



100 Festival Park Avenue
Jacksonville, FL 32202
☎ (904) 279-0880
📠 (904) 279-0881
🌐 www.nefrc.org
✉ info@nefrc.org

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MEMORANDUM

DATE: MAY 29, 2019

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: MARGO MOEHRING, POLICY DIRECTOR *Margo Moehring*

RE: CITY OF PALM COAST TRANSMITTED AMENDMENT 19-2ESR

Attached is Review Form 01 for a proposed large scale amendment seeking to amend the City of Palm Coast Comprehensive Plan.

This proposed amendment is for approximately 119 acres adjacent to the Grand Landings master planned development, a gated community. The future land use designation would be changed from the Flagler County designation of Residential Low Density/Rural Estate to the Palm Coast designation of Residential.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report of the City of Palm Coast Amendment 19-2ESR.

**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 Transmitted Amendment 19-2ESR**
Date Mailed to Local Government and State Land Planning Agency: **June 7, 2019**
Local Government Item No: **Not Available**

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

This proposed amendment is for approximately 119 acres adjacent to the Grand Landings master planned development, a gated community. The future land use designation would be changed from the Flagler County designation of Residential Low Density/Rural Estate to the Palm Coast designation of Residential.

If the site were to be expanded under the proposed future land use designation, there is the potential to add 282 peak hour trips. This would not impact level of service at this time and will be reviewed at the time of plat/site plan review. There would be the potential to require 84,552 gallons per day in new potable water usage, to add 55,466 gallons per day to sanitary sewer usage, and to add 5,824 lbs. per day of solid waste. The City has enough capacity in all these categories. Additionally, the proposed change could require 5 acres of new parks and add 69 students to the district, both of which can be accommodated within current capacity. Stormwater impacts are addressed at the plat/site plan review stage.



1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

Flagler Executive Airport is ½ mile north of the subject site. Consideration might be given to noise attenuation measures, noise potential disclosure at the time of sale or other appropriate mechanisms if homes are developed in proximity to the airport, to ensure the ongoing viability of this transportation resource of regional significance. Overall, this amendment does not create any adverse effects to significant resources or facilities.

2. EXTRA-JURISDICTIONAL 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 No

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve staff's review report of the City of Palm Coast Transmitted Amendment 19-2ESR.