

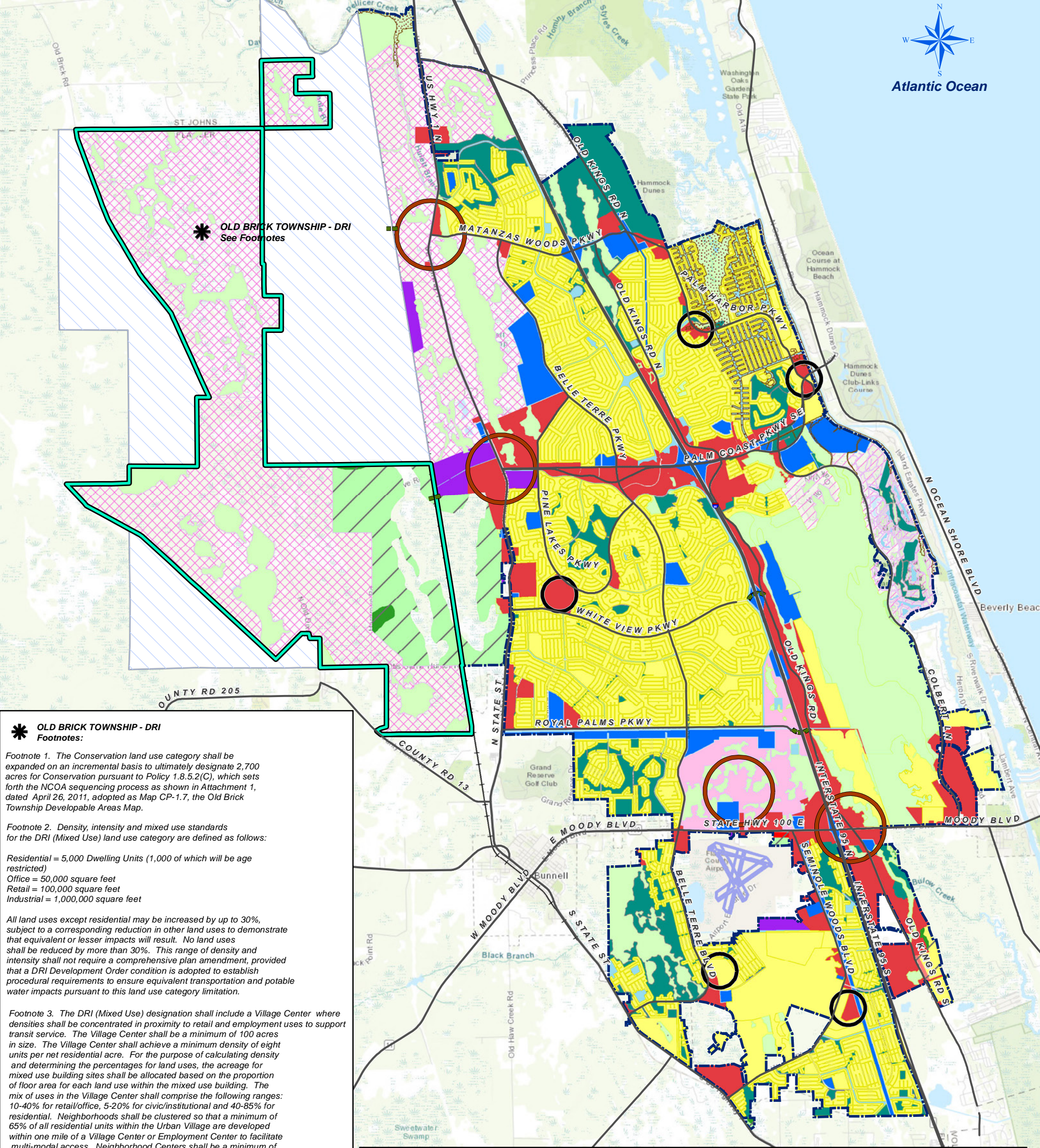
City of Palm Coast  
Comprehensive Plan  
Map CP-1.5  
Future Land Use

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

Supplementary Information:  
\*Adopted April 6, 2004 (Ordinance #2004-08)  
\*Amended June 7, 2005 (Ordinance #2005-24, Ordinance #2005-25, Ordinance #2005-26, Ordinance #2005-27, Ordinance #2005-28)  
\*Amended August 16, 2005 (Ordinance #2005-36, Ordinance #2005-37)  
\*Amended December 20, 2005 (Ordinance #2005-48)  
\*Amended June 6, 2006 (Ordinance #2006-07)  
\*Amended September 5, 2006 (Ordinance #2006-13)  
\*Amended December 18, 2007 (Ordinance #2007-28, Ordinance #2007-30, Ordinance #2007-32, Ordinance #2007-34)  
\*Amended October 21, 2008 (Ordinance # 2008-21)  
\*Amended December 16, 2008 (Ordinance # 2008-28)  
\*Amended December 16, 2008 (Ordinance #2008-29)  
\*Amended December 16, 2008 (Ordinance # 2008-30)  
\*Amended July 6, 2010 (Ordinance #2010-08)  
\*Amended September 7, 2010 (Ordinance #2010-12))  
\*Amended April 17, 2009 (Ordinance # 2009-06)  
\*Amended November 9, 2009 (Ordinance #2009-18)  
\*Amended January 19, 2009 (Ordinance #2009-21)  
\*Amended December 15, 2009 (Ordinance #2009-24)  
\*Amended October 5, 2010 (Ordinance #2010-14)  
\*Amended June 21, 2011 (Ordinance #2011-12)  
\*Amended September 18, 2012 (Ordinance #2012-7)  
\*Amended October 1, 2013 (Ordinance #2013-07)  
\*Amended November 19, 2013 (Ordinance #2013-10)

\*Amended November 19, 2013 (Ordinance #2013-11)  
\*Amended December 17, 2013 (Ordinance 2013-14)  
\*Amended February 4, 2014 (Ordinance #2014-2)  
\*Amended March 4, 2014 (Ordinance #2014-7)  
\*Amended May 6, 2014 (Ordinance #2014-10)  
\*Amended March 3, 2015 (Ordinance 2015-03)  
\*Amended June 17, 2014 (Ordinance 2014-12)  
\*Amended June 17, 2014 (Ordinance 2014-13)  
\*Amended May 5, 2015 (Ordinance 2015-07)  
\*Amended Dec 1, 2015 (Ordinance 2015-14)  
\*Scrivner Error Correction, April 6 2016 : for parcels 071131702700RP000A1 / 100 Whiteview Pkwy, and 071131702700RP000A2 / 94 Whiteview Pkwy, FLUM designation Canal was changed to Mixed Use.  
\*Amended October 3, 2017 (Ordinance 2017-16)  
\*Amended November 27, 2017 (Ordinance 2017-23)  
\*Amended December 5, 2017 (Ordinance 2017-25)  
\*Amended March 20, 2018 (Ordinance 2018-3)  
\*Amended October 2, 2018 (Ordinance 2018-22)  
\*Amended November 20, 2018 (Ordinance 2018-27)  
\*Amended March 5, 2019 (Ordinance 2019-3)  
\*Amended March 19, 2019 (Ordinance 2019-4)  
\*Amended May 7, 2019 (Ordinance # 2019-08)  
\*Amended May 21, 2019 (Ordinance 2019-11)  
\*Amended June 4, 2019 (Ordinance # 2019-12)  
\*Scrivner Error Correction, October 11, 2019 : for parcels along southern ROW of Matanzas Woods Pkwy, between US1 and Belle Terre Blvd.

\*Amended August 6, 2019 (Ordinance # 2019-15)  
\*Amended August 20, 2019 (Ordinance # 2019-17)  
\*Scrivner Error Correction, November 5, 2019 : for parcel 05-11-31-5918-00000-00E0, along Longview Way N.  
\*Amended October 17, 2019 (Ordinance # 2019-20)  
\*Scrivner Error Correction, April 13, 2020 : for parcel 21-10-30-0000-02040-0000, along US-1  
\*Amended October 6, 2020 (Ordinance # 2020-12)  
\*Amended May 4, 2021 (Ordinance # 2021-06)  
\*Amended June 22, 2021 (Ordinance # 2021-10)  
\*Amended August 17, 2021 (Ordinance # 2021-15)  
\*Amended October 19, 2021 (Ordinance # 2021-24)  
\*Amended November 2, 2021 (Ordinance # 2021-26)  
\*Amended November 2, 2021 (Ordinance # 2021-28)  
\*Amended January 4, 2022 (Ordinance # 2022-01)  
\*Amended January 4, 2022 (Ordinance # 2022-04)  
\*Amended February 1, 2022 (Ordinance # 2022-08)  
\*Amended July 5, 2022 (Ordinance # 2022-11)  
\*Amended November 15, 2022 (Ordinance # 2022-22)  
\*Amended June 6, 2023 (Ordinance # 2023-4)  
\*Amended August 15, 2023 (Ordinance # 2023-10)  
\*Amended September 19, 2023 (Ordinance # 2023-13)  
\*Amended November 7, 2023 (Ordinance # 2023-15)  
\*Amended January 16, 2024 (Ordinance # 2024-02)  
\*Amended January 16, 2024 (Ordinance # 2024-04)  
\*Amended August 6, 2024 (Ordinance # 2024-14)



**★ OLD BRICK TOWNSHIP - DRI**  
**Footnotes:**

Footnote 1. The Conservation land use category shall be expanded on an incremental basis to ultimately designate 2,700 acres for Conservation pursuant to Policy 1.8.5.2(C), which sets forth the NCOA sequencing process as shown in Attachment 1, dated April 26, 2011, adopted as Map CP-1.7, the Old Brick Township Developable Areas Map.

Footnote 2. Density, intensity and mixed use standards for the DRI (Mixed Use) land use category are defined as follows:

Residential = 5,000 Dwelling Units (1,000 of which will be age restricted)  
Office = 50,000 square feet  
Retail = 100,000 square feet  
Industrial = 1,000,000 square feet

All land uses except residential may be increased by up to 30%, subject to a corresponding reduction in other land uses to demonstrate that equivalent or lesser impacts will result. No land uses shall be reduced by more than 30%. This range of density and intensity shall not require a comprehensive plan amendment, provided that a DRI Development Order condition is adopted to establish procedural requirements to ensure equivalent transportation and potable water impacts pursuant to this land use category limitation.

Footnote 3. The DRI (Mixed Use) designation shall include a Village Center where densities shall be concentrated in proximity to retail and employment uses to support transit service. The Village Center shall be a minimum of 100 acres in size. The Village Center shall achieve a minimum density of eight units per net residential acre. For the purpose of calculating density and determining the percentages for land uses, the acreage for mixed use building sites shall be allocated based on the proportion of floor area for each land use within the mixed use building. The mix of uses in the Village Center shall comprise the following ranges: 10-40% for retail/office, 5-20% for civic/institutional and 40-85% for residential. Neighborhoods shall be clustered so that a minimum of 65% of all residential units within the Urban Village are developed within one mile of a Village Center or Employment Center to facilitate multi-modal access. Neighborhood Centers shall be a minimum of 2 acres in size. A minimum of 20% of the total number of dwelling units within the Urban Village shall be comprised of the following housing types: single-family attached, townhouse or multi-family. Prior to authorizing future roadway alignments connecting the Old Brick Township property to contiguous areas in St. Johns County, the City shall review the proposed roadway alignment pursuant to Policy 1.8.5.10, and require as appropriate, wildlife crossings for those sections of the roadway alignment located within a wildlife corridor to facilitate the continued movement of wildlife through the corridor.

**★ GRAND LANDINGS**  
**Footnotes:**

Date: 8/19/2024 Figure 1-3

1. Areas in Residential Land Use designation are limited to 749 units.  
2. Non-residential development in Mixed Use area limited to 150,000 sq. ft

**Legend**

**City Of Palm Coast FLUM Classifications .**

- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- Coastal High Hazard Area
- Future Over or Underpass
- Village Center
- Neighborhood Scale Village Center
- North West Corridor Overlay Area
- Potential Annexation Area
- Palm Coast City Limits

**Annexed County Areas : Flagler County FLUM Adopted**

- AGRICULTURE & TIMBERLANDS
- COMMERCIAL: HIGH INTENSITY
- COMMERCIAL: LOW INTENSITY
- CONSERVATION
- INDUSTRIAL
- MIXED USE: HIGH INTENSITY
- RECREATION & OPEN SPACE
- RESIDENTIAL: LOW DENSITY / RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY