City of Palm Coast, Florida
Agenda Item

Agenda Date: November 7, 2023

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

Subject: ORDINANCE 2023-XX THE CASCADES REZONING APPLICATION NO. 5107

Presenter: Bill Hoover, AICP, Senior Planner

Attachments:

1. Ordinance
2. Staff Report
3. Location Map
4. Future Land Use Maps (2) Current and Amended
5. Current Zoning Map
6. Proposed Zoning Map
7. Survey
8. Environmental Report
9. Rezoning Amendment Affidavit
10. Combined Neighborhood Meeting and Summary
11. Application
12. Public Correspondence Received (7)

Background:
This is a quasi-judicial item, please disclose any ex parte communication.

UPDATED BACKGROUND FROM THE SEPTEMBER 19, 2023, BUSINESS MEETING:
This item was heard by City Council at the September 19, 2023, Business Meeting. There have been no changes to the item since the first reading.

ORIGINAL BACKGROUND FROM THE SEPTEMBER 19, 2023 BUSINESS MEETING:
The applicant is proposing to rezone 375 +/- acres of vacant land located on the NW side of Seminole Woods Blvd. about ½ mile NE of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.

The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was annexed into the City and has a current City FLUM designation of Residential. The remaining four parcels (331 +/- acres with a current zoning of Planned Unit Development) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels were approved for annexation into the City on August 15, 2023. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that

the FLUM application also includes the Fishhook Parcel and offers a maximum cap of 850 residential units to be developed throughout the five parcels.

JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.

The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some additional vehicular noise along this major roadway and some impact from the proposed multi-family projects. The two multi-family communities will be required to provide a 25-foot wide Landscape Buffer "G" which will assist in providing some needed screening between the single-family residences and the multi-family residences.

Public Participation: The developer notified the neighboring property owners of a neighborhood meeting that was held on August 9, 2023, at 6:00 P.M. at the Hijacker's restaurant adjacent to the Flagler County Airport. Eight neighbors, the developer's two representatives and two City staff members attended. Neighbors voiced concerns especially with the two proposed MFR-2 zoned areas directly across Seminole Woods Boulevard. Three signs along Seminole Woods Boulevard will be erected and news ads will be run prior to each public hearing.

Planning and Land Development Regulation Board (PLDRB) Meeting: The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on August 16th, 2023, and by a 5 – 0 vote recommended approval to City Council. No one from the public spoke during the rezoning public hearing but two neighboring residents did speak against the overall project during the accompanying FLUM Amendment public hearing, which was heard just before this item.

Changes Since the Planning and Land Development Regulation Board Meeting: The applicant has tried to address the concerns of the neighbors and the PLDRB members by proposing two voluntary conditions that would be placed as additional site specific policies in their FLUM Amendment request. The first condition would require all of the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The applicant also offered to provide a minimum setback of 150 feet for all residential buildings in the proposed MFR-2 area from the southeast edge of the 40' drainage easement. To compensate the developer for this reduced area for the location of their MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 245 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

Recommended Action:
THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDED APPROVAL TO CITY COUNCIL TO REZONE 375 +/- ACRES FROM THE PLANNED UNIT DEVELOPMENT (PUD) AND NEW RURAL COMMUNITIES (NRC) ZONING DISTRICTS TO THE SINGLE-FAMILY RESIDENTIAL-1 (SFR-1), MULTI-FAMILY RESIDENTIAL–2 (MFR-2) AND PRESERVATION (PRS) ZONING DISTRICTS

ORDINANCE 2023-____
REZONING APPLICATION NO. 5107
THE CASCADES AT GRAND LANDINGS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR 375± ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBERS [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], GENERALLY LOCATED ON THE NORTHWESTSIDE OF SEMINOLE WOODS BLVD. ABOUT ½ MILE NORTHEAST OF US HIGHWAY 1 AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM FLAGLER COUNTY DESIGNATIONS OF PLANNED UNIT DEVELOPMENT AND NEW RURAL COMMUNITIES TO THE SINGLE FAMILY RESIDENTIAL-1 (SFR-1), MULTI-FAMILY RESIDENTIAL-2 (MFR-2), AND PRESERVATION (PRS) ZONING DISTRICTS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

WHEREAS, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

WHEREAS, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;

2. The rezoning is compatible as defined in the Unified Land Development Code Section 2.06.03F, and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;

3. The rezoning will result in a logical, timely and orderly development pattern;

4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

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

SECTION 2. OFFICIAL ZONING MAP AMENDED. The 375 +/- acres of land, identified as tax parcel identification number 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, located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1., legally described in "Exhibit A" and as depicted in "Exhibit B," attached hereto, is hereby amended from the Flagler County designation of Planned Unit Development and New Rural Communities-Planned Unit Development to Single Family Residential-1 (SFR-1), Multi-family Residential-2 (MFR-2), and Preservation (PRS).

SECTION 3. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon the effective date of Ordinance No. _____, as Adopted by the City Council of the City of Palm Coast, Florida and pursuant to the City Charter. If Ordinance No. _____ does not become effective, then this Ordinance shall become null and void.

APPROVED on first reading this 19th day of September 2023.

ADOPTED on second reading after due public notice and hearing City of Palm Coast this 7th day of November 2023.

ATTEST: CITY OF PALM COAST

_____ _____

KALEY COOK, CITY CLERK DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

_____

NEYSA BORKERT, CITY ATTORNEY

Attachments:

Exhibit A - Legal Description of Property Subject to Official Zoning Map Amendment
Exhibit B - Revised Official Zoning Map

EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF
162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY

A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF
101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED

BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH
29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'03" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'13" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'07" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'13" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'17" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A

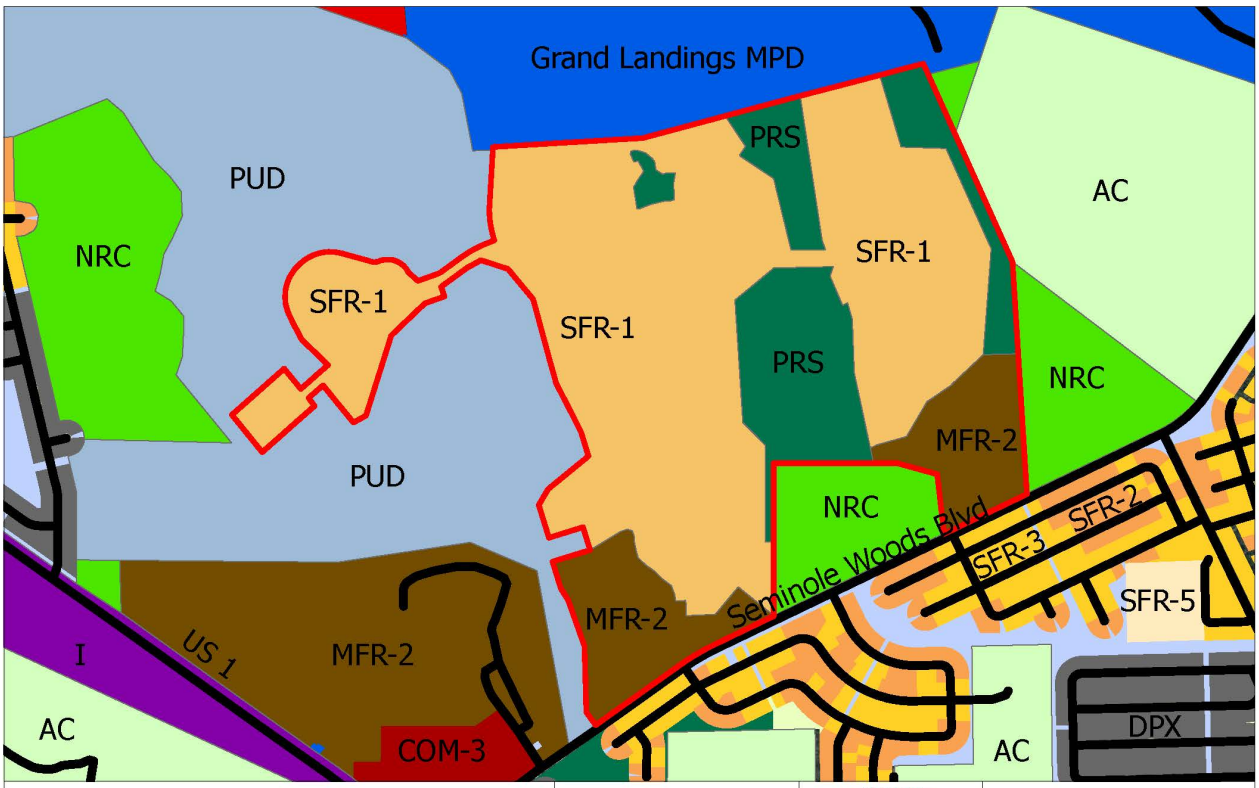
CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'33" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'49" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'21" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET;

THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID

CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF

SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT- OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
REVISED OFFICIAL ZONING MAP



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COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE CASCADES REZONING
CITY COUNCIL PUBLIC HEARING
NOVEMBER 7, 2023

OVERVIEW

Application Number:	5107
Applicant:	Michael D. Chiumento, III
Property Description:	375 +/- acres located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1
Property Owners:	Byrndog PCP, LLC and JTL Grand Landings Development, LLC
Parcel 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 Address:	NA
Current FLUM:	Flagler County's Residential - Low Density / Rural Estate and about 4 +/- acres of Conservation and one parcel is Residential
Current Zoning:	Flagler County's Planned Unit Development (PUD) and New Rural Communities
Current Use:	Vacant but primarily silviculture (Pine timberlands) and wetlands
Size of Property:	375 +/- acres
Requested Action:	Rezoning from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts

ANALYSIS

REQUESTED ACTION

The applicant is proposing to rezone 375 +/- acres of vacant land located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.

BACKGROUND/SITE HISTORY

The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was later annexed into the City and has a current City FLUM designation of Residential.

The remaining four parcels (331 +/- acres with a current Flagler County zoning designation of Planned Unit Development (PUD) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels were heard and approved by the City Council on August 15, 2023, regarding an application for annexation into the City. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that the FLUM application also includes the Fishhook Parcel and provides a maximum cap of 850 residential units to be developed throughout the five parcels.

PROJECT DESCRIPTION

JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Residential and Flagler County Residential – Low Density and Conservation	Residential with a cap of 850 residential units and Conservation
Zoning District	Flagler County zoning designations of Planned Unit Development (PUD) and New Rural Communities (NRC)	Single-Family Residential-1 (SFR-1), Multi-Family Residential–2 (MFR-2) and Preservation (PRS)
Use	Vacant land	Residential and Preservation
Acreage	375 +/- acres	375 +/- acres

SURROUNDING LAND USES:

NORTH:	FLUM:	Residential
	Zoning:	Grand Landings Master Planned Development (MPD) SFR-1 uses
EAST:	FLUM:	Flagler County Agricultural/Timberlands
	Zoning:	Flagler County Agricultural and New Rural Communities (NRC)
SOUTH:	FLUM:	Residential
	Zoning:	Single-Family Residential 2 and 3 (SFR-2 and SFR-3)
WEST:	FLUM:	Flagler County Conservation
	Zoning:	Flagler County Planned Unit Development (PUD) wetland areas

SINGLE-FAMILY RESIDENTIAL SITE DEVELOPMENT REQUIREMENTS

Criteria	(Standards for SFR-1)
Min. Lot Area	6,000 sq. ft.
Min. Lot Width	50 ft.
Max. Impervious Surface Ratio	0.75
Min. Front Setback	20 ft.
Min. Rear Setback	10 ft.
Min. Interior Side Setback	5 ft.
Max. Building Height	35 ft.
Min. Living Area	1,200 sq. ft.
Max. Density*	7 units/per acre*

*Density in the Single-Family Residential - 1 (SFR-1) Zoning District is calculated based on Table 3-3 and Section 3.05.03.A of the Land Development Code, which allow up to 7 units/per acre on upland areas and up to 1.75 units/per acre on wetland areas that are preserved. The FLUM redesignation to Residential also caps the overall five parcels to a maximum of 850 units.

MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT REQUIREMENTS

Criteria	(Standards for MFR-2)
Min. Development Size	4 acres
Min. Lot Width	100 ft.
Max. Impervious Surface Ratio	0.70
Min. Front Setback	25 ft.
Min. Rear Setback	20 ft.
Min. Interior Side Setback	10 ft.
Max. Building Height	60 ft.
Min. Living Area	650 sq. ft.
Max. Density*	12 units/per acre*

*Density in the Multi-Family Residential - 2 (MFR-2) Zoning District is calculated based on Table 3-3 and Section 3.05.03.A of the Land Development Code (LDC), which allow up to 12 units/per acre on upland areas and up to 3 units/per acre on wetland areas that are preserved. The proposed FLUM redesignation to Residential also caps the overall five parcels to a maximum of 850 units.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to*:

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: The proposed SFR-1 and MFR-2 zoning districts are allowed zoning districts in areas designated Residential on the Future Land Use Map (FLUM) and will be compatible with the variety of other uses currently allowed within close proximity to the site. Additionally, the proposed Preservation (PRS) zoning district is an allowed zoning district in areas designated Conservation on the FLUM and is easily compatible with all neighboring properties.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The request is consistent with the following policies and goal of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

  Goal 1.1: Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.

  The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some additional vehicular noise along this major roadway and some impact from the proposed multi-family projects. The two multi-family communities will be required to provide a 25-foot-wide Landscape Buffer “G” which will assist in providing some needed screening between the single-family residences and the multi-family residences.

  After the Planning and Land Development Regulation Board (PLDRB) public hearing on August 16, 2023, the applicant offered to put two voluntary conditions as additional site specific policies that would go with their FLUM Amendment petition. The first would require the 25’ wide Landscape Buffer “G” to not overlap with the 40’ wide drainage easement located on the SE side of Seminole Woods Boulevard (per the LDC it could overlap 12.5’ into the drainage easement). The second would provide a minimum setback of 150 feet from the NW side of the Drainage Easement for all residential buildings in the proposed MFR-2 area. To compensate the developer for this reduced area for the location of the MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant’s recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 245 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

  -Policy 1.1.1.2 – The future land use designations shall permit the zoning districts listed and generally described in the following table.

The proposed FLUM Amendment will designate the wetland areas of the subject property as Conservation and the Preservation (PRS) zoning district is allowed in Conservation areas. Single-Family Residential-1 (SFR-1) and Multi--Family Residential-2 (MFR-2) are allowable zoning districts for areas with the proposed FLUM Amendment designation of Residential.

-Policy 1.1.1.4 – The following principles and locational criteria shall be used for siting the multi-family residential zoning district within the Residential FLUM designation.

The two proposed MFR-2 areas are located along a minor arterial roadway (Seminole Woods Boulevard) and central services are in close proximity. The two multi-family communities will be within about ½ mile of future commercial services that will be located at the northern side of the intersection between US Highway 1 and Seminole Woods Boulevard. The 25' Landscape Buffer "G" will allow the two MFR-2 sites to meet the screening standards established in this policy. The project meets the overall criteria described in this policy.

-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.

The proposed MFR-2 zoning would provide the opportunity for vehicular energy efficiency by having a significant number of homes in a community on upland tracts located along Seminole Woods Boulevard. The proposed 50-foot wide SFR-1 lots are also an efficient way to develop single-family detached housing.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Finding: Potable water and sewer service lines are available nearby to serve the project but will need to be extended to the site by the developer.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: The proposed rezoning to SFR-1 and PRS will be easily compatible with neighboring properties while the proposed MFR-2 will be primarily compatible with the overall neighborhood due to its required 25-foot wide Landscape Buffer "G".

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

Staff Finding: The subject property will be required to comply with the City's Land Development Code, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

A. *Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

Staff Finding: As noted previously in the analysis prepared for LDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested zoning districts are in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

B. *Its impact upon the environment and natural resources*;

Staff Finding: The applicant is proposing to preserve 67 +/- acres of wetlands and meet all environmental development standards throughout the project.

C. Its impact on the economy of any affected area;

Staff Finding: Impacts to the Palm Coast economy are anticipated to be positive since the project will provide numerous construction jobs over the first few years and will provide additional tax revenues to the City. Additionally, the residential homes will increase demand for commercial services at US Highway 1 and Seminole Woods Boulevard.

D. *Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

Staff Finding: The impact on the necessary governmental services, including: wastewater, potable water, drainage, fire and police protection, schools, solid waste and transportation systems will be covered by concurrency regulations and impact fees paid by the developer during the Preliminary Plat or Technical Site Plan review processes.

E. *Any changes in circumstances or conditions affecting the area*;

Staff Finding: Housing costs and infrastructure costs have increased substantially over the last few years and the City has a substantial shortage of both multi-family and single-family housing units.

F. *Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents*;

Staff Finding: As previously described the proposed rezoning will be compatible with the existing and future planned uses in the overall neighborhood.

G. *Whether it accomplishes a legitimate public purpose*:

Staff Finding: The proposed development area of the subject property is located within the Residential designation on the FLUM and the proposed zoning districts of SFR-1 and MFR-2 are allowable zoning districts within that FLUM designation. Lands within the Conservation designation on the FLUM are proposed to be rezoned to Preservation. Staff believes the proposed uses are appropriate for this neighborhood with the required 25-foot wide Landscape Buffer "G" and the applicant's voluntary condition to have a minimum 150-foot building setback from the NW side of the drainage easement for these MFR-2 uses along Seminole Woods Boulevard.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to rezone property within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard, the developer notified the neighboring property owners via standard USPS mail of a neighborhood meeting that was held on August 9, 2023 at 6:00 P.M. at the Hijacker's restaurant adjacent to the Flagler County Airport. Eight neighbors, the developer's two representatives and two City staff members attended. Neighbors voiced concerns especially with the closeness of the two proposed MFR-2 areas across Seminole Woods Boulevard.

The developer erected three signs along Seminole Woods Boulevard that notified the general public of the Planning and Land Development Regulation Board's public hearing and will do so again prior to each City Council public hearing. News ads will be run prior to all public hearings.

PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) MEETING

The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on August 16th, 2023, and by a 5 – 0 vote recommended approval to City Council. No one from the public spoke during the rezoning public hearing but two neighboring residents did speak against the overall project during the accompanying FLUM Amendment public hearing, which was heard just before this item. A key concern discussed by the two residents and the PLDRB members was the closeness of the MFR-2 areas with the single-family homes across Seminole Woods Boulevard.

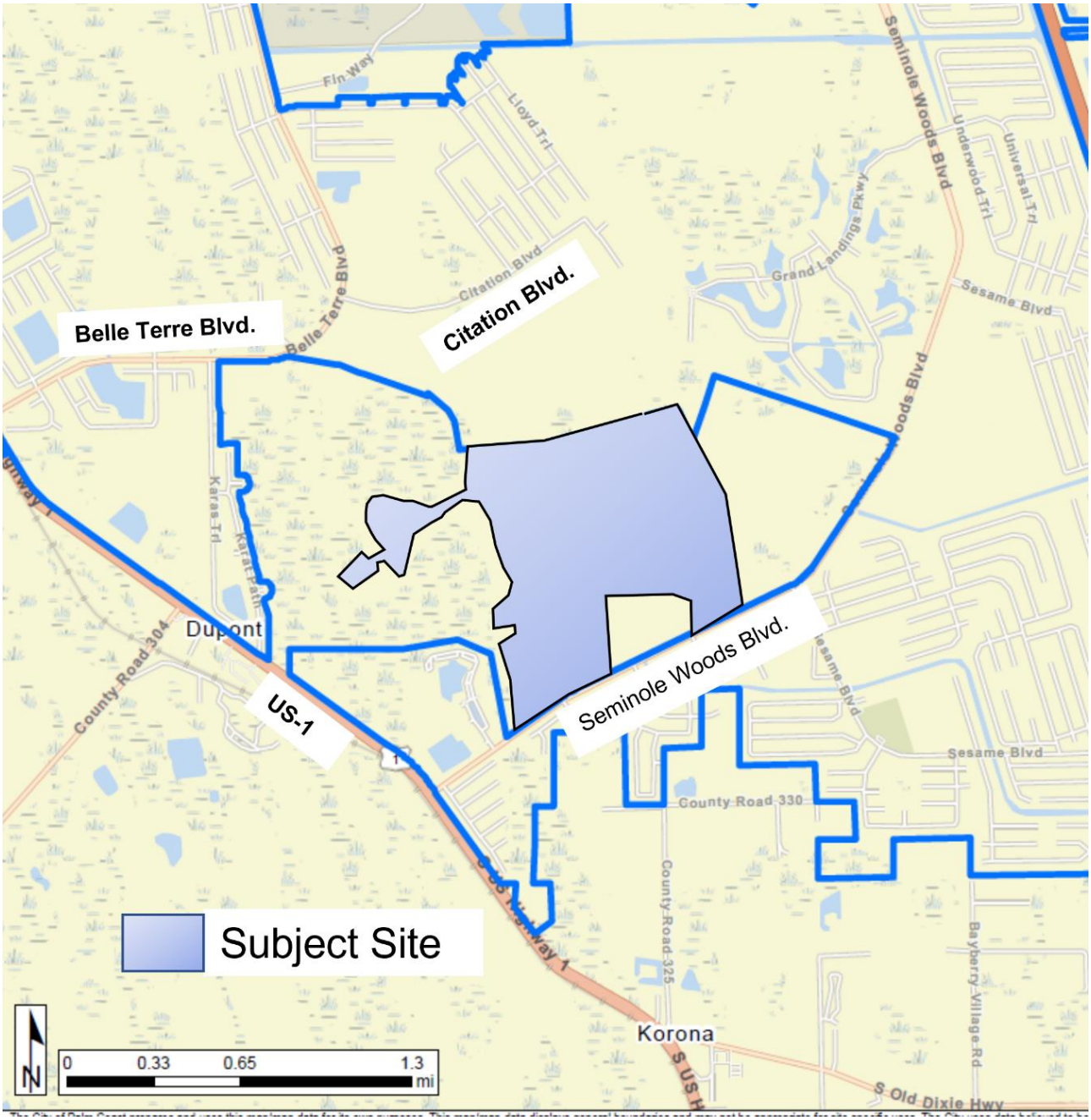
CHANGES SINCE THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

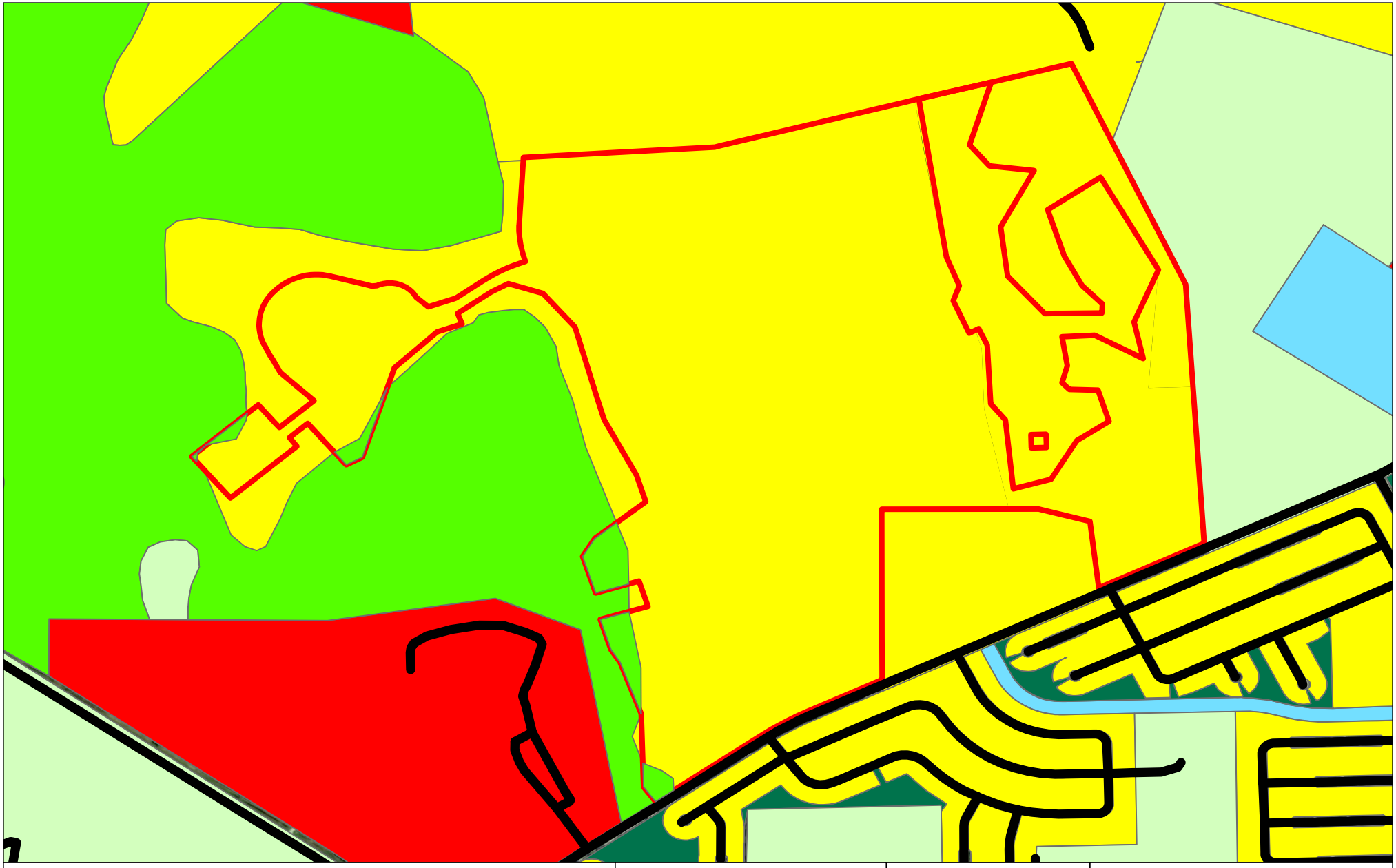
The applicant has tried to address the concerns of the neighbors and the PLDRB members by proposing two voluntary conditions that would be placed as additional site specific policies in their FLUM Amendment request. The first condition would require all of the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The applicant also offered to provide a minimum setback of 150 feet for all residential buildings in the proposed MFR-2 area from the southeast edge of the 40' drainage easement. To compensate the developer for this reduced area for the location of their MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 245 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

RECOMMENDATION

The Planning and Land Development Regulation Board recommended approval to City Council to rezone 375 +/- acres from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential–2 (MFR-2) and Preservation (PRS) Zoning Districts.

CASCADES LOCATION MAP





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

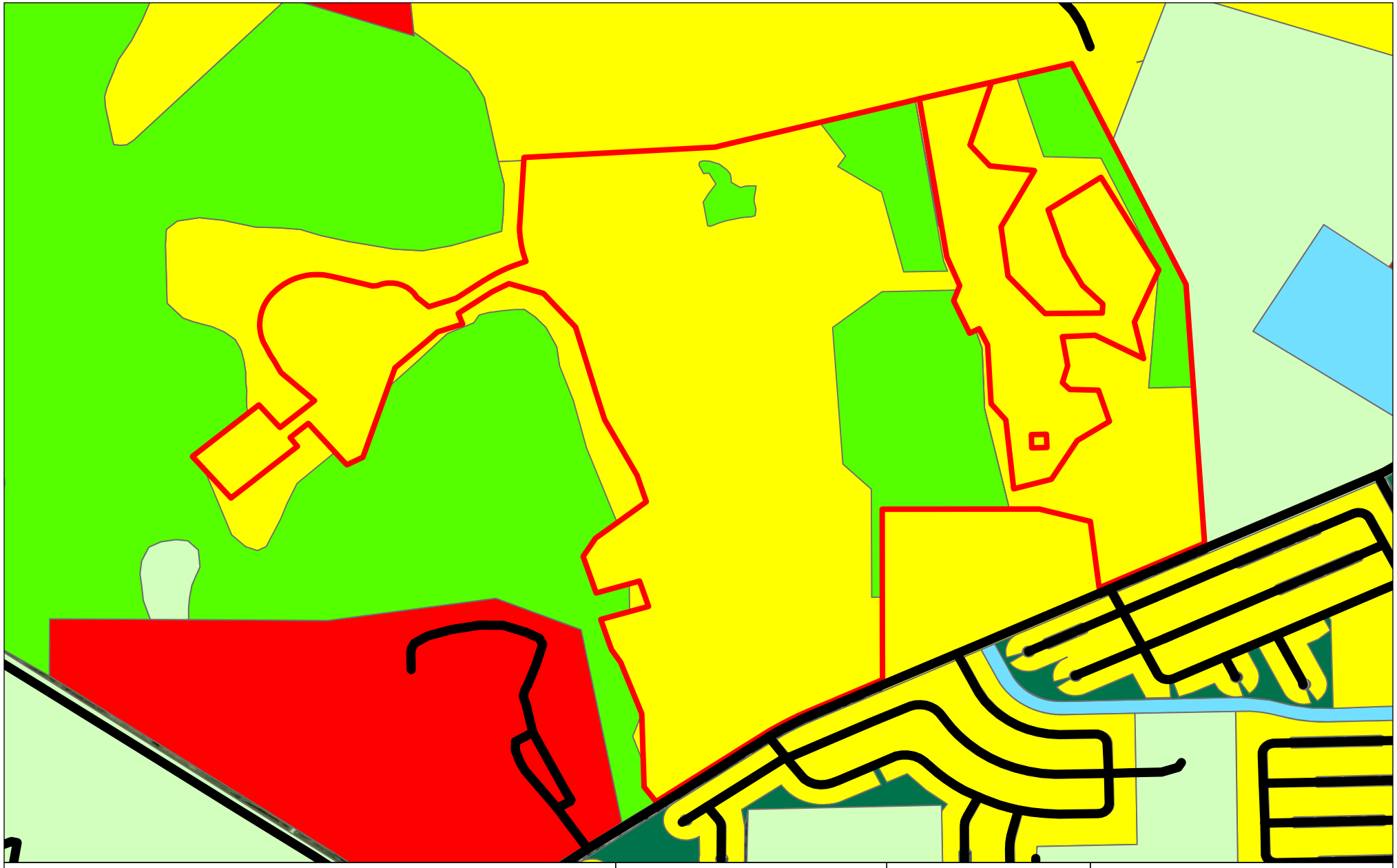
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Creation Date:
8/2/2023

Map Provided By:
Planning Division

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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

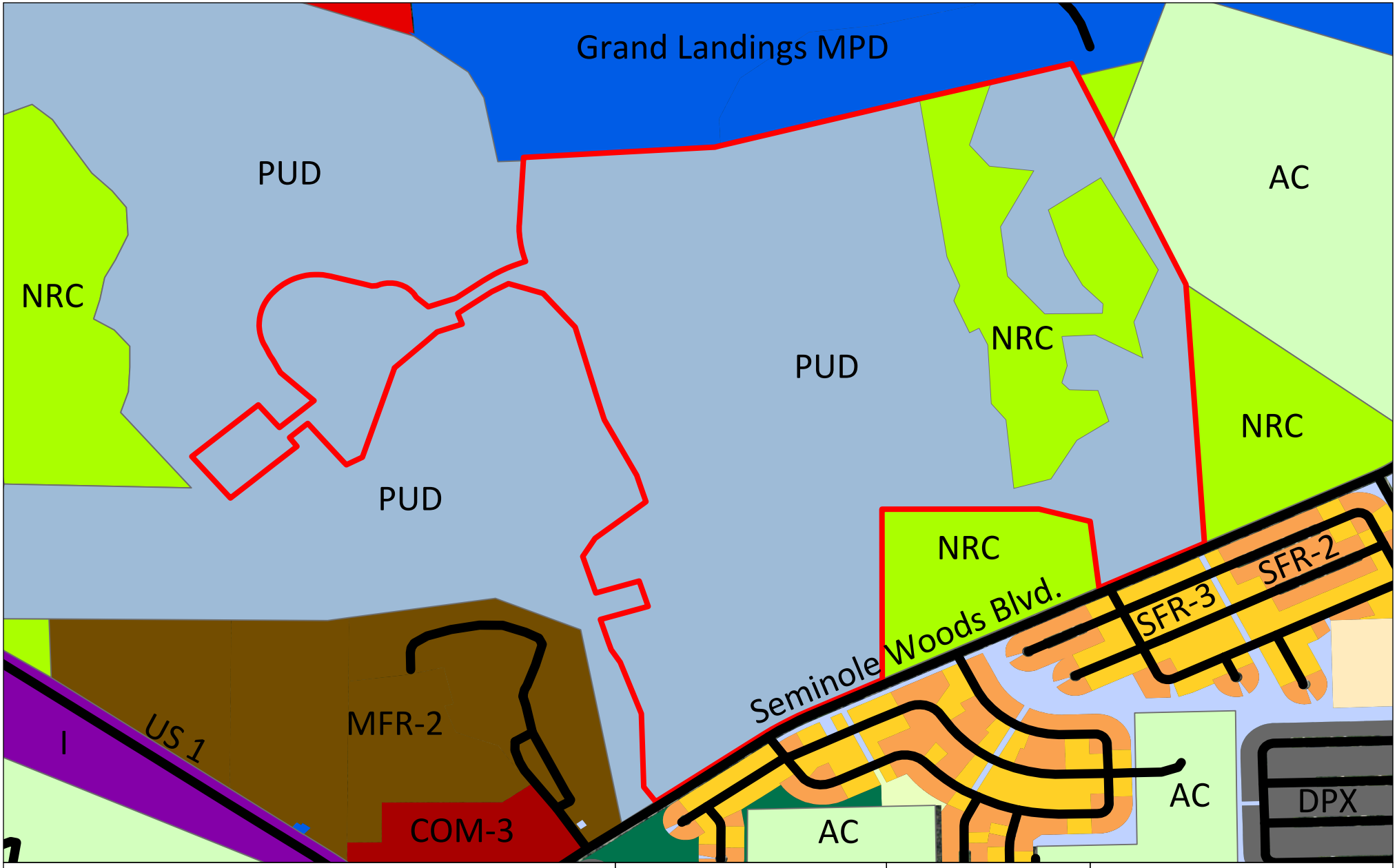
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Current Zoning Map

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

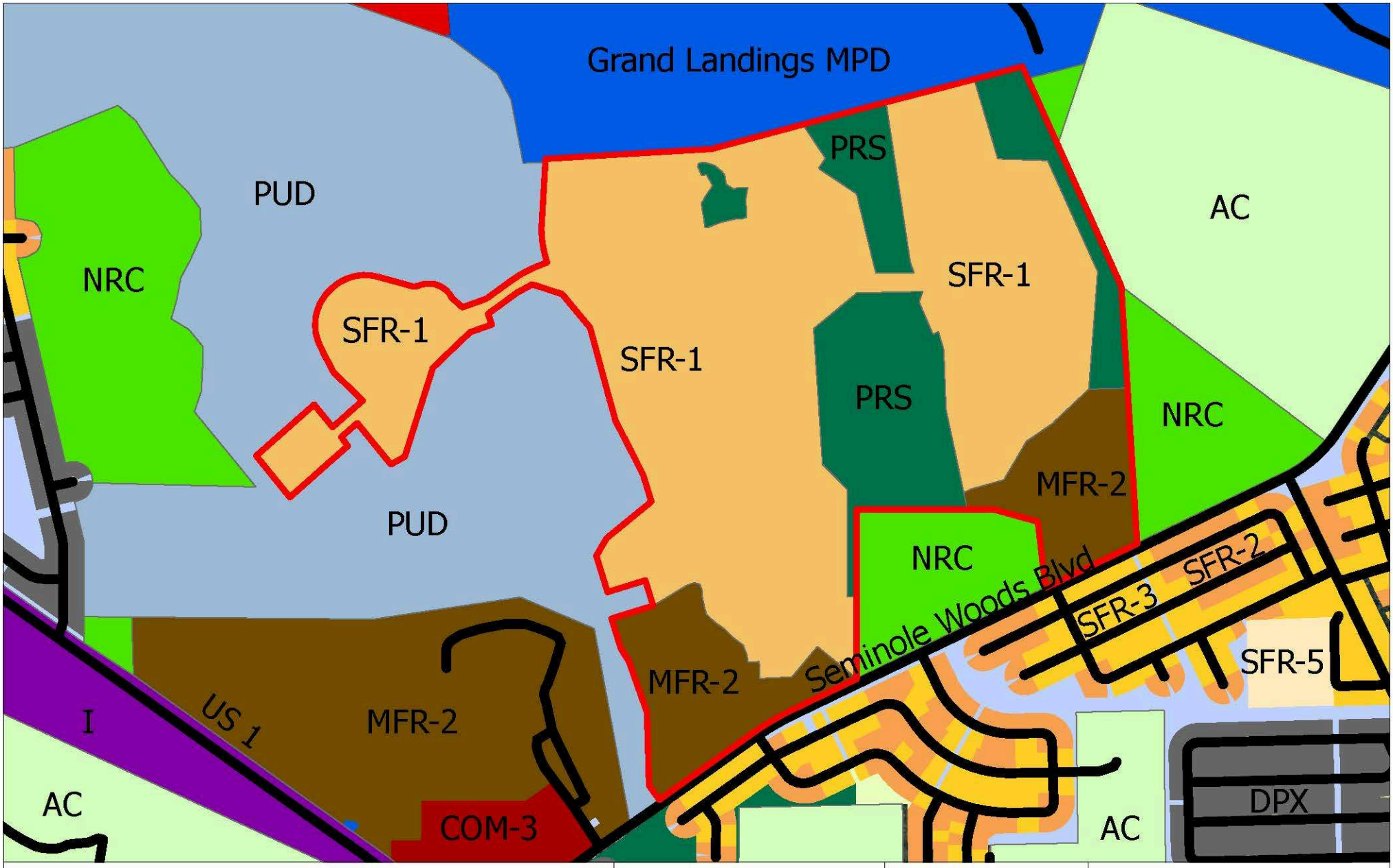
Dataframe Rotation: 0° off True North

Creation Date: 8/2/2023

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Proposed Zoning Map

- Subject Site
- Streets

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

Flagler County Zoning Districts
- AC
- NRCPUD
- PUD
- I

Proposed Zoning
- PRS
- SFR1
- MFR2

Feet 0 1,000

Dataframe Rotation: 0° off True North

Creation Date: 8/29/2023

Map Provided By: Planning Division

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MAP OF SKETCH AND DESCRIPTION

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT–OF–WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT–OF–WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'4911 WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'5411 WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'2011 WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAYING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'2411 WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAYING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'1 I" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAYING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'5 I" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADTTJS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'4211 WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADTTJS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'2511 WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADTTJS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'0311 EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'3511 WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADTTJS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'5311 WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADTTJS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'5811 EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADTTJS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'5711 WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'0511 EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'4611 WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'3711 EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'2111 EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'3711 EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'1311 WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'1311 WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'1911 WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42107" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24144" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'1311 WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11117" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39119" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05132" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'2111 WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'1 I" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08102" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°4513311 EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14155" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36142" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09149" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56121" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15121" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25138" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33156" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET; THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'5011 EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'0511 EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'4711 WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT–OF–WAY LINE OF SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT–OF–WAY LINE OF SEMINOLE WOODS BOULEYARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800
21B UTILITY DRIVE – PALM COAST, FLORIDA – 32137 – PHONE (904) 703-8799

GIL D. HOWATT LICENSE NUMBER LS 4718 STATE OF FLORIDA Professional Surveyor and Mapper

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN FLORIDA IN ACCORDANCE WITH CHAPTER 5J–17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES).

GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

SURVEYED 4–4–22

BEARING DATUM BASED ON S00°45'50"W ALONG THE WEST LINE OF SECTION 32 PER DEED

FIELD BOOK NO.: N/A PAGE(S)
LEGAL:
WORK ORDER NO.:
COMPUTER FILE NAME: CASCADES BNDY
SCALE: 1"=300'
FILE NO.:

MAP OF SKETCH AND DESCRIPTION

THIS MAP IS NOT A BOUNDARY SURVEY.

CITY OF PALM COAST
OR 641 PG 1051

PROPOSED GRAND LANDINGS
PHASE 5

EXISTING GRAND LANDINGS
PHASE 4

SECTION 30

SECTION 29

TEMPORARY 50' FIRE ACCESS EASEMENT OR 1622, PG 685

CITY OF FLAGLER BEACH 40' ROAD EASEMENT OR 253, PG 27

EASEMENT TO THE CITY OF FLAGLER BEACH OR 1654, PG 500

EASEMENT TO THE CITY OF FLAGLER BEACH OR 1654, PG 502

WELL SITE #9

EASEMENT TO THE CITY OF FLAGLER BEACH WELL SITE #9 OR 253, PG 29

EASEMENT TO THE CITY OF FLAGLER BEACH OR 1654, PG 496

SEMINOLE WOODS BLVD
80' RIGHT OF WAY

POINT OF COMMENCEMENT

POINT OF BEGINNING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	13.83'	175.00'	4°31'41"	N56°12'02"E	13.83'
C2	492.79'	969.48'	29°07'25"	S18°26'42"W	487.50'
C3	387.78'	170.00'	130°41'41"	N77°43'25"E	309.01'
C4	109.67'	60.00'	104°43'41"	S15°26'06"W	95.03'
C5	146.44'	165.00'	50°51'05"	S81°21'53"W	141.68'
C6	36.63'	1135.30'	1°50'55"	S55°09'11"W	36.63'
C7	201.90'	1230.30'	9°24'09"	S49°39'57"W	201.67'
C8	98.55'	200.00'	28°13'56"	N70°39'18"E	97.56'
C9	220.37'	170.00'	74°16'23"	S58°05'33"E	205.26'
C10	123.22'	200.00'	35°18'04"	N63°47'12"E	121.28'
C11	218.25'	1520.30'	8°13'30"	S50°14'55"W	218.06'
C12	38.03'	1415.30'	1°32'23"	S55°09'49"W	38.03'
C13	101.04'	235.00'	24°38'01"	S68°15'22"W	100.26'
C14	154.89'	345.00'	25°43'22"	N86°33'56"W	153.59'
C15	710.66'	779.93'	52°12'24"	S38°04'24"E	686.33'
C16	201.02'	270.00'	42°39'29"	S09°21'32"W	196.41'
C17	84.20'	270.00'	17°52'07"	S45°59'29"W	83.86'
C18	113.81'	1000.03'	6°31'14"	N51°39'56"E	113.75'
C19	316.80'	270.00'	67°13'34"	S82°01'06"W	298.93'
C20	258.11'	508.58'	29°04'43"	S78°54'29"E	255.35'
C21	61.44'	200.00'	17°36'07"	N77°45'06"E	61.20'
C22	270.57'	170.00'	91°11'33"	N65°27'11"W	242.91'
C23	280.28'	1035.00'	15°30'57"	S61°41'40"W	279.42'
C24	27.62'	115.00'	13°45'33"	N63°35'43"E	27.55'
C25	30.84'	1936.81'	0°54'44"	N54°12'34"E	30.84'
C26	224.25'	945.00'	13°35'47"	S11°37'37"E	223.72'
C27	77.67'	545.00'	8°09'57"	S00°44'46"E	77.61'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.69'	N47°42'22"W
L2	26.42'	N40°13'09"W
L3	82.30'	N59°28'43"E
L4	38.00'	N66°49'26"E
L5	47.30'	N14°47'18"E
L6	15.52'	N61°12'04"E
L7	65.03'	S18°34'29"E
L8	82.53'	N21°33'01"W
L9	66.95'	N61°12'04"E
L10	40.07'	N41°21'12"E
L11	48.33'	S87°01'59"W
L12	72.33'	S70°29'11"W
L13	51.18'	N42°24'06"W
L14	99.39'	N00°06'49"W
L15	70.76'	N26°40'30"E
L16	84.43'	N12°17'04"E
L17	101.77'	N23°30'30"E
L18	67.38'	S83°58'47"W
L19	32.58'	N03°17'29"W
L20	36.99'	N79°50'54"W
L21	70.73'	S78°44'40"W
L22	75.63'	N06°24'03"E
L23	11.82'	N29°41'42"W
L24	39.11'	S69°27'08"W
L25	15.00'	S58°53'20"W
L26	97.29'	N31°30'01"W
L27	73.49'	S72°01'17"W
L28	66.83'	S19°31'27"E
L29	48.00'	S70°28'33"W
L30	57.00'	S19°31'27"E
L31	66.66'	S64°05'51"W
L32	38.23'	S44°42'49"E
L33	57.39'	S04°24'29"E
L34	88.02'	S84°09'56"W
L35	61.67'	N76°31'00"W
L36	110.00'	N53°04'12"E
L37	35.46'	N03°14'25"E
L38	104.13'	N73°12'35"W
L39	44.41'	S55°56'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L40	105.00'	S35°37'58"E
L41	46.94'	S48°17'05"E
L42	62.44'	S14°59'46"W
L43	15.93'	S12°20'37"E
L44	32.63'	S46°22'21"E
L45	36.82'	N41°20'41"E
L46	60.02'	S02°33'13"W
L47	85.92'	S36°07'13"W
L48	29.33'	N33°12'18"E
L49	18.02'	S24°24'44"W
L50	63.67'	N87°51'56"W
L51	74.87'	N13°11'13"W
L52	55.00'	N20°57'21"W
L53	88.23'	N59°29'11"E
L54	44.41'	N55°56'21"E
L55	11.36'	N25°17'37"E
L56	30.37'	N56°07'39"W
L57	58.04'	S49°59'01"W
L58	111.63'	N12°41'32"W
L59	67.14'	N16°21'20"W
L60	101.85'	N42°05'14"W
L61	76.78'	S73°05'38"E
L62	39.71'	S56°07'39"E
L63	10.00'	S33°17'07"E
L64	10.00'	N36°03'49"W
L65	28.57'	N69°27'08"E
L66	25.00'	S21°32'33"E
L67	109.86'	S24°44'50"E

LEGEND
D=CENTRAL ANGLE
R=RADIUS
L=ARC LENGTH
CB=CHORD BEARING
CH=CHORD DISTANCE
NR=NON RADIAL
NT=NON TANGENT
OR=OFFICIAL RECORDS
PG=PAGE

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

GENERAL NOTES
1. THIS MAP IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

SHEET 2 OF 2

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800
21B UTILITY DRIVE – PALM COAST, FLORIDA – 32137 – PHONE (904) 703-8799

GIL D. HOWATT, LICENSE NUMBER LS 4718, STATE OF FLORIDA, Professional Surveyor and Mapper

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES).

SURVEYED 4-4-22

GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

BEARING DATUM BASED ON S00°45'50"W ALONG THE WEST LINE OF SECTION 32 PER DEED

FIELD BOOK NO.: N/A PAGE(S)
COMPUTER FILE NAME: CASCADES BNDY
LEGAL:
SCALE: 1"=300'
WORK ORDER NO.:
FILE NO.:

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

October 18, 2022

BY EMAIL:
walker@douglaspd.com

Walker Douglas
Douglas Property & Development, Inc.
145 City Place, Suite 300
Palm Coast, FL 32164

SUBJECT: Environmental Assessment
Douglas - Cascades
Palm Coast, Flagler County, Florida
PINs: 29-12-31-0000-01010-0021, 29-12-31-0000-01010-0025, 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 31-12-31-0000-01070-0000, & 30-12-31-0000-01020-0050

Dear Mr. Douglas,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. The purpose of our work on the referenced property was to determine if there are any natural resource concerns that could potentially affect future development of the site. Specifically, this environmental assessment was focused on assessing the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). CES also assessed the onsite wetlands from August through October of 2021. The results of this environmental assessment follow. Additionally, note that from 2006 to 2012, the site was permitted by the St. Johns River Water Management District (SJRWMD) under Permit No. 103071, sequences 1-4. All permit modifications have since expired, and no construction ever took place.

I trust that this information will be helpful in your preliminary planning. Please contact me if you have any questions or need additional information.

Sincerely,

Ryan A. Carter, PWS
Vice President

Enclosures: Location Map – Figure 1
Soils Map – Figure 2
FLUCFCS Map – Figure 3
FWC Bald Eagle Nest Locator Map – Figure 4
FNAI Biodiversity Matrix

1.0 CURRENT SITE CONDITIONS

The site appears to have been managed for silviculture for at least the past three decades, with pines growing on the northeastern portion of the site most recently harvested around 2015. From 2006 to 2012, the site was permitted by SJRWMD under Permit No. 103071, sequences 1-4. All permit modifications have since expired, and no construction ever took place.

The subject property totals approximately 379.85 acres and is generally bound by timberland and vacant commercial land to the north; wooded Flagler County-owned wetlands and timberland to the west; timberland and vacant land to the east; and Flagler County-owned timberland as well as Seminole Woods Boulevard, followed by single-family-home neighborhoods to the south (Figure 1). More specifically, the property is located in Sections 29, 30, & 32, Township 12 South, Range 31 East in Flagler County, Florida. On inspection, the property was observed to be comprised of both uplands and wetlands, with two upland community types and one wetland community, as documented by CES biologists. The species observed within the onsite communities were consistent with what is frequently found in pine plantations and hydric flatwoods in the area.

1.1 Wetlands

The site was previously permitted by SJRWMD under Permit No. 103071, sequences 1-4. We have a current application under review for wetland impacts at a portion of the site. That application has been assigned sequence 5 of this same permit number (103071-5).

1.2 Soils and Hydrology

Following a literature review, seven (7) soil types were mapped on-site (Figure 2). CES biologists were able to verify the presence and general extent of these soils on-site and they are consistent with the soil types found in the vicinity.

1.3 Vegetative Communities

CES characterized the habitat types on-site using the Florida Department of Transportation's *Florida Land Use Cover Form Classification System* (FLUCFCS). The locations and acreages of each type are depicted on the enclosed FLUCFCS Map (Figure 3).

CES staff noted two upland habitat types occurring on the property. Descriptions of these communities are as follows:

Pine Plantation (FLUCFCS 441) – This dominant community has a canopy of planted slash pine (*Pinus elliottii*) with an understory and groundcover of bitter gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), and bracken fern (*Pteridium aquilinum*). On the subject property, large portions on the northeast section were more recently harvested (circa 2015).

Graded & Drained Roadway (FLUCFCS 8145) – This land classification category falls under the broader transportation category, which includes roads and highways. On the subject property, a semi-maintained dirt road spans the property from north to south on the eastern portion site.

CES staff noted one wetland habitat type occurring on the property. A description of this community is as follows:

Hydric Pine Flatwoods (FLUCFCS 625) – This community has a canopy of slash pine. The understory and groundcover are vegetated with scattered dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), fetterbush (*Lyonia lucida*), highbush blueberry (*Vaccinium corymbosum*), Virginia chain fern (*Woodwardia virginica*), and pipewort (*Eriocaulon* spp.).

2.0 PROTECTED SPECIES

A preliminary detailed characterization of the project site was conducted to identify probable habitat types and conditions on the site. References included the *Soil Survey of Flagler County, Florida,* aerial photographs, and the U.S. Geological Survey topographic map.

A review of federally and state-listed wildlife species was conducted using the most recent lists of endangered and threatened species for Flagler County, Florida. The lists were obtained from the following references:

- **U.S. Fish and Wildlife Service** (FWS)

  Flagler County Federally Listed Species, 2022.
- **Florida Fish and Wildlife Conservation Commission** (FWC)

  FWC 2018 list of Imperiled Species. Accessed online 2022.
- **Florida Natural Areas Inventory** (FNAI)

  Biodiversity Matrix online database. 2022. (See attached)

Based on these sources, a preliminary list of potentially occurring wildlife species was developed by understanding the preferred habitat for each of the species and the probability of the habitat occurrence in the project area. Biologists then conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC).

2.1 Protected Animal Species

2.1.1 Gopher Tortoise (*Gopherus polyphemus*)

CES determined it possible for gopher tortoises to exist on portions of the site based on the mapped soils, and during a site visit several burrows were identified near the northwestern boundary of the project area. Prior to initiation of any construction, CES will identify and map all potential gopher tortoise habitat on the site based on aerial photographs, soils maps, NWI maps, and other in-house resources. We will then conduct a pedestrian survey covering 100 percent of the project site's potential habitat pursuant to the methodologies of FWC to determine the extent of the on-site tortoise population. CES will ultimately relocate all tortoises to an FWC-permitted recipient site per permit requirements.

2.1.2 Wading Birds

A review of the current FWC internet database of wading bird colonies (FWC Wading Bird Rookeries, 2022) revealed no known colonies within a one-mile radius of the on-site wetlands. Also, the site is not located within an FWC-recognized wood stork (*Mycteria americana*) foraging area, with the nearest mapped wood stork colony located 13.7 miles to the southwest, at Lake Disston.

2.1.3 Bald Eagle (*Haliaeetus leucocephalus*)

Using the FWC Eagle Nest Locator Database (2022), CES found two bald eagle nests on record within a 5-mile radius the property, with the nearest nest located approximately 2.3 miles east of the property boundary (Figure 4). Further, no nests were located by CES biologists, and the likelihood of any bald eagles utilizing this site is low. While the bald eagle is not listed as threatened, endangered or as an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May).

2.2 Protected Plant Species

In addition to protected animal species, CES biologists reviewed the site for protected plant species, none of which were observed. No coordination would be required with any

regulatory agency if protected plant species were observed in the future. Currently no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

3.0 FUTURE DEVELOPMENT

3.1 Federal Permitting

3.1.1 U.S. Army Corps of Engineers (ACOE)

Per the state (DEP) assumption on December 22, 2020, ACOE retains jurisdiction over navigable and coastal waters, including wetlands less than 300 feet from navigable/tidal waters. CES asserts that the wetlands on this property do not fall under current ACOE jurisdiction**. No coordination will be required with ACOE at this time.**

3.1.2 U.S. Fish and Wildlife Service (FWS)

FWS handles permitting associated with adverse impacts to federally listed wildlife or its habitat. Generally, separate coordination is required with FWS and federal permits are contingent upon receiving authorization from FWS. **There are no anticipated impacts to any federally listed species at this time, and no coordination will be necessary with FWS.**

3.2 State Permitting

3.2.1 St. Johns River Water Management District (SJRWMD)

Most new developments require a permit from SJRWMD. The type of permit required varies with the project acreage and acreage of wetland impact proposed. Many new developments that entail less than one acre of wetland impact will require a Standard Environmental Resource Permit. This permit is typically staff approved and frequently takes three to five months to process.

Developments that entail more than one acre of wetland impact will require an Individual Environmental Resource Permit. This permit is approved by SJRWMD staff and frequently takes seven months or more to process.

Additionally, SJRWMD requires that the applicant provide reasonable assurance that the proposed development will not cause adverse secondary impacts to the remaining wetlands on-site. An undisturbed upland buffer (minimum 15-foot width and 25-foot average width) around the remaining wetlands on-site is commonly used to provide assurance to SJRWMD that secondary impacts will not occur. On March 22, 2022, CES applied to SJRWMD for and Environmental

Resource Permit on your behalf, and the application has been assigned no. 103071-5 through the permitting process. **Based on wetlands being present on the site and expectations of impacts, a permit will be required for the proposed project on the site, requiring continued coordination with SJRWMD.**

3.2.2 Florida Department of Environmental Protection (DEP)

As of December 2020, DEP assumed authority to issue permits in the state under Section 404 of the federal Clean Water Act. Generally speaking, FDEP now has permitting responsibility for non-navigable and non-coastal waters, including wetlands more than 300 feet from navigable/tidal waters. **As impacts to DEP jurisdictional wetlands are proposed, coordination with DEP and a State 404 permit will be required.**

3.2.3 Florida Fish and Wildlife Conservation Commission (FWC)

FWC handles permitting associated with adverse impacts to state listed wildlife or its habitat. Generally, separate coordination is required with FWC and state permits are contingent upon receiving authorization from FWC. **As gopher tortoise burrows have been observed on the site, a relocation permit will be required and all tortoises within 25 feet of proposed construction will be relocated prior to construction.**

3.3 Local Permitting

3.3.1 City of Palm Coast

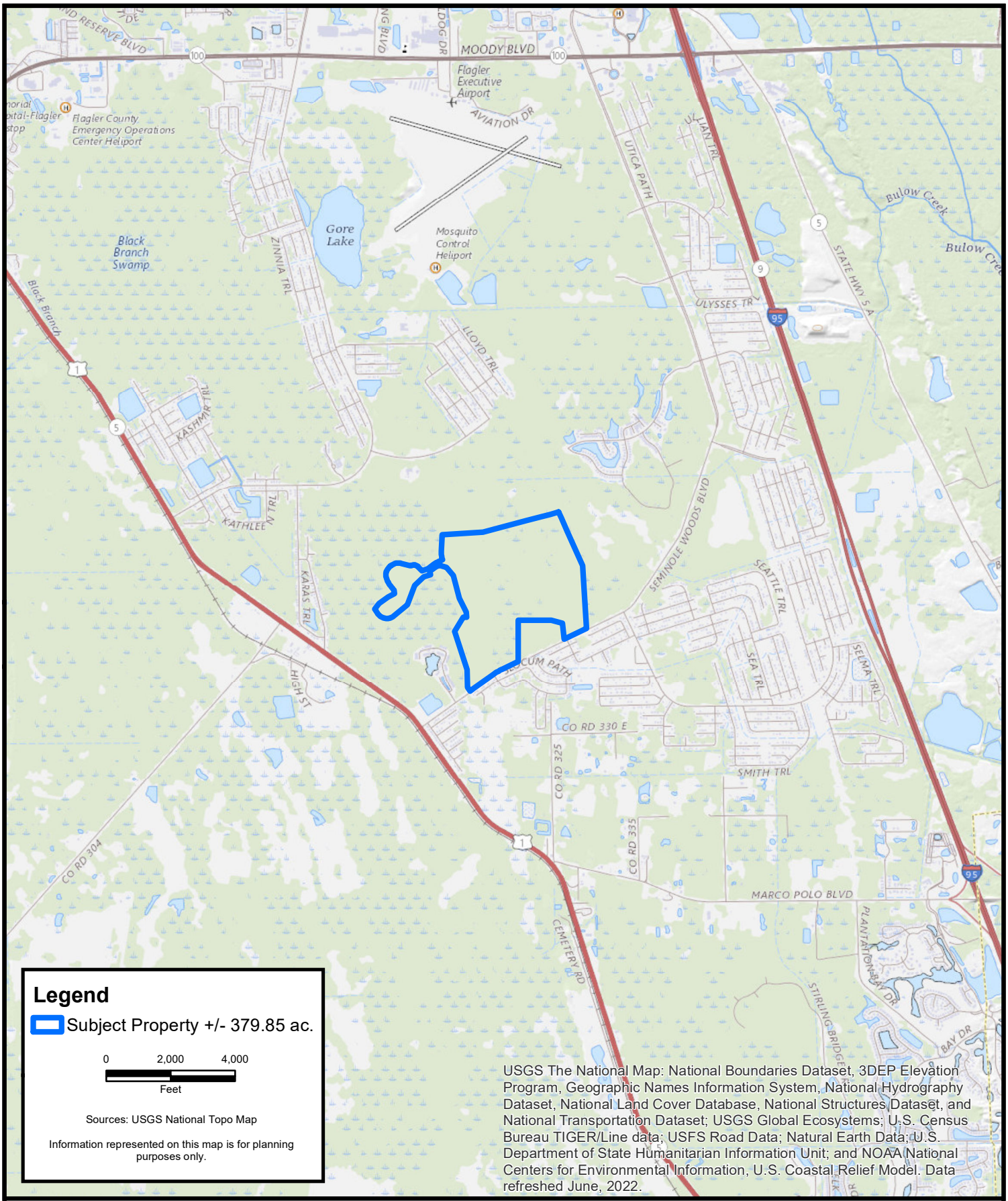
In addition to any State and Federal permitting required for the project, coordination will be required with the City of Palm Coast. Wetland impacts are typically assessed by the City, with emphasis placed on avoiding impacts to higher-quality wetlands and concentrating any wetland impacts to areas that provide a lesser ecological value. Impacts to higher-quality wetlands may not be allowed. Figure 3 depicts the onsite wetlands. **Because wetland impacts are proposed in conjunction with this project, a wetland quality assessment will be prepared for the City.**

4.0 RECOMMENDATIONS

Based on the assessment outlined above, this project has avoided many of the environmental issues associated with new developments and demonstrates responsible development practices by avoiding impacts to the majority of on-site wetlands. Gopher tortoise was the sole protected species located on the site; per the description above, all tortoise burrows on site will be mapped and all tortoises on site within 25 feet of proposed construction will be relocated to an FWC-

approved recipient site. No other protected species have been identified onsite, and the likelihood of any occurring is low.

Please call me at (904) 540-1786 if you have any questions or need additional information.



Legend

Subject Property +/- 379.85 ac.

0 2,000 4,000

Feet

Sources: USGS National Topo Map

Information represented on this map is for planning purposes only.

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

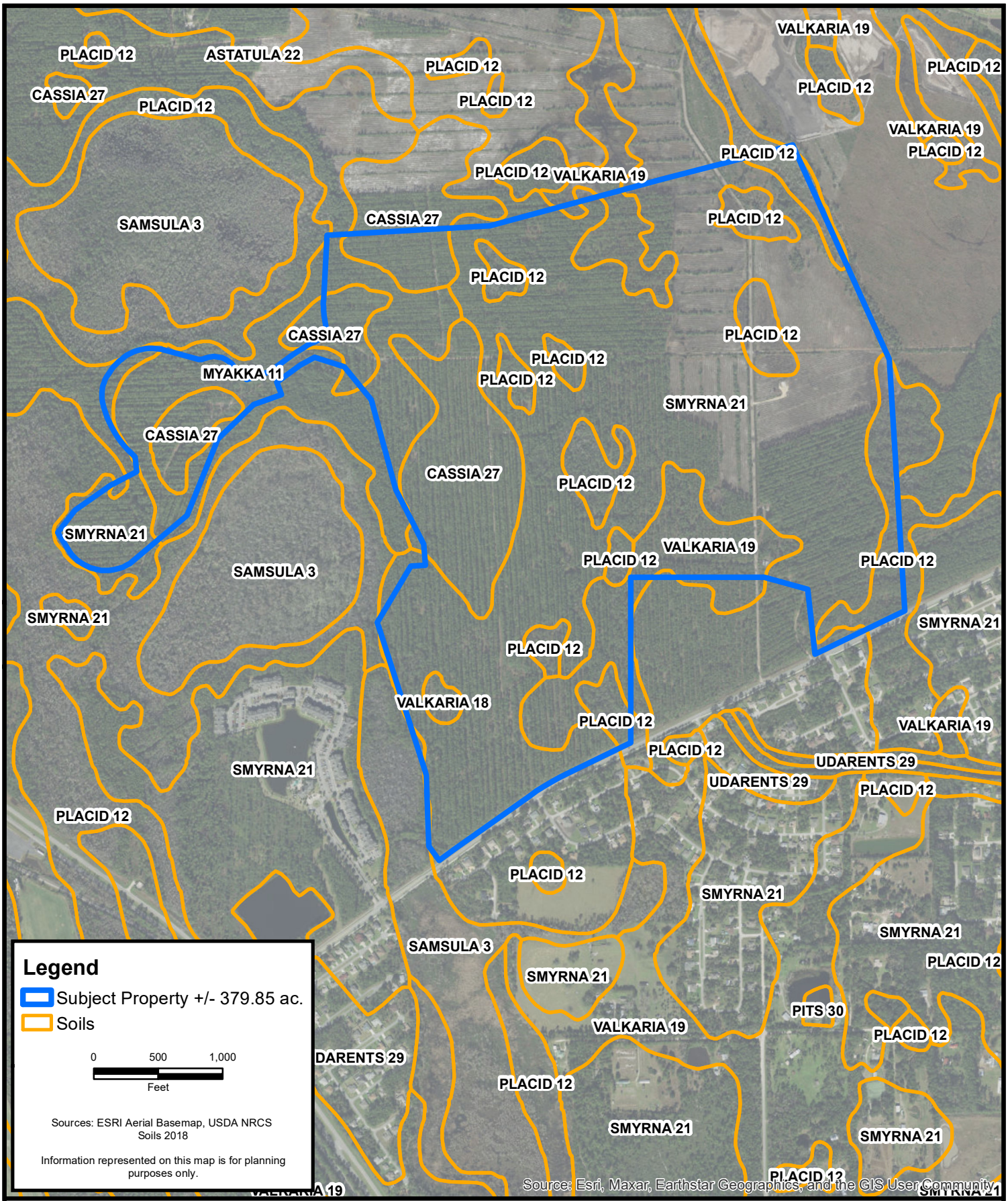
www.carterenv.com

Location Map

Douglas - Cascades

Project: 5.21253	Palm Coast, Florida	Date: Oct 18 2022	Figure: 1

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F:\CES Projects\Project Files\Active\Projects\Project Files\20215.21253 Douglas Cascades\GIS\MXD\City PESA 10-17-22\02-DouglasCascades_Soils 10-17-22.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

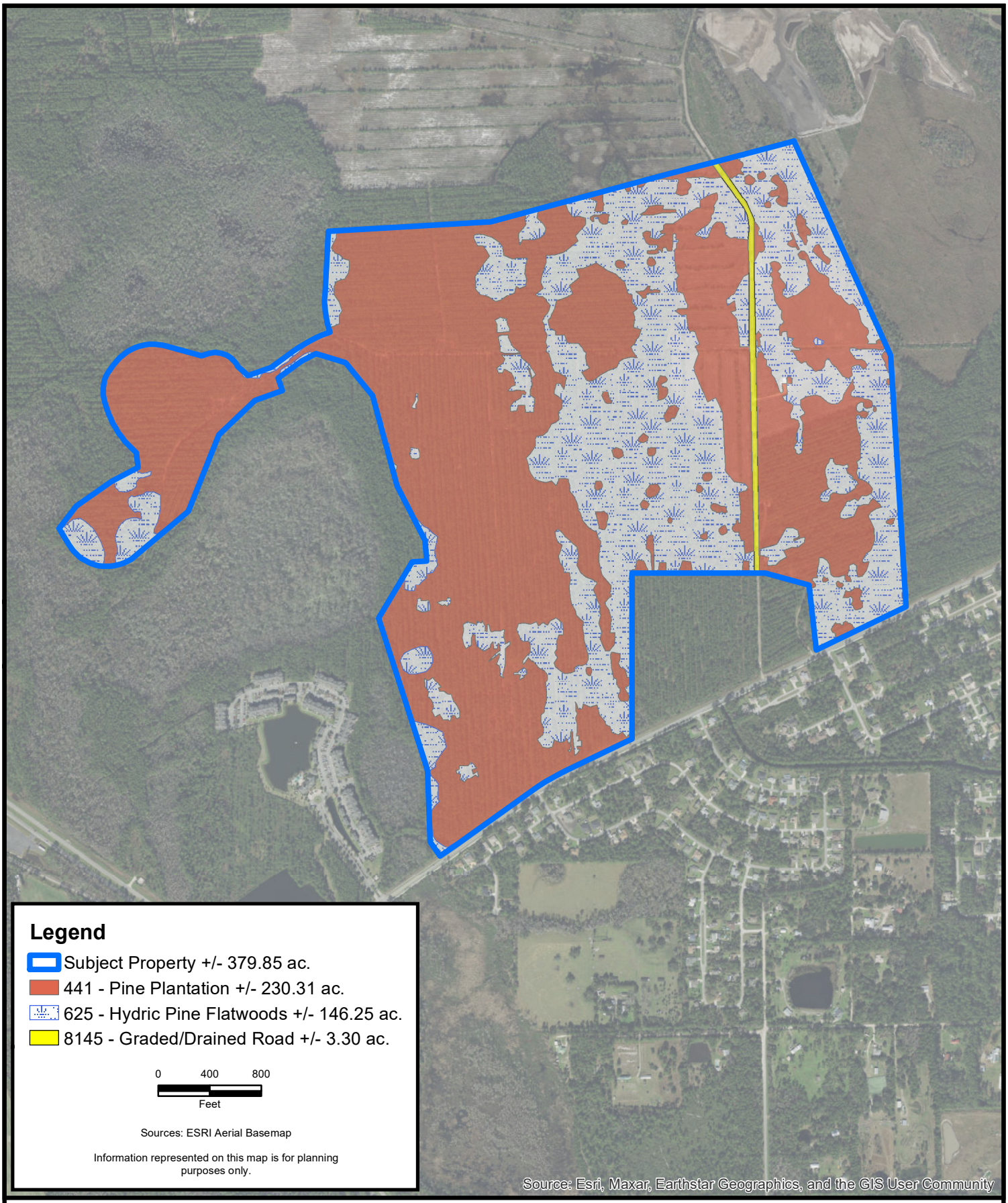
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Soils Map

Douglas - Cascades

Project: 5.21253	Palm Coast, Florida	Date: Oct 18 2022	Figure: 2



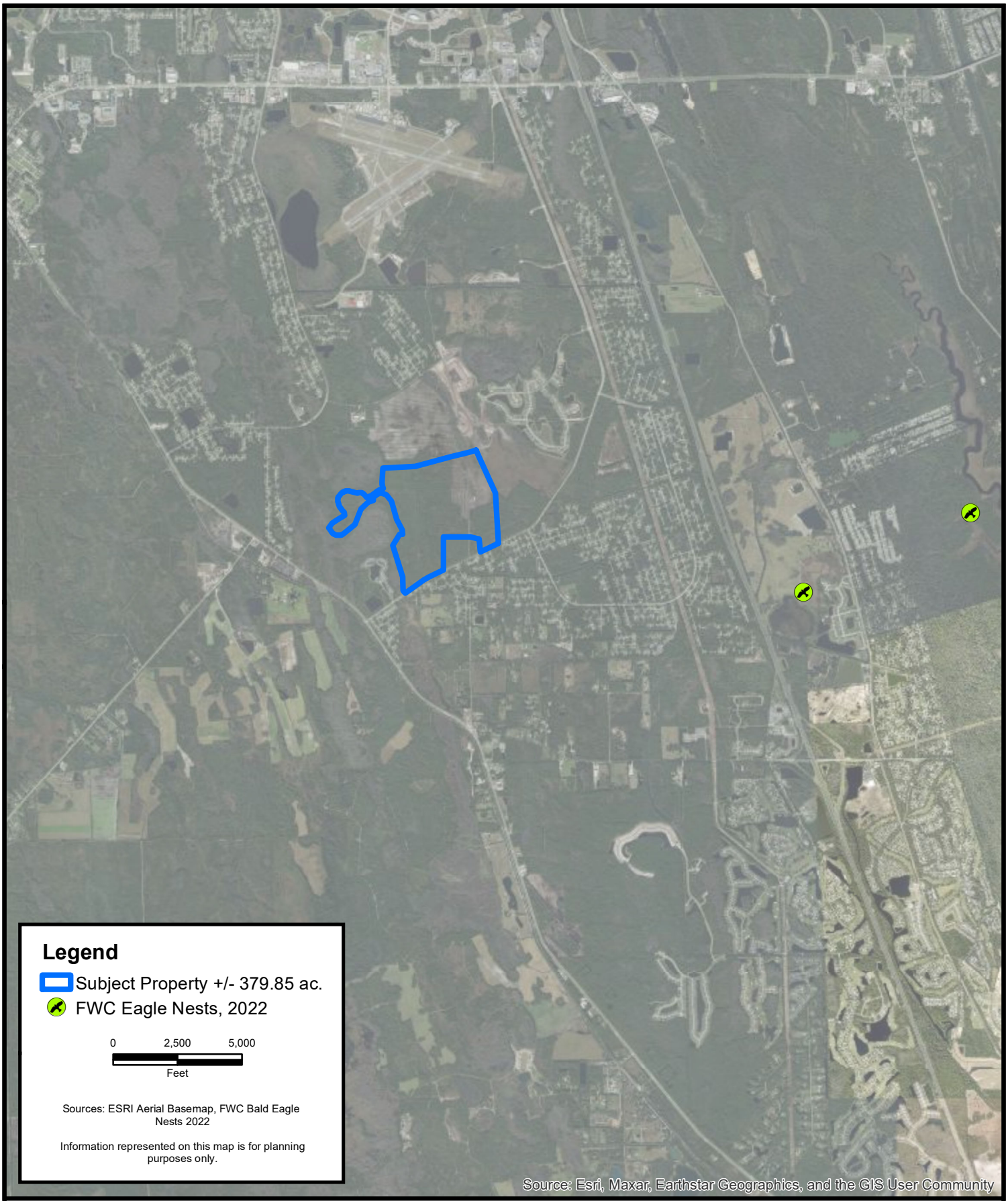
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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

FLUCFCS/Existing Conditions Map

Douglas - Cascades

Project: 5.21253	Palm Coast, Florida	Date: Oct 18 2022	Figure: 3



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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

FWC Bald Eagle Nests

Douglas - Cascades

Project: 5.21253	Palm Coast, Florida	Date: Oct 18 2022	Figure: 4

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

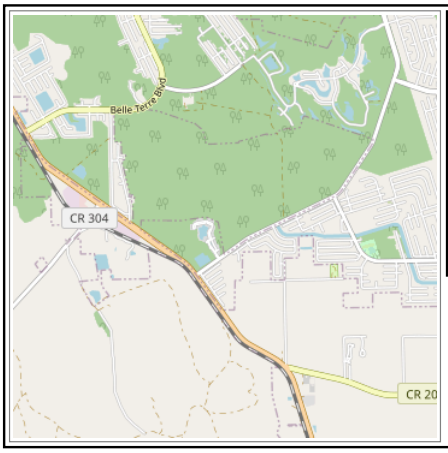
UNOFFICIAL REPORT

Created 10/18/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 50194 , 50195 , 50524 , 50525



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 50194

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 50195

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 50524

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 50525

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 50194 , 50195 , 50524 , 50525

20 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Deeringothamnus rugelii Rugel's pawpaw	G1	S1	E	E
Floodplain swamp	G4	S4	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 26 day of July, 2023 personally appeared Jared Trent who after providing personally known as identification and who ____ **did**, ✓ **did not** take an oath, and who being duly sworn, deposes and says as follows: "I have read and fully understand the provisions of this instrument".

Three (3) signs have been posted on the subject property subject to a rezoning as described
(# of signs) with **Application #** 5107 & 5109

✓ At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the Planning & Land Development Regulation Board (PLDRB)

AND/OR

_____ At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the City Council 1st public hearing.

AND/OR

_____ At least ten (10) calendar days before the hearing date advertising the date, time, and location of the City Council 2nd public hearing.

Signature of Responsible Party

Jared Trent
Print Name & Mailing Address

Signature of Person Taking Acknowledgment

KAROLYN N. SHEEKEY
MY COMMISSION # GG 963036
EXPIRES: June 21, 2024
Bonded Thru Notary Public Underwriters

SEAL

Name of Acknowledger (Typed, Printed or Stamped)

This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.

Please attach a photo of posted sign(s).

Michael D. Chiumento
Michael D. Chiumento III
William J. Bosch
Vincent L. Sullivan
Diane A. Vidal
Kareen Movsesyan
Jared T. Trent
Sydney L. Nix
Eric R. Sloan, *of-counsel*
Andrew C. Grant, *of-counsel*

Michael D. Chiumento III
Managing Partner
Michael3l@legalteamforlife.com

CHIUMENTO LAW

145 City Place, Suite 301
Palm Coast, FL 32164
Tel. (386) 445-8900
Fax: (386) 445-6702

5048 N. Ocean Shore Blvd.
Palm Coast, FL 32137

By Appointment Only:
57 W. Granada Blvd.
Ormond Beach, FL 32174

MEMORANDUM

TO: Ray Tyner
Bill Hoover

FROM: Michael D. Chiumento III

RE: The Cascades

DATE: August 10, 2023

We had a meeting at Hijackers last night, August 9, 2023 from 6:00pm to 7:00pm. Eight (8) people showed up. Attached is the sign-in sheet. At the meeting, the following issues were brought to the attention of the Developer.

1. Traffic: Parties were concerned about traffic on the road including the alignment of the entrance.
2. Flooding & Stormwater: Parties were concerned about flooding of the neighborhood. Where would the flood waters go; how would they accommodate the stormwater?
3. Buffer: Given there was no plan presented, they are very concerned about the buffer. City Staff informed the community that there was a 25-foot minimum buffer. Developer presented that they would work on that issue as it moves forward into the future.
4. Schools: Where are these children going to go to school? They were told by Attorney Jay Livingston that the school sites were undevelopable.
5. Fire Hydrants: Parties in the community represented that the City had removed fire hydrants from that part of Palm Coast and that they were concerned about fire protection.

THE CASCADES
BYRNDOG PCP, LLC

NEIGHBORHOOD MEETING

Wednesday, August 9, 2023
6:00 p.m.

Name	Address	E-Mail Address	Phone Number
Joel Ostrowski	8 Slippery Rock Pl	69NSTR069@gmail.com	570-466-0653
Sandra Ostrowski	"	"	"
Jay Cook	1 Slipper Orchid Dr	Jaycook24@gmail.com	386-872-0688
William Cook	"	"	"
Jeff + Kasey Mayo	3 Slipper	"	"
Brad + Terry Stoltz	29 Slipper	btstoltz@charter.net	
Dick Smith ICI Homes	2379 Beville Rd Daytona Bch 32119	dsmith@icihomes.com	386 547-4729
George Hough	2 Slingshot	ghough13@gmail	3862632858

Michael D. Chiumento
Michael D. Chiumento III
William J. Bosch
Vincent L. Sullivan
Diane A. Vidal
Kareen Movsesyan
Jared T. Trent
Sydney L. Nix
Eric R. Sloan, *of-counsel*
Andrew C. Grant, *of-counsel*

Michael D. Chiumento III
Managing Partner
Michael3l@legalteamforlife.com

CHIUMENTO LAW

145 City Place, Suite 301
Palm Coast, FL 32164
Tel. (386) 445-8900
Fax: (386) 445-6702

5048 N. Ocean Shore Blvd.
Palm Coast, FL 32137

By Appointment Only:
57 W. Granada Blvd.
Ormond Beach, FL 32174

July 27, 2023

To Whom It May Concern:

Byrndog PCP, LLC is the owner of the property shown on the map in **Exhibit "A"** attached hereto. Currently the owner has a rezoning application into the City of Palm Coast to amend the existing zoning from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts. The location of the three proposed zoning districts is shown on **Exhibit "B"**.

As required by City's Land Development Code, we will be having a neighborhood meeting on **Wednesday, August 9, 2023 at 6:00 p.m. at High Jackers Restaurant, 202 Airport Road, Private Room, Palm Coast, Florida 32164** to show you an overview of the project and answer any of your questions. It is open to the public.

Sincerely yours,

Michael D. Chiumento III

EXHIBIT "A"

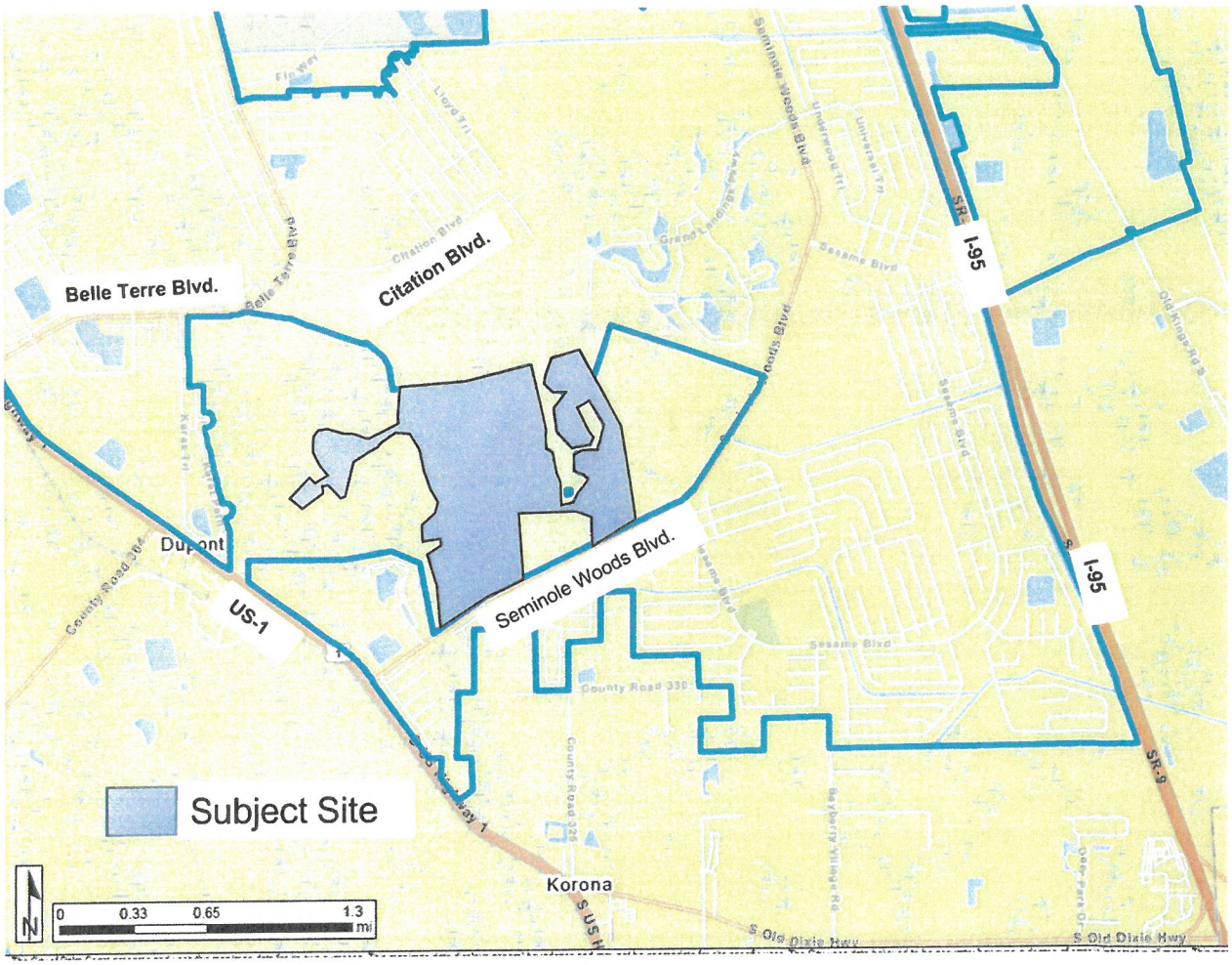
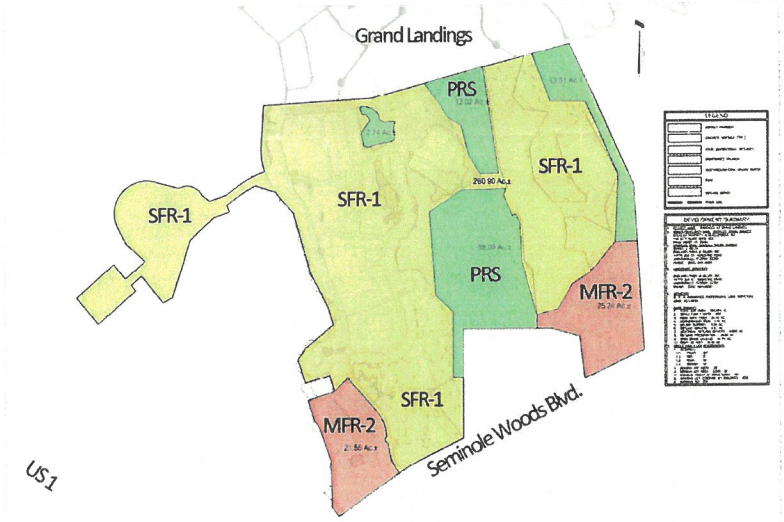

Belle Terre Blvd.
Citation Blvd.
Seminole Woods Blvd.
I-95
I-95
US-1
Dupont
Korona
Subject Site
SR-9
S Old Dixie Hwy
0 0.33 0.65 1.3 mi
N

EXHIBIT "B"



THE CASCADES	
Proposed Zoning Designation	Acres
Preservation (PRS)	67.36
Single Family Residential-1 (SFR-1)	260.9
Multi-family Residential-2 (MFR-2)	46.79
Total	375.05

CHIUMENTO LAW
LEGAL TEAM FOR LIFE

145 City Place, Suite 301
Palm Coast, FL 32164

ORLANDO FL 328
28 JUL 2023 PM 3 L

stamps.com
$0.87 0
US POSTAGE
FIRST-CLASS
062S0014950470
32164
B75105.22

154

Irene/Planning

CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

32164-240099

NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)

COUNTY OF FLAGLER X
STATE OF FLORIDA X

Before me this 26 day of July, 2023 personally appeared Jared Trent who after providing personally known as identification and who ____ **did**, ✓ **did not** take an oath, and who being duly sworn, deposes and says as follows: "I have read and fully understand the provisions of this instrument".

Three (3) signs have been posted on the subject property subject to a rezoning as described (# of signs) with **Application #** 5107 & 5109

✓ At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the Planning & Land Development Regulation Board (PLDRB)

AND/OR

_____ At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the City Council 1st public hearing.

AND/OR

_____ At least ten (10) calendar days before the hearing date advertising the date, time, and location of the City Council 2nd public hearing.

Signature of Responsible Party

Jared Trent
Print Name & Mailing Address

Signature of Person Taking Acknowledgment

KAROLYN N. SHEEKEY
MY COMMISSION # GG 963036
EXPIRES: June 21, 2024
Bonded Thru Notary Public Underwriters

SEAL

Name of Acknowledger (Typed, Printed or Stamped)

This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.

Please attach a photo of posted sign(s).


City of Palm Coast
NOTICE OF PUBLIC HEARING
Application Number: 5037-2109
Description of Request
X Hearing
X
Public Hearing to be held at

City of Palm Coast
NOTICE OF PUBLIC HEARING


City of Palm Coast
NOTICE OF PUBLIC HEARING
Application Number: 5
The City of Palm Coast Planning Board will hold a public hearing on the application at
6:30 PM on July 18, 2023
The City of Palm Coast City Council will hold a public hearing on the application at
9:00 AM on Sept 19, 2023 for the 1st Hearing
____ M. on _____ for the 2nd Hearing
___ City Council public hearing not required
Description of Request
___ Special Exception
___ Variance
___ Site Plan
X Rezoning
___ Public Use
X Future Land Use Amendment (FLUM)

GENERAL APPLICATION: ☑ Rezoning ☐ Special Exception
☐ Nonstatutory Land Division/Parcel Reconfiguration ☐ Vacating Plat
☐ Subdivision Master Plan ☐ Preliminary Plat ☐ Final Plat
☐ Master Site Plan ☐ Nonresidential Controlling Master Site Plan
☐ Technical Site Plan ☐ Site Plan Addition ☐ Development Order Modification
☐ Variance ☐ Parking Flexibility
☐ Wireless Communication Facility (new structure)

CD Plus Application #: _____ Application Submittal Date: _____
Fee Paid: $_____ Date of Acceptance: _____
Employee Name Accepting Application (print name): _____
Rejected on _____ Rejected by: _____
Reason for Rejection: _____

A. PROJECT NAME: Cascades at Grand Landings

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): South of Citation Boulevard; North of Seminole Woods Blvd and Southwest of Grand Landings Phase 4.

C. PROPERTY APPRAISER'S PARCEL NUMBER(s): 29-12-31-0000-01010-0021, 30-12-31-0000-01020-0040, 31-21-31-0000-01070-0030, and 32-12-31-0650-000B0-0020

D. LEGAL DESCRIPTION: See Attached Subdivision Name; ____Section; _____ Block; _____Lot

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 334.60 acres / 14,575,176 square feet

F. FUTURE LAND USE MAP DESIGNATION: Residential Low Density EXISTING ZONING DISTRICT: PUD

OVERLAY DISTRICT: _____

G. FLOOD ZONE: X & A COMMUNITY PANEL NUMBER: 0240 DATE: 06/06/2018

H. PRESENT USE OF PROPERTY: Vacant

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):
Single Family residential and Conservation

J. PROPOSED NUMBER OF LOTS: _____

K. CHECK APPROPRIATE BOX FOR SITE PLAN:

☐ Tier 1 (up to 40,000 sq. ft. / 40 units)
☐ Tier 2 (up to 100,000 sq. ft. / 100 units)
☑ Tier 3 (exceeding 100,000 sq. ft. / 100 units)

L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:
FLUM Amendment and Annexation petition

M. WATER/SEWER PROVIDER: City of Palm Coast

N. IS THERE AN EXISTING MORTGAGE? ☐ Yes ☑ No

OWNER:	APPLICANT / AGENT:
Name: Seminole Woods Blvd, LLC	Name: Michael D. Chiumento, III
Mailing Address: 605 E. Robinson Street, Suite 552, Orlando, FL 32801	Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164
Phone Number:	Phone Number: 386-445-8900
E-mail Address:	E-mail Address: Michael3@legalteamforlife.com

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name:	Name: Lassiter Transportation Group, Inc.
Mailing Address:	Mailing Address: 1450 West Granada Blvd, Suite 2, Ormond Beach, FL 32174
Phone Number:	Phone Number: 386-257-2571
E-mail Address:	E-mail Address: info@ltg-inc.us

SURVEYOR:	LANDSCAPE ARCHITECT:
Name: Shannon Surveying, Inc.	Name:
Mailing Address: 499 North S.R. 434, Suite 2045, Altamonte Springs, FL 32174	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY:	DEVELOPER OR DOCKMASTER:
Name: Michael D. Chiumento, III	Name:
Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:
Signature of owner OR person authorized to represent this application

Signature(s) _____

Printed or typed name(s): Michael D. Chiumento III

NOTARY: This instrument was acknowledged before me on this 19 **day of** April, **20** 22 **by** Michael D. Chiumento III **who is/are personally known to me, or who has/have produced** _____ **as identification.**

_____
Signature of Notary Public, State of Florida

CAROLINE MCNEIL
MY COMMISSION # HH 023447
EXPIRES: October 6, 2024
Bonded Thru Notary Public Underwriters

(SEAL)

Property Owner Letter of Authorization

**********IF APPLICANT IS NOT THE PROPERTY OWNER**********

Dear Planning Manager,

I / We, Samuel D. Oswald, Manager of Seminole Woods Blvd, LLC

(All property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)

29-12-31-0000-01010-0021, 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020

and also described as Subdivision _____,

Section _____, Block _____, Lot _____, OR

Street Address or Physical Location: Approximately 335.72 acres comprised of contiguous parcels that form a part of government sections 29, 30, 31, and 32, Township 12 South, Range 31 East, Flagler County, Florida.

Do hereby designate and authorize

Michael D. Chiumento III, esq.

(name of agent / applicant)

representing Chiumento Law, PLLC

(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a

Re-Zoning, Annexation, and FLUM Amendment

(type of application)

for the property described above.

Samuel D. Oswald

Signature of property owner

Signature of property owner

SAMUEL D. OSWALD

Print name

Print name

NOTARY: This instrument was acknowledged before me on this 28 day of March,

2022 by Samuel D Oswald **who is/are personally known to me, or**

who has/have produced _____ **as identification.**

MARY KAY RILEY
MY COMMISSION EXPIRES DECEMBER 26, 2025
#HH 170225
NOTARY PUBLIC, STATE OF FLORIDA

Mary Kay Riley

Signature of Notary Public, State of Florida

AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY

STATE OF _____

COUNTY OF _____

COMES NOW, Samuel D. Oswald, being first duly sworn, who deposes and says:

(1) That he/she is the manager, an officer of

Seminole Woods Blvd, LLC corporation

existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: Property Owner Letter of Authorization relating to the following described real property: Approximately 333.51 acres in Flagler County comprised of four contiguous parcels that are South of Citation Blvd, North of Seminole Woods Blvd., and Southwest of Grand Landings (Phase Four)

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

Samuel D Oswald
Signature

SAMUEL D. OSWALD
Print name

_____
Signature

_____
Print name

NOTARY: This instrument was acknowledged before me on this 13 **day of** April,

20 22 **by** Samuel D Oswald **who is/are personally known to me, or**

who has/have produced _____ **as identification.**

Mary Kay Riley
Signature of Notary Public, State of Florida

(SEAL)
MARY KAY RILEY
MY COMMISSION EXPIRES DECEMBER 26, 2025
#HH 170225
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE

SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE,

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'03" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'13" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'07" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'13" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'17" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'33" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY

ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'49" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'21" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET; THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET

TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A

DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.

To: "ljohnston@palmcoastgov.com" <ljohnston@palmcoastgov.com>
Cc:
Sent: Sun, Oct 1, 2023 at 1:53 PM
Subject: Fw: Developer proposal

Sent from Yahoo Mail on Android

----- Forwarded Message -----
From: "Jeanne Slaugenhoup" <jslauge@yahoo.com>
To: "David Alfin" <dalfin@palmcoastgov.com>
Cc:
Sent: Sun, Oct 1, 2023 at 1:50 PM
Subject: Developer evan@palmcoastgov.com

Hello Denise Bevan,

Just received in the mail the developer wants to put a 2 - 60 foot apartment dwellings on a the parcel right behind our community. (Grand Landings)

Since most the other apartments in the city are 30 feet high, this one is twice the height.

The idea of this monstrosity facing our back yard is unacceptable. I don't think YOU would want this in our back yard,please do not ok this in ours.

Jeanne Slaugenhoup

Sent from Yahoo Mail on Android

-----Original Message-----
From: Matthew Humphrey <mattrhumphrey85@gmail.com>
Sent: Tuesday, October 3, 2023 9:30 AM
To: David Alfin <DAlfin@palmcoastgov.com>; Edward Danko <EDanko@palmcoastgov.com>; Theresa Carli Pontieri <TCarliPontieri@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Cathy Heighter <CHeighter@palmcoastgov.com>; Denise Bevan <dbevan@palmcoastgov.com>; Lauren Johnston <LJohnston@palmcoastgov.com>
Subject: Opposing new development plans for Seminole Woods Boulevard appartments

Growth and development… They are often used as terms for progress… However growth and development can also be detrimental to existing areas especially ones with insufficient infrastructure. The projected plans of creating a densely populated apartment area where wildlife flourishes would not only be irresponsible but detrimental to the existing landscape, as well as downright deadly too it's residence. To take away natural draining areas of an already saturated terrain would increase flooding to an area that is already being ignored by our officials. We can't have an afternoon thunderstorm without our sidewalks being flooded and unusable for days at a time, as well as our yards having standing water due to the improper drainage and lack of water reservoir areas. As it is many insurance companies have already dropped residence in the area due to flood damage from the last two years of storms making it nearly impossible to find and afford homeowners insurance. The closest fire station to the proposed area is a Flagler County station "not even a City of Palm Coast Fire Station" that has a 10 minute response time AND it's currently not being staffed properly by the county so it doesn't have an assigned Engine Company with fire suppression capabilities. The closest Palm Coast Fire Department station with an aerial apparatus capable of high rise rescue capability has a nearly 15 minute response time. So this tells me that the people that are getting their pockets lined with money from the proposed increase of densely populated high rise buildings have ZERO regard to life safety and are quite literally saying they don't care if people die due to lack of proper infrastructure first. I ask those in favor of approving this ludicrous new proposal to tell Palm Coast residence that it's entirely acceptable to let them die in a house/apartment fire because they didn't see fit to make sure that there were enough aerial apparatus and fire suppression units to save them from their burning apartments. The closest middle school from this neighborhood, which like a lot of the other schools are overcrowded and is over 10 miles away with an over 20 minute commute… So where are these extra children going to go? I guess they will be forced to be jammed into the current schools that are already overcrowded therefore resulting in an increased child to teacher ratio and having a negative affect on our children's educations. At some point it was deemed necessary to expand Seminole Woods into a divided four-lane road that merges back down to a 2 lane road The roadways on Seminole Woods Boulevard are already over taxed with the current amount of vehicle are traffic..so what plans are there to accommodate commuting? If this proposed apartment complex that has no setback from the main road were to be built there will be no further room for road expansion or drainage ditch widening without trying to diminish peoples backyards and drainage ditch areas thus decreasing runoff areas for water to flow, increasing road overcrowding that has too much traffic already with thru traffic and residence, and sidewalks that are unusable/dangerous due to constant standing water and the increased potential for vehicle versus pedestrian strikes. There are reasons that people buy suburban properties that have lots… and that's to not be grouped in with high density populations that inherently come with

increased crime and unsafe conditions for our families. Lastly nobody that I know of buys a house in the suburbs to view a monstrosity four-story tall apartment complex in their backyard… It decreases the sense of privacy and decreases the quality of life when there are three stories worth of people that can watch your every move on your own property and peer into your home. For these very real and serious ramifications that would be caused by the proposed doubling of residence including four-story apartments… our community is EXTREMELY opposed and appalled that the current elected officials are even considering going through with this…and if this is the mindset of our current officials then you can be rest assured that next election time there will be a major push to get these people out of office and put people in there that represent its constituents instead of focusing on the monetary kickbacks that they will get from such plans….or better yet let's build 8 story apartments in their backyard and see how they like it. Thank you for your time and think about this when it's time to vote on it.

Respectfully,

Matt Humphrey
Seminole Woods Blvd Citizen

From: Jamil Ortiz <JamilOrtiz@protonmail.com>
Sent: Monday, October 2, 2023 7:03 PM
To: David Alfin <DAlfin@palmcoastgov.com>; Edward Danko <EDanko@palmcoastgov.com>; Theresa Carli Pontieri <TCarliPontieri@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Cathy Heighter <CHeighter@palmcoastgov.com>; Denise Bevan <dbevan@palmcoastgov.com>; Lauren Johnston <LJohnston@palmcoastgov.com>
Subject: Seminole Woods Proposed Zoning

Good Evening, Mayor Alfin, City Manager Bevan, Assistant City Manager Johnston, Councilmen Danko, Pontieri, Klufas, Heighter, and Bevan,

Our neighbors have been discussing the most recent developer proposal zoning within the Seminole Woods area. It was brought to our attention that another apartment complex three to four stories high will be built directly across from our residential homes off Slipper Trail, Sloganeer Trail, and Sesame Blvd.

I am a resident of Slipper Trail and am opposed to building additional multifamily units in this area. The traffic on Seminole Woods from US1 to Citation Blvd during the peak hours is horrendous. Adding additional multifamily units (as we already have Integra Woods Apartments in our area) will contribute to this chaos, increasing the already existing traffic levels, and making it even more difficult to navigate on a two-lane roadway.

The noise levels due to this traffic have increased over the last five years. Whether it's from the bass of obnoxious stereo systems, the loud exhaust from mufflers, and the sounds of speeders zooming through our neighborhoods is so bothersome. It's difficult to enjoy the beautiful sidewalks that were recently built over the last few years because of the noise from this traffic.

Another concern is the increase of crime and the allocation of resources that comes from population density. An increase of staffing will be needed for dispatchers, police, and fire rescue. How does the city plan on covering the emerging costs associated with needing additional manpower to provide the same quality of services the residents of Seminole Woods have come to expect. This can only lead to raising taxes of residents who are already extended with constant fluctuations of our current economy.

In closing, I have been a resident of Palm Coast for close to 20 years. My spouse and I specifically chose the area of Seminole Woods because of the privacy and solidarity of the area. It has been a great place to raise our family. We moved from Palm Beach County to embrace the roots of community. The City of Palm Coast has attempted to foster a culture of inclusion, diversity, and still maintains the heart of its roots of peacefulness, leisure, and recreation. Please reconsider the zoning for multifamily units as they should not be placed among single family residential areas. Multifamily living should be located within a downtown area near town centers, restaurants, and close to entertainment. At the very least, these units should be near major roadways close to I-95 and US1 to allow relief for the traffic flow.

Respectfully,

Jamil Ortiz-Kamel
jamilortiz@protonmail.com
386-338-1577

Sent with Proton Mail secure email.

From: Maria Sims <miasrn0524@gmail.com>
Sent: Friday, October 27, 2023 2:01 PM
To: dalfin@palmcoast.gov
Cc: dalfin@palmcoastgov.cm; Edward Danko <EDanko@palmcoastgov.com>; Theresa Carli Pontieri <TCarliPontieri@palmcoastgov.com>; Denise Bevan <dbevan@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Cathy Heighter <CHeighter@palmcoastgov.com>
Subject: Seminole Woods: CASCADES development

Dear Mayor Alfin, Council Members and City Manager,

As a citizen of the city of Palm Coast for 7+ years and more specifically Seminole Woods, I would like to voice my major concern and dissatisfaction with the re-zoning and proposed building of an exorbitantly high apartment building just behind private residential homes. It's my understanding this complex will be approximately 60 feet high and towering over people's homes with very little set-back or tree/vegetation coverage. This is NOT an appropriate area for this type of a development. It is literally in resident's backyards. This re-zoning is not in resident's best interests for many reasons.

This development property line will be around 80ft from many homewner's fence lines. The lawyer spoke at one of the last meetings, and said there would be no
natural buffer on their side. Even if the apartment buildings are 80ft from their set back. Residents who purchased single-family homes in an area THAT WAS ZONED FOR THAT would still be looking up at the 60ft building.

Our concerns are what comes with every apartment complex. House values drop, noise, crime, traffic, flooding,disruption of sleep, due to noise and lighting. Garbage containers smells, construction, maintenance of property, moving trucks in and out constantly, insurance will go up, not to mention the intrusion and lack of our privacy, our neighbors and surrounding communities: Grand Landings, and Integra Woods.

Homeowners in this area will SUFFER a decline in their quality of life.

Safety and traffic will become a huge issue. The pride HOMEOWNERS take in their houses and property is, as most everyone knows, not the same with renters. Renters do not possess the same "investment" or "responsibility" or "pride in where they live" as a homeowner does, on average. For many, renting is a temporary step to another goal. Most homeowers are invested and dedicated to their home and neighborhood.

What you are doing is forcing residents out that had an understanding they were buying into an area where there are SINGLE FAMILY HOMES---not big COMPLEXES of apartments.

Homeowners will suffer a loss of value on their homes and if they
decide to sell, that will mean, they will have to purchase a house at a higher price, due to the market and interest rate.

All due respect Mayor Alfin, but how would this make you feel?? Or a family member of yours living in that area? Some people save up money for years in order to afford to buy a home and it's not fair to change the zoning of the neighborhood like this---it is a betrayal to many of us.

We understand growth but there is a TIME AND PLACE for a structure such as this. The Cascades does not belong smack dab in the center of a single family home neighborhood. There must be areas further away from single family homes for this? The mass destruction of the woods that would be needed to accomodate this building is another consideration. We understand growth but we also respect NATURE and appreciate living among it. This city is not making the right decision for its' citizens with the re-zoning and building of the Cascades. Our traffic patterns cannot handle it. Our SCHOOLS cannot handle this. I know many who cannot find a good PRE-SCHOOL or they are on year-long+ waitlists for daycare. The Middle Schools are not equipped for this. PLEASE THINK THIS OUT.

Mayor Alfin, sadly you are acting more like an investor/ builder not a respected mayor of our city. And I voted for you. Please let's do right by the residents affected most directly by the Cascades building. I do appreciate the time and consideration you all have taken to listen to my thoughts and feelings on this.

Respectfully,
Maria Sims

(4 Upton Ct)
I am a proud resident of Seminole Woods and I stand in unity with my neighbors in the S section against the building of an apartment building in a quiet single family residential neighborhood.

From: Stacy Kment <stacylkment@gmail.com>
Sent: Monday, October 2, 2023 1:55 PM
To: Lauren Johnston <LJohnston@palmcoastgov.com>; David Alfin <DAlfin@palmcoastgov.com>; Edward Danko <EDanko@palmcoastgov.com>; Theresa Carli Pontieri <TCarliPontieri@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Cathy Heighter <CHeighter@palmcoastgov.com>; Denise Bevan <dbevan@palmcoastgov.com>
Cc: Stacy Kment <stacylkment@gmail.com>
Subject: THE DEVELOPER PROPOSAL SEMINOLE WOODS

To each and every one of you on the council;

We are owners located at *71 Seattle Trail* and we would like to voice our valid concerns on this Proposal as we won't be able to attend either meeting due to conflicting schedules.

We have been here since June and while driving south on Seminole Woods boulevard it turns to just one lane. I make a left into my sub regularly and at times it can take up to 4 minutes to turn due to traffic coming north on Seminole Woods. I've also almost been rear ended multiple times due to being on a curve and now you want to add 2,000 more people. This makes absolutely no sense whatsoever.

I respectfully ask the following:

1) There are going to be many deadly accidents and respectfully I beg of you if you insist on allowing

this to be built regardless of what all the residents in Seminole Woods feel, I DEMAND you make this a 4 lane road all the way to US1. When the time comes and the accidents start happening I will refer back to this email that I told each of you that this was going to happen.

2) If I need the police or fire, now I'm competing with another 2,000+ people to achieve the desired results. I refuse to have my tax dollars increase to add more resources, as they are already outrageous for the few services offered in this area.

3) We live in a nice quiet community currently, I'm not looking forward to crime rates increasing.

KEEP THIS AREA SINGLE FAMILY HOMES

Regards,
Stacy L. Kment
Allen A. Fields

Mayor Alfin,

Mayor Aflin, you no longer represent or protect the safety or quality of life of the 95,574 residents of Palm Coast, nor stand for the promises you made, when campaigning for mayor or while taking oath. 50,008 of those residents are living or own property in Seminole Woods.

At the city council meeting on September 16, 2023- You easily dismissed residence of Seminole Woods, when you replied to a question that Councilwoman, Teresa Carli Pontieri asked, how do you explain to the residents, who are sitting there, those are the faces, all this housing. “Your replied “Growth”.

Allow me to remind you! You work for us! The people of Palm Coast elected you. Not the developers. Remember they only have one vote each. We, the residences have 95,574 among us. 50,000 in Seminole Woods.

We will not accept that as an answer. Thank you to council member, Teresa Carli Pontieri, for fighting for the residents, who already live here and who have lived here, prior to incorporation in 1999. I believed you, yourself have only lived here since 2012.

While campaigning in the special election for mayor in 2021, you ran on the promise that your top priorities for Palm Coast were the following:

- **Public Safety**
- **Attract High-Paying Jobs**
- **Oppose Tax Rate Increases**
- **Environmental Stewardship**

No wherein these promises, does it state ‘Growth”.

We, the people of Palm Coast, heard about the misleading and misrepresenting commercial, that are being broadcast in New York and other northern states. At the very end it says for information contact PalmCoast.gov. I am sure most of us, remember the commercial in the 1980’s, when Erik Estrada was promoting Palm Coast. I lived in Bayshore, on Long Island at that time, I remember seeing them. You also lived on Long Island at the time, so this is where this great idea came from to promote, you are trying to sell a false image of Palm Coast.

Let us address your promises that you have not kept.

Public Safety: Public Safety refers t the well being and protection of the public.

We currently have 120 street sheriff deputies, which is not enough to police people. The average rate is 2.5 full-time officers per 1,000 residents. The response times to accidents, fires, and any other emergency, just is not quick enough. Example: We had an accident on Seminole Woods Blvd and Slipper Trail. It took a deputy 24 minutes to respond. We do not have enough deputies to monitor each section of Palm Coast. We had a berry picker, who had a warrant, ran into the site where Cascade is going to be

located. It took sheriff deputies at least ten minutes – fifteen minutes to respond, this happened just as kids were coming off the school buses. The school bus stops are on Seminole Woods, which alone is a danger, due to speeders. Not to mention they never caught him.

If you look at the FSCO Commanders reports, it shows the number of casualties, were in the K section and Seminole Wood. Lives may have been able to save. If we had more deputies patrolling and quicker respond times.

The response time is not quick enough to catch criminals. This makes Seminole Woods a target for crime. I cannot tell you how many incidents happen here, where they did not catch the person. Its all due to response time. 120 deputies just are not enough. These deputies' shifts are split, between, 2 day and nighttime shifts and a midday shift is not enough. FCSO informed us that that there is no budget for any new deputies, in the city budget this year.

Seminole Woods residents have been asking for and promised by the city, a new fire station, for the last 3 years. All we hear is it is coming. We must rely on Station 25, which still take 10-15 minutes to get down to this area of Seminole Woods, closes to US1. (When traffic on RtT100 is light). We had two forest fires here over the last 5 years, most spread to areas, where home exist. We do not have any fire hydrants on our street, the city removed ours, two years ago and we have requested them, to replaced it.

Attract High-Paying Jobs.

I lived in Palm Coast for over 20 Years, the only high paying jobs here are in city workers, law enforcement, fighter fighters, higher management, and medical field. I do not believe; you live in a reality world. Most of the residents living here, make anywhere between $10-$15 an hour, which are in retail, server, administrators, cashiers etc. At $15 an hour that is $33,600 annually, 10% federal taxes, minus $3,600. Leaves them with $30,000, divide by twelve, these people are living off $2,500 a month. For rent, food, utilities, car payment etc. Now, think of those who make less. We are not short of staff in Palm Coast. Businesses are paying low wages. The average person cannot afford to live off them. Many residents are working two jobs to support their families or work out of Palm Coast to work. Now, think of our elderly, who are living off Social Security. Please tell me, how a person making $15 or someone on social security can live in an apartment complex here. Car washes and Storage units do not bring Jobs. Palm Coast has never and will never attract high paying jobs to most people living here. The business that are coming here are restaurants, retail, fast food, and servers. They are the people you need to help; they service the public more than any other profession. What you are attempting to attract are people, who make higher salaries and ignoring the needs of those who do not, many of which voted you in. Also, you had no hesitation to vote YES! and give yourself and the other council member a salary increase, even with public disapproval.

Oppose Tax Rate Increases – First, I would like to thank Councilman Danko for telling the Palm Coast residents, the truth about what you are doing, in the last budget meeting. Political trick. Even though we are not getting a rate increase, we will be paying for it in other ways. Maybe if you charged more impact fees on new homes and apartment complexes, not only will residents, not see any tax increase, but it may help fix a lot of the infrastructure, we need to support these new developments.

New construction homes - $3,224 and apartment complexes -$1858. These impact fees are too low and who suffers, the taxpayers. These impacts should have been doubled when we came out of the recession. By doubling, the amount of impact fees, there would have been money for infrastructure. Infrastructure that is needed to sustain, what we desperately need fixed now and in the future. Not in the gated communities, in the sections of Palm Coast, which is the foundation of the city.

Regardless, of what you say, our water system cannot sustain this growth. You cannot predict the future, and you cannot guarantee anything. Our swales cannot sustain this growth. They are already in such despair. We have pep alarms going off at houses, which has a new build next to it, due to the elevations, being higher than existing homes. Water flows down away from the newbuild to surrounding properties, flooding them. Insurance is not going to cover flooding unless you have that coverage. Our streets are cracking and need to be repaved. We need new schools, there is no reason children living in Palm Coast, go to Bunnell. These problems will not go away, they will only get worst. They are not going to fix themselves. You are only putting on a Band-Aid.

Poor infrastructure shows POVERTY! This is where we are! This so-called growth will not come quick enough. Overgrowth is not going to save us; it's going to hurt us. You're allowing these developers to walk all over you. You need to come up with a plan, which should be long term. First, be honest and upfront with the residents. Yes! You will get negative feedback but is it better then lying to us. This is our home, most of us been here for 20 years or more.

Slow growth, so we can fix our infrastructure and sustain it. Larger impact fees on new builds. Stop wasteless spending.

Environmental Stewardship – Responsible use and protection of the natural environment through active participation in conservation efforts. Man's relations to land and to the animals and plants which grow upon it.

Please let us know how tearing down acres of trees, is a protection on natural environment. How destroying homes of protected wildlife, is protecting natural environment?

Pine trees are known for purify the air, they absorb gases and pollutants. They also help with Asthma and allergies.

Pollution:

- Air Pollution – Motor vehicle such as trucks and Cars, Construction contributes to air pollution.

- Noise Pollution – It interrupts and impacts both humans and Animal lives. What causes noise pollution – construction, construction vehicles, extreme traffic, crowds, firework, which are never enforced, even though they are prohibited.

My husband served in the Navy for 20 years, He is a retired Veteran. He served in Iraq and Afghanistan and several other tours. He was diagnosed with PTSD. Noise and large groups of people are a big trigger, to those who suffer from PTSD. We moved to Seminole Woods, because it was quiet and less congested, then the B section. Also, had less fireworks on the 4th of July. Until the city started them at the airport. My son-In - law, also moved to Seminole Woods, because it was less congested than Port Orange. He is also a Veteran, he served in the Army and was in Iraq. He also, suffers from PTSD. He is also a correction deputy at the jail.

Light Pollution: Light disturbs human sleep habits and patterns of wildlife.

This is why you cannot have certain lights by the beach. (turtles)

Whose great idea was it to put a streetlight on Seminole Woods Blvd? I love the Street Lights, what I do not like is the one directly in the middle of the property, behind my house. I sure other residents are also dealing with the same issue. So, not only do I have to directly look at this big concrete pole, and fear that one day, it may fall on my house, it is affecting my sleeping habits. It is a nightlight, that I cannot turn off. I have tint and blinds on my windows, but neither work. In the real world, they are placed in between property lines. So, they do not disturb the resident. So now, you want to put apartments directly behind my house, that will have lighting on all night long. Car lights, Building Lights, and Streetlight Skyglow. And with no Natural Vegetation buffer to prevent it.

The property at the Cascades is home to several federal and state protected animals. What is being done to protect these Animal? I would like to see the USFWS permits to remove and relocate the (2) Bald Eagle’s Nest and the Woodpeckers. Also, the Florida Forest Wildlife Report, to assure the Gopher Tortoises and Burring Owls, are properly relocated, in a safe environment. And not just run over, like we heard many developers do.

Cleaning up our waterways happens once a year and it started way before you became mayor.

Housing / Developments

In the Counsil meeting on September 16, 2023, you mention you only approved 1400 new home builds. I looked back to February of this year, and you approved a lot more than that. You approved over 4,533 new homes, 1,786 apartment units and 275 townhouses.

Homes

Seminole Woods – Cascades – 850 homes

Palm Coast Park –750 homes

Grand landing ext. – 890 homes

Lighthouse Harbor – 845 homes

Coquina Shores -750 homes

Spring Lakes – 382 homes

The Reserve – 66 homes

Apartment Complexes

Town center – 300 units

Town center – 275 units

Williams – 251 units

Legacy -300 units

Greenbelt – 180 units

The ones behind BJ – 240 units

Light house – 240 units

Town Houses

Belle Terre Town Houses – 275 units

I am sure, I am missing some other development that have been approved.

Stop using affordable housing is not being available, as an excuse to keep approving development, which are anything, but affordable. None of this is affordable housing!

Every house, which will be built by the developers, will be over $400,000 or more, over the next 5 years.

Every Apartment will be $2000 or more over the next 5 years.

What you are creating is an unstable market! Especially, with the probability of the federal interest rate going up in December! The only houses that are selling right now in Palm Coast are under $300,000. I have been watching the numbers for over a month. People are not flocking here like they were a 1 or 2 ago, because of the interest rate going up the first time.

Does the current resident know that their home and car insurance will increase the more you approve these developments.

The Cascade Development- Hardship

My husband and I reside on the east side of the proposed development. Which was not on the plans, which were shown at the last council meeting. We have no natural vegetation buffer, in the back of our fence. This development property line will be around 80ft from my fence. The lawyer told us, at the last meeting, there would be no natural buffer on their side. Even, if the apartment buildings are 80ft from their set back. We would still be looking up at the 60ft building. We also do not know how many of them will be built. Where the club house, amenities, dog park, maintenance building and entrance will be located.

Our concerns are what comes with every apartment complex. House values drop, noise, crime, traffic, flooding, pollution, pet parks noise and smell, unfriendly tenants, disruption of sleep, due to noise and lighting. Garbage containers smells, construction, maintenance of property, moving trucks in an out constantly, insurance will go up, not to mention the intrusion and lack of our privacy, our neighbors and surrounding communities, Grand Landings, and Integra Woods.

Quality of Life - the apartments are not even built yet, and I am having anxiety and not sleeping. I fear for my safety and security of my family, my pets and home. Our home is our safe place. I no longer feel safe knowing they are going to be back there. Our personal freedom of enjoying our life will be gone. Our leisure time in my backyard will be disturbed, due to the privacy intrusion from knowing people could and will be looking down into my backyard. My back windows and sliding doors into my home. More than likely, we would decide to sell our home and leave Palm Coast after 20 years. What you are doing is forcing us out.

Hardship -We would have to take a lose money on the value of our home and if we decide to sell, that will mean, we will have to purchase a house at a higher price, due to the marker and interest rate. Our mortgage would go up and homeowners' insurance costs will go up. Moving expenses. traveling expenses, vehicle maintenance, traveling further for work, traveling further to see family and friends. Leaving the house, we love. depression, having to travel further to my primary care doctor, dentist and hospital or having to find new providers.

How would you feel if this was in your backyard. I am not the only one in this position, there are several homes, backing Seminole Woods that will be affected the same way. Some have no privacy fence.

Mayor Alfin – We are not against growth. We are against rapid growth with poor infrastructure. You cannot fool the people who have lived here and say that it is fine and can manage this impact. The developer only had an assessment impact from 2004 and that was on the 410 houses.

What do the residents of Seminole Woods want? – How about sticking to the original plan of 2004. 410 single family homes. No apartment complexes at all! Only one main entrance by Sloganeer. with a traffic light to control traffic. With a natural vegetation buffer along Seminole Woods Blvd, so the houses are setback on the property. Not visible from Seminole Woods Blvd. Then when our infrastructure is update, Then We, the developer, and residents, can discuss adding additional single family resident homes.

Public Notice: I do want you to know that most residence within the 300ft range of this development did not receive any letters from Michael Chuimentti. I was one of them, who did not. Two of my neighbors received letters. I only found out about the meeting from a neighbor, who was walking by. The street notices were up for a day before the city mowing crew ran them over. Then we had the hurricane and I have no idea what happened to them. At this meeting, we were told by Micheal Chuimentti, that townhouses were going to be built, not apartments. He said townhouses were part of the original plan. I looked at the plat map, there was no townhouse, only single family. He pulled it away from me. He said it was already a done deal. He only had impact assessment for 2004. He had no plan of what was going to be built. All everyone kept saying to him was no apartments. He kept saying town houses. He had us sign a sheet and take our emails. He said it was a city contact sheet and said we would be notified of meetings. The next day, I saw an article about the development, and it said apartments. My neighbor fell for his lies and said no its townhouses, He's a lawyer. Then my neighbor told him it was apartments. He used the sheet as an opposition sheet. Saying only 8 people opposed this. We were never notified of any meeting and never received any emails form the city. The number of residents is more like 50,000. That oppose to this development. We have a two Seminole Woods Neighborhood Watch Facebook Page. U section Page, Grand Landing community page and the S section pages, which is extremely active about this development. We are hearing from snowbirds and out of state owners as well. We have been updating residents on everything. They been watching the city meetings and I believe several, may have already reached out to the council. At the Building Planning meeting the agenda said that the lawyers first meeting was held at the Hilton Garden Hotel. The meeting was held at High Jackers. He also said at the city council meeting, that the vote by the Building Planning committee for the 850 homes vote was anonymous 4-0. Again, he was wrong it was 4-1. I am extremely concerned on the way, the lawyer handle this from the very beginning. We do not know

if residents showed up at the Hilton. We were lied to and mislead from the beginning. This is not the ethical way of doing things. It shows deception. Saying it was a done deal, so we would not show up at meetings. I hope this isn't the way Palm Coast is doing business. We know he represents the developer and not us. In the city council meeting the Polo Club HOA also mentioned how he lied and mislead them. I may send a letter to the Bar Association Ethic Board.

Today I heard something very alarming.

Mayor Alfin, do you still want to be mayor of Palm Coast? The word around town, is that you went to school for Building and Zoning and got certified. That you no longer have an interest in running for mayor and you have not signed up yet.

That you are looking for a county position, Is this true Mayor Afin? Or a position in the County's Building and Zoning, Is this true Mayor Alfin?

Is it also true that, your classes were paid for by taxpayer money? Through the reimbursement program?

If you do not plan on being our mayor or running for reelection, please leave now and let someone, who wants to be here to see us through this mess. This also goes for all our councilmembers too. If you want a different position in the county, leave now. We deserve a city council, who will not run away. That listens to the residents, who will not put a developer first or apartments in residential neighborhoods. Who will be honest. So, instead of wasting our time and our resources, please move on now. We are not your step ladder. A year from now it will be late to save our city. We want a council, who will stand by us, and we have stood by the city.

Thank you.

Joy A. Cook

CC.
Ed Danko
Nick Klufas
Teresa Carli Ponteri
Catherine Heigther
Denise Bevan
Lauren Johnston

From: Sherry Bach <thebachster@hotmail.com>
Sent: Monday, September 25, 2023 4:54 PM
To: David Alfin <DAlfin@palmcoastgov.com>; Edward Danko <EDanko@palmcoastgov.com>; Theresa Carli Pontieri <TCarliPontieri@palmcoastgov.com>; Nick Klufas <NKlufas@palmcoastgov.com>; Cathy Heighter <CHeighter@palmcoastgov.com>; Denise Bevan <dbevan@palmcoastgov.com>; Lauren Johnston <LJohnston@palmcoastgov.com>
Subject: Multifamily Units Seminole Woods

Hi,
Due to medical reasons, I am not able to attend city meetings, ergo, I am sending this email. Please know that I am against any further multifamily units being placed in Seminole Woods, especially the proposed project between Slipper and Sloganeer.

Apartments/Multifamily units should have designated areas far away from single family homes, not mixed in so that people living on upper floors can peer into the backyards of the houses nearby. This is a violation of privacy.

Regardless of plans to plant saplings/plants, it is going to take 40 years for these plantings to become mature.
Setbacks don't work if people can still see into the backyards of homes nearby.
Adding 2040 residents to this one area that is a two-lane road? Not a smart plan. What about fire, police, first responder coverage?
Extra police coverage for increased crime rate?

Please find a different place for apartments other than mixed in with single family homes.

Sherry Bach, CF APMP
Published Author/Songwriter/Poet
Latest Title: "Praying Through Proverbs" Available on Amazon