

City of Palm Coast, Florida Agenda Item

Agenda Date: July 15, 2026

Agenda Item:
D.3

<p>Department COMMUNITY DEVELOPMENT Division PLANNING</p>	<p>Amount Org/Account #</p>
<p>Subject: A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT</p>	
<p>Presenter: Jose Papa, AICP, Senior Planner, Phong Nguyen, PTP, Planning Manager</p>	
<p>Attachments:</p> <ol style="list-style-type: none"> 1 Staff Report MPMU 2 MPD Agreement version 8 3. Exhibit B of MPD Conceptual Master Plan Map 4. Exhibit C of MPD Conversion Table 5. Exhibit Consistency of Proposed Amendment with Comprehensive Plan 6. Summary of MPD Agreement 7. Current Zoning Map 8. Proposed Zoning Map 9. Applicant Submittal Analysis of 2.05.05 criteria 10. Applicant Submittal Consistency with Comprehensive Plan 	
<p>Background:</p> <p>The proposed zoning map amendment is a companion to a Future Land Use Map (FLUM) amendment that will designate the entire 20,144+/- acre parcel as Master Planned Mixed Use. The proposed zoning map designation of Master Planned Development (MPD) includes a Development Agreement (DA) that establishes various conditions of development (e.g. development agreements for infrastructure, establishment of sub-areas for environmental protection and development), development standards (allowable uses, setbacks, landscape buffers, etc.) that would be applicable to development in the MPMU area. A summary of the proposed MPD-DA is provided as part of the agenda package.</p> <p>A review of the criteria for a zoning map amendment is provided in the staff report. A summary of the findings and information within the zoning map amendment staff report is provided as follows:</p>	

Proposed Development must not be in Conflict or Contrary to Public Interest:

The proposed MPD-DA outlines that a development agreement is necessary to address the provision of public facilities and that the subject area will be required to meet the Level of Service (LOS) standards established in the Comprehensive Plan.

Proposed Development must be Consistent with Comprehensive Plan and provisions of the LDC

As previously stated in the findings for the FLUM amendment, the proposed MPD-DA recognizes the availability of an approximately 20,100 acre area for the potential implementation of various Annexation and Economic Development goals, objectives and policies identified within the Comprehensive Plan. However, it is also important to recognize that there are other policies within the Comprehensive Plan that need to be addressed such as the provision of public infrastructure, facilities and services which are required as part of expanding a City's urban boundary. It is recognized that the provision of the required public infrastructure, facilities, and services are not comprehensively addressed within the MPD agreement but are to be addressed when or should future phases of the westward expansion move forward and with necessary approval by City Council.

Development Must Not Impose significant financial liability or hardship for the City

Development agreements between the City and the landowner are necessary in order to satisfy the Level of Service requirement for public infrastructure (as shown in Exhibit 8.1 of the Comprehensive Plan and public services such as police/fire services) and that such development agreement must be approved by City Council. For public school facilities, the development agreement must be approved by the Flagler County School District.

As part of the phased approach to approvals in the westward expansion area, these development agreements will come as a subsequent phase should this rezoning to MPD along with the MPD agreement be approved by City Council.

Development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants; and Development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

The proposed MPD zoning and MPD-DA does not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. Should development occur in the subject area it will be subject to Federal, State, and local regulations regarding stormwater, special flood hazard areas, fire code, building code, the Comprehensive Plan, the Land Development Code (if regulatory standard is not identified within the MPD-DA). Additionally, development may only proceed after approval of development agreements that will address the provision of public infrastructure and public services to serve the westward expansion area.

Consistency with the general intent of the LDC.

MPD-DA proposes standards that vary from those in the Land Development Code and relies mainly on staff level approval for technical site plans and compliance with the comprehensive plan. However, the MPD-DA

does include the elements and requires the necessary information crucial to completing a thorough review of proposed developments in the subject area.

Degree of departure of the proposed development from surrounding areas in terms of character and density/intensity, and compatibility within the development and relationship with surrounding neighborhoods.

The proposed density in the MPMU area of 1.2 dwelling units/acre is consistent with the densities in the developed areas of Palm Coast. The proposed FAR of .75 provides for more intensity than is currently allowed within the LDC (currently, the highest FAR (.55) is for an MPD with a Mixed Use land use designation).

The proposed MPD-DA envisions a character that may differ from the existing character in Palm Coast due to the MPD-DA having private architectural standards separate from Chapter 13 of the Land Development Code. Architectural standards that differ from the LDC is not uncommon within the built areas of Palm Coast and can typically be found in large development projects such as Palm Coast Park or Town Center.

The MPD-DA includes a set of development standards (setbacks, landscape requirements, and signage requirements) independent from the existing LDC standards. The westward expansion area's location at the perimeter of the existing urbanized area of the City makes it unlikely that the departure of the proposed development from the surrounding areas in terms of character and density/intensity is incompatible with the existing development in Palm Coast.

Adequate provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and soil conservation as shown in the development plan.

The proposed development in the MPD area will be required to meet the Level of Service (LOS) standards found in Exhibit 8.1 of the Comprehensive Plan (schools, parks, transportation, water and sewer), in addition to public safety (i.e. fire/law enforcement). The MPD-DA does not provide details for the provision of these public infrastructure and services. The MPD-DA directs that the provision of these facilities will be addressed in separate development agreements to be developed in the next phase of the westward expansion (should the proposed FLUM and MPD-DA be approved by City Council). As stated in Section 18 of the MPD-DA. Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council.

Other items identified above (surface drainage, flood control, and soil conservation) are addressed within the MPD-DA. Development within the subject area will follow Federal Emergency Management Agency (FEMA) rules and regulations and LDC Section 10.02. Stormwater Management systems will be designed and permitted in accordance with SJRWMD and FDEP regulations. Any pollution and environmental concerns will be subject to Code of Ordinances Chapter 24, Article II.

The feasibility and compatibility of development phases to stand as independent developments.

The MPD-DA includes a phasing plan for development intended to provide a mix of uses during each phase. The proposed mix of uses found in each phase allows the development phases to stand as independently.

The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development.

Currently, there are no developed or paved streets within the MPMU area. The proposed MPD Master Plan Map does identify the main thoroughfares intended to serve the development area.

The benefits within the proposed development and to the general public to justify the requested departure from standard development requirements inherent in a Master Planned Development District classification.

The proposed development plan in the MPD-DA envisions a mixed-use community ranging from a large employment center to Hamlets scattered along the edges of a Greenway Overlay area. The flexibility provided in an MPD zoning to vary development patterns should allow for development of a community that would provide a mix of diverse land use types to promote a development that meets the community form envisioned for the subject area.

The conformity and compatibility of the development with any adopted development plan of the City of Palm Coast.

As previously stated, the proposed MPD-DA is consistent with the policies for development espoused for the westward expansion area in the Comprehensive Plan.

Impact upon the environment or natural resources.

Identifying the Greenway Overlay in the MPD-DA is one way of protecting the environment or natural resources in the westward development area. The MPD-DA identifies 8,120 acres or 40% of the total land area as "Preserved Wetlands". Additionally, the MPD Master Plan Map identifies 8,501 acres or 42.2% of the MPD land area as Greenway Overlay. The Greenway Overlay is identified in the Comprehensive Plan Policy 1.7.1.1A as the primary defining component of the community form for the MPMU area.

Impact on the economy of any affected area.

The westward expansion area as depicted on the MPD Master Plan Map provides an opportunity to create a mixed use community with a 947-acre Regional Activity Center, 564-acres combined in 2 areas designated as Employment Center. As described in the MPD-DA these areas can serve as a catalyst for regional economic development and provides opportunities beyond the limited vacant commercial and industrial lands available in the urbanized areas of Palm Coast.

Neighborhood Meeting

The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 on April 22, 2026, from 6 p.m. to 7 p.m. Numerous staff members from the City of Palm Coast attended the meeting. A summary of the neighborhood meeting is attached to the agenda package.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:

STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND APPLICATION #6682 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMEND THAT CITY COUNCIL APPROVE THE PROPOSED ZONING MAP AMENDMENT FROM CURRENT CITY OF PALM COAST DESIGNATIONS OF MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH A DEVELOPMENT AGREEMENT



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
STAFF REPORT FOR APPLICATION # 6682
July 15, 2026**

OVERVIEW

Application #: 6682

Applicant: England, Thims, & Miller, and Driver, McAfee, Hawthorne & Diebenow, PLLC as Agents for Raydient Palm Coast LLC (Owner)

Property Description: 20,144+/- acre area generally located west of U.S.1, east of Old Brick Road, and north of Espanola

Property Owners: Raydient Palm Coast LLC

Current FLUM designation: City of Palm Coast designations: DRI-MU (Neoga Lakes & Old Brick Township), Conservation, and Mixed Use, and Flagler County designations: Agriculture & Timberlands, Conservation, and Residential Low Density/Rural Estate

Current Zoning designation: City of Palm Coast designations: Master Planned Development, High Intensity Commercial, and Preservation, and Flagler County Designations: Agriculture, and Rural Mobile Home

Current Use: Vacant/Silviculture

Size of subject property: 20,144 +/- acres

Requested Action: A zoning map amendment from the current zoning designations of City of Palm Coast Master Planned Development, High Intensity Commercial, and Preservation and Flagler County designations of Agriculture, and Rural Mobile Home to City of Palm Coast designation of Master Planned Development.

Recommendation: Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the proposed amendment consistent with the Comprehensive Plan and the criteria in the Land Development Code and recommends that City Council APPROVE the proposed rezoning to Master Planned Development along with the Development Agreement.

ANALYSIS

REQUESTED ACTION

The applicant on behalf of the land owner initiated this proposed zoning map amendment. The entire package of applications for the 20,144+/- acre area to be referred to in this report as the “westward expansion area” or “Master Planned Mixed Use area” (MPMU area) includes the following:

- A Future Land Use Map amendment for the same subject area (20,144+/- acres),
- A voluntary annexation petition (7,041+/- acres)
- A zoning map amendment (subject of this staff report), and
- Request from the landowner to abandon the Neoga Lakes and Old Brick Township Developments of Regional Impact – Development Orders.

BACKGROUND/SITE HISTORY

The proposed westward expansion of the City of Palm Coast encompasses an approximately 20,144 acre area generally located west of the FEC Railroad tracks. Approximately 13,103 acres are already within the city limits of Palm Coast with an additional 7,041+/- acres subject to an annexation petition to be incorporated into the City of Palm Coast. The parcels that are part of this proposed expansion are under singular ownership of Raydient Palm Coast, LLC.

To proceed with the proposed expansion, a series of applications will be presented through a series of public hearings as required by Florida Statutes and the City’s Land Development Code. These applications will include: an Annexation, a Future Land Use Map Amendment, a Zoning Map Amendment which will include a Development Agreement, and Abandonment of two (2) Development of Regional Impact (DRI) Development Orders. If the applications are approved by City Council, additional agreements, mainly related to the timing, funding and construction of public facilities will be negotiated between the landowner and the City and presented for approval by City Council. A summary of these applications is provided in the Table below.

Application	Background of Proposed Application
Annexation	7,041+/- acres of land, requires two public hearings before the City Council.
Future Land Use Map Amendment	20,144+/- acres of lands that are currently designated as City of Palm Coast designations of Development of Regional Impact-Mixed Use, Mixed Use, Conservation, and Flagler County designations of Agriculture & Timberlands, Residential-Low Density/Rural Estate, and Conservation to be amended to City of Palm Coast designation of Master Planned Mixed Use
Zoning Map Amendment	The subject lands are currently designated as City of Palm Coast zoning designations of Master Planned Development, High Intensity Commercial, and Preservation, and Flagler County designation of Agriculture, Rural Mobile Home, to City of Palm Coast designation of Master Planned Development along with a Development Agreement.
Abandonment of Development of Regional Impact (DRI) Development Orders (DO)	There are two approved Developments of Regional Impact (DRIs) in the westward expansion area. The proposed rezoning to MPD and the accompanying MPD agreement are intended to replace the DOs.

Future Land Use Map Amendment –

As previously stated, the application proposes to amend the designation of the entire 20,144 +/- acre site to Master Planned Mixed Use from the current FLUM designations cited below.

Current Designations	Acres (+/-)
City of Palm Coast – DRI-MU (Neoga Lakes & Old Brick Township)	8912
City of Palm Coast – Conservation	1600
City of Palm Coast – Mixed Use	4
Flagler County – Agriculture & Timberlands	7113
Flagler County – Conservation	2497
Flagler County – Residential Low Density/Rural Estate	18
TOTAL	20,144

Zoning Map Amendment –

The proposed zoning map amendment proposes to amend the designation of the entire 20,144 +/- acre site to Master Planned Development from the current zoning designations cited below.

Current Designations	Acres (+/-)
City of Palm Coast – Master Planned Development (Neoga Lakes MPD)	6378
City of Palm Coast – High Intensity Commercial	4
City of Palm Coast – Preservation	32
Flagler County – Agriculture	13712
Flagler County – Rural Mobile Home	18
TOTAL	20,144

The push for westward expansion includes a history of city actions through public hearings that extend back to the annexation of lands that encompasses the Neoga Lakes and Old Brick Township DRIs. These series of annexations extended from 2007 to 2010. The annexations were followed by adoption of Comprehensive Plan amendments to designate the subject properties with a City of Palm Coast Future Land Use Map designation of Development of Regional Impact-Mixed Use (DRI-MU) and Conservation. The approval of the Comprehensive Plan amendments were in conjunction with the approval of the DRI-Development Orders for Neoga Lakes and Old Brick Township DRIs. In addition to the DRI-DOs, a series of mitigation agreements addressing utilities and school facilities were approved by the City, the landowner, and as appropriate, the applicable agency for the public facility (School Board for School mitigation, FDOT for state roadway mitigation, etc.)

In addition to the Future Land Use Map amendment and DRI-DO approvals, Neoga Lakes also received approval for a change of zoning to Master Planned Development. Old Brick Township continues to retain the Flagler County designation of Agriculture.

Over the subsequent years, the City started to make an effort to kick-start the westward expansion of the City. In 2022, the City Council's Strategic Action Plan (SAP) (FY 2022-2023) made westward expansion a strategy in its Goal of creating a Strong Resilient Economy. Additionally, City Council's Legislative Priorities for the fiscal year included **Transportation Access to the West**.

The background for this legislative priority is as follows:

The FEC Railroad bisects Palm Coast running north/south just west of US1. There are approximately 12,000 acres of land within the Palm Coast municipal boundaries west of the railroad tracks with limited access. Currently, there are only two, at grade, railroad crossings within the city limits. The City is actively evaluating options for three additional westbound corridors at Matanzas Woods Parkway, Palm Coast Parkway, and Whiteview Parkway. Judicious transportation investments lower the costs of moving people and goods increasing economic productivity. Because productivity is

a central component of economic growth, it should be a strong consideration when assessing the value of transportation expenditures. Opening these corridors will promote economic opportunities in Palm Coast and Flagler County.

As provided in the Legislative Priority background, as adopted by City Council:

Request Action: Support transportation projects that will improve access to large land tracts on the west side of Palm Coast. Effect: Improved access to the west will provide opportunities for economic advancement. 2022 Legislative Session Update: With assistance from our lobbyist, we successfully submitted a direct appropriations request to the Florida House of Representatives. The request was accepted and filled by Rep. Shoaf as HB3391. The bill was introduced and passed unanimously by the Infrastructure & Tourism Appropriations Subcommittee on 1/13/2022. The bill was referred to the Appropriations committee but was not taken up for a vote. On March 12th, 2022, the bill was indefinitely postponed and withdrawn from consideration.

Since 2023 the City has received an appropriation of approximately \$125 million from the Florida Legislature, while committing approximately \$6.5 million in transportation impact fees for planning studies and engineering design to extend Matanzas Woods Pkwy. to a “loop road” that will serve the westward expansion area.

In addition to allocation of funds for a loop road to serve the westward expansion area, the City finalized and adopted the 2050 Comprehensive Plan in May 2025. The 2050 Comprehensive Plan was the culmination of an 18 month long process to revise the Comprehensive Plan to envision the City’s future direction with a robust participation process from the community and various stakeholders.

The updated Comprehensive Plan includes a new Goal 1.7 and associated Objectives and Policies that provide policy and guidance to the City’s westward expansion. Along with this guidance, the Comprehensive Plan provides for a new Economic Development Element with policies that may be implemented with the proposed westward expansion.

As stated in the adopted 2050 Comprehensive Plan, the City adopted Goal 1.7 - Master Planned Mixed Use as a Future Land Use Map designation to properly plan for long term potential growth in the annexed areas west of US 1 and the railroad. The purpose of Goal 1.7 is to *“Create parameters for the development of a Master Planned Mixed Use community in a means that allows and promotes a mixture of uses with an integrated, interconnected transportation network and guides development within the means of the natural environment”*.

The finding for this Goal reads: *“The City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic growth in the City, and (iv) establish a guide for protection of the natural environment”*.

Other Objectives and Policies for Goal 1.7 envision the “Community Form” of the westward expansion area which includes an interconnected system of greenways within a Greenway Overlay, promoting a greater diversity of land use types (i.e. opportunities for industrial and other non-residential uses (civic, cultural, and recreational), as well as diversifying housing types)), and promoting an interconnected multi-use trail network. The “Community Form” is specified through different sub areas within the expansion area, these sub areas include:

- the Greenway Overlay – this sub area is to be shaped by the planned conservation lands, wetland quality, and linkages to avoid habitat fragmentation,
- Villages – this sub area is described as the building block of the community and designed to be compatible with Greenway Overlay, at least 10% of the area within each Village shall be reserved for open space and recreation,
- Village Centers – this sub area is designed to serve the retail, service, and civic needs of the Village sub area,
- Regional Activity Center – this sub area within the westward expansion area serves as a regional destination for employment, shopping, recreation, and other uses such as education, hospitality or health care, and
- Employment Center – this sub area serves to provide economic development opportunities and encourage the location of jobs within close proximity of the regional roadway network. This sub area will include a variety of non-residential uses.

In addition to the “Community Form” objectives, the MPMU objectives include parameters for an overall mix of uses. This includes a requirement to keep 50% of the total lands within the MPMU for recreation and open space. Other policies include providing for a minimum of 50 sq. ft. of retail and service space per dwelling unit and a minimum of 100 sq. ft. of workplace space per dwelling unit. The overall mix of uses may be tracked through each MPD application to demonstrate compliance and consistency with the policy and to ensure the targeted mix of uses.

Finally, the 2050 Comprehensive Plan includes an Annexation Goal, Objectives, and Policies supporting the annexation of lands in the westward expansion area. These include:

- identifying lands to increase commercial and industrial development,
- establishing criteria for the annexation of employment-based lands and residential land that may be needed to attract businesses. Criteria shall address the evaluation of potential annexation sites, suitability, and proximity to other uses of any land proposed to be annexed,
- Identify and annex land appropriate for all types of housing,
- For any lands proposed for future annexation, the Conservation Future Land Use designation, or if within a MPMU designation a Greenway Overlay designation may be assigned to environmentally sensitive lands to provide protection of large interconnected optimal wetland systems and other high quality environmentally sensitive areas that are located within the proposed annexation area, and
- require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law.

Neighborhood Meeting

The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 on April 22, 2026, from 6 p.m. to 7 p.m. A summary of the neighborhood meeting may be found with the application.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: The proposed amendment is part of a process that envisions the expansion of the City's footprint west of the Florida East Coast (FEC) railroad tracks (there is approximately 390 acres within the westward expansion area that is east of the FEC tracks. As stated in the

background to the staff report the City annexed approximately 13,000 acres between 2008 and 2011 which encompasses the vast majority of the proposed westward expansion area. Of the 13,000 acres approximately 10,500 acres compose the Old Brick Township and Neoga Lakes DRIs (approved in 2010). As approved DRIs they include mitigation agreements and conditions which address the public facilities impacts of the proposed development. These conditions include the timing of roadway construction, and the installation of water and sewer lines to accommodate the phase of development. Other conditions include provision of public safety sites and public park lands and open space, and requirement for a proportionate share agreement with the Florida Dept. of Transportation for impacts to the state roadway system and requirement for a proportionate share agreement with the Flagler County School District prior to any residential development. Additionally, the DRI-DOs include conditions intended to address the environmental impacts of the development.

As also previously provided in the background, the westward expansion area includes approximately 7,000 acres that are proposed to be incorporated into the City. This area which is currently zoned Agriculture (Flagler County zoning district) will be designated Master Planned Development and be governed by an accompanying development agreement to the MPD rezoning. It is recognized that the proposed MPD Development Agreement does not have conditions or agreements similar to a DRI-DO to account for the provision of public infrastructure and facilities. The agreement does recognize that development of the westward expansion area can only occur with the approval of additional development agreements that details the responsibilities, the timing, and the process for ensuring that public infrastructure and facilities are available to serve development consistent with Comprehensive Plan Level of Service as shown in the Capital Improvements Element Exhibit 8.1 (See next page for screenshot of CIE Exhibit 8.1).

The need to have an agreement to address infrastructure and public services is captured in the MPD-DA through the following:

1. Within the Preamble - ***“WHEREAS, as a condition of development the development of the Property will meet the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 as are in effect on the Effective Date (as defined herein). (Screenshot of Exhibit 8.1 is provided on next page).***

2. **Section 4(e) City Meetings/Hearings**

“final approval of a technical site plan application is strictly contingent upon the portion of the Property development subject to the application meeting the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 (“LOS”). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida”.

3. **Section 18(c) State Statutory Requirements for Development Agreements**

As a condition of development, development of the Property will meet the adopted LOS. Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement

subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida. If the Landowner is not a party to a development agreement, the applicable party must provide to the City written consent by the Landowner prior to the City and applicable party(ies) beginning negotiations for a development agreement.

Exhibit 8.1 – Levels of Service (LOS) Standards

Streets: Street network peak hour/peak direction LOS standards shall be as set forth below:

Street Type	LOS
Arterials	D
Collectors	D
Highways*	D

*The City adopts a LOS consistent with Florida Department of Transportation requirements for the Strategic Intermodal System (SIS) and the State Highway System (SHS) for the following facilities:

SIS: SR9/I-95
 SR 100/Moody Blvd (US-1 to I-95)

SHS: SR 5/US-1
 SR 100/Moody Blvd (East of I-95)

Public Recreation and Open Space: Recreation and Park LOS standards shall be eight (8) acres per 1,000 population of which park acreage shall consist of three (3) acres of resource-based and five (5) acres of activity-based parkland; 25% of the total park site shall be dedicated to resource-based facilities, open space or natural areas; and activity-based recreation and park facilities shall be planned and developed to ensure the availability of active facilities within 3 miles of most residents.

Potable Water: 95 gallons per capita per day based on an equivalent residential unit (ERU) of 2.5 persons per capita/day; minimum pressure shall be held at 20 pounds per square inch; and storage capacity shall be 25% of the maximum-day water demand.

Wastewater: 82 gallons per capita per day based on an equivalent residential unit (ERU) of 2.5 persons per capita/day and a maximum daily flow of 93 gallons per capita per day.

Stormwater: LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

Solid Waste: 8.6 pounds per capita per day, with one (1) year operational capacity in the Volusia County landfills and a minimum planned capacity of five (5) years per the adopted interlocal agreement.

Public School Facilities:

- **Elementary*:** one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
- **Middle*:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- **K-8*:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- **High*:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor; and
- **Special Purpose*:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.

*The City, in coordination with the School District, shall allow relocatables to be utilized to maintain the LOS standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty percent (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: An analysis of the proposed development MPD Development Agreement for consistency with the Comprehensive Plan is attached as an Exhibit to the staff report.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Finding: The proposed MPD rezoning and MPD-DA does not include details on the financial liabilities for funding the public infrastructure and public services required to accommodate the proposed development in the subject area. The MPD agreement does state that development agreements between the City and the landowner are necessary in order to satisfy the Level of Service requirement for public infrastructure (as shown in Exhibit 8.1 of the Comprehensive Plan and public services such as police/fire services) and that such development agreement must be approved by City Council. For public school facilities, the development agreement must be approved by the Flagler County School District. As also stated in the MPD-DA, Section 4(e), *“final approval of a technical site plan application is strictly contingent upon the portion of the Property development subject to the application meeting the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 (“LOS”). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS*

for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida”.

As part of the phased approach to approvals in the westward expansion area, these development agreements will come as a subsequent phase should the rezoning to MPD along with the MPD agreement be approved by City Council.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: The proposed MPD zoning and MPD-DA does not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. Should development occur in the subject area it will be subject to Federal, State, and local regulations regarding stormwater, special flood hazard areas, fire code, building code, the Comprehensive Plan, the Land Development Code (if regulatory standard is not identified within the MPD-DA). Additionally, development may only proceed after approval of development agreements that will address the provision of public infrastructure and public services to serve the westward expansion area.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

Staff Finding: See response above.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.09.04

The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a master planned development application.

A. Consistency with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan.

Staff Finding: As provided in an Exhibit to the staff report, the proposed MPD rezoning and Development Agreement is consistent and furthers the goals and objectives of the Comprehensive Plan.

B. Consistency with the general intent of the LDC.

Staff Finding: The proposed MPD-DA proposes standards that vary from those in the Land Development Code. However, the MPD-DA does include the elements and requires the necessary information crucial to completing a thorough review of proposed developments in the subject area.

C. Degree of departure of the proposed development from surrounding areas in terms of character and density/intensity.

Staff Finding: The proposed density in the MPMU area of 1.2 dwelling units/acre is consistent with the densities in the developed areas of Palm Coast. The proposed FAR of .75 provides for more intensity than is currently allowed within the LDC (currently, the highest FAR (.55) is for an MPD with a Mixed Use land use designation). As an area lying west of the current developed/developing areas of the City, the proposed MPD-DA envisions a character that may differ from the existing character in Palm Coast due to the MPD-DA having private

architectural standards separate from Chapter 13 of the Land Development Code. Architectural standards that differ from the LDC are not uncommon within the built areas of Palm Coast and can typically be found in large development projects such as Palm Coast Park or Town Center.

Additionally, the MPD-DA includes a set of development standards (setbacks, landscape requirements, and signage requirements) independent from the existing LDC standards. The westward expansion area's location at the perimeter of the existing urbanized area of the City makes it unlikely that the departure of the proposed development from the surrounding areas in terms of character and density/intensity is incompatible with the existing development in Palm Coast. The difference/flexibility found within the MPD agreement serves to provide the potential development of a community using a contemporary template compared to standards established during the original development of Palm Coast (as with the discussion of architectural standards implementation of differing development standards is not uncommon in large development projects such as Palm Coast Park or Town Center).

D. Compatibility within the development and relationship with surrounding neighborhoods.

Staff Finding: See analysis above for Criteria C.

E. Adequate provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and soil conservation as shown in the development plan.

Staff Finding: The MPD-DA does not provide details for the provision for future public education and recreation facilities (transportation, water supply, sewage disposal). The MPD-DA anticipates that the provision of these facilities will be addressed in separate development agreements to be developed in the next phase of the westward expansion (should the proposed FLUM and MPD-DA be approved by City Council). As stated in Section 18(c) of the MPD-DA. *Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council.*

The other items identified above (surface drainage, flood control, and soil conservation) are addressed within the MPD-DA. Development within the subject area will follow Federal Emergency Management Agency (FEMA) rules and regulations and LDC Section 10.02. Stormwater Management systems will be designed and permitted in accordance with SJRWMD and FDEP regulations. Any pollution and environmental concerns will be subject to Code of Ordinances Chapter 24, Article II.

F. The feasibility and compatibility of development phases to stand as independent developments.

Staff Finding: The MPD-DA includes a phasing plan for development intended to provide a mix of uses during each phase. Additional policies in the Comprehensive Plan provide for requirements to keep this balance. **Policy 1.7.2.3** – For purposes of implementing Objective 1.7.2 (Overall Mix of Uses), *the mixed use percentages and nonresidential space square footage will be measured and tracked in each MPD application to demonstrate compliance and consistency with the Master Planned Mixed Use FLU designation and to demonstrate that the MPD development program at buildout will consist of a mix of uses.*

G. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development.

Staff Finding: Currently, there are no developed or paved streets within the MPMU area. The proposed MPD Master Plan Map does identify the main thoroughfares intended to serve the development area. These roadways include the extension of Matanzas Woods Pkwy. and Palm Coast Pkwy. to serve as the main loop road through the development area. A northern and southern connector roads that run east-west from the loop road to a proposed extension of CR2209, CR 205 Connector, North-South Connector and CR 13 Connector. As with other public infrastructure that will serve the development area, the details of responsibilities for implementing the thoroughfare network are intended to be addressed as part of a development agreement to be negotiated between the City and the Landowner with approval by City Council.

- H. *The benefits within the proposed development and to the general public to justify the requested departure from standard development requirements inherent in a Master Planned Development District classification.*

Staff Finding: The area to be covered by the proposed MPD-DA encompasses over 20,000 acres of undeveloped land which is currently used for silviculture. The proposed development plan in the MPD-DA envisions a mixed-use community ranging from a large employment center to Hamlets scattered along the edges of a Greenway Overlay area. The flexibility provided in an MPD zoning to vary development patterns should allow for development of a community that would provide a mix of diverse land use types to promote a development that meets the community form envisioned for the subject area described as follows:

a mix of diverse land use types to promote a development form of greater variety than is presently available in the City, provide for job opportunities proximate to housing, and strive to ensure mixed-use areas include civic, cultural, and recreational uses. Master Planned Mixed Use designations will be served by a regionally significant interconnected transportation network and accommodate a wide variety of mobility options, including streets, bike/pedestrian facilities, trails, transit (including low speed and autonomous vehicles where appropriate), and smart technology systems to assist users in wayfinding and transitioning between travel modes. Complete streets will be incorporated and locations for transit corridors and transit stops will be considered in the planning and design of the transportation network. An interconnected multi-use trail network will provide connections in strategically identified areas connecting residential neighborhoods, shopping, employment, education, recreation, and civic facilities.

- I. *The conformity and compatibility of the development with any adopted development plan of the City of Palm Coast.*

Staff Finding: The proposed MPD-DA is consistent with the policies for development espoused for the westward expansion area in the Comprehensive Plan.

- J. *Impact upon the environment or natural resources.*

Staff Finding: Identifying the Greenway Overlay in the MPD-DA is one way of protecting the environment or natural resources in the westward development area. As previously stated, the area covered by the MPD-DA area is composed of approximately 20,144 acres. The MPD-DA identifies 8,120 acres or 40% of the total land area as "Preserved Wetlands". Additionally, the MPD Master Plan Map identifies 8,501 acres or 42.2% of the MPD land area as Greenway Overlay. The Greenway Overlay is identified in the Comprehensive Plan Policy 1.7.1.1A as the primary defining component of the community form for the MPMU area. As described in the Comprehensive Plan, *the Greenway Overlay will be created based on the*

regional context of planned conservation lands, any adjacent public conservation lands, on-site environmentally sensitive lands (as defined herein), an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation. The Overlay will consist of a system of interconnected greenways to be depicted on MPD Master Plans. At least 15% of the Greenway Overlay within one or more MPD zoning designations will consist of upland buffers or other upland open space. Each MPD will address the general location, minimum size of the Greenway Overlay within its boundaries, and design standards to ensure development is compatible with the Greenway Overlay. Permitted uses within the Greenway Overlay include passive recreation such as trails and campgrounds, roadway and utility crossings, utilities and support facilities, ecotourism and agritourism related uses, public facilities, stormwater harvesting, water supply uses, and other similar uses as may be further defined in each MPD zoning designation. The Greenway Overlay will serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources.

Implementation

K. Impact on the economy of any affected area.

Staff Finding: The westward expansion area as depicted on the MPD Master Plan Map provides an opportunity to create a mixed use community with a 947-acre Regional Activity Center, 564-acres combined in 2 areas designated as Employment Center. As described in the MPD-DA these areas can serve as a catalyst for regional economic development and provide opportunities beyond the limited vacant commercial and industrial lands available in the urbanized areas of Palm Coast. Section 5 of the MPD-DA describes these two sub-areas as follows:

Regional Activity Center. *A centrally located Regional Activity Center as conceptually depicted on the MPD Master Plan will serve as a regional destination for employment, civic, shopping, recreation, entertainment, institutional, health care, education, hospitality, and/or residential. The Regional Activity Center is proposed to be located on and adjacent to the Matanzas Woods Parkway Extension (a/k/a Loop Road, Matanzas Woods Parkway Extension and Palm Coast Parkway Extension) which is a regionally significant transportation roadway within the Regional Roadway Network. The Regional Activity Center is approximately 947 acres satisfying the minimum two hundred (200) acre size set forth in the MPMU Comp Plan Provisions. A wide range of a mix of uses is allowed within the Regional Activity Center. The final location, acreage and boundaries of the Regional Activity Center will be finalized at the time of the applicable technical site plan(s) review.*

Employment Center. *The MPD Master Plan conceptually depicts the Employment Center Sub-Area located in the southeast portion of the Property along or in close proximity to the Florida East Coast ("FEC") rail line and Regional Roadway Network (i.e. regionally significant roadways). The Employment Center will allow for a mixture of office, industrial, warehouse, supporting retail, supporting residential, civic, institutional and/or other similar uses.*

RECOMMENDATION

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the proposed REZONING (App #6682) consistent with the Comprehensive Plan and the criteria in the Land Development Code and recommends that City Council APPROVE the proposed rezoning to Master Planned Development along with the Development Agreement

CONSISTENCY OF PROPOSED FUTURE LAND USE MAP AMENDMENT AND PROPOSED MASTER PLANNED DEVELOPMENT WITH POLICIES OF THE COMPREHENSIVE PLAN

The proposed FLUM amendment and MPD amendment recognizes the availability of an approximately 20,100 acre area for the potential implementation of various Annexation and Economic Development goals, objectives and policies identified within the Comprehensive Plan. It is important to recognize that there are other policies within the Comprehensive Plan that need to be addressed such as the provision of public infrastructure, facilities and services which are required as part of expanding a City's urban boundary. It is recognized that the provision of the required public infrastructure, facilities, and services are not comprehensively addressed as part of this FLUM amendment but are to be addressed when or should future phases of the westward expansion move forward. These processes may include the approval of a zoning map amendment, approval of a development agreement, and approval of agreements to specify responsibilities for the stated public infrastructure, facilities, and services. These policies are addressed below:

Consistency with the Future Land Use Element

Policy 1.1.4.3 – *Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

Analysis: The subject property encompasses approximately 20,100 acres located mainly west of the Florida East Coast (FEC) railroad tracks. As stated in the findings of the Comprehensive Plan Future Land Use Element Goal 1.7, *the City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic growth in the City, and (iv) establish a guide for protection of the natural environment.* Currently, access to the subject area is very limited and will require significant improvements to the road network in order to accommodate the potential densities/intensities contemplated by the MPMU designation. There is approximately \$120 million allocated from the State of Florida to begin the extension of an existing roadway (Matanzas Woods Parkway) to serve the subject area, however, more resources are necessary to build a transportation network to accommodate the contemplated level of development.

In addition to the roadway network, other public infrastructure such as central water and sewer, schools, and parks will require extensive expansion to serve the contemplated development and subsequent population that are expected to occupy the MPMU area.

The total cost and provision of these improvements are currently not known at this time but will be the subject of a development agreement subject to approval by the City Council and the Developer.

Policy 1.3.1.3 - *The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.*

Analysis: See analysis for Policy 1.1.4.3.

Consistency with the Housing Element

Objective 3.4.1 – *Diversity in Housing Opportunities - Increase the diversity of the housing types, prices, and opportunities*

Policy 3.4.1.1 – *Through the FLUM and the zoning district regulations of the LDC, the City shall make provisions to supply land that can be developed with various types of residential uses, including single-family homes of various sizes, duplexes, multi-family dwellings, and residential units in mixed use developments*

Analysis: The proposed MPD-DA includes a table of permitted uses which includes a variety of residential unit types ranging from fee simple Tiny Homes to multi-family units. The Lot and Site Development standards proposed within the MPD-DA also provides for a variety of lot sizes which results in the potential to have housing stock with a variety of sales price.

Consistency with the Infrastructure Element

Policy 5.1.3.2 – *The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

Analysis: There are currently no existing public facilities to accommodate development in the Master Planned Mixed Use (MPMU) area. The existing DRIs in the proposed MPMU area as part of their DO have an approved master utility agreement. Since the MPMU area will encompass areas that are not in the existing DRIs it is necessary to expand the scope and develop a new utility mitigation agreement to outline responsibilities for accommodating the potable water needs in the MPMU area. The approval of these agreements is necessary prior to the commencement of any development within the MPMU area.

Policy 5.2.2.3 – *The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

Analysis: There are currently no existing public facilities to accommodate development in the Master Planned Mixed Use (MPMU) area. The existing DRIs in the proposed MPMU area as part of their DO have approved master utility agreements. Since the MPMU area will encompass areas that are not in the existing DRIs it is necessary to expand the scope and develop a new master utility agreement to outline responsibilities for accommodating the sanitary sewer impact in the MPMU area. The approval of these agreements is necessary prior to the commencement of any development within the MPMU area.

Consistency with the Future Land Use Element – Annexation Goal, Objectives, and Policies

GOAL 1.5: ANNEXATION

Promote economic development and provide sufficient housing diversity, recreational opportunities, and natural resource protection through the adoption of an annexation policy.

Objective 1.5.1 - Develop an Annexation Plan and Policies

Explore opportunities for annexation of properties that can be used for commercial, industrial, and residential uses, particularly those that can help to diversify the housing stock and diversifying the City's tax base.

Policy 1.5.1.1 – *Identify land that is appropriate for annexation and meets the City's adopted Goals that focus on increasing commercial and industrial development.*

Policy 1.5.1.5 - *Identify and annex land appropriate for all types of housing.*

Policy 1.5.1.7 – *For any lands proposed for future annexation, the Conservation Future Land Use designation, or if within a MPMU designation a Greenway Overlay designation may be assigned to environmentally sensitive lands in order to provide protection of large interconnected optimal wetland systems and other high quality environmentally sensitive areas that are located within the proposed annexation area.*

Policy 1.5.1.8 - *The City shall require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law.*

Analysis: Since approximately 7,000 acres are proposed to be annexed to become part of the MPMU area, staff reviewed this action for consistency with the Comprehensive Plan Goal, Objective, and Policies for Annexation. Staff finds that the annexation will provide opportunities for the expansion of diversifying the housing stock (through the creation of identified areas as Villages, Village Centers, Regional Activity Center, and Employment Centers as part of the Community Form for the MPMU area - **Policy 1.7.1.1 A-E**), the recreational opportunities (at least 50% of total lands within MPMU shall be planned for recreation and open space uses – **Policy 1.7.2.1**), and protecting the natural resources found in the annexation area (these policies were identified previously in the analysis of **Policy 1.7.1.2 A-F**). (*See text in italics below for full text of MPMU Policies*).

Additionally, **Annexation Policy 1.5.1.7** calls for the assignment of a Greenway Overlay for environmentally sensitive lands in the MPMU area. **MPMU Policy 1.7.1.1 A** creates a Greenway Overlay sub area for the protection of connection of habitat and other environmentally sensitive lands with lands that are beyond the borders of the proposed MPMU area. (*Full text of MPMU Policy 1.7.1.1A are shown below in italics*).

***Policy 1.7.1.1** – The Master Planned Mixed Use (MPMU) FLU designation shall only be implemented through one or more applications for rezoning to the Master Planned Development (MPD) zoning district. Due to the large size of MPMU FLU designation, applications for MPD zoning districts may be submitted in multiple phases for all or a portion of the sub areas listed below. MPD Master Plans will depict the sub-areas for the overall MPMU FLU designation as described below except for Neighborhood Centers, which may be depicted at the time of final development plan review.*

- A. *Greenway Overlay: The Greenway Overlay will be the primary defining component of the community form. The Greenway Overlay will be created based on the regional context of planned conservation lands, any adjacent public conservation lands, on-site environmentally sensitive lands (as defined herein), an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation. The Overlay will consist of a system of interconnected greenways to be depicted on MPD Master Plans. At least 15% of the Greenway Overlay within one or more MPD zoning designations will consist of upland buffers or other upland open space. Each MPD will address the general location, minimum size of the Greenway Overlay within its boundaries, and design standards to ensure development is compatible with the Greenway Overlay. Permitted uses within the Greenway Overlay include passive recreation such as trails and campgrounds, roadway and utility crossings, utilities and support facilities, ecotourism and agritourism related uses, public facilities, stormwater harvesting, water supply uses, and other similar uses as may be further defined in each MPD zoning designation. The Greenway Overlay will serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources. Given this, lands within a Greenway Overlay will not be designated with a Conservation FLU designation or subject to the various related Comprehensive Plan regulations and instead will be subject to the Master Planned Mixed Use regulations. To ensure the long-term viability of the Greenway Overlay, Policy 1.7.1.2 sets forth elements to be addressed during each applicable MPD rezoning process.*

- B. *Villages: Neighborhoods are the basic building block of a community and will be designed to be compatible with the Greenway Overlay. One or more neighborhoods may make up a Village. Villages will consist of one or more residential neighborhoods with edges defined by the Greenway Overlay and/or the interconnected transportation network. Villages will be designed in a clustered and compact form and contain at least two different housing styles and types. At least 10 percent of the area within each Village shall be retained in open space and recreation. All types of residential uses and ancillary type uses are permitted.*

Each Village shall have a centrally located Neighborhood Center to allow for civic, recreation and open space, institutional, neighborhood commercial, and public uses and facilities to create an identity and sense of place. At a minimum, Neighborhood Centers will include a central public gathering place such as a park, village green, square, plaza, community center or similar public spaces. Neighborhood Centers may also include residential, schools, places of worship, public buildings, office and personal service uses designed to serve the applicable Village.

- C. *Village Centers:* *Village Centers are mixed use districts designed to serve the retail, service and civic needs of the surrounding Villages. These areas are intended to encourage a fine-grained mix of land uses either centrally located within a Village or at the entrances to a Village and/or located around the intersection of streets classified/defined in the LDC as collectors or higher. The Village Centers will vary in size depending upon the surrounding population served, but in no case will a Village Center exceed 200 acres in size. A wide range of land uses are permitted in Village Centers with the highest density and intensity of uses located near the center with decreasing density and intensity of uses proceeding outward from the center toward the adjacent Villages. The Master Planned Mixed Use Village Center area is different from and not subject to any other village center standards in the Comprehensive Plan, and those village centers depicted on Map CP-1.5 (Future Land Use), the LDC and/or other City regulations.*

- D. Regional Activity Center:* *Each Master Planned Mixed Use project will include a Regional Activity Center that will serve as a regional destination for employment, shopping, recreation, entertainment, civic, institutional, health care, education, hospitality, and/or residential. A Regional Activity Center will be located on or proximate to the regionally significant transportation network to provide easy, convenient access and high visibility. Regional Activity Centers will be a minimum of 200 acres in size. Mixed-use areas within a Regional Activity Center shall provide a range of housing types, recreational amenities, diverse retail and services, entertainment, and/or employment opportunities as well as an integrated multi-modal transportation system for the area. The conceptual location of a Regional Activity Center will be depicted on the Recreation Service Areas Map 4.2 of the Comprehensive Plan Map Series. The final location of any Regional Activity Center shall be determined at the time of construction plan approval without the need to modify the Comprehensive Plan Map Series provided the Regional Activity Center is consistent with the Master Planned Mixed Use Future Land Use designation and applicable MPD zoning.*

E. Employment Center(s): An Employment Center proximate to the regionally significant transportation network will provide economic development opportunities and encourage the location of jobs within close proximity to the multi-modal transportation network and residential uses, thereby resulting in shorter commuting distances and a reduction in vehicle miles travelled (VMT) and greenhouse gas (GHG) emissions. The Employment Center shall include a mixture of office, civic, institutional, industrial, warehouse, supporting retail, supporting residential and/or other similar uses.

Policy 1.7.1.2 - *To effectively maintain the multi-functional Greenway Overlay and ensure its long-term viability, the following elements shall be addressed during the MPD rezoning review:*

- A. Compatibility: Specific guidelines within the MPD will be established for development outside and adjacent to the Greenway Overlay to minimize edge effects. Such guidelines may include:*
- i. Establishment of setbacks, transition zones, and buffer zones;*
 - ii. Minimization of conflicting uses through site planning (e.g., placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.);*
 - iii. Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g., fencing or bulkhead revetments, etc.);*
 - iv. Pursuing FWC Lighting Certification;*
 - v. Minimization of nuisance wildlife attractants (e.g., storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.); and/or*
 - vi. Locating Hamlets within transition zones.*
- B. Design Guidelines: Guidelines will be established for design elements within and adjacent to the Greenway Overlay. Such guidelines will include:*
- i. Connection to any adjacent regional greenway(s); and internal community elements;*
 - ii. Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act;*
 - iii. Incorporating water conservation strategies to minimize use of potable water;*
 - iv. Incorporating energy conservation strategies;*
 - v. Retaining unique ecological linkages to avoid habitat fragmentation;*
 - vi. Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay;*
 - vii. Protection and management for environmentally sensitive areas (as defined below);*
 - viii. Locating Hamlets:*
 - 1. The conceptual location of transition zones will be shown on the MPD Master Plan. Hamlets will be located within the transition zones.*
 - 2. Hamlets shall be located outside of the Greenway Overlay.*
 - 3. The maximum number of units within hamlets is limited to no more than 1 unit per 20 acres of the Greenway Overlay.*

4. *The MPD will describe lot size and width, impervious surface ratio, setbacks and residential uses within Hamlets.*
- C. *Conservation: The entire Greenway Overlay will not be encumbered by conservation easements, nor will any portion be designated with a Conservation FLU designation. Notwithstanding this, conservation easements shall be established within portions of the Greenway Overlay in accordance with federal and state permits obtained for the applicable MPMU project or portion thereof.*
- D. *Habitat Conservation Management Plan: A Habitat Conservation Management Plan(s) (HCMP) will be developed and implemented as part of the federal and state environmental permitting process. The HCMP is intended to be a living document and as such will be modified as the final boundaries of the Greenway Overlay are established as set forth in the applicable MPD.*
- E. *Monitoring and Enforcement: The applicable MPD Development Agreement will include enforcement provisions to ensure consistency with the elements in this Policy 1.7.1.2. In addition, monitoring and enforcement will be conducted in relation to any applicable federal and state environmental or regulatory permit issued for lands within the Greenway Overlay.*
- F. *Public Access Provisions: Where appropriate, the MPD should include provisions for public access to the Greenway Overlay, balancing recreational use with the purpose and intent of the Greenway Overlay as set forth in Policy 1.7.1.1.*

Policy 1.7.2.1 - *At least 50% of the total lands within a Master Planned Mixed Use designation shall be planned for recreation and open space uses and such uses within the Greenway Overlay will count toward this percentage. In addition, any open space and recreation lands within each Village (located outside the Greenway Overlay) that satisfy the minimum 10% condition in Policy 1.7.1.1.B above will also satisfy this 50% minimum condition.*

Consistency with the Economic Development Element

As detailed in the discussion of Annexation Goals, Objectives, Policies (GOPs) above, the MPMU designation furthers the implementation of the Annexation GOPs. Additionally, the MPMU designation is consistent with implementing the Economic Development Goals, Objectives, and Policies found in the Comprehensive Plan.

GOAL 11.1: ECONOMIC DEVELOPMENT

Foster a sustainable economic environment to create employment opportunities, business growth, and diversified tax base.

Objective 11.1 – Robust, Diversified, and Resilient Local Economic Environment

Foster a dynamic and robust economic environment that targets industry sectors, anticipates future industry trends, and leverages local strengths to build a diversified and resilient economy.

Policy 11.1.1.2 - *Prioritize the creation of opportunities for, expansion of, and retention of industry sectors that support the creation of a resilient and diverse economy and tax base by recruiting investments in targeted industries related to Advanced Manufacturing, Corporate Headquarters, Aviation & Aerospace, Logistics & Warehousing, and Healthcare Training & Research.*

Policy 11.1.1.5 – Establish a site development process that ensures the City has an inventory of shovel-ready economic employment center sites ready to meet the needs of potential business and industry.

Objective 11.1.2 – Targeted Economic Employment Centers and Jobs

Create a thriving economic environment that attracts new industries, enables existing business to expand, and creates workforce opportunities by implementing strategic land use planning, infrastructure enhancement, and community development practices in targeted locations and sites.

Policy 11.1.2.1 – Maintain an inventory of targeted economic employment hubs that have available, development-ready sites, and suitable land uses for industrial, office professional, and commercial development. Ensure the targeted economic employment hubs have adequate land resources strategically located with access to transportation and utility infrastructure available for future business attraction and expansion.

Policy 11.1.2.2 – Create incentives and leverage funding for the development of economic employment center through the establishment of incentive zones that prioritize capital investments that develop infrastructure critical to economic development—such as reliable transportation networks, rail, multi-modal transportation, and utilities, which will support the development of employment centers and attract new businesses.

Policy 11.1.2.3 – Utilize private and public partnerships to allocate specific zones within the City for the establishment of significant economic employment hubs capable of hosting diverse businesses and industries. The City shall focus its economic development efforts and incentives within these economic employment hubs.

Policy 11.1.2.4 – Promote the creation of mixed-use developments integrating housing, commerce, and office spaces to foster economic employment hubs where the workforce can live, work, and enjoy recreational activities, thus minimizing the necessity for extensive commuting.

Objective 11.1.3 – Investment in Infrastructure

Improve and extend the capacity of City infrastructure, public services, and related facilities to accommodate the attraction and expansion of industries and businesses.

Policy 11.1.3.3 Ensure public utility infrastructure services—potable water, sanitary sewer, electric, natural gas, and others—extend to lands targeted as economic employment hubs. Future expansion of services should be prioritized through the City’s capital improvement efforts.

Policy 11.1.3.4 Utilize the City’s transportation planning efforts to support the City’s economic priorities by (1.) determining economic facility needs, (2.) identifying deficiencies, and (3.) scheduling capital improvements and facility expansions through the City’s Capital Improvement Plan and Long Range Transportation Plan.

Objective 11.1.4 – Business Attraction and Retention

Implement strategies to market, recruit, and support new and expanding businesses to (1.) create sustained economic growth and enhanced quality of life for its residents, (2.) promote the City of Palm Coast as a premier destination for business and investment, (3.) attract industries that offer well-paying jobs and contribute to economic diversification.

Policy 11.1.4.1 – Create a regional brand to market Palm Coast as a premier destination for targeted industries and site selection consultants. The branding initiative shall consider materials that show the City as a competitor in attracting new businesses and investments.

Policy 11.1.4.4 – Develop incentive programs and streamline the permitting processes to encourage the relocation and expansion of businesses job opportunities and contribute to a robust local economy.

Objective 11.1.6 - Support Workforce Development Opportunities

Attract, retain, and support Palm Coast’s diverse workforce by creating a comprehensive environment that addresses housing, employment, education, community engagement, and quality of life factors, resulting in a vibrant community that offers a range of opportunities for personal and professional growth.

Policy 11.1.6.7 – The City shall support the development of vibrant, walkable neighborhoods with a mix of residential, commercial, and entertainment options that attract entry-level workforce, families, and working age adults.

Analysis: As stated in the Comprehensive Plan, the MPMU FLUM designation was created to properly plan for long term potential growth in the annexed areas west of US-1 and the railroad. The City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic growth in the City, and (iv) establish a guide for protection of the natural environment.

The Goals, Objectives, and Policies from the Economic Development element of the Comprehensive Plan highlighted above establishes a strategy on creating employment opportunities, business growth, and diversifying the tax base in the city. Though these policies apply to all areas of the city, the expansion of the city boundaries to include an additional 21,000 acres provides opportunities not available within the existing urbanized areas of Palm Coast due to limited availability of vacant commercial and industrial land.

The MPMU Policies (specifically **MPMU Policies 1.7.1.1D-E**) include the creation of Employment Centers and a Regional Activity Center through which the Economic Development GOPs can be implemented. Additionally, **MPMU Policies 1.7.2.2 and 1.7.2.3** call for a development program to ensure that the MPMU will have a mix of uses at buildout that will be consistent with creating the comprehensive community envisioned in the Comprehensive Plan. **(Full text of MPMU Policies 1.7.2.2 and 1.7.2.3 are shown in italics below).**

Policy 1.7.2.2 - *The MPD(s) for a Master Planned Mixed Use FLU designation will include a development program to demonstrate compliance with the following non-residential space standards:*

- A. *Retail/Service - At a minimum, 50 square feet of retail and service space per dwelling unit shall be planned for in a Regional Activity Center, Village Centers, and/or Neighborhood Centers with this standard measured in the aggregate across these areas. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail within Neighborhood Centers shall be of*

limited scale and intensity to ensure compatibility with the low intensity character of the predominantly residential Villages.

- B. Workplace/Employment Center - At a minimum, 100 square feet of workplace space per dwelling unit designed to serve the development shall be planned for in Neighborhood Centers, Village Centers, Employment Center, and/or Regional Activity Center with this standard measured in the aggregate across these areas. Workplace space can include office, health care, industrial and similar uses. Industrial uses shall compose a minimum of 50% of the workplace space.*

Policy 1.7.2.3 – *For purposes of implementing Objective 1.7.1.2, the mixed use percentages and nonresidential space square footage will be measured and tracked in each MPD application to demonstrate compliance and consistency with the Master Planned Mixed Use FLU designation and to demonstrate that the MPD development program at buildout will consist of a mix of uses.*

Objective 11.1.8 – Maintaining a High Quality of Life

The City of Palm Coast is dedicated to maintaining a thriving, sustainable, and engaged community.

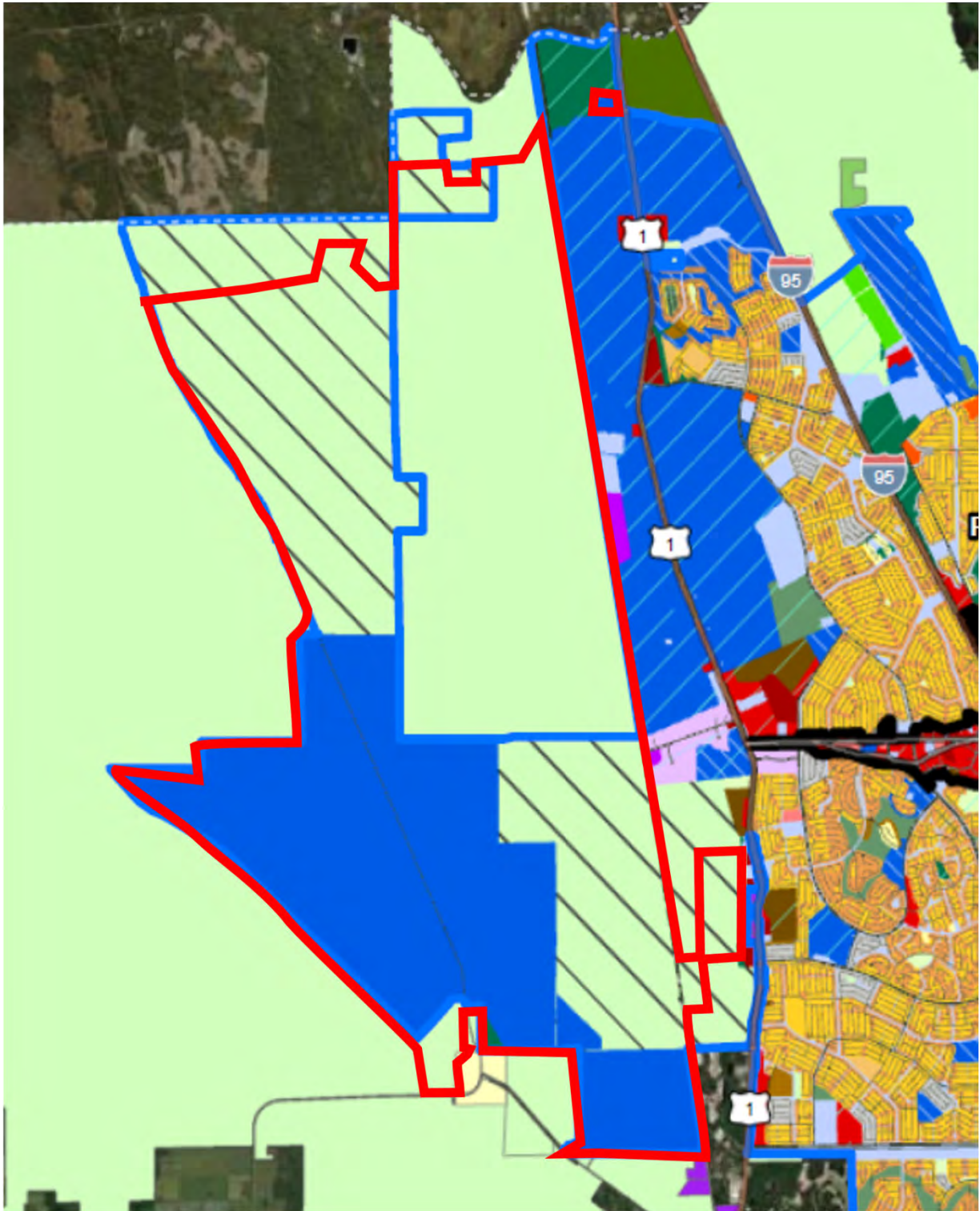
Policy 11.1.8.1 - *The City shall continue to focus on one of our greatest assets by expanding and maintaining green spaces, parks, and recreational areas.*

Policy 11.1.8.7 – *The City shall promote alternative transportation modes, such as biking and walking, by creating safe and well-maintained pedestrian and cycling pathways.*

Analysis: The Economic Development GOPs of the Comprehensive Plan recognizes the importance of quality of life in maintaining a thriving, sustainable, and engaged community. The Policies cited above relates to maintaining open space and recreational areas along with promoting alternative transportation modes (biking and walking) by providing safe pathways. MPMU Policies previously cited above, specifically Policies 1.7.1.1, 1.7.1.2, and 1.7.2.1 highlight the use of approximately 50% of the lands in the MPMU area for recreation and open space. Additionally, MPMU Policy 1.7.1.3 envisions the development of a regionally significant transportation network that encompasses all modes of transportation including a trail network. MPMU Policy 1.7.1.3 reads as follows:


The MPD will include a regionally significant transportation network providing internal and external multi-modal interconnectivity. When designing the transportation network, equal consideration shall be given to all modes of transportation including a trail network to provide access between the various land uses and access to the greenways.

Current Zoning Map – Westward Expansion Area



 Westward Expansion Area

Flagler County Designations

 MH-1

 AC

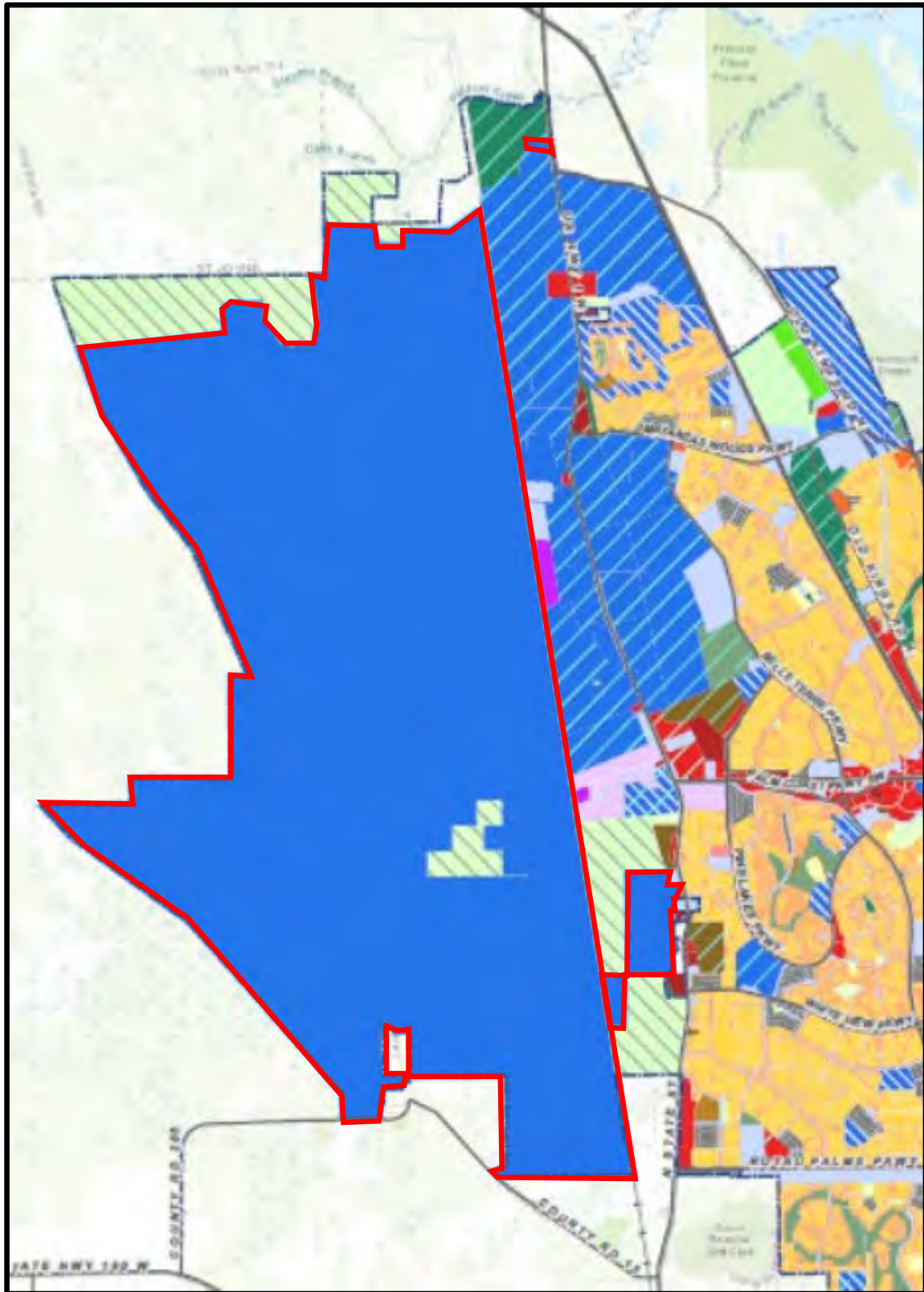
Palm Coast Designations

 COM-3


 PRS

 MPD

Proposed Zoning Map – Westward Expansion Area



 Westward Expansion Area

Proposed Designation  MPD Master Planned Development

Master Planned Development Agreement Westward Expansion (version June 25, 2026)

Section	Summary
Preamble	<ul style="list-style-type: none"> As a condition of development, Comprehensive Plan Level of Service standards must be met
Section 4. Development Plan Review Process	<p>The MPD Development Agreement (MPD-DA) establishes a review process separate from the process in the Land Development Code. The following is a summary of the different review processes:</p>
	<ul style="list-style-type: none"> Substantial Compliance Review <ul style="list-style-type: none"> Residential and Non-Residential projects will require application for “Substantial Compliance” with MPD agreement. To be reviewed and approved Administratively. Review is for consistency with Comprehensive Plan MPMU regulations, and Development Agreement
	<ul style="list-style-type: none"> Technical Site Plan (a/k/a construction plan) <ul style="list-style-type: none"> (Similar to current submittal for Technical Site Plans except for Architectural Plans, Traffic Impact Study or Statement, or Neighborhood Meeting Documentation) Application to include site access traffic study, any environmental/cultural resource report or wetland delineation/surveys Comments from Technical Review Committee (TRX) Notice of Public Meeting, posted on City website 72 hours prior to meeting LUA approves, approves with comments, or denies application
	<ul style="list-style-type: none"> Platting <ul style="list-style-type: none"> Submittal consistent with Technical Manual Preliminary plat is not required
	<ul style="list-style-type: none"> City Meetings/Hearings No hearing, neighborhood meeting, or other City public meeting other than Technical Site Plan Public Noticed Meeting. In this same section, <i>“final approval of a technical site plan application is strictly contingent upon the portion of the Property development subject to the application meeting the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 (“LOS”). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida”.</i>
	<ul style="list-style-type: none"> Architectural standards are set by HOA, CDD or other entity
Section 5. Sub-Areas/Permitted Uses/Density and Intensity	<p>The MPD-DA describes various sub-areas that are also described in the Comprehensive Plan, these sub areas are also graphically depicted in Exhibit B of the MPD Development Agreement. The MPD-DA includes a table of permitted uses for each sub-area.</p>

	<ul style="list-style-type: none"> • Greenway Overlay (8,501 acres) - linkage to wildlife corridor and adjacent conservation land, may permit uses including ecotourism, agritourism, related uses, stormwater harvesting, water supply, uses, public facilities, recreation, utilities and other uses as set forth in Table 2 • Transition Zones (1,103 acres) - areas within the Greenway Overlay. Intended to minimize edge effects associated with the Greenway Overlay and adjacent land. Hamlets will be created in Transition Zones or Villages. small scale residential settlements. All residential uses and agricultural, agritourism, ecotourism, public, institutional, cultural, civic, recreational, entertainment, community gardens and other similar activities. Density of 1unit/20 acres of Greenway Overlay. Maximum of 425 residential units. • Villages (9,206 acres) – Contain at least two different housing styles and types, 10% of each village shall be retained in open space and recreation. • Neighborhood Center – To be located in each village, allows civic, recreation and open space, institutional uses, neighborhood commercial, and public uses and facilities to create an identity and sense of place. Neighborhood centers will include central public gathering place. May include residential, schools, places of worship, public buildings, office and personal service uses. • Village Center (926 acres) – Serves retail, service, and civic needs of the surrounding Villages. Located within a Village or at entrance to a Village. Allows a mix of uses and vary in size depending upon surrounding population served. Village Centers will not exceed 200 acres in size. Exact location and number of Village Centers will be finalized without the need to modify the Development Agreement. • Regional Activity Center (947 acres) – Centrally located to serve as regional destination for employment, civic, shopping, recreation, entertainment, institutional, health care, education, hospitality, and/or residential. Proposed location is adjacent to Matanzas Woods Parkway extension and Palm Coast Parkway Extension. Approximately 943 acres. • Employment Center (564 acres) – Southeast portion proximate to FEC rail line. Mix of office, industrial, warehouse, supporting retail, supporting residential, civic, institutional and/or other similar uses.
	<ul style="list-style-type: none"> • Permitted Uses – contained within Table 2 of MPD • Density and Intensity - Per MPMU Comprehensive Plan Policy, 1.2 DU/acre and .75 FAR/development site • Tracking mechanism will be developed to monitor amount and type of development
<p>Section 6. Code of Ordinances/LDC Applicability</p>	<ul style="list-style-type: none"> • MPD supersedes LDC, Code of Ordinance, Technical Manual • Landowner may request waivers, variances, deviations, or non-applicability from provisions herein. • Development shall be subject to changes in Code, LDC, or Technical Manual under certain circumstances.
<p>Section 7. Development Standards</p>	<p>The MPD-DA establishes the following development standards for the subject property.</p> <ul style="list-style-type: none"> a. Wetlands – Wetland category/classification, impacts and mitigation shall be pursuant to SJRWMD and ACOE b. Wetland Buffer/Building Setback – Upland buffers along wetlands to remain are subject to SJRWMD permitting requirements, 10 foot wide building setback from upland buffers (if upland buffer is not included in residential platted lot-additional 10 foot wide building setback will not be required), Pervious trails, sidewalks, pathways, docks, utilities and road crossings, stormwater discharge and pond banks,

passive recreation, open space, environmental/historic areas may be located with the upland buffers except for buffers subject to conservation easement.

- c. **Floodplain** – Development will follow FEMA rules and regulations with regard to floodplain management except areas without Base Flood Elevation which will submit flood study if proposed development area or grading limits fall within the mapped 100-year floodplain.
- d. **Regional Roadway Network** – Loop Road, CR2209 extension, northern and southern connector, CR205 connector, north-south and CR13 connectors-final location are based on technical site plan, design consistent with Exhibit B of MPD, modifications made through technical site plan without modification of MPD. CR 2209 will have FDOT Access Classification $\frac{3}{4}$, Matanzas Woods Parkway extension will have FDOT Access Classification 5, the remaining roads are Classification 7. The final amount and location of entrances along Regional Roadway network is during permitting
- e. **Internal Street Network** – may be private and/or quasi-public or dedicated to City or other governmental agency
 - Gated communities are allowed. Roads not dedicated to and not accepted by public entity may include gated features
 - Two external connections will be provided for any new residential subdivisions consistent with Transportation Element Policy 2.2.1.2
 - Roundabouts are allowed by right.
 - Roadways within Hamlets serving ten or less homes and Greenway Overlay Sub-Area may be constructed with unpaved stabilized materials at the discretion of the developer/builder
 - Roadway standards will be applicable as a condition of development subject to technical site plan review and may be modified during review without the need to modify the Development Agreement.
 - Minimum Intersection Curve Radius may be reduced at the time of applicable technical site plan
 - Minimum Centerline Radius may be reduced at the time of applicable technical site plan
 - Reduction or Elimination of Corner Clips and Radii may be reduced or eliminated upon demonstration that utilities may be accommodated and adequate site distance exists
 - Variations in the Location of Utilities location adjustments or special utility corridors will be identified as part of technical site plan
 - Streetscape Guidelines. Minimum horizontal clearance of street trees, furniture or other elements adjacent to travel lands shall be four feet from back of curb. Reduced to two if non-mountable curb and on-street parking is part of streetscape. Roof overhangs, balconies, awnings, and signs may extend a maximum of six (6) feet over sidewalks with a minimum eight (8) foot clear distance from finish grade of sidewalk.
 - Minimum Driveway/Roadway Intersection Angle. Reduction may be approved by LUA with applicable minimum standards stated in Development Agreement
 - Reduction of Travel Lane Width for Local Residential and Commercial Streets-cross-sections per Exhibit B of MPD. Width may be reduced if adequate off-street parking is available for patrons and residents
- f. **Landscaping** – Agricultural and Silvicultural activities may continue
 - Tree Preservation, Protection and Replacement – **pin**es are **non-protected species** and exempt from all surveying/count/inventory, tree permit/protection/preservation, specimen or historic tree

preservation percentage classification, tree removal, tree mitigation standards and replacement standards except as otherwise provided in this Section 7(f).

- **Bona fide agricultural/silvicultural operations** are permitted on any portion of property prior to commencement of horizontal construction. There is no requirement to replace or mitigate any protected tree, historic tree or specimen tree or any amount /density of these type of trees after issuance of any Early Clearing/Grading Permit. Trees remaining after harvesting is allowed to be used toward the minimum tree requirements and/or as tree mitigation (including tree density) provided it meets the minimum size requirements for new plantings.
- Trees within a permitted wetland impact area are not subject to tree mitigation requirements but may be used for credits. Tree preservation within conservation easements, the Greenway Overlay, an upland buffer, a building setback or a designated tree protection area shall count toward the tree preservation standards. Any tree used to satisfy tree preservation and/or mitigation is also allowed to satisfy tree density requirements.
- **Development parcel (or portion thereof) that is not subject to a bona fide agricultural/silvicultural operation** prior to horizontal construction may submit a tree inventory in lieu of tree survey, any specimen or historic trees shall be surveyed. Developer to be subject to tree mitigation standards in the LDC. If tree mitigation is required standards shall be measured and/or satisfied anywhere within the Property and not on an individual development site. Pine trees planted as part of an approved landscape plan will become protected and used to meet minimum tree requirements.
- **Stormwater ponds** provide 10 foot wide low maintenance zone as measured from the normal water line. Native plantings in buffer to minimize the need for fertilization, watering, and mowing.
- **Landscape Covenants and Restrictions.** Single family landscape plans and landscape inspections are responsibility of the applicable Entity. Entity to be identified on Plat.
- **Landscaping and Buffering Requirements.** Street Trees. Planted within the right-of-way or within fifteen (15) feet of the right-of-way line subject to sight distances, clear zones, and utility conflicts. 1/75 feet on center along neighborhood collector roads. May be clustered and exceed the 75 foot spacing standard. Not required along roads in which trees are identified on the applicable technical site plan as being cleared. Existing preserved trees within right of way or 15 feet of right of way may be credit toward street tree standards. Street trees may be clustered and not required to be evenly spaced. Understory trees or palms may be substituted for shade trees at a 2:1 ratio and palm trees at ratio of 3:1.
- **Multi-family and Non-Residential Development.** Foundation plantings. Planting beds minimum width of 4' surround minimum of 40% of elevation excluding certain areas.
- **Industrial developments.** Planting beds at least 4' wide adjacent to at least 40% of industrial front building elevations, no minimum percentage of street side elevations is required, certain areas are excluded.
- **Single Family and Attached Single family.** Lots 45' or greater, minimum of 1 shade tree shall be provided, When planted in the front yard within 15' of right of way, this tree may meet both street tree and lot planting requirements. No additional minimum shrub or foundation planting standards shall apply.

- **Parking Island Placement.** Uses that require large parking demands, the landscape island spacing requirement shall be enforced. All other uses, parking rows may contain up to 10 consecutive spaces without landscape island, provided that overall internal landscaping equal to a minimum of five percent (10%). Tree island spacing may be increased to allow for preservation of existing trees.
- **Perimeter Buffer.** Not required. Landowner at its sole discretion may decide to implement and create private internal perimeter buffer standards
- **Nonapplicable Buffers.** Buffer standards along Matanzas Woods Pkwy. and Palm Coast Pkwy. do not apply.
- **Espanola Buffer.** 50' average with canopy trees every 50 feet and understory tree every 20 feet on center.
- **Upland Buffer Planting.** Trees – One 7-gallon for every 2,000 sq. ft. impacted, Shrubs – one 1-gallon for every 300 sq. ft. impacted, one 1-gallon native grass per 50 sq. ft. impacted.
- g. **Signage.** Signage program supersedes Code of Ordinances, LDC, and Technical Manual.
- h. **Improvements in Public Rights-of-Way.** Landowner or Entity may place improvements subject to approval of maintaining agency.
- i. **Site Development Standards.** Provided in tables in MPD-DA.
- j. **Alternative Transportation.** Network of bike/ped facilities to provide interconnectivity. City may authorize use of golf carts. Autonomous vehicles allowed consistent with FS 316.85
- k. **Lighting.** In accordance with LDC and consideration of friendly lighting certification from FFWCC.
- l. **Habitat.** Habitat Conservation Master Plan will be developed and implemented as part of any federal and state environmental permitting within or adjacent (undefined) to the Greenway Overlay. Mitigation for listed species will follow federal or state permitting regulations
- m. **Water/Sewer/Reuse Utilities.** Landowner and City will negotiate a utility agreement to be approved by City Council. Infrastructure may be constructed in phases and sized to serve future phases. Minimum lot size for private well and on-site disposal system is 1 acre.
- n. **Fire Protection/Wildfire Mitigation.** Landowner will prepare wildfire mitigation plan.
- o. **Solid Waste.** To be provided by City. Non-residential may be by private provider.
- p. **Dry Utility. Lines/Telephone/Electricity/Fiber Optic.** May be located and provided in accordance with the LDC.
- q. **Hurricane Evacuation.** Regional Roadway Network will provide east-west connections for evacuation routes.
- r. **Water Conservation.** Per Chapter 24 of Code of Ordinances.
- s. **Fencing/Walls.** May be located anywhere including upland buffers, building setbacks, and buffers including Greenway Overlay and WUOSTZ. Max heights are specified.
- t. **Building Height.** Per Table 5 of Agreement.
- u. **Architecture.** Subject to private architectural standards and review. Additional standards for non-residential and multi-family developments.
- v. **Pollution and Environmental Concern.** Subject to Code of Ordinances, Chapter 24, Article II.
- w. **Fill.** Fill may be used anywhere within the property and at any time with exceptions to areas encumbered by conservation easement and upland buffers.
- x. **Cultural and Historic Resources.** Subject to Section 10.05 LDC.

	<p>y. Parking and Loading. Minimum parking and loading per LDC Section 5.04., minimum requirements may be met in any number of ways, parking study required to allow a reduction in minimum required number, on street parking will not require landscape buffer or other screening. No maximum parking space standard, pervious or unpaved materials permitted on parking and loading spaces within the Greenway Overlay and Hamlet, food trucks may be on pervious and unpaved materials, parking in a garage is not required for any use including residential, notwithstanding LDC Section 4.01.03, includes Table 7 Parking Standards, bicycle parking provided for multi-family and nonresidential uses, minimum 2% of required vehicle parking spaces,</p>
<p>Section 8. Phasing of Development/Mix of Uses</p>	<p>The MPD-DA proposes a phasing schedule for development of the property. (See Table 8 Phasing Plan at end of this Table).</p> <ul style="list-style-type: none"> a. 3 phases, end date of phase is not affected by acceleration of beginning date b. Notwithstanding Table 8, the ultimate mix of use types shall be pursuant to Land Use Conversion Table and consistent with MPMU Comp Plan Policy 1.7.2.2 c. Timeline in DA supersedes LDC d. Buildout date is Dec. 31, 2056 (30 years) e. Development of civic space, schools, community centers, etc. are not included in nonresidential sq. ft. for development f. Not subject downzoning until Dec. 31, 2056 g. Deadlines are tolled during period of appeal or judicial proceedings.
<p>Section 9. Conversion of Uses</p>	<ul style="list-style-type: none"> • Landowner may increase or decrease amount of a particular land use (use of conversion table) without modifying or amending DA provided that changes are consistent with Land Use Conversion Table and MPMU Policy 1.7.2.2
<p>Section 10. Stormwater</p>	<p>A stormwater management system will be designed and permitted according to SJRWMD and FDEP regulations and shall meet City Level of Service.</p> <ul style="list-style-type: none"> a. Stormwater system shall meet City LOS and permitted in accordance with SJRWMD regulation. b. Alternative stormwater design is allowed. c. Stormwater pond banks may be located and considered part of upland buffer. d. Stormwater system will be owned and maintained by one or more entities. e. May provide waiver from stormwater utility fees, service charges, and other similar costs. f. Allows for “Early Clearing/Grading Permit” with submittal of plans. g. 48 hours prior to clearing a contractor is responsible for submitting NPDES permit to FDEP
<p>Section 11. Parks and Recreation</p>	<ul style="list-style-type: none"> a. Parks Level of Service will be met development wide and not on a parcel basis
<p>Section 12. Greenway Overlay/Wetlands/Upland/Open Space</p>	<ul style="list-style-type: none"> a. Boundaries. Greenway Overlay is depicted on Master Plan. Boundaries based on following criteria: <ul style="list-style-type: none"> • Wetland Edges shall be consistent with limits of jurisdictional wetlands and associated buffers on SJRWMD permits, • Upland edges and upland buffers boundary established at time of technical site plan, • Any land not within final boundary of Greenway Overlay will be designated with sub-area classification of adjacent sub-area outside of Greenway

	<ul style="list-style-type: none"> • Final boundary of Greenway will be incorporated into the Overlay without requirement for an amendment or modification to the Development Agreement <p>b. Silvicultural/Agriculture. Allowed to continue until final boundary is established.</p> <p>c. Greenway Overlay.</p> <ul style="list-style-type: none"> • Uses consistent with MPMU Comp Plan provisions and Table 5 • Prior to 1st TSP for property that contains any portion of Greenway Overlay, owners will adopt rules and regulations and provide a copy of such rules and regulations. • City acknowledges that Greenway Overlay provisions in DA satisfy Comp Plan Goal 1.7 and Policy 1.7.1.2 <p>d. Open Space. 50% of Property is planned for recreation and open space uses. Allowed uses include wetlands, natural water bodies, existing lakes, resource based, ecotourism, agritourism, active and passive/resource-based recreation and parks, community gardens, stormwater management facilities, wellfields, agricultural and forest lands, pastureland, plazas, utilities, roadways, stormwater ponds and associated facilities.</p> <p>e. Ownership of Greenway Overlay, WUOSTZ, etc. spelled out as part of technical site plan.</p>
<p>Section 13. Amendments/Modifications to this Development Agreement</p>	<p>a. Changes to DA by formal amendment or minor (de minimis) modification.</p> <p>b. Amendment – addition of land, modification to add new area, height and bulk regulations, and increase in building height by more than 20%.</p> <ul style="list-style-type: none"> • Process. PLDRB hearing within 45 days of filing amendment. • CC meeting within 60 days of filing amendment. <p>c. Changes to DA by formal amendment or minor (de minimis) modification. Determination within 45 days of filing application. Approval based on Change Review Criteria (not contrary to public interest nor create an unreasonable hazard, nuisance or constitute a threat to health, safety, and welfare). No hearing, neighborhood meeting or other City public meeting is required.</p> <p>d. Application. Amendment and Minor Modification shall include, proposed change, strike-thru an underline version, revised MPD master plan, consistency determination with MPMU policies, and name of applicant and landowner consent.</p> <p>e. Application Processing. Any property owner may submit minor modification or amendment. Landowner must consent to application.</p>
<p>Section 14. Other Approvals</p>	<p>All applicable state or federal permits shall be obtained before commencement of the portion of the Property sought to be developed.</p>
<p>Section 15. Application Fees</p>	<p>a. Landowner acknowledges and agrees that development is subject to all impact fees.</p> <p>b. City is reducing any land use application fees with the Property by 42.2%. (Reduction based on non-Greenway Overlay acreage)</p>
<p>Section 16. Agricultural/Silvicultural</p>	<p>a. Silvicultural/Agricultural uses may continue even after issuance of development permit</p> <p>b. City will support continued agricultural classification for ad valorem tax purposes for any portion of the Property used for agricultural and silvicultural purposes prior to physical project development.</p>
<p>Section 17. Community Development District/Unit of Special Purpose Government</p>	<p>Landowner will form one or more CDD. Projects funded or completed by CDD may satisfy conditions of the Development Agreement.</p>

Section 18. State Statutory Requirements for Development Agreements	<ul style="list-style-type: none"> a. Uses, intensity, and maximum building height are set in Development Agreement b. Statement of current FLUM and zoning c. Satisfaction of LOS
Section 19. Breach/Enforcement	<ul style="list-style-type: none"> • 30 days to cure breach upon notice to landowner or City
Section 20. Notices	<ul style="list-style-type: none"> • In writing and personally delivered or sent by registered/certified mail, fax, or telecopy
Section 21. Severability	<ul style="list-style-type: none"> • Typical language
Section 22. Successors and Assigns	<ul style="list-style-type: none"> • Typical language
Section 23. Deeds	<ul style="list-style-type: none"> • Any conveyance or dedication shall be by special warranty deed
Section 24. Governing/Law/Venue/Compliance with Law	<ul style="list-style-type: none"> • Rights in Sections 5, 8, and 9 are intended to be vested rights not subject to downzoning or unit density reduction or intensity reduction. • Landowner does not waive any statutory or common law vested right or equitable estoppel right.
Section 25. Effective Date	<ul style="list-style-type: none"> • Record Development Agreement within 14 days of City entering into agreement • Development Agreement is effective upon recordation
Section 26. Third Party Rights	<ul style="list-style-type: none"> • No third party beneficiaries
Section 27. Compliance/Time is of the Essence	<ul style="list-style-type: none"> • Typical language
Section 28. Attorney's Fees	<ul style="list-style-type: none"> • In event of any action to enforce the terms of the Development Agreement. Prevailing party is entitled to recover costs.
Section 29. Force Majeure	<ul style="list-style-type: none"> • Typical language
Section 30. Captions	<ul style="list-style-type: none"> • Typical language
Section 31. Exhibits	<ul style="list-style-type: none"> • In event of conflict between language in the Development Agreement and an Exhibit, the Development Agreement language shall control
Section 32. Interpretation/Monitoring Official	<ul style="list-style-type: none"> • The Land Use Administrator is the local official responsible for monitoring development for compliance and interpretation of the Development Agreement. The LUA have been assigned by the City Manager to appropriate staff members.
Section 33. Further Assurances	<ul style="list-style-type: none"> • Each party agrees to sign other instruments and comments consistent with the Development Agreement.
Section 34. Counterparts	<ul style="list-style-type: none"> • Development Agreement may be executed in any number of counterparts.
Section 35. Non-Waiver	<ul style="list-style-type: none"> • Any waivers of provisions in Development Agreement shall be made in writing.
Section 36. Entire Agreement/Effect on Prior Agreements	<ul style="list-style-type: none"> • The Development Agreement constitutes entire agreement between the parties and supersedes all previous discussions, understandings, and agreements of any kind and nature relating to the subject matter of this Development Agreement.

Table 8 - Phasing Plan

Use Type	Units	Phase 1 2026-2036	Phase 2 2036-2046	Phase 3 2046-2056	Buildout Total
Single Family Detached	DU	4,465	3,915	7,060	15,440
Single Family Attached	DU	1,661	2,739	80	4,480
Multi-Family	DU	1,180	820	0	2,000

Office	SF	400,000	0	338,000	738,000
Commercial	SF	810,000	478,000	588,000	1,876,000
Industrial	SF	1,000,000	1,505,430	729,570	3,235,000
Hospital	Beds	100	0	0	100
Hotel	Rooms	920	115	0	1,035
Soccer Complex	Fields	20	0	0	20
Sports/Entertainment Venue	Seats	28,000	0	0	28,000
Golf Course	Holes	18	0	0	18

This proposed MPD Rezoning and MPD Development Agreement (the “MPD”) complies with the Development Order review findings of LDC Section 2.05.05 as follows:

The proposed development must not be in conflict with or contrary to the public interest;

The proposed development is not in conflict with or contrary to the public interest. The proposed MPD helps to achieve a number of the Guiding Principles of the City’s Vision as articulated in the 2050 Comprehensive Plan, including the westward expansion of the City of Palm Coast (“City”) for economic development and housing diversity purposes. A significant portion of the Property was previously approved for development as two Developments of Regional Impact (DRI).

The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

The proposed development is consistent with and furthers many of the Comprehensive Plan goals, objectives and policies and the LDC general intent for mixed use master planned communities. As part of the City’s recent adoption of the 2050 Comprehensive Plan, the City planned for the westward expansion as evidenced by the Master Planned Mixed Use future land use category and other relevant policies. The designation of the Property with an MPMU land use category and this MPD rezoning and Development Agreement further the City’s planned economic and development goals in the Comprehensive Plan and are consistent with the Comprehensive Plan and LDC as set forth in this MPD application.

The proposed development must not impose a significant financial liability or hardship for the City;

Based on the results of an economic and fiscal impact analysis prepared by Impact DataSource, an Austin, Texas based economic consulting, research and analysis firm, the proposed development will generate approximately \$290 million in net fiscal benefits to the City of Palm Coast over the next 30 years. In addition, public facility mitigation necessitated by residential and nonresidential development of the Property will be provided as set forth in the MPD Agreement.

The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City’s inhabitants; and

The proposed MPD will not create a threat to the general health, welfare or safety of the general public. The proposed development is the first step in the City’s planned westward expansion and is predominantly separated from the developed portions of the City by US 1 and the FEC railroad.. The planned development is proposed to include land for sites for utilities and public safety services.

The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.

The proposed development will comply with all applicable local, state and federal laws except as provided for in the MPD Agreement.

The MPD complies with the following review criteria for zoning map reviews as listed in LDC Section 2.06.03. Below is an analysis demonstrating compliance with the relevant criteria.

Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan.

As stated above and in the Comprehensive Plan consistency analysis included with this application, the proposed MPD development is consistent with and furthers the Comprehensive Plan goals, objectives and policies.

Its impact upon the environment or natural resources.

The proposed development includes a regionally significant interconnected greenway system (i.e. the Greenway Overlay) that is proposed to provide a wildlife habitat corridor, wetland and open space areas, and maintain hydrological integrity. In addition, the Property is master planned to conserve natural resources as guided by the Preliminary Environmental Site Assessment.

Its impact on the economy of any affected area.

The proposed development will have a net fiscal benefit to the City as described above.

Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation systems.

The proposed development will have a positive net fiscal benefit to the City to offset the costs of governmental services. In addition and as a condition of the Property development, the landowner proposes substantial mitigation development conditions as provided in Sections 7.(m) 10, 12, 13, 14 and 15 of the MPD Agreement.

Any changes in circumstances or conditions affecting the area.

There are changes in circumstances and conditions affecting the area west of US 1, including the Property. This area has predominantly been used for agriculture and silviculture uses. With the City's long-term Vision for economic development and sustainability, the City identified this area to be developed in support of its Vision. The City's planning for the westward expansion is a change in circumstances and conditions. The companion MPMU future land use designation amendment and this MPD rezoning is in direct response to the City's request of the Landowner to assist it in its Vision and long-term planning initiatives.

Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents.

The Property is surrounded by vacant and undeveloped land except for small pockets of residential neighborhoods across the FEC rail line along the east boundary and a couple of areas along the south boundary near Espanola. As can be seen on the MPD Master Plan in Exhibit B, a majority of the perimeter of the Property adjacent to existing development is separated by the FEC line and/or includes the Greenway Overlay a critical tool for providing ecological connectivity and recreational opportunities compatible with the surrounding areas. A buffer along the Property boundary adjacent to Espanola is proposed in the MPD Agreement.

Whether it accomplishes a legitimate public purpose.

The proposed development will include a wide range of land uses to provide for housing, employment, shopping, education and recreational needs of the projected population. This MPD rezoning and Agreement will also assist in the City meeting its long-term Vision of a more fiscally sustainable community with a mix of uses, including a development program for retail/service and workplace/employment center as set forth in

Comprehensive Plan Future Land Use Element Policy 1.7.2.2.

The MPD complies with the following review criteria for master planned developments as listed in LDC Section 2.09.04. Below is an analysis demonstrating compliance with each of the relevant criteria.

Consistency with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan.

See above and herein for a consistency analysis of the MPD with the Comprehensive Plan and demonstration that this MPD furthers the goals and objectives of the Comprehensive Plan.

Consistency with the general intent of the LDC

The proposed MPD is consistent with the general intent of the LDC to streamline the development review process and establish regulations to ensure the protection of the public health, safety and general welfare of the citizens of the City and to enhance the appearance, function, and livability of the City, to the goal of improving the overall quality of life within the community. Please also see other portions of this application for additional demonstration of this MPD consistency with the LDC general intent.

Degree of departure of the proposed development from the surrounding areas in terms of character and density/intensity

Compatibility within the development and relationship with surrounding neighborhoods.

This MPD does not depart from the surrounding area in terms of character and density/intensity. Almost 50% of the Property has been approved for similar development within two Developments of Regional Impact (DRI) which are proposed to be abandoned in support of the City's Vision as stated herein. This area of the City represents the City's only possibility for economic and sustainable development as the remaining portions of the City are predominantly built out. This means almost the entire area surrounding the perimeter of the Property is void of any existing development. The proposed MPD development as depicted on the MPD Master Plan depicts the Greenway Overlay along most of the Property boundary and the separation from the current City's developed areas east of the railroad which will provide a compatible transition from the Property development and surrounding areas.

Adequate provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and soil conservation as shown in the development plan.

The impacts of the proposed development within the MPD are proposed to be mitigated for through the public facility development conditions in the MPD Agreement, including but not limited to Sections 7.(m), 10, 12, 13, 14 and 15.

The feasibility and compatibility of development phases to stand as independent developments.

The proposed MPD has been phased to provide for the most efficient provision of public facilities and services including roads, and water and sewer services while providing for the protection of natural resources through establishment of the Greenway Overlay and habitat management strategies that are planned to be included in the applicable SJRWMD or other regulatory agency permit(s).

The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed development.

The MPD Agreement provides for a regionally significant transportation network that will help to alleviate existing traffic congestion on City streets along the Interstate 95 corridor by providing alternate east-west connections to a future parallel route to Interstate 95. This regionally significant transportation network is planned to provide alternative access to regional destinations without using existing City streets and Interstate 95. Mitigation for transportation/mobility impacts resulting from the planned residential and nonresidential development of the Property is set forth in the MPD Agreement. In addition, the MPD Agreement Exhibit B, MPD Master Plan, includes proposed street cross-sections for the road network within the Property.

The benefits within the proposed development and to the general public to justify the requested departure from standard development requirements inherent in a Master Planned Development District classification.

The MPD Agreement establishes the following development conditions, which are planned to benefit the City and its residents and the overall region,:: (i) providing approximately 50% of the Property in open space and recreation including an on-site greenway system (i.e. the Greenway Overlay) that connects to regionally significant off-site public and privately owned conservation lands; (ii) providing a regionally significant transportation network to relieve congestion in the City and provide alternate routes to regional destinations and enhance hurricane evacuation; (iii) assisting with a long term solution to the regional water supply; (iv) providing a regional destination for recreation and entertainment, shopping and employment, education and health care; and diverse living environments; (v) planning for the more efficient provision of public facilities and services than would be possible with existing regulatory approvals on the Property or if the Property was developed piecemeal; and (vi) providing the framework for a master planned community over a long term period.

The conformity and compatibility of the development with any adopted development plan of the City of Palm Coast.

The proposed MPD is consistent with the City's Comprehensive Plan as outlined herein and in the consistency analysis provided with this submittal. The MPD replaces two DRI's and adds infill land to be annexed into the City. The MPD is planned to result in a more efficient provision of public facilities and services that provides development conditions for natural resources through an interconnected regional greenway system, opportunities for the development of a complete community by providing the opportunity for a balance of land uses to enhance economic development, housing, employment, shopping, recreational and educational needs of future City residents.

In addition, the MPD is in conformance and compatible with the City's Vision plan by providing a development framework to foster economic and sustainable growth as set forth herein.

Impact upon the environment or natural resources.

The plan of development is proposed to provide and maintain the Greenway Overlay and environmentally sensitive areas as set forth in the Comprehensive Plan MPMU land use policies and to provide opportunities for residents to enjoy passive recreation opportunities in nature.

Impact on the economy of any affected area.

The proposed development will have a net fiscal benefit of approximately \$290 million at

buildout to the City and create approximately 13,375 direct jobs and approximately 6,561 indirect or induced jobs. See also this MPD application for additional economic impacts from the proposed Property development.

The MPD Development Agreement is consistent with the Master Planned Development Zoning District Purpose, Intent, General Requirements, Permitted Uses, Densities and Intensities, Development Standards, Compatibility Standards, Perimeter Buffer Standards, Vehicular and Pedestrian Access and Parking, Open Space requirements, and review and approval process in LDC Section 3.03.04.

An application for rezoning to a Master Planned Development District shall show that the planned development will produce a functional, enduring, and desirable environment, with no significant adverse impacts to adjacent properties.

A. Purpose. The purpose of the Master Planned Development District is to provide opportunities for innovative planning and design. Although greater flexibility is given within this district, procedures are established in this subsection to ensure that master planned developments are consistent with sound and generally accepted land development practices and that added benefit is accrued to the community. Approval of a Master Planned Development Agreement will be based on the finding that the submittal results in one or more of the following:

- 1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval; and/or**
- 2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval.**

B. Intent. The intent of the Master Planned Development District is to:

- 1. Encourage efficient land development through the use of innovative land use planning.**
- 2. Encourage a more compatible and harmonious development of contiguous lands.**
- 3. Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development.**
- 4. Provide for the planning, review, and approval of one or a combination of residential, commercial, industrial, recreational, and public land uses and structures that results in an organized development.**
- 5. Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, ingress, and egress than is permitted under conventional zoning and subdivision regulations.**
- 6. Preserve to the greatest extent feasible environmental assets and natural amenities such as scenic and functional open space areas.**

7. Establish specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary for the protection of the public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

The proposed MPD meets the intent of the MPD District and provides significant benefits to the users of the project and the City that would not be accomplished with the current regulatory approvals on the Property by (i) providing approximately 50% of the Property in open space and recreation including an on-site greenway system (i.e. the Greenway Overlay) that connects to regionally significant off-site public and privately owned conservation lands; (ii) providing a regionally significant transportation network to relieve congestion in the City and provide alternate routes to regional destinations and enhance hurricane evacuation; (iii) assisting with a long term solution to the regional water supply; (iv) providing a regional destination for recreation and entertainment, shopping and employment, education and health care; and diverse living environments; (v) planning for the more efficient provision of public facilities and services than would be possible with existing regulatory approvals on the Property of if the Property was developed piecemeal; (vi) providing for a positive net fiscal benefit of approximately \$290 million over the life of the community to buildout; and (vii) providing the framework for a master planned community over certainty to the long term period.

C. General requirements.

1. Comprehensive plan consistency. The master planned development shall be consistent with the Comprehensive Plan. A Master Planned Development District is allowed within all Comprehensive Plan Future Land Use Map categories.

2. Other ordinances. All building and housing codes of the City are applicable to the Master Planned Development District; however, requirements for dimensional standards, parking, open space, and other land use regulations established in the master planned development plan may differ from those specific to the zoning district in which the development is located to achieve a higher level of quality. Special exceptions and variances are, therefore, not applicable to master planned development plans.

D. Permitted uses, densities, and intensities. All principal and accessory uses permitted within the Master Planned Development District, as provided for in Tables 3-2 and 3-4 are subject to approval by the City Council based on consistency with the Comprehensive Plan and compatibility with the surrounding areas. The maximum gross residential density or nonresidential intensity permitted within any proposed master planned development shall not exceed the density or intensity permitted within the Comprehensive Plan Future Land Use Map category where the particular master planned development is proposed.

E. Development standards. All development standards including, but not limited to, lot sizes, setbacks, lot coverage, building height, lighting, architecture, landscaping, recreation, and open space shall be specified in the Master Planned Development agreement.

F. Compatibility standards. In order to ensure compatibility of the master planned development the following shall apply whenever the proposed development abuts a single-family detached residentially zoned development:

1. Residential lot arrangement at the master planned development property line(s), including width, depth, and area shall be consistent with the average width, depth, and area of the abutting existing neighborhood with a variation of no more than 25 percent less than the average;
2. Residential and nonresidential building height adjacent to residential zoning districts shall comply with the requirements of Chapter 13.
3. Nonresidential delivery and loading areas, dumpsters, and mechanical equipment shall be located away from property lines abutting residential areas.
4. Development shall be generally consistent with the Architectural Design Regulations contained in Chapter 13.

G. Perimeter buffer requirement. Whenever a master planned development abuts existing developments with lower density or intensity land uses, the City Council may impose perimeter buffer requirements in excess of the minimum requirements established in Chapter 11 in order to protect the privacy of existing adjoining uses including, but not limited to:

1. Structures, buildings, and streets located at the perimeter of the development shall be permanently screened in a manner that sufficiently protects the privacy and amenities of the adjacent existing uses.
2. Increased setbacks from the perimeter line may be imposed to protect privacy of adjacent existing uses.

H. Vehicular and pedestrian access and parking. The master planned development shall be designed in a way that integrates pedestrian, bicycle, and vehicular traffic circulation systems into the surrounding community. The development shall provide for safe and convenient access to public uses, common areas, and other community services, facilities, and activities located both within the proposed development and beyond its boundaries.

1. All uses within the master planned development shall have access to a public street either directly or indirectly via a private approach road, pedestrian way, court, or other area dedicated by a common easement guaranteeing access. Permitted uses are not necessarily required to front on a dedicated road. The City shall be allowed access on privately owned roadways, easements, and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and services of exclusive franchises, and to generally ensure the health and safety of the residents of the master planned development.
2. Vehicular access from individual lots or dwelling units onto arterial or collector streets within or adjacent to the development is discouraged.
3. Adequate parking and loading shall be provided in general conformance with regulations established in Chapter 5. However, the minimum number of parking spaces required may be modified, based on evidence that other standards would be more reasonable. A decision to reduce the number of parking spaces shall be based on technical information provided by a qualified consultant that verifies the reduction will not impair the functioning of the development or adjacent developments.

I. Open space requirement. A master planned development shall give priority to preservation and interconnection of wildlife corridors and wildlife preservation

areas, including below grade crossings, if necessary. Open space should, to the maximum extent possible, preserve the most important environmental features on the site in their natural state or restrict these areas for passive outdoor recreational purposes only.

Master planned developments within a Development of Regional Impact are exempt from the open space requirements of this section, provided that the master planned development must comply and be consistent with the development of regional impact development order.

1. Minimum required open space. A master planned development shall be required to provide open space totaling 40 percent of its gross area. For a development with residential uses, at least 25 percent of the total required open space shall be common areas accessible to the public. Additional open space shall be, where possible, located and designed to achieve the following:

- a. Provide areas for informal recreation and pathways;
- b. Connect to adjacent open space, parks, bike paths, or pedestrian paths;
- c. Provide natural greenbelts along roadways; and
- d. Buffer adjacent land uses where appropriate.

2. Open space requirement flexibility. As an alternative to meeting the open space percentage noted above, an applicant may propose alternative solutions such as, but not limited to, green building principles, land donation, or other mechanisms that would justify the lower percentage.

3. Permitted uses of open space. For the purpose of this section, open space does not equate to pervious areas. Therefore, the following uses as permitted within the required open space area:

a. Pervious areas including, but not limited to, conservation of natural, archeological, and historical resources; and woodlands, wetlands, ponds, lakes, wildlife corridors, landscape, and similar environmental or conservation-oriented areas.

b. Walking or bicycling trails or paths paved with pervious or semipervious materials.

c. Passive recreation areas such as playgrounds which meet the following standards:

(1) Such areas do not exceed ten percent of the required open space; and

(2) Such areas are located outside any conservation areas that include wetlands that qualify as moderate and optimal in Chapter 10.

d. Easements for drainage and underground utility lines.

e. Stormwater retention and detention ponds.

f. Golf courses.

4. Prohibited uses of open space.

a. Roads and parking lots.

b. Buildings, structures, and other impervious surfaces, except as necessary for residential walkways connecting to public sidewalks.

5. Common open space and improvements. All common open space, as well as public and recreation facilities shall be specifically included in the development plan and Master Planned Development Agreement.

a. Common improvements associated with residential uses, including private or public parks, pools, recreation centers, or other facilities shall be constructed in conjunction with residential dwellings. Such facilities shall be completed at a rate equal to that which is capable of serving the number of completed residential units in the master planned development. Therefore, no more than 40 percent of the units for which the improvements are intended shall receive building permits until the improvements are completed.

b. Public improvements must be backed by performance bonds issued to the City in a form and quantity acceptable to the Land Use Administrator. The Land Use Administrator must approve the bond prior to the issuance of the first residential permit.

c. Improvements may be completed in phases as long as the capacity of the improvement is capable of serving the associated phase of development.

6. Conveyance and preservation of open space. Open space shall be preserved in perpetuity based upon the type of space and the user, as follows:

a. Common open space, proposed for use of the master planned development owners and residents, shall be conveyed to a homeowners association or to a nonprofit organization whose principal purpose is the conservation of open space, to a corporation or trust owned or to be owned by the owners of the lots or dwelling units within the residential cluster development, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership shall pass with the conveyances of the lots or dwelling units. The conveyance shall be recommended to the City Council by the Planning and Land Development Regulation Board and shall be in a form approved by the City Attorney.

b. Open space associated with natural features including, but not limited to, wetlands and other environmentally sensitive areas shall be preserved in perpetuity via a conservation easement on a form approved by the City that shall be recorded with the Flagler County Clerk.

7. Maintenance of common areas, stormwater conveyance system, and open space. Homeowners or Property Owners Association Bylaws shall be required for a master planned development project and shall identify the party(ies) or person(s) responsible for maintaining the common areas, stormwater conveyance system, and open space, including multiuse trails open to the public.

K. Master planned development review and approval process. The application for a master planned development and the rezoning, along with the required Master Planned Development Agreement, shall be submitted and approved in conformance with Chapter 2.

The consistency analysis listed above and herein demonstrates the MPD rezoning and Agreement are consistent with and furthers the goals, objectives and policies of the City's Comprehensive Plan. The permitted uses, residential density and non-residential intensity proposed in the MPD are consistent with the MPMU future land use designation. The MPD Agreement includes development standards for all of the above

items and is generally consistent with the MPD criteria above. The MPD Agreement addresses compatibility standards, perimeter buffering, vehicular and pedestrian access and parking, open space, maintenance of common areas, and the development review process.

**Raydient Palm Coast – Westward Expansion MPD
Buildout Public Facilities Impact Analysis**

Transportation

Mitigation for transportation impacts due to residential and nonresidential development of the Property will be consistent with the MPD Agreement. It is anticipated that the applicant will enter into one (1) or more Chapter 163, Florida Statutes, development agreement(s) to provide any identified transportation/mobility mitigation. The regional roadway network consistent with the MPD zoning has already been adopted on the 2050 Transportation Facilities Map (CP 2.13) as new roads.

Schools

Table 1 lists the student generation by school type and the estimated number of schools that the projected population of the new community would need at buildout. The proposed residential units will result in 3,938 students based on the current student generation rates of the School District: 1,537 elementary students, 1,019 middle school students, and 1,382 high school students. At buildout, the student generation would result in a need for 2.6 elementary schools, a middle school and a high school. At the current school impact fee rates, the proposed residential units would generate over \$111 million in school impact fees at buildout. Note that the school public facility analysis assumes all residential units proposed within the project are nonage restricted. Development of the project may contain age restricted units which are not subject to school concurrency and school impact fees, and nothing herein waives this exemption.

The MPD Public Facilities Map Exhibit D depicts conceptual locations for future school sites within the Property. The applicant intends to continue working with the School District to obtain a school concurrency determination and enter into one or more proportionate share mitigation agreements. Proportionate share agreements currently exist for the existing DRIs and are anticipated to be terminated.

**Table 1
Student Generation**

SCHOOL REQUIREMENTS - Based on Population & Dwelling Units								
Total Units	21,920							
Single Family Units	15,440							
Multi-Family Units	6,480							
Student Population by School Type								
Elementary								
Single Family Elementary School Demand				1,297		1,537		
Multi-Family Elementary School Demand				240				
Middle								
Single Family Middle School Demand				757		867		
Multi-Family Middle School Demand				110				
High School								
Single Family High School Demand				1,220		1,382		
Multi-Family High School Demand				162				
						3,785		
Elementary School			Middle School			High School		
Students	Students / School type	Schools Required	Students	Students / School type	Schools Required	Students	Students / School type	Schools Required
1,537	1000	1.5	867	1,500	0.6	1,382	2,000	0.7

Water and Wastewater

The estimated potable water demand is provided in Table 2. Total average daily potable water demand is estimated to be 6.6 million gallons per day at build out. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The MPD Public Facilities Map Exhibit D depicts the conceptual location of a utility site.

**Table 2
Potable Water Demand**

Buildout Potable Water Demand Raydient Palm Coast - Westward Expansion		
Land Use	Development Amount	Potable Water Demand (MGD)
Single Family (DU)	15,440	4.323
Multi Family (DU)	6,480	1.555
Retail (S.F.)	1,876,000	0.281
Office (S.F.)	738,000	0.111
Hospital (Beds)	100	0.000
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	3,235,000	0.243
Golf Course (Holes)	18	0.010
Soccer Complex (fields)	21	0.003
Sports/Entertainment Venue (seats)	20,000	0.080
Total:		6.617

The estimated wastewater demand is provided in Table 3. Total average daily wastewater demand is estimated to be 5.8 million gallons per day at build out. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The MPD Public Facilities Map Exhibit D depicts the conceptual location of a utility site.

**Table 3
Wastewater Demand**

Buildout Wastewater Generation Raydient Palm Coast - Westward Expansion		
Land Use by Phase	Development Amount	Wastewater Generation (MGD)
Residential (DU)	15,440	3.706
Multi Family (DU)	6,480	1.296
Retail (S.F.)	1,876,000	0.281
Office (S.F.)	738,000	0.111
Hospital (Beds)	100	0.020
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	3,235,000	0.243
Golf Course (Holes)	18	0.010
Soccer Complex (fields)	21	0.003
Sports/Entertainment Venue (Seats)	20,000	0.060
Total:		5.832

Stormwater

Stormwater treatment facilities are reviewed for consistency with LOS during technical site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

Solid Waste

Table 4 provides an estimate of the average daily solid waste generation at buildout. It is estimated that the project will generate a total of approximately 299,000 pounds per day solid waste at buildout. The solid waste generation can vary widely for certain land uses such as the commercial and industrial uses, and the soccer complex. The entertainment venue is an intermittent use and was not included in the estimate of solid waste generation.

**Table 4
Solid Waste Generation**

Land Use by Phase	Development Amount	Generation Rate Per Day	Domestic Solid Waste (lbs/day)
Buildout			
Single Family (DU)	15,440	10 lbs. per DU	122,336
Multi Family (DU)	6,480	6 lbs. per DU	51,343
Retail (SF)	1,876,000	5.5 lbs per 100 s.f.	103,180
Office (SF)	738,000	1 lb. per 100 s.f.	7,380
Golf Course (Holes)	18	300 lbs. per 18 holes	300
Hotel (Rooms)	1,035	2.5 lbs. per room	2,588
Hospital (Rooms)	100	15 lbs per room	1,500
Light Industrial (SF)	3,235,000	2 lbs. per 100 s.f.	64,700
Soccer Complex (Fields)	20	50 lbs. per Field	1,000
Buildout Total			353,326

Recreation and Open Space

The residential development of the Property will create a demand for recreation and open space/park based on the City’s adopted levels of service for activity-based and resource-based recreation acreage as listed in Table 5. The MPD Agreement provides for the landowner to dedicate to the City up to 180 acres of land for recreational purposes. It is anticipated there will be additional recreation and open space/park acreage to satisfy the remaining adopted LOS as the new community develops.

**Table 5
Recreation Demand**

RECREATION AND OPEN SPACE/PARK LEVEL OF SERVICE				
Dwelling Units	Population (2.46 PPH) ¹	Overall LOS Standard 8 acres/1000 population	Resource Based 3 acres/1000 population	Activity Based 5 acres/1000 population
21,920	53,923	431	162	270

¹ U.S. Census Bureau, American Community Survey, 2020-2024 Estimates.

Consistency Analysis with the Comprehensive Plan

The following is a consistency analysis of the proposed MPD rezoning and Agreement with the applicable goals, objectives and policies of the City's 2050 Comprehensive Plan. Each relevant goal, objective and policy is listed below in bold followed by an analysis of consistency.

Future Land Use Element

Goal 1.1.: Preserve the character of residential communities; prevent urban sprawl; and protect open space and environmental resources while providing a mixture of land uses, housing types, services, and job opportunities.

Almost the entire perimeter of the Property is surrounded by vacant and undeveloped land with the exception of a couple of small pockets of existing residential communities near the south and east Property boundaries. The existing residential area along the south Property boundary is buffered by the Greenway Overlay (GO) as depicted on the MPD Master Plan Exhibit B. The GO provides for a regionally significant and interconnected system of greenways on-site to existing and planned public and private conservation lands located off-site. The proposed development program includes a mix of land uses, housing types, services, and job opportunities within multiple mixed-use centers designated as the Regional Activity Center, Villages Centers and Employment Centers as shown on the MPD Master Plan Exhibit B.

Policy 1.1.1.1.I. Master Planned Mixed Use (MPMU) -

Purpose and Intent: This designation is intended to support a mix of uses within large land holdings located west of US 1 and the railroad that have been annexed into the City. The purpose is to guide mixed use development within the means of the natural environment, creating an ecologically sustainable and economically resilient community.

Allowable Uses: A full range of a mix of uses is allowed as provided for in Goal 1.7 and implementing objectives and policies.

Density: Not to exceed 1.2 dwelling units per gross acre as described in Goal 1.7. See Policy 1.7.3.1. for definition of Residential Density.

Development Allowances and Restrictions: Development will occur based on the principles of smart growth within the following series of areas: Villages (including Neighborhood Centers), Greenway Overlay, Village Centers, Employment Center(s) and a Regional Activity Center. Goal 1.7 and its implementing objectives and policies set forth the MPMU regulations which shall supersede and control over any contrary policy in the Comprehensive Plan.

The proposed MPD is consistent with this policy and those implementing Goal 1.7 as set forth herein.

Policy 1.1.2.2 - Permitted densities and intensities within a proposed mixed use development shall follow those allowed within the corresponding zoning districts associated with the FLU designation assigned to the property. Deviations from land development regulation standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

The maximum allowable densities and intensities specified in this MPD are consistent with those allowed within the Master Planned Mixed Use (MPMU) future land use designation as specified in Policy 1.1.1.2. In addition, the proposed mix of uses within the MPD are consistent with the overall mix of use requirements of Policy 1.7.2.2. that will promote and encourage a creatively planned project in recognition of environmental conditions, economic issues and a regionally significant roadway network.

Policy 1.1.4.2 – The Master Planned Development (MPD) zoning district shall allow residential housing types to be mixed with retail, service, office, commercial, and other land uses. It shall be supported that MPD’s are strategically located throughout the City to promote infill development and to maximize vehicular and pedestrian accessibility.

The MPD allows various residential housing types to be mixed with retail, service, office and other land uses to the maximum extent that the market will bear. The MPD is planned to include a multi-modal transportation network to maximize vehicular and pedestrian mobility and accessibility.

Policy 1.3.2.3 - The issuance of all development orders or development permits shall be issued or conditioned upon the availability of public services and facilities necessary to support the proposed development.

Development within the MPD is consistent with this Policy. MPD Agreement Section 10 sets forth the framework for public facility mitigation necessitated by impacts from the proposed development of the Property.

Policy 1.3.3.3 - The City shall regularly assess and revise its wildfire protection and mitigation regulations to enhance community safety and reduce the risk of wildfires by:

A. Conducting periodic reviews of existing wildfire-related ordinances and regulations.

B. Incorporating the latest fire science and best practices in wildfire prevention and mitigation.

- C. Collaborating with local fire departments, forestry agencies, and regional partners to develop comprehensive wildfire protection strategies.**
- D. Evaluate landscaping requirements in wildfire-prone areas.**
- E. Educating residents about wildfire risks and promoting community-wide preparedness initiatives.**
- F. Integrating wildfire risk assessments into the city's land use planning and development approval processes.**

As a condition of development, the MPD provides for the preparation of wildfire mitigation plans for development adjacent to wildfire hazard areas as determined by qualified a forester, wildlife mitigation expert or a licensed landscape architect. The wildfire mitigation plans will address building construction standards, reduction of fuels, emergency access, a Firewise landscaping plan, coordination with City Fire Services, and a maintenance plan including provisions for inspection and enforcement by the City.

Policy 1.7.1.1. – The Master Planned Mixed Use (MPMU) FLU designation shall only be implemented through one or more applications for rezoning to the Master Planned Development (MPD) zoning district. Due to the large size of MPMU FLU designation, applications for MPD zoning districts may be submitted in multiple phases for all or a portion of the sub areas listed below. MPD Master Plans will depict the sub-areas for the overall MPMU FLU designation as described below except for Neighborhood Centers, which may be depicted at the time of final development plan review.

The proposed MPD Master Plan conceptually depicts the general location of the land use sub-categories (a/k/a Sub-Areas) including the GO, Villages, Village Centers, Regional Activity Center and Employment Center. The GO has been created based on a Preliminary Environmental Site Assessment (PESA). The PESA identifies existing and planned adjacent conservation lands, on-site environmentally sensitive lands, wetlands and ecological linkages.

- A. Greenway Overlay: The Greenway Overlay will be the primary defining component of the community form. The Greenway Overlay will be created based on the regional context of planned conservation lands, any adjacent public conservation lands, on-site environmentally sensitive lands (as defined herein), an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation. The Overlay will consist of a system of interconnected greenways to be depicted on MPD Master Plans. At least 15% of the Greenway Overlay within one or more MPD zoning designations will consist of upland buffers or other upland open space. Each MPD will address the general location, minimum size of the Greenway Overlay within its boundaries, and design standards to ensure development is compatible with the Greenway Overlay. Permitted uses within the Greenway Overlay include passive recreation such as trails and campgrounds, roadway and utility crossings, utilities and support facilities, ecotourism and agritourism**

related uses, public facilities, stormwater harvesting, water supply uses, and other similar uses as may be further defined in each MPD zoning designation. The Greenway Overlay will serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources. Given this, lands within a Greenway Overlay will not be designated with a Conservation FLU designation or subject to the various related Comprehensive Plan regulations and instead will be subject to the Master Planned Mixed Use regulations. To ensure the long-term viability of the Greenway Overlay, Policy 1.7.1.2 sets forth elements to be addressed during each applicable MPD rezoning process.

A connected system of greenways are depicted on the MPD Master Plan. The GO within this MPD is approximately 8,533 acres. The MPD Agreement includes design standards for development adjacent to the GO and lists the permitted uses consistent with this Policy. The 15% standard for upland buffers or other upland open space is proposed to be tracked at the time of the applicable technical site plan.

- B. Villages: Neighborhoods are the basic building block of a community and will be designed to be compatible with the Greenway Overlay. One or more neighborhoods may make up a Village. Villages will consist of one or more residential neighborhoods with edges defined by the Greenway Overlay and/or the interconnected transportation network. Villages will be designed in a clustered and compact form and contain at least two different housing styles and types. At least 10 percent of the area within each Village shall be retained in open space and recreation. All types of residential uses and ancillary type uses are permitted.**

Each Village shall have a centrally located Neighborhood Center to allow for civic, recreation and open space, institutional, neighborhood commercial, and public uses and facilities to create an identity and sense of place. At a minimum, Neighborhood Centers will include a central public gathering place such as a park, village green, square, plaza, community center or similar public spaces. Neighborhood Centers may also include residential, schools, places of worship, public buildings, office and personal service uses designed to serve the applicable Village.

The MPD Master Plan shows the conceptual location of the various Villages. As each Village develops with residential neighborhoods, the Neighborhood Centers will be identified and submitted to City staff as a part of a substantial compliance determination and technical site plan review for consistency with the MPD Development Agreement.

- C. Village Centers: Village Centers are mixed use districts designed to serve the retail, service and civic needs of the surrounding Villages. These areas are intended to encourage a fine-grained mix of land uses either centrally located within a Village or at the entrances to a Village and/or located around the intersection of streets classified/defined in the LDC as**

collectors or higher. The Village Centers will vary in size depending upon the surrounding population served, but in no case will a Village Center exceed 200 acres in size. A wide range of land uses are permitted in Village Centers with the highest density and intensity of uses located near the center with decreasing density and intensity of uses proceeding outward from the center toward the adjacent Villages. The Master Planned Mixed Use Village Center is different from and not subject to any other village center standards in the Comprehensive Plan, and those village centers depicted on Map CP-1.5 (Future Land Use), the LDC and/or other City regulations.

The MPD Master Plan depicts the general location of Villages Centers located at the intersections of the regional transportation network or at the entrance to a Village. Multiple Village Centers can be clustered in different quadrants around an intersection on the regionally significant transportation network. The MPD Agreement states that the size of Village Centers may not exceed 200 acres.

- D. Regional Activity Center: Each Master Planned Mixed Use project will include a Regional Activity Center that will serve as a regional destination for employment, shopping, recreation, entertainment, civic, institutional, health care, education, hospitality, and/or residential. A Regional Activity Center will be located on or proximate to the regionally significant transportation network to provide easy, convenient access and high visibility. Regional Activity Centers will be a minimum of 200 acres in size. Mixed-use areas within a Regional Activity Center shall provide a range of housing types, recreational amenities, diverse retail and services, entertainment, and/or employment opportunities as well as an integrated multi-modal transportation system for the area. The conceptual location of a Regional Activity Center will be depicted on the Recreation Service Areas Map 4.2 of the Comprehensive Plan Map Series. The final location of any Regional Activity Center shall be determined at the time of construction plan approval without the need to modify the Comprehensive Plan Map Series provided the Regional Activity Center is consistent with the Master Planned Mixed Use Future Land Use designation and applicable MPD zoning.**

The MPD Master Plan conceptually depicts the location of a centrally located Regional Activity Center along the Loop Road and proximate to the Northern Connector Road. The Regional Activity Center is approximately 943 acres in size and allows a full mix of uses.

- E. Employment Center(s): An Employment Center proximate to the regionally significant transportation network will provide economic development opportunities and encourage the location of jobs within close proximity to the multi-modal transportation network and residential uses, thereby resulting in shorter commuting distances and a reduction in vehicle miles travelled (VMT) and greenhouse gas (GHG) emissions. The Employment**

Center shall include a mixture of office, civic, institutional, industrial, warehouse, supporting retail, supporting residential and/or other similar uses.

The MPD Master Plan includes the general location of two Employment Centers in the southeast portion of the Property proximate to and with access to the regional transportation network. The westernmost Employment Center has access to the rail corridor.

Policy 1.7.1.2. - To effectively maintain the multi-functional Greenway Overlay and ensure its long-term viability, the following elements shall be addressed during the MPD rezoning review:

A. Compatibility: Specific guidelines within the MPD will be established for development outside and adjacent to the Greenway Overlay to minimize edge effects. Such guidelines may include:

i. Establishment of setbacks, transition zones and buffer zones;

Sections 5, 7 and 13 of the MPD Agreement contains development standards to ensure compatibility between development and the GO. The MPD Master Plan depicts conceptual locations of transition zones identifying potential areas for the future location of Hamlets. The transition zones are planned to include uplands with connections to trail roads and the roadway network to avoid and minimize wetland disturbance. The transition zone (or portion thereof) will be established upon final wetland determination.

The MPD Agreement includes development standards for all Uses, including building setbacks from residential and nonresidential uses and the GO boundary line (as determined through final permitting).

For wetlands within the Greenway Overlay, buffers will be pursuant to the SJRWMD permitting requirements and may include an average 25-foot, minimum 10-foot upland buffer zone. A ten (10') foot wide building setback will be provided from the upland buffer. If the buffer is not included in the platted lot, the additional ten (10') wide building setback will not be required.

ii. Minimization of conflicting uses through site planning (e.g., placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.);

The MPD Master Plan itself serves as the site plan to site uses adjacent to the conceptual GO. Second, these policies and the MPD Agreement carefully assign Permitted Uses

within and adjacent to the GO. The third minimization technique includes development standards for pond plantings, trail locations and materiality as well as transition zones. Trails will be permitted within the GO building setback and buffer listed above.

iii. Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g., fencing or bulkhead revetments, etc.);

See accessory use and fencing in Section 7(s) of the MPD Agreement.

iv. Pursuing FWC Lighting Certification;

Lighting standards will address fixture height and directional position to reduce upward lighting, glare and overspill. See Section 7(k) of the MPD Agreement.

v. Minimization of nuisance wildlife attractants (e.g., storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.).

Developers will provide covenants and restrictions to incorporate these and other measures such as wildlife food sources and cover within individual home yards. Educational information will be shared with residents to address human-wildlife coexistence including species specific literature published by the USFWS and FWC.

i. Locating Hamlets within transition zones.

The MPD Master Plan designates potential areas for Hamlet locations identified as transition zones. These zones follow appropriate upland areas and are subject to the Hamlet density and intensity standards.

B. Design Guidelines: Guidelines will be established for design elements within and adjacent to the Greenway Overlay. Such guidelines will include:

i. Connection to any adjacent regional greenway(s); and internal community elements;

The GO was established to connect to regional conservation lands to the north and south of the Property.

ii. Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act;

A Cultural Resources Desktop Analysis and Reconnaissance Survey (the "Survey") has been completed for the Property. The Survey provides a synthesis of background research and the results of a field reconnaissance survey. The background information includes a review of the environment, historic maps and aerial photographs, previously conducted cultural resources studies, and previously recorded resources within and immediately adjacent to the project area. The National Register of Historic Places (NRHP) eligibility of these resources is also discussed. A LiDAR relative digital elevation map (DEM) was created to identify relatively elevated landforms within this generally low and flat landscape, and guide testing to locate possible precontact habitation sites. The field investigation was performed to visually inspect the condition of the Property and assess the likelihood for cultural resources to be present, particularly within the areas where background research indicated the greatest likelihood. The combined background review and reconnaissance investigation will assist in estimating the level of effort required to perform a Phase I Cultural Resources Assessment Survey (CRAS) of the Property for the identified resources as development progresses. Section 7(x) of the MPD Agreement provides standards for cultural and historic resources in relation to the Property.

iii. Incorporating water conservation strategies to minimize use of potable water;

Water conservation will be provided in accordance with Article V, Water Conservation Policy, Chapter 24 of the Code of Ordinances. Conservation strategies may include development standards such as Florida Water Star, Florida Friendly Community, and Florida Friendly Landscaping. One or more Utility Agreements with the City of Palm Coast may also include a Water Conservation Plan. See Section 7(r) of MPD Agreement.

iv. Incorporating energy conservation strategies;

Overarching energy conservation strategies include mix of uses to reduce vehicle miles traveled, multiple modes of travel, and land use planning and siting. Individual energy conservation strategies include what is now commonplace with home systems and appliances such as EnergyStar to minimize energy consumption.

v. Retaining unique ecological linkages to avoid habitat fragmentation;

This is documented with the designation of the GO on the MPD Master Plan, identified through internal and external context. See also the PESA for justification to be submitted under separate cover.

vi. Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay; and

- As part of technical site plan review for applicable areas, the location and design of wildlife crossings will be identified.

Vii. Protection and management for environmentally sensitive areas (as defined below);

This element will be addressed as part of the applicable regulatory permitting process.

Viii. Locating Hamlets:

- 1. The conceptual location of transition zones will be shown on the MPD Master Plan. Hamlets will be located within the transition zones.**
- 2. Hamlets shall be located outside of the Greenway Overlay.**
- 3. The maximum number of units within hamlets is limited to no more than 1 unit per 20 acres of the Greenway Overlay.**
- 4. The MPD will describe lot size and width, impervious surface ratio, setbacks and residential uses within Hamlets.**

The conceptual location of transition zones are depicted on the MPD Master Plan Exhibit B. The MPD Agreement provides for the maximum density of Hamlets and addresses the lot size and width, and other dimensional standards applicable to a Hamlet as well as the permitted uses.

Conservation: The entire Greenway Overlay will not be encumbered by conservation easements, nor will any portion be designated with a Conservation FLU designation. Notwithstanding this, conservation easements shall be established within portions of the Greenway Overlay in accordance with federal and state permits obtained for the applicable MPMU project or portion thereof.

This provision will be monitored through final permitting with jurisdictional agencies.

- C. Habitat Conservation Management Plan: A Habitat Conservation Management Plan(s) (HCMP) will be developed and implemented as part of the federal and state environmental permitting process. The HCMP is intended to be a living document and as such will be modified as the final boundaries of the Greenway Overlay are established as set forth in the applicable MPD.**

Section 7(l) of the MPD Agreement is consistent with this sub-Policy.

- D. Monitoring and Enforcement: The applicable MPD Development Agreement will include enforcement provisions to ensure consistency with the elements in this Policy 1.7.1.2. In addition, monitoring and enforcement will be conducted in relation to any applicable federal and state environmental or regulatory permit issued for lands within the Greenway Overlay.**

Uses within the GO will follow the applicable federal and state regulatory requirements and local code enforcement provisions of the LDC. See also Sections 13, 23 and 36 of the MPD Agreement.

- E. Public Access Provisions: Where appropriate, the MPD should include provisions for public access to the Greenway Overlay, balancing recreational use with the purpose and intent of the Greenway Overlay as set forth in Policy 1.7.1.1.**

See MPD Development Agreement Section 13.

Generally, public access will be shown on future technical site plan(s).

Policy 1.7.1.3. - The MPD will include a regionally significant transportation network providing internal and external multi-modal interconnectivity. When designing the transportation network, equal consideration shall be given to all

modes of transportation including a trail network to provide access between the various land uses and access to the greenways.

The MPD Master Plan conceptually depicts the regionally significant transportation network that provides for both north-south and east-west connections through the site. As each technical site plan is submitted, the applicant will demonstrate multi-modal interconnectivity.

Policy 1.7.1.5. - The overall Residential Density within each Master Planned Mixed Use land use designation shall not exceed 1.2 dwelling units per gross acre. The maximum non-residential intensity within any single parcel of a Master Planned Mixed Use land use designation shall be a Floor Area Ratio of 1.0. See Policy 1.7.3.1. below for the calculation of density and intensity within each Master Planned Mixed Use future land use designation.

MPD Development Agreement Sections 6 and 8 provide the allowed density and intensity and the proposed land use and phasing consistent with this Policy. The MPD Development Agreement complies with the maximum overall Residential Density as defined in this Policy.

Policy 1.7.2.1. - At least 50% of the total lands within a Master Planned Mixed Use designation shall be planned for recreation and open space uses and such uses within the Greenway Overlay will count toward this percentage. In addition, any open space and recreation lands within each Village (located outside the Greenway Overlay) that satisfy the minimum 10% condition in Policy 1.7.1.1.B above will also satisfy this 50% minimum condition.

Approximately 42% of the Property is located within the Greenway Overlay which is proposed to include recreation and open space areas. At a minimum, an additional 10% of recreation and open space will be provided in each of the Villages to meet this standard. Per Table 1 of the MPD Agreement, the Villages encompass approximately 9,238 acres of which an additional, minimum of 10% or 924 acres would be set aside as open space and recreation. Given the above and the recreational park areas and upland buffers for wetlands it is estimated that the 50 percent standard will be exceeded within the Property.

Policy 1.7.2.2. - The MPD(s) for a Master Planned Mixed Use FLU designation will include a development program to demonstrate compliance with the following non-residential space standards:

- A. Retail/Service - At a minimum, 50 square feet of retail and service space per dwelling unit shall be planned for in a Regional Activity Center, Village Centers, and/or Neighborhood Centers with this standard measured in the aggregate across these areas. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail within Neighborhood Centers shall be of limited scale and intensity to ensure compatibility with the low-intensity character of the predominantly residential villages.**

The proposed land use program contained within Section 8 of the MPD Agreement includes approximately 86 square feet of retail and service space per dwelling unit.

- B. Workplace/Employment Center - At a minimum, 100 square feet of workplace space per dwelling unit designed to serve the development shall be planned for in Neighborhood Centers, Village Centers, Employment Center, and/or Regional Activity Center with this standard measured in the aggregate across these areas. Workplace space can include office, health care, industrial and similar uses. Industrial uses shall compose a minimum of 50% of the workplace space.**

The proposed land use program contained within Section 8 of the MPD Agreement includes approximately 181 square feet of workplace space per dwelling unit. Industrial comprises approximately 81% of the workplace space planned.

Transportation Element

Policy 2.1.2.1 - The City shall continue to enforce, and update as necessary, the concurrency review management regulations in the LDC and technical manuals to require developers to mitigate the impact of project traffic on roadways consistent with state law. The following provisions are to be included in the LDC or technical manuals:

F. Where the development impact on a road segment or intersection causes the roadway or intersection to fail (fail is defined as exceeding the adopted level of service), developers shall mitigate for its development impacts by contributing and/or constructing its proportionate share of roadway improvement(s) consistent with Section 163.3180, F.S. Developers who fund, construct, or otherwise mitigate for road improvements will receive impact fee credits for said road improvements consistent with State law and the LDC. Only improvements not related to site access required improvements are eligible for impact fee credits. In no case may the impact fee credits exceed the actual amount spent on the capacity improvements.

H. The City will consider innovative transportation and mobility techniques consistent with Sections 163.3180(5)(e) and (f), Florida Statutes, and other state regulations in conjunction with any project transportation concurrency review, including as part of mitigation during the proportionate share review.

MPD Agreement Sections 10 and 14 provide the framework for transportation mitigation necessitated by the proposed residential and nonresidential development of the Property consistent with this Policy.

Objective 2.1.7 - To reduce traffic on Interstate 95 and enhance emergency response and evacuation capabilities, the City shall continue its program to expand the City's north-south parallel reliever roadways to I-95 (Belle Terre Pkwy/Blvd and Old Kings Road). Funding assistance shall be solicited from FDOT and private developer interests where appropriate, emphasizing the dual purpose of traffic mitigation and public safety enhancements.

The proposed regionally significant transportation network for the MPD is planned to include a parallel route to I-95 in furtherance of this Policy.

Objective 2.1.8 - To the extent feasible, support the development of safe, convenient and energy efficient rail and airport facilities and provide opportunities for the creation of a multi-modal system that interconnects all transportation modes, provides new modes for passenger transportation, and encourages industrial and commercial development in the City through improved freight facilities.

The proposed Employment Center along the FEC rail line encourages industrial and commercial development with additional alternative freight facilities.

Policy 2.1.8.3 – To encourage the use of the City’s inter-modal resources, the City shall encourage, through land use designations and other methods, industrial development within the areas of the City that are adjacent to the Airport property and along the FEC Rail Line.

The proposed Employment Center along the FEC rail line encourages industrial development along the FEC rail line in addition to access to the regional roadway network.

Policy 2.1.8.6 - Through coordination with appropriate State agencies, legislative delegation, Flagler County, municipalities, and private stakeholders, will work towards establishing a passenger rail station on the Florida East Coast rail corridor to enhance regional connectivity transportation, and economic development opportunities.

The applicant will explore options to coordinate with State, regional and local agencies to locate a passenger rail station within the Property.

Objective 2.1.11 – Support the development of strategic mixed-use centers to reduce commuting demand on I-95, while providing opportunities for employment growth and fostering economic development within the City.

The proposed MPD provides the opportunity to develop strategic mixed use areas and employment growth opportunities within a greenfield site and at an unparalleled scale within the City of Palm Coast.

Objective 2.3.1 - Continue to expand and maintain the system of linear trails connecting the City to internal and adjacent lands and water and expand the system of trails that together with the City’s sidewalk system provides recreational opportunities and serves as an alternative mode of transportation.

The MPD provides the opportunity to connect to the City's system of trails with the expansion of the transportation network and recreational opportunities and alternative modes of transportation with sidewalks, trails and pathways within the Property.

Objective 2.4.4 – Develop the capability to evacuate all residents of the City in the event of a threat of natural or man-made disaster.

The proposed regionally significant transportation network provides a long-term solution to evacuate the City in the event of a threat of natural or man-made disaster.

Housing Element

GOAL 3.4: DIVERSITY IN HOUSING

Allow a variety of lot sizes and housing types to meet the needs of the citizenry through all stages of life.

The MPD provides the opportunity to provide a variety of lot sizes and housing types to meet the demand of the future population through all stages of life.

Recreation and Parks Element

Policy 4.1.1.1 - The City shall establish a Recreation and Park LOS standard of eight (8) acres per 1,000 persons with the following guidelines:

- A. Park acreage shall consist of three (3) acres of resource-based and five (5) acres of activity-based parkland.**
- B. Activity-based parks shall have a minimum of 25% of the total park site dedicated to resource-based facilities, open space or natural areas.**
- C. Activity-based recreation and park facilities shall be planned and developed to ensure the availability of active facilities within three (3) miles of most residents.**

This Policy is met by MPD Agreement Sections 10, 12 and 13.

Objective 4.3.1 - Neighborhood Parks

Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space in new residential developments.

Policy 4.3.1.2 - The City shall encourage the development and operation of neighborhood parks and recreation facilities by non-profit groups and private interest groups to help meet local recreational needs.

At least 50% of the Property is planned as recreation and open space. In addition, a minimum of 270 acres of activity-based recreation will be provided within the Property. Neighborhood parks may be provided within each Neighborhood Center and/or Village. Most of the neighborhood parks are envisioned to remain privately owned and maintained.

Infrastructure Element

Policy 5.1.3.3 - The City is encouraged to maximize the use of existing potable water facilities in the planned service areas by system expansion and upgrades, rather than developing “satellite systems” which promote urban sprawl.

The Property is located within the City’s water service area, and the Landowner is working with the City to negotiate one or more Utility Service Agreements.

Policy 5.4.3.2. - The City shall protect groundwater resources through the following actions:

- A. Establish wellhead protection zones that, at a minimum, meet or exceed State and Federal regulatory requirements. The primary wellhead protection zone shall be circular with a fixed 500’ radial setback distance around each potable water well. The tertiary wellhead protection zone shall be the area around the favorable water production areas for the Floridan and confined surficial aquifer.**

Proposed development will comply with State law and the standards contained in Section 10.03. of the Land Development Code (LDC) regulating the types of facilities and substances allowed within the primary and tertiary wellhead protection zones.

Conservation and Coastal Management Element

Policy 6.1.9.3 - Prioritize the establishment and/or preservation of integrated corridors through the LDC and or Development Agreements. Regulations will prioritize the protection of functional and integrated wetland systems with particular emphasis on their value as connected corridors. Development adjacent to these areas shall be compatible with the functionality of the corridor to minimize disruption natural systems established. For any properties zoned MPD with a master site plan, corridor overlays will be depicted and described.

This MPD Agreement directly implements Policy 6.1.9.3 to carry forward the GO within the Master Planned Mixed Use Land Use Category. In addition, this MPD provides the Greenway will include approximately 8,533 acres. The MPD Agreement provides for allowable Uses within and adjacent to the GO and includes appropriate buffers and setbacks for the same.

Policy 6.1.13.2 - The City shall use appropriate means consistent with state and federal regulations to protect listed species and prevent further reductions in those species population sizes and habitat through land acquisition, public and private partnership, LDC enforcement, the use of the Master Planned Development (MPD) processes, land development application review process, the updating of the LDC as needed, and collaboration and cooperation with agencies with jurisdiction over listed species and/or their habitat.

The PESA conducted for this MPD evaluates site conditions as the initial step to protect listed species and directed the creation of the GO. Future development within the MPD will follow jurisdictional permitting requirements.

Policy 6.1.17.5 - Requirements and standards for conducting cultural resource assessments and reporting of archeological and historic sites prior to development activities shall be incorporated into the LDC and be consistent with state regulations. Previously investigated sites reviewed by the SHPO with no significant findings are excluded from further investigation.

The Preliminary Environmental Site Assessment includes a Technical Memorandum Cultural Resources Desktop Analysis and Reconnaissance Survey from SEARCH, Inc.

Policy 6.1.17.6 - For property which the DHR has jurisdictional review or recommended an archaeological survey, the City shall require a copy of the correspondence from the State

Historic Preservation Officer (SHIPO) office concurring that historic concerns have been adequately addressed prior to the initiation of construction activities.

MPD Agreement Section 7(x) is consistent with this Policy.

Policy 6.2.7.3 – All new developments in wildfire hazard areas shall complete and implement a wildfire mitigation plan specific to that development, subject to review and approval by the City, which shall be incorporated as part of the development plan approved for that development. The mitigation plan shall include:

- A. Project and parcel design features, such as defensible project perimeters, interior project fuel breaks, individual site defensible space, landscaping guidelines and plant material suggestions, and the placement of structures.**
- B. Provisions for periodic inspections by the City to verify construction, implementation, and maintenance of the wildfire mitigation features in accordance with the plan. The inspection period may range from once a year to once every three years depending on site conditions.**
- C. Implementation of the wildfire mitigation plan for the entire life cycle of all developments requiring plans.**
- D. Water storage facilities, accessible by standard fire-fighting equipment, shall be provided, dedicated, or identified for fighting wildfires. Where public supply is available, fire hydrants of sufficient pressure shall be required.**

This MPD addresses wildfire hazard areas in Section 7(n).

Neighborhood Meeting Summary

Workshop Title: Palm Coast Master Planned Development Westward Expansion

Date: April 22, 2026

Time: 6:00pm

Location: Palm Coast Community Center, 305 Palm Coast Parkway NE, Palm Coast, FL 32137

Platform: In person open house with storyboard stations

Attendees:

Landowner and landowner representatives: Mike Hahaj, Paul Rice, Lindsay Haga, Grant Bledsoe, Karl Soderholm

Public: see attached sign in sheet

Purpose of the Workshop

To host the required neighborhood workshop in accordance with Section 2.05.02, City of Palm Coast LDC for the proposed MPD rezoning agreement and associated Future Land Use Map amendment (City sponsored), Annexation and DRI Abandonment Ordinances.

The open house platform provided residents with an immersive experience to visit seven (7) different topic/storyboard stations. A scrolling video of Wildlight and Heartwood played on the large screens for residents to view.

Topic/Storyboards:

- Public Facilities
- Greenway Overlay
- Transportation
- Neighborhood Workshop
- Existing Conditions
- Economic Development Examples
- Westward Expansion: Economic Development

See attached storyboards.

Westward Expansion
 MPMU MPD Workshop
 April 22, 2026 @ 6:00pm

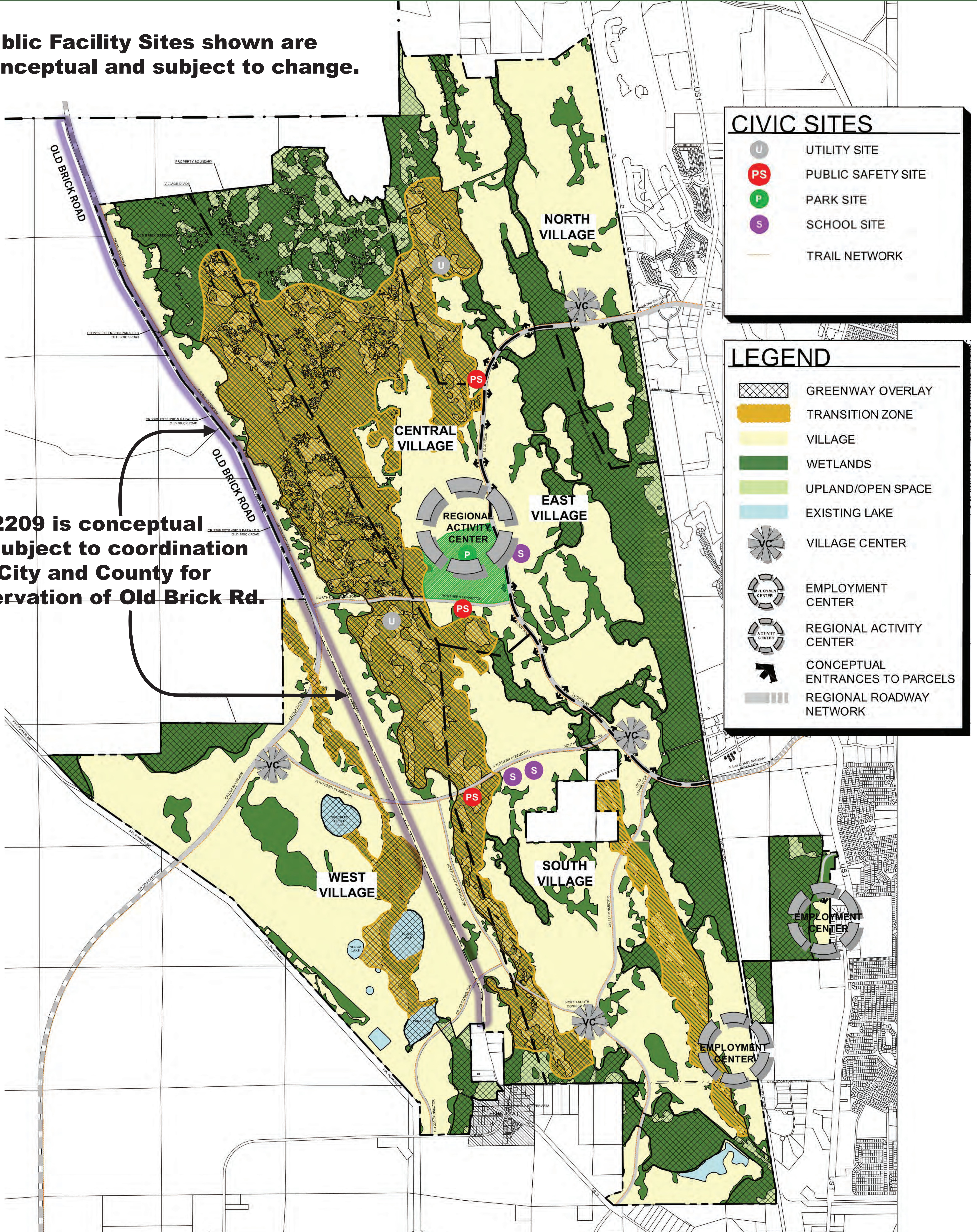
NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
RON HUNTER		149 OAK AVE BUNNELL, FL	
Raymond Royer	fotboyle@ptd.net	3 Pelican Lane Fergus Falls, MN 56401-6336-5836	
Nancy Skadden	nancyskadden@gmail.com	2 Oakmont Ct PC 32131	
Leslie Johnson	johnsonlx@protonmail.com	23. Providence Ln. Pc	
Mark Webb		19 Wood/Fair Ln	



PUBLIC FACILITIES WESTWARD EXPANSION

Note: These storyboards were displayed at the Community Meeting hosted April 22, 2026. This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

Public Facility Sites shown are conceptual and subject to change.



CIVIC SITES

- U UTILITY SITE
- PS PUBLIC SAFETY SITE
- P PARK SITE
- S SCHOOL SITE
- TRAIL NETWORK

LEGEND

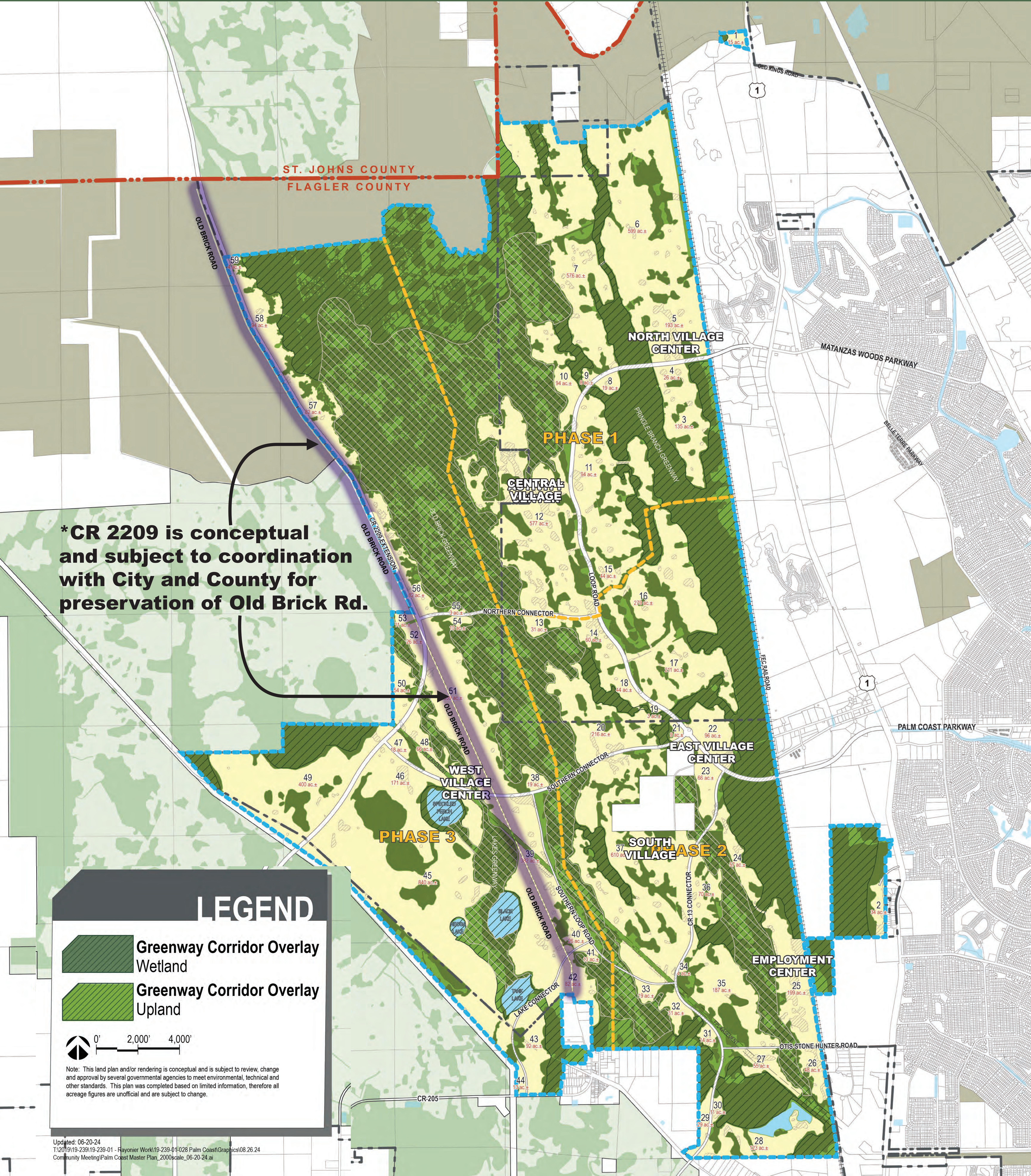
- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK

***CR 2209 is conceptual and subject to coordination with City and County for preservation of Old Brick Rd.**



GREENWAY OVERLAY WESTWARD EXPANSION

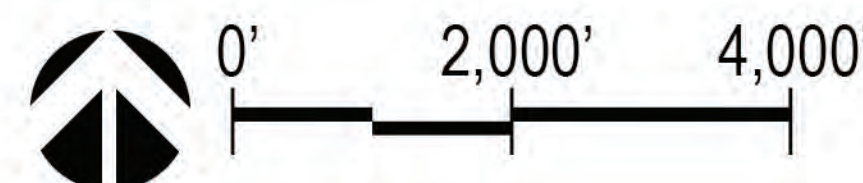
Note: These storyboards were displayed at the Community Meeting hosted April 22, 2026. This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



***CR 2209 is conceptual and subject to coordination with City and County for preservation of Old Brick Rd.**

LEGEND

- Greenway Corridor Overlay Wetland
- Greenway Corridor Overlay Upland

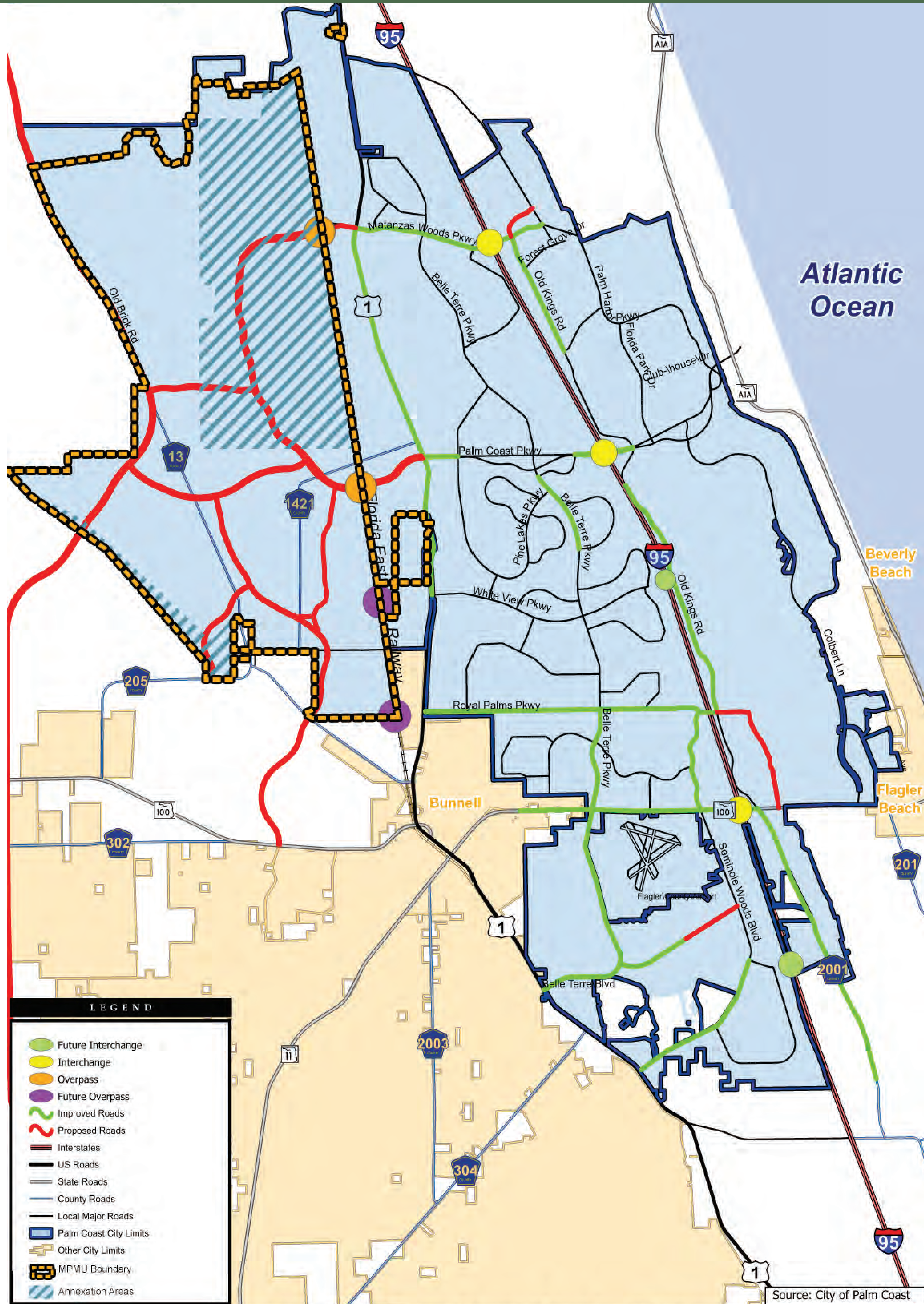


Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



TRANSPORTATION WESTWARD EXPANSION

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Source: City of Palm Coast





Neighborhood Workshop WESTWARD EXPANSION

PALM COAST Westward Expansion

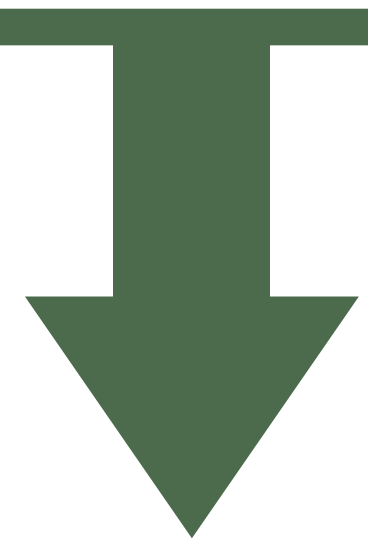
The City of Palm Coast initiated Imagine 2050: City on the Rise in the fall of 2023 as an opportunity to engage its citizens to shape their future through the comprehensive plan update. As part of that outreach, the City asked Rayonier to reimagine the land uses entitled for the western lands known as the “Westward Expansion”.

This MPD aligns with the Guiding Principles identified by the citizens of Palm Coast.

2023 - 2025

Achievements

- Imagine 2050 Guiding Principles
- 2050 Comprehensive Plan
- Regional Roadway network
- Loop Road Funding and Construction start



MPMU Rezoning
Application Filed
March 2026



Neighborhood Workshop

- Future Land Use Map Amendment
- MPD Rezoning
- Annexations
- DRI Abandonment

Planning Board &
City Council Hearings



PALM COAST “Westward Expansion”

Guiding Principles:



COMMUNITY



COMMUNITY
HEALTH



ECONOMIC
DEVELOPMENT



ECOSYSTEMS



EDUCATION



FISCAL
PLANNING



HOUSING



PARKS



PUBLIC
FACILITIES



SUBURBAN
CHARACTER



TRAFFIC
CIRCULATION



WORK,
LIVE, PLAY

Note: These storyboards were displayed at the Community Meeting hosted April 22, 2026. This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



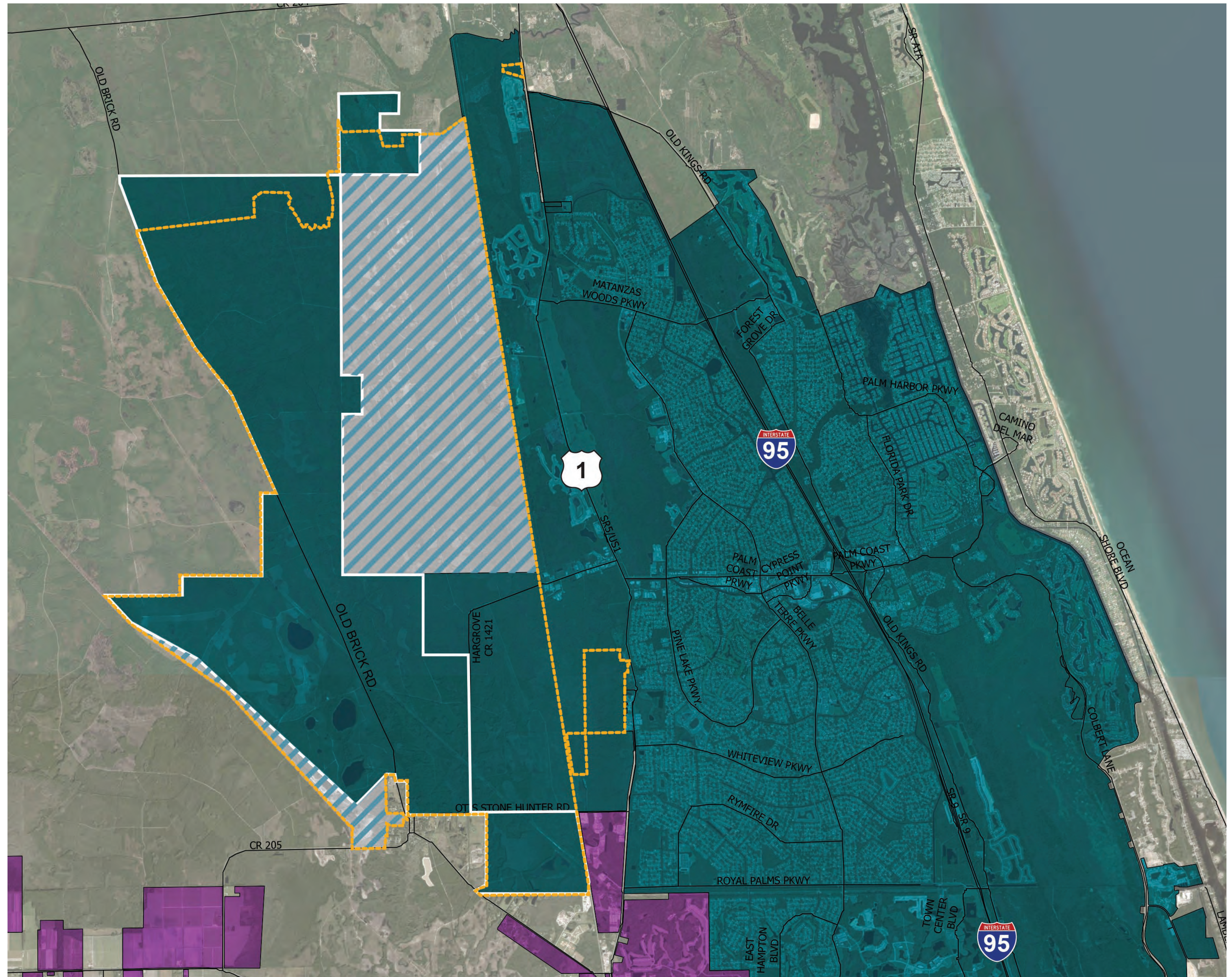
EXISTING CONDITIONS WESTWARD EXPANSION

LEGEND

- City of Palm Coast
- Annexation Areas
- City of Bunnell
- MPMU Boundary

ENTITLEMENT PERMITS

- Future Land Use Amendment (FLUM)
- MPD Rezoning
- Annexations
- DRI Abandonment



Note: These storyboards were displayed at the Community Meeting hosted April 22, 2026. This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



ECONOMIC DEVELOPMENT EXAMPLES WESTWARD EXPANSION

wildlight ~\$1.5B of Economic Development: 2017-2025



- TOWN DISTRICT**
1. UF HEALTH WILDLIGHT
 2. CROSSINGS AT WILDLIGHT
 3. MULTI-TENANT COMM.
 4. WAWA
 5. THE LOFTS
 6. ST. CLARE ELC
 7. YMCA AT WILDLIGHT
 8. UF HEALTH REHAB
 9. EXCHANGE AT WILDLIGHT
 10. HAMLET WILDLIGHT
 - 11 & 12. WESTERLY PARK
 13. W.E.S.
 14. FOREST PARK
 15. DEL WEBB
 16. FOUNDER'S PARK
 17. FLORIDA PUBLIC UTILITIES
 18. ONE RAYONIER
 19. VILLAGE CENTER OFFICES
 20. KINDERCARE
 21. FAMILY DENTAL



- TOWN DISTRICT**
22. THE FELLOWSHIP
 23. HAWTHORN PARK
 24. WL COMMERCE PARK
 25. CROSSTOWN

HEARTWOOD AT RICHMOND HILL ~\$2.5B of Economic Development: 2020-2026

- Hyundai Mobis
- Caesarstone
- AltaBird
- Xebec
- Xebec II
- Medline
- Loblolly
- Novare
- Tupelo
- Del Webb
- Board of Education
- St. Josephs/Candler



2020



2026

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Westward Expansion: Economic Development

- Allows for a diversified economy anchored by an Activity Center that may include destination sports, entertainment and hospitality, as well as an employment center to direct long-term job growth.
- Build-out generates estimated direct employment impact of approximately 13,375 jobs, \$6B in taxable value, \$1.8B of net benefit to Flagler/Palm Coast area over ~30 years (excludes construction activities)*
- Construction activities include and estimate 2,279 average annual employment, \$9.5B in construction spending, \$4.6B in additional spending resulting in approximately \$14.1B of economic output from construction over ~30-year period.



Palm Coast Westward Expansion

DISCLAIMER: The information contained herein is for illustrative and conceptual purposes only. Nothing herein shall be construed as a binding commitment or obligation, nor is it intended to be relied upon by any person for any reason. All information is preliminary and subject to change.

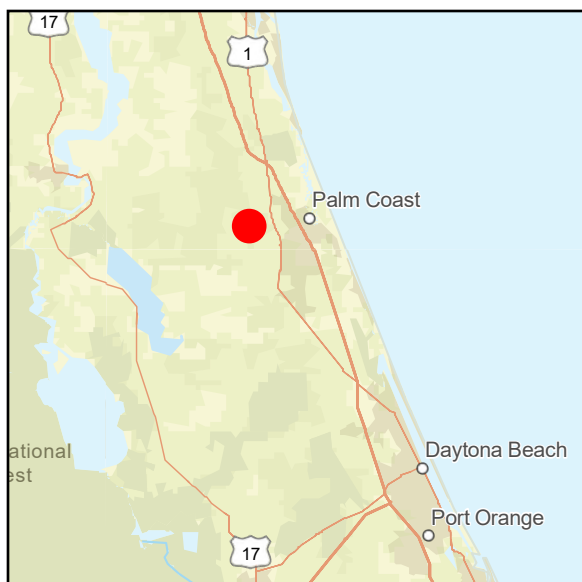
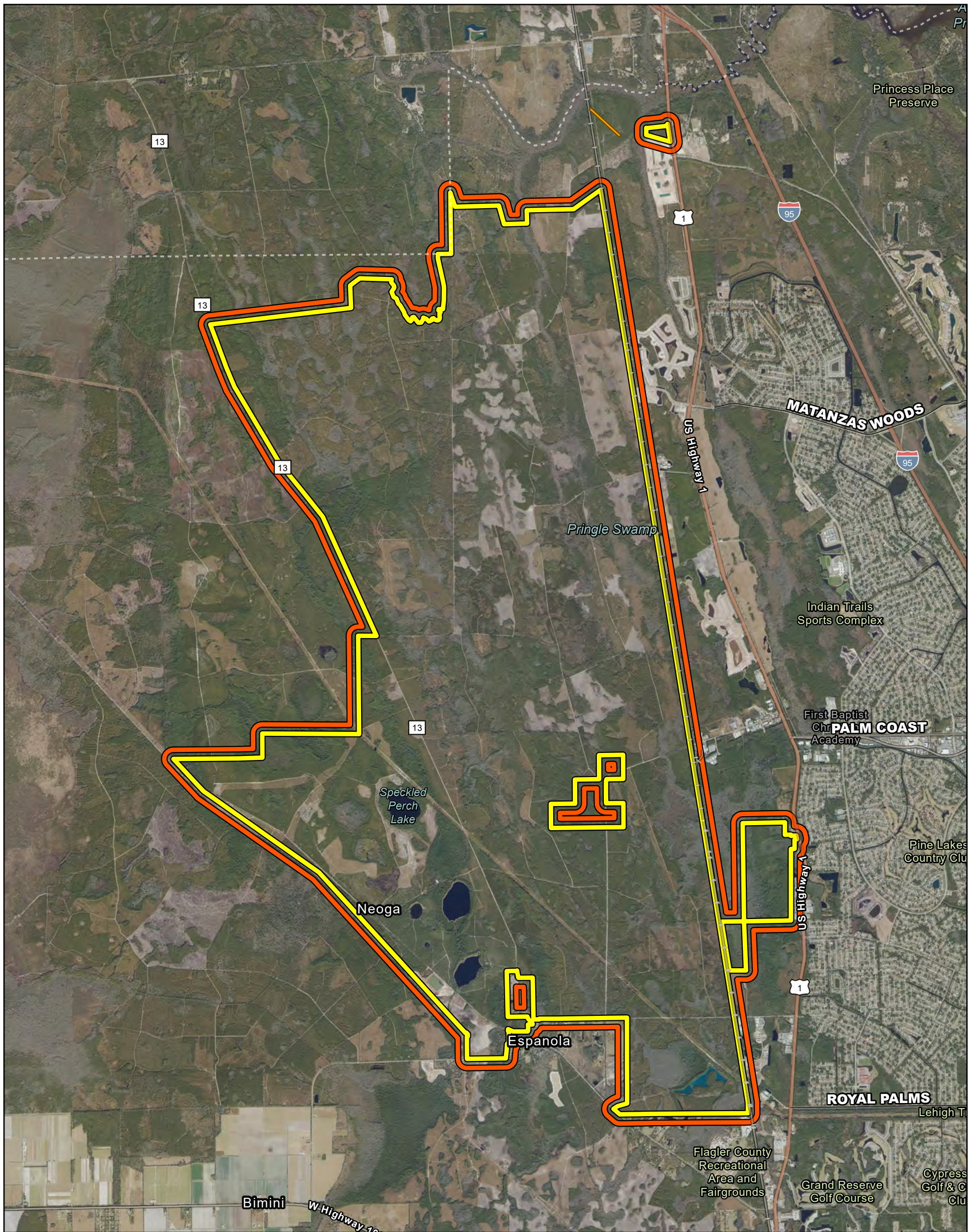
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Adjacent Owners List w/in 500 ft of Subject Property Community Meeting 4.22.2026

owner NAME 1	Owner Address 1	Owner Address 2	Owner City	Owner	Owner Zip
1 ENTERPRISE DRIVE LLC	2315 IBIS ISLE RD E		PALM BEACH	FL	33480-5367
210 PALM COAST LLC	24844 ROCKAWAY BLVD		ROSEDALE	NY	11422-3106
26 SCHOONER COURT LLC	2914 COUNTY ROAD 214		ST AUGUSTINE	FL	32084
ACCI VENTURES LLC	77 HARGROVE GRADE		PALM COAST	FL	32137-5114
ADAMS HOMES OF NORTHWEST FLORIDA INC	100 W GARDEN STREET	SECOND FL	PENSACOLA	FL	32502
ADAMS JOHNNIE MELISSA	PO BOX 1654		BUNNELL	FL	32110-1654
ALEXANDER MARY L	7 FARRAGUT DR		PALM COAST	FL	32137-8207
ALEXANDRA HOLDINGS LLC	3816 CUTLASS BYU		NOKOMIS	FL	34275-3343
ARGOS READY MIX LLC	3015 WINDWARD PKWY	SUITE 300	ALPHARETTA	GA	30005
ATLANTIC SR LLC	83 ZAUN TRAIL		PALM COAST	FL	32164
B & D HOLDINGS OF NE FLORIDA LLC	35 ENTERPRISE DR		BUNNELL	FL	32110-4302
BARQUET JACINTO	41 WOODBURY DRIVE		PALM COAST	FL	32164
BASS CHARLIE L	180 ESPANOLA RD		BUNNELL	FL	32110-4248
BIRLE DONALD R	198 MAIN STREET		BUNNELL	FL	32110
BJELAJAC ERKAZ	34 PRIMROSE LN		PALM COAST	FL	32164-7415
BOVE MARK ANDREW	184 GREENWOOD DR		PALM COAST	FL	32137-8298
BOWMAN DAVID T	235 MAIN STREET		BUNNELL	FL	32110
BOWMAN DAVID T & KERSTIN	236 MAIN STREET		BUNNELL	FL	32110
BOYD MARK DOUGLAS	171 GREENWOOD DR		PALM COAST	FL	32137-8296
BRABANT RICHARD A	3161 N OLD DIXIE HWY		BUNNELL	FL	32110-4315
BRICK ROAD MITIGATION HOLDINGS	101 E TOWN PLACE	SUITE #150	ST AUGUSTINE	FL	32092
BROSSOIT LEE ALLEN	177 GREENWOOD DR		PALM COAST	FL	32137-8296
BRYAN YVONNE MARY	24 WOODLAWN DR		PALM COAST	FL	32164-7914
BUNNELL WINDS LLC	PO BOX 354425		PALM COAST	FL	32135-4425
BUTLER JAMES A & KAREN A H&W	30 WOODLAWN DR		PALM COAST	FL	32164-7914
C & D RIVER INVESTMENTS LLC	4163 BUTTERNUT AVE		BUNNELL	FL	32110-5230
CALLAWAY ROBERT	35 WOODLAWN DR		PALM COAST	FL	32164-7915
CAMS DEMOLITION & DISPOSAL	8 JEWEL DRIVE #1		WILMINGTON	MA	01887
CAREY GARY & KAREN DENISE	39 WOODLAWN DR		PALM COAST	FL	32164-7915
CARITO PAUL L	28 WOODLAWN DR		PALM COAST	FL	32164-7914
CHRIST THE KING EVANGELICAL	5625 N US HIGHWAY 1		PALM COAST	FL	32164
CITY OF PALM COAST	160 LAKE AVENUE		PALM COAST	FL	32164
COLMORGEN CLARENCE VERNON JR	139 GREENWOOD DR		PALM COAST	FL	32137-8296
COTE WILLIAM J	181 GREENWOOD DR		PALM COAST	FL	32137-8296
CREWS C SCOTT LIFE ESTATE	PO BOX 69		BUNNELL	FL	32110-0069
CREWS MATTHEW & MELISSA B	PO BOX 1209		BUNNELL	FL	32110-1209
DERICKSON DUSTIN & MONICA H&W	2421 OTIS STONE HUNTER RD		BUNNELL	FL	32110-4353
DERMENZHY OKSANA	121 FALCON FIRE PL		BUNNELL	FL	32110-4250
DIAZ YANISLEY HERNANDEZ	36 FALCON FIRE PL		BUNNELL	FL	32110-4205
DR HORTON INC - JACKSONVILLE	4220 RACE TRACK RD	STE 100	SAINT JOHNS	FL	32259-2084
DVORJAC ANGELA	185 GREENWOOD DR		PALM COAST	FL	32137-8296
EDWARDS JEROME G	15 WOODLAWN DR		PALM COAST	FL	32164
EGLISE HAITIENNE DES	2 ROYAL PALM LN		PALM COAST	FL	32164-6902
EMERY DAVID QUENTIN	9838 COUNTY RD 304		BUNNELL	FL	32110
EMERY DAVID W & SANDRA G	3275 N OLD DIXIE HWY		BUNNELL	FL	32110-4323
EMERY HALEY M	3831 N OLD DIXIE HWY		BUNNELL	FL	32110-4317
FERRELL STEVEN KEITH	145 GREENWOOD DR		PALM COAST	FL	32137-8296
FJF LLC	800 BELLE TERRE PKWY	200-126	PALM COAST	FL	32164
FLAGLER C D S INC	2190 COUNTY ROAD 13		BUNNELL	FL	32110
FLAGLER COUNTY	1769 E MOODY BLVD	BLDG 2 SUITE 302	BUNNELL	FL	32110
FLAGLER COUNTY FLORIDA	1769 EAST MOODY BOULEVARD		BUNNELL	FL	32110
FLORIDA AGRICULTURAL MUSEUM	7900 OLD KINGS RD N		PALM COAST	FL	32137-8285
FLORIDA EAST COAST RAILWAY	7150 PHILIPS HWY		JACKSONVILLE	FL	32256-6802
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD		JUNO BEACH	FL	33408-2657
FORBES DAVID E	33 WOODLAWN DR		PALM COAST	FL	32164-7915
FOREST IN PARADISE LLC	13 FARRADAY LN		PALM COAST	FL	32137-8112
FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD	STE 790	ARLINGTON	TX	76006
GOLIAS MICHELLE	23 WOODLAWN DR		PALM COAST	FL	32164-3131
HALL ALBERT	1109 SHERMAN ST		BUNNELL	FL	32110-7717
HALL KYLE & SARAH HALL H&W	85 MAIN ST		BUNNELL	FL	32110-4303
HAMILTONS COMPLEX LLC	7 FLORIDA PARK DR N STE E		PALM COAST	FL	32137
HARRIS ROSE MARIE	PO BOX 561		BUNNELL	FL	32110-0561
HARRIS RUTHIE	206 ESPANOLA RD		BUNNELL	FL	32110-4202
HERRERA MIGUEL & SAMANTHA	27 WOODLAWN DR		PALM COAST	FL	32164-3131
HODGES CARL CURTIS	620 S RIVERSIDE DRIVE	APT 1	NEW SMYRNA BEACH	FL	32168
HUNTER HOWARD LEWIS JR	205 OAK AVE		BUNNELL	FL	32110-4338
HUNTER JESSE	3245 N OLD DIXIE HWY		BUNNELL	FL	32110-4323
HUNTER KEVIN JR	170 MAIN STREET		BUNNELL	FL	32110
HUNTER KEVIN S SR	3230 N OLD DIXIE HWY		BUNNELL	FL	32110-4322
HUNTER RONALD L	149 OAK AVE		BUNNELL	FL	32110-4313

HUTCHERSON KATHLEEN M	17 WOODLAWN DR		PALM COAST	FL	32164-3114
J & R OF FLAGLER INC	20 ENTERPRISE DR		BUNNELL	FL	32110-4301
JOHNSON WILLIAM	9901 LOCUST ST		GLENN DALE	MD	20769-9268
JONES B J	PO BOX 1239		BUNNELL	FL	32110-1239
JOEB INC	20 ENTERPRISE DR		BUNNELL	FL	32110-4301
KEITH ROBERT G & ELIZABETH H&W	10 ENTERPRISE DR		BUNNELL	FL	32110-4301
KENT DEANNE MICHELLE	200 SHADY OAKS DR #306		PALM COAST	FL	32164
KING TONI ROXANN	16 WOODLAWN DR		PALM COAST	FL	32164-7914
KOZHANOV OLEKSANDR & ALONA	6238 LARCH LN N		OSSEO	MN	55369-6313
KOZHANOV PAVLO	8400 BROOKLYN BLVD		BROOKLYN PARK	MN	55445-2308
KRUPPENBACHER JESSE JAMES	3430 COUNTY RD 205		BUNNELL	FL	32110
KULEV NIKOLAY & VIKTORIYA H&W	87 FALCON FIRE PL		BUNNELL	FL	32110-4205
KUMKA MICHAEL & RUTH ANN H&W LIFE ESTATE	102 BREEZE HILL LN		PALM COAST	FL	32137-3609
LAMON MICHAEL	165 GREENWOOD DR		PALM COAST	FL	32137-8296
LATHAM BARRY	21 WOODLAWN DR		PALM COAST	FL	32164-3114
LATTOM INC	6 ENTERPRISE DR		BUNNELL	FL	32110-4301
LCD OF FLAGLER INC	PO BOX 354768		PALM COAST	FL	32135-4768
LETO SHIRLEY & PETER J LETO	11 SHARON CT		MILFORD	CT	06461-3007
LYNHAM JOHN M ET AL TRUSTEE	407 N BEACH ST		ORMOND BEACH	FL	32174-5302
MALIK AMIR A	112 N RIVER DRIVE		ST AUGUSTINE	FL	32095
MANCINI JOHN	1251 NE 26TH AVE		POMPANO BEACH	FL	33062-3740
MARCAL MANUEL	364 KEENE ST		PERTH AMBOY	NJ	08861-2632
MARQUIS TAMMI S	PO BOX 1092		BUNNELL	FL	32110-1092
MASI SHIRLEY	3191 N OLD DIXIE HWY		BUNNELL	FL	32110-4315
MCLAUGHLIN LAND & CATTLE INC	2190 COUNTY ROAD 13		BUNNELL	FL	32110
MCLAUGHLIN PETER E	2810 COUNTY ROAD 13		BUNNELL	FL	32110
MDSFF2024 FLAGLER LLC	200 E CANTON AVE	SUITE 102	WINTER PARK	FL	32789
MEZA JUAN J & FERNANDO MEZA	110 RICKENBACKER DR		PALM COAST	FL	32164-6531
MILLS ROBERT BRADLEY II	29 WOODLAWN DR		PALM COAST	FL	32164-7915
MORALES FERNANDO & MADELIN	1440 COUNTY ROAD 13		BUNNELL	FL	32110
MORRISON WILLIAM	PO BOX 500868		MALABAR	FL	32950-0868
MPC LOTS LLC	2379 BEVILLE RD		DAYTONA BEACH	FL	32119-8720
MULLEN & ASSOCIATES OF	1 ENTERPRISE DR		BUNNELL	FL	32110
NATIONAL RETAIL PROPERTIES LLC	450 S ORANGE AVE STE 900		ORLANDO	FL	32801
NAVRATIL ADAM COREY & GERALDINE H&W	55 SEA TRL		PALM COAST	FL	32164-5553
NEOGA LAKES LLC	1 RAYONIER WAY		WILDLIGHT	FL	32097-0002
NIDAY LINDA M	15 ENTERPRISE DR		BUNNELL	FL	32110-4302
NORLIN ENTERPRISES INC	PO BOX 350189		PALM COAST	FL	32135-0189
OLIVA DOMINIC J & JORJA H&W	1670 COUNTY ROAD 13		BUNNELL	FL	32110
OSPINA MATEO	37 ROYAL TURN		PALM COAST	FL	32164
PALM COAST HOLDINGS INC	30 W SUPERIOR ST		DULUTH	MN	55802-2191
PALM COAST LODGING ASSOC LLP	5701 PROGRESS RD		INDIANAPOLIS	IN	46241-4334
PATRICK WILLIAM EMERY & ALYCE	3861 N OLD DIXIE HWY		BUNNELL	FL	32110-4317
PCP BORROW PIT 2022 LLC	180 BROOKHAVEN COURT S		PALM COAST	FL	32164
PDG ENTERPRISES OF FLORIDA INC	PO BOX 350568		PALM COAST	FL	32135-0568
PEARSON LON LOUIS	161 GREENWOOD DR		PALM COAST	FL	32137-8296
PECK CRAIG A	3271 N OLD DIXIE HWY		BUNNELL	FL	32110-4323
PIZZA NINJAS INC	1224 PALM COAST PKWY		PALM COAST	FL	32137
POP ROCK LLC	3245 N OLD DIXIE HWY		BUNNELL	FL	32110-4323
PRO'S COASTAL ENTERPRISE LLC	2 ENTERPRISE DRIVE		BUNNELL	FL	32110
R & K CERTIFIED ROOFING OF	4551 N US HIGHWAY 1	UNIT A	BUNNELL	FL	32110
RAYDIENT LLC	1 RAYONIER WAY		WILDLIGHT	FL	32097-0002
REDDIN ANTHONY QUINN	240 ESPANOLA RD		BUNNELL	FL	32110-4202
RIA PROPERTY MANAGEMENT LLC	18174 SANDY POINTE DR		TAMPA	FL	33647-3307
RICE CHARLES DANIEL	10395 COUNTY ROAD 305		BUNNELL	FL	32110
RINKER MATERIALS OF FL INC	PO BOX 2883		WEST PALM BEACH	FL	33402-2883
ROBBINS ALLISON HUNTER	3235 N OLD DIXIE HWY		BUNNELL	FL	32110-4323
RODRIGUEZ MODESTO	8000 JORDAN LANE	UNIT 104	PALM COAST	FL	32137
RSP FLORIDA PROPERTIES LLC	24848 LOYD ST		ASTOR	FL	32102-3231
RUBIO MARK A & SARA TRUSTEES	2201 OTIS STONE HUNTER RD		BUNNELL	FL	32110-4324
RUSH FREDRICK M	3129 N OLD DIXIE HWY		BUNNELL	FL	32110-4315
SAWMILL BRANCH AT PALM COAST PARK HOMEOWNERS ASSOCIATI	120 SEA GROVE MAIN STREET		ST AUGUSTINE	FL	32080
SAXON OLLIFF	1547 COUNTY ROAD 13	PO BOX 366	BUNNELL	FL	32110
SAXON OLLIFF & JOAN	PO BOX 366		BUNNELL	FL	32110-0366
SCHOOL BOARD OF FLAGLER COUNTY	PO BOX 755		BUNNELL	FL	32110-0755
SE HOLDINGS & INVESTMENTS LLC	PO BOX 615		PONTE VEDRA BEACH	FL	32004-0615
SHANNON CHARLENE & KEITH	25 WOODLAWN DR		PALM COAST	FL	32164-3131
SIPKO IRINA	20 WOODLAWN DR		PALM COAST	FL	32164-7914
SMART GUARD SHUTTERS LLC	7 ENTERPRISE DR		BUNNELL	FL	32110-4302
SMITH EDWARD P JR	35 FALCON FIRE PL		BUNNELL	FL	32110-4205
SODBUSTER PROPERTIES LLC	PO BOX 1151		BUNNELL	FL	32110-1151

SPRING LAKE ASSET LLC	206 WILD BASIN ROAD SUITE 203		AUSTIN	TX	78746
SPRING LAKE ASSET LLC	206 WILD BASIN ROAD	SUITE 203	AUSTIN	TX	78746
ST JOHNS RIVER WATER	PO BOX 1429		PALATKA	FL	32178-1429
ST JOHNS RIVER WATER	4049 REID STREET		PALATKA	FL	32177
STAGLIANO MARY TRUSTEE	9 LAKESIDE WAY		PALM COAST	FL	32137
STANBROUGH DANIEL J	1065 68TH ST	UNIT 8	WEST DES MOINES	IA	50266
STEEL RAIL INDUSTRIAL PARK	PO BOX 354425		PALM COAST	FL	32135-4425
STEVEN PARISH AND MELISSA LYNN PARISH REVOCABLE FAMILY TRU	4 CHESTNUT CT		PALM COAST	FL	32137-8355
SUNBELT PALM COAST I LLC	3129 SPRINGBANK LN		CHARLOTTE	NC	28226-3345
THARP JOHN E AND	17 SE 73RD TER		GAINESVILLE	FL	32641-7740
TIITF/FORESTRY	3900 COMMONWEALTH BLVD	MAIL STATION 108	TALLAHASSEE	FL	32399
TOP SHELF STORAGE INC	1115 INMAN AVE #310		EDISON	NJ	08820
TUCKER MARVIN R & MAUREEN B	3909 TURTLE MOUND RD		MELBOURNE	FL	32934-8454
TYKHOMYR GRYGORIY	PO BOX 353884		PALM COAST	FL	32135-3884
U-HAUL CO OF FLORIDA	2727 N CENTRAL AVE		PHOENIX	AZ	85004-1120
V3 LLC	55 BROOKLYN LN		PALM COAST	FL	32137-8724
VARGAS ANDREW D	37 WOODLAWN DR		PALM COAST	FL	32164-7915
WEAVER CURTIS LEE	3184 N OLD DIXIE HWY		BUNNELL	FL	32110-4314
WHITE GARRY K	3139 N OLD DIXIE HWY		BUNNELL	FL	32110-4315
WHITE PATRICIA	3131 N OLD DIXIE HWY		BUNNELL	FL	32110-4315
WHITHAM ALLEN E & MARY E H&W	1500 COUNTY ROAD 13		BUNNELL	FL	32110
WILSON GREEN LLC	101 E TOWN PLACE STE 150		ST AUGUSTINE	FL	32092
WRIGHT JOSEPH C & KELLY A	13 WINTERBERRY PLACE		PALM COAST	FL	32164



Raydient Palm Coast

Vicinity

Source: ETM, Flagler County

- Subject Property
- Subject Property 500' Buffer



ETM
 ENGLAND-THIMS & MILLER
 14775 Old St. Augustine Road, Jacksonville, Florida 32258
 904.642.8990 | www.etmgeo.com | www.etmnc.com

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