

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

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

Other City Limits

Annexed County Areas : Flagler County FLUM Adopted

- AGRICULTURE & TIMBERLANDS

COMMERCIAL: HIGH INTENSITY

COMMERCIAL: LOW INTENSITY

CONSERVATION

INDUSTRIAL

MIXED USE: HIGH INTENSITY

RESIDENTIAL: LOW DENSITY / RURAL ESTATE

RESIDENTIAL: LOW DENSITY/SINGLE FAMILY



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 Dec 1, 2015 (Ordinance 2015-14)
*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)

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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.

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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

Date: 5/1/2018 Figure 1-3

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