



CHAPTER 1 FUTURE LAND USE ELEMENT

SUMMARY

The Future Land Use Element is the most important of the Comprehensive Plan's nine (9) elements. It contains Goals, Objectives, and Policies (GOPs) which set up the fundamental elements of the City's growth management regulations and a Future Land Use Map (FLUM) to establish the City's future development pattern. The Future Land Use Element is written to promote the City's Vision and the associated 12 Community Building Blocks.

Palm Coast must achieve its vision in the face of major growth pressures. The U.S. Bureau of the Census documented the City's as 32,732 in 2000, representing 66% of the total County population. The growth of the City's economic base, including jobs and shopping, has not kept pace with its residential growth. The residential growth is predominantly comprised of single-family homes on quarter acre lots. Few housing alternatives are available. To address the needs of this fast-growth community while maintaining high quality of life for the residents, the Future Land Use Element addresses the following key issues:

- Economic and business development to provide a proper balance of jobs, shopping opportunities, and tax base;
- Provision of an efficient transportation system to maximize vehicular and pedestrian accessibility and roadway capacity;
- Diversify the City's housing stock to provide a variety of housing types and lot sizes to meet the needs of a growing population;
- Protection of the City's existing suburban areas from encroachment of non-compatible uses;
- Preservation of environmental resources;
- Provision of parks, public facilities, and infrastructure; and
- Beautification of public areas.

The Element establishes the following Future Land Use Map (FLUM) designations: ***Residential, Institutional, Mixed Use, Industrial, Greenbelt, Conservation, and Development of Regional Impact***. These broad land use designations will allow the needed flexibility to encourage creatively planned projects and promote a proper balance of uses in the City. The FLUM promotes mixed uses, including future village centers, throughout the City in appropriate locations to create a vitally needed linkage between land use and transportation. The Mixed Use FLUM designation allows the development of commercial and office uses to promote retail opportunities and job creation. Through application of the Residential FLUM designation, areas already platted and developing exclusively in a suburban residential pattern are protected from what are viewed to be incompatible uses. At the same time, however, the Residential FLUM designation allows for a wide variety of different types of residential uses. This is intended to foster the diversification of





the housing stock in appropriate areas, which will be specifically identified when the City establishes its zoning map to implement the Comprehensive Plan. Rural areas around the City's perimeter are designated with the Greenbelt FLUM designation, intended as a way to promote low densities, define urban form, and prevent sprawl. Environmentally sensitive lands are protected through the Conservation designation.

The Future Land Use Element's GOPs and the land use pattern established by the FLUM shall be further implemented by the City's adopted Zoning Map and Land Development Code (LDC). The Element proposes zoning districts to correspond with each FLUM designation and outlines LDC provisions. In addition, the Comprehensive Plan allows flexibility for higher intensities and densities at appropriate locations. Other methods to implement the Plan addressed in the GOPs include annexation and redevelopment planning. Opportunities for redevelopment planning within limited areas of the City are addressed to eliminate blight, diversify housing opportunities, and foster job creation.

The Future Land Use Element also reinforces the statutory requirements for the provision of adequate public facilities. Land uses are balanced with public facilities and infrastructure. The provision of services and facilities must consider the carrying capacity of the land and be provided at or above the adopted level of service standard established for the services and facilities. This shall be measured and enforced through a concurrency management system.





GOAL 1.1: ESTABLISHMENT OF FUTURE LAND USE DESIGNATIONS AND THE ZONING DISTRICTS

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.

FINDINGS: *In order to promote job growth and foster a more efficient transportation system with maximum vehicular and pedestrian accessibility, the Future Land Use Map (FLUM) must promote a mixture of uses throughout the City. At the same time, areas already platted and developing exclusively in a suburban residential pattern are considered desirable by the citizens of the City and worthy of “protection”. Furthermore, it is of paramount importance to protect the City’s environmental resources. To address these somewhat divergent interests, broad based FLUM designations must be established. More restrictive land use controls including resource protection standards and identification of specific properties as activity centers will be undertaken through Plan implementation by the creation of new zoning districts, a corresponding Zoning Map, and amendments to the Land Development Code (LDC).*

The City’s zoning districts represent expanded categories versus the more limited zoning districts that the City adopted from Flagler County as interim land development regulations at the time of incorporation. The City currently has one industrial zoning district and two commercial zoning districts. The Plan establishes light and heavy industrial zoning districts and three tiers of commercial zoning districts.

Objective 1.1.1 - Future Land Use Map Designations and Zoning Districts

The City’s Future Land Use Map (FLUM) shall provide areas for mixed use development in identified commercial centers and corridors while maintaining the established suburban residential development pattern in single family areas and protecting the community’s environmental resources. Within one (1) year of Plan adoption, the City shall develop a Zoning Map consistent with the FLUM to implement the Plan.

Policy 1.1.1.1 - The following future land use designations shall be established on the FLUM:

A. Residential - This FLUM designation is intended to provide areas for a wide variety of housing types at various densities. Through the implementation of zoning district regulations, the City shall institute development standards associated with different types of housing and lot sizes including single family detached units,





duplexes, triplexes, quadruplexes, townhouses, and multifamily developments (i.e. apartments and condominiums). Uses allowed in this FLUM designation may include those typically found in residential areas such as churches, schools, parks, recreation facilities, golf courses, and other types of open spaces including preservation areas.

B. Institutional - This FLUM designation identifies areas for public and private educational uses, public buildings, offices limited to supporting institutional uses, hospitals, civic uses, churches and religious venues, public safety, service and social clubs, public and private recreational uses, open space, greenways, and transportation and utilities including, but not limited to, water and sewer plants. (*Ordinance #2005-23, § 1, 06/07/05*)

C. Mixed Use – This FLUM designation represents existing and future mixed use corridors and employment centers throughout the City that provide general retail, professional services, and offices. A blending of residential and institutional uses is also allowed in this land use designation with light industrial uses permissible under certain conditions. The Mixed Use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings. Within the Mixed Use FLUM designation, the Plan establishes the concept of Village Centers in specific places that are feasible to maximize pedestrian accessibility. The Master Planned Development zoning district (formerly Village Center and Planned Unit Development) shall encourage new and innovative planning models to mix higher density residential housing with retail, service, office, and other non-residential land uses.

D. Industrial – This FLUM designation identifies areas suitable for both heavy and light industrial uses to provide employment opportunities for higher skilled jobs with higher pay scales - an integral part of the community's economy. Heavy industrial uses include those that are major users of electricity and water, produce greater amounts of solid wastes and air emissions, or substantially impact the landscape through mining and mineral extraction. Light industrial uses include limited manufacturing and product assembly, warehousing, storage yards and facilities, and business and research parks involving trucking and shipping activities. Specific differences between heavy and light industrial uses will be further refined with the establishment of zoning district regulations. Determination of whether heavy or light industry is appropriate for an area will be refined in the Zoning Map based on the potential environmental impact on surrounding lands. For example, an industrial use's proximity to wellfields shall be considered. Commercial and institutional uses are also allowed in this FLUM designation mainly to provide support facilities for large employment centers.

E. Greenbelt – This FLUM designation identifies areas for limited agricultural uses, silviculture, parks, greenways, golf courses, and other types of open spaces including





environmental preserves and some wetland areas. Low-density residential uses, such as estate lots and equestrian villages are also permitted within this designation. The clustering of residential uses is permitted in this land use designation under certain conditions in order to minimize the need for extensive infrastructure. In general, the Greenbelt FLUM is intended to prevent urban sprawl, this designation is applied to many areas around the City's natural resources to provide a transition between the City's more urbanized lands and the undeveloped parts or agricultural lands in the unincorporated county.

F. Conservation – This FLUM designation provides for preservation of large interconnected wetland systems and other environmentally sensitive areas. Conservation areas are generally a minimum of 10 acres in size, with most being substantially larger. Other areas that may be classified as conservation include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, wildlife corridors, and aquifer recharge zones. The Conservation FLUM only allows for minimal development to provide public accessibility and basic facilities (water-dependent or water-related facilities (excluding marinas), shore access facilities or similar water-oriented recreational facilities, provided such uses shall be subject to all applicable federal, State, regional, and local permitting requirements. Unlike most of the other land use designations that follow property lines, the boundaries of most areas assigned this land use designation have been drawn to encompass the environmentally sensitive area using best available aerial mapping data and will require field verification to determine boundaries with precision. . (Ordinance #2005-23, § I, 06/07/05)

G. Development of Regional Impact (DRI) – This FLUM designation is intended to identify the City's existing and future DRIs, which are defined in State law as, "...any development that, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county." Specific development threshold levels based on a county's population determine whether a project qualifies as a DRI. If a proposed project meets these thresholds, State law is very explicit in dictating all procedural and substantive aspects of a DRI. The DRI process, which involves extensive review and coordination of several State agencies and surrounding local jurisdictions, begins with the initial application referred to as an Application for Development Approval (ADA) and culminates with a DRI Development Order if approved. The Development Order, which is the legal agreement between the local governing body and the developer, provides a land use map, quantifiable approvals for proposed land uses (e.g. number of residential units, square feet of commercial), and addresses all related matters pertaining to the project's impacts on the environment, public infrastructure (i.e. roads, water, sewer, drainage, and solid waste), and other public facilities such as parks and schools.





Some DRIs, such as Grand Haven, are predominantly comprised of residential units with associated recreational amenities with only limited inclusion of commercial and office uses in the development program. Other DRIs – although there are no existing examples in the City at this time – may also be predominantly comprised of a single use such as industrial, office, or commercial with only minimal cross-over into other land uses. It is common for other types of DRIs to include a mixture of uses. For example, the Palm Coast Park DRI includes a proposed mixture of industrial, commercial, office, and residential uses over a very large area. Another example of a mixed use DRI is Town Center. As a traditional downtown, Town Center approved DRI includes relatively high densities and intensities within a smaller geographical area to establish an urban core. Based on existing and future DRI's in the City, this FLUM designation is broken down into the following sub categories:

- DRI (Residential)
- DRI (Industrial)
- DRI (Office)
- DRI (Commercial)
- DRI (Mixed Use)
- DRI (Urban Core)

With the exception of the DRI (Urban Core), which has higher densities and intensities associated with a traditional downtown area, the maximum densities and intensities permitted in the other 5 DRI sub-categories shall be in-scale with similar development patterns in other parts of the City. Land use amendments proposing the DRI land use category shall include a footnote on the Future Land Use Map to establish minimum and maximum densities and intensities for the land use category and to establish mix of uses.

DRIs are also permissible in other FLUM designations provided that the uses proposed are consistent with those permitted in that FLUM designation and the densities and intensities permitted in the applicable FLUM designation are not exceeded.

Policy 1.1.1.2 - The future land use designations shall permit the zoning districts listed and generally described in the following table. The maximum densities and intensities for each future land use designation and zoning district are also included in the table. These districts may be added, deleted and amended from time to time as long as they do not exceed the maximum density and intensity allowed within the respective future land use category.



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FLUM Designation	Zoning Districts^{1, 2, 3}	Maximum Densities / Intensities (based on gross developable acreage)⁴
Residential	Suburban Estate (EST-1)	1 unit per acre
	Rural Estate (EST-2)	1 unit per 2.5 acres
	Single Family Residential Districts allowing various sized lots (SFR-1, SFR-2, SFR-3, SFR-4, SFR-5)	2 to 7 units per acre
	Duplex (DPX)	8 units per acre
	Multi-family Residential (MFR-1)	8 units per acre
	Multi-family Residential District (MFR-2)	12 units per acre
	Mobile Home District (MHD)	8 units per acre
	Parks & Greenways (P&G)	0.10 Floor Area Ratio
	Preservation (PRS)	Minimal Development may be permitted to provide public accessibility and basic facilities
Institutional	Public and Semi-Public	0.30 Floor Area Ratio
	Parks & Greenways (P&G)	0.10 Floor Area Ratio
	Public and Semi-Public (PSP)	0.30 Floor Area Ratio
	Preservation (PRS)	Minimal Development may be permitted to provide public accessibility and basic facilities
Mixed Use	Limited Offices (OFC-1) ¹	0.30 Floor Area Ratio
	All zoning districts permitted in the Residential Designation	As noted
	All zoning districts permitted in the Institutional Designation	As noted
	Neighborhood Commercial (COM-1)	0.30 Floor Area Ratio
	General Commercial (COM-2)	0.40 Floor Area Ratio
	High Intensity Commercial (COM-3)	0.50 Floor Area Ratio
	Office (OFC-1 or 2)	0.40 Floor Area Ratio
	Light Industrial (IND-1)	0.35 Floor Area Ratio
Industrial	Master Planned Development (MPD)	15 units per acre and/or 0.55 Floor Area Ratio
	All zoning districts permitted in the Institutional Designation	As noted
	Light Industrial and Warehousing (IND-1)	0.35 Floor Area Ratio
	Heavy Industrial (IND-2)	0.35 Floor Area Ratio
	General Commercial (COM-2)	0.40 Floor Area Ratio
Greenbelt ⁵	High Intensity Commercial (COM-3)	0.50 Floor Area Ratio
	Suburban Estate (EST-1)	1 unit per acre
	Rural Estate (EST-2)	1 unit per 2.5 acres
	Agriculture (AGR)	1 unit per 5 acres
	Preservation (PRS) and (PRD)	Minimal development may be permitted to provide public accessibility and basic facilities, and structures for land management.
	Public and Semi-Public (PSP)	0.30 Floor Area Ratio
Conservation ⁶	Parks & Greenways (P&G)	0.10 Floor Area Ratio
	Preservation (PRS)	No residential density will be permitted. Minimal development may be permitted to provide public accessibility and basic facilities, and structures for land management
Development of Regional Impact (DRI) ⁷	May use any zoning district including Master Planned Development (MPD) formerly known as Planned Unit Development (PUD).	For Existing DRI's established prior to 7/6/10, the Development Order establishes the maximum density and intensity. Future DRI's will have a footnote on the Future Land Use Map to establish minimum and maximum densities and intensities for the land



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FLUM Designation	Zoning Districts ^{1, 2, 3}	Maximum Densities / Intensities (based on gross developable acreage) ⁴
		use category and to establish a mix of uses.

Footnotes:

1. As discussed in Policy 1.1.1.6, the “-W” wetlands overlay zone may be affixed to any of the zoning districts.
2. As discussed in Objective 1.1.2, Master Planned Development (MPD) [formerly known as Planned Unit Developments (PUDs)] is permitted in any FLUM designation. In lands zoned MPD, only the preservation/conservation areas within the MPD will be permitted in the Conservation FLUM. Village Centers are implemented through MPDs. The maximum density and maximum intensity is equivalent to the applicable land use category maximum.
3. As discussed in Policy 3.3.2.2, Overlay districts may be utilized.
4. As discussed in Policies 1.1.1.7 and 1.1.1.8, wetlands, which are preserved, may be count as “gross developable acreage” in making density and/or intensity calculations under certain conditions.
5. As discussed in Policy 1.1.2.4, the Greenbelt land use designation allows for smaller lot sizes to cluster units.
6. As discussed in Policy 1.1.1.1(F), Conservation, the boundaries of this FLUM designation must be field verified.
7. As discussed in Policy 1.1.1.1(G), the Development of Regional Impact (DRI) designation is further sub-categorized.

Policy 1.1.1.3 – Measured on a *citywide*, or cumulative basis, the following density and intensity limitations shall be placed on the FLUM designations:

FLUM Designation	Limitations on Densities / Intensities
Residential	A maximum of 25% of the total land area within this FLUM designation (citywide) may be zoned or developed at a density equal to or greater than 8 units per acre.
Institutional	A maximum of 75% of the total land area within this FLUM designation (citywide) may be zoned or developed at an intensity equal to or greater than a 0.30 Floor Area Ratio.
Mixed Use	A maximum of 20% of the total land area within this FLUM designation (citywide) may be zoned or developed for residential use with a maximum of 33% of the residential units occurring at a density equal to or greater than 15 units per acre. A maximum of 25% of the total land area within this FLUM designation (citywide) may be zoned or developed at an intensity equal to or greater than a 0.55 Floor Area Ratio.
Industrial	A maximum of 25% of the total land area within this FLUM designation (citywide) may be zoned or developed at an intensity equal to or greater than a 0.50 Floor Area Ratio.
Greenbelt	A maximum of 50% of the total land area within this FLUM designation (citywide) may be zoned or developed at a density equal to or greater than one (1) unit per acre. A maximum of 25% of the total land area within this FLUM designation (citywide) may be zoned or developed at an intensity equal to or greater than a 0.30 Floor Area Ratio.
Conservation	Not applicable; development restricted.
Development of Regional Impact	As discussed in Policy 1.1.1.1(G)

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:





- A. Availability of existing or planned roads or driveways, which provide accessibility to a collector or an arterial roadway.
- B. Sites with at least 15 acres of contiguous uplands are preferable; sites less than 5 acres should not be considered.
- C. Availability of central utilities.
- D. Proximity to existing or planned commercial and employment centers preferable.
- E. Proximity to existing or planned parks and recreation facilities preferable.
- F. Proximity to existing or planned schools preferable.
- G. Preferred sites should have available land area to provide either a wide landscaped buffer or a natural buffer or barrier from proximate single family residential uses.
- H. Ability to provide architectural design compatibility with proximate single-family residential areas.

Policy 1.1.1.5 –The City shall cooperate with the School Board to locate future public school facilities proximate to residential areas, allow for co-location of other public facilities, provide for safe accessibility of pedestrians and cyclists, and complement patterns of development so that future public school facilities serve as community focal points.

Policy 1.1.1.6 - The City shall apply the wetlands “W” overlay zone, which is intended to designate parcels or lots containing a combination of developable uplands and significant wetland areas. The “W” designation prevents the need for split lot or split parcel zoning. It shall be affixed to any of the City’s zoning districts permitted within any of the FLUM designations. The “W” designation is used to indicate that a parcel or lot may have substantial wetlands located on it and thus, may be restricted for future development. At the same time, the “W” designation may not affect development rights granted by the zoning district.

Policy 1.1.1.7 – The City shall continue to maintain in its Land Development Code (LDC) to grant partial credit for preserved wetlands in making density or intensity calculations. This is an on-site transfer of development rights, which may involve allowing part of the preserved wetland area to count as gross developable acreage in making the calculation.

Policy 1.1.1.8 - The City shall continue to maintain in its LDC to allow preserved wetlands to count as gross developable acreage within zoning districts which permit the creation of rural residential lots that are 2.5 acres or greater. These regulations shall be applicable in cases where lots are designed to include a combination of uplands and preserved wetlands provided that the upland area on each lot is adequately sized and configured to allow the development of homes and related site improvements without impacting the preserved wetlands.

Objective 1.1.2 – Master Planned Development

Encourage the use of innovative land development regulations by permitting Master Planned Developments (MPD) in any FLUM designation, however, in lands zoned MPD only preservation or conservation areas within the MPD will be permitted in the Conservation FLUM designation.





Policy 1.1.2.1 - Permitted uses within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the FLUM designation. Deviations from these standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

Policy 1.1.2.2 - Permitted densities and intensities within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the land use designation assigned to the property. Deviations from these density and intensity standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

Policy 1.1.2.3 – MPDs located in the Greenbelt land use designation may be referred to as Planned Rural Developments (PRDs).

Policy 1.1.2.4 – In order to allow for clustering of residential units to create rural communities and minimize the need for extensive infrastructure, the Greenbelt land use designation may include MPDs or PRDs having lot sizes of less than one (1) acre with common open spaces provided that the development's overall density does not exceed one (1) unit per acre.

Policy 1.1.2.5 – The Village Center zoning district was established for development prior 7/6/10. This zoning district will continue to be allowed for these older projects within the new MPD zoning district. The purpose for the Village Center district is to encourage new and innovative planning models that mix residential housing types with retail, service, office, commercial, and other land uses. The Village Center zoning district shall be applied in at least two (2) locations and this development concept shall be encouraged in the other identified areas, which are strategically located throughout the City to maximize vehicular and pedestrian accessibility. The list of existing Village Centers as of June 2010 is, as follows:

- A. The Town Center Development of Regional Impact (DRI) (north of S.R. 100 and east of Belle Terre Parkway) (1/2-mile radius).
- B. Within the proposed Palm Coast Park DRI at the intersection of US1 and Matanzas Woods Parkway (1/2-mile radius).
- C. US1 and Palm Coast Parkway (1/2-mile radius).
- D. Area located at the intersection of Old Kings Road and SR 100 (1/2-mile radius).
- E. Area bounded by Pine Lakes Parkway, Whiteview Parkway, and White Mill Drive (1/4-mile radius).
- F. Area located at the Northeast Intersection of Belle Terre Boulevard and Citation Parkway (1/4-mile radius).
- G. Area located near Palm Harbor Parkway at the Hammock Dunes Bridge (1/4-mile radius).





- H. Area located along Seminole Woods Boulevard, between Citation Parkway and Sesame Boulevard (1/4-mile radius).
- I. Palm Harbor Parkway at Frontier (1/4-mile radius).

Policy 1.1.2.6 - The desirable mix of land uses and general development criteria in Mixed Use Village Centers is as follows:

A. Neighborhood Scale Village Centers (1/4-mile radius or less):

1. Sites generally less than 25 acres
2. Comparable to neighborhood commercial with multi-family residential units
3. 50% retail (to support daily and sundry needs of residential development)
4. 25% office
5. 25% multi-family residential (maximum 12 du/acre)
6. Clustered at or near a node of arterial and collector streets
7. Single structures shall be generally smaller and in scale with surrounding development
8. Unified architectural themes required
9. Neighborhood design compatibility emphasized

B. Village Centers (1/2-mile radius or more):

1. Sites generally greater than 25 acres
2. 50% retail
3. 25% office
4. 25% multi-family residential (up to 15 du/acre)
5. Clustered on arterial street(s) at or near major intersections
6. Single structures may include larger shopping centers and office buildings
7. Unified architectural themes encouraged
8. Design compatibility with the surrounding area emphasized

Policy 1.1.2.7 - Colbert Preserve/Roberts Pointe Master Planned Development Area is approved with a maximum development of 1,500 dwelling units and 200,000 sq. ft. of non-residential uses. (See Future Land Use Map for Boundary of Subject Area).

Objective 1.1.3 - Evaluation of Amendments to the FLUM

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





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

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

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

- A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.
- B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials: Palm Coast Parkway and Old Kings Road; Palm Coast Parkway and Belle Terre Parkway; Palm Coast Parkway and U.S. 1; Matanzas Woods Parkway and U.S. 1; Belle Terre Parkway and S.R. 100; S.R. 100 and I-95; and S.R. 100 and Old Kings Road.
- C. Existing and future availability and capacity of central utility systems, such as availability under applicable SJRWMD and FDEP Permits.
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.

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

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

Policy 1.1.3.4 – For any proposed FLUM amendments that affect public school facilities, the City shall consider School District comments and other issues related to public school facilities including, but not limited to:





- A. Available school capacity or planned improvements to increase school capacity;
- B. The provision of school sites and facilities with planned neighborhoods;
- C. Compatibility of land uses adjacent to existing schools and school property;
- D. The co-location of parks, recreation and neighborhood facilities with school sites;
- E. The linkage of parks, recreation and neighborhood facilities with bikeways, trails, and sidewalks for safe access;
- F. Traffic circulation plans, which serve schools and the surrounding neighborhood;
- G. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;
- H. The inclusion of school bus stops and turnarounds; and
- I. The use of schools as emergency shelters.

Objective 1.1.4 - Discourage Urban Sprawl

Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.

Policy 1.1.4.1 – The Mixed Use land use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings.

Policy 1.1.4.2 – The Master Planned Development (MPD) zoning district shall allow residential housing types to be mixed with retail, service, office, commercial, and other land uses. Potential areas for MPD's are strategically located throughout the City to promote infill development and to maximize vehicular and pedestrian accessibility.

Policy 1.1.4.3 – The Greenbelt land use designation shall be used to protect natural resources and prevent urban sprawl.

Policy 1.1.4.4 – Proposed land use changes which result in an increase in density and intensity within the Northwest Corridor Overlay Area shall be required to avoid substantial areas of low intensity, low density or single use development. Compact urban development will be encouraged in areas suitable for development.

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.

[LDC is adopted now]





Objective 1.1.5 - Land Development Code

Amend the Land Development Code (LDC) on an on-going basis, as necessary, to ensure consistency with, and to implement the Comprehensive Plan.

Policy 1.1.5.1 - At a minimum, the LDC shall include the following regulations and standards in all applicable zoning districts:

- A. Uses permitted outright and by Special Exception, including standards for home occupations in residential zoning districts.
- B. Setback standards for primary and accessory structures, including setbacks from water lines, wetlands, seawalls, and wellheads.
- C. Maximum density and intensity standards.
- D. Maximum building height.
- E. Provisions for open space.

Policy 1.1.5.2 – At a minimum, the following regulations, requirements, and standards shall be reviewed and updated in the LDC:

- A. Subdivision regulations and site plan requirements, including plan review and approval procedures.
- B. Signage regulations.
- C. Minimum living area standards for various residential uses.
- D. Notice requirements for public meetings.
- E. Developer-initiated advanced meetings with adjacent property owners.
- F. Standards for development in areas subject to seasonal or periodic flooding.
- G. Provisions for drainage and stormwater management, including provisions for grading single-family residential lots.
- H. Provisions for on-site traffic flow and access management.
- I. On-site vehicle parking standards, including parking standards for single-family residential units.
- J. Sidewalk requirements.
- K. Criteria used to evaluate applications for Variances and Special Exceptions.
- L. Landscape, buffering and tree preservation requirements.
- M. Environmental regulations, including aquifer/wellfield protection, wetland protection and water conservation.
- N. Construction and engineering design standards.
- O. Vesting of non-conforming uses and structures.
- P. Provisions for appropriate siting of telecommunications facilities.
- Q. Planned Unit Development review procedures.
- R. Surveying requirements related to single-family home construction.
- S. Time limitations for construction projects.





Policy 1.1.5.3 – The City shall grant special consideration to adopting LDC regulations which:

- A. Encourage the replatting of existing subdivisions to facilitate a greater variety of lot sizes and land uses.
- B. Increase the minimum required lot size for stand-alone development (i.e. sites where building, parking, and water retention facilities are required) in commercial, office, and industrial zoning districts to one acre.
- C. Establish standards for the color, type, and height of fencing and/or require landscaping to provide a visual and natural looking transition between the building site and the street where the fence is adjacent to or visible from any arterial.
- D. Require enclosed garages on all detached single-family residential units, duplexes, triplexes, and townhouse units.
- E. Address abandoned constructions sites.
- F. Provide cluster subdivision regulations.
- G. Limit the size and location of accessory buildings, such as storage sheds, and require screening.
- H. Place time limitations on the use of residential units for model homes.
- I. Promote better connectivity for vehicles, bicycles, and pedestrians by creating new design standards for subdivisions.
- J. Require burial of utility lines for all new development and redevelopment with the exception of stand-alone residential units in existing platted subdivisions.
- K. Lighting standards for private parking lots. These standards should address the reduction of off-site glare by directing light to where it is needed.
- L. Examine deed restrictions and incorporate them into the LDC, where appropriate.
- M. Design standards regulating boat dock facilities and marinas, including limitations on the number of boat slips permitted.

Policy 1.1.5.4 – The City shall periodically evaluate the schedule for Land Development Review Application Fees to ensure that it is reasonably comparable to surrounding jurisdictions and that public review costs are offset with fair and adequate charges.

Policy 1.1.5.5 – The City shall require maintenance and upkeep of developed properties, including rentals; the City will continue to update its Code of Ordinances on an as-needed basis.

Policy 1.1.5.6 - The Concurrency Management System shall ensure that development is consistent with the Comprehensive Plan's LOS standards by requiring that facilities and services and water supplies are available concurrent with the impacts of development. This may be accomplished through the issuance of development orders and permits specifically conditioned on the availability of these facilities and services and water supplies and other appropriate means. Specific concurrency provisions for schools, parks, utilities and transportation are located in the specific Plan Elements that discuss those issues.





Objective 1.1.6 - Redevelopment of Areas Needing Re-planning and Revitalization

As part of each EAR assessment or more frequently as necessary, identify uses deemed to be inconsistent with the community's character and desired land use patterns. Consider Community Redevelopment Area(s), as defined in Section 163.340, Florida Statutes, as one of the planning strategies to accomplish this objective.

Policy 1.1.6.1 - The City shall explore the feasibility of utilizing the Community Redevelopment Area designation for areas throughout the City where redevelopment planning may be an appropriate tool to promote public and private investment.

Policy 1.1.6.2 - As of the effective date of the new LDC, all lawfully existing land uses that are inconsistent with the zoning district regulations and the land use designations in the Comprehensive Plan shall be considered vested nonconforming uses. Vesting provisions and other implications associated with nonconforming status shall be determined in the LDC.

Policy 1.1.6.3 - Vacant properties that are platted residential lots are vested for development of residential uses in accordance with the zoning district regulations.

Policy 1.1.6.4 - Parcels with a deed that records a legal description or Parcel Tax Identification number as a combination of multiple lots that do not have an approved subdivision through the City or Flagler County (prior to incorporation), shall be considered one lot for vesting purposes. These properties must be developed consistent with the City's FLUM and the LDC.

FINDING: *As a vestige of the ITT Master Plan and development, the City has a total of 49,643 1/4-acre platted single-family lots. As of July 2002, approximately 16,758 lots, or 34% were developed, leaving approximately 32,885 vacant lots. As of December 2009, approximately 31,521 lots or 63% were developed leaving approximately 18,290 vacant lots. Having an abundant supply of vacant 1/4-acre lots served by central utilities and roadways has some advantages. Historically, it has been relatively inexpensive to purchase a lot and build a home because ITT absorbed the cost of building the infrastructure and created so many lots. The main problems associated with sparsely developed areas include inefficient delivery of urban services and the increased risk of wildfires. The City also is faced with a major expense to refurbish extensive roadway and drainage infrastructure, which has never been fully utilized. As it pertains to the housing market, there are few choices for existing and future residents. Of particular concern are the older City residents in the 65+-age cohort, which comprised approximately 1/3 of the City's population based on the 2000 U.S. Census. As this segment of the population ages, it is expected that the demand for smaller lots and smaller units will increase. In fact, a large home on a 1/4-acre lot may not be desirable by single residents of any age. To increase the marketability of its housing market, and to continue to*





attract the full range of different household types, the City must continue to explore different ways to expand the variety of available housing in the City.

Objective 1.1.7 - Vacant Land Inventory and Analysis

The City shall continue to address the impacts of the abundance of existing vacant and platted lots in the community and identify ways to facilitate a balanced mix of housing types, lot and parcel sizes, and land uses to meet the needs of its increasing population.

Policy 1.1.7.1 - The City shall maintain a vacant land inventory of all properties within Palm Coast to monitor development rates and to assess orientation, developability, ownership, and availability for purchase.

Policy 1.1.7.2 - The City shall continue to evaluate opportunities to maximize efficiencies in providing public services to sparsely developed areas of the city.

Policy 1.1.7.3 - Various incentives shall be considered to encourage assembly, consolidation and development of existing platted lands to create different sized lots. This shall include, but not be limited to the following incentives:

- A. Transfer of development rights;
- B. Full or partial waiver of selected development fees;
- C. Providing technical assistance with plat vacation and administrative replatting in a manner consistent with Chapter 177, Florida Statutes;
- D. Potential application of zoning overlays that encourage or require larger minimum lot sizes in areas determined appropriate;
- E. Use financial incentives permitted under Florida law such as graduated impact fees, Municipal Service Benefit Units (Chapter 166, Florida Statutes), Municipal Service Taxing Units (Chapter 166, Florida Statutes), and/or Community Redevelopment Agencies (Chapter 163, Florida Statutes); and
- F. Prioritization of capital improvements.

Policy 1.1.7.4 – The City shall continue to manage the State Road 100 as a Community Redevelopment Area, consistent with Chapter 163, Florida Statutes.

Policy 1.1.7.5 - Within ten (10) years of Plan adoption, the City shall explore the feasibility and potential benefits of designating portions of the City as Community Redevelopment Areas, consistent with Chapter 163, Florida Statutes.

Policy 1.1.7.6 - The viability of continuing existing uses of property shall be considered.

FINDING: *Florida Statutes require that the Comprehensive Plan maintain a five- year planning period and a long range planning period (Plan Horizon) which covers at least 10*





years. The five year planning period is utilized in conjunction with the Capital Improvements Element and the other elements of the comprehensive plan to ensure that level of service standards are achieved and maintained. The Plan Horizon is utilized for the purpose of planning long range land use and infrastructure needs. It is not subject to the financial feasibility requirements, but the various elements must be coordinated to implement a strategy to address projected long range deficits.

Objective 1.1.8 - Maintaining 5-Year and Long Range Planning Periods

Maintain a five-year planning period for the purpose of ensuring financial feasibility. Establish and maintain a Plan Horizon which ensures a minimum 15-year long range planning period at all times.

Policy 1.1.8.1 - Year 2035 is established as the Plan Horizon. The Plan Horizon shall be evaluated during each EAR assessment and shall be amended as necessary to maintain a minimum long range planning period of 15 years, as determined during each year between EAR-based amendments. The Plan Horizon may be amended on a more frequent basis as warranted by changing conditions. This policy is intended to ensure that the City maintains a long term planning perspective, while providing flexibility so that the City can consider all relevant factors in determining the preferred planning period for each update of the Plan Horizon.

Objective 1.1.9 – South Old Kings Road Planning Area

Encourage the responsible development of the South Old Kings Road Planning Area (the “Area”) which has significant economic benefit to the City of Palm Coast while requiring the reasonable protection of (1) the Area’s natural, cultural, and environmental resources, (2) the quality of life to the City’s residents, and (3) the City ‘s surrounding infrastructure.

Policy 1.1.9.1 – Development in the Area shall not exceed 2,500 residential dwelling units and 2,500,000 square feet of commercial or industrial use.

Policy 1.1.9.2 – To promote compact and contiguous development and to discourage urban sprawl, the Area shall be designated Mixed Use, Greenbelt, and Conservation on the City’s FLUM Map.

Policy 1.1.9.3 - To promote onsite ecological enhancements, biodiversity, and ensure appropriate lands east of Old Kings Road designated as Greenbelt are protected in perpetuity, preservation areas shall include: (1) unique habitat (unique topographical reliefs, hardwood hammocks, xeric or sandhill communities), (2) historical and cultural resources, and (3) wetlands that serve the ecological function of Bulow Creek. The Master Planned Development (MPD) process shall be utilized to facilitate this requirement.





Policy 1.1.9.4 – The Area shall be developed as Mixed Use in such a fashion that shortens vehicular trip lengths, promotes internal trip capture and provides employment opportunities for residents living with the Area.

Policy 1.1.9.5 – To ensure that valuable natural resources are protected, no development order or rezoning requests shall be adopted for that portion of the Area lying East of Old Kings Road until (1) a survey identifying gopher tortoise, scrub jay, jurisdictional wetlands, and other natural resources is completed for that portion of the Area lying east of Old Kings Road; (2) a cultural resource field survey and assessment report is prepared for that portion of the Area lying east of Old Kings Road; and (3) a tree survey is completed assessing lands lying east of the Conservation lands for that portion of the Area lying east of Old Kings Road.

Policy 1.1.9.6 - Prior to any development the property owners shall request a binding letter from the Florida Department of Economic Opportunity (FDEO) at the City's request to determine whether the development must undergo development of regional impact review.

Policy 1.1.9.7 – No development order or rezoning request shall be adopted for any of the property in the Area until a Conceptual Master Plan for the Area is completed.

Policy 1.1.9.8 – In an effort to protect that portion of the Area lying East of Old Kings Road, low to medium density development shall be required.

Policy 1.1.9.9 - Gopher Tortoise, commensal species, and associated habitats shall be preserved as per Florida Fish and Wildlife Conservation Commission (FWC) guidelines.

Policy 1.1.9.10 - Cultural and historic resources shall be referred to the Division of Historical Resources, State Historic Preservation Office (SHPO) for their recommendations to preserve the cultural and historic resource in the Planning Area.

Policy 1.1.9.11: For property located east of Old Kings Road, development standards for the Planning Area shall include design practices and standards to protect environmental and cultural resources. Such standards may include but not be limited to: clustering, Florida Green Building Coalition, Low-Impact Development (LID), and Conservation Subdivision Design.

Policy 1.1.9.12: To sustain hammock communities, areas within the site with the greatest concentration of specimen and historic trees, shall be considered in the design process to minimize impacts and removal of the trees through avoidance of such areas. If this is not physically possible, other techniques and development practices identified in the City's Land Development Code, including green development may be utilized to reduce impacts.

Policy 1.1.9.13: Road crossing designed to minimize the impact to natural and cultural resources shall be permitted in areas designated as Conservation on the City's FLUM.





Policy 1.1.9.14: Road crossing in Conservation areas, special flood hazard areas, and wildlife corridors shall be designed to avoid compromising the functions and quality of the environmental resources. Such designs may include but not be limited to grade separations and wildlife crossings.

Policy 1.1.9.15 – Any development plan in the Planning Area shall take into consideration the potential extension of Citation Parkway as a potential east-west connector in the City of Palm Coast and as a parallel facility to State Road 100.

Policy 1.1.9.16 – Development of transportation network in the Planning Area shall include an overall pedestrian/bicycle facility system to facilitate alternative mode of transportation within and into the Planning Area.

Policy 1.1.9.17 - Recognizing the acquisition by Flagler County through the Environmentally Sensitive Lands (ESL) program of adjacent lands to the south, additional planning shall include facilitating and design for public access and connectivity to these lands.

Policy 1.1.9.18 - The City shall coordinate with land acquisition entities and public agencies to acquire environmentally and culturally significant lands in the Planning Area east of Old Kings Road.

Policy 1.1.9.19– In the event that the Owner places conservation easements over any wetlands within the Area, the City may at its own expense and at its sole discretion, change the comprehensive plan designation of said wetland to a FLUM designation of Conservation. Such lands may be required to be dedicated to a public entity.

Policy 1.1.9.20 – Development of the Planning Area identified as Economic Development Area #3 in the Airport Area Master Plan shall consider the recommendations of the Airport Area Master Plan in order to ensure the long-term development of the Flagler County Airport.

Policy 1.1.9.21 – Prior to any development in the South Old Kings Road Planning Area, the developer will coordinate with the School District to have a binding commitment that ensures adequate school capacity is available to accommodate the impacts of new development, as appropriate any capital improvement needed to increase school capacity will be included in the Capital Improvements Schedule.





GOAL 1.2: QUALITY OF LIFE

Maintain the community's quality of life through preservation and enhancement of environmental and community resources.

FINDING: *Open space and greenways provide benefits to the City through conservation of native ecosystems and landscape, protection of natural resources, expansion of public recreational amenities, the provision of outdoor educational opportunities, and alternative transportation to reduce dependence on automobile travel. Open space and greenway areas can also help to define urban boundaries and thus, prevent sprawl.*

Objective 1.2.1 - Preservation of Natural Resources and Open Space

Identify, protect, promote, and preserve greenways, open spaces and other identified natural resources through a variety of mechanisms. These mechanisms include, but are not limited to, public acquisition, obtaining easements, and land development regulations, which shall be addressed through on-going amendments to the LDC.

FINDING: *The conceptual location of desired open spaces, greenway linkages, and Blueways are depicted on Map 4.1. Some identifiable sites are as follows:*

A. Potential Greenway Corridors and Linkages

- 1. Old Kings Road North***
- 2. Old Kings Road South***
- 3. Lehigh Trail***
- 4. Seminole Woods***
- 5. Town Center***
- 6. Linear Park***
- 7. Palm Harbor Parkway***
- 8. Greenway Link from US-1 to Belle Terre Elementary School***
- 9. US-1 Multi-Purpose Path***
- 10. Graham Swamp***
- 11. Waterfront Park***
- 12. Easthampton Blvd.***
- 13. Pine Lakes Parkway***
- 14. Belle Terre Blvd. (South of SR 100)***
- 15. Sesame Boulevard***
- 16. Mulberry Branch***
- 17. Pellicer Creek***
- 18. Northeast Corridor Greenway Area***
- 19. Bulow Creek***

B. Potential Open Space:





- 1. Longs Creek**
 - 2. Reserve Parcels throughout City**
 - 3. Parcels identified as a priority for acquisition by the City, Flagler County, SJRWMD or the State for conservation and/or preservation purposes.**
- C. Potential Blueways include the freshwater and saltwater canal systems.**

Policy 1.2.1.1 - The City shall pursue Federal, State, and County funding sources and partnerships to purchase environmentally sensitive areas for greenways and open space. Additionally, the City shall pursue opportunities to create greater linkages between wildlife corridors within the City to wildlife corridors and habitats on a regional system.

Policy 1.2.1.2 - The City shall support greenway and trail linkages between public and private open space resources, schools, parks, residential, and commercial developments, as appropriate. The City will encourage private property owners to provide public access easements in selected locations.

Policy 1.2.1.3 - The City shall promote public access on linear “reserve” parcels used for drainage, other utilities, and Florida Power and Light (FPL) easements in order to enhance scenic and pedestrian amenities. The City shall coordinate with FPL, and other utility providers to obtain public access easements in selected locations.

Policy 1.2.1.4 - The City shall promote public access to the shoreline of the Intracoastal Waterway to enhance the public’s enjoyment and appreciation of this natural resource. Private property owners may be requested to provide public access easements in selected locations.

Policy 1.2.1.5 – The City shall periodically evaluate and pursue annexation of environmentally sensitive properties adjacent to the City to protect natural resources, which enhance the quality of life for the citizens of Palm Coast.

Policy 1.2.1.6 - The City shall amend the LDC to address lot clearing and tree preservation standards to protect native vegetation.

Policy 1.2.1.7 - The City shall identify and consider seeking funds for land acquisition of potable water wellfields and recharge areas.

Policy 1.2.1.8 - The City shall protect potable water wellfields by, at a minimum, requiring buffers with a minimum radius of 500 feet from the wellhead in accordance with State law. The City shall protect wellfields by establishing wellhead protection zones and regulating activities and land uses therein.

Policy 1.2.1.9 - The City shall assess and modify its current wetland protection regulations to ensure effective protection of high quality, functional, and integrated systems. Land





development wetland regulations shall consider type, value, function, size, condition and location of wetland systems.

Policy 1.2.1.10 - Impacts to low quality, isolated wetland systems shall be permitted only if it can be demonstrated that this will promote infill development, discourage urban sprawl, and improve or enhance the City's overall wetland function. Mitigation requirements at a minimum shall be consistent with State Law.

FINDING: *The City's streetscapes (i.e., the view a driver or pedestrian has from street level) are often cited by residents and visitors as one of the community's most attractive assets. Vistas comprised of natural wooded areas, planted medians, and generous landscape buffers abutting developed properties provide gateway corridors worthy of protection and enhancement.*

Objective 1.2.2 - Improvement and Maintenance of Streetscapes

Implement plans and land development regulations to improve and maintain the City's streetscapes, including new landscaping and the protection of existing, natural vistas.

Policy 1.2.2.1 – Conduct special studies to identify gateway corridors and prioritize improvements in the Capital Improvement Program. The following roadways are identified as "gateway corridors". Projects such as median beautification, landscaping, entry signage, utility burial, and street lighting shall be considered within these public rights-of-way.

- A. Palm Coast Parkway
- B. Belle Terre Parkway
- C. Whiteview Parkway
- D. Seminole Woods Parkway
- E. Palm Harbor Parkway
- F. Matanzas Woods Parkway
- G. Royal Palms Parkway
- H. Old Kings Road (Flagler County jurisdiction)
- I. Colbert Lane (Flagler County jurisdiction)
- J. State Road 100 (FDOT jurisdiction)
- K. US 1 (FDOT jurisdiction)
- L. Interstate 95 exit ramps (FDOT jurisdiction)

Policy 1.2.2.2 – The City shall maintain regulations in the LDC to:

- A. Require all new development, except stand-alone residential units in existing platted subdivisions, to bury utility lines underground.
- B. Develop standards for public street lighting and parking lot lighting.
- C. Develop design standards for signage in public rights-of-way.





- D. Develop standards addressing the design and landscaping of fences and walls on double frontage lots.
- E. Establish design and irrigation standards for landscaping of streets and medians.
- F. Extend architectural and color requirements for non-residential buildings and signs beyond the Palm Coast Parkway corridor to other areas of the City.

Policy 1.2.2.3 – The City shall determine methods for funding landscaping and lighting on arterial and collector street systems to include, but not be limited to, the following:

- A. Establishment of a separate ‘street tree and landscape account’, which shall be funded with code violation fines for unpermitted lot clearing and related violations.
- B. Development of a program to assist community organizations to adopt medians, islands, and other areas in the rights-of-way for landscape beautification. City assistance may include preparation of landscape plans, the provision of materials, site supervision, and maintenance.

Policy 1.2.2.4 - Identify canopied street segments within the City and where appropriate, protect them by designating them as policy constrained streets. This designation may allow the shortening or elimination of road widening projects and turn lanes.

Policy 1.2.2.5 - The following streets are designated as policy constrained streets:

- 1) Palm Coast Pkwy. (eastbound & westbound) between Florida Park Dr. and Palm Harbor Pkwy.
- 2) Colbert Lane (between eastbound Palm Coast Pkwy. and westbound Palm Coast Pkwy.)

Policy 1.2.2.6 – The City shall coordinate with Flagler County to extend the constrained roadway designation for Colbert Lane from Palm Coast Parkway (eastbound) to Grady Prather Jr. Cv. or a more appropriate terminus.

FINDING: *As Palm Coast continues to grow and seeks to expand and diversify its economy the preservation of historical resources can play an important role as a source of tourism development, and community education These resources possess a special public interest and are important to understand the heritage and historical development of the area.*

Objective 1.2.3 - Preserve Cultural and Historical Resources

Preserve, protect, and enhance community resources with unique social, historical, and cultural significance to the City.





Policy 1.2.3.1 - The City, in coordination with the Division of Historical Resources (DHR), shall maintain and periodically update an inventory of known cultural resources located adjacent to and within Palm Coast. The purpose of the inventory is to help provide a tool to aid in the protection of known cultural resources. The inventory will provide for identification, evaluation, recordation and documentation of known cultural resources. At a minimum, the cultural resource inventory shall include: archaeological sites, historical standing structures, historical cemeteries, and properties (as defined in 9J-5.003(55), F.A.C.) in the National Register of Historic Places. The cultural resource inventory shall be mapped and periodically updated.

Policy 1.2.3.2 - The City shall encourage preservation and protection of significant cultural resources as detailed in the Florida Master Site File of the Florida Department of State by encouraging the designation of any such findings into conservation easements.

Policy 1.2.3.3 – The City acknowledges that precise locations of archaeological sites are sensitive and that unauthorized distribution of Florida Master Site File data may lead to vandalism and destruction of sites. Therefore, archeological site location information may be exempt from public records law when the DHR finds that its release could create a risk to site damage. Therefore, the City shall coordinate with the DHR prior to making such information public.

Policy 1.2.3.4 – The City shall pursue grant opportunities to assist in sponsoring a professional archaeological sampling survey designed to revisit known sites to ascertain their present condition and prepare predictive models for site occurrence in Palm Coast.

Policy 1.2.3.5 – Requirements and standards for conducting cultural resource assessments and reporting of archeological and historic sites prior to development activities shall be incorporated into the LDC.

Policy 1.2.3.6 – For property which the Florida Department of State, Division of Historical Resources has jurisdictional review or recommended an archaeological survey, the City shall require a copy of the correspondence from the State Historic Preservation Officer (SHIPO) office concurring that historic concerns have been adequately addressed prior to the initiation of construction activities.

Policy 1.2.3.7 – For all properties listed or determined to be eligible for listing on the National Register of Historic Places, the City shall support their preservation and responsibilities, requirements and protocols of the DHR.





GOAL 1.3: ADEQUATE PUBLIC FACILITIES AND CONCURRENCY

The City shall ensure that public facilities and services are adequate to provide for the health, safety, and welfare of the public and are provided concurrent with the impacts of new development.

FINDING: *Although the provision of public infrastructure and services (i.e. roadways, sidewalks, parks, water, sewer, drainage, and solid waste) is discussed in other Comprehensive Plan Elements, the ability to provide efficient and cost effective services for the population is related to the land planning mechanisms discussed in the Future Land Use Element. In order to measure what constitutes acceptable service delivery, the Comprehensive Plan contains level of service standards in each of the aforementioned areas. To meet these LOS standards, proposed developments are evaluated based on a concurrency management system. This system dictates the improvements needed to support new development, while at the same time providing a planning tool that the City can utilize to help prioritize investments in public infrastructure.*

In addition, this part of the Plan focuses on the need for the City to address public safety through proper planning of fires stations, wildfire mitigation, and a long-term proposal to evaluate the need for City police services.

Objective 1.3.1 - Ensure Adequate Public Facilities Concurrent with New Development

Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development.

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

Policy 1.3.1.2 – The City shall ensure that public facilities, infrastructure, and services are operated at the adopted LOS standards and in conformance with the Capital Improvements Element, consistent with Section 163.3180, Florida Statutes.

Policy 1.3.1.3 - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.





Policy 1.3.1.4 - The City shall seek opportunities for financing and maintaining public facilities and services in partnership with other entities to leverage public resources. In addition, the City shall join in intergovernmental agreements with the County, State, Federal government and private sector, as appropriate, to identify and build needed public facilities, and allocate the costs of such facilities in proportion to the benefits accruing to each.

Policy 1.3.1.5 - The location and timing of new public facility needs shall be considered when amendments to the FLUM are requested.

Policy 1.3.1.6 – The City shall conduct periodic reviews, and updates of its impact fee schedules to ensure that the City retains the ability to provide adequate public facilities and infrastructure.

Objective 1.3.2 - Concurrency Management System

The City has, as a component of this Plan, adopted goals, objectives, policies and standards for the establishment of a concurrency management system (CMS). The purpose of the CMS is to ensure that the issuance of each development order or development permit is conditioned upon the availability of public facilities and services necessary to serve any new development, consistent with the provisions of Chapter 163, Part II, *Florida Statutes*, and Rule 9J-5.0055, *Florida Administrative Code*.

Policy 1.3.2.1 - The City shall maintain and update as necessary the CMS contained in the City's Land Development Code to implement the goals, objectives and policies of the Plan as contained in Transportation, Public Recreation, and Open Space, and Infrastructure Elements relative to roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation in order to ensure that all new development is served by facilities and services in an efficient manner concurrent with the impacts of the new development. The City shall, on an ongoing basis, ensure that the CMS is evaluated in coordination with the provisions of the Capital Improvements Element (CIE) of this Plan.

Policy 1.3.2.2 - The City shall use the CMS to ensure public service and facility capacity are available for new development through the development and monitoring of adopted Level of Service (LOS) standards.

Policy 1.3.2.3 - The issuance of all development orders or development permits shall be conditioned upon the availability of public services and facilities necessary to support the proposed development.





Policy 1.3.2.4 – The CMS adopted in the City’s Land Development Code shall, at a minimum, provide for the following:

- A. Maintenance of adopted LOS standards for roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and mass transit.
- B. Inclusion of capital infrastructure projects needed to maintain adopted LOS standards in a Capital Improvement Plan (CIP) or the Capital Improvement Element (CIE);
- C. A system to monitor adherence to the adopted LOS standards, the schedule of capital improvements in the adopted CIE and CIP, and availability of public facility capacity.
- D. Guidelines for interpreting and applying LOS standards to all applications for development orders and development permits.
- E. A system for determining concurrency and assessing when the concurrency is met and for the period of time concurrency is granted.
- F. A requirement that the local government shall maintain adopted LOS standards for roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation.
- G. A requirement that the CIE shall continually set forth a financially feasible plan that demonstrates that the adopted LOS standards will be achieved and maintained.

Policy 1.3.2.5 - The City shall review the CMS on, at a minimum, a biennial basis to determine that the CMS is adequately addressing the timely provision of adequate public facilities and services, and is coordinated with and considers the effects of capital improvements, approved development, and changed conditions.

Policy 1.3.2.6 – The updated CMS for sanitary sewer, solid waste, drainage and potable water facilities developed for the City’s Land Development Code shall, at a minimum, include the following provisions:

- A. The City shall require that all necessary facilities and services are in place and water supplies are available to serve the new development at the time of the issuance of a Certificate of Occupancy, or
- B. The City shall require that at the time a development order or development permit is issued the facilities or services needed to serve the new development are constructed and water supplies are available, or
- C. The City shall require that at the time a development order or development permit is issued the needed improvements, including those needed to ensure that water supplies are available, are financially guaranteed through a City-held developer’s bond, letter of credit or similar instrument on a form satisfactory to the City and issued by a surety or financial institution acceptable to the City.

Policy 1.3.2.7 –The CMS for parks and recreation facilities shall require that prior to the issuance of a development order or development permit the acreage needed to construct the necessary facilities and services to serve the development are dedicated to or owned by the City, and:





- A. Funds in the amount of the developer's fair share are paid or are financially guaranteed through a City-held developer's bond, letter of credit or similar instrument on a form satisfactory to the City and issued by a surety or financial institution acceptable to the City; or
- B. The necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted CIP or CIE.

Policy 1.3.2.8 - The CMS for transportation facilities developed for the LDC shall be consistent with Section 163.3180, *Florida Statutes*, but, at a minimum, shall include the following provisions:

- A. Except where impacts are *de minimus*, necessary transportation facilities and services necessary to support development shall be in place at the time a development order or development permit is issued, or
- B. For local roads, and State roads that are not part of the Florida Intrastate Highway System (FIHS), the issuance of a development order or development permit will be conditioned upon the necessary facilities being under actual construction within three (3) years as evidenced by their inclusion in an adopted CIP or CIE; or
- C. For State roads, that are part of the FIHS, the issuance of a development order or development permit will be conditioned upon the necessary facilities being under actual construction within five (5) years as evidenced by their inclusion in the Florida Department of Transportation's Five (5) Year Work Program; or
- D. The necessary facilities are guaranteed by a binding, executed agreement that guarantees that the necessary facilities will be under construction within three (3) years and said commitment is financially guaranteed through a City-held developer's bond, letter of credit or similar instrument on a form satisfactory to the City and issued by a surety or financial institution acceptable to the City.

(Ordinance #2005-23, § I, 06/07/05)

Objective 1.3.3 – Public Safety

Ensure that proper facility and program planning is conducted to address public safety needs.

Policy 1.3.3.1 - The City will consider implementing the Insurance Services Organization (ISO) study regarding the location of future fire stations. The ISO study will be updated on an as-needed basis to reflect changes to City boundaries, service areas, and other factors impacting locational criteria for future stations.

Policy 1.3.3.2 - The City shall enforce its wildfire mitigation regulations and seek new methods to reduce the threat of wildfires.





Policy 1.3.3.3 – Within ten (10) years of Plan adoption, the City shall conduct a study to determine the feasibility of forming a City Police Department.





GOAL 1.4: ECONOMIC DEVELOPMENT

Pursue an economic development program to expand its economic base and to provide adequate, diverse employment and business opportunities.

FINDING: *The needs of the City to continue to sustain its quality of life in the face of major population growth are evident. The City's economy must be enhanced and diversified in order to sustain the City as the place that originally attracted the first residents in the 1970s. While the City's population represents 78 percent of the total County population, the City comprises 53 percent of the total employment in the County. Recent figures from the Census indicated that the ratio of employment to population in the City has declined from 23 percent in 2000 to only 13 percent in 2008. The City must increase its employment base to boost revenues and reduce its reliance on ad valorem taxes generated by residential properties.*

An economic development plan must be implemented to improve the types of employment and salaries necessary to sustain and prepare for the future needs and economic demands of a growing population. As the City ages, there will be economic development opportunities to improve functionally obsolescent or deteriorating areas to sustain the quality of life.

Objective 1.4.1 - Prepare an Economic Development Strategy Plan

Prepare an economic development strategy plan to address diversification and expansion of the employment base.

Policy 1.4.1.1 - The City shall coordinate with Enterprise Flagler and other local government agencies to develop a countywide strategic economic development plan.

Policy 1.4.1.2 – The City shall coordinate its economic development efforts with the County, adjacent municipalities and with State and regional agencies.

Policy 1.4.1.3 – The City shall encourage and support the efforts of Enterprise Flagler, or its successor, to expand business and employment opportunities in the City.

Policy 1.4.1.4 – The City shall explore other strategic partnerships with the Flagler County and Palm Coast Chambers of Commerce, Enterprise Florida, or its successors, local governments, regional, State and Federal agencies, and others involved in development within the City.

Objective 1.4.2 - Create Employment Centers and Jobs





Encourage the development of employment centers within close proximity to housing and transportation corridors to maximize accessibility, convenience for residents, and to improve the economic climate.

Policy 1.4.2.1 -The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.

Policy 1.4.2.2 – The City will work with the Flagler County School District and other educational institutions to encourage training to upgrade job skills and to establish business-mentoring programs to encourage the City’s youth to work in the City.





GOAL 1.5: ANNEXATION

Pursue an annexation policy to promote economic development and to provide sufficient housing diversity, recreational opportunities, and natural resource protection.

Objective 1.5.1 - Develop Annexation Plan and Policies

Explore opportunities for annexation of properties that can be used for commercial, industrial, and residential uses, particularly those that can help to diversify the housing stock. Explore opportunities for annexation of wellfields, aquifer recharge areas, and other open spaces.

Policy 1.5.1.1 – The City shall identify land that is appropriate for annexation and meets the City’s adopted Goals that focus on increasing commercial and industrial development.

Policy 1.5.1.2 – The City shall seek to coordinate with the County and adjacent municipalities to identify joint planning areas for the purpose of annexation.

Policy 1.5.1.3 – The City shall develop an annexation plan and establish criteria for annexation of employment based land and residential land that may be needed to attract businesses. Criteria shall address the evaluation of potential annexation sites, suitability, proximity to other uses and ownership of any land proposed to be annexed.

Policy 1.5.1.4 - The City shall encourage annexation whenever desirable to reduce the costs of providing municipal services and for other appropriate municipal purposes.

Policy 1.5.1.5 - The City shall pursue annexations of nonresidential properties to the City in a strategic manner to attract commercial and industrial development in order to balance the City’s tax base and the costs of public facilities and services.

Policy 1.5.1.6 - The City shall identify and annex land appropriate for multi-family and residential estate lots.

Policy 1.5.1.7 - The City shall consider the feasibility of annexing properties near major transportation facilities, such as the Flagler County Airport and I-95, and near the Intracoastal Waterway to provide diverse site selection opportunities for new, expanding, and relocating businesses and related recreational and alternative housing.

Policy 1.5.1.8 – For any lands proposed for future annexation, the Conservation future land use designation shall be established on the FLUM to provide protection of large interconnected high quality wetland systems and other high quality environmentally sensitive areas in the newly annexed property. Conservation areas are generally a minimum of 10 acres in size, with





most being substantially larger. Other areas, which may be classified conservation, include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, and wildlife corridors. An environmental assessment may be required to determine if environmentally sensitive lands are present on site and, if present, shall be classified as Conservation.





GOAL 1.6: COASTAL PLANNING

Promote the welfare of the public to the extent reasonably practicable, protect citizens, housing stock, and businesses from the effects of natural disasters using appropriate disaster mitigation and hurricane evacuation strategies.

FINDING: *Total evacuation clearance time for the City is manageable. However, the scheduling of future roadway improvements and additional access must address volume and capacity as related to hurricane and other disaster evacuation. The Flagler County Department of Emergency Services (FCDES) is authorized by Chapter 252, Florida Statutes, in order to provide coordination of resources to local governments and decision-making during disasters. FCDES also helps coordinate preparedness programs for the citizens of Flagler County, County agencies, and support organizations. The City fully recognizes the critical importance of intergovernmental coordination with the County and neighboring beach communities.*

Objective 1.6.1 - Evacuation Planning

Improve hurricane evacuation planning efforts with the FCDES and the Northeast Florida Regional Council (NEFRC) by providing and updating population densities within the hurricane evacuation zone.

Policy 1.6.1.1 - The City shall provide population densities biennially to Flagler County and shall provide population and trend data to the NEFRPC upon request.

Policy 1.6.1.2 – The City shall coordinate with FCDES, FDOT and other regulatory agencies to identify roadway and other improvements to the hurricane evacuation road network based upon the number of people who cannot be evacuated within an optimum evacuation time limit.

Objective 1.6.2 - Hazard Mitigation

The City shall coordinate future land uses by encouraging the elimination or reduction of land uses that are inconsistent with any appropriate interagency hazard mitigation report recommendations.

Policy 1.6.2.1 – Through the LDC, the City shall prohibit the reconstruction of certain non-conforming structures or which are deemed to be hazardous structures in the event that they are destroyed to an extent more than fifty (50) percent of their replacement value at the time of destruction.





Policy 1.6.2.2 – The City shall implement the recommendations of the interagency hazard mitigation report.

FINDING: *The Florida Inland Navigation District (FIND) operates and manages one dredge spoil disposal site within the City. The disposal site will continue to be available and is permitted with the appropriate regulatory agency. According to FIND, the site has adequate spoil capacity through the 2020 planning period. In accordance with State regulations, the City is still required to address this issue in the Comprehensive Plan.*

Objective 1.6.3 - Dredge Spoil Disposal Site

The City shall coordinate with the FIND to ensure the availability of adequate dredge spoil disposal sites in the City.

Policy 1.6.3.1 – The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities.

Policy 1.6.3.2 - The City shall consider the designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.





GOAL 1.7 PUBLIC PARTICIPATION

Provide public participation in the City's comprehensive planning process.

Objective 1.7.1 – Public Participation

Adopt procedures to encourage public participation in the comprehensive planning process.

Policy 1.7.1.1 – The City shall provide notification to all affected property owners of all future land use map changes.

Policy 1.7.1.2 – The City shall schedule and hold public hearings where the public and affected parties may provide input.

Policy 1.7.1.3 - The City shall encourage and provide for the receipt of public comments.

Policy 1.7.1.4 - The City shall provide information at regular intervals to citizens apprising them of planning activities.

Policy 1.7.1.5 - The City shall document participation and follow-up communications with citizens who have expressed an interest in the action through the use of speaker sign-in forms for plan amendments, plan transmittals, and plan adoption hearings.





GOAL 1.8: NORTHWEST CORRIDOR OVERLAY AREA (NCOA)

The City established the Northwest Corridor Overlay Area (NCOA) based on a coordinated policy framework to properly plan for long term potential growth in an area that contains sensitive natural habitats. The City wants to ensure that the area develops as a showcase community. The development should be composed of mixed-use neighborhoods served by a regionally significant interconnected transportation network and public facilities, a community that provides energy efficient and diverse housing opportunities, promotes enhanced opportunities for further economic growth in the City, and establishes a template for preservation, conservation, and protection of the natural environment to provide a high quality of life for residents. The NCOA is depicted on Map CP-1.5. The Overlay does not supersede any other policies of the Comprehensive Plan and does not abridge the authority or regulations of any other agency.

***FINDING:** In order to ensure that the NCOA lands are developed in a balanced manner and provide for the long-term needs of the community, specific Comprehensive Plan Goals, Objectives, and Policies are required to ensure the necessary public facilities and community services are provided as this area develops. The City fully recognizes the critical importance of intergovernmental coordination with the County, public agencies, neighboring communities, and interest groups.*

Objective 1.8.1 – Primary Land Use Implementation Standards

Urban development within the NCOA shall comprise a mix of diverse land use types to promote a development form of greater variety than is presently available in the rest of the community, provide job opportunities proximate to housing, and strive to ensure that commercial centers include civic, cultural, and recreational uses.

Policy 1.8.1.1 – Any new urban development within the NCOA that proposes to increase density and intensity shall necessitate a land use amendment to the Comprehensive Plan. Parcels over five (5) acres in size will require DRI, Mixed Use, Institutional, or Conservation land use categories.

Policy 1.8.1.2 – Parcels over five (5) acres in size will require rezoning to the Master Planned Development (MPD) zoning district.

Policy 1.8.1.3 – Within the NCOA, residential uses shall be part of a compact, mixed-use development, rather than single-use subdivisions that promote urban sprawl.





Policy 1.8.1.4 – Public infrastructure, public schools, ecological enhancements, recreational facilities, silviculture, or agricultural uses are authorized within the NCOA as permissible activities and not required to obtain a MPD zoning district.

Policy 1.8.1.5 – Mixed-use developments shall provide a range of housing types, recreational amenities, diverse retail and services, and employment opportunities as well as an integrated transportation system for the area.

Policy 1.8.1.6 – Mixed-use developments shall provide for a functional mix of land uses which are compact in form and will accommodate multi-modal transportation systems.

Policy 1.8.1.7 – The City shall coordinate annexation of properties to accommodate population growth with its ability to adequately provide public facilities.

Policy 1.8.1.8 – Any land use amendments proposed within the NCOA will be required to provide an analysis addressing Rule 9J-5.006(5).

Policy 1.8.1.9 – The lands identified on the City’s Future Land Use Map as “Potential Future Annexation Areas” are in the County and not applicable to the overlay goals, objectives and policies at this time, if annexed, the “Potential Future Annexation Areas” will be analyzed for inclusion into the NCOA.

Policy 1.8.1.10- Urban Villages (Villages) in NCOA Overlay

For properties under common ownership that exceed 1,000 developable acres proposed for development, compactly designed Villages (including conservation areas) shall be required in the Northwest Corridor Overlay Area. Villages are intended to function as self contained, attractive and functional mixed use communities consisting of a diverse mix of residential, shopping, employment, civic, recreational and conservation uses. The Village is not a future land use category. The Villages will develop as either DRI, Mixed Use or Conservation land use categories. Villages shall be developed at a scale which promotes sustainability and a sense of community. Villages shall be planned and designed consistent with the policy requirements of the NCOA.

The determination of whether the Village applies to a particular parcel within the NCOA shall be determined in conjunction with processing any proposed future land use map amendment application for the parcel which shall incorporate development criteria to define development forms pursuant to the provisions of subsections A-D of this Policy 1.8.1.10. All parcels included within a proposed future land use map amendment application shall be aggregated for the purpose of determining the acreage for this policy. Villages may include lands which are not suitable for urban development, and such lands shall be designated as Conservation in accordance with the NCOA policies.





Villages shall consist of the following development forms:

A. Mixed use neighborhoods. These are neighborhoods which shall include a diverse mix of housing products and shall be designed to incorporate multi-modal networks based on land use arrangements, scale, block size, parking location and design standards, sidewalk and trail design, and visual aesthetics.

B. Village Center. Villages shall include one or more Village Centers which shall provide a variety of residential and non-residential uses, including retail and office uses. Non-residential uses may be developed with community scale uses primarily intended to serve Village residents. This reference to Village Center in this policy is not to be construed to mean Village Center zoning as referenced elsewhere in the comprehensive plan. The appropriate Zoning category for Villages will be determined based on the implementing land use category and associated policy guidelines adopted for each Village.

C. Employment Center. Villages shall provide Employment Centers which are not otherwise part of a Village Center. Employment Centers shall be located proximate to multiple neighborhoods and designed to provide for multimodal access. Employment Centers are areas intended primarily to be non-residential.

D. Neighborhood Centers. Villages shall provide Neighborhood Centers, including convenience goods, neighborhood services or other forms of small-scale retail to serve day to day shopping and service needs. Neighborhood Centers shall be located to conveniently serve neighborhoods located more than two miles from a Village Center, and shall be connected with multi-modal paths to such neighborhoods.

Objective 1.8.2 – Transportation and Circulation

The NCOA will require new developments to be connected by roadways, multi-purpose paths, and pedestrian systems that encourage efficient and non-vehicular travel between neighborhoods. Consistent with the Goal of the NCOA, development, within the NCOA shall be designed to support future transit and the interconnectivity of the major thoroughfare system of the City and the region. The purpose of this objective is to achieve a reduction in vehicle miles of travel per person and provide alternative modes of transportation.

Policy 1.8.2.1 – New developments shall be interconnected by a multi-purpose path system that can accommodate golf carts, bicycles, and pedestrians.

Policy 1.8.2.2 – Implementation of the NCOA in any type of urban form would necessitate a regionally significant roadway network. Transportation impacts from new development within the NCOA may be offset by pipelining proportionate fair share mitigation to develop this and





other regionally significant roadway networks, or through other mitigation that may be approved by the City.

Policy 1.8.2.3 – Any mixed-use development in the NCOA shall plan to accommodate future transit demands by providing pullouts, stops, and shelters, including facilities to support the use of electric vehicles and alternative modes of transportation.

Policy 1.8.2.4 – Where appropriate, development proximate to rail access should include industrial, commercial, and/or employment centers.

Policy 1.8.2.5 – The City shall encourage that measures be taken to preserve and/or enhance the historic Old Brick Road (County Road 13).

Policy 1.8.2.6 – New urban development within the NCOA, shall provide for a multi-purpose pathway network within each neighborhood such that all significant commercial, employment, educational, and recreational centers are accessible and interconnected.

Policy 1.8.2.7 – Any land use amendments within the NCOA will be required to provide the following information for the projected long term City planning horizon (1) the impact of maximum proposed vehicle trips on the projected operating level of service of roadways; (2) the need for road improvements to maintain the adopted levels of service; (3) coordination of any needed road improvements within the City's annual 5-year CIE schedule; and (4) coordination of the needed road improvements with the Florida Department of Transportation as applicable under Chapter 163 or 380.06, FS.

Objective 1.8.3 – Housing

Consistent with the Goal of the NCOA and to balance the housing needs of the City, , the City shall achieve a mix of housing types in the Overlay to improve market choices and affordability for future residents.

Policy 1.8.3.1 – Mixed-use developments within the NCOA shall provide a mixture of single-family lot sizes and housing types, and opportunities for multi-family housing. DRIs within the NCOA shall provide for affordable/workforce housing within the development.

Policy 1.8.3.2 – The City shall encourage mixed-use developments within the NCOA to obtain a certification from the Florida Green Building Coalition, the U.S. Green Building Council (LEED Program) or similar recognized program. As an alternative to the foregoing certification programs, and as appropriate, mixed-use developments within the NCOA shall include the following green practices:

- Protect Ecosystems and Conserve Natural Resources





- Provide conservation areas through Greenway Preserves and other appropriate methods pursuant to Policies 1.5.1.8 and 6.1.9.9
 - Develop a management plan for preserved/conserved lands
 - Utilize a tree, topographical, soil, and wildlife/habitat study to assist in locating and preserving the most valuable ecological areas for biodiversity
 - Maintain or provide wildlife corridors
 - Preserve upland buffers to enhance preserved wetlands
 - Utilize low impact development techniques
- Circulation
 - To reduce carbon emissions, provide for alternative modes of transportation (e.g., pedestrian facilities)
 - Provide street trees
 - Provide energy efficient street lighting for “Dark Skies”
 - Provide interconnectivity between communities
 - Provide multi-purpose paths
- Utility Practices
 - Require underground utilities
 - Utilize stormwater or reuse water for irrigation
 - Promote Florida Yards and Neighborhoods
 - Promote the use of alternative energy generation such as, solar energy and natural gas.
- Amenities
 - Require neighborhood parks
 - Require community or regional parks
 - Promote neighborhood or community swimming pool facilities
 - Incorporate community compost/mulch facility
 - Develop landscape management plan for common areas and amenities
- Covenants and Deed Restrictions
 - Ensure restrictions do not prohibit the green practices listed in this policy
- Educational Information
 - Environmental education in marketing materials
 - Provide outdoor environmental education signage
 - Incorporate environmental education information into the community website

Policy 1.8.3.3 – Within the NCOA, the City shall encourage development of a continuum of care facilities through a variety of mechanisms which may include: expedited plan review, providing tax credits, density bonuses, or other incentives provided through a development agreement.





Objective 1.8.4 – Public Facilities

The NCOA will develop in an efficient manner which connects existing and planned public utilities and facilities with new developments. The Overlay will ensure that new developments address their impacts to the City, including but not limited to, water and wastewater service, fire and public safety, government buildings and public facilities, civic/cultural places, parks, and schools.

Policy 1.8.4.1 – For DRIs, development orders shall include mitigation conditions to ensure that adequate public facilities are in place consistent with Chapter 380 F.S.

Policy 1.8.4.2 – The NCOA shall be planned to ensure the provision of adequate lands for community support uses and public facilities, including but not limited to, parks and recreation uses, schools, civic and community uses, water and wastewater facilities, right-of-way for roads and other infrastructure, local government facilities, and similar public uses.

Policy 1.8.4.3 – The NCOA shall be served by existing or planned central water and wastewater facilities.

Policy 1.8.4.4 – New urban development shall address standards to conserve water and energy resources, including but not limited to the following strategies:

- Utilize native plant materials and communities, including the principles and practices equivalent to the Florida Yards and Neighborhood and similar programs;
- Adopt measurable water conservation objectives and programs for implementation;
- Utilize water saving devices and plumbing fixtures for both indoor and outdoor use;
- Provide reuse water when it is available, practical, and feasible as outlined in this Objective;
- Utilize energy and water saving appliances and practices; and

Policy 1.8.4.5 – Any new development within the NCOA shall utilize reuse and/or reclaimed water resources for non-potable sources consistent with Policy 5.2.5.2.

Policy 1.8.4.6 – The City shall encourage any new development to implement a comprehensive solid waste minimization strategy and recycling program.

Policy 1.8.4.7 – Prior to any development in the NCOA, the developer will coordinate with the School District to have a binding commitment that ensures adequate school capacity is available to accommodate the impacts of new development, as appropriate any capital improvements needed to increase school capacity will be included in the Capital Improvements Schedule.





Objective 1.8.5 - Greenways and Open Space

The NCOA shall contain a multi-functional regional greenway corridor system in order to provide for diverse wildlife habitat and movement, and recreational opportunities including cultural and historical experiences, natural corridors, and open space.

Policy 1.8.5.1 - Large interconnected wetland systems and other environmentally sensitive areas that have been ranked as high quality pursuant to Policy 1.8.5.2.A.3 below shall be designated “Conservation” on the Future Land Use Map (FLUM) pursuant to Policies 1.5.1.8 and 6.1.9.9 and ultimately expanded pursuant to the sequencing process in Policy 1.8.5.2 to form the Greenway Preserve.

Policy 1.8.5.2 – The City has developed the following sequencing process in order to establish, protect, enhance, and/or restore large contiguous ecological systems(s) (as described in Policy 1.8.5.1) while allowing property owners to continue to realize value from their property, including impacts to low and moderate quality wetlands outside the Greenway Preserve(s) while providing for opportunities to enhance ecological system(s) or other environmental resources.

A. For Comprehensive Plan amendments in the NCOA, the following information shall be evaluated in order to determine the boundaries of the areas to be designated with a Conservation FLUM pursuant to Policy 1.8.5.1 and to conceptually define the boundaries of the future Greenway Preserve(s):

1. Regional context of the proposed amendment;
2. Identification of adjacent public and environmentally sensitive lands;
3. An assessment of the size, location, and functional quality and value of wetlands and uplands, including a description of these areas as high, moderate, and low quality based on the degree of disturbances to natural endemic vegetative assemblages and successional patterns, and/or appropriate hydroperiods;
4. A detailed inventory, including, at a minimum, wetlands, uplands, wildlife, cultural resources, landscape, soils;
5. An overlay map series for each of these ecological characteristics;
6. A suitability analysis and creation of a map identifying the following:
 - (a) The proposed boundaries of the Greenway Preserve(s) to be set aside for preservation within the property;





- (b) The high quality wetlands and environmentally sensitive areas to be preserved excluding those areas to be developed with road and utility crossings;
- (c) The moderate quality wetlands and uplands proposed for preservation;
- (d) The lower to moderate quality wetlands and uplands proposed for impact; and
- (e) The areas proposed for development which include the areas proposed for impact.

B. For DRIs, MPDs, and development agreements in the NCOA, in order to further refine the Greenway Preserve and provide measures for environmental enhancements, restoration, and protection of the Greenway Preserve within the NCOA, the following shall be required:

1. A map or figure depicting the Greenway Preserve, as further refined from process above, shall be included in the applicable development approval.
2. The developer shall provide measures, as appropriate, to preserve, restore, and/or enhance the Greenway Preserve or other natural resources.
3. Developer(s) shall provide management recommendations to be implemented for listed species as part of future federal, state, and City permitting processes.
4. The terms of any development order or agreement will address the coordination and timing of finalizing Greenway Preserve(s), mitigation plan, credits, enhancements, and other related matters.

C. During the final plat process, delineation of the final boundary of Greenway Preserve(s) and other natural resources shall occur. As applicable, the City shall initiate a FLUM amendment at the cost of the developer to designate any additional areas for inclusion into the Preserve and other natural resources as conservation.

Policy 1.8.5.3 – To effectively maintain a multi-functional greenway system, pursuant to Policy 4.3.3.2, the following elements shall be achieved during the approval of the MPD, development agreement, and/or development order:

- A. Connection to regional greenways and internal community elements;
- B. Protection, enhancement, and education of historic and cultural resources;





- C. Retaining unique ecological linkages to avoid habitat fragmentation;
- D. Developing a comprehensive Habitat Management Plan (HMP) in coordination with FWC, consistent with habitat management objectives for the parcel;
- E. Protection and management for scrub, sandhill, and/or rare upland ecosystems for those specific areas identified as high quality pursuant to Policy 1.8.5.2 above; and
- F. Incorporating land management plan activities including silviculture into planning strategies, wildlife corridors, and development restrictions.

Policy 1.8.5.4 – In order to sustain hammock communities, areas with the greatest concentration of specimen and historic trees shall be identified, reviewed and verified by an International Society of Arboriculture (ISA) certified arborist, and protected through recognized design methods in order to retain tree health and canopy.

Policy 1.8.5.5 – Development contiguous to an established ecological corridor shall implement the following design standards to protect the long-term ecological function of the system consistent with the applicable HMP as provided for in Policy 1.8.5.3.D above:

- Minimization of edge effects through innovative site planning and development techniques, including but not limited:
 - Ensuring adequate buffers;
 - Minimization of conflicting uses through site planning (i.e. placing stormwater ponds or trails adjacent to corridor instead of homes);
 - Prohibition of structural obstructions that may adversely affect wildlife motility (i.e. fencing or bulkhead revetments);
 - Pursuing FWC and/or FWS Lighting Certification;
 - Minimization of nuisance wildlife attractants (i.e. storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.); and
 - Including design standards to address the Florida black bear.

Policy 1.8.5.6 – For lands to be encumbered by conservation easements or other management protections, HMPs, pursuant to Policy 1.8.5.3.D above, shall include the management objectives and the type of entity or entities which shall be responsible for the management and maintenance of the areas to be encumbered. The responsible entity or entities may include Community Development Districts, Property Owner Associations, and Homeowner Associations, or any combination thereof. As a condition to the approval of the MPD, development agreement, and/or development order, the future management responsibility of the entity or entities shall include notifying and advising future property owners of the permitted uses and special conditions applicable to the encumbered areas.

Policy 1.8.5.7 – For new development proposed by a development agreement or a development order, landowners shall coordinate with the City to identify and implement land development practices, as appropriate, to avoid or minimize adverse impacts to the ecosystems associated





with the Matanzas River Basin (i.e. Dave Branch, Stevens Branch, Pringle Branch, Pringle Swamp, and natural lakes).

Policy 1.8.5.8 – In conjunction with community partners, the City shall pursue acquisition opportunities of unique ecological resources within the Matanzas River Basin.

Policy 1.8.5.9 – New development shall include pathways that connect to off-site networks while integrating on-site greenway elements for a multitude of experiences including, but not limited to wildlife viewing, off-road biking, water-resource activities, outdoor education, and camping. The system may facilitate limited access to conservation areas; however, recreational uses may be permitted if designed to avoid compromising the functions and the quality of the environmental resources.

Policy 1.8.5.10 – Where wildlife and vehicle interactions are expected to occur, new development shall take appropriate steps to preserve the natural wildlife corridors through roadway alignment and design through appropriate wildlife crossings or other methods as recommended by City of Palm Coast, FDOT, FWC and USFWS.

Policy 1.8.5.11 – Any development permitted within primary Black Bear habitat shall incorporate “Bear Smart Community” principles to minimize human and wildlife interactions, as well as considering potential impacts on adjacent existing development through evaluation of these principles.

Policy 1.8.5.12 - In cooperation with neighboring local governments and FWC, the City shall evaluate “Bear Smart Community” principles and consider appropriate methods of implementing practices within existing developments that exhibit a high frequency of bear occurrences.

Policy 1.8.5.13 – The City shall coordinate with applicable property owners, Flagler County, and the Flagler County–based Heritage Crossroads Corridor Management Entity regarding the use of Old Brick Road (County Road 13) as part of a historic pathway system.

Policy 1.8.5.14 - During the development review process, the City shall coordinate with SJRWMD regarding any proposed development adjacent to the Old Brick Road Mitigation Bank to verify that the mitigation bank will not be adversely affected.

Objective 1.8.6 – Economic Development

Utilize existing and planned infrastructure within the NCOA to increase economic diversification and improve the jobs-to-housing balance within the City and surrounding areas.

Policy 1.8.6.1 – The NCOA shall include a mixture of residential and employment generating land uses to improve the city-wide jobs-to-housing ratio.





Policy 1.8.6.2 – Employment generating land uses, such as light industrial or business parks, shall be located within close proximity to both supporting infrastructure and housing and shall vary in type and developable acreage to allow for a wide range of economic opportunities.

Policy 1.8.6.3 – Mixed-use developments within the NCOA over 1,000 acres in size, shall include large parcels (i.e., 20 – 100 acres) for employment generating uses, such as light industrial or business parks.





GOAL 1.9 –NEOGA LAKES DEVELOPMENT OF REGIONAL IMPACT

In furtherance of the Goals, Objectives and Policies of the City Comprehensive Plan and in particular in furtherance of the Goals, Objectives and Policies of Goal 1.8, establishing the Northwest Corridor Overlay Area, the City shall continue to manage its growth through the development of the Neoga Lakes property as a compact, mixed use and multi-modal community which respects and conserves valuable natural and historical resources, provides for a wide range of employment, housing, retail and recreational opportunities, and results in a more energy and resource efficient community than traditional suburban development.

Objective 1.9.1 – Natural and Historical Resource Protection

Future development of the Neoga Lakes property shall provide for the protection of environmentally sensitive areas and unique natural habitats.

Policy 1.9.1.1 – Based upon an environmental analysis consisting of an on-site inventory, vegetative evaluation and analysis of natural systems, wildlife surveys and a cultural resource assessment study, a Developable Areas Map is hereby created and adopted as a component of the City's Future Land Use Map (FLUM) series. The map identifies the following:

- A. Greenways and Open Space** – These areas identify certain environmentally sensitive areas of the Neoga Lakes property including identified wetlands, wildlife habitat, unique vegetative communities and buffers. These areas are ultimately to form the site's greenway corridor system and provide for diverse wildlife habitat and movement and passive recreational opportunities.

Large interconnected wetlands and other environmentally sensitive areas consisting of a minimum of 919 acres within this greenway corridor that have been ranked as high quality have been designated Conservation land use on the City FLUM and form the site's Greenway Preserve. Uses permitted within these areas shall be consistent with Conservation land use designation description as contained in Policy 1.1.1.1, and as allowed by law.

Moderate and low quality wetlands and other environmentally sensitive areas not currently designated as Conservation on the FLUM but identified as Greenway and Open Space on the Developable Areas Map consisting of a minimum of 2,231 acres shall be incorporated into the Conservation FLUM designation and as part of the Greenway Preserve in the future.





Overall, at completion of development, a minimum of 3,150 acres will be incorporated into the Greenway Preserve and designated as Conservation on the FLUM. During the final plat process of areas within the Urban Village, delineation of the final boundary of the Greenway and Open Space shall occur which shall establish the limits of the Greenway and Open Space and Greenway Preserve. As applicable the City shall then initiate a FLUM Amendment to designate such final boundaries of the Greenway Preserve. Development shall not be permitted within these areas except to allow for road crossings and utility lines or crossings, man-made waterways, and limited improvements and activities intended to enhance protection and recreation, and to allow public access via a multi-use pathway system to these lands. Silviculture, consistent with Best Management Practices (BMPs) the requirements of any applicable SJRWMD Conceptual ERP permits and the HMP (as defined below), shall be permitted within these areas and utilized as a land management tool.

- B. Urban Village** – This designation identifies areas most suitable for urban development. Permitted uses and development standards for this designation are identified under Objective 1.9.2.

Policy 1.9.1.2 – A Habitat Management Plan (HMP) shall be developed to provide guidance for achievement of long-term protection and management of natural communities and resident wildlife on the Neoga Lakes DRI site. The HMP shall be approved by the FWC, SJRWMD and the City, and shall provide for:

- Preservation and management of large interconnected wetland strands;
- Preservation and management of a large parcel of xeric scrub;
- Preservation and management of a large conservation corridor;
- Preservation, restoration and management of mesic pine flatwoods;
- Enhancement of wetlands through selective cutting and regrading;
- Protection of water quality of natural lakes;
- Creation of man-made lakes to benefit wildlife and people;
- Assurance of funding to provide for long-term management of upland and wetland preserves;
- Strategies to minimize human bear interactions as follows: (i) ongoing education regarding the sources and solution of bear conflicts; (ii) public awareness regarding the presence of black bears adjacent to the Neoga Lakes DRI; (iii) bear-smart policies related to garbage disposal practices, and (iv) construction policies and practices that include measures to protect black bears.

Policy 1.9.1.3 - Adequate protection of the aquifer recharge shall be consistent with the City's Policy 5.4.1.2. In addition, the Neoga Lakes DRI, as a whole, will be subject to the following general guidelines and standards:





- A. Specific strategies adopted by the SJRWMD and incorporated into the SJRWMD ERP permits applicable to the Neoga Lakes DRI shall be undertaken on a case by case basis dependent upon the location, soil conditions, specific objectives and preferred alternatives for the conditions encountered. Strategies may include (i) rain barrels, cisterns and dry wells (e.g. localized exfiltration trenches), (ii) rain gardens/infiltration basins, (iii) maintenance of natural areas, or (iv) such other strategies as adopted by the SJRWMD.
- B. Water quality strategies will be included in a Builders Education Program (BEP). The BEP will encourage: (i) disconnected impervious surfaces; (ii) vegetated swale with swale blocks; (iii) bio-filtration swale systems; and (iv) pervious pavement and/or grass paver systems.
- C. The BEP and the Homeowners Education Program (HEP) will include a Pesticide/Nutrient Management Plan for common areas and comparable to Best Management Practices for Protection of Water Resources in Florida, Florida Green Industries, June 2002, and will include restrictions on the type of fertilizers and the frequency of fertilizer application

Objective 1.9.2 - Urban Form

The Neoga Lakes DRI shall contain an Urban Village comprised of residential, commercial, office, industrial and institutional uses in an energy efficient land use pattern..

Policy 1.9.2.1 – The Urban Village shall be a mixed-use community which provides for compact development of the following uses.

- A. Residential Neighborhoods:** Residential Neighborhoods shall provide a variety of residential densities and housing types organized around the Village Center and Neighborhood Centers. Development shall be designed using compact land use patterns that are conducive to walking or bicycling.

All neighborhoods shall be served by a highly connected transportation network suitable for pedestrians, bicycles and motorized vehicles. Streets shall be designed to encourage slower vehicular travel speed and accommodate future bus transit. Neighborhoods shall also be designed to provide parks and accessible open space, including a multi-use pathway system.

Permitted Uses

Single-family detached, single-family attached, multi-family residential and life care facilities; ancillary (accessory) dwelling units; parks; schools and day care centers; public/civic facilities.





Development Program

	Minimum	Maximum
Area	1,400 acres	1,750 acres
Residential	6,000 units*	6,300 units*
Commercial, Office	Not Permitted	

*Subject to minimum and maximum total residential units in Policy 1.9.2.3

- B. Village Center:** A single Village Center shall represent the core of the Urban Village and be the primary provider of retail and service needs to the community. The Village Center shall include a mixture of higher density residential development and commercial, office, life care and civic land uses.

Permitted Uses

Single-family detached, single-family attached, ancillary (accessory) dwelling units; multi-family residential either free standing or in mixed use structures, life care facilities, retail sales, personal services, business and professional offices, parks/plazas, recreation and open spaces, government, other public uses.

Development Program

	Minimum	Maximum
Area	100 acres	125 acres
Residential	700 units**	1,000 units**
Commercial, Office, Institutional	125,000 sf	365,000 sf

* Where residential and non-residential uses are included within the same structure, residential units shall be included in calculation of total dwelling units and not total non-residential square footage.

** Subject to minimum and maximum total residential units in Policy 1.9.2.3

- C. Neighborhood Centers:** Up to four (4) Neighborhood Centers shall provide limited retail and service opportunities to surrounding residential communities. The intent of these centers is to reduce vehicle miles traveled (VMT) by providing residents basic convenience goods and personal services in a more proximate location than the Village Center.

Permitted Uses

General retail, personal services, offices, day care facilities, parks/plazas, civic, religious institutions, and other neighborhood-serving uses and other land uses that are similar and compatible





Development Program

	Minimum	Maximum
Area*	2 acres	15 acres
Residential	Not Permitted	
Commercial, Office, Institutional	15,000 sf	100,000 sf**

*Total acreage for all Neighborhood Centers shall not exceed 40 acres.

** Total square footage for all Neighborhood Centers

- D. Employment Center:** An Employment Center within the Urban Village shall provide economic development opportunities and encourage the location of jobs within close proximity to residential uses, thereby resulting in shorter commuting distances and a reduction in vehicle miles travelled (VMT) and greenhouse gas (GHG) emissions. The Employment Center shall include a mixture of office, industrial and warehouse uses of low to moderate intensities with minimal potential for off-site impacts.

Permitted Uses

Office, personal services, research park, personal and major services, retail uses, light manufacturing, industrial, recycling centers, medical and diagnostic laboratories, training facilities, home improvement centers, major services, mini-warehouses, office warehouses, self-storage, warehouse/distribution facilities, public facilities such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, vehicle sales, rental and repair, and other land uses that are similar and compatible

Development Program

	Minimum	Maximum
Area	178.92 acres	225 acres
Residential	Not Permitted	
Industrial, Office, Commercial	1,500,000 sf	2,000,000 sf

- E. Schools:** A 115 acre site has been identified to accommodate necessary school facilities as determined by the Flagler County School District. The property shall be provided to the Flagler County School District in accordance with the terms and conditions of a City of Palm Coast Proportionate Share Mitigation Development Agreement entered into between the School Board, the City and the Neoga Lakes or the DRI Development Order.

- F. Parks and Open Space:** The Urban Village shall include parks, recreation areas, plazas and other public and private landscaped open spaces. Permitted uses shall include: children's play areas, walkways, park shelters, basketball, tennis and volleyball courts, ball fields and swimming pools.





Policy 1.9.2.2 – To ensure a compact community design which supports alternative transportation modes and reduces vehicle miles traveled (VMT), residential densities within the Urban Village shall be based upon a three-tiered system. Tier 1 shall include residential development within the Village Center and most proximate to employment, retail and service opportunities. This Tier shall contain the highest minimum average net density. Tier 2 shall consist of areas within ¼ mile of the Village Center and include slightly lower minimum average net densities. Tier 3 shall consist of all residential beyond ¼ mile from the Village Center and contain the lowest minimum average net densities, while allowing the opportunity for clustering residential development. Minimum average net densities for each tier are described in the table below.

Minimum Average Net Residential Density

Development Tier	Minimum Average Net Density
Tier 1 – Within the Village Center	7.0 du/ac.
Tier 2 – Within ¼ mile from Village Center	5.0 du/ac.
Tier 3 – Beyond ¼ mile from Village Center	3.0 du/ac

**For purposes of determining minimum average net density, road right-of-ways, stormwater, ponds, parks and wetlands shall be excluded.*

Policy 1.9.2.3 – A development program, including minimum and maximum entitlement limits and mixture of uses is included on the City’s Future Land Use Map (FLUM) as required by Policy 1.1.1.1.G. This program is intended to allow for a limited degree of flexibility to accommodate for variations in future economic conditions and demand. Furthermore, any proposed change shall not cause the demand for potable water (as based on the LOS standards for potable water as set forth in the City’ comprehensive plan) to exceed the total demand for potable water as set forth in the Application of Development Approval (ADA) and the related sufficiency responses.

Land Use Exchanges are based on PM peak hour two-way trip generation. Use of this matrix shall be limited to the following minimums and maximums so that a mix is maintained.			
Land Use	Minimum	DRI/ADA	Maximum
Residential	6,400 units	7,000 units	7,000 units
Civic	150,000 S.F.	222,000 S.F.	264,000 S.F.
Employment Center	1,500,000 S.F.	1,870,000 S.F.	2,000,000 S.F.
Village Center Retail	100,000 S.F.	274,000 S.F.	300,000 S.F.
Village Center Office	25,000 S.F.	45,000 S.F.	65,000 S.F.
Neighborhood Retail	15,000 S.F.	80,000 S.F.	100,000 S.F.





Objective 1.9.3 – Resource Efficiency and Greenhouse Gas Reduction

The Neoga Lakes DRI shall include development standards to increase energy and water efficiency and reductions in Greenhouse Gas Emissions over traditional suburban development.

Policy 1.9.3.1 – The Neoga Lakes DRI shall address the following Green Development Standards: Development of a Builders Education Program (BEP) and Homeowners Education Program (HEP) addressing energy efficiency, renewable energy rebates and incentives, water conservation plan, healthy and durable homes, green materials, green certification programs, living in connection with natural flora and fauna and wildlife.

Policy 1.9.3.3 – The Neoga Lakes DRI shall establish a Water Conservation Plan that incorporates water conservation measures intended to minimize the use of potable water. These measures shall include, but not limited to:

- A. Either Florida Water Star certification or a functional equivalent to the Florida Water Star program as approved by the SJRWMD shall be provided in the covenants and restrictions for all residential units and non-residential buildings and structures.
- B. Multi-family residential units shall use sub-meters for potable water, and all other uses shall be individually metered.
- C. Single family residences and nonresidential units shall have separate meters for potable and non-potable water.
- D. Provisions shall be made for Environmental Protection Agency (EPA) Water Sense labeled water conserving fixtures or equivalent performing fixtures to be installed in residential units and, where appropriate, in nonresidential buildings.
- E. Only U.S. Department of Energy and EPA ENERGY STAR labeled appliances or equivalent performing appliances shall be installed in all residential units.
- F. Provisions will be made to limit irrigated turf grass not to exceed 50% of the landscaped areas, except for active recreation areas and site appropriate plant species shall be used in landscaped beds.
- G. Provisions will be made for separate irrigation zones for turf and non-turf landscaped areas. All irrigation systems shall be required to use a rain shut-off device such as a rain sensor or soil moisture sensor per Florida Statutes.

Reference to programs such as Water Star or Energy Star may be satisfied by alternatives which create equivalent or higher standards or other programs mandated by law all of which constitute acceptable alternatives.

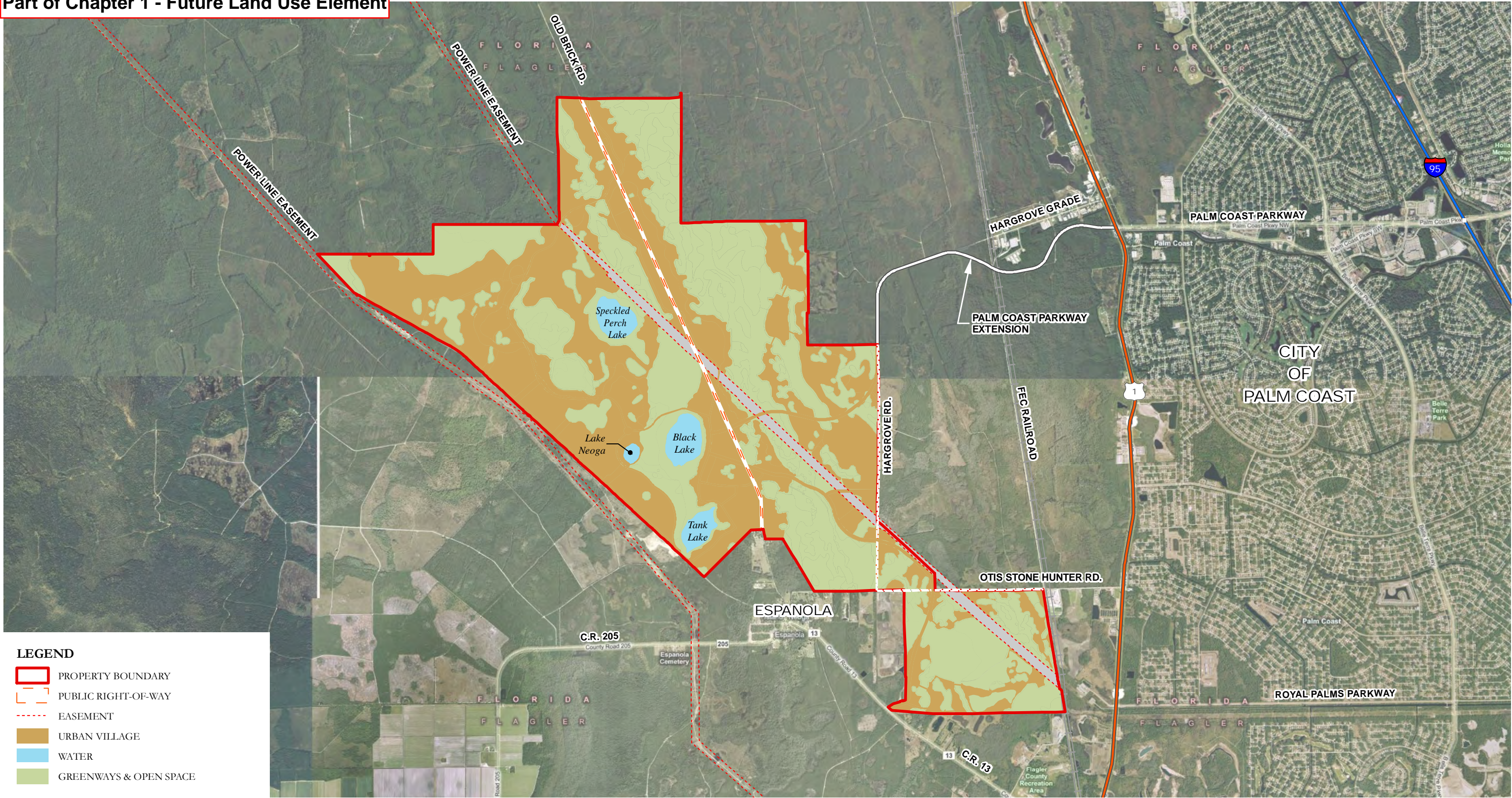
Policy 1.9.3.4 – As a means of reducing VMT, and promoting walkability and connectivity, a multi-use pathway system shall be required as an integral component of development within the Neoga Lakes DRI. The pathway system shall generally be located along arterial and collector roads. The pathway system shall be designed to be up to ten (10) feet in width and include a paved path capable of accommodating bicycles, golf carts, low speed vehicles and





pedestrians. The pathway system through the Greenway Preserve and lands identified as Greenway and Open Space on the Developable Areas Map will consist of pavement or natural materials appropriate to the proposed use and intensity to minimize the impact of the ecological functions of the Greenway Preserve and Greenway and open Space areas and to allow wildlife movement.





- LEGEND**
- PROPERTY BOUNDARY
 - PUBLIC RIGHT-OF-WAY
 - EASEMENT
 - URBAN VILLAGE
 - WATER
 - GREENWAYS & OPEN SPACE

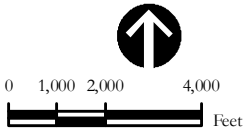
SOURCE:
AERIAL: BING MAPS.
PROJECT BOUNDARY: TERRAPOINTE LLC
LANDUSE: VHB MILLERSELLEN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION.

DEVELOPABLE AREAS MAP

NEOGA LAKES LLC

NEOGA LAKES PROPERTY



Job No.: 62108.08.0906
File Name: Maps\CPA\
6210808-02Developable Areas.mxd
Date: September 2, 2010

MAP:
2



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