

# Old Brick Township DRI Recommendation Report

City of Palm Coast

Presented to NEFRC Planning and Growth  
Management;  
Board of Directors  
July 8, 2010





St. Johns County  
Flagler County

- North Settlements**
- Residential
  - Community Support
  - Preserved Wetlands
  - Trails

- Green Settlements**
- Residential
  - Community Support
  - Preserved Wetlands
  - Trails
  - Green Development Principles

- South Settlements**
- Residential
  - Employment Center
  - Community Support
  - Preserved Wetlands
  - Trails

- Creekside Settlements**
- Residential
  - Community Support
  - Preserved Wetlands
  - Trails
  - Green Development Principles

- Town Center**
- Residential
  - Employment Center
  - Office
  - Retail
  - Civic
  - Community Support
  - Preserved Wetlands
  - Trails
  - School

**NOTES**

- 1) Wetlands depicted are based on FLUCFCS data.
- 2) This map is based on preliminary information. Parcel location, uses and circulation are subject to change based on final wetland and other surveys, permitting and final site planning and engineering.
- 3) Conservation areas, uplands and wetlands are shown as generalized areas and are subject to final design, road crossings, final wetland surveys and permitting.
- 4) Areas noted as preservation, conservation corridor, and mitigation are preliminary in nature and subject to final permitting and mitigation credit.
- 5) Refer to ADA Question #10 for description of the preliminary master plan.
- 6) Recreation and parks are allowed in all parcels.
- 7) Stormwater ponds are not shown. Their locations will be determined after hydrological analysis is completed and actual volumes are determined.
- 8) Roadway alignment and access subject to final design and permitting.
- 9) At the proposed Primary Wildlife Crossing, a separated roadway structure will be utilized. For the Secondary and Neighborhood(not shown) Scale Wildlife Crossings, an at-grade roadway crossing will be utilized as per the Development Order

**LEGEND**

- Proposed Primary Road
- - - Proposed Multi-Use Trail
- P** Proposed Gopher Tortoise Preserve
- W** Proposed Wildlife Crossing
- W** Proposed Secondary Wildlife Crossing
- X** Proposed Conservation Corridor
- Grid** Town Center Commercial
- \*** Proposed School Site
- Yellow Line** Proposed Connectivity Corridor
- Green** Proposed Wetland Mitigation Preservation Areas
- Light Green** Proposed Upland Mitigation Preservation Areas



Land Use	Phase 1 (2011-2015)	Phase 2 (2016-2020)	Phase 3 (2021-2025)	<b>Total</b>
RESIDENTIAL	1,500	1,700	1,800	<b>5,000 du</b>
OFFICE	10,000	20,000	20,000	<b>50,000 sf</b>
RETAIL		50,000	50,000	<b>100,000 sf</b>
INDUSTRIAL	200,000		800,000	<b>1,000,000 sf</b>

## Recommendation #1

- Conversion table limited by transportation and water impacts.
- No conversion to increase residential units.

## Recommendation #2

- **Maintain a job to housings balance so that residential component does not develop ahead of the development of non-residential component**
- **60% of non-residential in Phase 1 before Phase 2 commencement.**
- **80% of non-residential in Phase 2 before Phase 3 commencement.**
- **50% of industrial component in Phase 3 must be constructed before greater than 50% residential units can be permitted.**

## Recommendation #3

- Existing silviculture operations limited to certain areas.

## Recommendation #4

- Upland buffers shall meet SJRWMD and Palm Coast Land Development Regulations
- Enhanced setbacks along Pringle/Dave Branch

## Recommendation #5

- **Five wildlife crossings will be developed on site, to be refined upon consultation with FGFWFC.**

## Recommendation #6A

- **Greenway and Mitigation Management Plan.**
- **Preservation of at least 40 acres of gopher tortoise habitat.**
- **Development of Indigo Snake Plan.**

## Recommendation #6B



## Recommendation #7

- Maintenance of hydroperiods within conserved wetlands.
- Necessary permits for development within jurisdictional wetlands.
- Mitigation proposal to be developed in consultation with City of Palm Coast, Army Corps of Engineers, Water Management District, and FDEP.

## Recommendation #7B

- Conservation easements recorded to protect conserved wetlands and undisturbed buffers.

## Recommendation #8

- Stormwater management system to be developed to effectively remove stormwater from development areas.
- Best management practices for erosion control and a stormwater pollution prevention plan.
- Prevention of sedimentation of wetlands.
- Silt fencing
- Slow release fertilizer and other Best Management Practices into property management contracts.

## Recommendation #9

- **Environmental Resource Permit and Surface Water Quality Monitoring Plan.**

## Recommendation #10

- No construction permits within 100-year flood plain where base elevation has not been established.
- Residential and non-residential structures – finished floor elevation at least one foot above base flood elevation.
- All roadways centerlines above base flood elevation.

## Recommendation #11

- **Must have central water and waste water facilities that meet Palm Coast adopted LOS**
- **Development of distribution system for non-potable water.**
- **Recommendation on tiered water irrigation supply.**
- **Waterwise landscaping techniques.**
- **Irrigation system requirements.**
- **Florida WaterStar standards.**

## Recommendation #12

- Development concurrent with solid waste service meeting City LOS requirements.
- Verification from identified service provider before development to occur.

## Recommendation #13

- **Developer shall provide right-of-way for Matanzas Woods Parkway Extension and New Brick Parkway on a phased schedule.**

## Recommendation #14

- Acquisition of right-of-way for Matanzas Woods Parkway outside of DRI either through purchase agreement or eminent domain, with developer compensating City.
- If no agreement is reached and eminent domain fails, Northern Optional Route can be constructed as an alternate to Matanzas Woods Parkway Extension.

## Recommendation #15

- Developer shall be responsible for the construction of the Matanzas Woods Parkway and the New Brick Parkway on a phased schedule.

## Recommendation #16

- No Phase 3 permits will be issued unless there is a funding commitment for the construction of New Brick Parkway from the south property boundary line to the Village Center of Neoga Lakes.

## Recommendation #17A

- Prior to Phase 2 development, \$2,000,000 contributed for design, ROW and/or construction of Matanzas Woods Parkway/I-95 interchange.
- Prior to Phase 3 development, \$3,762,000 contributed for design, ROW and/or construction of Matanzas Woods Parkway/I-95 interchange.
- New traffic study necessary if interchange not approved by FHWA.

## Recommendation #17B

- Prior to Phase 3 development, \$8,295,160 will be contributed to FDOT or City for one or more improvements determined by FDOT.
  - U.S. 1 – 6-lanes between Matanzas Woods Parkway and Palm Coast Parkway
  - Matanzas Woods Parkway – 4-lanes between U.S. 1 and I-95
  - Matanzas Woods Parkway Extension – 4-lanes between U.S. 1 and project
  - New Brick Parkway – new construction between project's southern boundary and Neoga Lakes village center.

## Recommendation #18

- **No Phase 3 development until developer has contributed \$1,397,000 to FDOT for improvements within the City of Bunnell.**

## Recommendation #19

- All proportionate share payments are in 2010 dollars and must be inflated to reflect the most current Product Price Index.

## Recommendation #20

- Developer shall provide bicycle, pedestrian, electric cart path system.

## Recommendation #21

- Construction dust control measures:
  - Moisten soil and resinous adhesives;
  - Mulch, liquid resinous adhesives with hydro-seeding or sod on landscaped areas;
  - Soil and dust-generating material will be removed from streets;
  - Best operating practices for burning for land clearing.

## Recommendation #22

- A minimum of 10% of the non-age restricted housing will be workforce housing, meaning monthly payment or rent does not exceed 30% of gross household income.
- Shall apply for 15 years from resale or rental of units.
- 1.5 unit rate given for those units located near Town Center or near bus stop.

## Recommendation #23

- One fire station site on up to 3 acres to be conveyed to City prior to Phase 1.

## Recommendation #24

- 25 acres containing at least 50% uplands to be deeded to City for Community Park prior to end of Phase 1. Will be contiguous to land to offered to school district.
- A total of 30 acres of activity based neighborhood parks.
- At least 45 acres for resource-based facilities open space, or natural areas.
- Multi-purpose trail system to connect commercial areas with residential areas and recreational amenities.

## Recommendation #25

- Proportionate share payment of \$25,155,556, to include:
  - Donation of 40 acres for a public school facility.
  - Payment of school impact fees.
  - Payment of capital portion ad valorem taxes
  - Payment of impact fee surcharge local option sales tax
  
- Legally binding agreement to be entered into between developer, City, and School District.
  
- Change in the non-age restricted component requires substantial deviation determination.

## Recommendation #26

- Notification of DHR and suspension of construction within 100 feet of any artifact discovered on-site during construction.
- Old Brick Road will not be realigned. Information on Old Brick Road will be provided. Public access to Old Brick Road will not be denied. Weight limit restrictions to be placed on Old Brick Road.

## Recommendation #27

- Developer will seek to obtain “green” certification for two settlements.
- Planning and design practices through identification of natural and cultural characteristics.
- Practices to reduce vehicle miles traveled.
- Practices to minimize land disturbance.
- Energy Star and WaterSense labeled water conserving devices, fixtures, and appliances.