



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

★ OLD BRICK TOWNSHIP - DRI
See Footnotes

★ GRAND LANDINGS
FOOTNOTES
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. corridor.

Legend

City Of Palm Coast FLUM Classifications

- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals

Annexed County Areas : Flagler County FLUM Adopted (Labeled)

- 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

- Palm Coast City Limits
- Future Over or Underpass
- Other City Limits
- Village Center
- North West Corridor Overlay Area
- Neighborhood Scale Village Center
- Potential Annexation Area
- Coastal High Hazard Area

★ 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 NCCAA 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 services. 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, 2-20% for civic/recreational and 40-60% for residential. Neighborhoods shall be clustered so that a minimum of 60% of all residential units within the Urban Village are developed within one mile of a Village Center or Employment Center to facilitate multimodal 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 composed 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.

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Date: 2/21/2024

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 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 July 6, 2010 (Ordinance #2010-08)
- Amended September 7, 2010 (Ordinance #2010-12)
- 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 #2015-06)
- Amended Dec 1, 2015, (Ordinance #2015-14)
- Scriver Error Correction, April 6 2016 : for parcels 071131702700RP000A1 / 100 Whiteview Pkwy. and 071131702700RP000A2 / 54 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, 2018 (Ordinance #2018-3)
- 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)
- Scriver 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)
- Scriver Error Correction, November 5, 2019 : for parcel 05-11-31-5918-00000-00E0, along Longview Way N.
- Amended October 17, 2019 (Ordinance #2019-20)
- Scriver Error Correction, April 13, 2020 : for parcel 21-10-30-0000-02040-0000 ("DRI" to "Agriculture & Timberlands")
- Amended October 6, 2020 (Ordinance #2020-12)
- Amended May 4, 2021 (Ordinance #2021-06)
- Amended June 22, 2021 (Ordinance #2021-10)
- Amended July 6, 2021 (Ordinance #2021-12)
- 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 July 18, 2023 (Ordinance #2023-8)
- Amended August 15, 2023 (Ordinance #2023-10)
- Amended September 19, 2023 (Ordinance #2023-13)
- Amended January 16, 2024 (Ordinance #2024-02)
- Amended January 16, 2024 (Ordinance #2024-04)

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