need remains no matter the FLUM designation.

E. GROUNDWATER RESOURCE PROTECTION

According to City maintained data, the Subject Property contains three (3) known wellsites.

Analysis: The amendment is not within an aquifer recharge area but does have multiple wellsites located throughout the Subject Property.

FINDING: The proposed land use change is not anticipated to impact groundwater resources pursuant all guidelines are followed. These wellsite's will require a Primary Wellhead Protection Zone with a fixed 500-foot radial setback distance and be required to adhere to Restrictions within wellhead primary and secondary protection zones pursuant to section 10.03.05 of the Land Development Code.

F. HISTORICAL RESOURCES

A Cultural Resource report was provided. They performed 130 total shovel tests, which resulted in no archeological or historic resources being identified.

Analysis: Staff analyzed the cultural report that was provided.

FINDING: The report was found to be in order. It is staff's determination that based on this document the proposed FLUM amendment will have no adverse impact on historical or cultural resources.

LAND USE COMPATIBILITY ANALYSIS

Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.

A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.
B. Buffers are encouraged as an effective means of transition between areas where there is a greater degree of disparity in terms of densities and intensities.
C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.

Surrounding Future Land Use Map Designation:
North: Residential (City of Palm Coast designation)
South: Residential (City of Palm Coast designation)
East: Agriculture & Timberlands (Flagler County designation)
West: Conservation (Flagler County designation)

Surrounding Zoning Designation:
North: Master Planned Development (City of Palm Coast designation)
South: Single Family Residential (City of Palm Coast designation)
East: Agriculture & New Rural Communities-Planned Unit Development (Flagler County designation)
West: Planned Unit Development (Flagler County designation)

Surrounding Property Existing Uses:
North: Vacant Single Family – Grand Landings Subdivision (City of Palm Coast)
South: Single Family Residential – Seminole Woods Neighborhood (across Seminole Woods Blvd.) (City of Palm Coast)
East: Vacant (Flagler County)
West: Vacant (Flagler County)

North
The parcels to the north are designated Residential on the Future Land Use Map (FLUM) with a zoning designation of Master Planned Development. These properties are more commonly known as Grand Landings. These lands are currently vacant but are slated for development as single-family homes (attached and detached). The proposed FLUM amendment is consistent with the existing designation and will not have a detrimental impact on these parcels.

East
The area to the east of the subject property is within the boundaries of unincorporated Flagler County and are currently vacant with a Flagler County FLUM designation of Agriculture & Timberlands. Additionally, these properties are zoned Agriculture, and New Rural Communities-Planned Unit Development. The proposed Residential FLUM designation for the subject properties is not expected to have a negative impact on the properties to the east. Historically, the “Agriculture” land use designation was intended as a “transitional” designation that may be amended, as appropriate, as Flagler County continued to develop. The New Rural Communities-Planned Unit Development is a designation under the Flagler County Land Development Code for single-family development typically in rural areas.

South

Abutting the subject property to the south is Seminole Woods Blvd. (a 2-lane Major Collector roadway). Continuing across Seminole Woods Blvd. is the Seminole Woods neighborhood which was originally platted by ITT in the early 1970s as a single family residential neighborhood. These lots are zoned for single family uses and continue to be developed as such. The proposed amendment will not hinder the continued development of the neighborhood for single family residential use.

West

Finally, the parcels to the west are within unincorporated Flagler County and currently have a FLUM designation of Conservation (Flagler County designation). These lands were conveyed to public ownership (Flagler County) in 2005 as part of a conveyance agreement between the property owners at the time (The Reserve, LLC) and Flagler County. The proposed FLUM amendment will not hinder the function of these areas for Conservation purposes.

Overall, staff does not find any incompatibility with the proposed designation of Residential & Conservation with the surrounding FLUM designation, zoning, and uses in the surrounding area. Staff also does not have any concern that the proposed designation would be a detriment to future development in the surrounding areas.

CONSISTENCY WITH COMPREHENSIVE PLAN

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. The proposed amendment is consistent with the following policies in the Comprehensive Plan:

Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.

Analysis: The proposed amendment is consistent with Policy 1.1.4.5, the potential of additional residential use along a major collector (Seminole Woods Blvd.) is appropriate. Furthermore, Seminole Woods Blvd. as a collector road provides direct access to a major commercial corridor in the City (State Road 100), as well as one of the main north-south routes in the County (US-1). Finally, water and wastewater mains are within proximate distance of the project site and will be extended by the developer/property owner.

Policy 1.3.1.1 - The City shall ensure that the location and timing of new development is coordinated with the provision of public facilities through the use of growth management measures being included in the LDC such as development phasing, programming, and appropriate sizing of public facilities.

Analysis: The proposed amendment is consistent with Policy 1.3.1.1, the developer/land owner of the subject site will need to coordinate with the City Utilities Dept. to ensure that the available infrastructure can accommodate the proposed development program. Any need to extend water or wastewater mains to the site will be the responsibility of the developer/property owner. Additionally, more in-depth analysis of the demands on public facilities/infrastructure will occur during the site plan/platting phase of development. During this phase a concurrency test will occur to ensure that there is adequate infrastructure capacity to accommodate the impacts of proposed development.

Policy 5.1.3.2 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.

Analysis: The proposed amendment to Residential is consistent with Comprehensive Plan policy to create urban densities or intensities in areas that have sufficient existing or planned capacity for potable water and wastewater facilities.

Policy 5.2.2.3 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.

Analysis: The proposed amendment to Residential land use designation is consistent with Comprehensive Plan policy above to designate urban densities or intensities in areas that have sufficient existing or planned capacity for sanitary sewer facilities.

Policy 6.1.9.9- The Conservation future land use designations shall be established on the FLUM to provide protection of wetland systems and other environmental sensitive lands. This FLUM designation provides for preservation of large interconnected high quality wetland systems and other high quality environmentally sensitive areas. Conservation areas are generally a minimum of 10 acres in size, with most being substantially larger. Other areas, which may be classified conservation, include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, wildlife corridors, and aquifer recharge zones. Unlike most of the other land use designations that follow property lines, the boundaries of most areas assigned this land use designation have been drawn to encompass the environmentally sensitive area using best available aerial mapping data and will require field verification to determine wetland quality and boundaries with precision.

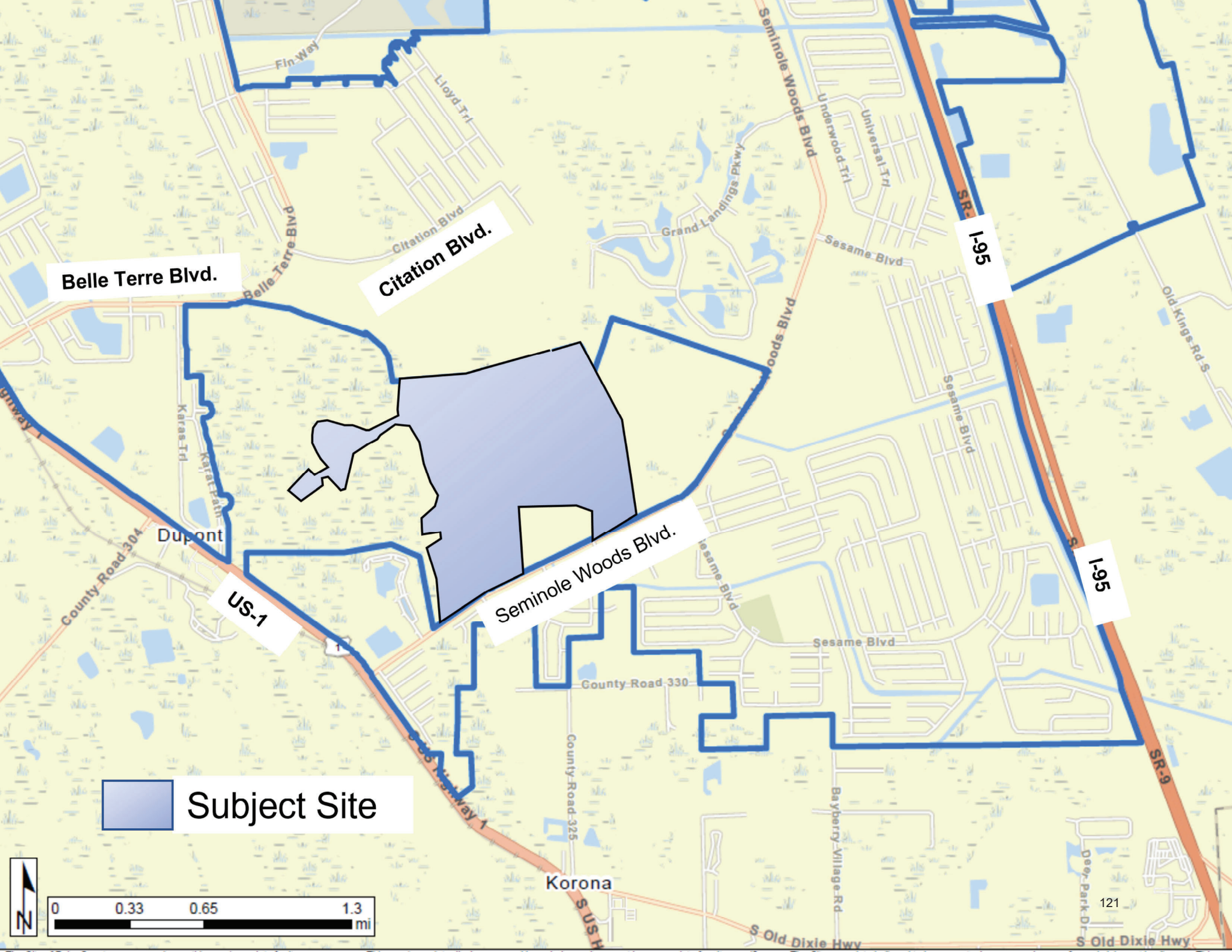
Analysis: See Analysis below.

Policy 6.1.10.6 - The City shall protect its environmentally sensitive areas that include, but are not limited to, large interconnected wetland systems, by utilizing the Conservation land use designation. The Conservation land use designation, as well as the Preservation Zoning classification, shall be utilized by the City, as appropriate, for the purpose of protecting high quality wetlands, lakes, designated hammock areas and other environmentally sensitive areas.

Analysis: Due to better data and more in-depth analysis of the environmental conditions within the subject area, a total of 67 acres of the 375 acre subject area will be designated as Conservation. This is an increase of Conservation areas on subject site of approximately 58 acres. The Conservation designation of certain wetlands on the subject area is consistent with Policy 6.1.9.9 and 6.1.10.6 as recited above.

RECOMMENDATION

The Planning and Land Development Regulation Board (PLDRB) finds Application #5109 consistent with the Comprehensive Plan and recommends that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.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Current FLUM Map

Subject Site

Flagler County
Flum Classification

EducationalUse

Agriculture/ Timberland

Commercial High intesity

Conservation

Residential

FLUM Classification

Canals

Greenbelt

Mixed Use

Residential

Feet 0 1,000

Dataframe Rotation: 0° off True North

Creation Date:
8/2/2023

Map Provided By:
Planning Division

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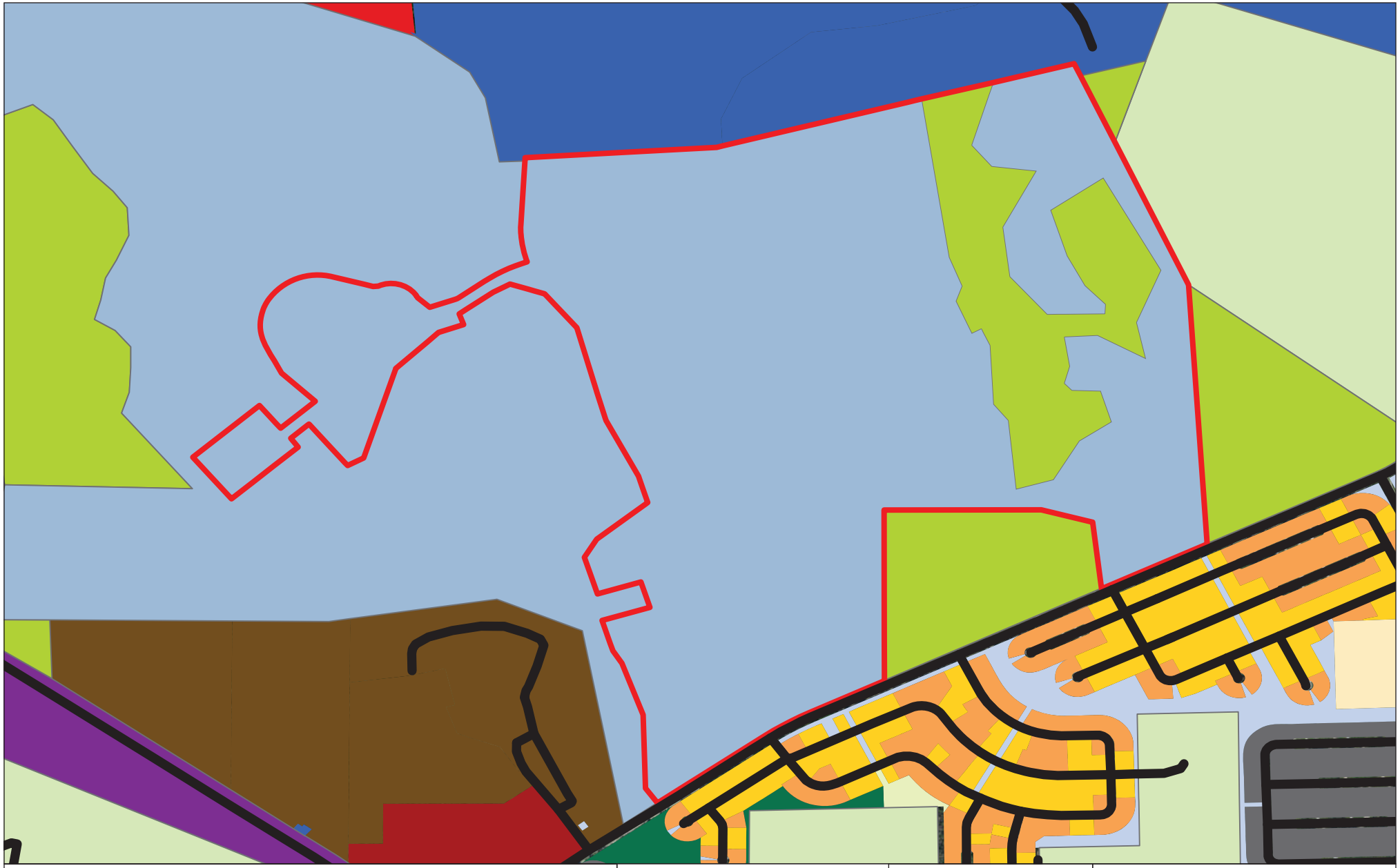

Current Zoning Map

Subject Site

Flagler County Zoning Districts

- PUD
- NRCPUD
- AC
- I

Palm Coast Zoning Districts

- COM-2
- COM-3
- DPX
- EST-1
- MFR-2
- PRS
- PSP
- SFR-2
- SFR-3
- SFR-5
- MPD post 11-16-08 designation

Feet 0 1,000

Dataframe Rotation: 0° off True North

Creation Date: 8/2/2023

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FLUM Amendment

Subject Site
Streets

Flagler County
Flum Classification
EducationalUse
Agriculture/ Timberland
Commercial High intesity
Conservation
Residential

Proposed FLUM Classification
Conservation
Residential

FLUM Classification
Canals
Greenbelt
Mixed Use
Residential

Feet 0 1,000

Dataframe Rotation: 0° off True North

Creation Date:
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