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

Bringing Communities Together

MEMORANDUM

DATE: OCTOBER 1, 2019

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: BEN HYDE, REGIONAL PLANNER *Ben Hyde*

RE: CITY OF PALM COAST ADOPTED AMENDMENT 19-3ESR

Attached is Review Form 01 for a large-scale amendment to the City of Palm Coast's Comprehensive Plan.

The adopted amendment is for Ocean Village, which consists of approximately 49 acres located $\frac{1}{4}$ mile west of Colbert Lane on the northside of State Road 100. The future land use designation changed from the Flagler County designations of Commercial High Intensity (46.7+/- acres) and Conservation (2.7+/- acres) to Residential (45+/- acres and Mixed Used (4.5+/- acres).

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Palm Coast Adopted Amendment 19-3ESR consistent with the Northeast Florida Strategic Regional Policy Plan.

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

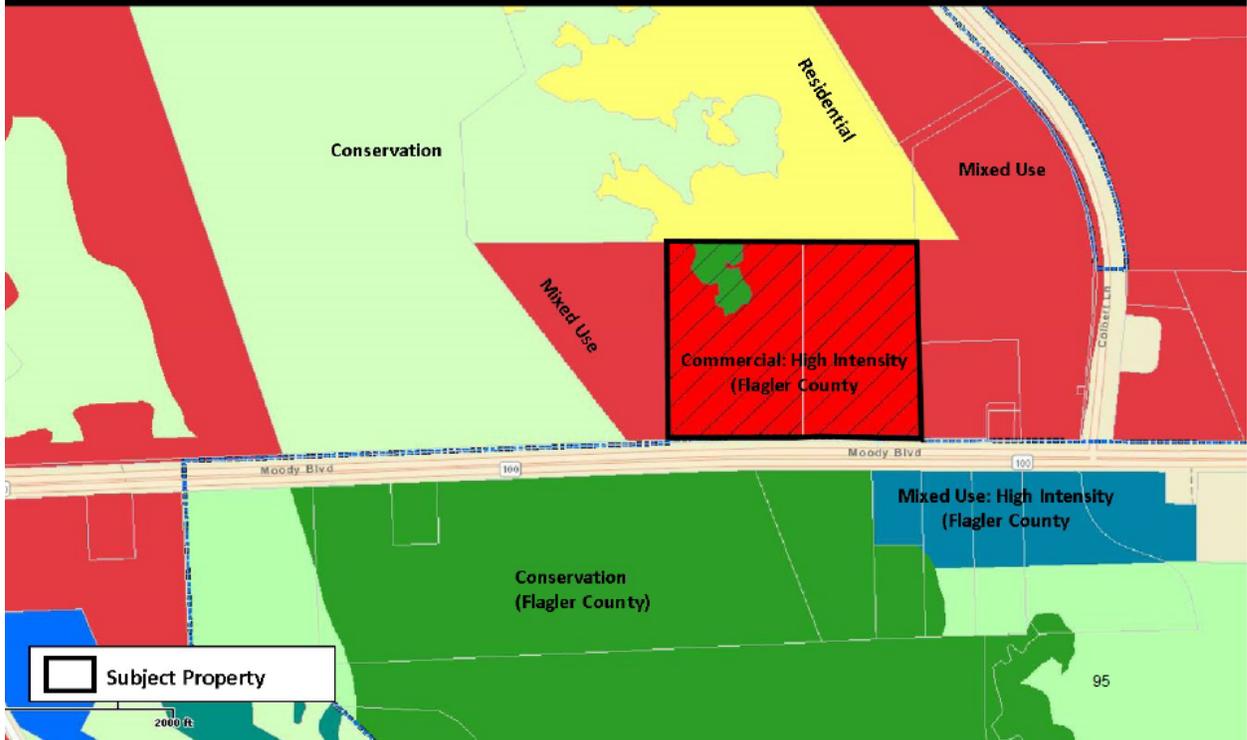
Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **City of Palm Coast Adopted Amendment 19-3ESR**
Date Mailed to Local Government and State Land Planning Agency: **October 4, 2019**
Local Government Item No: **Ordinance 2019-3901**

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.

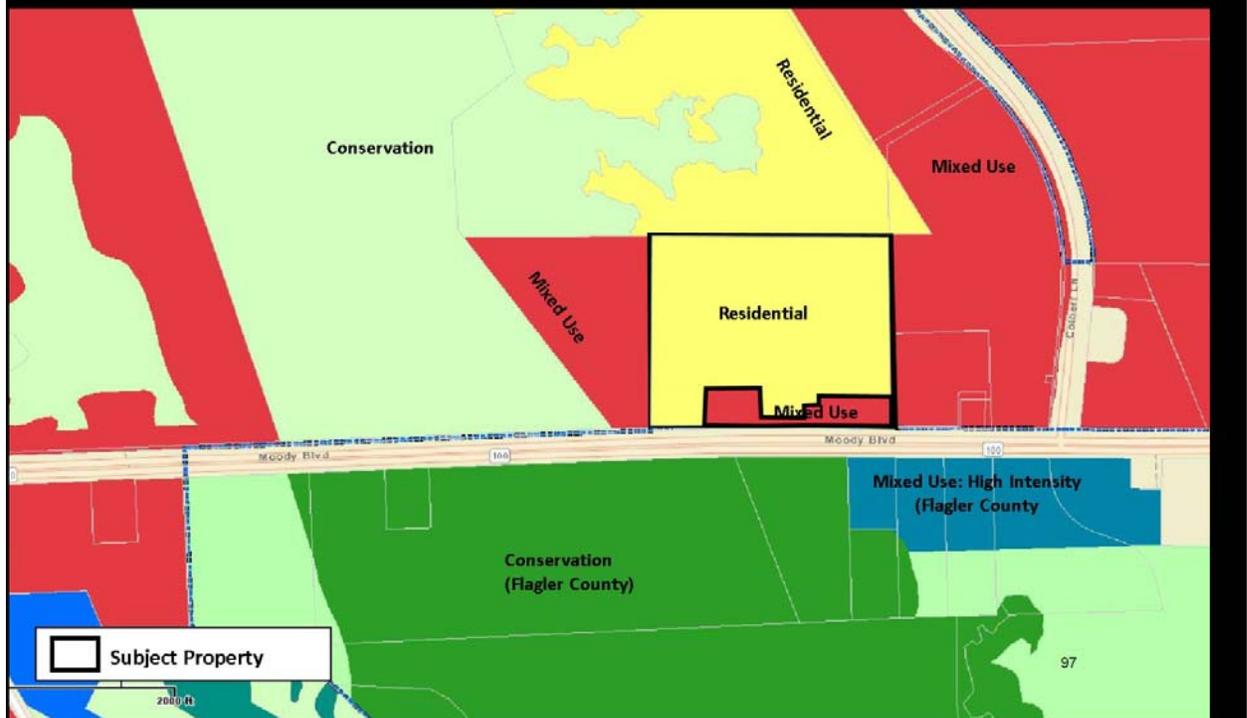
DESCRIPTION OF AMENDMENT

The adopted amendment is for Ocean Village, which consists of approximately 49 acres located ¼ miles west of Colbert Lane on the northside of State Road 100. The future land use designation changed from the Flagler County designations of Commercial High Intensity (46.7 +/- acres) and Conservation (2.7 +/- acres) to Residential (45 +/- acres) and Mixed Used (4.5 +/- acres).

CURRENT FLUM – OCEAN VILLAGE AMENDMENTS



PROPOSED FLUM – OCEAN VILLAGE AMENDMENTS



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

If site were to be expanded under the approved future land use designation, there is the potential to add 610 dwelling units, a potential increase of 1,464 in population, and 833 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 181,324 gallons per day in new potable water usage, to add 117,692 gallons per day to sanitary sewer usage, and to add 11,213 lbs. per day of solid waste. The City has enough capacity in all these categories. Additionally, this change could require 10.4 acres of new parks and add 133 students to the district, both of which will be reviewed at site plan/plat review process to ensure it can meet local capacity requirements. Stormwater impacts are addressed at the plat/site plan review stage.

There are no adverse effects to significant regional resources or facilities identified in the Strategic Regional Policy Plan.

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.

3. IS INTERGOVERNMENTAL COORDINATION RECOMMENDED?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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It is already in place. Flagler County and its' municipalities coordinate on annexations in regards to service provision and capacity.

Request a copy of the adopted version of the amendment?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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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 19-3ESR consistent with the Strategic Regional Policy Plan.