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## **MEMORANDUM**

**DATE:** APRIL 3, 2018

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

**FROM:** BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

**RE:** CITY OF PALM COAST ADOPTED AMENDMENT 17-3DRI

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Attached is Review Form 01 for the City of Palm Coast's Transmitted Amendment 17-3DRI. The amendment consists of a proposal to change the FLUM designation of approximately 189+/- acres from the Flagler County designations of Mixed Use High Intensity and 7+/- acres of Flagler County Industrial to the City of Palm Coast designation of Mixed Use. Additionally, the proposed amendment will include a policy on the FLUM to limit development on the parcels to be designated as part of the 184+/- acre Colbert Preserve/Roberts Point Master Planned Development (MPD) to 1,500 dwelling units and 200,000 sq. ft. of non-residential uses.

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Palm Coast Adopted Amendment 17-3DRI consistent with the Strategic Regional Policy Plan.**

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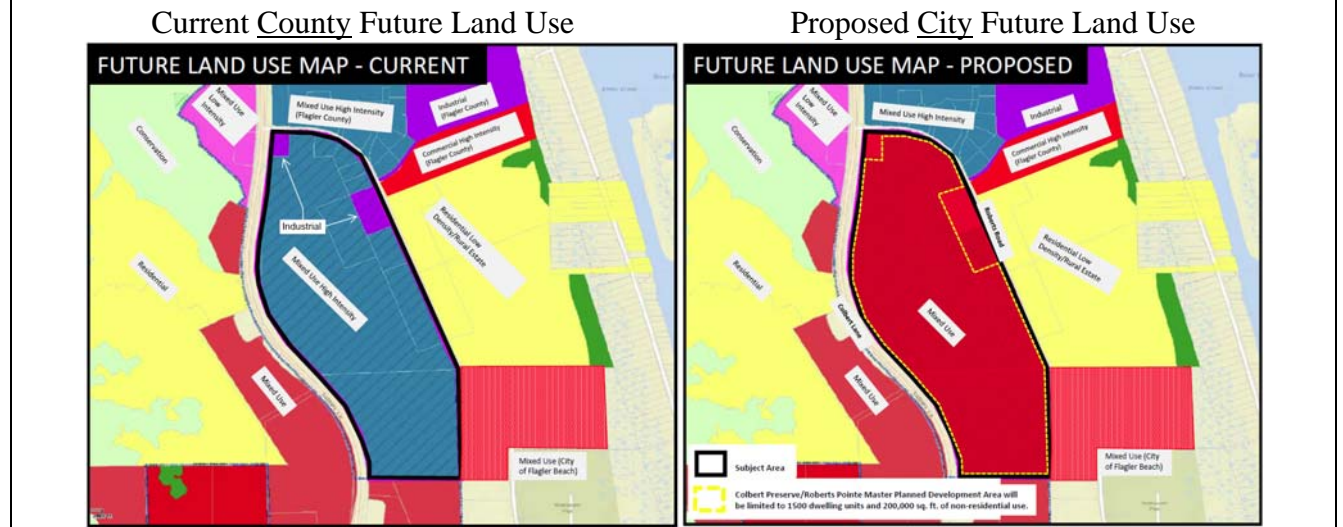
**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**  
Regional Planning Council Item No. **City of Palm Coast Adopted Amendment 17-3ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **April 6, 2018**  
Local Government Item No: **Ordinance 2018-3**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

The amendment generally consists of a proposal to change the FLUM designation of approximately 189+/- acres from the Flagler County designations of Mixed Use High Intensity and 7+/- acres of Flagler County Industrial to City of Palm Coast designation of Mixed Use. Additionally, the proposed amendment will include a policy on the FLUM to limit development on the parcels to be designated as part of the 184+/- acre Colbert Preserve/Roberts Point MPD to 1,500 dwelling units and 200,000 sq. ft. of non-residential uses.



No regional adverse effects have been identified. However, it is evident that changing this parcel from County land use designations to corresponding City land use designations, even with the accompanying policy to limit the density and intensity of use, will provide for some increase in

densities and intensities.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

**Request a copy of the adopted version of the amendment?**

Yes <u>  n/a  </u> No <u>        </u>
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**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Palm Coast Adopted Amendment 17-3DRI consistent with the Strategic Regional Policy Plan.**