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Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

***Bringing Communities Together***

## **MEMORANDUM**

**DATE:** MAY 29, 2019

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

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

**FROM:** MARGO MOEHRING, POLICY DIRECTOR 

**RE:** CITY OF PALM COAST ADOPTED AMENDMENT 19-1ESR

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Attached is Review Form 01 for an adopted large scale amendment, amending the City of Palm Coast Comprehensive Plan.

The proposed amendment changes 89 +/- acres of the Future Land Use Map from Flagler County FLUM designations of Mixed Use: High Intensity and Mixed Use: Low Intensity to City of Palm Coast designation Mixed Use. The subject property has been annexed from Flagler County and will have a companion zoning map amendment that will recognize the existing entitlements and development standards previously approved for the parcel. The subject property is bi-sected by Colbert Lane and is located 1.3 miles north of State Road 100.

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Palm Coast Adopted Amendment 19-1ESR consistent with the Northeast Florida Strategic Regional Policy Plan.**

**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 19-1ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **June 7, 2019**  
Local Government Item No.: Ordinance 2019-08

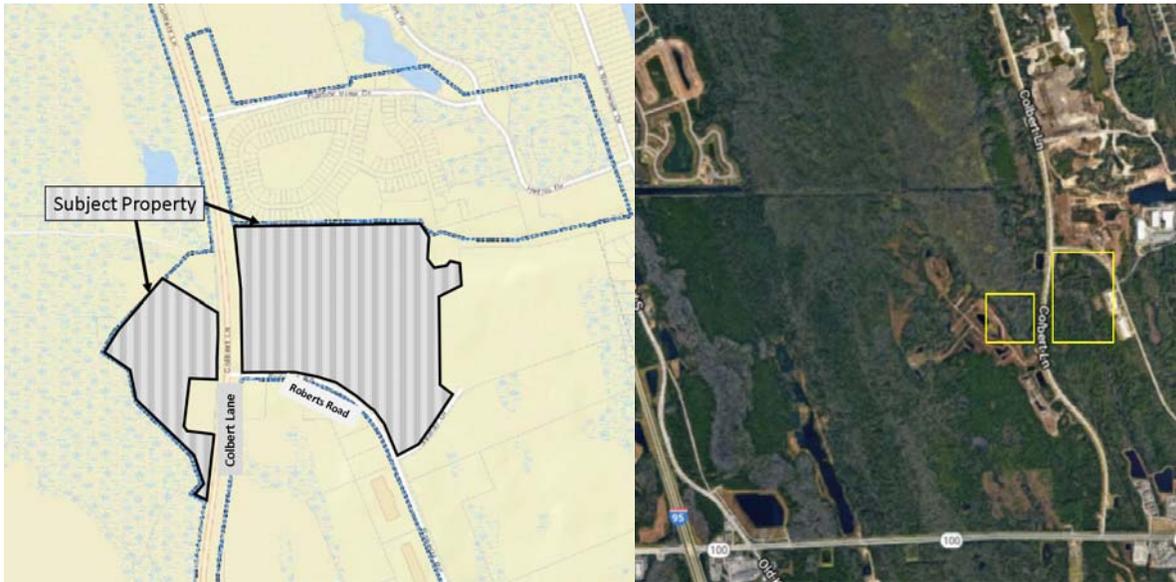
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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**

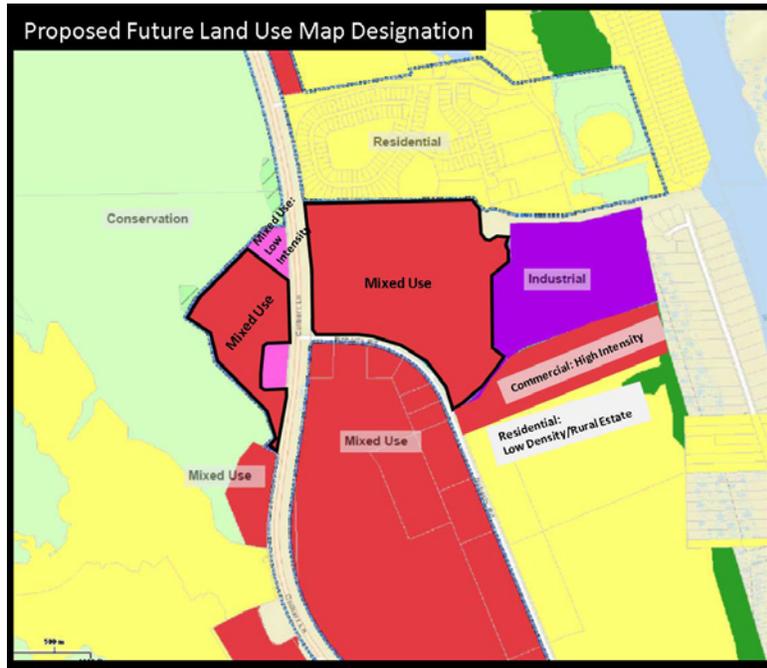
The adopted amendment seeks to change 89 +/- acres of the Future Land Use Map from Flagler County FLUM designations of Mixed Use: High Intensity and Mixed Use: Low Intensity to City of Palm Coast designation Mixed Use. The subject property is being annexed from Flagler County and will have a companion zoning map amendment that will recognize the existing entitlements and development standards previously approved for the parcel. The subject property is bi-sected by Colbert Lane and is located 1.3 miles north of State Road 100.

The subject site is currently vacant land and is surrounded by a mix of designations including Mixed Use to the north and south, Industrial to the east, and Conservation to the west. The proposed amendment represents a potential net decrease of 156 dwelling units and a decrease of 291,416 sq ft of non-residential uses. This decrease can be attributed to the proposed change to the City Mixed Use designation which limits the development potential, in contrast to the current designation which allows for both maximum density and intensity.

### LOCATION MAP



### FUTURE LAND USE MAP



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

Recommendation

The adopted amendment's westernmost portion abuts the Graham Swamp Preservation Area, a natural resource of significance. The staff report net impact analysis states that the proposed amendment would result in net decreases for the following:

- Transportation: Decrease of 919 peak hour trips
- Potable Water: Decrease in demand for potable water of 96,371 gallons/day
- Wastewater: Decrease in demand for sanitary sewer treatment of 59,862 gallons/day
- Solid Waste: Decrease of 3,226 lbs/day of solid waste
- Public Recreation: Decrease in demand of 3.0 acres of park facilities
- Public Schools: Decrease in demand of 38 student stations

While the adopted amendment results in a net decrease of impacts, due to the potential effects to the Graham Swamp, NEFRC recommended, when it reviewed transmittal, that strategies to protect the area from the impacts of development be considered. City staff confirms that as a master planned development, the land use regulations will require significant buffering on the western side, adjacent to the preservation area.

**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 NA No \_\_\_\_\_

**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Palm Coast Adopted Amendment 19-1ESR consistent with the Northeast Florida Strategic Regional Policy Plan.**