



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman

Wednesday, November 15, 2017

5:30 PM

COMMUNITY WING OF CITY HALL

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

A Call to Order and Pledge of Allegiance

B Roll Call and Determination of a Quorum

C Approval of Meeting Minutes

1 MINUTES FOR THE PLDRB

D Public Hearings

- 2 COMPREHENSIVE PLAN AMENDMENT FOR A 196+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE HIGH INTENSITY AND INDUSTRIAL TO CITY OF PALM COAST DESIGNATION OF MIXED USE ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON PORTIONS OF THE SUBJECT AREA**
- 3 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD**
- 4 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRE PARCEL LOCATED AT 465 AND 551 ROBERTS ROAD**
- 5 ORDINANCE 2017-XX ZONING MAP AMENDMENT FOR 184+/- ACRE PARCEL FROM MIXED USE HIGH: PLANNED UNIT DEVELOPMENT (PUD) (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (MPD) (CITY OF PALM COAST DESIGNATION)**
- 6 APPROVAL OF A MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION 3398 AMERICAN VILLAGE**

E Board Discussion and Staff Issues

F Adjournment

City of Palm Coast, Florida

Agenda Item

Agenda Date : November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject	MINUTES FOR THE PLDRB OCTOBER 18, 2017 MEETING	
Background :		
Recommended Action :	Approve the minutes from the PLDRB meeting: October 18, 2017	



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Meeting Minutes Planning & Land Development Regulation Board

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Representative David Freeman

Wednesday, October 18, 2017

5:30 PM

City Hall Community Wing

AMENDED AGENDA

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

A. Call to Order and Pledge of Allegiance

Chair Jones called the Planning and Land Development Board (PLDRB) Meeting of October 18, 2017 to order @ 5:30PM.

B. Roll Call and Determination of a Quorum

Present: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

C. Approval of Meeting Minutes

D. Public Hearings

1 [17-401](#) MEETING MINUTES OF THE SEPTEMBER 19, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

A motion was made by Board Member Lucas and seconded by Board Member Smith that the minutes be approved as amended with the change to the name of Vice Chair Davis updated from the incorrect name Jones. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

2 [17-404](#) ORDINANCE 2017-XX KINGS POINTE MULTI-FAMILY REZONING 11.43+/- ACRES FROM HIGH INTENSITY COMMERCIAL (COM-3) TO MULTI-FAMILY RESIDENTIAL (MFR-2), APPLICATION NO. 3421

Mr. Ray Tyner, Planning Manager for the City of Palm Coast introduced this item as well as Mr. Bill Hoover, Senior Planner with the City of Palm Coast who gave a presentation which is attached to these minutes.

Mr. Charlie Faulkner, representative for the applicant, addressed the PLDRB members.

Mr. David Freeman, Flagler School Representative to the PLDRB, addressed the Board Members regarding capacity at the various schools in the area, noting that the only capacity issues would be at Old Kings Elementary School which would not be able to accommodate any new students and that Belle Terre Elementary School would be the alternate school.

Chair Jones opened the meeting to the public comment for this item @ 5:48PM.

Mr. Charles Ebert, 10 Diamond Leaf Way, addressed the PLDRB members and is not in favor of the rezoning of this property based on traffic pattern impact in particular at SR 100 and Old Kings Rd.

Ms. Linda Kendrick, 107 Hidden Lakes Dr., addressed the PLDRB members and is looking to know if condos or apartments would be built at Kings Pointe.

Mr. Carl Murphy, 136 Arena Lake Dr., addressed the PLDRB members and is not in favor of the rezoning of this property based on increase traffic and would that require improvements to Old Kings Rd. and if so, who would pay for these improvements. He

is also concerned with the potential for increased crime.

Mr. Antonio Flores, 10 Auberry Dr., addressed the PLDRB members and is not in favor of the rezoning of this property based on impact to the current infrastructure and potential traffic impact.

Mr. Rich Balkenman, 13 Auberry Dr., addressed the PLDRB members and had questions regarding potential tax credits for this development and was concerned about the lack of detail plans being available such as a site plan.

Mr. Alan Elkley, 11 Arrowhead Dr., addressed the PLDRB members and is not in favor of the rezoning of this property based on increase traffic.

Chair Jones closed the meeting to public comment for this item @ 5:58PM.

Mr. Ray Tyner addressed the concerns about the traffic impact to the PLDRB members and public members with regard to the current zoning vs. proposed change to multi-family residential and the current road grade being graded as an A. He also addressed the infrastructure impact, the developer would have to pay via impact fees for all development impacts. Mr. Tyner also clarified the rezoning is done at a 10,000 foot level and that staff does their analyses based on our Land Development Code and our Comprehensive Plan and not until the applicant submits a site plan would we receive the detail involving the architectural, landscape design and that a full traffic analysis would be required at the time they submit this plan. Mr. Tyner further explained that any traffic impact to SR 100 would be reviewed by the Florida Department of Transportation (FDOT) as this road is governed by the FDOT. Mr. Tyner addressed that subsidized housing question by mentioning that at this stage of the rezoning we are not sure. If the rezoning is granted the applicant can build apartments, condos, or townhomes and the PLDRB would review the site plan when it is submitted, sometime in the future.

Mr. Faulkner, representative for the applicant, addressed the PLDRB members and the public audience regarding traffic impact along the whole corridor of Old Kings Rd. and stated that it is already vested for traffic under the ITE (Institute of Traffic Engineers) anticipated traffic impact. Mr. Faulkner discussed how the applicant participates in the special assessment district for Old King Rd. He explained why zoning is the first step prior to having a site plan. He has 4 different potential developers and they have different business plans and they are allowed to build whatever is allowed within that zoning district, apartments, condos, and/or townhomes. He also discussed the concept of "good land planning" is when you integrate the land uses to the finest degree possible. He also addressed how having multi-family housing available within the City will help to provide a vibrant, balanced community. Mr. Faulkner explained that whatever gets developed on this property will not be subsidized by taxpayer monies.

Chair Jones: You are talking about the proposed rezoning resulting in lesser traffic?

ANS: Mr. Faulkner: Yes.

Mr. Hoover, addressed the traffic questions and provided results from his calculations which were based on the Institute of Traffic Engineers.

Mr. Scully addressed the PLDRB members regarding the use of existing single family homes which are currently being used as rental units, and he believes that having a well-designed and laid out multi-family area is preferable to single family homes being used as rental units. Discussion ensued among the PLDRB members regarding the use of single family homes to house young working adults within the City.

Vice Chair Davis: I'm concerned with what will be placed in this property, because the owner is not letting us know?

ANS: Mr. Faulkner: No, the owner is not the developer.

Mr. William Reischmann, legal counsel for the City of Palm Coast, addressed the Board members regarding how the process is designed to divide the different processes into separate steps, and how the PLDRB members should be looking at the potential uses for this proposed rezoning into multi-family intensity. The intensity is less with the proposed use, with the exception of potentially schools, than the existed vested uses.

Mr. Tyner addressed the PLDRB members regarding the timing of the site plan submittal being associated with the next steps in the process if the rezoning is approved.

Vice Chair Davis addressed the PLDRB members regarding his concerns as he has listened to the citizens who have no idea what is going to be built on this property.

Chair Jones addressed the PLDRB members regarding the separation of the rezoning phase of their review vs. site plan review.

Mr. Reischmann addressed the PLDRB members regarding the fact that if the PLDRB and ultimately the City Council approve this application for rezoning they do know what will go in there, they will not know the ownership (referring to condo vs townhome vs apartment) of the project or the individual units. He acknowledged the public's concerns about the impact of the unknown but clarified for the PLDRB members that those concerns are not a legal consideration at this stage of the proceedings. The issue is does this property owner, who has legal rights under our Unified Land Development Code, does this property owner met the test, the criteria and factors that are set forth in our Land Development Code. The PLDRB is implementing the rules from the Land Development Code not setting the rules.

Mr. Dolney addressed the PLDRB members regarding the location being ideal for multi-family housing as well as potential future development.

Mr. Smith addressed the PLDRB members regarding the location is situated perfectly, it is surrounded by commercial.

Mr. Reischmann left @ 6:30PM.

A motion was made by Board Member Dolney and seconded by Board Member Mrs. Lucas to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

3 [17-408](#)

A Comprehensive Plan amendment for a 196+/- acre parcel from Flagler County designations of Mixed Use High Intensity and Industrial to Mixed Use along with a policy to limit development on subject parcel to 1,500 dwelling units and 200,000 sq. ft. of non-residential uses.

Mr. Ray Tyner, Planning Manager, introduced this item and informed the members of the PLDRB that the City along with the applicant wished to continue this item to the next PLDRB meeting scheduled for November 15, 2017 @ 5:30PM at City Hall, Community Wing.

A motion was made by Board Member Scully and seconded by Board Member Lucas to continue the application to the November 15, 2017 PLDRB meeting held at City Hall @ 5:30PM. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

4 [17-402](#)

A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD

Mr. Ray Tyner, Planning Manager, introduced this item and informed the members of the PLDRB that the City along with the applicant wished to continue this item to the next PLDRB meeting scheduled for November 15, 2017 @ 5:30PM at City Hall, Community Wing.

A motion was made by Board Member Lucas and seconded by Board Member Dolney to continue the application to the November 15, 2017 PLDRB meeting held at City Hall @ 5:30PM. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

5 [17-403](#)

A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRES OF LAND LOCATED AT 465 AND 551 ROBERTS ROAD

Mr. Ray Tyner, Planning Manager, introduced this item and informed the members of the PLDRB that the City along with the applicant wished to continue this item to the next PLDRB meeting scheduled for November 15, 2017 @ 5:30PM at City Hall, Community Wing.

A motion was made by Board Member Lucas and seconded by Board Member Dolney to continue the application to the November 15, 2017 PLDRB meeting held at City Hall @ 5:30PM. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

6 [17-406](#)

A ZONING MAP AMENDMENT FOR 184+/- ACRES LOCATED 1400 NORTH OF SR100 ON THE EASTSIDE OF COLBERT LANE FROM FLAGLER COUNTY DESIGNATION OF MIXED USE HIGH INTENSITY PLANNED UNIT

DEVELOPMENT TO CITY OF PALM COAST DESIGNATION OF MASTER
PLANNED DEVELOPMENT ALONG WITH COMPANION DEVELOPMENT
AGREEMENT

Mr. Ray Tyner, Planning Manager, introduced this item and informed the members of the PLDRB that the City along with the applicant wished to continue this item to the next PLDRB meeting scheduled for November 15, 2017 @ 5:30PM at City Hall, Community Wing.

A motion was made by Board Member Dolney and seconded by Board Member Lucas to continue the application to the November 15, 2017 PLDRB meeting held at City Hall @ 5:30PM. The motion was adopted by the following vote:

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

E. Board Discussion and Staff Issues

F. Adjournment

The meeting was adjourned at 6:35PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*

[17-409](#)

ATTACHMENTS TO MINUTES

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject	COMPREHENSIVE PLAN AMENDMENT FOR A 196+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE HIGH INTENSITY AND INDUSTRIAL TO CITY OF PALM COAST DESIGNATION OF MIXED USE ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON PORTIONS OF THE SUBJECT AREA	
<p>Background: The proposed comprehensive plan amendment is for a 196+/- acre parcel generally located east of Colbert Lane and west of Roberts Rd. The current FLUM designations for the subject area are Flagler County designations of Mixed Use High Intensity and Industrial with zoning designations of Mixed Use High: Planned Unit Development and Industrial.</p> <p>The proposed amendment generally consists of a proposal to change the Future Land Use Map (FLUM) designation from Flagler County designations stated above to the City of Palm Coast designation of Mixed Use. The amendment will also include a footnote on the future land use map to limit development within the Colbert Preserve/Roberts Pointe Master Planned Development Area to 1,500 dwelling units and 200,000 sq. ft. of non-residential.</p> <p>In addition to the proposed FLUM amendment, there is a companion rezoning for the subject parcel.</p> <p><u>Public Facilities Impact</u></p> <p>The analysis for comprehensive plan map amendments take into consideration the maximum development potential under the current and proposed land use category and represent the theoretical maximum development potential within the land use category.</p> <p>The analysis for density/intensity and population comparison as well as the analysis of the theoretical maximum development potential includes consideration of the following policy from the Flagler County Comprehensive Plan (this is applied since the properties currently have the Flagler County designation):</p> <p><i>Flagler County Future Land Use Element Policy A.1.1.3 The location and extent of low intensity and high intensity mixed land use categories in accordance with the Future Land Use Map and the policies and descriptions of type, sizes, densities, and intensities of land use are outlined below: ...</i></p> <p><i>(2)(b) Mixed Use - High Intensity - 3.1 to 10.0 residential units per gross acre. Retail and office, maximum FAR of .4. Residential uses shall occupy a minimum of 25% and a maximum of 60% of the development area. Retail and office uses shall occupy a minimum of 25% and a maximum of 50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.</i></p> <p>Since the FLUM designation provides for a range of development potential which requires both</p>		

residential and retail uses, the analysis for existing development potential will assume that 50% will be residential use and 50% will be non-residential use.

The maximum development net impact analysis of the FLUM amendment shows a decrease in potential demands on transportation, water and sewer facilities. This is mainly due to potential decrease in non-residential development (from 944,381 sq. ft. to 250,000 sq. ft.). The change in development potential shows a potential increase in solid waste generation, and the demand on recreational facilities and schools. The increase in demand on certain public facilities is due to the increase in potential number of dwelling units which may be developed on the property. There is currently adequate infrastructure facilities to accommodate the additional impact.

Environmental Assessment

An environmental assessment conducted in 2017 indicate that the habitats onsite have been heavily impacted by human activity and thus have transitioned to altered habitats. Additional scrutiny will be required as the site continues through the development review process which will require the site's compliance with the Land Development Code for stormwater, floodplain regulations, as well as regulations to protect threatened and endangered species.

Land Use Compatibility

The proposed FLUM amendment is generally consistent with the uses in the proximate area and the development patterns along Colbert Lane and Roberts Rd.

Consistency with Comprehensive Plan

The proposed amendment is consistent with Comprehensive Plan policies regarding the following:

- intensifying uses only where infrastructure has sufficient capacity to accommodate additional development.
- providing opportunities to diversify the city's housing supply, and
- the proposed amendment creates a balance of jobs and housing by accommodating both residential and non-residential uses.

Recommended Action: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend that the City Council approve the transmittal of the proposed Comprehensive Plan amendment from Flagler County designations of Mixed Use High Intensity and Industrial to City of Palm Coast Designation Mixed use along with a policy to limit development on portions of the subject area to 1,500 dwelling units and 200,000 sq. ft. of non-residential uses.



**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT
September 18, 2017**

OVERVIEW

Case Number:	3194
Applicant:	City of Palm Coast
Size of subject property:	Approximately 196 acres
Property Description/Location:	An approximately 196 acre area located east of Colbert Lane and west of Roberts Road and approximately 1200' north of State Road 100.
Property Owner(s):	See Parcel ID List
Real Estate ID #:	See Parcel ID List
Current FLUM Designation:	Mixed Use High Intensity (189+/- acres), and Industrial (7+/- acres) – Flagler County designations
Current Zoning Designation:	Mixed Use High Intensity-Planned Unit Development (184+/- acres) and Industrial (12+/- acres) – Flagler County designations
Current Use:	Vacant
Requested Action:	<p>Large-scale Future Land Use Map (FLUM) amendment for an approximately 196 acre parcel from current Flagler County designations of Mixed Use High Intensity (189+/- acres), and Industrial (7+/- acres) to City of Palm Coast designations of Mixed Use (196+/- acres). Proposed amendment will include a policy to limit development on the parcels to be designated as part of the Colbert Preserve/Roberts Pointe MPD to 1500 dwelling units and 200,000 sq. ft. of non-residential uses.</p> <p>There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the FLUM designations of the subject property.</p>
Recommendation:	Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council the Transmittal of the FLUM amendment to the State Land Planning Agency.
Project Planner:	José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

The application is for a large-scale Future Land Use Map (FLUM) amendment for a 196 +/- acre subject area located east of Colbert Lane, west of Roberts Rd. and approximately 1200 feet north of State Road 100.

The subject parcel was annexed by the City of Palm Coast on October 6, 2015.

Currently, the 196 +/- acre subject area currently has Flagler County FLUM designations of Mixed Use High Intensity (189 +/- acres), and Industrial (7 +/- acres). The proposed amendment will amend the Flagler County designations to City of Palm Coast designations of Mixed Use (196 +/- acres). Additionally, the proposed amendment will include a policy on the FLUM to limit development on the parcels to be designated as part of the Colbert Preserve/Roberts Pointe MPD to 1500 dwelling units and 200,000 sq. ft. of non-residential uses. The Colbert Preserve/Roberts Pointe MPD serves as a companion application to the proposed FLUM amendment and covers approximately 184 acres of the subject area.

DENSITY/INTENSITY AND POPULATION

Note: The analysis for comprehensive plan map amendments take into consideration the maximum development potential under the current and proposed land use category and represent the theoretical maximum development potential within the land use category.

The analysis for density/intensity and population comparison as well as the analysis of the theoretical maximum development potential includes consideration of the following policy from the Flagler County Comprehensive Plan:

Future Land Use Element Policy A.1.1.3 The location and extent of low intensity and high intensity mixed land use categories in accordance with the Future Land Use Map and the policies and descriptions of type, sizes, densities, and intensities of land use are outlined below: ...

(2)(b) Mixed Use - High Intensity - 3.1 to 10.0 residential units per gross acre. Retail and office, maximum FAR of .4. Residential uses shall occupy a minimum of 25% and a maximum of 60% of the development area. Retail and office uses shall occupy a minimum of 25% and a maximum of 50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.

Since the FLUM designation provides for a range of development potential which requires both residential and retail uses, the analysis for existing development potential will assume that 50% will be residential use and 50% will be non-residential use.

Currently, the 196 +/- acre subject area currently has Flagler County FLUM designations of Mixed Use High Intensity (189 +/- acres), and Industrial (7 +/- acres). The proposed amendment will amend the Flagler County designations to City of Palm Coast designations of Mixed Use (196 +/- acres). Additionally, the proposed amendment will include a policy on the FLUM to limit development on the parcels to be designated as part of the Colbert Preserve/Roberts Pointe MPD to 1500 dwelling units and 200,000 sq. ft. of non-residential uses. There are three parcels (12 +/- acres of the total 196 +/- acres) which will not be subject to the density or FAR limitation policy.

As shown in Table 1, the proposed amendment will have a potential net increase of 741 dwelling units. This is with the assumption of the density limit (1500 d.u. for a portion of the subject area) and that the remaining area (12 +/- acres) will be developed solely for residential uses.

As shown in Table 2, the proposed amendment will have the potential to reduce the non-residential development in the subject area by 1,294,979 sq. ft. This reduction in maximum potential for non-residential development can be attributed to the policy to limit non-residential development on 184 acres of the area to 200,000 sq. ft.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density	Maximum # of units⁽¹⁾ (2), (3)	Population (2.4 persons/d.u.)
Proposed FLUM:	Mixed Use - subject to policy limit of 1500 units	184.0	1500 Units*	3,600
	Mixed Use	12.2	15 units/acre	439
	Sub-total		1,683	4,039
Current FLUM:	Mixed Use: High Intensity*	188.5	10 units/acre	2,262
NET CHANGE			741	1,777
Footnotes: ⁽¹⁾ Max. # of units = # of Acres X Maximum Density ⁽²⁾ Proposed amendment will limit residential development on 184 acres to to 1500 dwelling units. An additional 12.2 acres of Mixed Use land will not be subject o density limitation. ⁽³⁾ See note above regarding development potential for Mixed Use High Intensity.				

TABLE 2 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (NON-RESIDENTIAL USE)			
	# of Acres	Maximum FAR ⁽¹⁾	Maximum Sq. Ft. ⁽¹⁾ (2), (3)
Proposed FLUM:	Mixed Use - subject to policy limit of 200,000 sq. ft. of non-residential use	184	200000
	Mixed Use	12.2	0.55
	Sub-total		492288
Current FLUM:	Mixed Use: High Intensity	188.5	0.40
	Industrial	7.4	0.45
	Sub-total		1787267
NET CHANGE			-1294979
Footnotes: ⁽¹⁾ Max Sq. Ft. = # of Acres X Max. FAR X 43560 sq.ft/acre ⁽²⁾ Proposed amendment will limit non-residential sq. ft. on 184 acres to 200,000 Sq. Ft. An additional 12.19 acres of Mixed Use land will not be subject to intensity limitation. ⁽³⁾ See note above regarding development potential for Mixed Use High Intensity.			

PUBLIC FACILITIES AVAILABILITY/IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)**Objective 1.1.3-Evaluation of Amendments to the FLUM**

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:

- A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.*
- B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials*
- C. Existing and future availability and capacity of central utility systems.*
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.*

PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS

As previously stated the analysis for comprehensive plan map amendments are based on the maximum development potential under the current and proposed land use category and represents the infrastructure impacts based on the potential maximum development. Based on an analysis of the development potential under the existing and proposed FLUM with consideration of the proposed policy to limit development on a majority of the subject parcel to 1500 dwelling units and 200,000 sq. ft. of non-residential use, the proposed FLUM amendment will result in a decrease in the impact on most public facilities with the exception of solid waste, parks, and schools. The results of the net impact analysis are shown on Table 3, and are summarized below:

At the time of site plan review or during the platting process, a more in-depth analysis on the availability of public infrastructure to serve the proposed project is conducted.

Transportation

The proposed FLUM amendment along with the proposed policy to limit development will have a net potential decrease of 2,605 peak hour trips.

Potable Water

The proposed FLUM amendment along with the proposed policy to limit development will have a net potential decrease in demand for potable water of 52,620 Gallons/Day.

Wastewater

The proposed FLUM amendment along with the proposed policy to limit development will have a net potential decrease in demand for sanitary sewer treatment of 19,609 Gallons/Day.

Solid Waste

The proposed FLUM amendment will have a maximum potential net increase of 11,530 lbs. of solid waste/day. The City currently has an interlocal agreement with Volusia County for solid waste disposal. There is adequate capacity at the Volusia County landfill to accommodate the additional demand.

Public Recreation and Open Space

The proposed FLUM amendment will have a maximum potential net increase in demand of 10.7 acres of park facilities.

Public Schools

The proposed FLUM amendment will have a potential net increase in demand for 185 student stations. At the time of site plan review or final plat for residential development, the developer will be required to meet the concurrency requirements for school facilities.

Stormwater

N/A. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review.

Table 3 Public Facilities Impact Analysis*

Density ⁽¹⁾	# of units/sq. ft.	Transportation (PHT) ⁽²⁾	Potable Water (GPD) ⁽³⁾	Sanitary Sewer (GPD) ⁽⁴⁾	Solid Waste (lbs./capita/day) ⁽⁵⁾	Recreation and Parks (8 acres/ 1000 pop.) ⁽⁶⁾	Public Education (students) ⁽⁷⁾	Stormwater Drainage ⁽⁸⁾
Proposed FLUM designation								
Mixed Use (183.8 acres)*	1500	1515	450,000.0	295,200.0	30,996.0	28.8	498	N/A
Mixed Use (183.8 acres)*-same acreage as above	200,000	742	34,000.0	20,000.0	0.0	0.0	0	N/A
Mixed Use (12.2 ac.) @ .55 FAR	292,048	1,083	49,648.2	29,204.8	0.0	0.0	0	N/A
34% trip reduction for non-residential use pass-by trips		621						
	Total	2720	533648	344405	30996	29	498	N/A
Current FLUM designation								
Mixed Use-High Intensity (188.5 ac.)	1885 Max.							
188.5 acres @ 10 units/acre = 1885 d.u.	942	951	282,600.0	185,385.6	19,465.5	18.1	313	N/A
	3284424 Max.							
Mixed Use-High Intensity (188.5 ac.) @ .40 FAR	1642212	6,093	279,176.0	164,221.2	0.0	0.0	0	N/A
Industrial (7.35 acres)								
7.35 acres @ .45 FAR	144,075	535	24,492.7	14,407.5	0.0	0.0	0	N/A
34% trip reduction for non-residential use pass-by trips		2,253						
	Total	5325	586269	364014	19465	18	313	
Net Change		-2,605.5	-52,620.6	-19,609.5	11,530.5	10.7	185	N/A

*Proposed FLUM amendment includes policy to limit development potential to 1500 dwelling units and 200,000 sq. ft. of non-residential uses in areas to be designated as Colbert Preserve/Roberts Pointe Master Planned Development Area

Footnotes:

⁽¹⁾ Calculation of Density: Lot Size (acre)*# of units/acre. Proposed FLUM amendment includes policy that limits development potential.

⁽¹⁾ Calculation of Intensity: Lot Size (acre)*FAR*43560. Proposed FLUM amendment includes policy that limits development potential on certain parcels.

⁽²⁾ Transportation: Residential PM Peak Hour Trips (PHT), Residential Development: = # of units*1.01 PM-PHT

⁽²⁾ Transportation: Non-residential PM Peak Hour Trips (PHT), Mixed Use = ITE Code 820: Shopping Center = 3.71/1000 sq. ft. (with 34% reduction for pass-by trips)

⁽²⁾ Transportation: Non-residential PM Peak Hour Trips (PHT), Industrial (Flagler County designation) = ITE Code 820: Shopping Center = 3.71/1000 sq. ft. (with 34% reduction for pass-by trips)

⁽³⁾ Potable Water: Residential = # of units*2.4*125 gallons/capita/day

⁽³⁾ Potable Water: Commercial = 17 gpd/100 sq. ft.

⁽⁴⁾ Wastewater: Residential = # of units*2.4*82 gallons/capita/day

⁽⁴⁾ Wastewater: Commercial = 10 gpd/100 sq. ft.

⁽⁵⁾ Solid Waste: Residential Demand = # of units*2.40*8.61 lbs/capita/day

⁽⁵⁾ Solid Waste: No Level of Service Requirement for Non-residential

⁽⁶⁾ Recreation and Parks: Residential Demand = # of units * 2.40 *8 acres/1000 persons

⁽⁶⁾ Recreation and Parks = No LOS Requirement for Non-residential

⁽⁷⁾ Public Education Residential: = Based on multiplier provided by Flagler County School District. See Table 3.

⁽⁷⁾ Public Education Non-Residential = No LOS Requirement for Non-residential

⁽⁸⁾ Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.*
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.*
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.*
- D. Location and extent of other environmentally sensitive features.*
- E. Proximity to wellfields and aquifer recharge areas.*
- F. Impacts to potable water supply.*

A. TOPOGRAPHY AND SOIL CONDITIONS

B. FLOODPLAINS

C. VEGETATIVE COMMUNITIES

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

E. GROUNDWATER RESOURCE PROTECTION

F. HISTORICAL RESOURCES

LAND USE COMPATIBILITY ANALYSIS

Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.

- A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.*
- B. Buffers are encouraged as an effective means of transition between areas where there is a greater degree of disparity in terms of densities and intensities.*
- C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.*

Surrounding Future Land Use Map Designation:

North: Mixed Use: High Intensity (Flagler County)

South: Mixed Use (City of Palm Coast)

East: Commercial: High Intensity, Residential: Low Density/Rural Estate (Flagler County), Mixed Use (Flagler Beach)

West: Mixed Use: Low Intensity (Flagler County), Mixed Use & Residential (City of Palm Coast)

Surrounding Zoning Designation:

North: Planned Unit Development (PUD) (Flagler County)

South: Neighborhood Commercial (COM-1), Multi-family Residential-2 (MFR-2) (City of Palm Coast)
East: Planned Unit Development (PUD) (Flagler County), Planned Unit Development (PUD) (Flagler Beach)
West: Planned Unit Development (PUD) (Flagler County), General Commercial (COM-2) (City of Palm Coast), and Master Planned Development (MPD) (City of Palm Coast)

Surrounding Property Existing Uses:

North: Vacant
South: Multi-family residential, Vacant
East: Vacant
West: Vacant

The proposed FLUM amendment is consistent with the land use designations in the proximate area. The proposed Mixed Use land use designation is appropriate and consistent with properties to the north, west, and south.

The properties east of Roberts Road are a mix of Commercial High Intensity and Residential Low-density/Rural Estate designations. The proposed Mixed Use designation is generally consistent with the designations to the east. However, it is recognized that site design considerations such as buffers, landscaping, and architectural standards will need to be carefully reviewed to ensure the compatibility between potential differences in intensity and height of the development on either side of Roberts Road.

CONSISTENCY WITH COMPREHENSIVE PLAN

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. The proposed amendment is consistent with the following policies in the Comprehensive Plan:

Policy 1.3.1.1 - The City shall ensure that the location and timing of new development is coordinated with the provision of public facilities through the use of growth management measures being included in the LDC such as development phasing, programming, and appropriate sizing of public facilities.

Analysis: The proposed amendments are consistent with Policy 1.3.1.1, the public facilities impacts can be accommodated by the existing infrastructure capacity. The need to extend water or wastewater mains to the facility will be the responsibility of the developer/property owner.

Policy 1.4.2.1 – The city shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.

Analysis: The proposed amendment is consistent with Policy 1.4.2.1, the proposed amendment has the potential to intensify residential uses in the area, however, the proposed amendment also recognizes the need to provide services (commercial, retail, office, or industrial) to the potential residential development by retaining a balance of the subject area for non-residential uses.

Objective 3.4.1 – Diversity in Housing 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 development.

Analysis: The proposed amendment is consistent with Comprehensive Plan Objective and Policy to provide opportunities to diversify housing opportunities in the City. The Mixed Use land use designation provides an opportunity to have zoning designations that would allow greater flexibility in density, size, and housing types.

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.

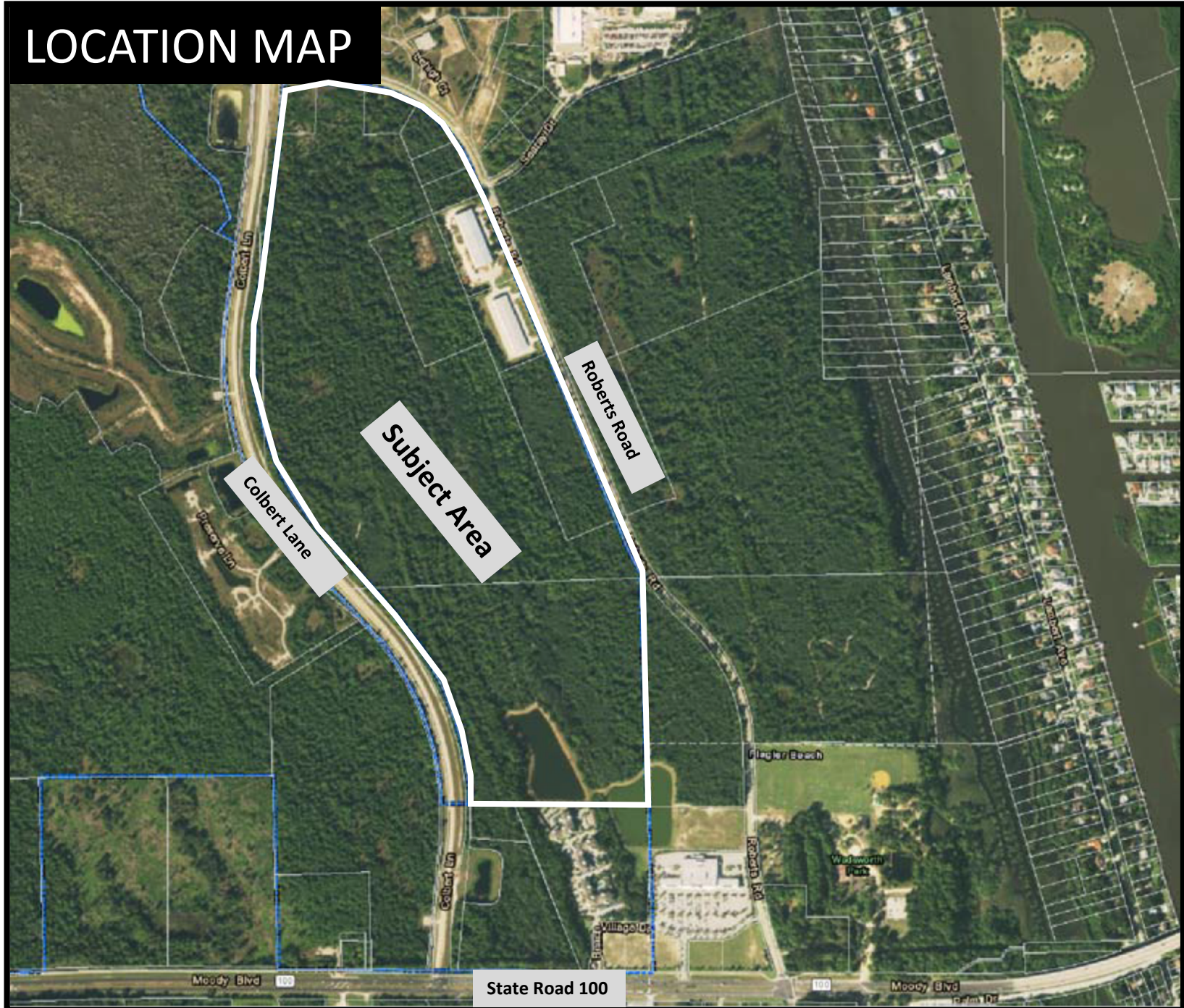
Policy 5.2.2.3 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the 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: The proposed amendment to Mixed Use designation is consistent with Comprehensive Plan policy to create urban densities or intensities in areas that have sufficient existing or planned capacity for potable water and wastewater facilities.

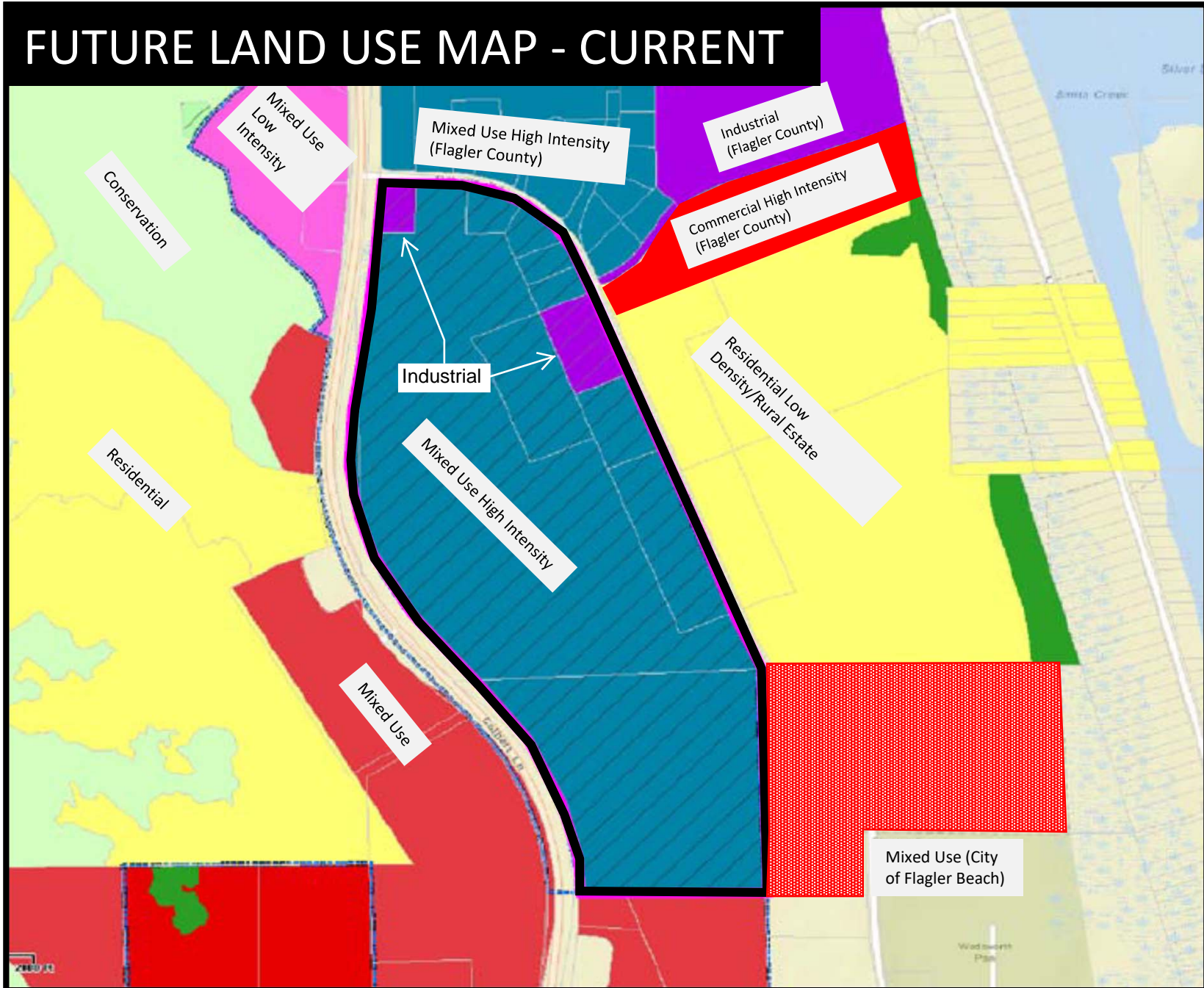
RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend to the City Council the Transmittal of the FLUM amendment to the State Land Planning Agency.

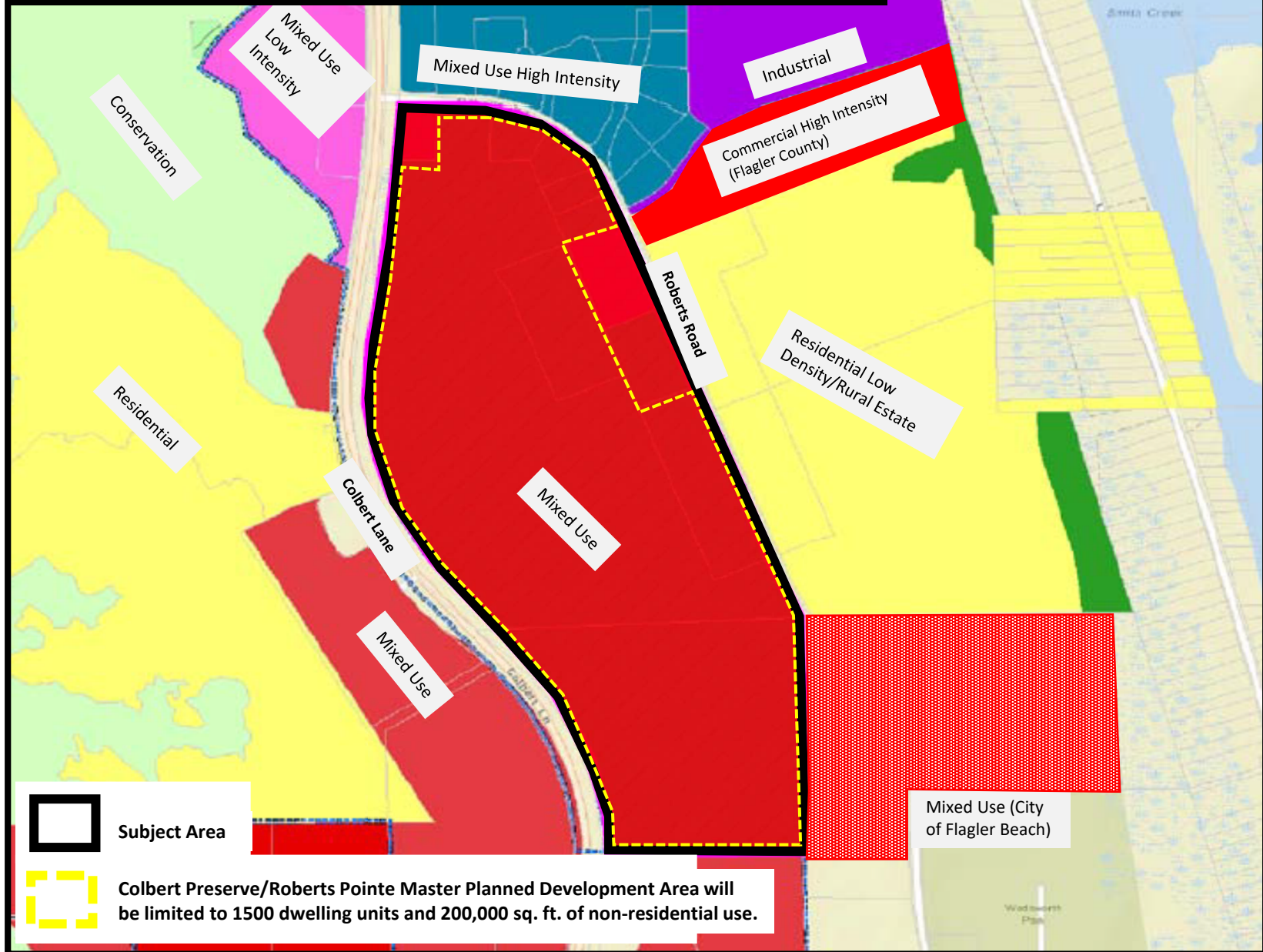
LOCATION MAP



FUTURE LAND USE MAP - CURRENT



FUTURE LAND USE MAP - PROPOSED





ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

FOR

FUTURE LAND USE MAP AMENDMENT

COLBERT LANE/ROBERTS ROAD AREA

APPLICATION # 3194

A. TOPOGRAPHY AND SOIL CONDITIONS

The Colbert Lane Property, measuring approximately 184 acres, is vacant and consists of uplands, wetlands, and disturbed lands. As detailed in the Atlantic Ecological Services (AES) September 2017 Environmental Assessment, a portion of the subject property was utilized by the Lehigh Portland Cement Company as a disposal site for cement kiln dust (CKD) and partially for silviculture activities also. The habitats onsite have been heavily impacted by human activity and thus have transitioned to altered habitats. Further description of these features is detailed in the Section C, Vegetative Communities. According to the AES assessment, the following section provides the onsite listed soil types and appear consistent with the existing conditions:

Hicoria, Riviera, & Gator Soils, Depressional (8) – This is a very deep, nearly level, poorly drained soil is found in depressions along flatwoods. Individual areas are circular to irregular in shape and range from 3 to 1,500 acres. Undrained areas of this soil are often ponded up to 24 inches above natural grade for 6 months or more.

Eau Gallie Fine Sand (9) – This is a very deep, nearly level, poorly drained soil is in broad flatwoods. Individual areas are irregular in shape and range from 5 to 600 acres. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months of the year. It is at a depth of 40 inches or more during extended dry periods.

Placid, Basinger, & St. Johns Soils, Depressional (12) – This is a very deep, nearly level, poorly drained soil is found in depressions along flatwoods. Individual areas are irregular in shape and range from 3 to 400 acres. Undrained areas of this soil are often ponded up to 24 inches above natural grade for 6 months or more.

Immokalee fine sand (13) – This is a very deep, nearly level, poorly drained soil is in broad flats and knolls. Individual areas are irregular in shape and range from 5 to 600 acres. The seasonal high water table is at a depth of 6 to 18 inches for 2 months of the year. It is at a depth of 40 inches or more during extended dry periods.

Pomello fine sand (15) – This is a very deep, nearly level to gently sloping, moderately well drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are irregular in shape and range from 5 to 400 acres. The seasonal high water table is at a depth of 24 to 42 inches for 1 to 4 months of the year. It is at a depth of 60 inches or more during extended dry periods.

Orsino fine sand (20) – This is a very deep, nearly level to gently sloping, moderately well drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are circular to irregular in shape and range from 5 to 100 acres. The seasonal high water table is at a depth of 48 to 60 inches for 6 months of the year. It is at a depth of 60 inches or more during extended dry periods.

Astatula fine sand (22) – This is a very deep, nearly level to gently sloping, excessively drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are oval to irregular in shape and range from 5 to 100 acres. The seasonal high water table is at a depth of greater than 72 inches throughout the year.

Pits (30) – This map unit consists of the CKD altered soil areas.

Udarents, smoothed (39) – This map unit consists of heterogeneous soil material that was removed from other soils and used in land-leveling operations as fill material. Uderants do not have an orderly sequence of soil layers.

Analysis: Development may result in some impacts to on-site hydrology. However, it is not anticipated that the proposed FLUM change will negatively impact the surrounding topography or prevent the proposed FLUM designation permissible due to stormwater engineering requirements regulated by the St. Johns River Water Management District (SJRWMD).

B. FLOODPLAIN

Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) source indicates that the eastern half does not lie within the 100-year floodplain or special flood hazard area. However, the remaining site area as an AE Zone with an established base flood elevation.

Analysis: According to the information provided, approximately half of the subject property does not lie within the 1% chance of an annual flood (100-year floodplain). However, as previously indicated, the remainder of the property is designated as an AE Zone (defined as a special flood hazard area where base flood elevations have been determined). In addition, the City of Palm Coast Floodplain Regulation, Section 10.2 of the Unified Land Development Code, was enacted to ensure consistency with Comprehensive Plan Objective 6.1.11 and its policies 6.1.11.1, 6.1.11.2 and 6.1.11.4. Any proposed development will comply with the City's FEMA approved Floodplain regulation, including the requirement of a 1-foot freeboard, and compensatory storage to prevent potential flooding hazards. Additionally, the City of Palm Coast is part of the National Flood Insurance Program (NFIP) and has received a Community Rating System (CRS) through the Insurance Services Office (ISO).

C. VEGETATIVE COMMUNITIES

The subject property is comprised of the following vegetative communities as described in the AES assessment and summarized below:

Upland Community

Pine Flatwoods (FLUCFCS 411). The majority of the property is comprised of upland area (approximately 124 acres); this vegetative community measuring approximately 93 acres consists of slash pine (*Pinus elliottii*), sand pine (*P. clausa*), sand live oak (*Quercus germinate*), myrtle oak (*Q. myrtifolia*), and Chapman's oak (*Q. chapmanii*), saw palmetto (*Sereno repens*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), grapevine (*Vitus spp.*), rusty lyonia (*Lyonia ferruginea*).

Live Oak (FLUCFCS 427). This vegetative community measuring approximately 8 acres and located in the southern extent of the site. The dominant species is live oak (*Quercus virginiana*) with very little pine intrusion. The understory is thick saw palmetto.

Disturbed Land (FLUCFCS 770). Approximately 22 acres of the property is disturbed land as a result of the CKD disposal and dominated by red cedar (*Juniperus virginiana*), but at a much less extent, includes pine, live oak, gallberry, and saw palmetto.

Wetland Community

Mixed Forested Wetland (FLUCFCS 630). Multiple linear wetland classified as mixed forested communities exist onsite and consists of approximately 55 acres. It has partially been impacted by fire suppression and harvesting, road construction, and the CKD disposal operations. The systems are dominated by a canopy of red maple (*Acer rubrum*), slash pine, cypress (*Taxodium* spp.), cabbage palm (*Sabal palmetto*), loblolly bay (*Gordonia lasianthus*), sweetgum (*Liquidambar styraciflua*). The subcanopy and historic marsh areas are dominated by Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), and dahoon holly (*Ilex cassine*). According to St. Johns River Water Management District (SJRWMD) permit documents (82381-2), all on-site wetlands have been delineated and approved through Formal Wetland Determination #102544-5 and Environmental Resource Permit #102544-7. This community type consists of four wetlands and was further evaluated by SJRWMD and City staff according to the Uniform Mitigation Assessment Method (UMAM) and have a functional score of 0.66 which meets a “moderate” quality determination according to the City of Palm Coast Unified Land Development Code.

Surface Waters

Stormwater Ponds (FLUCFCS 530). Two stormwater ponds measuring approximately 5.5 acres are found on the subject property. According to the AES assessment, both ponds were constructed in 2008 as part of developments found to the south of the property.

Analysis: Upland areas exist in sufficient acreage to be developed without impacting a significant amount of on-site wetlands. Wetland impacts should be limited as much as possible in an effort to preserve natural resource functions. In addition, other wetland protection measures, included in the Comprehensive Plan Policy(s) 6.1.8.1, 6.1.8.4, 6.1.8.6, 6.1.11.1, 6.1.11.2 and 6.1.11.4., will be utilized to ensure the protection of the City’s natural resources and their current function. The proposed City FLUM change to Mixed Use (MU) is not expected to increase the current level of development potential; however, it should be noted that any proposed improvements to the assessment area inclusive of the amendment area will require a technical site plan review to determine final compliance with the Unified Land Development Code.

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

The following section inventories species observed on the subject property as noted in the AES assessment.

Table 5.1 Wildlife species observed on the Colbert Lane Property in Flagler County, Florida, September, 2017.

Taxon	Common Name	Scientific Name	Protected*
Reptiles	Cottonmouth	<i>Agkistrodon piscivorus</i>	No
	Green anole	<i>Anolis carolinensis</i>	No
	Gopher tortoise	<i>Gopherus polyphemus</i>	Yes
	Southern black racer	<i>Coluber constrictor priapus</i>	No
Birds	American crow	<i>Corvus brachyrhynchos</i>	No
	Black vulture	<i>Coragyps atratus</i>	No
	Carolina wren	<i>Thryothorus ludovicianus</i>	No
	Common grackle	<i>Quiscalus quiscula</i>	No
	Downy woodpecker	<i>Picoides pubescens</i>	No
	Great blue heron	<i>Ardea herodias</i>	No
	Mourning dove	<i>Zenaida macroura</i>	No
	Northern mockingbird	<i>Mimus polyglottos</i>	No
	Red-shouldered hawk	<i>Buteo lineatus</i>	No
	Snowy egret	<i>Egretta thula</i>	Yes
	Tri-colored heron	<i>Egretta tricolor</i>	Yes
	White ibis	<i>Eudocimus albus</i>	Yes
Mammals	Grey squirrel	<i>Sciurus carolinensis</i>	No
	Nine-banded armadillo	<i>Dasypus novemcinctus</i>	No
	Raccoon	<i>Procyon lotor</i>	No
	White-tailed deer	<i>Odocoileus virginianus</i>	No

The following section inventories protected animal species with associated likelihood of occurrence according to the referenced AES assessment.

Table 6.1.1: Protected wildlife species with the potential to occur on the Colbert Lane Property project site, in Palm Coast, Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
<i>Alligator mississippiensis</i>	American alligator	SSC	T(S/A)	Mod	Various aquatic habitats
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T	Low	Scrub, scrubby flatwoods, sandhills
<i>Aramus guarana</i>	Limpkin	SSC		Mod	Swamps, forested floodplains, mangrove swamps & marshes
<i>Dendroica kirtlandii</i>	Kirtland's warbler	E	E	Low	Migrant, utilizing various terrestrial and palustrine habitats
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	Mod	Wide variety of habitats
<i>Egretta caerulea</i>	Little blue heron	SSC		High	Marshes, ponds, lakes, meadows, streams & mangroves
<i>Egretta rufescens</i>	Reddish egret	SSC		Low	Marine and estuarine tidal swamps
<i>Egretta thula</i>	Snowy egret	SSC		Observed	Marshes, lakes, ponds and shallow, coastal habitats
<i>Egretta tricolor</i>	Tricolored heron	SSC		Observed	Marshes, ponds and rivers
<i>Eudocimus albus</i>	White ibis	SSC		Observed	Marshes, mangroves, lakes and estuaries
<i>Gopherus polyphemus</i>	Gopher tortoise	T	CS	Observed	Sandhills, scrub, hammocks, dry prairies, flatwoods, & ruderal
<i>Haliaeetus leucocephalus</i>	Southern bald eagle		BGEPA	Mod	Coasts, rivers and large lakes in open areas
<i>Mycteria americana</i>	Wood stork	E	E	High	Marshes, swamps, streams and mangroves
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC		Mod	Sandhills, scrubby flatwoods, hammocks & ruderal habitats
<i>Rana capito</i>	Gopher frog	SSC		Mod	Xeric uplands and pine flatwoods
<i>Ursus americanus floridanus</i>	Florida black bear	T		Mod	Variety of forested landscapes

¹E= Endangered; T= Threatened; SSC= Species of Special Concern; CS= Candidate Species

Analysis: The subject property is suitable for limited foraging activities for common wildlife and some wading bird species. With the existing adjoining development (commercial and roadway) and the associated disturbances, the potential for nesting is limited. Gopher tortoise burrows and individuals were confirmed onsite. Prior to development of the property, a 100% gopher tortoise survey will be conducted pursuant to Florida Fish and Wildlife Conservation Commission and City regulations. In the event development encroaches into these areas, a relocation permit will also be required.

E. ENVIRONMENTAL SENSITIVE FEATURES

As previously detailed, a vegetative community exists within the subject property that is dominated by live oak.

Analysis: Due to the potential of historic and/or protected trees existing in the referenced community, staff recommends that tree survey standards and protections be added to the proposed Master Planned Development agreement.

F. GROUNDWATER RESOURCE PROTECTION

According to City maintained data, the nearest proposed and/or existing production well is greater than 0.5 mile east from the subject property. It is highly unlikely that the land use activities associated with the proposed FLUM change will impact the potable water supply.

Analysis: Direct impacts are not anticipated.

G. HISTORICAL RESOURCES

As part of the AES assessment, a preliminary review of the Division of Historical Resources' Florida Master Site File and the State Historic Preservation Officer (SHPO) records for the property. Two known archaeological sites or resource groups were identified on or adjacent to the subject property.

FL00253: Resource associated with the Lehigh Cement Plant and industrial structures. The site has been demolished with the exception of the smoke stack.

FL00144: Claim by an informant that a human burial ground was located in present location but several digs confirmed that no remains or remnant mounds were identified. It was determined that it never existed or to have been completely destroyed.

Please see the referenced AES assessment for additional detail.

Analysis: The provided AES assessment detailed the existence of historical resources and has been deemed satisfactory at this stage of review. SHPO coordination will be required for FL00253, Lehigh Cement Plant structures, prior to development activities to ensure that any future proposals adequately address this resource.



Environmental Assessment

For the

Colbert Lane Property Palm Coast, Flagler County, Florida

Prepared By:

Atlantic Ecological Services, LLC
Attention: Jody Sisk
201 Basque Road
St. Augustine, FL 32080
jody@atlanticeco.com
(904) 347-9133

Prepared For:

Sunbelt Holdings Colbert Lane, LLC
Attn: Mr. Kenneth Belshe
3129 Springbank Lane, Suite 200
Charlotte, NC 28226

Submitted To:

City of Palm Coast
Attention: Denise Bevan
160 Lake Avenue
Palm Coast, FL 32164

September 2017

Table of Contents

Page

1.0 PROJECT INTRODUCTION.....	1
2.0 EXISTING SITE CONDITIONS.....	2
2.1 Uplands.....	2
2.2 Surface Waters.....	3
2.3 Wetlands.....	3
3.0 SOILS.....	4
4.0 WETLANDS AND SURFACE WATERS.....	5
4.1 Methods and Jurisdiction.....	5
4.2 Wetland Habitat Assessment.....	5
5.0 WILDLIFE OBSERVATIONS.....	5
6.0 PROTECTED SPECIES.....	6
6.1 Protected Wildlife Species.....	7
6.2 Protected Plant Species.....	9
7.0 CULTURAL RESOURCE ASSESSMENT.....	11
8.0 SUMMARY.....	11
Technical Literature References.....	13

Appendices

Appendix I - Figures

- **Location Map**
- **Aerial Map**
- **Topographic Map**
- **Soils Map**
- **Habitat Map**
- **Wetland Map**

Appendix II – Agency Correspondence

- **Formal Wetland Determination Permit**
- **Environmental Resource Permit**

Appendix III – Wetland Report

- **ESI Wetland Assessment Report**

Appendix IV – Cultural Resource Assessment

- **DHR Letter**

1.0 PROJECT INTRODUCTION

The Colbert Lane Property project site is located within the City of Palm Coast, Flagler County, Florida, in Section 2, Township 12 South, Range 31 East. The project area is approximately 182.83 acres in total size. The proposed project is located on a property identified as Flagler County Parcel ID #'s 11-12-31-0650-000B0-0091, 02-12-31-0000-01010-0120, 02-12-31-0000-01010-0110, 02-12-31-0000-01010-0130, 02-12-31-4938-00000-0100, 02-12-31-4938-00000-0090, 02-12-31-4938-00000-0080, 02-12-31-4938-00000-0070. The subject property is bound by Colbert Lane to the west, Roberts Road to the north and east, and multi-family apartments and the Publix shopping center to the south. Two existing stormwater ponds associated with the projects to the south are located on the property. (See attached Location Map, Aerial Map, and Topographic Map within Appendix I for details). The latitude and longitude coordinates for the approximate center of the project are N 29.487086, W -81.154103 as determined via Google Earth.

The applicant for the project is:

Sunbelt Holdings Colbert Lane, LLC
Attn: Mr. Kenneth Belshe
3129 Springbank Lane, Suite 200
Charlotte, NC 28226
kenbelshe@yahoo.com

The proposed project is to complete Future Land Use Map (FLUM) and Zoning modifications on presently undeveloped property within the City of Palm Coast, Flagler County. The property has previously been annexed into the City of Palm Coast. A portion of the project area was previously known as Grand Reserve West. A St. Johns River Water Management District (SJRWMD) Formal Wetland Determination (FWD #102544-5) is currently active and covers approximately 122 acres of the southern extent of the site. A SJRWMD Environmental Resource Permit (ERP #102544-7) is currently active and covers 32 acres of the central project area. The wetlands found within the proposed project area were previously delineated by another environmental consulting firm and reviewed in the field by SJRWMD as part of the permits identified above.

Atlantic Ecological Services (AES) conducted an Environmental Assessment (EA) on the Colbert Lane Property (herein referred to as the subject property). The subject property was reviewed to determine habitat type's present, boundaries of habitat types, presence of or the potential for protected species, wildlife utilization of the site and other environmental constraints noted during the site visits. This EA report discusses the methods used to conduct the EA, the results thereof and includes several supplementary figures.

Mr. Jody Sisk of AES performed the wetland and protected species review on the subject property. Mr. Sisk currently holds certifications from the City of Palm Coast as a

Qualified Environmental Professional, including Gopher Tortoise Agent (#19567), Wetlands (#19568), and Listed Species (#19569).

2.0 EXISTING SITE CONDITIONS

The subject property consists of uplands, wetlands, and disturbed lands. A portion of the subject property was altered in the 1950's and 1960's when the site was utilized by the Lehigh Portland Cement Company as a disposal site for cement kiln dust (CKD). The subject property was also utilized as part of a pine silviculture operation in the past with the last harvest occurring in the 1990's. The habitats onsite have regenerated without wildfire or prescribed fire since that time. Flagler County utilized a portion of the site in 2010 as a CKD disposal area for a County sponsored project. The habitats onsite have been heavily impacted by human activity and thus have transitioned to altered habitats over the years of influence.

The communities and land use areas were categorized according to the Florida Department of Transportation (FDOT) (1991) *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). The communities and land uses observed and delineated on the subject property are described in detail below and are shown on the attached Habitat Map.

2.1 Uplands

Pine Flatwoods (FLUCCS 411) – Approximately 93.04 acres of the subject property consists of uplands categorized as pine flatwoods. Several areas of varying pine flatwoods types are found on the subject property. A portion of the property abutting Roberts Road along the eastern boundary is considered scrubby flatwoods (Florida Natural Areas Inventory – FNAI classification). These areas are flatwoods that are dominated by a canopy of sand pine (*Pinus clausa*) and slash pine (*Pinus elliottii*) with a thick understory of saw palmetto (*Serenoa repens*) and scrub oaks such as sand live oak (*Quercus geminata*), myrtle oak (*Quercus myrtifolia*), and Chapman's oak (*Quercus chapmanii*). The understory also includes species such as gallberry (*Ilex glabra*), rusty lyonia (*Lyonia ferruginea*), greenbrier (*Smilax* spp.), and grapevine (*Vitis rotundifolia*). The scrubby flatwoods areas do not meet the vegetative composition to be classified as scrub due to the level of pine and saw palmetto dominance and the lack of open sand areas.

Other flatwoods areas found on the subject property would be classified under FNAI as mesic hammock. These areas are found abutting the wetlands onsite and the CKD piles. The dominant canopy vegetation is slash pine and the understory is dominated by saw palmetto. The canopy in the mesic areas also includes, but at a much less extent, live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), loblolly bay (*Gordonia lasianthus*), and sweetgum (*Liquidambar styraciflua*). The understory also includes gallberry, wax myrtle (*Myrica cerifera*), blackberry (*Rubus*

spp.), yaupon holly (*Ilex vomitoria*), sparkleberry (*Vaccinium arboreum*), cinnamon fern (*Osmunda cinnamomea*), and bracken fern (*Pteridium aquilinum*).

Each of the habitats above are generally classified as FLUCCS 411 due to the dominate canopy of pine species, very gentle elevation changes, soils present, and location.

Live Oak (FLUCCS 427) – Approximately 7.82 acres of the subject property is classified as live oak habitat. This area is found near the southern boundary of the site and is classified due to its canopy dominance by live oaks with very little pine intrusion. The understory is dominated by a thick layer of saw palmetto. The understory also includes scrub oak species such as found within the scrubby flatwoods portions of the site. This habitat area is extremely thick with a closed canopy and sub-canopy.

Disturbed Land (FLUCCS 740) – Approximately 21.6 acres of the subject property is classified as disturbed land. This area consists of the former CKD disposal site. Mounds and piles of CKD are found throughout this area with limited natural ground elevations or surface level native soils remaining. This portion of the property is dominated by red cedar (*Juniperus virginiana*), which has recruited into the disturbed areas. The understory is open with little vegetation stabilizing the CKD piles. Other vegetation found in this area, but at a much less extent, includes slash pine, sand pine, live oak, gallberry, saw palmetto, and bracken fern.

2.2 Surface Waters

Stormwater Ponds (FLUCCS 530) – Two stormwater ponds are found on the subject property. Both were constructed in 2008 as part of the developments found to the south of the subject property.

2.3 Wetlands

Wetland Mixed Forest (FLUCCS 630) – Multiple linear wetlands classified as mixed forested communities are found on the subject property totaling approximately 54.84 acres. These linear systems historically existed as intertidal swales associated with beach dunes. As the glacial period cooled and sea levels lowered these wetlands transitioned to a more freshwater mixed scrubby/marsh nature. The habitat has since been impacted in recent years by fire suppression and harvesting, road construction, and the CKD disposal operations adjacent to the wetland. In recent years, large freshwater marsh areas onsite have transitioned to a mixed forested system with a large amount of canopy trees. The wetland systems are dominated by a canopy of red maple (*Acer rubrum*), slash pine, cypress (*Taxodium* spp.), cabbage palm (*Sabal palmetto*), loblolly bay, sweetgum, sugarberry (*Celtis laevigata*), and laurel oak. The sub-canopy and historic marsh areas are dominated by Carolina willow (*Salix caroliniana*), saltbush (*Baccharis halimifolia*), dahoon holly (*Ilex cassine*), cabbage palm, saw palmetto, and wax myrtle. The understory consists of blackberry, greenbriar, bushy broom grass (*Andropogon glomeratus*), sawgrass (*Cladium jamaicense*), soft rush (*Juncus effuses*), beakrush (*Rynchospora* spp.),

Virginia chain fern (*Woodwardia virginica*), cattail (*Typha* spp.), and primrose willow (*Ludwigia peruviana*).

3.0 SOILS

A discussion of each soil type present on the subject property is documented below. Please see the attached Soils Map within Appendix I for the location of each soil type.

Hicoria, Riviera, & Gator Soils, Depressional (8) – This is a very deep, nearly level, poorly drained soil is found in depressions along flatwoods. Individual areas are circular to irregular in shape and range from 3 to 1,500 acres. Undrained areas of this soil are often ponded up to 24 inches above natural grade for 6 months or more.

Eau Gallie Fine Sand (9) – This is a very deep, nearly level, poorly drained soil is in broad flatwoods. Individual areas are irregular in shape and range from 5 to 600 acres. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months of the year. It is at a depth of 40 inches or more during extended dry periods.

Placid, Basinger, & St. Johns Soils, Depressional (12) – This is a very deep, nearly level, poorly drained soil is found in depressions along flatwoods. Individual areas are irregular in shape and range from 3 to 400 acres. Undrained areas of this soil are often ponded up to 24 inches above natural grade for 6 months or more.

Immokalee fine sand (13) – This is a very deep, nearly level, poorly drained soil is in broad flats and knolls. Individual areas are irregular in shape and range from 5 to 600 acres. The seasonal high water table is at a depth of 6 to 18 inches for 2 months of the year. It is at a depth of 40 inches or more during extended dry periods.

Pomello fine sand (15) – This is a very deep, nearly level to gently sloping, moderately well drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are irregular in shape and range from 5 to 400 acres. The seasonal high water table is at a depth of 24 to 42 inches for 1 to 4 months of the year. It is at a depth of 60 inches or more during extended dry periods.

Orsino fine sand (20) – This is a very deep, nearly level to gently sloping, moderately well drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are circular to irregular in shape and range from 5 to 100 acres. The seasonal high water table is at a depth of 48 to 60 inches for 6 months of the year. It is at a depth of 60 inches or more during extended dry periods.

Astatula fine sand (22) – This is a very deep, nearly level to gently sloping, excessively drained soil on low ridges and knolls on flatwoods and coastal ridges near the Atlantic Ocean. Individual areas are oval to irregular in shape and range from 5 to 100 acres. The seasonal high water table is at a depth of greater than 72 inches throughout the year.

Pits (30) – This map unit consists of the CKD altered soil areas.

Udarents, smoothed (39) – This map unit consists of heterogeneous soil material that was removed from other soils and used in land-leveling operations as fill material. Uderants do not have an orderly sequence of soil layers.

4.0 WETLANDS AND SURFACE WATERS

4.1 Methods and Jurisdiction

Criteria used to determine the presence of the boundaries of wetlands were in accordance with Chapter 62-340 F.A.C. The wetlands on the subject property were previously delineated by another environmental consulting firm. The wetland limits are approved on a portion of the subject property through SJRWMD FWD #102544-5 and ERP #102544-7. Please see Appendix II for correspondence regarding these permits.

4.2 Wetland Habitat Assessment

Four wetlands (approximately 54.84 acres) were identified on the subject property (described in). A description of the wetland habitats can be found within Section 2.3 above. AES has received a Wetland Assessment Report dated October 2016 by Environmental Services, Inc. This report documents wetland habitat assessments completed on the subject property with SJRWMD and the City of Palm Coast staff. Please see Appendix III for a copy of the Wetland Assessment Report.

According to this report, SJRWMD and City staff have agreed to a total Uniform Mitigation Assessment Method (UMAM) functional score of 0.66 for the wetlands on the subject property. This score meets the City of Palm Coast Land Development Code guidelines of a “moderate” quality wetland system within their Wetland Quality Assessment Method (WQAM).

5.0 WILDLIFE OBSERVATIONS

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. Pedestrian transects were traversed along existing field trails and ditches, as well as along vegetational community boundaries. A list of species observed is provided in the following table:

Table 5.1 Wildlife species observed on the Colbert Lane Property in Flagler County, Florida, September, 2017.

Taxon	Common Name	Scientific Name	Protected*
Reptiles			
	Cottonmouth	<i>Agkistrodon piscivorus</i>	No
	Green anole	<i>Anolis carolinensis</i>	No
	Gopher tortoise	<i>Gopherus polyphemus</i>	Yes
	Southern black racer	<i>Coluber constrictor priapus</i>	No
Birds			
	American crow	<i>Corvus brachyrhynchos</i>	No
	Black vulture	<i>Coragyps atratus</i>	No
	Carolina wren	<i>Thryothorus ludovicianus</i>	No
	Common grackle	<i>Quiscalus quiscula</i>	No
	Downy woodpecker	<i>Picoides pubescens</i>	No
	Great blue heron	<i>Ardea herodias</i>	No
	Mourning dove	<i>Zenaida macroura</i>	No
	Northern mockingbird	<i>Mimus polyglottos</i>	No
	Red-shouldered hawk	<i>Buteo lineatus</i>	No
	Snowy egret	<i>Egretta thula</i>	Yes
	Tri-colored heron	<i>Egretta tricolor</i>	Yes
	White ibis	<i>Eudocimus albus</i>	Yes
Mammals			
	Grey squirrel	<i>Sciurus carolinensis</i>	No
	Nine-banded armadillo	<i>Dasypus novemcinctus</i>	No
	Raccoon	<i>Procyon lotor</i>	No
	White-tailed deer	<i>Odocoileus virginianus</i>	No

6.0 PROTECTED SPECIES

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on the subject property. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (FWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. During the site reconnaissance, observations or evidence of protected species and the likelihood of occurrence of each protected species were noted. Further review was completed following the habitat mapping and descriptions.

6.1 Protected Wildlife Species

The protected animal species with at least some likelihood of occurrence are listed in Table 5.1.1, below. The likelihood of occurrence of each species is noted in the table and those species with at least a moderate likelihood of occurrence are discussed following the table.

Table 6.1.1: Protected wildlife species with the potential to occur on the Colbert Lane Property project site, in Palm Coast, Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
<i>Alligator mississippiensis</i>	American alligator	SSC	T(S/A)	Mod	Various aquatic habitats
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T	Low	Scrub, scrubby flatwoods, sandhills
<i>Aramus guarana</i>	Limpkin	SSC		Mod	Swamps, forested floodplains, mangrove swamps & marshes
<i>Dendroica kirtlandii</i>	Kirtland's warbler	E	E	Low	Migrant, utilizing various terrestrial and palustrine habitats
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	Mod	Wide variety of habitats
<i>Egretta caerulea</i>	Little blue heron	SSC		High	Marshes, ponds, lakes, meadows, streams & mangroves
<i>Egretta rufescens</i>	Reddish egret	SSC		Low	Marine and estuarine tidal swamps
<i>Egretta thula</i>	Snowy egret	SSC		Observed	Marshes, lakes, ponds and shallow, coastal habitats
<i>Egretta tricolor</i>	Tricolored heron	SSC		Observed	Marshes, ponds and rivers
<i>Eudocimus albus</i>	White ibis	SSC		Observed	Marshes, mangroves, lakes and estuaries
<i>Gopherus polyphemus</i>	Gopher tortoise	T	CS	Observed	Sandhills, scrub, hammocks, dry prairies, flatwoods, & ruderal
<i>Haliaeetus leucocephalus</i>	Southern bald eagle		BGEPA	Mod	Coasts, rivers and large lakes in open areas
<i>Mycteria americana</i>	Wood stork	E	E	High	Marshes, swamps, streams and mangroves
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC		Mod	Sandhills, scrubby flatwoods, hammocks & ruderal habitats
<i>Rana capito</i>	Gopher frog	SSC		Mod	Xeric uplands and pine flatwoods
<i>Ursus americanus floridanus</i>	Florida black bear	T		Mod	Variety of forested landscapes

¹E= Endangered; T= Threatened; SSC= Species of Special Concern; CS= Candidate Species

Those species listed as having a moderate likelihood of occurrence or higher in Table 6.1 are listed as such due to presence of suitable habitat.

Long-legged waders generally have a high likelihood of occurrence onsite due to the scrubby/marsh forested wetlands and the surface water ponds found on the subject property. This includes the roseate spoonbill (*Ajaia ajaia*), limpkin (*Aramus guarana*), little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), and white ibis (*Eudocimus albus*). These species utilize the saltmarsh and surface water pond for foraging and the adjacent forested wetlands and uplands for roosting. A little blue heron rookery was previously identified approximately 1,500 feet north of the property near the Lehigh Canal, but has not been active since 2005. AES worked with SJRWMD and FWC staff to classify this as an inactive rookery. No other wading bird rookeries were identified on or near the subject property.

While no wood storks (*Mycteria americana*) were observed on the subject property, wood storks have been observed routinely throughout the area. No nesting rookeries were observed. The project site is not located within a Core Foraging Area (CFA) for wood storks.

The Florida scrub-jay (*Aphelocoma coerulescens coerulescens*) is listed as Threatened by the FWS and the FWC. Scrub-jays inhabit oak scrub communities with nearby open sandy areas. Scrub-jays typically nest in dense scrub oak pockets. Scrub oak habitat is found on the subject property, though not considered to be in the appropriate condition for primary utilization by Florida scrub-jays. The scrubby flatwoods and live oak habitats found on the subject property have closed canopy and sub-canopies with little to no open sand areas. Open sand habitat is a life requisite of the Florida scrub-jay, necessary for caching of acorns to provide food for periods when oaks do not produce acorns. A Florida scrub-jay family was identified approximately 1 mile south of the subject property during the 1992-93 Fitzgerald statewide surveys. This jay family has not been identified in the area in recent years. AES has coordinated with FWS staff regarding active Florida scrub-jay families within Flagler County. No known Florida scrub-jay families have been surveyed within the County in recent years. The closest known family is within North Peninsula State Park, just south of the Flagler County line.

The FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act (BGEPA). Development guidelines are required for any proposed projects with 330 feet for urban areas and 660 feet for non-urban areas. One active bald eagle nest is located within the vicinity, but not within the BGEPA protected guidelines. One active nest is located approximately 1.25 miles to the northeast of the subject property.

The American alligator (*Alligator mississippiensis*) is listed as Threatened by the FWS and as a Species of Special Concern by the FWC. American alligators have potential to

occur within the existing stormwater pond and scrubby/marsh wetlands on the subject property. Best Management Practices (BMP's) should be followed in the case of any individual American alligator entering the project area during construction will be provided ample space to allow the animal to exit the construction zone.

A preliminary gopher tortoise (*Gopherus polyphemus*) burrow survey was conducted on the subject property. The gopher tortoise survey was conducted in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida*. The gopher tortoise, listed as Threatened by the FWC, is a key component in the determination of habitat suitability for other protected species because of the large number of other animals that will use tortoise burrows for one or more of their life requisites. Multiple potentially occupied gopher tortoise burrows were identified on the subject property. Gopher tortoises were also identified foraging along trail roads during the site visit. Prior to development of the subject property a 100% gopher tortoise survey will be required. A relocation permit will be required to be completed through the FWC and all tortoises will be required to be relocated to a permitted recipient site.

The eastern indigo snake (*Drymarchon corais couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana capito*) each have a moderate likelihood to occur on the subject property due to the habitats identified and the presence of gopher tortoise burrows. Each of the above species are gopher tortoise commensal species due to their association and utilization of gopher tortoise burrows for their life requisites. Each gopher tortoise burrow identified on the site within a planned development area will require to be permitted for excavation through the FWC. If commensal species are identified during the excavation of the gopher tortoise burrows the proper agency coordination and relocations will require to be completed.

Florida black bear (*Ursus americanus floridanus*) have been observed in the vicinity of the subject property within Graham Swamp, though not routinely. No signs of Florida black bears were identified on the subject property.

No other protected species are anticipated to utilize the subject property.

6.2 Protected Plant Species

The protected plant species with some potential to occur on the subject property are listed in Table 6.2.1, below.

Table 6.2.1: Protected plant species with the potential to occur on the Colbert Lane Property project site, in Palm Coast, Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FDACS	FWS		
<i>Asclepias viridula</i>	Southern milkweed	T		Low	Pine flatwoods at wetland margins

<i>Calopogon barbatus</i>	Bearded grass pink	T	Low	Wet pine flatwoods, bogs
<i>Calopogon multiflorus</i>	Many-flowered grass pink	E	Low	Pine flatwoods, esp. recently burned
<i>Encyclia tampensis</i>	Butterfly orchid	CE	Low	Mangrove, cypress and hardwood swamps; hammocks
<i>Epidendrum conopseum</i>	Greenfly orchid	CE	Low	Moist hammocks, cypress and hardwood swamps; epiphytic
<i>Helianthus carnosus</i>	Lakeside sunflower	E	Low	Wet flatwoods
<i>Lilium catesbaei</i>	Catesby's lily	T	Low	Moist pine flatwoods and savannahs
<i>Lycopodiella cernua</i>	Nodding clubmoss	CE	Low	Wet pinelands
<i>Nemastylis floridana</i>	Fall-flowering ixia; celestial lily	E	Low	Swamps, marshes and wet pine flatwoods
<i>Osmunda cinnamomea</i>	Cinnamon fern	CE	Obs	Wet woods and swamps
<i>Osmunda regalis</i>	Royal fern	CE	Obs	Wet woods and swamps
<i>Platanthera blephariglottis</i>	Large white fringed orchid	T	Low	Marshes, and wet, open, grassy areas
<i>Platanthera flava</i>	Southern tubercled orchid; gypsy-spikes	T	Low	Cypress and hardwood swamps
<i>Platanthera nivea</i>	Snowy orchid; bog torch	T	Low	Wet pine flatwoods
<i>Pogonia ophioglossoides</i>	Rose pogonia	T	Low	Marshes and wet, pine flatwoods
<i>Sarracenia minor</i>	Hooded pitcherplant	T	Low	Wet, open, acid pinelands and bogs
<i>Spiranthes brevilabris</i> var. <i>floridana</i>	Florida ladies' tresses	E	Low	Pine flatwoods
<i>Spiranthes laciniata</i>	Lace-lip ladies' tresses	T	Low	Marshes and cypress swamps
<i>Spiranthes longilabris</i>	Long-lip ladies' tresses	T	Low	Marshes and wet pine flatwoods
<i>Spiranthes tuberosa</i>	Little ladies' tresses; little pearl twist	T	Low	Pine flatwoods
<i>Zephyranthes atamasca</i>	Rain lily	T	Low	Wet pine flatwoods and meadows
<i>Zephyranthes simpsonii</i>	Simpson's zephyr lily	T	Low	Wet pine flatwoods and meadows

E= Endangered; T= Threatened; CE= Commercially Exploited

No federally protected plant species are expected to occur on the subject property.

7.0 CULTURAL RESOURCES

A preliminary review of the Florida Master Site File (FMSF) was completed through the Division of Historical Resources (DHR) and the State Historic Preservation Officer (SHPO) for the subject property. Two known archaeological sites or resource groups were identified on or adjacent to the subject property. Please see Appendix IV for correspondence from the Florida Master Site File. FL00253 is associated with the Lehigh Cement Plant and its former industrial structures. This site has been demolished except for the smoke stack, which is planned for rehabilitation and conversion into a faux lighthouse as part of the planned development of the adjacent property. FL00144 is associated with a claim by an informant that a human burial ground was located in the present location found just east of the Roberts Road and Colbert Lane intersection. Several archaeological digs occurred throughout the area and no remains or remnant mounds were identified. It is believed that the informant misidentified one of the CKD mounds for a burial ground. The informant was not a registered archaeologist. Site FL00144 was determined to never have existed or to have been completely destroyed.

File findings for each resource is included in Appendix IV. The project is not anticipated to affect any cultural resources.

8.0 SUMMARY

The Colbert Lane Property is located within the City of Palm Coast, Flagler County, Florida. The property is approximately 182.83 acres in total size. The property is bound by Colbert Lane to the west, Roberts Road to the north and east, and multi-family apartments and the Publix shopping center to the south. The subject property consists of undeveloped lands and two existing stormwater ponds.

The property contains approximately 122.46 acres of uplands, 54.84 acres of wetlands, and 5.53 acres of surface water ponds. A portion of the wetlands onsite have been reviewed under active SJRWMD FWD #102544-5 and ERP #102544-7. The wetland habitats were previously assessed by SJRWMD and City of Palm Coast staff and were found to be of “moderate” quality with a WQAM total functional score of 0.66.

Multiple potentially occupied gopher tortoise burrows were identified during the preliminary survey of the property. Tortoises were also identified foraging along the internal field road of the property. Prior to development of the subject property a 100% gopher tortoise survey will be required. A relocation permit will be required to be completed through the FWC and all tortoises will be required to be relocated to a permitted recipient site. The eastern indigo snake, Florida pine snake, and gopher frog each have a moderate likelihood to occur on the subject property due to the habitats identified and the presence of gopher tortoise burrows. Each gopher tortoise burrow identified on the site within a planned development area will require to be permitted for excavation through the FWC. If commensal species are identified during the excavation

of the gopher tortoise burrows the proper agency coordination and relocations will require to be completed.

No federally protected flora species are anticipated on the subject property.

A review of the Florida Master File was completed in regards to potential cultural resources. Two known archaeological sites or resource groups were identified on or adjacent to the property by DHR. FL00253 (the Lehigh Cement Factory) has been demolished and removed. FL00144 (human burial mound) is believed to not have existed or was misidentified. Therefore, no impacts to cultural resources is anticipated due to development of the property.

Technical Literature References

Chafin, L.G. 2000. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Coile, Nancy C. 1998. *Notes of Florida's Endangered and Threatened Plants*. (Rule 5B-40 Florida's Regulated Plant Index), Botany Contribution 38, 2nd Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville, Florida. 119 pp.

Cox, Jeffrey. A. 1987 *Status and Distribution of the Florida Scrub-Jay*. Florida Ornithological Society. Special Publication No. 3, Gainesville, Florida 110 pp.

Cox, James, D. Inkley, R. Kautz. 1987. *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Large-Scale Development in Florida*. Florida Game and Freshwater Fish Commission, Nongame Wildlife Program. Technical Report No. 4. Tallahassee, Florida. 69 pp.

Deyrup, Mark, Franz, Richard 1994. *Rare and Endangered Biota of Florida, Volume IV Invertebrates*. Special Committee on Invertebrates, Florida Committee on Rare and Endangered Plants and Animals.

Division of Endangered Species. *Threatened and Endangered Species System*. Web Page Address: http://ecos.fws.gov/tess_public/TESSWebpage. United States Fish and Wildlife Service, Denver, Colorado.

Environmental Laboratory, Wetlands Research Program. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. Department of the Army, Vicksburg, Mississippi.

Florida Exotic Pest Plant Council. 2005. *List of Florida's Invasive Species*. Internet: <http://www.fleppc.org/05list.htm>. Florida Exotic Pest Plant Council.

Florida Fish and Wildlife Conservation Commission. 2004. *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. Web Page Address: <http://www.wildflorida.org/imperiled/pdf/Endangered-Threatened-Special-Concern-2004.pdf>. Florida Fish and Wildlife Conservation Commission.

Gilbert, Carter R., 1992. *Rare and Endangered Biota of Florida, Volume II Fishes*. Special Committee on Fishes, Florida Committee on Rare and Endangered Plants and Animals.

Gilbert, K.M., J.D. Tobe, R.W. Cantrell, M.E. Sweeley, J.R. Cooper. 1995. *The Florida Wetlands Delineation Manual*. Florida Department of Environmental Protection, South Florida Water Management District, St. Johns River Water Management District,

Suwannee River Water Management District, Southwest Florida Water Management District, and Northwest Florida Water Management District. 198 pp.

Hipes, D. D.R. Jackson, K. NeSmith, D. Printiss, K. Brandt. 2001. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Humphrey, Stephen R., 1992. *Rare and Endangered Biota of Florida, Volume I. Mammals*. Special Committee on Mammals, Florida Committee on Rare and Endangered Plants and Animals.

Moler, Paul E., 1992. *Rare and Endangered Biota of Florida, Volume III Amphibians and Reptiles*. Special Committee on Amphibians and Reptiles Florida Committee on Rare and Endangered Plants and Animals.

Natural Resource Conservation Service (Soil Conservation Service at time of publication). Circa 1977. *Soil Survey of Flagler County, Florida*. United States Department of Agriculture.

Rogers, James A. Jr., Kale, Herbert W. III, Smith, Henry T. 1996. *Rare and Endangered Biota of Florida Volume V. Birds*. Special Committee on Birds Florida Committee on Rare and Endangered Plants and Animals.

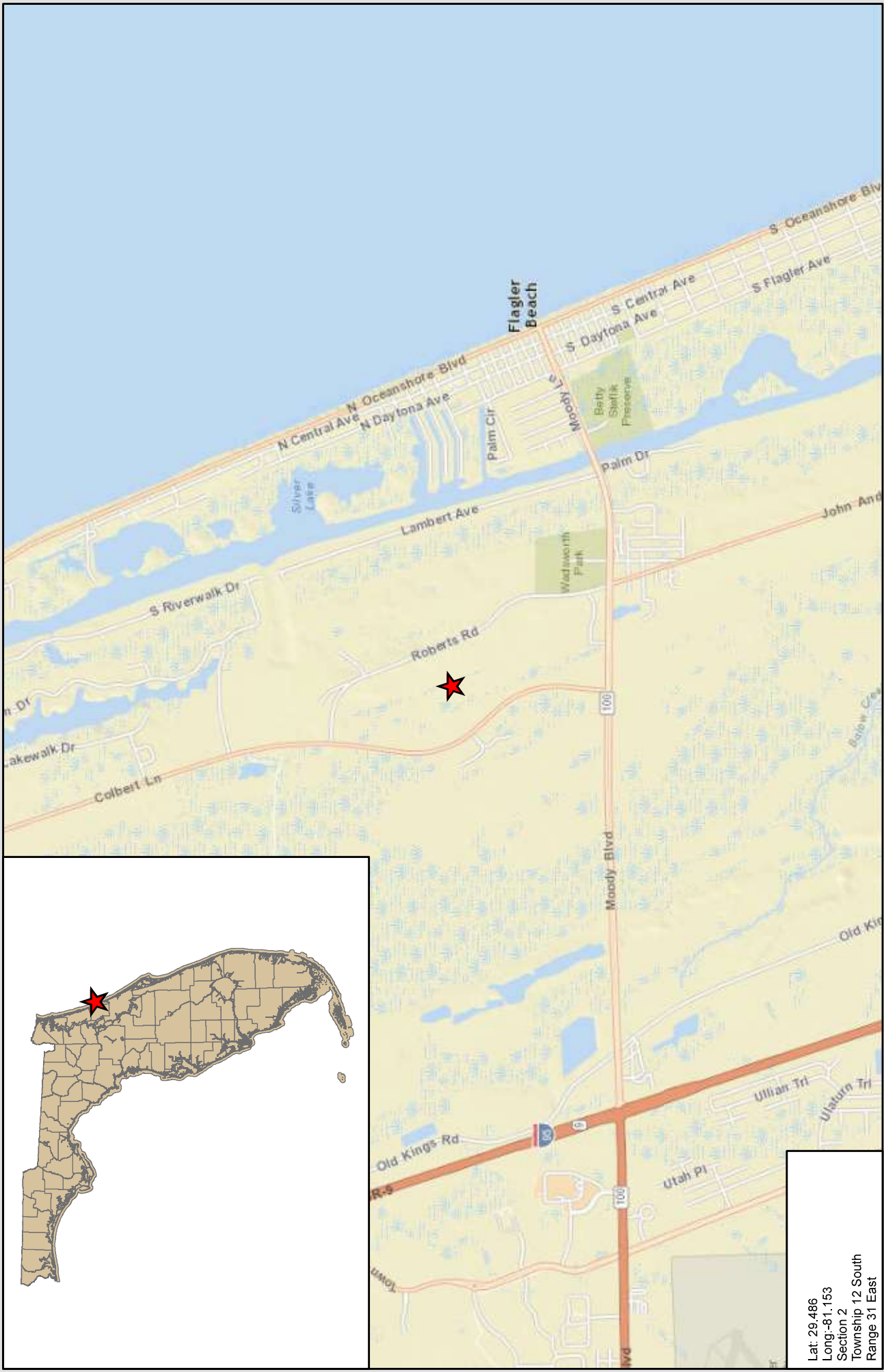
Surveying and Mapping Office, Thematic Mapping Section. Department of Transportation. 1999. *Florida Land Use, Cover and Forms Classification System* 3rd ed. State of Florida, Department of Administration. 81 pp.

Wunderlin, Richard P. 1998. *Guide to the Vascular Plants of Florida*. University Press of Florida. 804 pp.

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants* (<http://www.plantatlas.usf.edu/>). [S. M. Landry and K. N. Campbell (application development), Florida Center for Community Design and Research.] Institute for Systematic Botany, University of South Florida, Tampa.

APPENDIX I

FIGURES



Location Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2017
Date: 9-29-17





Image Source: Bing 2017
Date: 8-8-17

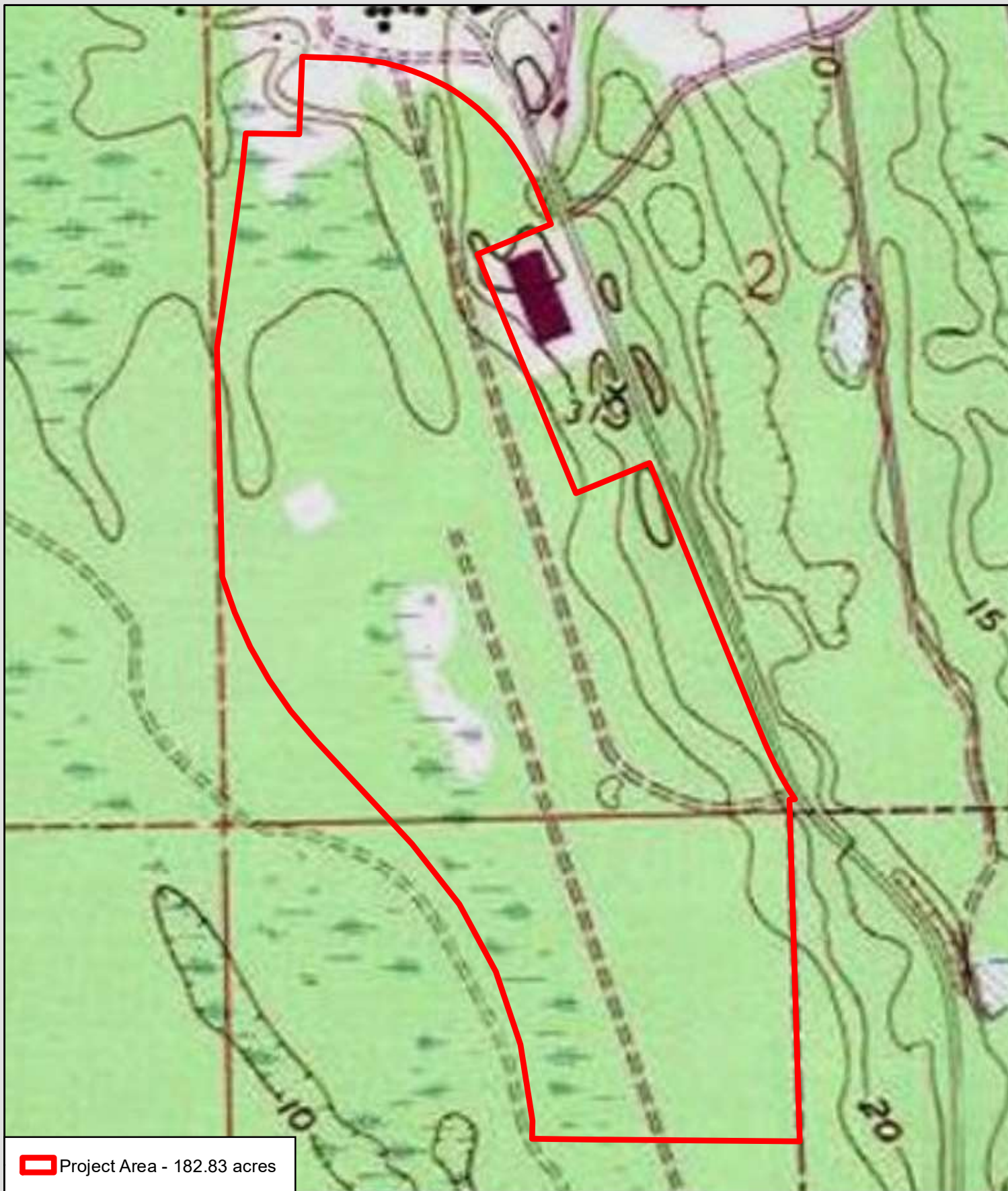
0 300 600
Feet



Aerial Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Project Area - 182.83 acres

Image Source: ESRI 2017
Date: 9-29-17

0 300 600
Feet



Topographic Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

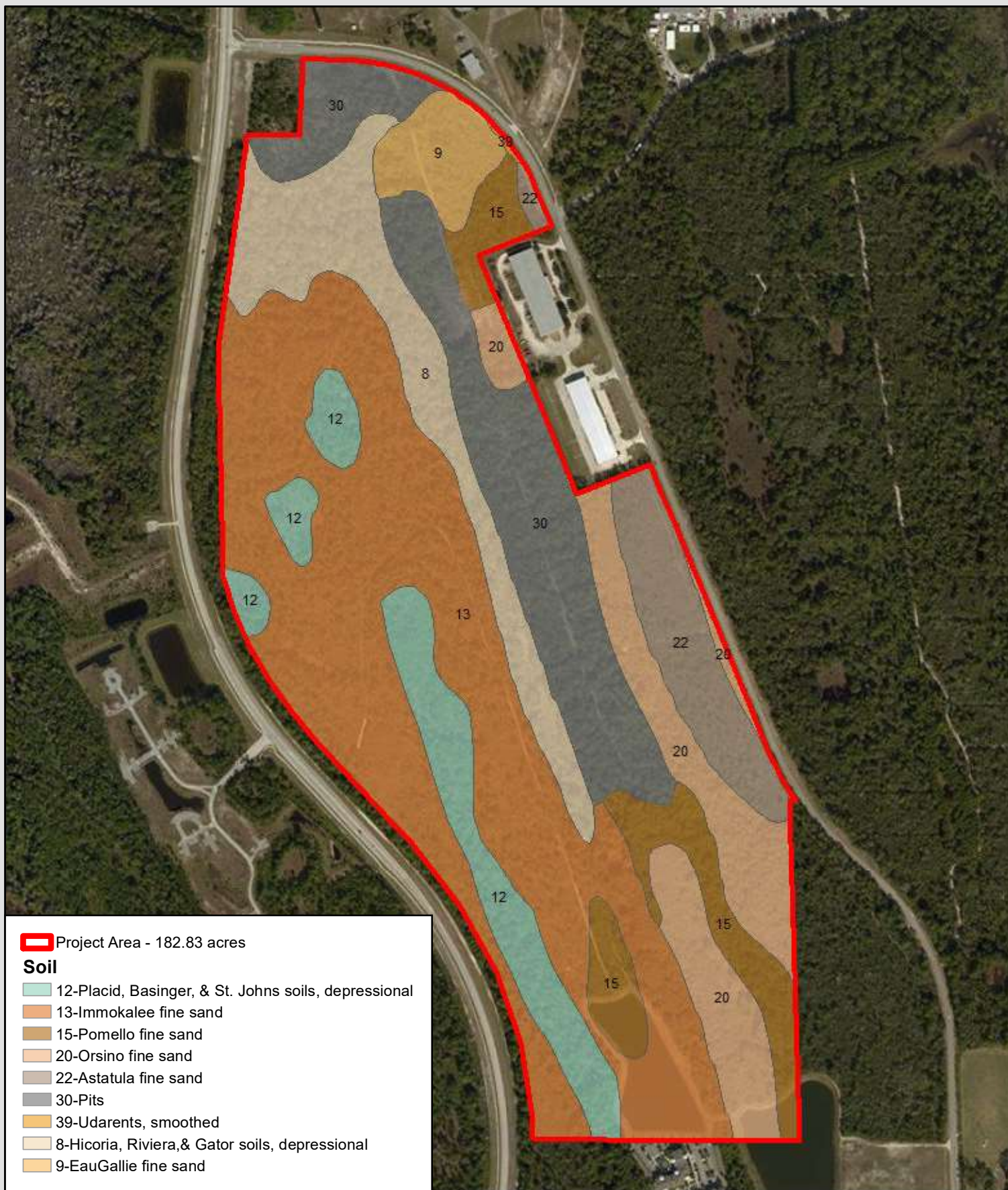


Image Source: ESRI 2017
Date: 9-29-17

0 300 600
Feet



Soil Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2017
Date: 9-29-17

0 300 600
Feet



Habitat Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: Bing 2017
Date: 9-29-17

0 300 600
Feet



Wetland Map Colbert Lane Property Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

APPENDIX II
AGENCY CORRESPONDENCE



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

March 5, 2013

Florida Landmark Communities Inc
Clinton F Smith
145 City Pl Ste 300
Palm Coast FL 32164

SUBJECT: Formal Wetland Determination
Petition Number 16-035-102544-5, Flagler County

Dear Sir/Madam:

Enclosed is your Formal Wetland Determination as authorized by the staff of the St. Johns River Water Management District on March 5, 2013. This determination will expire on March 05, 2018.

Issuance of this wetland determination does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies or the District for construction on the property.

In the event you sell your property, the determination can be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid determination for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads 'M. Daniels'.

Margaret Daniels Bureau Chief
Bureau of Regulatory Support

Agent: Environmental Resource Solutions Inc
David Yow
1597 The Greens Way Ste 200
Jacksonville Beach FL 32250

GOVERNING BOARD

Lad Daniels, CHAIRMAN
JACKSONVILLE

John A. Miklos, VICE CHAIRMAN
ORLANDO

Douglas C. Bourniquo, SECRETARY
VERO BEACH

Maryam H. Ghyabi, TREASURER
ORMOND BEACH

Chuck Drake
ORLANDO

Richard G. Hamann
GAINESVILLE

George W. Robbins
JACKSONVILLE

Fred N. Roberts, Jr.
OCALA

W. Leonard Wood
FERNANDINA BEACH

FORMAL WETLAND DETERMINATION

CHAPTER 40C-4.042, F.A.C.

PETITION NO: 16-035-102544-5

DATE ISSUED: March 5, 2013

PROJECT NAME: Grand Reserve West

DETERMINATION STATEMENT: The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the two-sheet certified survey stamped approved by the District on January 17, 2013, for the 122.54-acre property known as Grand Reserve West, Sections 2 and 11, Township 12 South, Range 31 East, Flagler County.

LOCATION:

Section(s): 2, 11 Township(s): 12S Range(s): 31E
Flagler County

ISSUED TO: Florida Landmark Communities Inc
145 City Pl Ste 300
Palm Coast FL 32164

This document and the enclosed survey serve as the Chapter 40C-4.042, F.A.C., Formal Wetland Determination issued by the St. Johns River Water Management District. This determination is a legal document and should be kept with your other important records. The District may transfer this determination after the receipt of written notification of transfer of ownership or control of the real property.

This formal wetland determination is binding for a period of five (5) years from the date of this determination provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. The District's Governing Board may revoke the Formal Wetland Determination upon finding that the petitioner has submitted inaccurate information to the District. This determination is not a permit and does not authorize any construction.

AUTHORIZED BY: St. Johns River Water Management District

By: 

Hans Tanzler
Executive Director

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement

of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

Notice Of Rights

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Florida Landmark Communities Inc
145 City Pl Ste 300
Palm Coast FL 32164

At 4:00 p.m. this 5th day of March, 2013.

M. Daniels

Margaret Daniels Bureau Chief
Bureau of Regulatory Support
St Johns River Water Management District
4049 Reid St
Palatka FL 32177
(386) 329-4570
Petition Number: 16-035-102544-5

FORMAL WETLAND DETERMINATION ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT

05-Mar-2013

APPLICATION #: 16-035-102544-5

Applicant: Florida Landmark Communities Inc
Clinton F Smith
145 City Place Ste 300
Palm Coast FL 32164 USA
(386) 446-6226

Agent: Environmental Resource Solutions Inc
David Yow
1597 The Greens Way Ste 200
Jacksonville Beach FL 32250
(904) 285-1397

Project Name: Grand Reserve West

Project Acreage: 122.54

Planning Unit: Halifax River, Pellicer Creek & Matanzas River

County: Flagler

Receiving Water Body: None

Correct Fee Submitted: 0.0 **Amount Received:** 350.0

Authority:

Authorization Statement:

The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the two-sheet certified survey stamped approved by the District on January 17, 2013, for the 122.54-acre property known as Grand Reserve West, Sections 2 and 11, Township 12 South, Range 31 East, Flagler County.

Staff Comments:

The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the two-sheet certified survey stamped approved by the District on January 17, 2013, for the 122.54-acre property known as

Grand Reserve West, Sections 2 and 11, Township 12 South, Range 31 East, Flagler County.

This is the first reauthorization of FWD Number 16-035-102544-1, issued by the District on October 1, 2007. The site meets all conditions for the reauthorization in that site conditions have not changed so as to alter the boundaries of wetlands or other surface waters; the petition to reauthorize was received prior to the expiration date; and, the methodology for delineating wetlands has not changed since the original FWD was issued. The original FWD, number 16-035-102544-1 was transferred from the Landmar Group to Florida Landmark Communities, Inc. on September 24, 2010, becoming 16-035-102544-3, which this current pending petition will replace.

Additionally, a permit for construction, Number 4-035-102544-2 was issued on April 8, 2008. This construction permit was transferred from the Roberts Road, LLC to Florida Landmark Communities, Inc. on November 18, 2012. No construction of the authorized project has occurred to date.



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

December 05, 2016

Clint Smith
Florida Landmark Communities, LLC
145 City PI Ste 300
Palm Coast, FL 32164-2481

SUBJECT: 102544-7
Grand Reserve CKD Remedial Action Plan

Dear Sir:

Enclosed is your individual permit issued by the St. Johns River Water Management District on December 05, 2016. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
COCOA

Douglas C. Bournique
VERO BEACH

John P. Browning, Jr.
EAST PALATKA

Douglas Burnett
ST. AUGUSTINE

Maryam H. Ghyabi
ORMOND BEACH

Carla Yetter
FERNANDINA BEACH

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit

cc: District Permit File

cc: Brett Witte
Singhofen and Associates, Inc
11723 Orpington St Ste 100
Orlando, FL 32817-4620

Joseph Brinson
Environmental Services, Inc
7220 Financial Way Ste 100
Jacksonville, FL 32256-6840

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 102544-7

DATE ISSUED: December 05, 2016

PROJECT NAME: Grand Reserve CKD Remedial Action Plan

A PERMIT AUTHORIZING:

Authorization of a Stormwater Management System for Grand Reserve CKD Remedial Action Plan, a 32.0 - acre project to be constructed and operated as per plans received by the District on December 2, 2016.

LOCATION:

Section(s): 2
Flagler County

Township(s): 12S

Range(s): 31E

Receiving Water Body:

Name	Class
Bulow Creek	III Fresh, IW

ISSUED TO:

Florida Landmark Communities, LLC
145 City Pl Ste 300
Palm Coast, FL 32164-2481

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated December 05, 2016

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory, Engineering and Environmental Services

By: 

John Julianna
Regulatory Coordinator

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 102544-7
Grand Reserve CKD Remedial Action Plan
DATED December 05, 2016

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
21. The surface water management system must be constructed and operated in accordance with the plans received by the District on December 2, 2016.

Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Clint Smith
Florida Landmark Communities, LLC
145 City Pl Ste 300
Palm Coast, FL 32164-2481

This 5th day of December, 2016.

A handwritten signature in cursive script, appearing to read "M. Daniels".

Margaret Daniels, Office Director
Office of Business and Administrative Services
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 102544-7

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Office Director
Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

Sincerely,



Margaret Daniels, Office Director
Office of Business and Administrative Services

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for _____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
MacLenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT
05-Dec-2016
APPLICATION #: 102544-7

Applicant: Clint Smith
Florida Landmark Communities, LLC
Ste 300
145 City Pl
Palm Coast, FL 32164-2481
(386) 446-6226

Owner: Clint Smith
Florida Landmark Communities, LLC
Ste 300
145 City Pl
Palm Coast, FL 32164-2481
(386) 446-6226

Consultant: Brett Witte
Singhofen and Associates, Inc.
11723 Orpington St Ste 100
Orlando, FL 32817-4620
(407) 679-3001

Project Name: Grand Reserve CKD Remedial Action Plan
Acres Owned: 32.0
Project Acreage: 32.0
County: Flagler
STR:

Section(s):	Township(s):	Range(s):
2	12S	31E

Receiving Water Body:

Name	Class
Bulow Creek	III Fresh, IW

Authority: 62-330.020 (2)(d)
Existing Land Use: Hardwood - Conifer Mixed(4340), Commercial and Services(1400), Live Oak(4270)
Mitigation Drainage Basin: Halifax River, Pellicer Creek & Matanzas River
Special Regulatory Basin:
Final O&M Entity: Florida Landmark Communities, LLC
ERP Conservation Easements/Restrictions: No
Interested Parties: No
Objectors: No

Authorization Statement:

Authorization of a Stormwater Management System for Grand Reserve CKD Remedial Action Plan, a 32.0 - acre project to be constructed and operated as per plans received by the District on December 2, 2016.

Recommendation: Approval

Reviewers: Chou Fang; Marc vonCanal

Staff Comments

Project Applicant and Sufficient Real Property Interest: *Under rule 62-330.060, Florida Administrative Code (F.A.C.), and subsection 4.2.3(d), Environmental Resource Permit Applicant's Handbook Volume I (ERP A.H. Volume I), a permit applicant must certify that it has sufficient real property interest over the land upon which the activities subject to the application will be conducted.*

Florida Landmark Communities, LLC, is the title owner of the project property and, therefore, has sufficient real property interest over the land upon which the activities subject to the application will be conducted.

Project Location and Brief Description:

The project site is located on the south and west side of Roberts Road.

Permitting History:

Permit number 102544-1 is a formal wetland determination, which was transferred to Florida Landmark Communities, Inc. (Permit number 102544-3) and later modified by Permit number 102544-5, issued on March 5, 2013. Permit number 102544-2, issued on March 5, 2013, is for construction of a 145.72-acre single-family residential subdivision to be known as Grand Reserve West. This project has not been built.

Engineering**Description of Project (Surface Water Management System):**

The applicant proposed to remove cement kiln dust (CKD) deposited on the ground on the project property and stockpile on site. Florida Department of Environmental Protection has approved a CKD remedial action plan for the site. As such, the proposed surface water management system consists of a cement kiln dust (CKD) stockpile area and a borrow pit for the material to cover the proposed stockpile. At closure, the proposed stockpile will be covered by a 2-foot deep vegetative cap.

Water Quality:

Stormwater runoff from the CKD stockpile area will be collected and drain to a swale where the required water quality treatment volume is retained. The proposed swale will recover the required water quality treatment volume in 72 hours. The proposed normal

water elevation in the borrow pit is 10.4 feet. However, there is no proposed control structure for the borrow pit and there is no impervious surface proposed to be placed on the project site. The ultimate receiving water body is Bulow Creek (WBID #2620). Bulow Creek is impaired with Mercury, DO, and nutrients. For future development not specifically proposed in the proposed plans, the permittee must demonstrate net improvement to the water quality of the receiving water body.

Flood Protection:

There is no fill below the 100-year flood stage, 11 feet NAVD88. The proposed CKD stockpile area and borrow pit will not cause adverse water quantity impact to the receiving water body and adjacent lands; and will not cause adverse flooding to on-site and off-site property.

Special Basin Criteria:

There is no special basin criteria applicable to the project site.

Operation and Maintenance:

The applicant, Florida Landmark Communities, LLC, is the final operation and maintenance entity of the proposed surface water management system.

Environmental

Site Description:

The site is located between Colbert Lane and Roberts Road, in east-central Flagler County. The larger parcel, outside the project area, contains mixed forested wetlands that were previously formally delineated under FWD No. 16-035-102544-1 and 16-035-131895-1. In addition, the formally delineated wetlands under 16-035-102544-1 were permitted for the Grand Reserve West development through Permit No. 4-035-102544-2. The current project boundaries are primarily limited to the uplands, and only slightly cross into the wetland previously permitted under 4-035-102544-2. The current application does not include any wetlands or other surface waters not previously permitted.

Impacts: *Subsection 10.2.2, ERP A.H. Volume I, states that an applicant must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to: (a) the abundance and diversity of fish, wildlife and listed species; and (b) the habitat of fish, wildlife and listed species.*

The proposed project does not result in any direct impacts to wetlands or other surface waters.

The applicant has provided a drawdown analysis that demonstrates the maximum drawdown to the adjacent wetlands will be less than 0.1 foot. District staff has evaluated on-site the adjacent wetlands and determined that the potential drawdown will not result in an adverse impact to the adjacent wetland community or the functions it provides.

Secondary impacts: *Subsection 10.2.7, ERP A.H. Volume I, contains a four-part criterion that addresses additional impacts that may be caused by a proposed activity:*

(a) adverse impacts to wetland (and other surface water) functions and water quality violations that may result from the intended or reasonably expected uses of a proposed activity; (b) adverse impacts to the upland nesting habitat of bald eagles and aquatic or wetland dependent listed animal species; (c) impacts to significant historical and archaeological resources that are very closely linked and causally related to any proposed dredging or filling of wetlands or other surface waters; and (d) adverse wetland (and other surface) impacts and water quality violations that may be caused by future phases of the project or by activities that are very closely linked and causally related to the project.

The applicant will maintain a 15 foot minimum and 25 foot or greater average native upland buffer along all wetlands adjacent to the project site. There will be no secondary impacts associated with this project. The site does not provide nesting habitat for bald eagles or other wetland dependent or aquatic listed wildlife species, and the project is not expected to adversely affect these species or their habitat. No future phases are proposed.

Elimination/Reduction of Impacts: *Pursuant to Subsection 10.2.1.1, ERP A.H. Volume I, the applicant must implement practicable design modifications to reduce or eliminate adverse impacts to wetlands and other surface waters. A proposed modification that is not technically capable of being completed, is not economically viable, or that adversely affects public safety through endangerment of lives or property is not considered "practicable". Alternatively, an applicant may meet this criterion by demonstrating compliance with subsection 10.2.1.2.a. or 10.2.1.2.b, ERP A.H. Volume I.*

The proposed project does not result in any direct impacts to wetlands or other surface waters.

Mitigation:

Mitigation is not required

Financial Assurance Mechanism:

[NO]

Off-Site Mitigation:

[NO]

Cumulative Impacts: *Subsection 10.2.8, ERP A.H. Volume I, requires applicants to provide reasonable assurances that their projects will not cause unacceptable cumulative impacts upon wetlands and other surface waters within the same drainage basin as the project for which a permit is sought. This analysis considers past, present, and likely future similar impacts and assumes that reasonably expected future applications with like impacts will be sought, thus necessitating equitable distribution of acceptable impacts among future applications. Under section 10.2.8, ERP A.H. Volume I, when an applicant proposes mitigation that offsets a project's adverse impacts within the same basin as the impacts, the project does not cause unacceptable cumulative impacts.*

The proposed project will not result in any direct impacts or secondary impacts to wetlands or other surface waters.

Conclusion:

The applicant has provided reasonable assurance that the proposed project meets the conditions for issuance of permits specified in rules 62-330.301 and 62-330.302, F.A.C.

Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to

comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 - b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;

- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- 10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- 11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- 12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- 13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- 14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
- 15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation,

shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
21. The surface water management system must be constructed and operated in accordance with the plans received by the District on December 2, 2016.

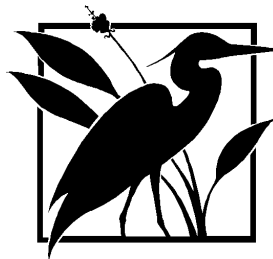
APPENDIX III
WETLAND REPORT

WETLAND ASSESSMENT
GRAND RESERVE WEST
PROPERTIES ALONG COLBERT LANE AND ROBERTS ROAD
FLAGLER COUNTY, FLORIDA

OCTOBER 2016

FOR

Florida Landmark Communities, Inc.
145 City Place, Suite 300
Palm Coast, Florida 32164



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

ESI PROJECT No. EJ14374.00

I. INTRODUCTION

Environmental Services, Inc. (ESI) conducted a site-specific wetland assessment and functional analysis of the existing wetlands and surrounding areas located east of Colbert Lane and west of mosquito ditches associated with the Intracoastal Waterway, north of State Road 100 and south of Sea Ray Drive, in Flagler County, Florida. More specifically, the property is located within Sections 2 and 11, Township 12 South, Range 31 East (Figure 1). Our investigation was conducted to establish the wetland quality based on the request for additional information (RAI) from St. Johns River Water Management District dated 15 September 2016. After assessing the wetland using the Uniform Mitigation Assessment Method (UMAM), ESI walked the site with Palm Coast Staff, Denise Bevan, to verify our findings. This report outlines those findings and determinations.

II. WETLAND QUALITY (FUNCTIONS AND VALUES)

Four wetland systems occur within the boundaries of the review area. These wetlands were characterized by their location and landscape support, water environment, and community structure. The majority of the wetlands were determined to be moderate quality systems as outlined in the LDC which requires an applicant to provide a wetland impact analysis, alternatives analysis for avoidance and minimization, compensatory mitigation, and copies of issued permits from federal and state agencies. However, two wetland systems (adjacent to tidally influenced mosquito control ditches directly connected to the Intracoastal Waterway) were determined to be “optimal” or high quality systems. These systems are more difficult to impact and require the aforementioned information as well as assurance of “no net loss of wetland functions” for the wetland system(s) located on the project site. As such, where feasible, these wetlands should be avoided.

Each wetland was given a numeric number and was scored individually. The wetland numeric codes are provided on Figure 1 and overall scores outlined below.

A. Wetland 1, 2, and 3

These wetlands are located east of Colbert Lane and have an overall UMAM raw score of 0.66 (moderate quality), with the exception of 7a which is east of Roberts Road. These systems scored a 6 for location and landscape support, and a 7 for both water environment and community structure. Other than wetland 3 (which is comprised of two small isolated wetlands each less than 0.5 acre that will not require mitigation), the two larger wetland systems and wetland 7 a are located along an arterial roadway, are linear systems and have a less than optimal upland buffer comprised of thick vines, a large number of pines, and some exotic tree components. While the water environment is stronger to the south, the stagnant appearance and lack of flow decrease the quality of the system. The water environment is below the surface as you move north. The vegetation in the wetlands consists of saw grass (*Caladium jamaicense*), wax myrtle (*Myrica*

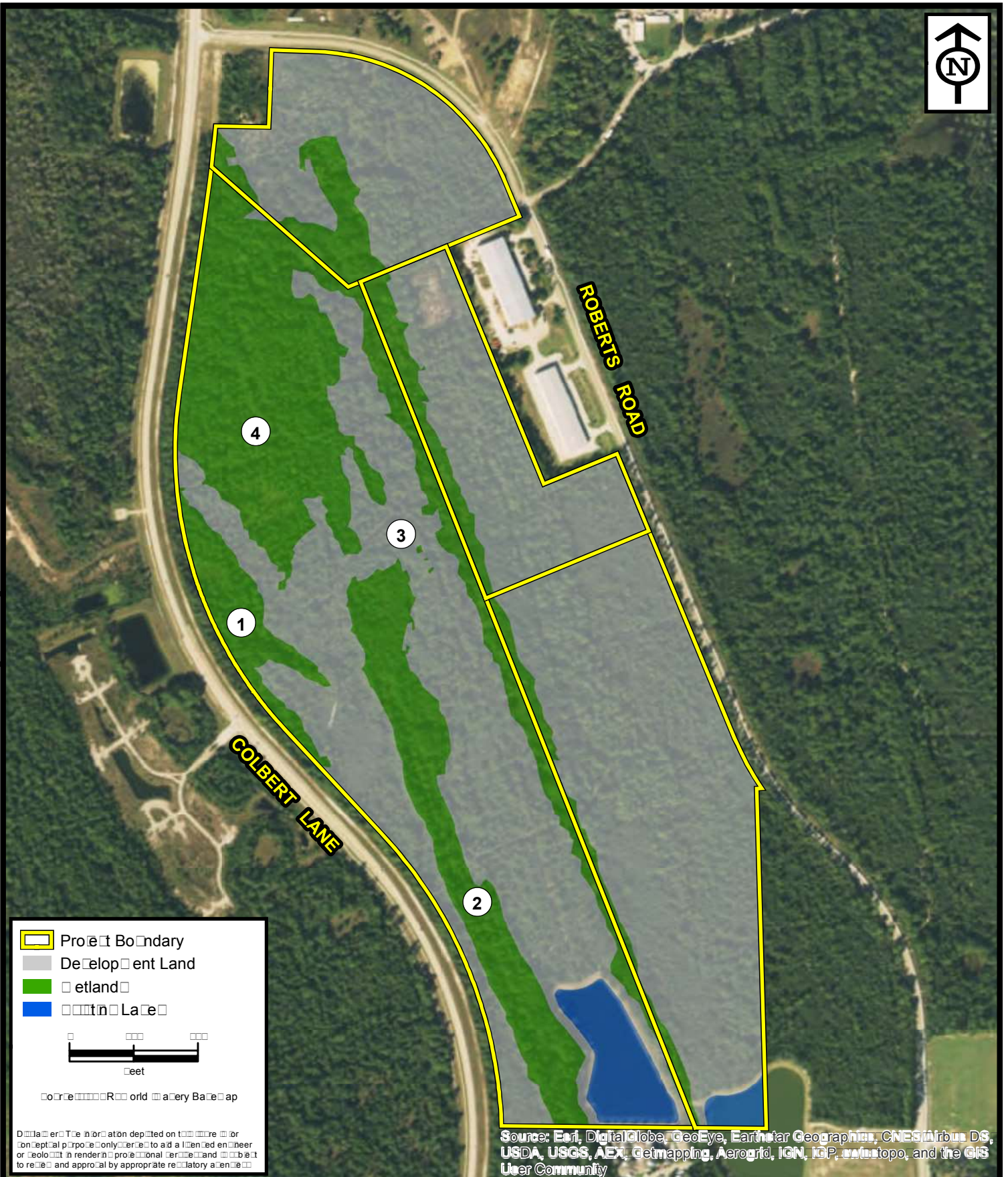
cerifera), poison ivy (*Toxicodendron radicans*), dahoon holly (*Ilex cassine*), Brazilian pepper (*Schinus terebinthifolius*), and Virginia creeper (*Parthenocissus quinquefolia*).

B. Wetland 4

This linear system is located inland approximately half way between Colbert Lane and Roberts Road and has a raw score of 0.66 (moderate quality). This system has a location and landscape support and community structure score of 7 given that is further inland and buffered from existing development. However, the water environment was given a score of 6 based on the fact that the seasonal high water elevations are located at or below the surface and the system is only functioning partially. The vegetation consists of coastal red cedar, laurel oak (*Quercus laurifolia*), cabbage palm, Carolina willow (*Salix caroliniana*), and red maple (*Acer rubrum*). This wetland is densely shaded and therefore missing a shrub and groundcover layer.

III. CONCLUSION

Based on the wetland evaluation, all four of the on-site wetland areas were found to be of moderate quality (less than a raw score of 0.71). Our review verified the functional values of each system. This report serves to document the hydrologic and vegetative conditions of the wetlands on site per the RAI dated 15 September 2016.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, and the GIS User Community



**ENVIRONMENTAL
SERVICES, INC.**

Environmental Services, Inc.
10000 N. W. 10th Ave.
Suite 100
Miami, FL 33150
(305) 555-1000

www.environmentalservicesinc.com

Wetland Retention

Colbert Land / Roberts Road

Collier County, Florida

Project: 0000000000
Date: 01/01/00
Drawn By: R
Checked By: LB
Approved By: LB
Created: 1

APPENDIX IV
CULTURAL RESOURCE ASSESSMENT



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 2, 2017

Jody Sisk
Atlantic Ecological Services
Phone: 904-347-9133
E-mail: jody@atlanticeco.com

In response to your inquiry of October 2, 2017, the Florida Master Site File lists two archeological sites found at the designated area of Flagler County, Florida.

T12S R31E Sections 02, 03 & 11 as submitted with search request.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



AR=2
SS=0
CM=0
RG=0
BR=0
Total=2

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
FL00144	AR	LEHIGH CEMENT PLANT	Flagler Beach/Palm Coast	Human Remains May Be Present	Insufficient Info	
FL00253	AR	Lehigh Cement Plant Industrial Complex	Flagler Beach/Palm Coast		Not Eligible	



FL00253

FL00144

FL00286

FL00039

FL00216

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

8FL00144

Notice!

**This site may contain unmarked
human remains...**

Comments: Site listed as a burial mound. It may still be partially intact but the site form recorders did not visit the site (Taylor and Davis 198811).

Please see the database and file folder for more information...

(This notice warns the researcher to check all Site File records closely. We do not guarantee the presence or absence of human remains at a site, only that the Florida Master Site File's information indicates that unmarked human remains were present. Thus this sheet is not used for sites currently recorded as historical cemeteries.)

- ☐ Original
☒ Update
 (give site#)



ARCHAEOLOGICAL SITE FORM FLORIDA MASTER SITE FILE

Version 2.2 3/97

Consult Guide to Archaeological Site Form for detailed instructions.

Site #8 FL144

Recorder Site#

Field Date 1 / / 2004

Form Date 6 / 27 / 2004

Site Name(s) Lehigh Cement Plant MoundProject Name Cultural Resource Assessment Survey of CH Landings

Multiple Listing [DHR only]

FMSF Survey # 10117Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-unspecifd. ☐ city ☐ county ☐ state ☐ federal ☐ foreign ☐ Native American ☐ unknownUSGS 7.5 Map Name & Date Flagler Beach WestCounty FlaglerTownship 12S Range 31E Section 2☐ Check if Irregular Section;Qtr. Section (check all that apply): ☐ NE ☒ NW ☐ SE ☐ SW

Landgrant

Tax Parcel # (s)

City / Town (if within 3 mi.) Flagler Beach/Palm CoastIn Current City Limits? ☒ yes ☐ no ☐ unknownUTM: Zone ☐ 16 ☐ 17 Easting 0 Northing 0Address / Vicinity of / Route to Highway 100/Roberts Road accessName of Public Tract (e.g., park) Grand Haven Marina Cove Development

TYPE OF SITE (Check all choices that apply; if needed write others in at bottom)

SETTING *

- ☒ Land - terrestrial
☐ Cave/Sink - subterranean
 ☐ terrestrial
 ☐ aquatic
 ☐ intermittently flooded
☐ Wetland - palustrine
 ☐ usually flooded
 ☐ sometimes flooded
 ☐ usually dry
☐ Lake/Pond - lacustrine
☐ River/Stream/Creek - riverine
☐ Tidal - estuarine
☐ Saltwater - marine
 ☐ marine unspecified
 ☐ "high energy" marine
 ☐ "low energy" marine
☐ Other Unknown; site either does not exist or is destroyed

STRUCTURES - OR - FEATURES *

- ☐ aboriginal boat ☐ fort ☐ road segment
☐ agric/farm building ☐ midden ☐ shell midden
☒ burial mound ? ☐ mill unspecified ☐ shell mound
☐ building remains ☐ mission ☐ shipwreck
☐ cemetery/grave ☐ mound unspecified ☐ subsurface features
☐ dump/refuse ☐ plantation ☐ surface scatter
☐ earthworks ☐ platform mound ☐ well

FUNCTION *

- ☐ none specified
☐ campsite
☐ extractive site
☐ habitation (prehistoric)
☐ homestead (historic)
☐ farmstead
☐ village (prehistoric)
☐ town (historic)
☐ quarry

HISTORIC CONTEXTS (Check all that apply; use most specific subphases; e.g., if Glades Ia only, don't also use Glades I)

Aboriginal *

- ☐ Alachua ☐ Englewood ☐ Glades unspcific. ☐ St. Augustine ☐ Seminole: 2d War To 3d
☐ Archaic, Early ☐ Fort Walton ☐ Hickory Pond ☐ St. Johns Ia ☐ Seminole: 3d War On
☐ Archaic, Middle ☐ Glades Ia ☐ Leon-Jefferson ☐ St. Johns Ib ☐ Seminole unspecified
☐ Archaic, Late ☐ Glades Ib ☐ Malabar I ☐ St. Johns I unspecified ☐ Swift Creek, Early
☐ Archaic unspecified ☐ Glades I unspcific. ☐ Malabar II ☐ St. Johns IIA ☐ Swift Creek, Late
☐ Belle Glade I ☐ Glades IIA ☐ Manasota ☐ St. Johns IIB ☐ Swift Creek, unspecified
☐ Belle Glade II ☐ Glades IIB ☐ Mount Taylor ☐ St. Johns IIC ☐ Transitional
☐ Belle Glade III ☐ Glades IIC ☐ Norwood ☐ St. Johns IIC unspecified ☐ Weeden Island I
☐ Belle Glade IV ☐ Glades IIC unspcific. ☐ Orange ☐ St. Johns unspecified ☐ Weeden Island II
☐ Belle Glade unspcific. ☐ Glades IIIa ☐ Paleoindian ☐ Santa Rosa ☐ Weeden Island unspcific.
☐ Cades Pond ☐ Glades IIIb ☐ Pensacola ☐ Santa Rosa-Swift Creek ☐ Prehistoric nonceramic
☐ Deptford ☐ Glades IIIc ☐ Perico Island ☐ Seminole: Colonization ☐ Prehistoric ceramic
☐ Other (Less common phases are not check-listed. For historic sites, also give specific dates if known.) ☐ Seminole: 1st War To 2d ☐ Prehistoric unspecified

Nonaboriginal *

- ☐ First Spanish 1513-99
☐ First Spanish 1600-99
☐ First Spanish 1700-1763
☐ First Spanish unspecified
☐ British 1763-1783
☐ Second Spanish 1783-1821
☐ American Territorial 1821-45
☐ American Civil War 1861-65
☐ American 19th Century
☐ American 20th Century
☐ American unspecified
☐ African-American

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for a local register?

☐ yes: name register at right☒ no☐ insufficient info

Name of local register if eligible: _____

Individually eligible for National Register?

☐ yes☒ no☐ insufficient info

Potential contributor to NR district?

☐ yes☒ no☐ insufficient info

Explanation of Evaluation (Required if evaluated; limit to 3 lines; attach full justification)

Recommendations for Owner or SHPO Action Site either does not exist or it has been completely destroyed; informant reported site with no field inspection on original site form.

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE

DELIST DATE

KEEPER-NR ELIGIBILITY:

☐ yes ☐ no

SHPO-NR ELIGIBILITY:

☐ yes ☐ no☐ potentially elig.☒ insufficient info.

Date

Date 7/8/04

LOCAL DESIGNATION:

Local office

Date

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)

ARCHAEOLOGICAL SITE FORM

Site #8 FL188

Consult Guide to Archaeological Site Form for detailed instructions.

FIELD METHODS (Check one or more methods for detection and for boundaries)

SITE DETECTION*

- ☐ no field check ☒ exposed ground ☒ screened shovel
☐ literature search ☐ posthole digger
☒ informant report ☐ auger--size: _____
☐ remote sensing ☐ unscreened shovel

SITE BOUNDARIES*

- ☒ bounds unknown ☐ remote sensing ☐ unscreened shovel
☐ none by recorder ☐ insp exposed ground ☐ screened shovel
☐ literature search ☐ posthole tests ☐ block excavations
☐ informant report ☐ auger--size: _____ ☐ estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit unknown

Temporal Interpretation* - Components (check one): ☐ single ☐ prob single ☐ prob multiple ☐ multiple ☐ uncertain ☐ unknown
 Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Integrity Overall disturbance: ☐ none seen ☐ minor ☐ substantial ☐ major ☐ redeposited ☐ destroyed-document! ☐ unknown
 Disturbances/threats/protective measures site either does not exist or has been completely destroyed

Surface: area collected 100 m² # collection units _____; Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # none (C)ount or (E)stimate? Surface # _____ (C) or (E) Subsurface # _____ (C) or (E)

COLLECTION SELECTIVITY*

- ☐ unknown ☐ unselective (all artifacts)
☐ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL*

- ☐ uncollected ☐ general (not by subarea)
☐ unknown ☒ controlled (by subarea)
☐ variable spatial control
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS* (example: A bone-human)

Pick exactly one code from Disposition List ⇌ ⇌ ⇌

- _____ bone-animal _____ exotic-nonlocal
 _____ bone-human _____ glass
 _____ bone-unspecified _____ lithics-aboriginal
 _____ bone-worked _____ metal-nonprecious
 _____ brick/building debris _____ metal-precious/coin
 _____ ceramic-aboriginal _____ shell-unworked
 _____ ceramic-nonaboriginal _____ shell-worked
 _____ daub _____ Others: _____

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments none recovered

DIAGNOSTICS (Type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

1. _____ N= _____ 5. _____ N= _____ 9. _____ N= _____
 2. _____ N= _____ 6. _____ N= _____ 10. _____ N= _____
 3. _____ N= _____ 7. _____ N= _____ 11. _____ N= _____
 4. _____ N= _____ 8. _____ N= _____ 12. _____ N= _____

ENVIRONMENT

Nearest fresh water type* & name (incl. relict source) Graham Swamp Distance (m)/bearing 1000 m
 Natural community (FNAI category* or leave blank) Pine scrub
 Local vegetation Scrub oak and pine
 Topography* Relic dune ridge Min Elevation _____ meters Max Elevation _____ meters
 Present land use Commercial landscape
 SCS soil series _____ Soil association _____

FURTHER INFORMATION

Informant(s): Name/Address/Phone/Email Dana Ste.Claire, Heritage Services; Linda Timmons, Flagler
 Describe field & analysis notes, artifacts, photos. For each, give type*(e.g., notes), curating organization*, accession #s, and short description.
Repository Heritage Services, Inc., Ponte Vedra, Florida

Manuscripts or Publications on the site (Use continuation sheet, give FMSF# if relevant) Cultural Resource Assessment Survey of
the Grand Haven Landings and Marina Cove Developments, Flagler County, Florida;
Ste.Claire, Dana 2004

Recorder(s): Name/Addr./Phone/Email Dana Ste.Claire; heritagesrvcs@aol.com
 Affiliation* or FAS Chapter Heritage Services, Inc.

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SITE PLAN & USGS REQUIRED At 1"=300' (1:3600) or larger scale, show: site boundaries, scale, north arrow, datum, test/collection units, landmarks, mappers, date.

Survey Results and Management Recommendations

Comprehensive archaeological survey investigations across the approximately 500-acre Grand Haven Landings and Marina Cove project tracts resulted in the assessment of a previously recorded prehistoric site, 8FL144, and the recordation of a recent industrial site, the Lehigh Cement Plant (8FL253).

Background and archival research indicated that historic activity has occurred on the Grand Haven Landings and Marina Cove project tract over time, particularly early settlement, and that historic settlements and other site types may have once been present on the subject parcels. Coniferous plantations (planted pines) and canal dredging on the project tract indicate that the property was used for agricultural and other purposes. These activities most likely impacted archaeological and historical sites on the subject parcel. No prehistoric sites were located on the subject parcels.

8FL144 – The Lehigh Cement Plant Mound

The Grand Haven Landings and Grand Haven Marina Cove projects were reviewed in Tallahassee by the Florida Master Site File, Division of Historical Resources (DHR) on September 16, 2003, for archaeological and historical sites recorded for the Township, Range and Sections that comprise the project area. The formal review of the Florida Master Site File determined that one archaeological was recorded for the project area: 8FL144, the LeHigh Cement Plant site. According to Survey No. 1769 on file with the Division of Historical Resources, Tallahassee, 8FL144 is a prehistoric burial mound that “may be partially intact” (see Attachment B, Florida Master Site Files). The site was recorded as a “general vicinity loci” (GV) on the basis of local informants in 1988, but had never been formally inspected by archaeologists. Survey No. 1769, conducted by Historic Property Associates, Inc., conducted by Lauren Archibald, recommended that this site be checked for integrity and site type.

Despite intensive subsurface testing and surface observations during the archaeological survey, efforts to locate 8FL144 were unsuccessful. Focused testing included shovel tests at ten-meter intervals (and more intensively employing judgmental testing) throughout the FMSF general vicinity boundaries of the purported site. None of the investigations produced typical remnants of a prehistoric burial mound, most notably human skeletal remains and other cultural material such as prehistoric pottery. The lack of evidence for 8FL144 may be explained in several ways:

- 1) The site never existed to begin with. The FMSF records for 8FL144 indicate that the site was reported to an archaeologist by an informant and subsequently recorded, hence the general vicinity boundaries for the purported site. A remnant bluff, the result of the construction of Robert’s Road when the corridor was paved with cement and the right-of-way was leveled, stands conspicuously in the center of the general vicinity boundaries and could have been confused as a prehistoric

mound by someone not familiar with this type of archaeological site. This remnant bluff was tested extensively, as were others in the area, and all produced culturally sterile sandy soils characteristic of relic dune ridges of the region.

- 2) The site was destroyed when Robert's Road was improved to a paved (cement) road and widened. When the dirt road was modified, the right-of-way was leveled through elevated bluffs, with borrow from the destroyed rises used as fill for low-lying areas. The road bisects the general vicinity boundaries of 8FL144. It should be noted that this possibility is not likely, as fill and cuts along the entire road corridor were inspected thoroughly and no cultural materials were observed.
- 3) The site is located outside of the project boundaries. Flagler County resident and informant Hugh James Eberhardinger described a burial mound in a similar environmental setting on south of the intersection of Robert's Road and S.R. 100. Eberhardinger is an amateur archaeologist who has "collected" Flagler County for over three decades and claims to know where every prehistoric and historic site is in the project area and surrounding areas. He had never heard of a prehistoric burial mound in the general vicinity boundaries or anywhere on the project site, but had knowledge of many surrounding sites.

It is the opinion of Heritage Services that site 8FL144 either does not exist or has been completely destroyed, and that it is not eligible for inclusion in the National Register of Historic Places.

8FL253 – The Lehigh Cement Plant

Grand Haven Landings and Grand Haven Marina Cove parcels fall within portions of the former Lehigh Portland Cement Company property, with the majority of the plant located within the boundaries of the Marina Cove project area (see Figures 1 and 2). The large facility opened in December 1952 and hence satisfies the 50-year threshold for historic site eligibility. The site is nearly destroyed as demolition of the former plant has taken place over the past several years. **The integrity of this industrial site has been extensively compromised, but it is recorded as part of this study to mark it in the historic record. As the site has been nearly completely leveled and the material remains of the site are deemed not significant, it is the opinion of Heritage Services that this industrial complex is not eligible for inclusion in the National Register of Historic Places.**

The Lehigh Portland Cement Company was the largest industrial employer in Flagler County for the years in which it was in operation, with nearly 400 employees at its peak production. Specific reasons for the plant closing in July 1965 are not recorded in the historical profile of the company, however rumors of union problems have been mentioned as one cause. Flagler County's population decreased following the plant

☐ original
☐ update

ARCHAEOLOGICAL SITE FORM FLORIDA MASTER SITE FILE

Division of Historical Resources, Florida Dept. of State

Site # 8 FL 144

Recorder #

Date 11/88

SITE NAMES Lehigh Cement Plant Site

PROJECT NAME Flagler County Archaeological Survey

1769

DHR#

RECORDER: Name Lauren Archibald

Affiliation/Address Historic Property Assoc., Inc., PO 1002, St. Augustine, FL

OWNERSHIP ☐ private-profit ☐ priv-nonprf ☐ priv-indiv ☒ private ☐ city ☐ county ☐ state ☐ federal

USGS MAP NAME Flagler Beach West

COUNTY

Address/Vicinity of/Route to 1.5 miles north of Route 100, 1 mile west of beach

UTM: ZONE 16 or 17

EASTING / / / / / 0 /

NORTHING / / / / / 0 /

TOWNSHIP 12S RANGE 31E

SECTION 2

1: NW 1: 1: 1: 1:

(Optional) LATITUDE d m s

LONGITUDE d m s

TYPE OF SITE (Check all that apply)

☒ prehistoric unspecified

☐ unspecified historic

STRUCTURES:

☐ bridge ☐ earthworks ☐ mound unspec ☐ road segment ☐ wharf/dock/pier

☐ aboriginal boat

☐ building remains

☐ fort

☐ naval stores/turp.

☐ shellworks

☐ agric./farm bldg.

☐ cemetery/grave

☐ mill

☐ plantation

☐ shipwreck

☒ burial mound

☐ dump/refuse

☐ mission

☐ platform mound

☐ well

INTERPRETATION:

☐ campsite

☐ habitn./homestd.

☐ village/town

☐ quarry

☐ inund. land site

ARTIFACTS:

☐ single artifact

☐ artifact scatter

☐ midden/dump

OTHER SITE TYPES

HISTORICAL CONTEXTS (Check all that apply)

☐ unknown culture

☒ aboriginal unspec.

☐ historic unspec.

ABORIGINAL:

☐ Early Archaic

☐ Glades IIB

☐ Middle Archaic

☐ St. Johns IA

☐ Weeden Island

☐ Alachua

☐ Early Swift Creek

☐ Glades III

☐ Mount Taylor

☐ St. Johns IB

☐ Weeden Island I

☐ Archaic unsp.

☐ Englewood

☐ Glades IIIA

☐ Norwood

☐ St. Johns II

☐ Weeden Island II

☐ Belle Glade

☐ Fort Walton

☐ Glades IIIB

☐ Orange

☐ St. Johns IIA

☐ Belle Glade I

☐ Glades unspecified

☐ Glades IIIC

☐ Paleo-Indian

☐ St. Johns IIB

☐ Belle Glade II

☐ Glades I

☐ Hickory Pond

☐ Pensacola

☐ St. Johns IIC

☐ Belle Glade III

☐ Glades IA

☐ Late Archaic

☐ Safety Harbor

☐ Sta. Rosa-Swift Cr

☐ Belle Glade IV

☐ Glades IB

☐ Late Swift Creek

☐ St. Augustine

☐ Seminole

☐ Cades Pond

☐ Glades II

☐ Leon-Jefferson

☒ St. Johns unspec.

☐ Swift Creek

☐ prehisto-aceramic

☐ Deptford

☐ Glades IIA

☐ Manasota

☐ St. Johns I

☐ Transitional

☐ prehisto-ceramic

NONABORIGINAL:

☐ 1st Spn 1700-63

☐ Statehd. 1845-60

☐ SpWar 1898-1916

☐ WWII 1941-49

☐ American 1821-

☐ 1st Spanish

☐ Brit 1763-1783

☐ Civil War

☐ WW I 1917-1920

☐ Modern 1950-

☐ American 1821-99

☐ 1st Spn 1513-99

☐ 2d Span 1783-1821

☐ Reconst. 1866-79

☐ Boom 1921-1929

☐ -

☐ Amer 1900-

☐ 1st Spn 1600-99

☐ Ainer Terr 1821-44

☐ Postrec 1880-97

☐ Depress 1930-1940

☐ -

☐ -

OTHER CULTURES

RECORDER'S EVALUATION OF SITE

Eligible for National Register?

☐ yes

☐ no

☐ likely, need information

☒ insufficient information

Significant as part of district?

☐ yes

☐ no

☐ likely, need information

☒ insufficient information

Significant at the local level?

☐ yes

☐ no

☐ likely, need information

☐ insufficient information

SIGNIFICANCE FOR COMPUTER (Limit to three lines here; attach full justification for evaluation)

Recorder did not visit site. May still be partially intact, and the site could yield valuable information.

ARCHAEOLOGICAL SITE FORM

Site # _____

METHODS FOR SITE DETECTION

☒ no field check ☐ auger
☒ informant report ☐ unscreened shovel test
☐ remote sensing ☐ screened shovel test
☐ exposed ground ☐ test excavations

Other/Remarks (#, size, pattern of surface or excavation units) _____

METHODS FOR SITE BOUNDARIES

☒ uninvestig. by recorder ☐ inspc. exposed ground ☐ test excvns.
☒ informant report ☐ auger ☐ block excvns.
☐ remote sensing ☐ unscreened shovel tests ☐

COLLECTION STRATEGY

☐ uncollected ☐ unselective(all)
☐ selective(some)
☐ general (not by subarea)
☐ controlled (by subarea)

Notes (Strategy, Categories) _____

ARTIFACT CATEGORIES / PRESERVATION

☐ lithics ☐ daub ☐ prec.metal/coin ☐ bone
☐ ceramics-aborig. ☐ brick/bldg.mtl. ☐ nonlocal(exotic) ☐ shell
☐ ceramics-nonabor. ☐ glass ☐ metal ☐ plant/wood

DIAGNOSTIC ARTIFACTS OBSERVED (TYPE OR MODE AND FREQUENCY)

1 _____	N= _____ % = _____	6 _____	N= _____ % = _____
2 _____	N= _____ % = _____	7 _____	N= _____ % = _____
3 _____	N= _____ % = _____	8 _____	N= _____ % = _____
4 _____	N= _____ % = _____	9 _____	N= _____ % = _____
5 _____	N= _____ % = _____	10 _____	N= _____ % = _____

DATES (if estimable; BC/AD) Occupation: Midrange/best date _____ Begin _____ End _____
 Basis: ☐ diagnostic artifacts ☐ radiocarbon ☐ other absolute dates

DIAGNOSTICS/DATES REMARKS _____

SITE Size (m²) _____ Depth of Cultural Deposit (cm): _____ min _____ max _____

SOIL/STRATIGRAPHY _____

SETTING: ☐ cave/rockshelter ☐ lake/pond ☒ river/stream ☐ wetland ☐ sinkhole
☒ estuarine ☐ nearshore marine ☐ offshore marine ☐ other _____

ENVIRONMENT Nearest Fresh Water Smith Creek (Intracoastal) Distance (m) 1/2 mile

Ground Cover % Obscured _____ Description _____

Topographic Setting Atlantic Coastal StripPresent Land Use Cement plant

DEGREE OF DISTURBANCE

☐ none visible ☐ minor ☒ substantial ☐ total ☐ redeposited

DISTURBANCES OBSERVED _____

THREATS TO SITE Commercial developmentLOCAL INFORMANT(S) Buddy Taylor, Jim Davis

REPOSITORY Field Notes _____

Artifacts (accession nos) _____

Photographs (negative nos) _____

REPORTS OR PUBLICATIONS ON THE SITE HPA 1987, 1988

NARRATIVE DESCRIPTION: Attach information on site discovery, history, current integrity, apparent threats, environment, and your temporal and functional interpretations.

DISCUSSION OF SIGNIFICANCE: Attach justification for recorder's evaluation (Page 1).

PHOTOS OR SKETCHES OF DIAGNOSTIC OR UNIQUE ARTIFACTS: Attach.

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

DHR USE ONLY

DATE LISTED
ON NAT REG.

____/____/____

KEEPER DETERMINATION OF ELIGIBILITY:

SHPO EVALUATION OF ELIGIBILITY:

LOCAL DETERMINATION OF ELIGIBILITY:

Local Office _____

DHR USE ONLY

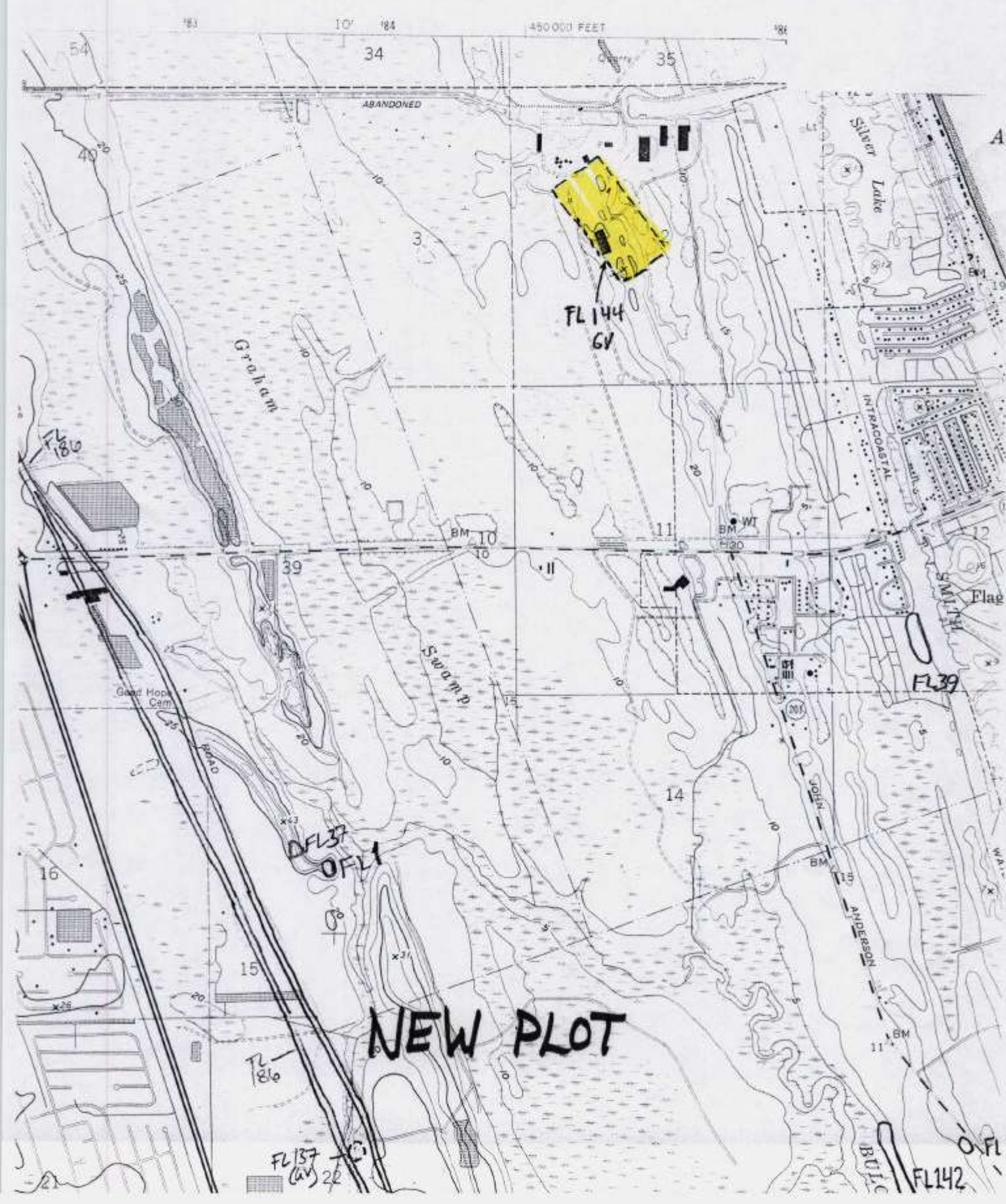
Yes _____ No _____ Date _____

Yes _____ No _____ Date _____

Yes _____ No _____ Date _____

FLAGLER BEACH WEST

~~BONNELL~~ QUAD
FLAG NEW PLOT, 8/30/1999
7. FMSF FL 144(GV)



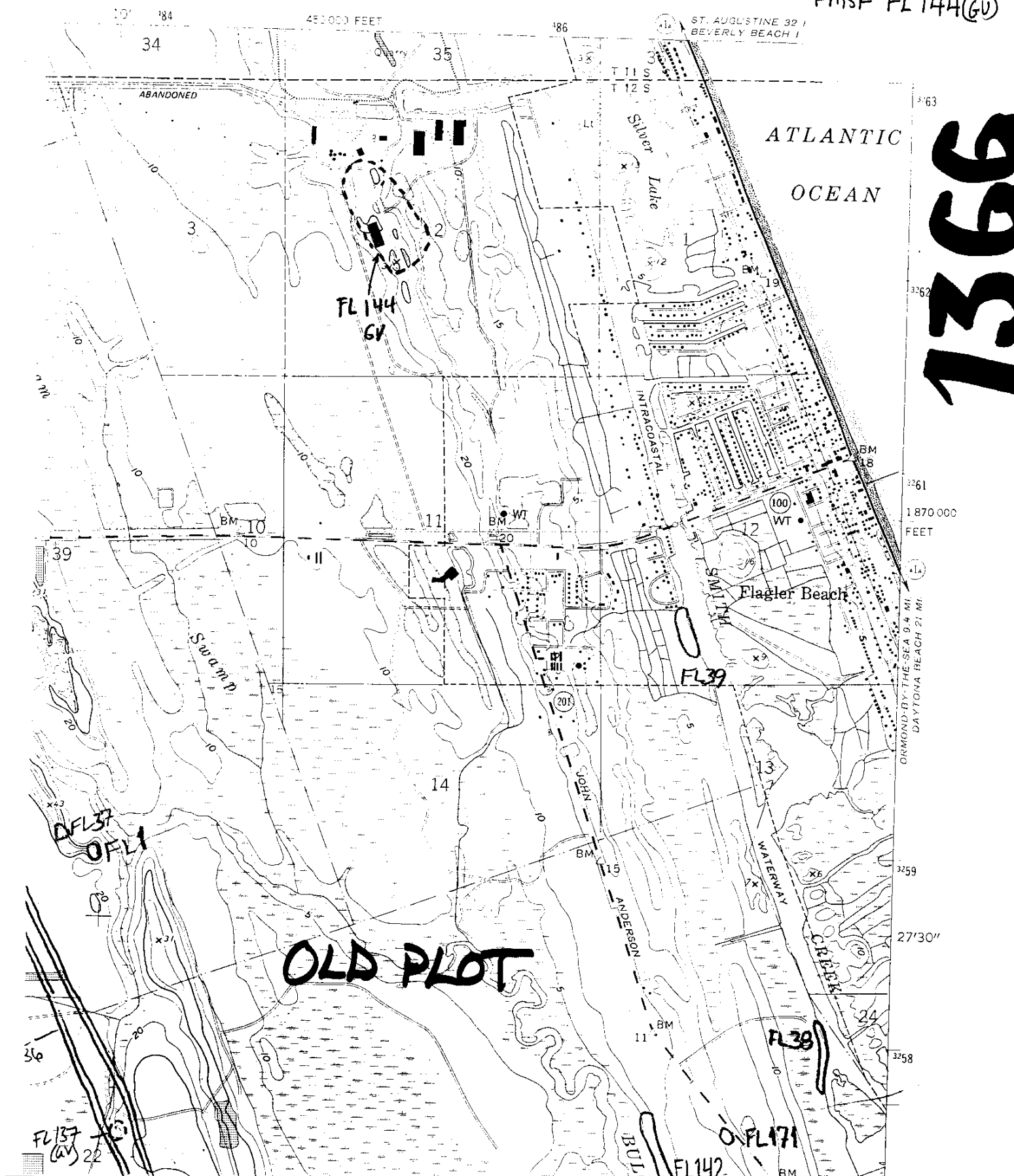
QUAD

FLORIDA

7.5 MINUTE SERIES (TOPOG)

OLD PLOT, 8/30/1999

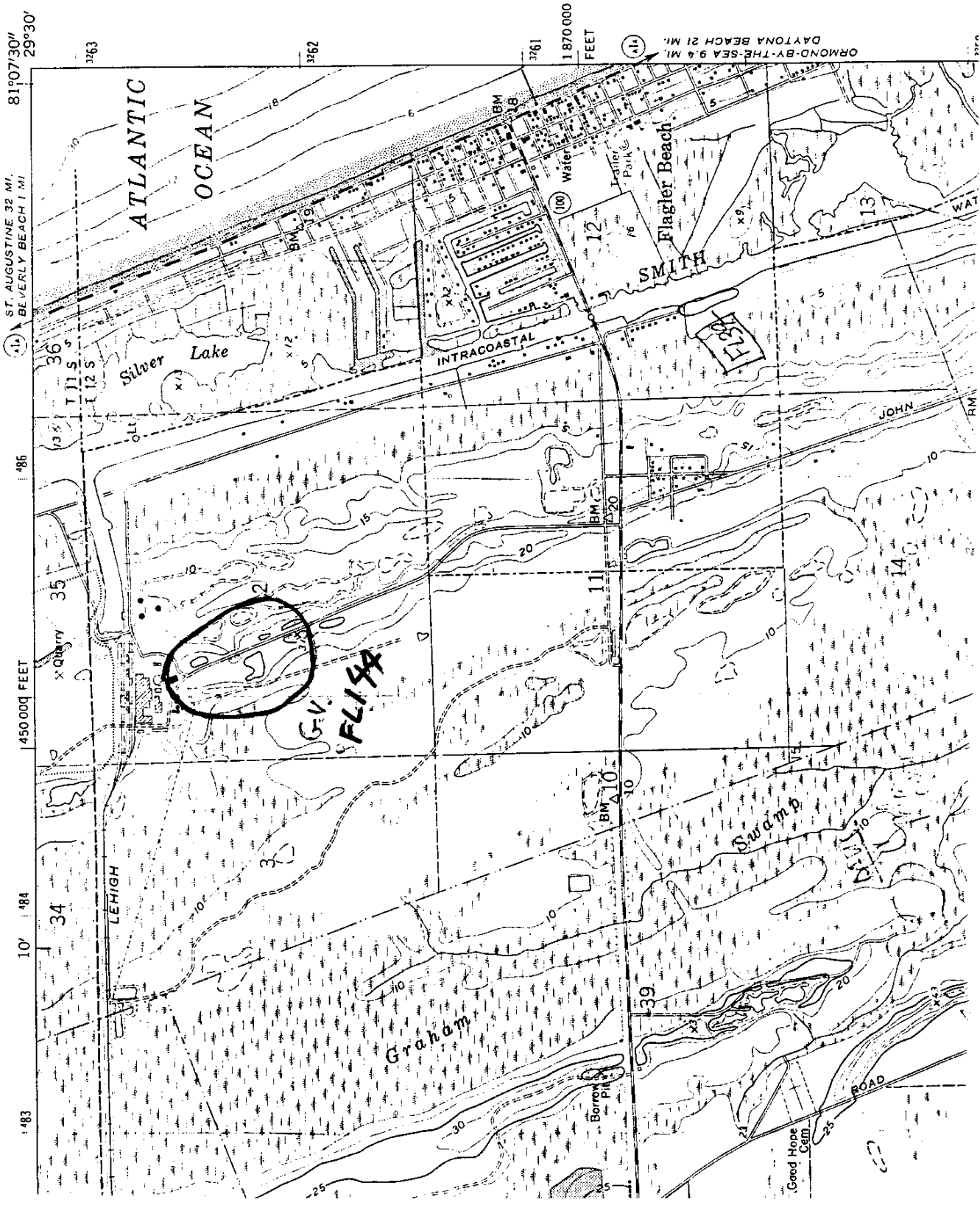
FMSF FL 144(GU)



FLAGLER BEACH WEST QUADRANGLE
FLORIDA

7.5 MINUTE SERIES (TOPOGRAPHIC)

NW 1/4 ORMOND 15' QUADRANGLE
ST. AUGUSTINE 32 MI.
BEVERLY BEACH 1 MI.



FL144

- ☒ Original
☒ Update
 (give site#)



ARCHAEOLOGICAL SITE FORM FLORIDA MASTER SITE FILE

Version 2.2 3/97

Consult Guide to Archaeological Site Form for detailed instructions.

Site #8 FL253

Recorder Site#

Field Date 11 / 1 / 03

Form Date 02 / 14 / 04

Site Name(s) Lehigh Cement Plant Industrial ComplexProject Name Arch. survey of Grand Haven Landings & Marina Cove

Multiple Listing (DHR only)

FMSF Survey # 10117Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ foreign ☐ Native American ☐ unknownUSGS 7.5 Map Name & Date Flagler Beach WestTownship 12 Range 31 Section 2Landgrant ☐ Check if Irregular Section; Qtr. Section (check all that apply): ☐ NE ☐ NW ☐ SE ☐ SWCity / Town (if within 3 mi.) Flagler Beach/Palm CoastUTM: Zone ☐ 16 ☐ 17 Easting 0 Northing 0 In Current City Limits? ☐ yes ☐ no ☐ unknownAddress / Vicinity of / Route to n/a

Name of Public Tract (e.g., park)

SETTING *

- ☒ Land - terrestrial
☐ Cave/Sink - subterranean
 ☐ terrestrial
 ☐ aquatic
 ☐ intermittently flooded
☐ Wetland - palustrine
 ☐ usually flooded
 ☐ sometimes flooded
 ☐ usually dry
☐ Lake/Pond - lacustrine
☐ River/Stream/Creek - riverine
☐ Tidal - estuarine
☐ Saltwater - marine
 ☐ marine unspecified
 ☐ "high energy" marine
 ☐ "low energy" marine
☒ Other Industrial

STRUCTURES - OR - FEATURES *

- ☐ aboriginal boat
☐ agric/farm building
☐ burial mound
☐ building remains
☐ cemetery/grave
☐ dump/refuse
☐ earthworks
☐ fort
☐ midden
☐ mill unspecified
☐ mission
☐ mound unspecified
☐ plantation
☐ platform mound
☐ road segment
☐ shell midden
☐ shell mound
☐ shipwreck
☐ subsurface features
☐ surface scatter
☐ well

FUNCTION *

- ☐ none specified
☐ campsite
☐ extractive site
☐ habitation (prehistoric)
☐ homestead (historic)
☐ farmstead
☐ village (prehistoric)
☐ town (historic)
☐ quarry

HISTORIC CONTEXTS (Check all that apply; use most specific subphases; e.g., if Glades Ia only, don't also pre Glades Ia)

Aboriginal *

- ☐ Alachua
☐ Archaic, Early
☐ Archaic, Middle
☐ Archaic, Late
☐ Archaic unspecified
☐ Belle Glade I
☐ Belle Glade II
☐ Belle Glade III
☐ Belle Glade IV
☐ Belle Glade unspecified
☐ Cades Pond
☐ Deptford
☐ Other (Less common phases are not check-listed. For historic sites, also give specific dates if known.)
☐ Englewood
☐ Fort Walton
☐ Glades Ia
☐ Glades Ib
☐ Glades I unspecified
☐ Glades IIa
☐ Glades IIb
☐ Glades IIc
☐ Glades II unspecified
☐ Glades IIIa
☐ Glades IIIb
☐ Glades IIIc
☐ Glades III unspecified
☐ Glades unspecified
☐ Hickory Pond
☐ Leon-Jefferson
☐ Malabar I
☐ Malabar II
☐ Manasota
☐ Mount Taylor
☐ Norwood
☐ Orange
☐ Paleoindian
☐ Pensacola
☐ Perico Island
☐ Safety Harbor
☐ St. Augustine
☐ St. Johns Ia
☐ St. Johns Ib
☐ St. Johns I unspecified
☐ St. Johns IIa
☐ St. Johns IIb
☐ St. Johns IIc
☐ St. Johns II unspecified
☐ St. Johns unspecified
☐ Santa Rosa
☐ Santa Rosa-Swift Creek
☐ Seminole: Colonization
☐ Seminole: 1st War To 2d
☐ Seminole: 2d War To 3d
☐ Seminole: 3d War On
☐ Seminole unspecified
☐ Swift Creek, Early
☐ Swift Creek, Late
☐ Swift Creek, unspecified
☐ Transitional
☐ Weeden Island I
☐ Weeden Island II
☐ Weeden Island unspecified
☐ Prehistoric nonceramic
☐ Prehistoric ceramic
☐ Prehistoric unspecified

Nonaboriginal *

- ☐ First Spanish 1513-99
☐ First Spanish 1600-99
☐ First Spanish 1700-1763
☐ First Spanish unspecified
☐ British 1763-1783
☐ Second Spanish 1783-1821
☐ American Territorial 1821-45
☐ American Civil War 1861-65
☐ American 19th Century
☒ American 20th Century
☐ American unspecified
☐ African-American

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for a local register?

☐ yes: name register at right☒ no☐ insufficient info

Name of local register if eligible:

Individually eligible for National Register?

☐ yes☒ no☐ insufficient info

Potential contributor to NR district?

☐ yes☒ no☐ insufficient infoExplanation of Evaluation (Required if evaluated; limit to 3 lines; attach full justification) Plant demolished; recordation of siteRecommendations for Owner or SHPO Action recordation only

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE

DELIST DATE

KEEPER-NR ELIGIBILITY:

☐ yes ☐ no

SHPO-NR ELIGIBILITY:

☐ yes ☒ no☐ potentially elig.☐ insufficient info.

Date

Date 3/8/04

Date

LOCAL DESIGNATION:

Local office

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)

ARCHAEOLOGICAL SITE FORM

Site #8 FL253

Consult Guide to Archaeological Site Form for detailed instructions.

SITE DETECTION*

- ☐ no field check ☐ exposed ground ☒ screened shovel
☒ literature search ☐ posthole digger
☒ informant report ☐ auger--size: _____
☐ remote sensing ☐ unscreened shovel

Other methods; number, size, depth, pattern of units; screen size (attach site plan) _____

SITE BOUNDARIES*

- ☐ bounds unknown ☐ remote sensing ☐ unscreened shovel
☐ none by recorder ☐ insp exposed ground ☐ screened shovel
☒ literature search ☐ posthole tests ☐ block excavations
☐ informant report ☐ auger--size: _____ ☐ estimate or guess

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit _____ Structural remains _____
 20 acres

Temporal Interpretation* - Components (check one): ☐ single ☐ prob single ☐ prob multiple ☐ multiple ☐ uncertain ☐ unknown

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations: _____

20th century industrial

Integrity Overall disturbance: ☐ none seen ☐ minor ☐ substantial ☐ major ☐ redeposited ☒ destroyed-document! ☐ unknown

Disturbances/threats/protective measures completely demolished

Surface: area collected n/a m² # collection units _____; Excavation: # noncontiguous blocks _____

Total Artifacts # _____ (C)ount or (E)stimate? Surface # _____ (C) or (E) Subsurface # _____ (C) or (E)

COLLECTION SELECTIVITY*

- ☐ unknown ☐ unselective (all artifacts)
☒ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL*

- ☐ uncollected ☒ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS* (example: A bone-human)

Pick exactly one code from Disposition List ⇒ ⇒ ⇒

- _____ bone-animal _____ exotic-nonlocal
 _____ bone-human _____ glass
 _____ bone-unspecified _____ lithics-aboriginal
 _____ bone-worked _____ metal-nonprecious
 _____ brick/building debris _____ metal-precious/coin
 _____ ceramic-aboriginal _____ shell-unworked
 _____ ceramic-nonaboriginal _____ shell-worked
 _____ daub _____ Others: _____

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments _____

DIAGNOSTICS (Type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | | | | |
|----------|----|----------|----|-----------|----|
| 1. n/a | N= | 5. _____ | N= | 9. _____ | N= |
| 2. _____ | N= | 6. _____ | N= | 10. _____ | N= |
| 3. _____ | N= | 7. _____ | N= | 11. _____ | N= |
| 4. _____ | N= | 8. _____ | N= | 12. _____ | N= |

ENVIRONMENT

Nearest fresh water type* & name (incl. relict source) Dredged marina (Intracoastal) Distance (m)/bearing border

Natural community (FNAI category* or leave blank) n/a

Local vegetation n/a

Topography* Industrial complex Min Elevation _____ meters Max Elevation _____ meters

Present land use abandoned

SCS soil series n/a Soil association n/a

FURTHER INFORMATION

Informant(s): Name/Address/Phone/Email Dana Ste.Claire

Describe field & analysis notes, artifacts, photos. For each, give type*(e.g., notes), curating organization*, accession #s, and short description.
Aerial plot of industrial complex

Manuscripts or Publications on the site (Use continuation sheet, give FMSF# if relevant)

Cultural Resource Assessment Survey of the Grand Haven Landings and Marina Cove
Developments, Flagler County, Florida

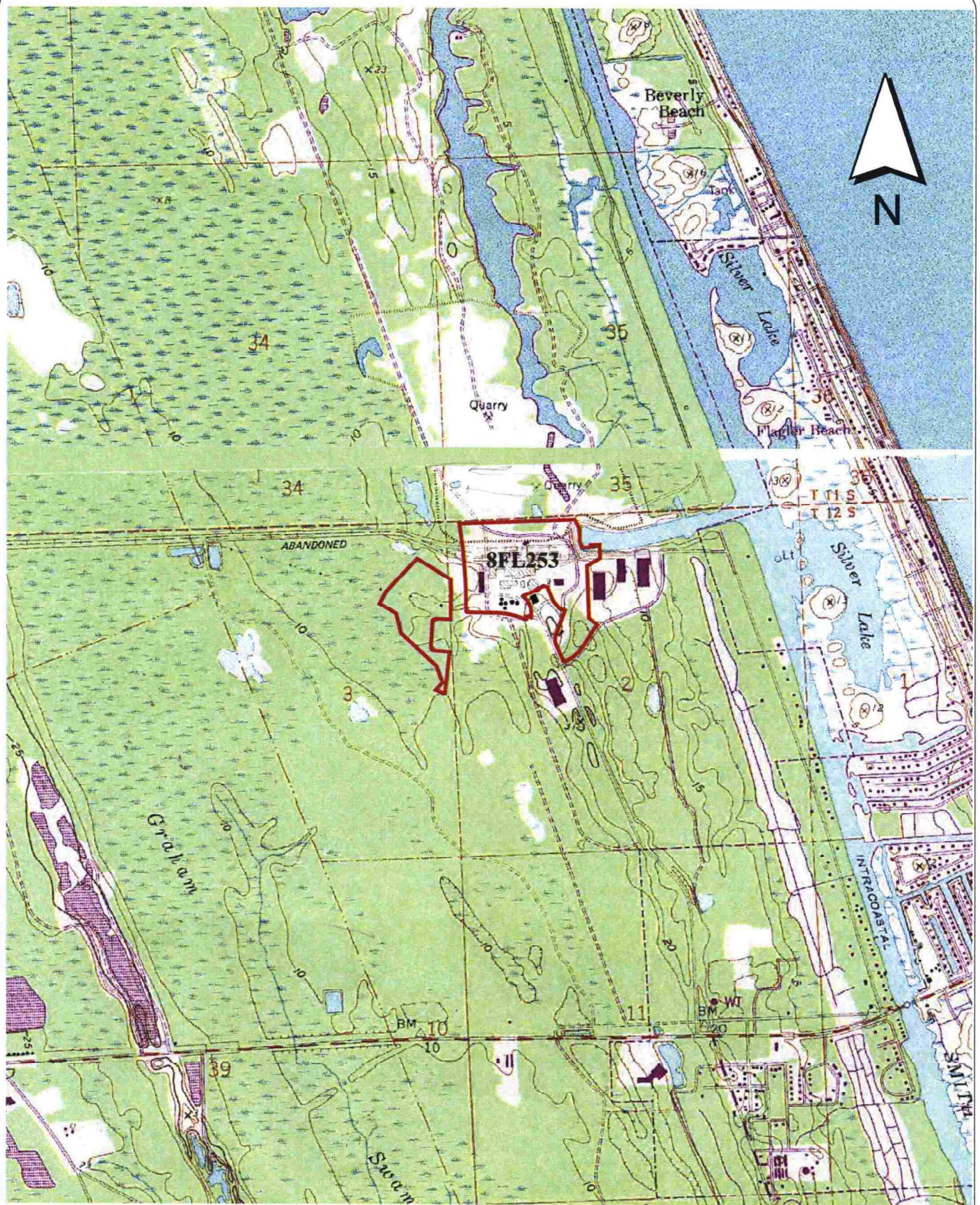
Recorder(s): Name/Addr./Phone/Email Dana Ste.Claire, Heritage Services; heritagesrvcs@aol.com

Affiliation* or FAS Chapter Heritage Services

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SITE PLAN & USGS REQUIRED At 1"=300' (1:3600) or larger scale, show: site boundaries, scale, north arrow, datum, test/collection units, landmarks, mappers, date.





SCIENTISTS
ENGINEERS
PLANNERS

904 794-0244

USGS QUADRANGLE MARINA COVE FLAGLER COUNTY, FLORIDA

Date: 10/10/03 (AS)
Scale: 1" = 2000'
X:97092/arch.apr

Figure 2

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject	A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD	
Background : The proposed rezoning of the subject property is a companion application to a proposed Future Land Use Map amendment for the subject property. The subject property is 2 ± acres and generally located at the southeast corner of Colbert Lane and Roberts Rd. The proposed rezoning will amend the zoning designation for the subject property from Industrial (Flagler County designation) to General Commercial (COM-2) (City of Palm Coast designation). The intent of the proposed rezoning is to provide a zoning designation that would allow a variety of commercial uses which may serve the emerging residential uses in the surrounding area. Staff analyzed the proposed rezoning based on the criteria established in the City of Palm Coast Land Development Code. In summary, staff makes the following findings: <ul style="list-style-type: none">- the proposed rezoning is consistent with the Comprehensive Plan,- the proposed rezoning does not negatively impact the existing public facilities, and- the proposed rezoning is in an area appropriate for commercial uses and may serve the impending residential uses in the area,- finally, the designation does not cause a nuisance or threat to the general welfare and safety of the public.		
Recommended Action : Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend that the City Council approve Application # 3418 to rezone 2 +/- acres from Industrial (Flagler County designation) to General Commercial (COM-2) (City of Palm Coast designation).		



**COMMUNITY DEVELOPMENT DEPARTMENT
Zoning Map Amendment Staff Report
September 20, 2017**

OVERVIEW

Case Number:	3418
Applicant:	City of Palm Coast
Property Description:	2.0 acre parcel at the southeast corner of Roberts Rd. and Colbert Ln.
Property Owner:	Tuesday Corporation
Real Estate ID #:	02-12-31-0000-01010-0090
Current FLUM designation:	Industrial (Flagler County Designation). A FLUM amendment to Mixed Use is being processed concurrent with this application.
Current Zoning designation:	Industrial
Current Use:	Vacant
Requested Action:	Rezoning from Flagler County Designation of Industrial to General Commercial (COM-2) (City of Palm Coast designation)
Recommendation:	Staff recommends that the PLDRB recommend to City Council the Approval of the proposed rezoning.

ANALYSIS

REQUESTED ACTION

The City is proposing to rezone the subject lot totaling approximately 2 acres from Flagler County Designation of Industrial to City of Palm Coast designation of General Commercial (COM-2). This application is a companion rezoning to a Comprehensive Plan amendment for the subject property.

BACKGROUND/SITE HISTORY

This application is for a City-initiated Zoning Map amendment or rezoning for an approximately 2 acre lot. The lot was part of a 197 acre area that was annexed into the City in 2015 and is generally located at the southeast corner of Roberts Rd. and Colbert Ln. The property is currently undeveloped.

This rezoning application is a companion to a Future Land Use Map (FLUM) amendment. The FLUM amendment will designate the subject properties with City of Palm Coast designations consistent with the proposed City of Palm Coast FLUM designation of Mixed Use.

LAND USE AND ZONING INFORMATION

SURROUNDING LAND USES:

North: Mixed Use: High Intensity (Flagler County)
 South: Mixed Use: High Intensity (Flagler County)
 East: Mixed Use: High Intensity (Flagler County)
 West: Mixed Use: Low Intensity (Flagler County)

SURROUNDING ZONING:

North: Planned Unit Development (PUD) (Flagler County)
 South: Mixed Use High Intensity: Planned Unit Development (PUD) (Flagler County)
 East: Mixed Use High Intensity: Planned Unit Development (PUD) (Flagler County)
 West: Planned Unit Development (PUD) (Flagler County)

Consistency of Proposed Zoning Designation with Surrounding Properties

The proposed General Commercial (COM-2) allows a variety of commercial/office uses that can serve the proposed residential uses in the surrounding area. Located at the southeast corner of Roberts Rd. and Colbert Ln., the location of the subject property is appropriate to provide services to the residential uses in the surrounding area.

COMPARISON SITE DEVELOPMENT REQUIREMENTS:

<u>Criteria</u>	<u>IND (Flagler County Designation)</u>	<u>General Commercial (COM-2)</u>
Floor to Area Ratio (FAR)	.45	.40
Max. Impervious Area	.70	.70
Max. Bldg. Height	65'	100'
Minimum Interior Side & Rear Setbacks	20'	10'
Minimum Arterial/Collector Rd. Setback	30' (any street)	25'
Minimum Local Rd. Setback	30' (any street)	20'
Lot Width Minimum	100'	100'

Comparison

The development standards for the Flagler County Industrial zoning are generally comparable with the development standards for the General Commercial (COM-2) zoning designation.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05 AND SECTION 2.06.03

The Unified Land Development Code 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 rezoning from the current Flagler County designations to City designation is not in conflict with or contrary to the public interest. The rezoning action will provide a City zoning designation on the property which is consistent with the companion FLUM

amendment for the property. Additionally, the proposed COM-2 designation provides an opportunity to provide services adjacent to two potential large-scale residential developments (the parcels to the north and south) which are part of approved Planned Unit Developments (PUD) or Master Planned Developments (MPD).

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

Staff Finding: The proposed zoning for the property is consistent with the companion FLUM amendment to designate the property as Mixed Use.

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

Staff Findings: The rezoning of the site does not impose a significant financial liability or hardship for the City. The existing public infrastructure capacity may accommodate the development of the subject properties.

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 rezoning will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. The existing development does not create any additional impacts on the City's public infrastructure. The proposed zoning designation will permit uses that are generally compatible with the proposed uses on the surrounding properties.

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

Staff Finding: The proposed rezoning would not affect any requirements imposed by Federal, State or local government. Any proposed development on the site will require review by the appropriate agencies.

ULDC Chapter 2, Part II, Section 2.06.03 specifically states: “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 rezoning application”:

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

Staff Finding: As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the proposed rezoning is in conformance with the Comprehensive Plan.

B. Its impact upon the environment and natural resources;

Staff Finding: Any proposed development on site will be subject to environmental review.

C. Its impact on the economy of any affected area;

Staff Finding: The proposed rezoning of the property does not negatively impact the economy of the surrounding area. As previously stated, the proposed zoning to General Commercial (COM-2) will permit uses that are generally consistent with the surrounding area and serves as an area to provide services to the residential areas to the north, south, and west of the subject property.

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

Staff Finding: The rezoning request will not have a significant impact on governmental services or demand on infrastructure. The site is adjacent to existing central water and sewer. Additionally, the parcel lies in an area already serviced by existing fire and police services.

E. *Any changes in circumstances or conditions affecting the area;*

Staff Finding: Yes, the annexation of the subject property into the City of Palm Coast necessitates the current action to rezone the property from a Flagler County zoning designation to City of Palm Coast designation.

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

Staff Finding: The proposed zoning designation of General Commercial (COM-2) will permit uses that are generally consistent with the surrounding area and serves as an area to potentially provide services to the residential areas to the north, south, and west of the subject property. Any development on site will be reviewed for compliance with the land development code to ensure compatibility with surrounding uses and to mitigate any negative impacts on the health, safety, and welfare of the surrounding area.

G. *Whether it accomplishes a legitimate public purpose:*

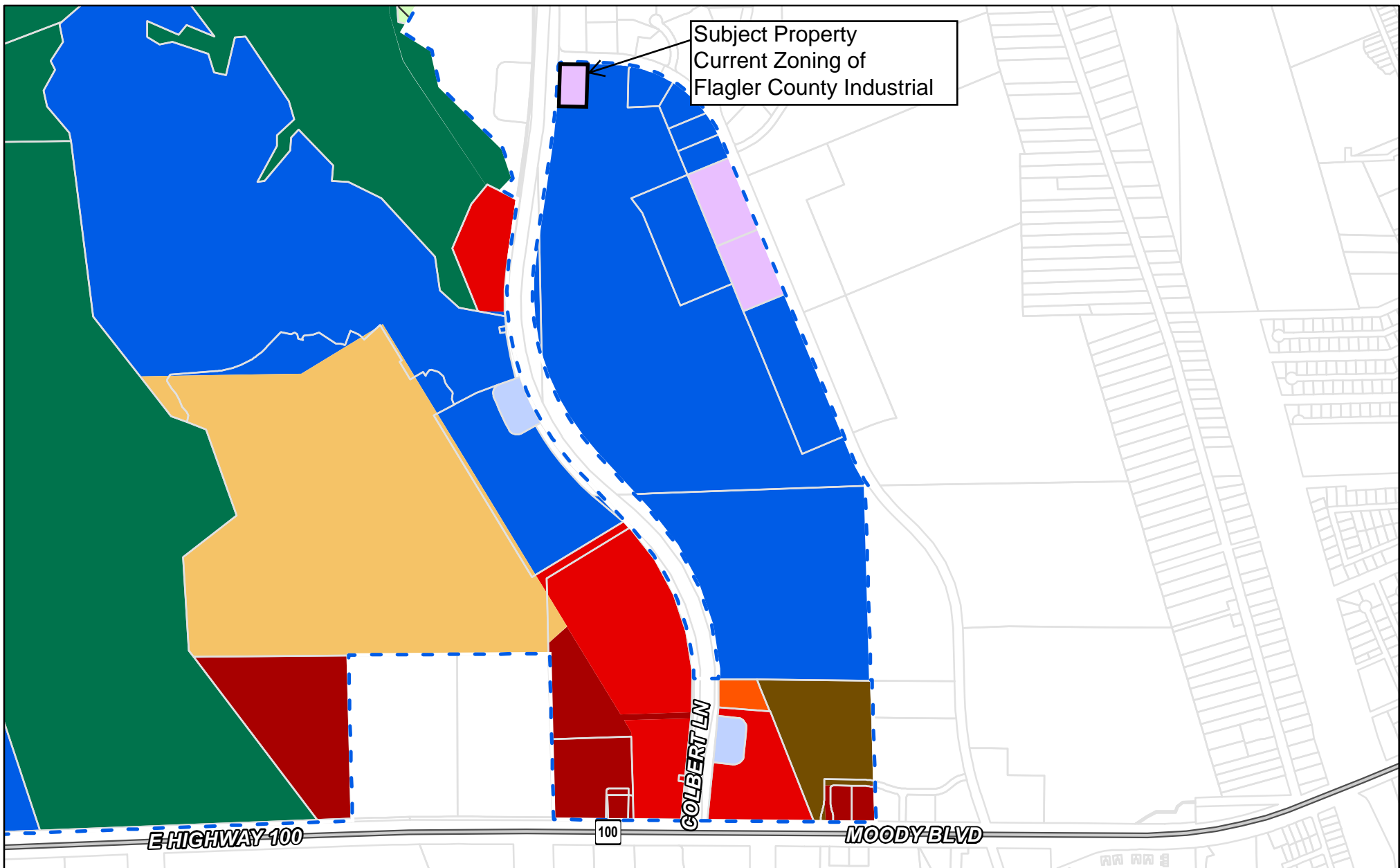
Staff Finding: Yes, the rezoning furthers a legitimate public purpose by providing for a zoning designation and regulations by which to regulate any future development of the subject property.

PUBLIC PARTICIPATION


Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers (defined as property owners or persons who are improving property within the City) to notify owners within 300' and hold a neighborhood meeting for Zoning Map Amendments. Staff hosted a neighborhood meeting on March 1, 2017 to discuss the proposed zoning map amendment, there are no outstanding issues to be addressed.

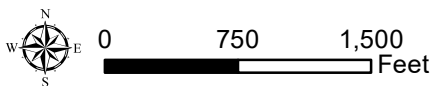
RECOMMENDATION

Staff recommends that the PLDRB recommend to City Council the Approval of the proposed rezoning.



Current Zoning Map

 Palm Coast City Limits



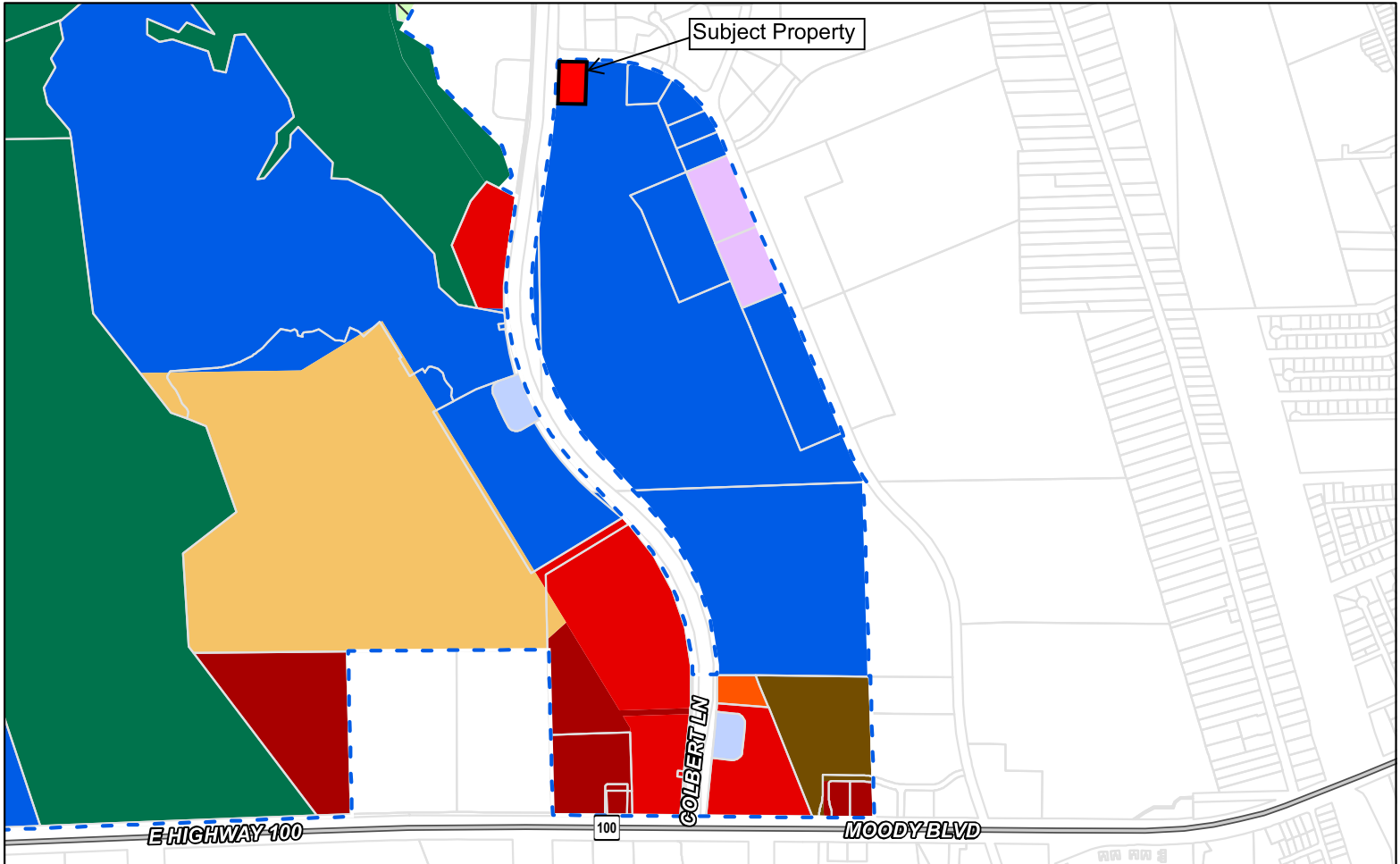
Zoning Districts

 MPD	 IND-1
 COM-1	 MFR-2
 COM-2	 PRS
 COM-3	 PSP
	 SFR-1




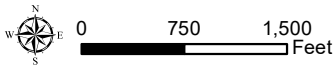
Map Provided by the GIS Division

Date: 12/15/2016



Proposed Zoning Map

 Palm Coast City Limits



Zoning Districts

 MPD	 IND-1
 COM-1	 MFR-2
 COM-2	 PRS
 COM-3	 PSP
	 SFR-1



Map Provided by the GIS Division

Date: 12/15/2016

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject	A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRE PARCEL LOCATED AT 465 AND 551 ROBERTS ROAD	
Background :		
<p>The proposed rezoning of the subject property is a companion application to a proposed Future Land Use Map amendment for the subject property. The subject properties are a combined 10 ± acres and whose address is 465 and 551 Roberts Rd. The proposed rezoning will amend the zoning designation for the subject property from Industrial (Flagler County designation) to Light Industrial (IND-1) (City of Palm Coast designation). The subject properties are currently developed with two industrial buildings (50,000 and 40,000 sq. ft.). The 50,000 sq. ft. building is currently used for light manufacturing while the 40,000 sq. ft. building is currently vacant.</p> <p>The intent of the proposed rezoning is to protect the existing use on the properties. Staff analyzed the proposed rezoning based on the criteria established in the City of Palm Coast Land Development Code. In summary, staff makes the following findings:</p> <ul style="list-style-type: none">- the proposed rezoning is consistent with the Comprehensive Plan,- the proposed rezoning does not negatively impact the existing public facilities (the site is currently served by central water and sewer service), and- the proposed rezoning will protect the on-going economic activity on the property.		
Recommended Action :		
<p>Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend that City Council approve Application # 3417 to rezone 10 +/- acres from Industrial (Flagler County designation) to Light Industrial (IND-1) (City of Palm Coast designation).</p>		



**COMMUNITY DEVELOPMENT DEPARTMENT
Zoning Map Amendment Staff Report
September 20, 2017**

OVERVIEW

Case Number:	3417
Applicant:	City of Palm Coast
Property Description:	10.1 acres north of State Road 100 and west of Roberts Rd.
Property Owner:	James A. and Julia M. Smith
Real Estate ID #:	02-12-31-0000-01010-0020 & 02-12-31-0000-01010-0021
Current FLUM designation:	Industrial (Flagler County Designation). A proposed FLUM amendment to Mixed Use for the subject properties is being processed concurrent to this zoning map amendment.
Current Zoning designation:	Industrial
Current Use:	2 Industrial buildings – Approximately 50,000 sq. ft. and 40,000 sq. ft.
Requested Action:	Rezoning from Flagler County Designation of Industrial to Light Industrial-1 (IND-1) (City of Palm Coast designation)
Recommendation:	Staff recommends that the PLDRB recommend that the City Council Approve the proposed rezoning.

ANALYSIS

REQUESTED ACTION

The City is proposing to rezone 2 lots totaling approximately 10.1 acres from Flagler County Designation of Industrial to City of Palm Coast designation of Light Industrial (IND-1). This application is a companion rezoning to a Comprehensive Plan amendment for the subject property.

BACKGROUND/SITE HISTORY

This application is for a City-initiated Zoning Map amendment or rezoning for 2 lots totaling approximately 10.1 acres. The lots were annexed into the City in 2015 and is generally located about 1 mile north of State Road 100 on the west side of Roberts Rd. Both properties are currently developed with metal industrial buildings. The buildings are approximately 50,000 and 40,000 sq. ft.

This rezoning application is a companion to a Future Land Use Map (FLUM) amendment. The FLUM amendment will designate the subject properties with City of Palm Coast designations consistent with the proposed City of Palm Coast FLUM designation of Mixed Use.

LAND USE AND ZONING INFORMATION

SURROUNDING LAND USES:

North: Mixed Use: High Intensity (Flagler County)
 South: Mixed Use: High Intensity (Flagler County)
 East: Commercial: High Intensity & Residential (Flagler County)
 West: Mixed Use: High Intensity (Flagler County)

SURROUNDING ZONING:

North: Planned Unit Development (PUD) (Flagler County)
 South: Planned Unit Development (PUD) (Flagler County)
 East: Planned Unit Development (PUD) (Flagler County)
 West: Planned Unit Development (PUD) (Flagler County)

Consistency of Proposed Zoning Designation with Surrounding Properties

The proposed rezoning to Light Industrial (IND-1) recognizes and protects the existing uses on the subject properties. As one of the few developed lots in the surrounding area, new projects will have to be cogniscent of the need to design projects with consideration of the existing light industrial use on the subject property.

COMPARISON SITE DEVELOPMENT REQUIREMENTS:

A site development requirements comparison between the existing zoning and proposed zoning is provided in the following table.

<u>Criteria</u>	<u>IND (Flagler County Designation)</u>	<u>IND-1 (Proposed)</u>
Floor to Area Ratio (FAR)	.45	.35
Max. Impervious Area	.70	.70
Max. Bldg. Height	65'	65'
Minimum Interior Side & Rear Setbacks	20'	10'
Minimum Arterial/Collector Rd. Setback	30' (any street)	25'
Minimum Local Rd. Setback	30' (any street)	25'
Lot Width Minimum	100'	100'

Comparison

The development standards for the City of Palm Coast Light Industrial Zoning District and Flagler County Industrial zoning category differ in allowable FAR and setback requirements. The Flagler County designation allows a higher FAR, however, the County designation have more restrictive setback requirements.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05 AND SECTION 2.06.03

The Unified Land Development Code 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 rezoning from the current Flagler County designations to City designation is not in conflict with or contrary to the public interest. The rezoning action will provide a City zoning designation on the property which protects the existing entitlements approved for the property and is consistent with the companion FLUM amendment for the property.

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

Staff Finding: The proposed zoning for the property is consistent with the companion FLUM amendment to designate the property as Mixed Use.

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

Staff Findings: The rezoning of the site does not impose a significant financial liability or hardship for the City. The existing public infrastructure capacity can accommodate the existing development on the subject properties.

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 rezoning will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. The existing development does not create any additional impacts on the City's public infrastructure. The proposed zoning designation recognizes an existing use which currently has minimal impact on the surrounding properties.

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

Staff Finding: The proposed rezoning would not affect any requirements imposed by Federal, State or local government. Any expansion or proposed change to the sites will require review by the appropriate agencies.

ULDC Chapter 2, Part II, Section 2.06.03 specifically states: *"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 rezoning application":*

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

Staff Finding: As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the proposed rezoning is in conformance with the Comprehensive Plan.

B. Its impact upon the environment and natural resources;

Staff Finding: The proposed rezoning recognizes the existing uses on the parcels. Any expansion or proposed change on the subject properties will be subject to environmental review.

C. Its impact on the economy of any affected area;

Staff Finding: The proposed rezoning of the property does not negatively impact the economy of the surrounding area. The proposed zoning to City designation of Light Industrial recognizes the uses currently existing on site and will ensure that the on-going economic activities may continue.

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

Staff Finding: The rezoning request will not have a significant impact on governmental services or demand on infrastructure. The site is currently developed and is already served by central water and sewer services from the City.

E. Any changes in circumstances or conditions affecting the area;

Staff Finding: Yes, the annexation of the subject property into the City of Palm Coast necessitates the current action to rezone the property from a Flagler County zoning designation to City of Palm Coast designation.

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

Staff Finding: The proposed rezoning recognizes the existing uses on the property. Any expansion on site will be reviewed for compliance with the land development code to ensure compatibility with surrounding uses and to mitigate any negative impacts on the health, safety, and welfare of the surrounding area.

G. Whether it accomplishes a legitimate public purpose;

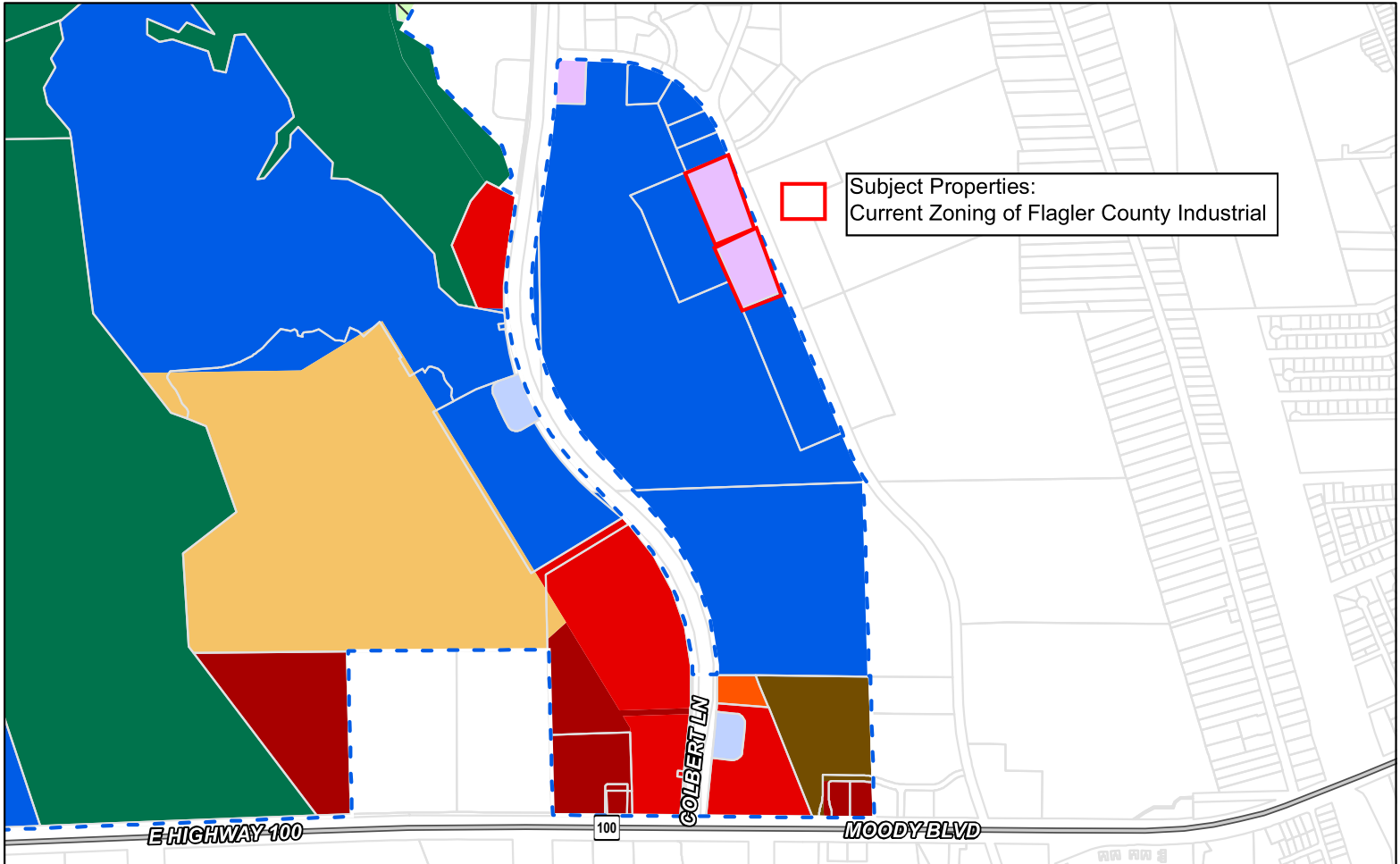
Staff Finding: Yes, the rezoning furthers a legitimate public purpose by providing for a zoning designation and regulations which may regulate any future development or redevelopment of lands within the City of Palm Coast.

PUBLIC PARTICIPATION

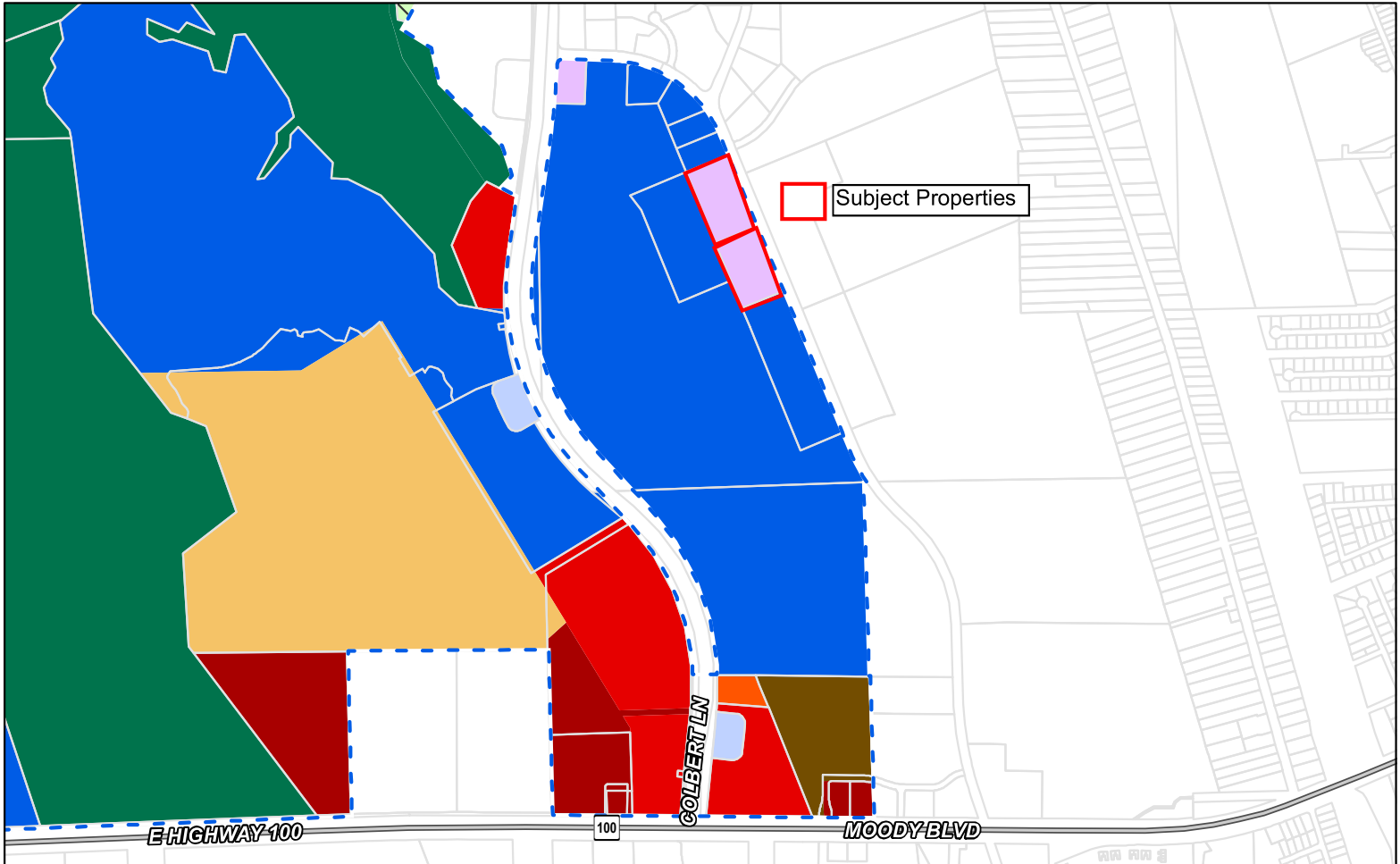
Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers (defined as property owners or persons who are improving property within the City) to notify owners within 300' and hold a neighborhood meeting for Zoning Map Amendments. Staff hosted a neighborhood meeting on March 1, 2017 to discuss the proposed zoning map amendment, there are no outstanding issues to be addressed.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend that the City Council APPROVE the proposed zoning map amendment.

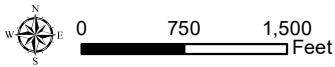


The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Proposed Zoning Map

Palm Coast City Limits



Zoning Districts

MPD	IND-1
COM-1	MFR-2
COM-2	PRS
COM-3	PSP
	SFR-1



Map Provided by the GIS Division

Date: 12/15/2016

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject ORDINANCE 2017-XX ZONING MAP AMENDMENT FOR 184+/- ACRE PARCEL FROM MIXED USE HIGH: PLANNED UNIT DEVELOPMENT (PUD) (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (MPD) (CITY OF PALM COAST DESIGNATION)		
<p>Background: The subject property was annexed into the City of Palm Coast in 2015. The subject property is approximately 184+/- acres and generally located east of Colbert Lane and west of Roberts Road located approximately 1,400 feet north of State Road 100. The application proposes to change the zoning designations for the areas currently designated as Mixed Use High: Planned Unit Development to Master Planned Development (MPD) along with a Development Agreement. The proposed rezoning of the subject property is a companion application to a proposed Comprehensive Plan amendment.</p> <p>The proposed MPD Development Agreement establishes a maximum development potential on the subject property to 1500 dwelling units and 200,000 sq. ft. of non-residential along with 400 spaces for RV and boat storage. The proposed MPD includes a conceptual master plan that will designate 21+/- acres along Colbert Lane for commercial uses, 22.3+/- acres along Roberts Rd. for commercial or light industrial use, 19+/- acres for open space, preservation or park/recreation use, and 121+/- acres for residential.</p> <p>The MPD proposes a maximum density of 1500 dwelling units (which may be single-family attached or detached, as well as multi-family development) with a height limit of 45' for single-family residential, 60' for the multi-family residential buildings, and 60' for commercial buildings. The density (gross density approximately 12 units/acre) and development standards for proposed multi-family development in the MPD (height, setbacks, etc.) are comparable with the City's Multi-family Residential-2 (MFR-2) zoning district.</p> <p>Staff analyzed the proposed rezoning based on the criteria established in the City of Palm Coast Land Development Code. In summary, staff makes the following findings:</p> <ul style="list-style-type: none"> - the proposed commercial uses along a collector road is appropriate; - the area proposed to be designated for multi-family uses is consistent with Comprehensive Plan policy (1.1.1.4) to locate multi-family zoning based on the following locational criteria: <ul style="list-style-type: none"> • proximity to major arterials or collectors; • parcels with at least 15 acres of contiguous uplands; • the availability of central utilities; • availability of land area to provide either a wide landscaped or a natural buffer or barrier from proximate single family residential uses; and • additionally, any project on the parcel will be required to meet the architectural design guidelines provided in the LDC, 		

The proposed rezoning is further consistent with the following Comprehensive Plan policies:

- providing opportunities to diversify the city's housing supply; and
- intensification of uses only where infrastructure has sufficient capacity to accommodate additional development.

Recommended Action: Staff recommends that the PLDRB recommend that the City Council approve the proposed zoning map amendment to MPD as well as the companion Development Agreement.



**COMMUNITY DEVELOPMENT DEPARTMENT
Zoning Map Amendment Staff Report
October 10, 2017**

OVERVIEW

Case Number: 3193

Applicant: City of Palm Coast

Property Description: 184+/- acres generally located east of US-1 and south of Belle Terre Blvd.

Property Owner: Florida Landmark Communities, LLC & Palm Coast Holdings Inc.

Real Estate ID #: 03-12-31-0000-01010-0080, 02-12-31-0000-01010-120, 02-12-31-0000-01010-0110, 02-12-31-4938-00000-0070, 02-12-31-4938-00000-0080, 02-12-31-4938-00000-0090, 02-12-31-4938-00000-0100, 02-12-31-0000-01010-0130, and 11-12-31-0650-000B0-0091

Current FLUM designation: Mixed Use: High Intensity

Current Zoning designation: Mixed Use High: Planned Unit Development (MUH-PUD)

Current Use: Vacant

Requested Action: Rezoning from Flagler County designation Mixed Use High: Planned Unit Development (MUH-PUD) to City of Palm Coast designation Master Planned Development (MPD).

Recommendation: Staff recommends that the PLDRB recommend that the City Council APPROVE the proposed zoning map amendment to MPD as well as the companion Development Agreement.

ANALYSIS

REQUESTED ACTION

The subject parcels were annexed into the City of Palm Coast in October 2015. The proposed zoning map amendment (rezoning) will change the designation of the subject properties from Flagler County designation of Mixed Use High: Planned Unit Development (MUH-PUD) to City of Palm Coast designation of Master Planned Development (MPD) along with a development agreement that will permit up to 1500 dwelling units, 200,000 sq. ft. of non-residential development along with up to 400 spaces for RV and boat storage. The proposed conceptual master plan divides the subject parcel into the following areas:

Roberts Pointe (Non-residential/Industrial Area) – 22.3+/- acres

Residential/Commercial (Flex) nodes (along Colbert Lane) – 21.7+/- acres
Residential Use – 121+/- acres
Open space/Park Area – 19+/- acres

The MPD Development Agreement also includes an Exhibit which delineates the developable lands on the subject property.

This request is a companion to a Comprehensive Plan amendment to change the Future Land Use Map (FLUM) designation of the subject parcel from Flagler County designations of Mixed Use High Intensity to City of Palm Coast designation of Mixed Use.

BACKGROUND/SITE HISTORY

The subject properties along with some adjacent parcels were annexed by the City in October 2015. The subject properties currently have entitlements as part of the Grand Reserve West Planned Unit Development (PUD). The PUD was approved and amended in 2008. The PUD development agreement permits a maximum of 300 dwelling units and development of commercial uses on 25% to 50% of the property.

LAND USE AND ZONING INFORMATION

SURROUNDING LAND USES:

North: Mixed Use: High Intensity (Flagler County)
South: Mixed Use (City of Palm Coast)
East: Commercial: High Intensity, Residential: Low Density/Rural Estate (Flagler County), Mixed Use (Flagler Beach)
West: Mixed Use: Low Intensity (Flagler County), Mixed Use & Residential (City of Palm Coast)

SURROUNDING ZONING:

North: Planned Unit Development (PUD) (Flagler County)
South: Neighborhood Commercial (COM-1), Multi-family Residential-2 (MFR-2) (City of Palm Coast)
East: Planned Unit Development (PUD) (Flagler County), Planned Unit Development (PUD) (Flagler Beach)
West: Planned Unit Development (PUD) (Flagler County), General Commercial (COM-2) (City of Palm Coast), and Master Planned Development (MPD) (City of Palm Coast)

Consistency of Proposed Zoning Designation with Surrounding Properties

The proposed rezoning to Master Planned Development (MPD) along with the conceptual master plan is generally consistent with the uses found in the surrounding areas. Specifically, the Roberts Pointe industrial area will be adjacent to lands designated for Industrial (Sea Ray Boats) or High Intensity Commercial use (proposed parking area for Sea Ray). The proposed location of the commercial use is along an arterial (Colbert Lane). Finally, the overall size of the parcel will allow for appropriate buffers and open space areas between the different land uses.

COMPARISON SITE DEVELOPMENT REQUIREMENTS:

A site development requirements comparison between the existing zoning and proposed zoning is provided in the following tables.

Non-Residential Comparison

The comparison for the non-residential portion of the property does indicate significant differences between the existing and proposed PUD/MPD Agreement. The current PUD agreement permits commercial development to occur from 25% to 50% of the subject property with a maximum FAR of .4 (if 50% of land is developed, this is a maximum potential of 1.6 million sq. ft.), while the proposed MPD will limit non-residential development to a total of 200,000 sq. ft. overall and a 400 space RV and boat storage. Another difference is the maximum building height limit which will increase from 45' to 60'.

Non-residential Comparison

<u>Criteria</u>	<u>PUD (Existing)</u>	<u>MPD (Proposed)</u>
Floor to Area Ratio (FAR)	Commercial development limited to 25% to 50% of PUD area	limited to total of 200,000 sq. ft. overall
Max. Impervious Area	---	.70
Max. Bldg. Height	3 stories or 45'	60'
Minimum Interior Side & Rear Setbacks	20' from parcel boundary (35' from any residential lot)	20'
Minimum Arterial/Collector Rd. Setback	25' (from Colbert Ln. or Roberts Rd.)	20' or Landscape Buffer whichever is greater
Minimum Local Rd. Setback	---	20' or Landscape Buffer whichever is greater
Lot Width Minimum	---	100'

Residential Comparison

The comparison for the residential development requirements indicates that there is a significant difference in the development potential between the existing and proposed zoning. Currently, the approved PUD has a maximum development potential of 300 attached or detached single family units. The proposed MPD would increase the development potential to 1500 dwelling units while the maximum height limit will increase from 35' to 60'. The 1500 dwelling units equates to a gross density of approximately 9 dwelling units/acre (in comparison, the City's two multi-family zoning district MFR-1 and MFR-2 allow a gross density of 8 and 12 units/acre, respectively with a height limits of 50' and 60'). Additionally, the minimum living area for single family is 1,000 which is less than requirement for other single family homes in Palm Coast. Finally, the housing types will change by permitting multi-family units along with single-family detached.

Residential Comparison

<u>Criteria</u>	<u>PUD (Existing) Townhomes Attached</u>	<u>PUD (Existing) Single Family Detached</u>	<u>MPD (Proposed) Single-family Detached</u>	<u>MPD (Proposed) Multi-family Attached</u>
Max. Density (units/acre)	300 total	300 total	1500 units total for all residential	1500 units total for all residential
Max. Bldg. Height	35'	35'	35'	60'
Min. Front Setback	20'	20'	10'	10'

Min. Rear Setback	5'	15'	10'	10'
Min. Interior Side Setback	0' (20' between buildings)	5'	5'	0' (10' between buildings)
Lot Width Minimum	22'	50'	40'	18'
Lot Size Minimum	2,200 sq. ft.	5,000 sq. ft.	4,000 sq. ft.	1,800 sq. ft.
Living Area Minimum	---	---	1,000 sq. ft.	650 sq. ft.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05 AND SECTION 2.06.03

The Unified Land Development Code 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 development is not in conflict with, or contrary to, the public interest. The proposed zoning designation is consistent with the majority of the surrounding lands.

The proposed rezoning from the Flagler County PUD designation to City of Palm Coast MPD provides a significant change in density and potential housing types. However, the subject parcel is of a size that is adequate to provide buffering between adjacent uses. The non-residential use component of the MPD will be located appropriately on parcels with direct access to Colbert Lane or Roberts Rd. and serves as an appropriate location for additional services (retail, office, etc.).

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

Staff Finding: The proposed rezoning of the property is consistent with the following Comprehensive Plan Policies:

Policy 1.1.1.4 – The following principles and locational criteria shall be used for siting the multi-family residential zoning district within the Residential FLUM designation:

- A. Availability of existing or planned roads or driveways, which provide accessibility to a collector or an arterial roadway.*
- B. Sites with at least 15 acres of contiguous uplands are preferable; sites less than 5 acres should not be considered.*
- C. Availability of central utilities.*
- D. Proximity of existing or planned commercial and employment centers preferable.*
- E. Proximity to existing or planned parks and recreational facilities preferable.*
- F. Proximity to existing or planned schools preferable.*
- G. Preferred sites should have available land area to provide either a wide landscaped buffer or a natural buffer or barrier from proximate single family residential uses.*
- H. Ability to provide architectural design compatibility with proximate single-family residential areas.*

Consistent with Policy 1.1.1.4, the subject parcel has direct access to a collector road (Roberts Rd. & Colbert Ln.), contains at least 15 acres of contiguous uplands, have central water and wastewater facilities in proximity of the site, has adequate land area to provide either a wide landscaped or natural buffer from proximate single family residential uses (there are no single family residential uses proximate to the site), and finally, will be required to meet the architectural design guidelines provided in the LDC.

Although consistent with the locational criteria for siting multi-family residential districts as provided in the Comprehensive Plan, proposed development will be required to go through the site plan/platting process review to determine consistency with the Land Development Code.

-Objective 1.1.4 - Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl

-Policy 1.1.4.5 - 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.

Consistent with Objective 1.1.4 and Policy 1.1.4.5, the subject parcel is contiguous to the developing areas of the City and does not promote urban sprawl. Utility lines are available within proximity of the site and finally, the proposed development on the parcel will appropriately occur on a parcel with direct access to a collector (Roberts Rd. & Colbert Ln.) and therefore, will minimize significant impacts on the local roads.

Objective 3.4.1 – Diversity in Housing 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 development.

Consistent with Objective 3.4.1 and Policy 3.4.1.1, the proposed provides an opportunity to diversify the housing opportunities in the City of Palm Coast. The current development agreement permits single-family attached or detached units. The proposed Development Agreement proposes to permit multi-family dwellings in addition to single-family units.

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

Staff Findings: The rezoning of the site does not impose a significant financial liability or hardship for the City. The proximity of existing infrastructure provides an opportunity to extend water or wastewater lines to the subject property.

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 rezoning will generally not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. The proposed change to expand commercial uses and residential uses on a parcel with direct access to Colbert Ln. or Roberts Rd. is appropriate.

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

Staff Finding: The rezoning request would not affect any requirements imposed by Federal, State or local government. Any proposed project on the subject properties would still be subject to review by the appropriate Federal, State, or local agencies and compliance with all applicable federal, state or local government laws, rules, statutes, ordinances, regulations or codes.

Additionally, the companion Future Land Use Map (FLUM) amendment for the subject properties will be transmitted to the state land planning agency for review and comment by the appropriate state agencies.

ULDC Chapter 2, Part II, Section 2.06.03 specifically states: “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 rezoning application”:

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

Staff Finding: As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the proposed rezoning is generally in conformance with the Comprehensive Plan.

B. *Its impact upon the environment and natural resources;*

Staff Finding: Any proposed use on the subject properties will be subject to additional environmental review at the time that an application for a development order or plat is submitted. The property has previously been studied to determine wetland locations and has proposed a developable area map that avoids impacts to the wetlands on site.

C. *Its impact on the economy of any affected area;*

Staff Finding: The proposed rezoning of the property does not negatively impact the economy of the surrounding area. The proposed MPD agreement which permits commercial and residential provide additional economic opportunities in the area.

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

Staff Finding: The subject property is currently within the existing service area of the City of Palm Coast. As any proposed development moves forward, the applicant for development would be required to provide additional traffic studies to identify impacts on the roadway network as well as any transportation improvement that may be necessary to accommodate the proposed development. Additionally, any proposed development will need to coordinate with utility providers (City of Palm Coast), as well as the Flagler County School District to ensure adequate capacity to accommodate development.

E. *Any changes in circumstances or conditions affecting the area;*

Staff Finding: The annexation of the subject property necessitates the zoning map amendment to provide the subject properties with an appropriate zoning designation that is consistent with the City of Palm Coast Comprehensive Plan.

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

Staff Finding: The proposed uses on the subject properties are consistent with uses found in the surrounding area. The proposed Roberts Pointe area is adjacent to an industrial use parcel and would be separated from any residential development by significant wetland/open space. The Colbert Preserve Mixed Use area is located directly on Colbert Ln. and can serve as an appropriate buffer between Colbert Ln. and the proposed residential uses to the interior of the property. Finally, residential uses will have direct access to collector roads (Colbert Ln./Roberts Rd.) and will have an appropriate open space buffer from the adjacent non-residential uses.

G. *Whether it accomplishes a legitimate public purpose:*

Staff Finding: Yes, the rezoning furthers a legitimate public purpose by providing for a more cohesive plan for development along a growing area of the City of Palm Coast/Flagler County. Additionally, the change to permit multi-family development can serve to potentially diversify the housing stock in the City, however, the diversification of potential housing stock should also take into consideration the proximity of surrounding uses and that the proposed use on the subject property mitigate its impact on the existing uses in the area.

2.09.04. Review findings. 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 previously stated, the proposed application is consistent and furthers the goals and objectives of the Comprehensive Plan.

B. *Consistency with the general intent of the LDC.*

Staff Finding: The application is generally consistent with the intent of the LDC. The development standards proposed in the MPD are generally consistent with the standards established for development of a similar nature.

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

Staff Finding: The application is generally consistent with the intent of the LDC. The development standards proposed in the MPD are generally consistent with the standards established for development of a similar nature. Additionally, the proposed uses within the MPD are consistent with the existing uses adjacent to the site (industrial) or to the potential uses permitted by the surrounding zoning districts.

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

Staff Finding: As stated in the previous criteria, the proposed uses within the MPD are compatible with the uses adjacent to the subject properties as well as the potential uses permitted by the surrounding zoning districts. Additionally, the conceptual master plan for the subject parcel provides a buffer (identified as the Lehigh Memorial Park on the conceptual plan) between the existing industrial use on the adjacent property to the proposed residential uses on site.

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: As previously stated, if the application for a Master Planned Development is approved, the project will be analyzed in further detail to determine that there are adequate public infrastructure capacity to serve the development. Additionally, should this development move forward, the development will be required to pay impact fees to accommodate its impact on the public infrastructure and services.

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

Staff Finding: The MPD development agreement requires that all infrastructure necessary to support each project shall be constructed concurrently with or prior to construction of the project.

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

Staff Finding: The subject property is located and will have primary access from two parallel collectors (Colbert Ln. and Roberts Rd.). As the proposed project move forward, the MPD agreement requires a traffic study to provide more in-depth analysis to determine the appropriate traffic operation improvements necessary to accommodate the project (i.e. traffic signals, turn-lanes, etc).

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 benefits of the proposed MPD classification over the standard development requirement is justified by the flexibility in developing those areas of the properties which are most appropriate. Through the use of MPD, the higher quality wetlands are avoided and development is allowed to cluster away from the wetlands. Additionally, areas with specimen trees are identified and may be preserved.

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

Staff Finding: The proposed non-residential uses along the collector roads (Colbert Ln./Roberts Rd.) is appropriate. Additionally, the proposed Roberts Rd. industrial area is adjacent to existing industrial development. Furthermore, the industrial uses will be buffered from future residential uses by an open space area identified as the Lehigh Memorial Park on the conceptual plan.

Although bounded on the north by properties not within the City of Palm Coast, this area to the north is part of an approved Flagler County PUD which will permit a mix of multi-family residential units and retail uses. Also, the subject properties are bounded to the west by parcels zoned for both commercial and residential uses.

J. Impact upon the environment or natural resources.

Staff Finding: Any development on the subject properties will be subject to additional environmental review at the time that an application for a development order or plat is submitted. A wetland study was previously completed for the site and delineated the most appropriate areas for development and areas on the property to be left as undeveloped.

K. Impact on the economy of any affected area.

Staff Finding: The proposed rezoning of the property does not negatively impact the economy of the surrounding area. The proposed zoning to commercial and multi-family residential provide additional economic opportunities in the area.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers (defined as property owners or persons who are improving property within the City) to notify owners within 300' and hold a neighborhood meeting for Zoning Map Amendments. The City hosted a neighborhood meeting on March 2, 2017.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) recommend that the City Council APPROVE the proposed zoning map amendment to MPD as well as the companion Development Agreement.

Prepared by and Return to:

William I. Livingston
Florida Landmark Communities, LLC
145 City Place
Suite 300
Palm Coast, Florida, 32164

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

COLBERT PRESERVE / ROBERTS POINTE **MASTER PLAN DEVELOPMENT AGREEMENT**

THIS MASTER PLAN DEVELOPMENT AGREEMENT, (this "Development Agreement") is made and executed this ____ day of _____, 2017 by and between the **City of Palm Coast**, a Florida municipal corporation (the "City"), with an address at 160 Lake Avenue, Palm Coast, Florida, 32164, and the owner of the subject property, Sunbelt Holdings Colbert Lane, LLC, a Nevada limited liability company, with an address at 3129 Springbank Lane, Charlotte, NC, 28226 (the "Owner");

WHEREAS, the Owner holds fee simple title to certain real property consisting of approximately 183.746 acres located in the City of Palm Coast, Flagler County, Florida, as more particularly described on **Exhibit "A"** hereto (the "Subject Property"); and

WHEREAS, on September 15, 2015, the Subject Property was annexed to the City pursuant to a PRE-ANNEXATION AND ECONOMIC DEVELOPMENT AGREEMENT that was entered into between the City and Florida Landmark Communities, LLC, effective September 1, 2015 (the "Pre-Annexation Agreement"); and

WHEREAS, on Flagler County's Future Land Use Map, the Subject Property is designated Mixed-Use: High Intensity/Medium High Intensity. On Flagler County's Official Zoning Map, the Subject Property is classified Mix Use - High Intensity PUD; and

WHEREAS, Section 4(d) of the Pre-Annexation Agreement provides, inter alia, that in partial consideration for Owner entering into the agreement, the City will initiate and process applications for a comprehensive plan amendment and rezoning consistent with Owner's proposed use for the Subject Property at no cost to Owner; provided however, Owner will cooperate with the City by providing the City with all necessary and desirable data and analysis in connection with the comprehensive plan amendment and rezoning; and.

WHEREAS, the City has initiated and is processing an application for a comprehensive plan amendment to designate the Subject Property Mixed Use; and

WHEREAS, the City and the Owner have mutually determined that the most appropriate zoning for the Subject Property is Master Plan Development ("MPD") zoning in accordance with the terms of this Development Agreement; and

WHEREAS, the City Council finds that the conditions, terms, restrictions, and requirements set forth in this Development Agreement are necessary for the protection of the public health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Council further finds that this Development Agreement is consistent with and an exercise of the City's powers under the *Municipal Home Rule Powers Act*, Article VIII, Section 2(b) of the *Constitution of the State of Florida*; Chapter 166, *Florida Statutes*; the *City Charter*, other controlling law; and the City's police powers; and

WHEREAS, this is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 -163.3243, *Florida Statutes*.

NOW, THEREFORE, it is hereby resolved and agreed by and between the City and the Owner that the MPD is approved, subject to the following terms and conditions:

SECTION 1. RECITALS.

The above Recitals are true and correct and are incorporated herein by this reference and form a material part of this Development Agreement upon which the City and the Owner have relied.

SECTION 2. REPRESENTATIONS OF OWNER.

(a) The Owner hereby represents and warrants to the City that it is the owner of the Subject Property in accordance with the title opinion provided by the Owner to the City issued by an attorney or title insurance company licensed to provide services in the State of Florida, with the title opinion showing all liens, mortgages, and other encumbrances not satisfied or released of record relative to the Subject Property.

(b) The Owner represents and warrants to the City that it has the power and authority to enter into and consummate the terms and conditions of this Development Agreement; that all acts, approvals, procedures and similar matters required in order to authorize this Development Agreement have been taken, obtained or followed, as the case may be; that this Development Agreement and the proposed performance of this Development Agreement by the Owner is not an *ultra vires* act; and that, upon the execution of this Development Agreement by the parties, this Development Agreement shall be valid and binding upon the parties hereto and their successors in interest.

(c) Unless otherwise agreed to by the City, all liens, mortgages and encumbrances not satisfied or released of record must be subordinated to the terms of this Development Agreement. It is the responsibility of the Owner to ensure that any

subordinations occur in a form and substance acceptable to the City Attorney prior to the City's execution of this Development Agreement.

SECTION 3. APPROVAL OF MASTER PLANNED DEVELOPMENT.

(a) MPD zoning for the Subject Property, as approved by the City, is subject to the terms and conditions of this Development Agreement.

(b) The Owner acknowledges that, if this Development Agreement is ever terminated, the approval shall be deemed null and void and the uses approved for the Subject Property shall no longer be permitted, and all properties affected by this Development Agreement shall be subject to rezoning.

(c) The provisions of the City's Unified Land Development Code ("LDC") shall be applicable to the Subject Property, unless otherwise specifically stated herein.

SECTION 4. PERMITTED USES.

(a) The term "Subject Property" includes "Colbert Preserve East", "Colbert Preserve West", "Colbert Preserve Mixed Use", "Lehigh Memorial Park" and "Roberts Pointe", as shown on **Exhibit "B"** hereto. The permitted land uses on the Subject Property shall consist of the following categories: Residential; Commercial; Office; Industrial; Institutional; Public; Preservation; Park and Recreation.

(b) On Colbert Preserve Mixed Use, a mixture of Non-Residential and Residential land uses are permitted. In the case of those parcels, at the commencement of the platting process, a subdivision master plan ("Subdivision Master Plan") shall be submitted designating the location of the Residential and Non-Residential uses and shall comply with the applicable dimensional and other standards specified within this Development Agreement, or if not specified herein, as specified in the LDC.

(c) Table 4-1 indicates the MPD uses allowed on each portion of the Subject Property.

TABLE 4-1	
Parcel	MPD Uses As shown on Exhibit "C"
Colbert Preserve East	Residential
Colbert Preserve West	Residential
Colbert Preserve Mixed Use	Residential and Non-residential
Roberts Pointe	Non-residential
Lehigh Memorial Park	Preservation or Park and Recreation

NOTES: (a) Specific uses for Residential and Non-Residential areas shall be those as listed in **Exhibits "C" and "D"**, respectively. In the future, if Owner chooses a use designated as a special exception in the Tables, Owner shall apply for approval of the special exception under the LDC in effect at the time of application.

(b) Dimensional Standards are included in Section 9 of this Development Agreement and supersede the LDC Dimensional Standards for each zoning category.

SECTION 5. PROHIBITED USES.

The following uses are not permitted anywhere within the Subject Property:

Adult Oriented Businesses
Manufacturing, Heavy
Bail Bonding
Truck Stops
Landfills (construction debris, etc.), except as provided for in Section 6 of the
Pre-Annexation Agreement
Asphalt Manufacturing Plants
Animal Feed Lots
Deep Well Injection of Waste Products
Dog Farms
Hog & Poultry Farms
Junkyards, Salvage Yards
Motor Vehicle Race Tracks

Paper and Pulp Mills

**SECTION 6. CONCEPTUAL DEVELOPMENT PLAN AND MODIFICATIONS
THERE TO.**

(a) Residential density and commercial, office, industrial and institutional intensity will be allocated, generally as depicted on the Conceptual Development Plan that is attached as **Exhibit "E"** hereto. Approval of Subdivision Master Plans, site plans, or other applicable applications for each project will be obtained from the City prior to development and may vary from the Conceptual Development Plan, provided that each is in compliance with the provisions of this Development Agreement.

(b) The conceptual locations of access points, internal roadways, lakes and other improvements, as shown on the Conceptual Development Plan (**Exhibit "E"**), are subject to change during the development review process and such modifications do not require amendment of this Development Agreement. Modifications to the conceptual location of access points, internal roadways, lakes and other improvements may be requested by the Owner or project developer and may be approved by the City Land Use Administrator, or his or her designee, during review of construction documents, site plans, preliminary plats and/or final plats for the Subject Property or portions thereof; provided, however, that the MPD development standards contained in this Development Agreement shall be maintained. Moreover, the City Land Use Administrator is authorized to approve modifications to the Conceptual Development Plan, construction documents, and final site plans for the Subject Property or portions thereof (individually, a "Plan"), so long as the applicable Plan complies with the MPD development standards in this Development Agreement. This Development Agreement does not constitute a preliminary plat or final

plat approval for the Subject Property, and as such, the Owner or project developer shall be required to obtain all necessary land use approvals, including preliminary and final plat approval.

(c) Any modification to the MPD Conceptual Master Plan that (1) increases the number of residential units or non-residential development or (2) reduces the amount of total open space, or (3) decreases the size of any perimeter buffer within the MPD shall require approval in accordance with the LDC.

SECTION 7. DENSITY AND INTENSITY.

(a) Residential - Residential density on the portions of the Subject Property where residential uses are allowed shall not exceed the densities shown in Section 9(b) below or an aggregate total of 1500 dwelling units.

(b) Non-residential - Non-residential intensity on the portions of the Subject Property where non-residential uses are allowed shall not exceed the FARs shown in Section 9(a) below or an aggregate of 200,000 sq. ft. of any combination of allowable non-residential uses. Up to 400 spaces for recreational vehicle and boat storage are also allowed in addition to the 200,000 sq. ft. of non-residential uses.

SECTION 8. PHASING OF DEVELOPMENT.

(a) The Subject Property may be developed in multiple phases. All infrastructure necessary to support each project that is constructed on the Subject Property shall be constructed concurrently with or prior to construction of the project as approved by the City. Adequate emergency vehicle access and turnarounds shall be provided at all times. Clearing of land shall be in accordance with each site plan approval,

subject, however, to the provisions of Sections 4(g) and 6 of the Pre-Annexation Agreement.

SECTION 9. MPD DEVELOPMENT STANDARDS.

(a) Non-Residential Dimensional Standards are specified below:

Non-Residential Dimensional Standards

Design Standards	Dimensional Standards
Minimum Lot Size	20,000 s.f.
Minimum Lot Width	100 ft.
Minimum Front Yard Bldg. Setback	20 ft
Minimum Street Side Yard Bldg. Setback	20 ft.
Minimum Side Yard Bldg. Setback ⁽¹⁾	10 ft.
Minimum Rear Yard Bldg. Setback	20 ft.
Maximum Building Height	60 ft. ⁽²⁾
Maximum Impervious Surface Percentage	70%
Maximum Floor Area Ratio (FAR)	0.55

⁽¹⁾ A zero foot side yard building setback is permitted for sites with Controlling Master Site Plan, as provided for in the LDC.

⁽²⁾ Maximum height permitted by the LDC, measured in accordance with the LDC.

(b) Residential Dimensional Standards are specified below:

Residential Dimensional Standards

Design Standards	Single-Family (Detached)	Multi-family (Attached)
Minimum Development Site Size	Not Applicable	3 acres
Minimum Lot Size	4,000 s.f.	1,800 s.f.
Minimum Lot Width	40 ft.	18 ft.
Maximum Density (units per gross acre)	8	15
Minimum Living Area	1,000 s.f.	650 s.f.
Minimum Front Setback	10 ft. ⁽¹⁾	10 ft.
Minimum Rear Setback	10 ft. ⁽²⁾	10 ft.
Minimum Rear Street Setback	20 ft.	10 ft.
Minimum Interior Side Setback	5 ft.	0 ft. ⁽³⁾
Minimum Street Side Setback	10 ft. ⁽¹⁾	10 ft. ⁽¹⁾

Design Standards	Single-Family (Detached)	Multi-family (Attached)
Minimum Colbert Lane and Roberts Road Setback	25 ft.	25 ft.
Maximum Impervious Surface Percentage	80%*	70%
Maximum Building Height	35 ft. ⁽⁴⁾	60 ft. ⁽⁴⁾

*Overall impervious surface percentage within Master Plan shall be 70%

- (1) 20 ft. to garage entrance.
- (2) 5 ft. to pool enclosure on any lot if the rear property line of the lot abuts a pond, conservation area, wetland or park.
- (3) Minimum 10 ft. between buildings.
- (4) Measured in accordance with the LDC

(c) Offstreet parking requirements for Residential and Non-Residential uses:

Development Type	Offstreet Minimum Parking Requirements ⁽²⁾
Residential - Single-Family	2 spaces/unit (garage)
Residential - Townhome	2 spaces / unit -20 ft. x 8 ft. driveway equals 1 space
Residential - Multi-Family	1 ½ spaces / unit ⁽³⁾
Commercial and Office	1 space / 300 sq. ft. of building - 18 ft. x 9 ft. space ⁽¹⁾
Industrial	1 space / 600 sq. ft. of building - 18 ft. x 9 ft. space ⁽¹⁾

(1) Requires a 2 ft. overhang using curb or wheel stops, or if no curb or wheel stops, the minimum space shall be 20 ft. x 9 ft.

(2) Offstreet parking requirements are eligible for reduction pursuant to the LDC, Off Street Vehicle Parking, Flexibility.

(3) Structured parking is allowed to meet the LDC garage requirements.

(d) In the case of parcels on which flex-uses are allowed, the dimensional standards pertaining to the use on the first floor shall apply. The offstreet parking requirements shall apply separately for each use category.

(e) Roadways, sidewalks/bikeways and trails shall be constructed concurrently with development of adjacent properties to insure that contiguous walkable sidewalks are available at all times.

(f) Open Space Requirements. Open space shall be provided consistent with LDC Section 3.03.04.I.

(g) Development standards not regulated by this MPD agreement are regulated by the LDC. See Section 10 for governing of conflicts.

(h) Model Homes. Model homes may be permitted in the residential portions of the property with an approved preliminary subdivision once the City deems construction “substantially complete” within the following guidelines:

1. The model homes are staged or phased in accessible areas of the subdivision.
2. One model home is allowed for 1-10 lots, two for 11-20 lots, three for 21-30 lots and no more than four for subdivisions or phases 31 lots or greater.
3. Model homes will include landscaping, driveways and garages. The driveway may be deferred until the model home is converted for residential use if separate off-street parking is provided. Any parking and access must meet ADA requirements.
4. An application for model homes shall show the site plan for the home and parking including ADA requirements, the location within an approved preliminary plat and temporary signage, and include an executed “hold harmless” agreement.
5. Before a CO for a model home will be issued, the applicant must demonstrate that the following conditions are met: i) hydrants, ii) bacterial clearance of water lines per FDEP and required permits, iii) stabilized road base, iv) stormwater provisions and v) operational sewer and water lines.
6. No model home may be occupied for use until a CO is issued.
7. No model home may be occupied for residential use until the final plat is recorded and a CO for residential is issued.
8. Model homes must follow LDC and MPD-related requirements.

- (i) Recreation Level of Service shall comply with Section 3.05.04 of the LDC.
- (j) Recreational Vehicle and Boat Storage shall comply with the requirements of the LDC.

(k) Tree Protection

Tree Protection requirements shall comply with the LDC in all aspects. In addition, to sustain hardwood hammock and maintain canopy integrity canopy integrity, areas within the Subject Property with the highest concentration of specimen and historic trees, shall be considered in the site development design process to minimize impacts and/or removal of the trees through avoidance and minimization within these areas. To ensure tree surveying data is accurate to meet this provision, a Certified Arborist shall review and certify that the survey is accurate. The Project Arborist shall coordinate with the City Urban Forester during the review process.

To ensure that construction does not adversely impact historic or specimen trees, all associated tree preservation design elements shall be reviewed by and approved by a Master Certified Arborist”

- (l) A traffic study for the entire project shall be submitted with the initial Subdivision Master Plan.

(m) Prior to submittal of the Subdivision Master Plan, a consultation with the Flagler County School Board must be held to determine any school bus stop requirements. Any proposed bus stops shall be shown on the Subdivision Master Plan.

SECTION 10. LAND DEVELOPMENT CODE NON-APPLICABILITY; WHAT GOVERNS IN THE EVENT OF CONFLICTS; APPLICABILITY OF FUTURE AMENDMENTS.

Section 4 of the Pre-Annexation Agreement (Resolution # 2015-92) is incorporated herein by reference and shall govern the applicability of the LDC to the Subject Property. The provisions of Section 6 of the Pre-Annexation Agreement shall be modified to read as follows:

Concrete Kiln Dust

The City acknowledges that, during operation of the Lehigh Portland Cement Plant, a portion of the Property was used as a disposal site for the CKD from the cement plant. As a result, truck load size piles of CKD are scattered over approximately 40 acres of the Property.

By letter dated October 28, 2014, the Florida Department of Environmental Protection ("FDEP") approved a remedial action plan ("RAP") for the CKD. The RAP provides for disposing of the CKD in a landfill on the A2 Property which will provide a buffer between an existing industrial facility (Contemporary Machine) and future residential units. The CKD landfill will be sodded and landscaped and then will be available for preservation or recreation and park uses. If the owner proposes park uses and donation to the City, the City reserves its right to accept or decline donation of the property for a City park. The City acknowledges that FDEP not the City, has jurisdiction to regulate remediation of the CKD. Upon two weeks prior notice to the City, the owner may take all steps necessary to implement the RAP, including, but not limited to, clearing the Property, excavation of CKD,

and other steps that the owner deems necessary for the proper implementation of the RAP. The CKD may be excavated and relocated and the areas regraded without further approval by the City, so long as the regrading is consistent with the applicable FDEP permits and/or approvals.

Other than the modification above, in the event of a conflict between or among this Development Agreement, the Pre-Annexation Agreement, the LDC or other City ordinances, this Development Agreement and the Pre-Annexation Agreement shall govern. In the event of a conflict between this Development Agreement and the Pre-Annexation Agreement, the Pre-Annexation Agreement shall govern. For purposes hereof and throughout this Development Agreement, references to the LDC, other City ordinances, this Development Agreement and the Pre-Annexation Agreement shall mean and include any amendments thereto.

SECTION 11. FACILITY COMMITMENTS.

(a) Except as provided for in Section 3 of the Pre-Annexation Agreement, the Owner agrees that the City is not responsible for the construction or creation of public facilities or capacity in order to facilitate the development of the Subject Property.

(b) The Owner agrees to grant any and all utility easements to the City which the City deems necessary to serve the Subject Property with City utilities.

(c) The Owner agrees that the City has shown an essential nexus between a legitimate City interest and the conditions imposed herein. Further, the Owner agrees that the City has established that all proposed conditions are roughly proportional to the impact the development will have upon the public problems addressed herein based upon

an individualized determination that the required dedication/commitment is related in both nature and extent to the impacts of the proposed development.

SECTION 12. BREACH; ENFORCEMENT; ALTERNATIVE DISPUTE RESOLUTION.

(a) In the event of a breach hereof by either party, the other party shall have all rights and remedies allowed by law, including the right to specific performance of the provisions hereof. In the event that the City seeks enforcement of the terms or conditions of this Development Agreement, the Owner shall be responsible for any and all costs, attorney fees, and expenses borne by the City in such enforcement action, regardless of whether litigation commences, and, if litigation does commence, both at the trial level and on appeal to include, but not be limited to, attorney fees, paralegal fees, and all assessable costs of litigation.

(b) In the event that a dispute arises under this Development Agreement, and if the City and the Owner are unable to resolve the issues, the parties shall attempt to resolve all disputes informally. In the event of a failure to informally resolve all disputes, the City and the Owner agree to engage in mediation before a certified Circuit Court mediator selected by the parties. In the event the parties fail to agree to a mediator, a mediator shall be selected by the Florida Conflict Resolution Consortium or, if unavailable, a certified mediator may be selected by the City. The parties shall equally pay all costs of mediation.

SECTION 13. NOTICES.

(a) All notices required or permitted to be given under this Development Agreement must be in writing and must be delivered to the City or the Owner at its address

set forth below (or such other address as may hereafter be designated in writing by such party).

(b) Any such notice must be personally delivered or sent by registered or certified mail, overnight courier, facsimile, or telecopy.

(c) Any such notice will be deemed effective when received (if sent by hand delivery, overnight courier, telecopy, or facsimile) or on that date which is 3 days after such notice is deposited in the United States mail (if sent by registered or certified mail).

(d) The parties' addresses for the delivery of all such notices are as follows:

As to the City: City Manager
 160 Lake Avenue
 Palm Coast, Florida, 32164

As to Owner: Sunbelt Holdings Colbert Lane, LLC
 Manager
 3129 Springbank Lane
 Charlotte, NC 28226

SECTION 14. SEVERABILITY.

The terms and provisions of this Development Agreement are not severable and in the event any portion of this Development Agreement shall be found to be invalid or illegal, then the entire Development Agreement shall be null and void.

SECTION 15. SUCCESSORS AND ASSIGNS.

(a) This Development Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and Owner and their respective successors-in-interest. The terms and conditions of this Development Agreement similarly shall be binding upon the Subject Property and shall run with the land and the title to the same.

(b) This Development Agreement touches and concerns the Subject Property.

(c) The Owner has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Agreement.

SECTION 16. GOVERNING LAW/VENUE; COMPLIANCE WITH LAW.

(a) This Development Agreement shall be governed by and construed in accordance with the laws of the State of Florida and the City's Code of Ordinances.

(b) Venue for any dispute shall be in the Seventh Judicial Circuit Court in and for Flagler County, Florida.

(c) The Owner shall fully comply with all applicable local, state, and federal environmental regulations and all other laws of similar type or nature.

(d) This Development Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating development generally applicable to the entire area of the City such as requiring compliance with the City capital facilities plan, parks master plan, including parks and trail dedications, utility construction and connections, mandating utility capacities, requiring street development or other such similar land development regulations and requirements.

(e) This Development Agreement shall not be construed to prohibit the City from adopting lawfully imposed impact fees applicable to the Owner and the MPD authorized hereunder.

SECTION 17. TERM; EFFECTIVE DATE.

(a) This Development Agreement shall be effective upon adoption by the City Council and execution of this Development Agreement by all parties.

(b) This Development Agreement shall expire upon rezoning of the Subject Property to other than MPD.

SECTION 18. RECORDATION.

Upon adoption by the City Council and execution of this Development Agreement by all parties, this Development Agreement and any and all amendments hereto shall be recorded by the City with the Clerk of the Circuit Court of Flagler County within 14 days after its execution by the City and the Development Agreement shall run with the land. The Owner shall pay the costs to record this Development Agreement.

SECTION 19. PERMITS.

(a) The failure of this Development Agreement to address any specific City, county, state, or federal permit, condition, term, or restriction shall not relieve the Owner or the City of the requirement of complying with the law governing the permitting requirements, conditions, terms, or restrictions.

(b) The terms and conditions of this Development Agreement do not determine concurrency for any project on the Subject Property.

SECTION 20. THIRD PARTY RIGHTS.

This Development Agreement is not a third party beneficiary contract, and shall not in any way whatsoever create any rights on behalf of any third party.

SECTION 21. SPECIFIC PERFORMANCE; TIME IS OF THE ESSENCE.

(a) Strict compliance shall be required with each and every provision of this Development Agreement.

(b) The parties agree that failure to perform the obligations established in this Development Agreement shall result in irreparable damage, and that specific performance of these obligations may be obtained by suit in equity.

(c) Time is of the essence to this Development Agreement and every right or responsibility required herein shall be performed within the times specified.

SECTION 22. ATTORNEY'S FEES.

In the event of any action to enforce the terms of this Development Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, paralegals' fees, and all costs incurred, whether the same be incurred in a pre-litigation negotiation, litigation at the trial, or appellate level.

SECTION 23. FORCE MAJEURE.

The parties agree that the failure by either party to accomplish any action required hereunder within a specific time period ("Time Period") constitutes a default under the terms of this Development Agreement and, if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party including, but not limited to, acts of God, acts of governmental authority (other than the City's own acts), acts of public enemy or war, terrorism, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions ("Uncontrollable Event"), then notwithstanding any provision of this Development Agreement to the contrary, that failure shall not constitute a default under this Development Agreement and any Time Period prescribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

SECTION 24. INDEMNIFICATION.

The Owner shall indemnify and save the City harmless from and against any and all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected with the development of the Subject Property as provided for in this Development Agreement, or in any other way and for any and all acts or omissions in any manner related to the development of the Subject Property. This agreement by the Owner to indemnify and hold the City harmless shall include, but not be limited to, all charges, expenses and costs, including reasonable attorneys' fees, both at trial and on appeal, incurred by the City on account of or by reason of such injuries, damages, liability, claims, suits, or losses and all damages arising there from.

SECTION 25. CITY'S RIGHT TO TERMINATE DEVELOPMENT AGREEMENT.

The failure by the Owner to perform each and every one of its obligations hereunder shall constitute a default, entitling the City to pursue whatever remedies are available to it under Florida law or equity including, without limitation, an action for specific performance and/or injunctive relief or alternatively, the termination of this Development Agreement. Prior to the City filing any action or terminating this Development Agreement as a result of a default under this Development Agreement, the City shall first provide the Owner written notice of the default. Upon receipt of notice, the Owner shall be provided a 30 day period in which to cure the default to the reasonable satisfaction of the City prior to filing an action or terminating this Development Agreement. If 30 days is not considered by the parties to be a reasonable period in which to cure the default, the cure period shall be extended to such cure period acceptable to the City, but in no case shall

that cure period exceed 90 days from initial notification of default. Upon termination of the Development Agreement, the Owner shall immediately be divested of all rights and privileges granted hereunder.

SECTION 26. CAPTIONS.

Sections and other captions contained in this Development Agreement are for reference purposes only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Development Agreement, or any provision hereof.

SECTION 27. EXHIBITS.

Each exhibit referred to and attached to this Development Agreement is an essential part of this Development Agreement. The exhibits and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Development Agreement.

SECTION 28. INTERPRETATION.

(a) The Owner and the City agree that all words, terms and conditions contained herein are to be read in concert, each with the other, and that a provision contained under one heading may be considered to be equally applicable under another in the interpretation of this Development Agreement.

(b) This Development Agreement shall not be construed more strictly against either party on the basis of being the drafter thereof, and both parties have contributed to the drafting of this Development Agreement.

SECTION 29. COUNTERPARTS.

This Development Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same document.

SECTION 30. MODIFICATIONS; AMENDMENTS; NON-WAIVER.

(a) Amendments to and waivers of the provisions herein shall be made by the parties only in writing by formal amendment. This Development Agreement shall not be modified or amended, unless otherwise provided for in this Development Agreement, except by written agreement executed by all parties hereto and upon approval of the City Council.

(b) Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

(c) Amendments to this Development Agreement, other than those which are considered to be a "minor modification" by the City Manager, or designee, will require the approval of the City Council following the recommendation of the Planning and Land Development Regulation Board. Public notification procedures required for rezoning will not be required for modification of this Development Agreement. Minor modifications may be approved by the City Manager, or designee.

SECTION 31. ENTIRE AGREEMENT; EFFECT ON PRIOR AGREEMENTS.

This Development Agreement constitutes the entire agreement between the parties and supersedes all previous oral discussions, understandings, and agreements of any kind and nature as between the parties relating to the subject matter of this Development Agreement.

SECTION 32. FURTHER ASSURANCES.

Each party hereto agrees to sign any other and further instruments and documents, consistent herewith, as may be necessary and proper in order to give complete effect to the benefits deriving from the terms and conditions of this Development Agreement.

IN WITNESS WHEREOF, the City and the Owner have caused this Development Agreement to be duly executed each by its duly authorized representative as of the date first above written.

OWNER'S / APPLICANT'S CONSENT AND COVENANT:

COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Agreement.

Sunbelt Holdings Colbert Lane, LLC

By: _____
William G. Allen, Manager

STATE OF =====
COUNTY OF =====

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by William G. Allen the Manager of Sunbelt Holdings Colbert Lane, LLC, on behalf of the company. He is known to me and did not take an oath.

Notary Public, State of =====
My Commission Expires:

ATTEST:

CITY OF PALM COAST, FLORIDA

By: _____
_____, City Clerk

By: _____
Milissa Holland, Mayor

Dated: _____

For use and reliance of the
Palm Coast City Council only.
Approved as to form and legality.

/s/

William Reischmann, City Attorney

EXHIBIT "A"



SKETCH AND DESCRIPTION
NOT A BOUNDARY SURVEY

EXHIBIT

FLORIDA POWER AND LIGHT CO.

LANDS PER ORB
645, PG 1323

C4

SEA RAY ROAD

S22°24'07"E
175.00'

S67°35'53"W
370.00'

ROBERTS ROAD (80' RIGHT OF WAY)

S22°24'07"E
1406.91'

C3

N02°15'34"E
361.36'

S88°55'52"E
247.67'

N08°11'55"E
862.02'

CONTEMPORARY MACHINE
ORB 570, P. 720-722
ORB 462, P. 484

S22°24'07"E
1200.00'

N67°35'53"E
370.00'

183.746 ACRES
MORE OR LESS

N42°55'59"W
658.63'

C2

3 2

10 11

COLBERT LANE
200' RIGHT-OF-WAY

C1

POINT OF BEGINNING
NORTHWEST CORNER BEACH
VILLAGE AT PALM COAST
MB 36, PAGE 92-93

S01°40'05"E
1589.33'

N89°29'02"W
1237.83'

BEACH VILLAGE
AT PALM COAST
MB 36, PG 92

PALM COAST CITY LIMITS

STATE ROAD 100

FOR LEGAL DESCRIPTION, LEGEND, NOTES, SIGNATURE AND SEAL, SEE SHEET 2 OF 3



112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176
Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SHEET 1 OF 3

$$1'' = 800$$

SKETCH AND DESCRIPTION
NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTIONS 2, 3 AND 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF BEACH VILLAGE AT PALM COAST PER MAP BOOK 36, PAGES 92-93, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE (A 200-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 1515.92 FEET, A RADIUS OF 2110.00 FEET, A CENTRAL ANGLE OF 41°09'50", A CHORD BEARING OF N22°21'04"W , AND A CHORD DISTANCE OF 1483.52 FEET TO A POINT OF TANGENCY; 2) THENCE N42°55'59"W FOR A DISTANCE OF 658.63 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1704.51 FEET, A RADIUS OF 1910.00 FEET, A CENTRAL ANGLE OF 51°07'54", A CHORD BEARING OF N17°22'02"W AND A CHORD DISTANCE OF 1648.51 FEET TO A POINT OF TANGENCY; 4) THENCE N08°11'55"E FOR A DISTANCE OF 862.02 FEET TO A POINT OF CURVATURE; 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 394.96 FEET, A RADIUS OF 7734.00 FEET, A CENTRAL ANGLE OF 02°55'34", A CHORD BEARING OF N06°44'08"E AND A CHORD DISTANCE OF 394.92 FEET TO THE SOUTHERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 645, PAGE 1323, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID SOUTHERLY LINE S88°55'52"E FOR A DISTANCE OF 247.67 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY LINE ALONG SAID EASTERLY LINE N02°15'34"E FOR A DISTANCE OF 361.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD (AN 80-FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID EASTERLY LINE ALONG SAID RIGHT-OF-WAY LINE S87°44'25"E FOR A DISTANCE OF 220.17 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 1120.99 FEET, HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 65°20'18", A CHORD BEARING OF S55°04'16"E AND A CHORD DISTANCE OF 1061.22 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S22°24'07"E FOR A DISTANCE OF 175.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S67°35'53"W FOR A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID LINE S22°24'07"E FOR A DISTANCE OF 1200.00 FEET; THENCE N67°35'53"E FOR A DISTANCE OF 370.00 FEET TO SAID RIGHT-OF-WAY LINE OF ROBERTS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S22°24'07"E FOR A DISTANCE OF 1406.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 298.27 FEET, A RADIUS OF 1539.73 FEET, A CENTRAL ANGLE OF 11°05'57", A CHORD BEARING OF S27°57'05"E , AND A CHORD DISTANCE OF 297.80 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT SECTION 11 SAME BEING THE CITY LIMIT LINE BETWEEN PALM COAST AND FLAGLER BEACH; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID NORTHERLY SECTION LINE AND SAID CITY LIMIT LINE S88°27'05"W FOR A DISTANCE OF 24.59 FEET; THENCE DEPARTING SAID SECTION LINE CONTINUING ALONG SAID CITY LIMIT LINE S01°40'05"E FOR A DISTANCE OF 1589.33 FEET TO THE NORTHERLY LINE OF SAID BEACH VILLAGE AT PALM COST; THENCE N89°29'02"W FOR A DISTANCE OF 1237.83 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8003958.4 SQUARE FEET, OR 183.746 ACRES, MORE OR LESS.



LB #7991

KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SKETCH & LEGAL

DATE: 05/05/16

SHEET 2 OF 3

1" = N/A

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2110.00'	1515.92'	1483.52'	N22°21'04"W	41°09'50"
C2	1910.00'	1704.51'	1648.51'	N17°22'02"W	51°07'54"
C3	7734.00'	394.96'	394.92'	N06°44'08"E	2°55'34"
C4	983.00'	1120.99'	1061.22'	S55°04'16"E	65°20'18"
C5	1539.73'	298.27'	297.80'	S27°57'05"E	11°05'57"

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE PLAT OF BEACH VILLAGE AT PALM COAST, PER MAP BOOK 36, PAGE 92, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, WITH THE NORTH LINE OF SAID PLAT BEING N89°29'02"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER, UNLESS THE DOCUMENT IS A DIGITAL FILE AND HAS BEEN ELECTRONICALLY SIGNED.

LEGEND/ABBREVIATIONS

C=CURVE
 D=DELTA
 R=RADIUS
 L=LENGTH
 CH=CHORD
 CB=CHORD BEARING
 PC=POINT OF CURVE
 PT=POINT OF TANGENCY
 PI=POINT OF INTERSECTION
 M.B.=MAP BOOK
 P.B.=PLAT BOOK
 PG.=PAGE
 O.R.B.=OFFICIAL RECORD BOOK
 S.F.=SQUARE FEET
 AC.=ACRES
 R/W=RIGHT-OF-WAY
 C=CENTER LINE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT
 PCP=PERMANENT CONTROL POINT
 SECT.=SECTION
 RNG.=RANGE
 TWP.=TOWNSHIP
 I.D.=IDENTIFICATION
 CONC=CONCRETE
 (R)=RECORD
 (F)=FIELD MEASURED
 (NR)=NON-RADIAL
 (RAD)=RADIAL

I HEREBY CERTIFY THAT THIS SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.



KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176
Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SKETCH & LEGAL

DATE: 05/05/16

SHEET 3 OF 3

1" = N/A

Exhibit "B"

Colbert Preserve/Roberts Pointe Master Plan Development Agreement

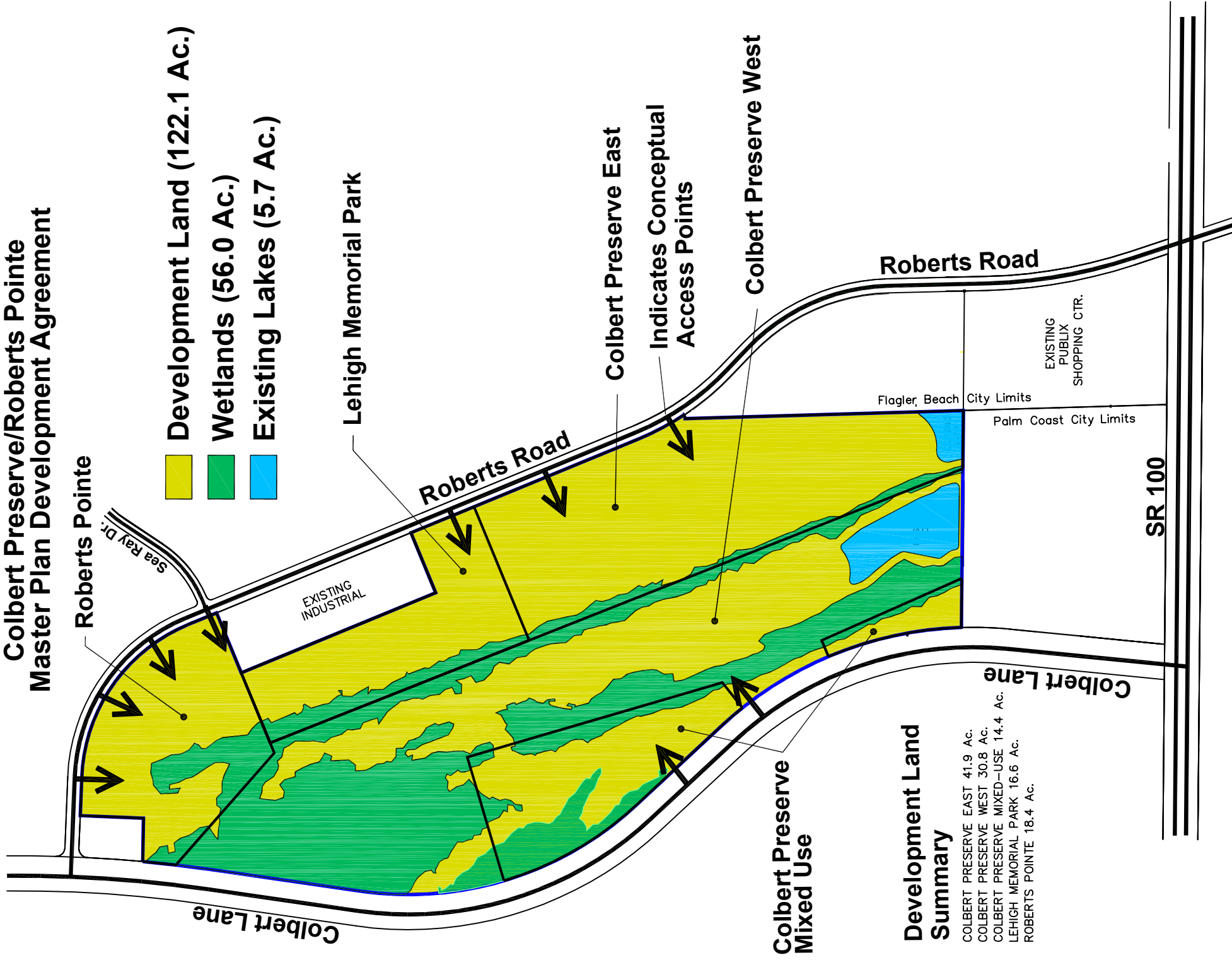


Exhibit "C"

RESIDENTIAL - MPD

The following table contains a list of uses allowed in Residential areas of the Subject Property, and specifies if they are permitted by right (P), or if they require special exception approval (S), in accordance with Chapter 2 of the LDC. Uses permitted only as accessory to a principal use are noted with an (A). All uses marked with an (L) have additional limitations specific to that use listed in Chapter 4 of the LDC.

MPD USES	
Adult Family Care Home	P
Assisted Living Facilities	P
Community Residential Homes (1-6 persons) (L)	P
Community Residential Homes (7-14 persons) (L)	P
Duplex (L)	P
Family Child Day Care Home, Small	P
Family Child Day Care Home, Large	S
Multifamily Dwellings (L)	P
Neotraditional Development (L)	P
Nursing Homes	P
Single-Family Detached Dwelling Units	P
Townhouses (L)	P
Adult Day Care Centers	S
Bed and Breakfast Inns	S

MPD USES	
Cemeteries (L)	S
Child Day Care Centers	S
Home Occupations Class 1 (L)	A
Home Occupations Class 2 (L)	A
Home Occupations Class 3 (L)	S A
Public Parks and Recreational Facilities	P
Pump Stations and Well Sites	P
Schools, Elementary and Secondary (public and private, including charter schools) (L)	P
Wireless Communication Facilities (L)	P

Exhibit "D"

NON-RESIDENTIAL - MPD

The following table contains a list of uses allowed in Non-residential areas of the Subject Property, and specifies if they are permitted by right (P), or if they require special exception approval (S), in accordance with Chapter 2 of the LDC. Uses permitted only as accessory to a principal use are noted with an (A). All uses marked with an (L) have additional limitations specific to that use listed in Chapter 4 of the LDC.

MPD USES (Colbert Preserve Mixed Use & Roberts Pointe)	
Civic Uses: town hall, libraries, museums	P
Civic Uses: police, fire, postal service	P
Civic Clubs and Fraternal Organizations (L)	P
Hospice Services	P
Hospitals	P
Houses of Worship/Religious Institutions (L)	P
Nonprofit Organizations, (e.g., Humane Societies) (L)	P
Drinking Establishments (without outdoor entertainment) (L)	P
Drinking Establishments (with outdoor entertainment) (L)	P
Beer, Wine, and Liquor Stores (L)	P
Cafeterias, Coffee and Donut Shops, Snack Bars, Sandwich Shops, Delicatessens, Bakeries	P
Microbreweries (L)	P

MPD USES (Colbert Preserve Mixed Use & Roberts Pointe)	
Performing Arts Facilities (e.g. dinner theaters)	P
Pizza Delivery Establishments and Takeout Places	P
Restaurants, Fast Food (L)	P
Restaurants, Sit-Down	P
Elementary/Secondary Schools (public and private) (L)	P
Colleges/Universities	P
Medical and Diagnostic Laboratories	P
Dental Labs	P
Multiuse Building (L)	P
Banks and Credit Unions	P
Mail Order Facilities	P
Medical and Professional Offices	P
Outpatient Care Facilities	P
Scientific and Technical (e.g. architects, engineers, design, programming, and consulting)	P
Temporary Employment Agencies and Management Services	P
Veterinarians (without kennels/post-operative care only)	P

MPD USES (Colbert Preserve Mixed Use & Roberts Pointe)	
Bed and Breakfast Inns	P
Golf Courses, Driving Ranges, and Country Clubs	P
Hotels	P
Motels	P
Public Parks and Recreation Facilities	P
Recreation, Indoor	P
Recreation, Outdoor	P
Assisted Living Facilities, Nursing Homes	P
Dormitories	S
Art Dealers	P
Automotive Parts (e.g. accessories and tires)	P
Building Material Stores (paint, hardware)	P
Clothing and Accessory Stores (e.g. shoes and luggage)	P
Retail (L)	P
Florists	P
Food and Beverage Stores (supermarkets and specialty foods)	P
Furniture and Home Furnishings Stores	P

MPD USES (Colbert Preserve Mixed Use & Roberts Pointe)	
Home Improvement Centers	P
Lawn and Garden Equipment and Supplies Stores	P
Model Home Centers (L)	P
Pet (domestic) Stores	P
Plant Nurseries	P
Photo Finishing	P
Sporting Goods, Hobby, Book and Music Stores	P
Used Merchandise Stores	P
Printing and Publishing	P
All other business services	P
Adult Day Care Centers	P
Child Day Care Centers	P
Funeral Homes	P
All other personal service uses	P
Kennels and Animal Boarding	P
Landscaping Services	P
Automobile Driver Schools	P
Technical/Trade Schools	P

MPD USES (Colbert Preserve Mixed Use & Roberts Pointe)	
Municipal Pump Stations and Well Sites	P
Wireless Communication Facilities (L)	P
Car Washes	P(1)
Convenience Stores with Fueling Facilities (L)	P ⁽¹⁾
Service Stations	P

(1) If subject property is within 500 feet of any residential property, a special exception for the use is required in accordance with the LDC — Special Exceptions.

MPD USES (Roberts Pointe Only)	
Manufacturing, Light (L)	P
Building Contractors	P
Shooting and Target Ranges (indoor)	P
Stadiums and Athletic/Sports Arenas	P
Caretaker's Dwellings	S
On-site dwelling units for agents or employees of principal use.	S
Machine Shops and Tool and Die	P
Repair Services for Commercial and Industrial Machinery and Equipment	P
Truck Stops	S

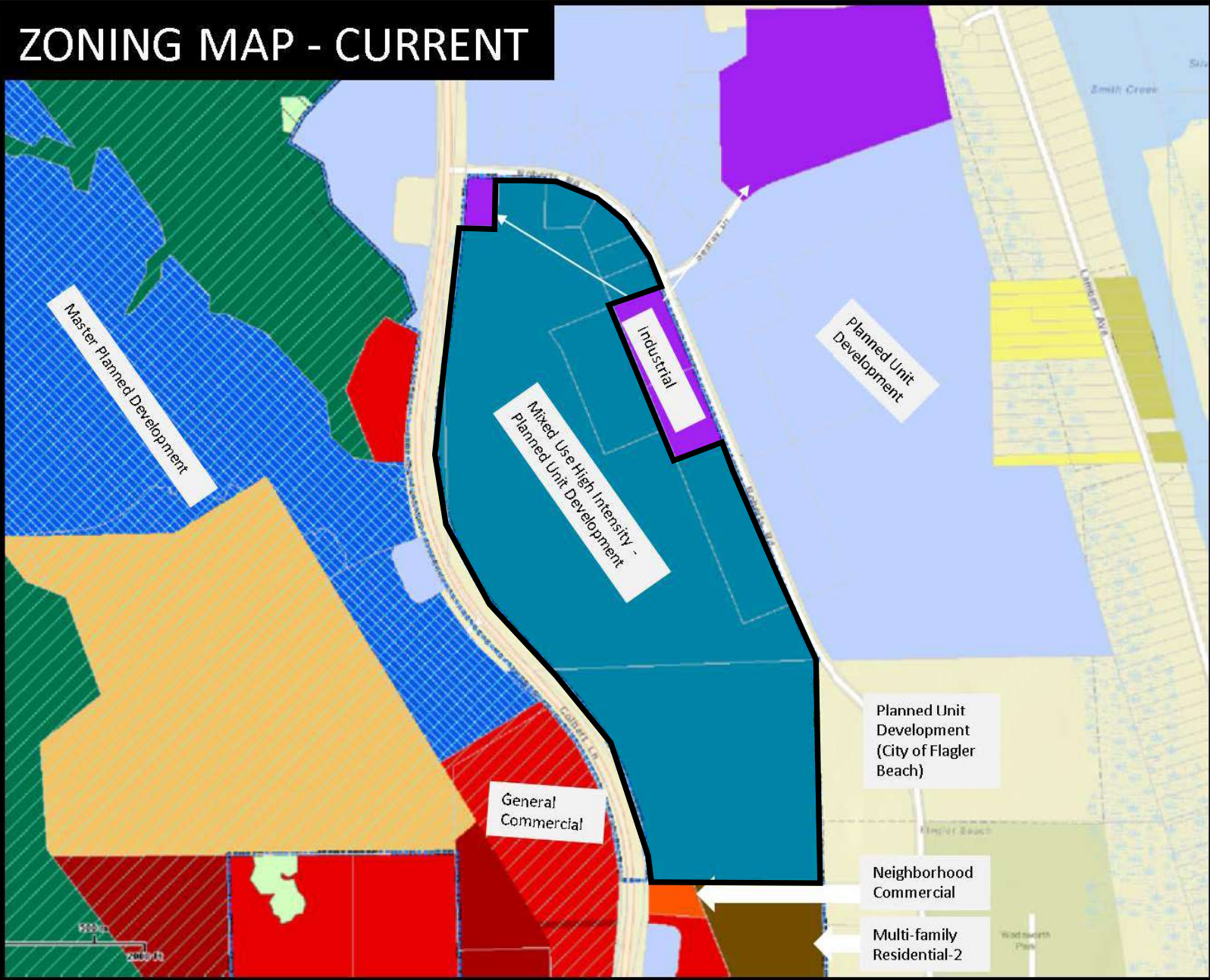
MPD USES (Roberts Pointe Only)	
L P Gas Dealer and Bulk Storage	P
Automotive, Recreational Vehicle, and Boat Dealers	P
Commercial & Industrial Machinery & Equipment Rental and Leasing	P
Motor Vehicle Towing Services	P
Motorcycle Dealers	P
Taxi and Limousine Services	P
Vehicle Rental/Leasing	P
Vehicle Repair	P
Miniwarehouses, Office Warehouses and Self-Storage	P
Warehouse/Distribution Facilities (<50,000 sq ft)	P
Outdoor Storage, including RVs and boats (Subject to Screening Requirements of LDC Section 4.17.02)	P



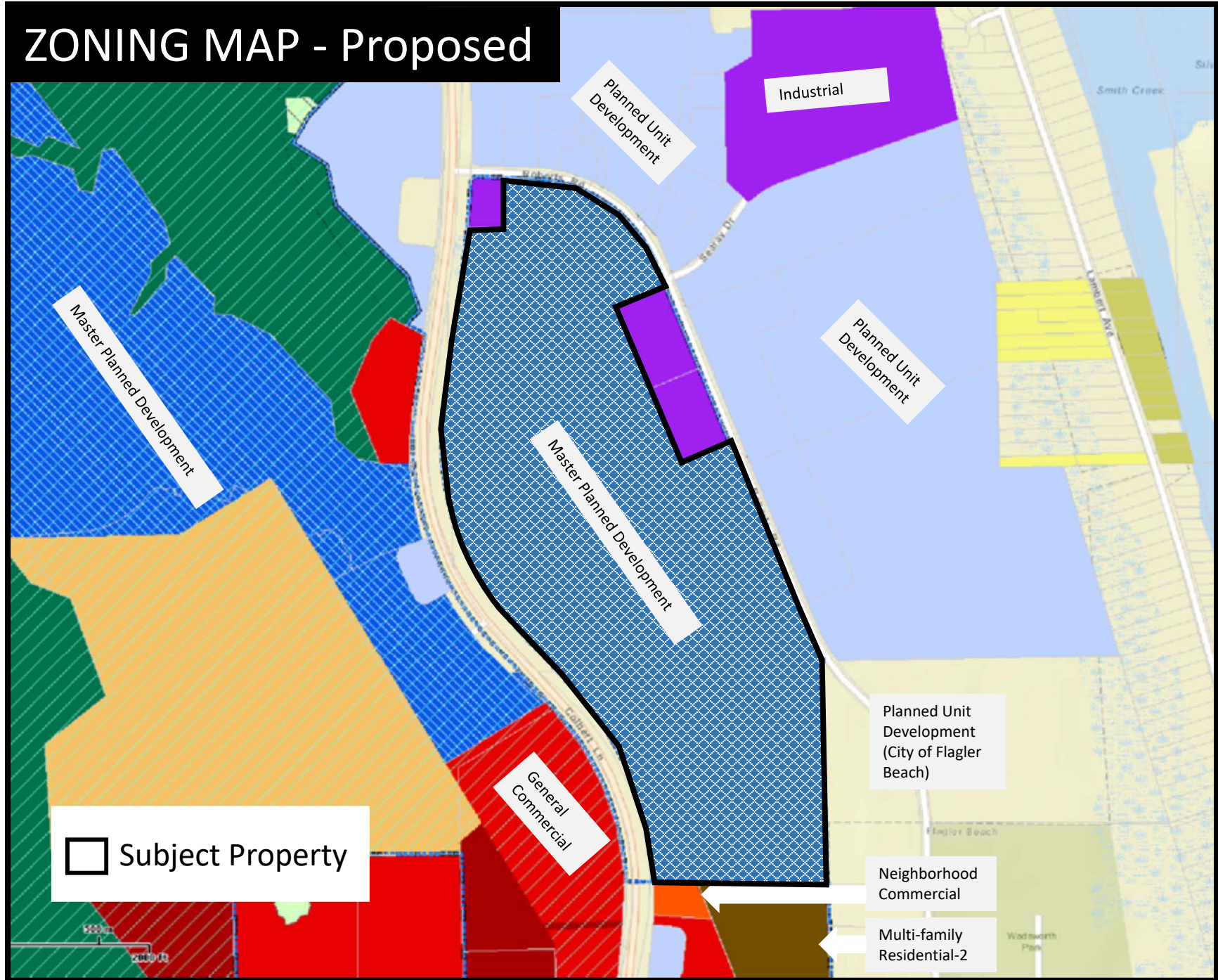
LOCATION MAP – Colbert Preserve/Roberts Pointe MPD



ZONING MAP - CURRENT



ZONING MAP - Proposed



City of Palm Coast, Florida

Agenda Item

Agenda Date: November 15, 2017

Department	PLANNING	Amount
Item Key		Account
		#
Subject	APPROVAL OF A MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION 3398 AMERICAN VILLAGE	
Background : The applicant has submitted for a Tier 2 Master Subdivision Plan for a proposed residential Master Subdivision Plan, consisting of 48 single family residential lots zoned, SFR-1 on 8.9 acres, an 8.01-acre multi-family tract, with 3 multifamily lots, a stormwater tract and two recreational tracts. The project is considered a “Moderate” (Tier 2) development, which requires approval by the PLDRB.		
Recommended Action : Staff recommends the PLDRB approve Master Subdivision Plan, Application No. 3398, subject to the conditions shown below. <ol style="list-style-type: none">1. Throughout the development process, continue to review the proposal for multifamily development to ensure that the standards of Section 4.15 are still being met.2. Throughout the development process, continue to review the multifamily development against the Subdivision Master Plan and the detailed requirements of all other sections of the LDC, including: architectural design, parking, and landscaping to ensure applicable standards are being met.		



**Planning and Land Development Regulation Board
November 15, 2017**

OVERVIEW

Project Name:	American Village
Application Number:	3398
Agent:	Robert Dickinson Consulting
Property Owner:	Hammock Real Estate Development, LLC.
Location:	Generally located on the south side of Pritchard Drive, approximately one block north of the Pritchard Drive and Prince Michael Lane intersection.
Parcel ID #:	07-11-31-7024-00200-0010
Current FLUM designation:	Residential
Current Zoning designation:	SFR-1 and MFR-2
Current Use:	Vacant
Size of subject property:	16.91

ANALYSIS

REQUESTED ACTION

To obtain Planning and Land Development Regulation Board (PLDRB) approval for a Master Subdivision Plan for American Village, a Tier 2 application.

The applicant has submitted for a Tier 2 Master Subdivision Plan for a proposed residential Master Subdivision Plan, consisting of 48 single family residential lots zoned, SFR-1 on 8.9 acres, an 8.01 acre multi-family tract, and two recreational tracts. The project is considered a "Moderate" (Tier 2) development, which requires approval by the PLDRB.

SITE DEVELOPMENT PLAN SUMMARY:

- | | |
|--|---|
| <input type="checkbox"/> TOTAL SITE ACREAGE: | 16.91 acres |
| <input type="checkbox"/> TOTAL ACREAGE: | 8.90 acres single family residential
8.01 acres of multifamily residential |
| <input type="checkbox"/> NUMBER OF UNITS: | 48 single family (proposed)
Multifamily (to be determined) |
| <input type="checkbox"/> OTHER TRACTS: | Multifamily, recreational, stormwater |

BACKGROUND

The subject property is a 16.91-acre site located south of Pritchard Drive and north of Prince Michael Lane. The site is undeveloped and vacant.

The applicant proposes to develop the site in two-phases. The first phase of the proposed development will include 48 single-family lots, three multifamily lots, two recreational tracts, and three stormwater tracts.

The project would have an internal drive, with two access points onto Pritchard Drive. These drives are aligned with both President and Presidential lanes.

A TIER 2 Technical Site Plan application will be required for any future multifamily development over 41 units.

LAND USE AND ZONING INFORMATION

The subject site is designated “Residential” on the Future Land Use Map. A fundamental principle of a residential FLUM area is to ensure the compatibility between residential uses, thereby creating a more sustainable and self-supporting neighborhood. The following tables summarize the general existing and proposed land use and zoning information:

USE SUMMARY TABLE

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Residential	Residential
Zoning District	SFR-1 & MFR-2	SFR-1 & MFR-2
DRI/MPD Land Use Area	Not applicable	Not applicable
Overlay District	Not applicable	Not applicable
Use	Vacant land	48 residential lots on 8.9 acres, Multifamily (units to be determined) on 8.01 acres
Acreage	16.91	16.91 total acres

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	Residential	SFR-2 and SFR-3
South	Residential	Public/Semipublic
East	Residential	SFR-2 and SFR-3
West	Residential	SFR-2 and SFR-3

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast Land Development Code and must comply with the city's Comprehensive Plan. The following tables summarize the basic development standard requirements and corresponding proposed development criteria, with which the application complies:

SITE DEVELOPMENT REQUIREMENTS

Criteria	Required (per SFR1)	Required (per MFR-2 future development)
Minimum Lot Size	6000 sq. ft.	4 acres
Maximum Impervious Surface Ratio	0.75	70%
Maximum Building Height	35 ft.	60 ft.*
Minimum Lot Width	50 ft.	25/100 ft.
Minimum Living Area	1200 SF minimum	650 SF minimum
Minimum Building Setbacks	Front:20' Rear:10' Interior: 5' Street Side:15'	Front:25' Rear:20' Interior: 10' Street Side:20'
*subject to Section 3.05.02 (C) of the Unified Land Development Code additional setbacks for multifamily development adjacent to single family		

MASTER SUBDIVISION PROCESS

The Master Subdivision process is stated in Section 2.10 of the Unified Land Development Code (LDC). The Master Subdivision process is intended to provide a review of the basic development concepts without significant engineering design, prior to with the preliminary plat, final plat and technical site plan approval. When the Development Order is granted for the Master Subdivision Process, the applicant can apply for a Preliminary Plat and Technical Site Plans when required.

The application incorporates a review/approval process coordinated by and through City staff, the Planning and Land Development Review Board (PLDRB) and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, residential projects with 41-100 units are classified as Moderate projects, thus the scale of this development requires approval from the PLDRB.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS

Prior to approval of a Development Order for a Master Subdivision Plan, the proposed project must also be evaluated for compliance with the standards of LDC Section 4.15, which provides the following criteria that must be met.

A. Logic of Design

Planning Staff Finding: After review of this proposed Subdivision Master Plan, staff has found it to be a conceptually feasible design. More detail will be provided during the Preliminary Plat review for the entire project and for Technical Site Plan requirements for each of the multifamily lots. The Technical Site Plan process, Land Development Code and Comprehensive Plan will determine the number of multifamily units.

The design includes an external perimeter of SFR-1 lots. The external perimeter of SFR-1 consists of 48 single-family lots, and two recreational tracts with amenities. The single-family lots all meet the site development regulations for SFR1 zoning. These lots will access an internal drive when developed, with two entrances to Pritchard Drive to allow egress, one west across from President and the other east across from Presidential lane.

Given the zoning delineations, it is not an illogical design in that the proposed single-family lots will have connectivity as well as face the multifamily lots. The Technical Site Plan review process will ensure the compatibility of the multifamily parcel, including landscaping, utilizing the stormwater ponds as a visual feature, sidewalks, and recreation etc.

B. Internal Consistency

Planning Staff Finding: The project will be developed in two phases. Phase 1 will include the master infrastructure to include entrances, internal road system, stormwater system, multifamily pad-ready sites, internal sidewalks, master utilities, recreation areas including dog park, pool, clubhouse, mail station, playground and bike rack.

Phase 2 will include single-family lots and perimeter fence, and multi-family site development to include buildings, parking, drainage and utilities.

C. Impact on Neighboring Sites

Planning Staff Finding:

Single family – The project includes 48 single-family lots 6000 SF in size. These lots are slightly smaller than the SFR-2 lots to the north. The project includes sidewalks and a bus stop. The proposed single-family development includes a perimeter fence easement adjacent to Pritchard Drive.

Multifamily - There will be a perimeter landscape buffer around the three multifamily lots, as well as the incorporation of the stormwater tract as a design element. Each multifamily lot will have to meet the City's landscape code as part of Technical Site Plan review process. Development on the future multifamily lots will require landscape buffers, architectural elevations and signage review at Site Plan.

The Traffic Impact Study indicates that Pritchard Lane and Whiteview Drive will experience increased traffic, but the traffic impacts can generally be described as those associated with either single family or multifamily development versus no development.

D. Internal vehicular and pedestrian connectivity

Planning Staff Finding: The site will ultimately function as one development project due to the phasing, connectivity and design. The 48 single-family sites will access a proposed internal drive system with two access points onto Pritchard Drive.

There is onsite connectivity between the single-family lots and the three multifamily lots via six driveways, and a perimeter sidewalk. The project has provided internal connections throughout the entire project.

E. Consolidating of utilities and facilities, including stormwater, parking, signage etc.

Planning Staff Finding: The Master Subdivision plan has been reviewed by Utilities, Engineering and Stormwater staff. Overall site development will require a Preliminary Plat, and Final Plat. Development of the multifamily lots will require a TIER 2 site plan review.

During the platting process, the applicant will be required to provide for the management and maintenance of these shared facilities. The applicant has submitted a proposed conceptual utility plan, which shows water main lines, sanitary sewer and hydrants via utility easements.

F. Public benefit derived by the project.

Planning Staff Finding: The project contains 16 acres of undeveloped infill property that has infrastructure available. Given the nature of the existing market, it is anticipated that the City will be seeing more of these infrastructure ready infill sites. Staff believes that the Preliminary and Final Plat process, as well as the required Tier 2 Technical Site Plan process, will provide the necessary detail to ensure compliance with the LDC and the Comprehensive Plan.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER

Prior to approval of a Development Order for the Master Subdivision Plan, the proposed project must also be evaluated for conformance with the requirements of LDC Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which 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;

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the site's specified land use is consistent with the Residential Land Use designation on the Future Land Use Map and property's zoning, which is SFR1 & MFR2, allow residential uses.

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

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The following are a selection of goals, policies and objectives that the project supports:

• Chapter 1, Future Land Use Element, Policy 1.1.1.1.A	The residential FLUM designation is intended to provide areas for a wide variety of housing types at various densities.
• Objective 1.1.4, Future Land Use Element, Objective 1.1.4	Discourage Urban Sprawl: Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.

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

Planning Staff Findings: The proposed development does not impose a significant financial liability or hardship for the City. The public infrastructure needed to support the project is already in place or will be constructed by the developer. Any potential liabilities associated with public improvements will be ensured via a Performance/Maintenance Bond.

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;

Planning Staff Finding: The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant LDC, Building Code, and other agency requirements.

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

Planning Staff Finding: The applicant has submitted or shall submit plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

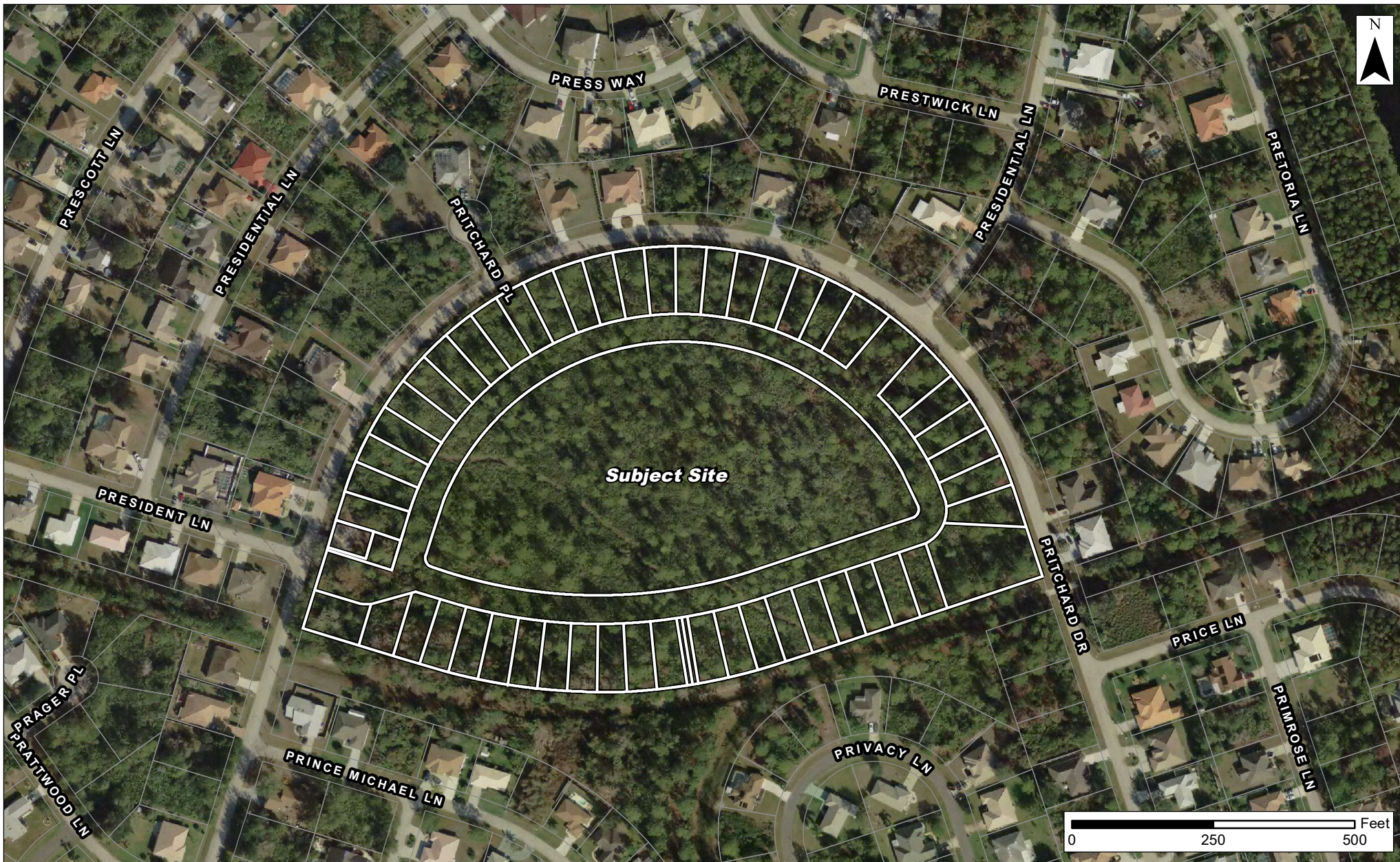
SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast LDC and Comprehensive Plan, staff finds that the proposed Master Subdivision Plan is sufficient for conceptual approval. Additional details will be submitted, reviewed and finalized during the platting process and during Technical Site Plan process.

RECOMMENDATION

Staff recommends the PLDRB approve Master Subdivision Plan, Application No. 3398, subject to the conditions shown below.

1. Throughout the development process, continue to review the proposal for multifamily development to ensure that the standards of Section 4.15 are still being met.
2. Throughout the development process, continue to review the multifamily development against the Subdivision Master Plan and the detailed requirements of all other sections of the LDC, including: architectural design, parking, and landscaping to ensure that applicable standards are being met.



Location Map (Large-Scale)

Master Subdivision Application 3398

==== American Village

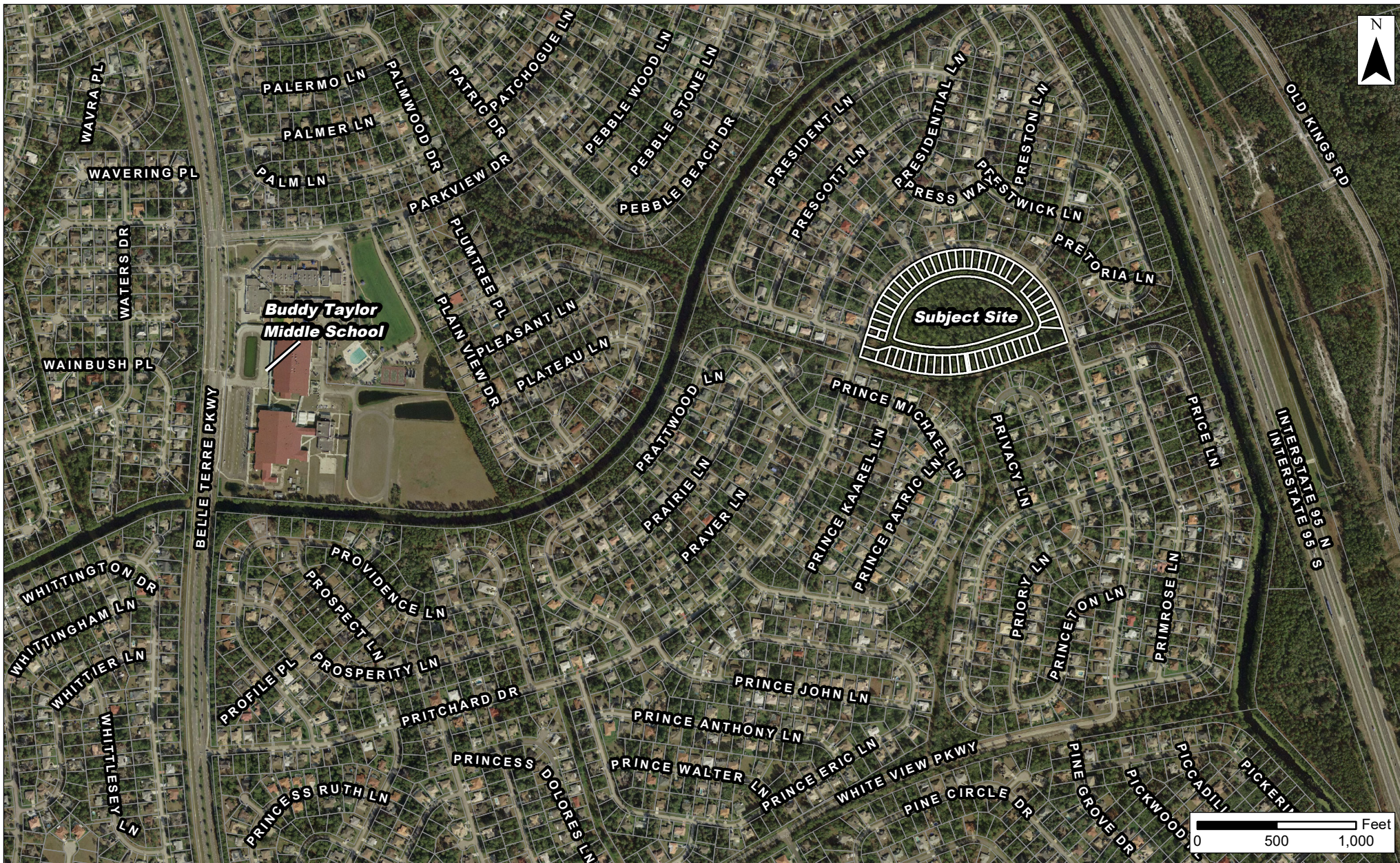
FDOT 2017 Aerial Imagery



Map Provided by the GIS Division

Date: 11/3/2017

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Location Map (Small-Scale)

Master Subdivision Application 3398

— American Village

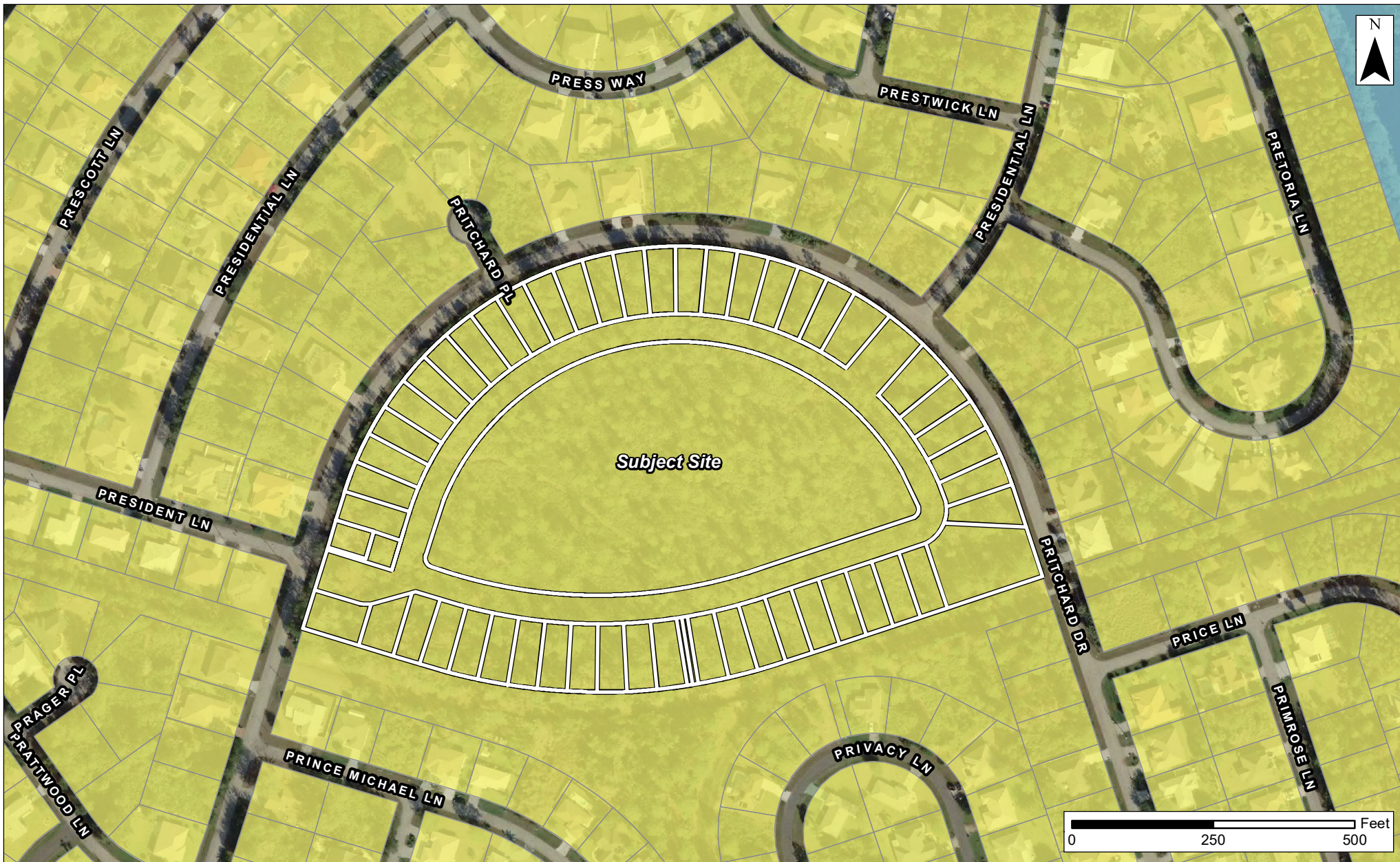
FDOT 2017 Aerial Imagery



Map Provided by the GIS Division

Date: 11/3/2017

The City of Palm Beach prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Future Land Use Map (FLUM)

Master Subdivision Application 3398

Palm Coast FLUM Classifications

— American Village

Canals

FDOT 2017 Aerial Imagery

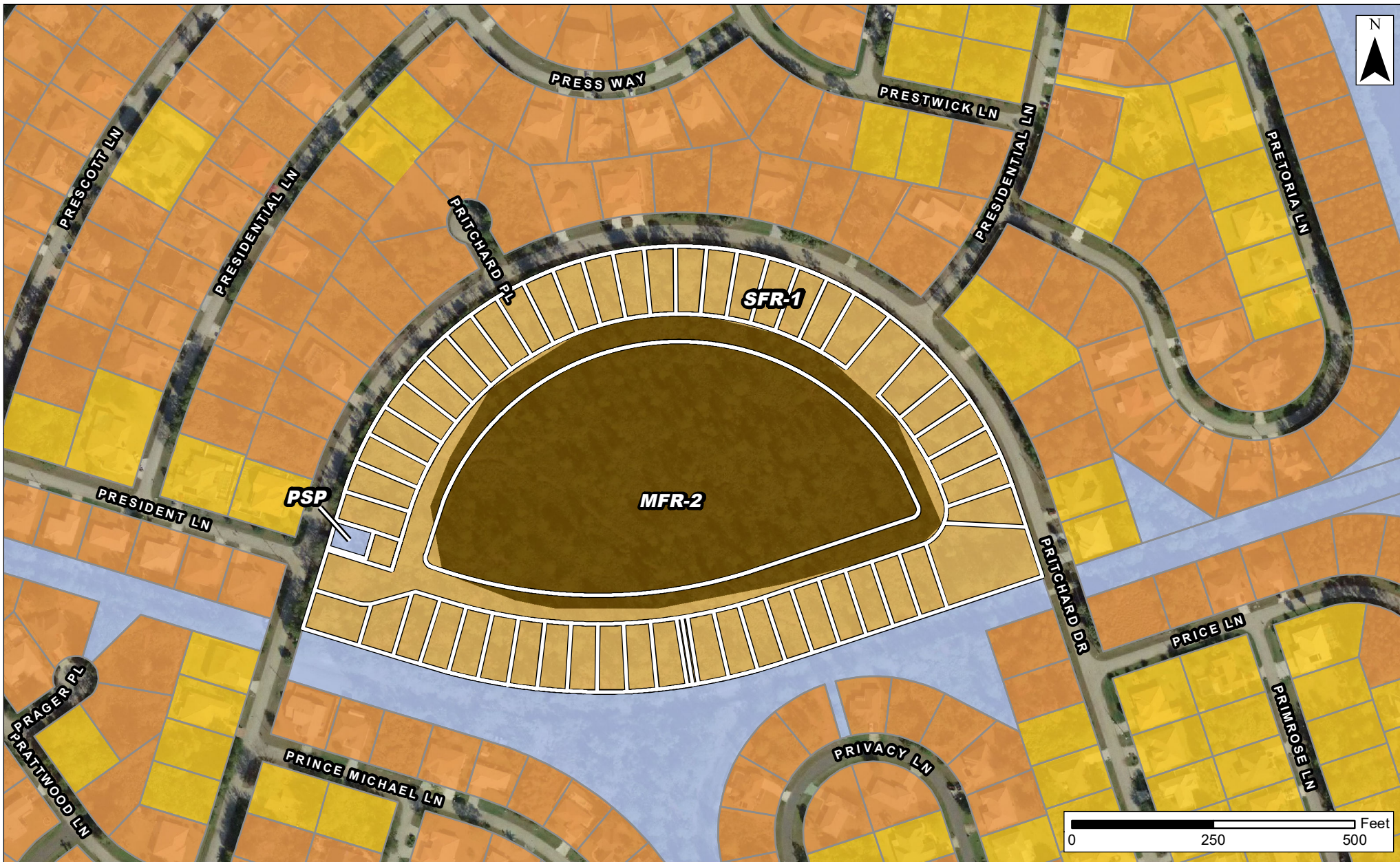
Residential



Map Provided by the GIS Division

Date: 11/3/2017

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Zoning Map (Large-Scale)

Master Subdivision Application 3398

— American Village

FDOT 2017 Aerial Imagery

Palm Coast Zoning Districts

MFR-2

PSP

SFR-1

SFR-2

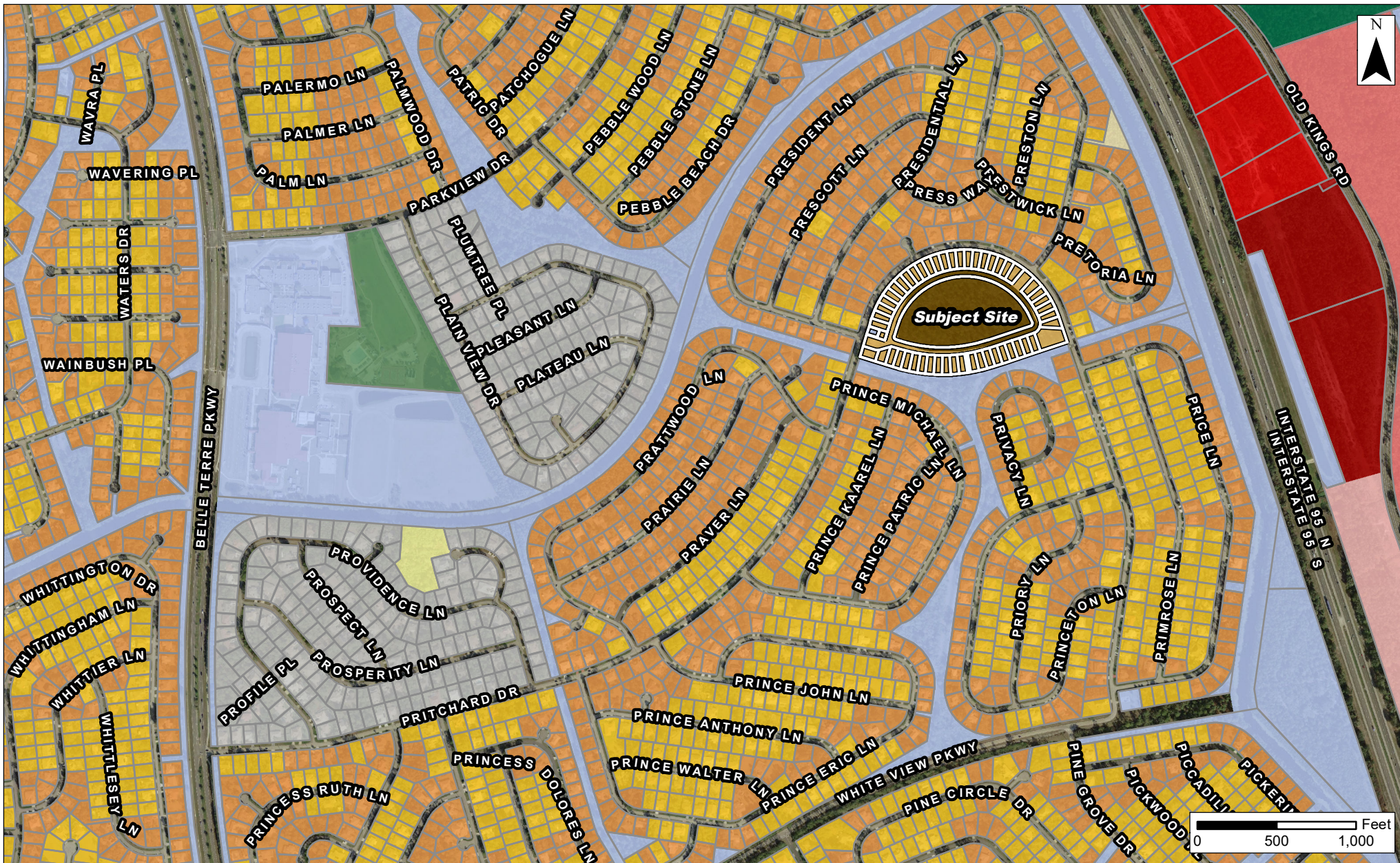
SFR-3



Map Provided by the GIS Division

Date: 11/3/2017

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Zoning Map (Small-Scale)

Master Subdivision Application 3398

— American Village

FDOT 2017 Aerial Imagery

Palm Coast Zoning Districts

COM-2
COM-3

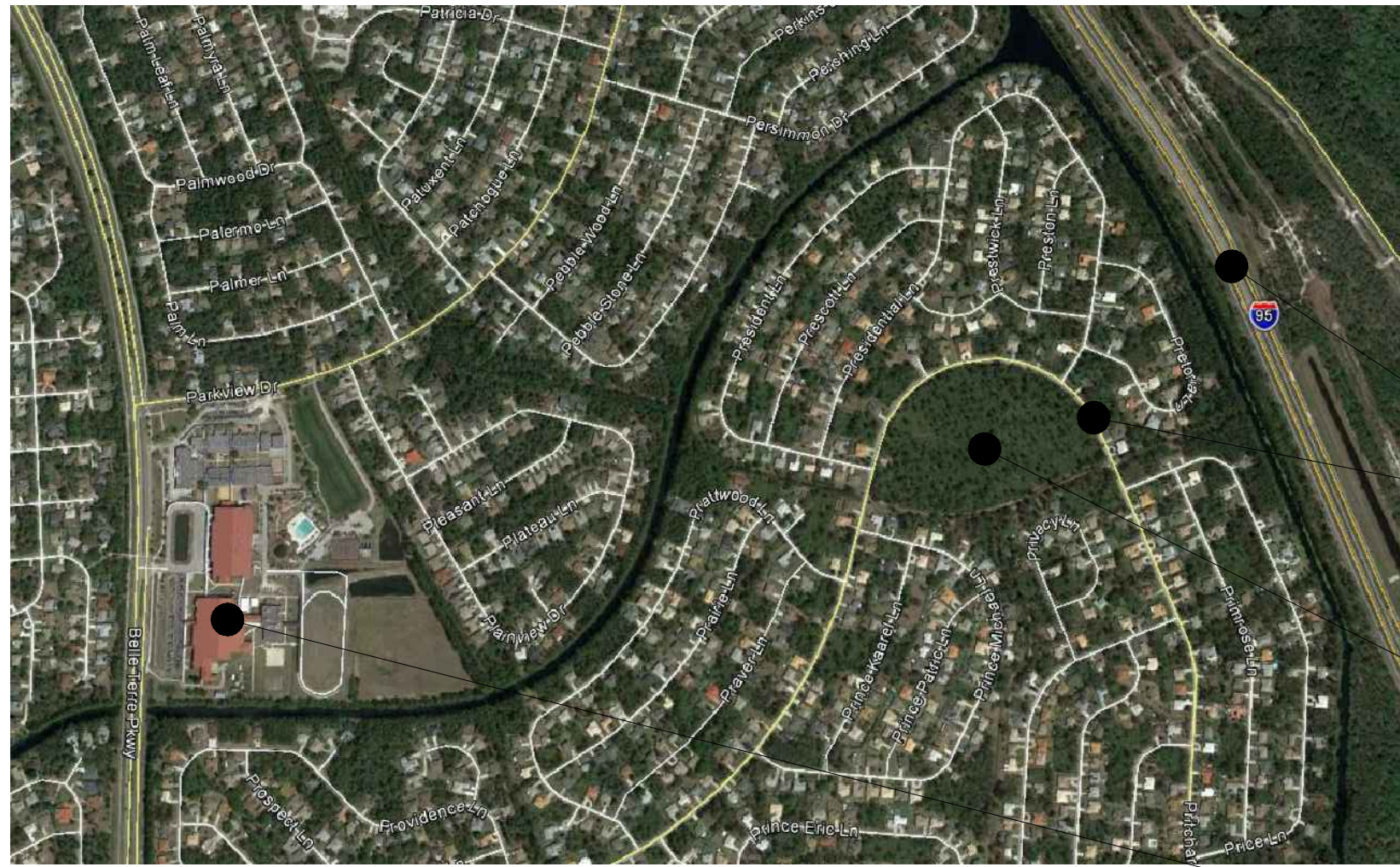
DPX	OFC-2	PSP	SFR-3
MFR-2	P & G	SFR-1	SFR-4
OFC-1	PRS	SFR-2	SFR-5



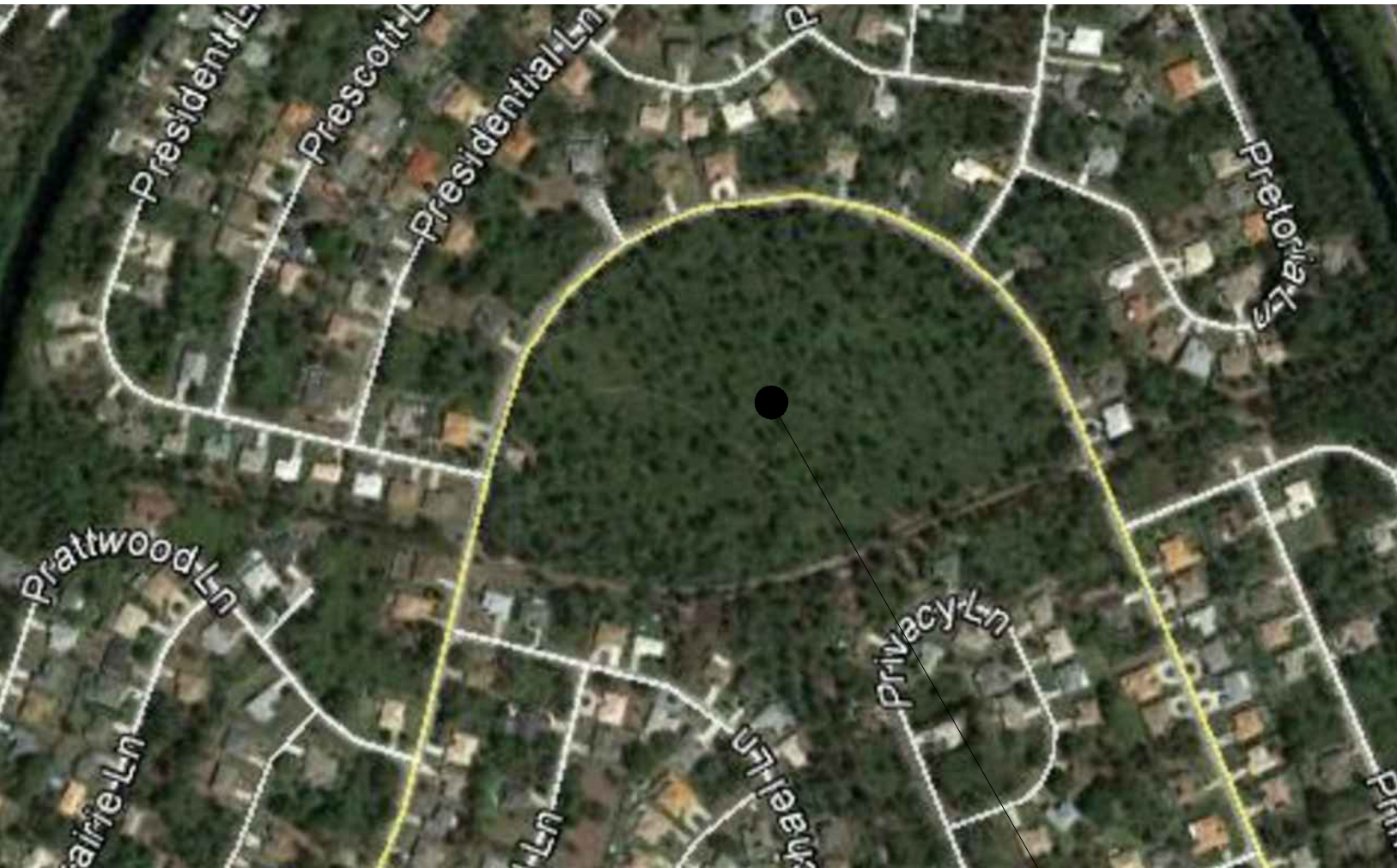
Map Provided by the GIS Division

Date: 11/3/2017

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



VICINITY MAP



SOIL MAP

I-95
PRITCHARD
DRIVE

PROJECT
SITE

BUDDY TAYLOR
MIDDLE SCHOOL

MYAKKA FINE
SAND (11)

SITE INFORMATION

PROPERTY ACREAGE

16.91 ACRES (SFR-1 = 8.90 AC) (MFR-2 = 8.01 AC)

ZONING	FUTURE LAND USE
SFR-1 & MFR-2	RESIDENTIAL

TAX PARCEL I.D. NUMBER(S)

07-11-31-7024-00200-0010

FLOOD ZONE

FLOOD ZONE: ZONE 'X', MAP NUMBER 12035C0137D & 12035C0139D, EFFECTIVE DATE JULY 17, 2006.

SOIL DATA

MYAKKA FINE SAND (11)

PROPOSED SITE DATA

SITE AREA	= 736,600 SF	= 16.91 Ac	= 100.00 %
SFR-1 AREA	= 385,070 SF	= 8.84 Ac	= 52.28 %
MFR-2 AREA	= 348,916 SF	= 8.01 Ac	= 47.72 %
SFR-1 - IMPERVIOUS PAVEMENT AREA	= 26,644 SF	= 0.61 Ac	= 3.60 %
SFR-1 - IMPERVIOUS LOT AREA (75%)	= 218,161 SF	= 5.01 Ac	= 29.62 %
REC TRACT #1 - IMPERVIOUS AREA	= 11,554 SF	= 0.27 Ac	= 1.59 %
REC TRACT #2 - IMPERVIOUS AREA	= 834 SF	= 0.019 Ac	= 0.11 %
COMMON TRACT - IMPERVIOUS AREA	= 959 SF	= 0.02 Ac	= 0.11 %
TOTAL SFR-1, RECREATION & COMMON IMPERVIOUS AREA (75% MAX)	= 258,152 SF	= 5.93 Ac	= 67.08 %
TOTAL SFR-1 OPEN AREA	= 126,918 SF	= 2.91 Ac	= 32.92 %

PHASE 1 - MASTER INFRASTRUCTURE TO INCLUDE ENTRANCES, INTERNAL ROAD SYSTEM, STORMWATER SYSTEM & MULTI-FAMILY PARCELS "PAD READY", INTERNAL SIDEWALKS, MASTER UTILITIES, RECREATION AREAS INCLUDING DOG PARK, POOL, CLUBHOUSE, MAIL STATION, PLAYGROUND & BIKE RACK.

PHASE 2 - SINGLE FAMILY LOTS & PERIMETER FENCE & MULTI-FAMILY SITE DEVELOPMENT TO INCLUDE BUILDINGS, PARKING, DRAINAGE, UTILITIES.

	SFR-1
LOT SIZE:	6,000 SF
LOT WIDTH:	50'
MINIMUM LIVING AREA:	1,200 SF
FRONT SETBACK:	20'
SIDE (INTERIOR) SETBACK:	5'
SIDE (STREET) SETBACK:	15'
REAR SETBACK:	10'
BUILDING HEIGHT:	35'
IMPERVIOUS SURFACE AREA	.75
VEHICLE USE AREA (VUA):	N/A
FLOOR AREA RATIO (FAR):	N/A
NUMBER OF UNITS:	48
DENSITY:	5.42 DU/AC

AMERICAN VILLAGE PALM COAST, FLORIDA

OWNER / PROJECT CONSULTANTS

OWNER / DEVELOPER

HAMMOCK REAL ESTATE
DEVELOPMENT, LLC
200 OCEAN CREST DRIVE
PALM COAST, FL 32137
PH: (917) 805-8649
EMAIL: ALEXUSTILOVSKY@GMAIL.COM

SURVEYOR

KUHAR SURVEYING & MAPPING, LLC.
1501 RIDGEWOOD AVENUE
SUITE 205
HOLLY HILL, FL 32117
PH: (386) 295-8051
EMAIL: INFO@KUHARSURVEYING.COM

CIVIL ENGINEER

EVERGREEN ENGINEERING GROUP, INC.
250 PALM COAST PARKWAY NE
SUITE #607, PMB128
PALM COAST, FL 32137-8225
PH: (386) 931-1202
EMAIL: MICHAEL@BEEBEASSOCIATES.COM

TRAFFIC ENGINEER

BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FL 32257
PH: (904) 886-2171
EMAIL: JWBUCKHOLZ@AOL.COM

LANDSCAPE ARCHITECTURE

DICKINSON CONSULTING, INC.
33 OLD KINGS ROAD N
SUITE 1
PALM COAST, FL 32137
PH: (386) 931-2853
EMAIL: DICKINSONCI@AOL.COM

ENVIRONMENTAL CONSULTANT

ATLANTIC ECOLOGICAL SERVICES, INC.
217 GALLICIA AVENUE
ST. AUGUSTINE, FL 32086PH: (386) 566-2733
PHONE: (904) 347-9133
EMAIL: JODY@ATLANTICECO.COM

UTILITY PROVIDERS

WATER

PALM COAST UTILITY
2 UTILITY DRIVE
PALM COAST, FL 32137
PH: (386) 986-2360

SEWER

PALM COAST UTILITY
2 UTILITY DRIVE
PALM COAST, FL 32137
PH: (386) 986-2360

SHEET INDEX

COVER SHEET
SUBDIVISION LAYOUT
CONCEPTUAL UTILITY PLAN

1
2
3

For City Use

Date: 10-26-2017
Scale: N.T.S.
Drawn: JB
Checked By: MB
Revisions:

Joseph J. Bonanno, P.E.
Florida PE# 57968

COVER SHEET

EVERGREEN ENGINEERING GROUP, INC.
Civil Engineering, Development Consulting & Project Management
250 Palm Coast Parkway NE, Suite #607, PMB128
Palm Coast, FL 32137-8225
Phone: (386) 931-1202 Fax: (386) 446-8306 Email: michael@bbeeassociates.com
Certificate of Authorization Number: 26725

AMERICAN VILLAGE
HAMMOCK REAL ESTATE DEVELOPMENT, LLC
PALM COAST, FLORIDA



C1

Sheet 1

SITE INFORMATION

PROPERTY ACREAGE
16.91 ACRES (SFR-1 = 8.90 AC) (MFR-2 = 8.01 AC)

ZONING FUTURE LAND USE
SFR-1 & MFR-2 RESIDENTIAL

TAX PARCEL I.D. NUMBER(S)
07-11-31-7024-00200-0010

FLOOD ZONE
FLOOD ZONE: ZONE 'X', MAP NUMBER 12035C0137D & 12035C0138D, EFFECTIVE DATE JULY 17, 2006.

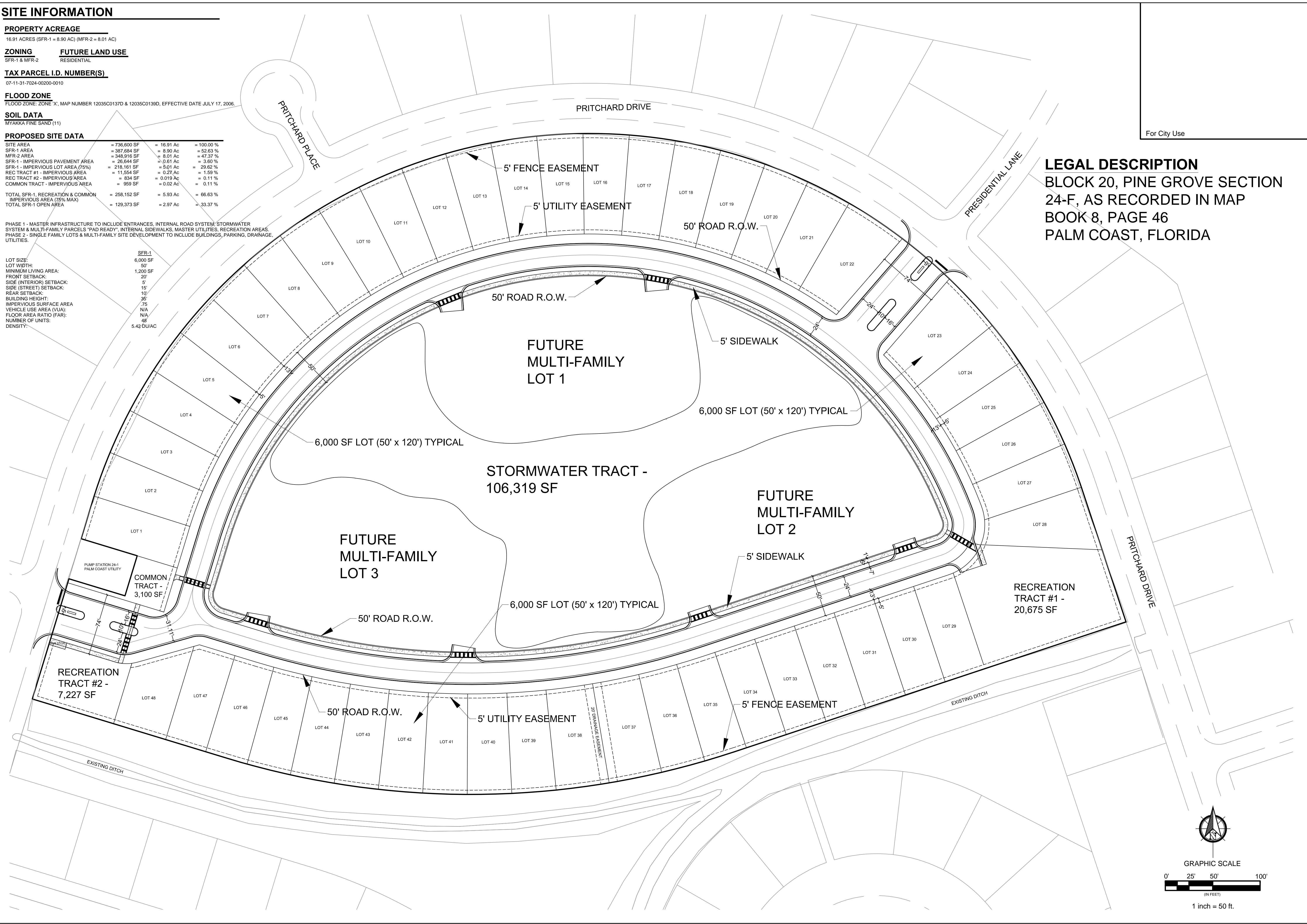
SOIL DATA
MYAKKA FINE SAND (11)

PROPOSED SITE DATA			
SITE AREA	= 736,600 SF	= 16.91 Ac	= 100.00 %
SFR-1 AREA	= 387,884 SF	= 8.90 Ac	= 52.63 %
MFR-2 AREA	= 348,916 SF	= 8.01 Ac	= 47.37 %
SFR-1 - IMPERVIOUS PAVEMENT AREA	= 26,644 SF	= 0.61 Ac	= 3.60 %
SFR-1 - IMPERVIOUS LOT AREA (75%)	= 218,161 SF	= 5.01 Ac	= 29.62 %
REC TRACT #1 - IMPERVIOUS AREA	= 11,554 SF	= 0.27 Ac	= 1.59 %
REC TRACT #2 - IMPERVIOUS AREA	= 834 SF	= 0.019 Ac	= 0.11 %
COMMON TRACT - IMPERVIOUS AREA	= 959 SF	= 0.02 Ac	= 0.11 %
TOTAL SFR-1, RECREATION & COMMON IMPERVIOUS AREA (75% MAX)	= 258,152 SF	= 5.93 Ac	= 66.63 %
TOTAL SFR-1 OPEN AREA	= 129,373 SF	= 2.97 Ac	= 33.37 %

PHASE 1 - MASTER INFRASTRUCTURE TO INCLUDE ENTRANCES, INTERNAL ROAD SYSTEM, STORMWATER SYSTEM & MULTI-FAMILY PARCELS "PAD READY", INTERNAL SIDEWALKS, MASTER UTILITIES, RECREATION AREAS.
PHASE 2 - SINGLE FAMILY LOTS & MULTI-FAMILY SITE DEVELOPMENT TO INCLUDE BUILDINGS, PARKING, DRAINAGE UTILITIES.

LOT SIZE:
LOT WIDTH:
MINIMUM LIVING AREA:
FRONT SETBACK:
SIDE (INTERIOR) SETBACK:
SIDE (STREET) SETBACK:
REAR SETBACK:
BUILDING HEIGHT:
IMPERVIOUS SURFACE AREA
VEHICLE USE AREA (VUA):
FLOOR AREA RATIO (FAR):
NUMBER OF UNITS:
DENSITY:

SFR-1
6,000 SF
50'
1,200 SF
20'
5'
15'
10'
35'
75'
N/A
N/A
48
5.42 DU/AC



LEGAL DESCRIPTION
BLOCK 20, PINE GROVE SECTION
24-F, AS RECORDED IN MAP
BOOK 8, PAGE 46
PALM COAST, FLORIDA

SUBDIVISION LAYOUT

EVERGREEN ENGINEERING GROUP, INC.

Civil Engineering, Development Consulting & Project Management
10000 Highway 1, Suite 100, Palm Coast, Florida 32137-8225
Phone: (386) 831-1202 Fax: (386) 446-5395 Email: nicholas@evergreeneng.com
Certificate of Authorization Number: 28725

AMERICAN VILLAGE

HAMMOCK REAL ESTATE DEVELOPMENT, LLC

PALM COAST, FLORIDA



EVERGREEN
ENGINEERING
GROUP, INC.

C2

Sheet 2

Date: 10-9-2017

Scale: 1" = 50'

Drawn: JB

Checked By: MB

Revisions:

Joseph J. Bonanno, P.E.

Florida PE# 57968

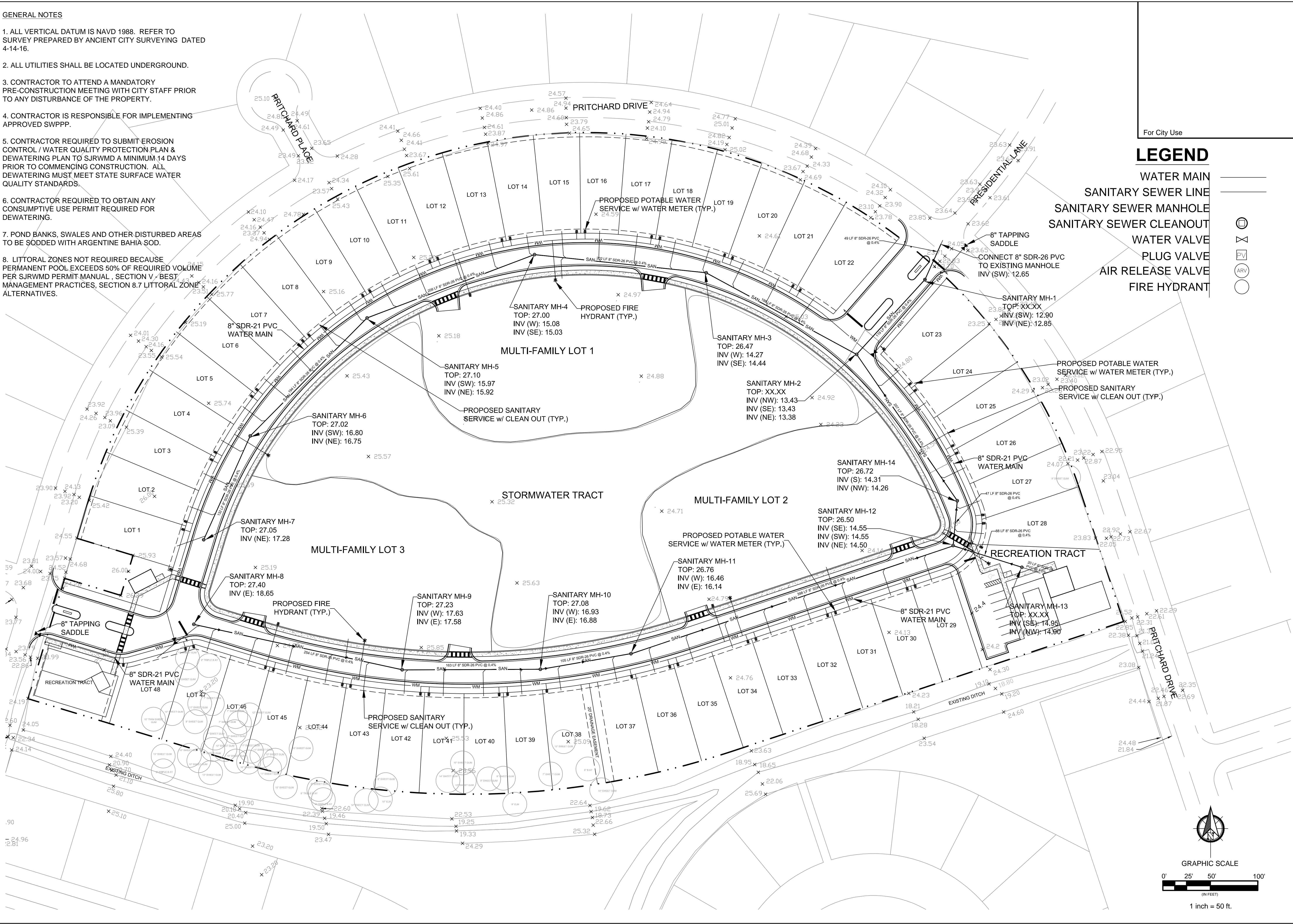
GENERAL NOTES

1. ALL VERTICAL DATUM IS NAVD 1988. REFER TO SURVEY PREPARED BY ANCIENT CITY SURVEYING DATED 4-14-16.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. CONTRACTOR TO ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING APPROVED SWPPP.
5. CONTRACTOR REQUIRED TO SUBMIT EROSION CONTROL / WATER QUALITY PROTECTION PLAN & DEWATERING PLAN TO SJRWMD A MINIMUM 14 DAYS PRIOR TO COMMENCING CONSTRUCTION. ALL DEWATERING MUST MEET STATE SURFACE WATER QUALITY STANDARDS.
6. CONTRACTOR REQUIRED TO OBTAIN ANY CONSUMPTIVE USE PERMIT REQUIRED FOR DEWATERING.
7. POND BANKS, SWALES AND OTHER DISTURBED AREAS TO BE SODDED WITH ARGENTINE BAHIA SOD.
8. LITTORAL ZONES NOT REQUIRED BECAUSE PERMANENT POOL EXCEEDS 50% OF REQUIRED VOLUME PER SJRWMD PERMIT MANUAL, SECTION V - BEST MANAGEMENT PRACTICES, SECTION 8.7 LITTORAL ZONE ALTERNATIVES.

For City Use

LEGEND

- WATER MAIN
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
PLUG VALVE
AIR RELEASE VALVE
FIRE HYDRANT



CONCEPTUAL
UTILITY PLAN

EVERGREEN ENGINEERING GROUP, INC.

Civil Engineering, Development Consulting & Project Management
10000 Highway 1, Suite 100, Palm Coast, Florida 32137-8225
Phone: (386) 351-1202 Fax: (386) 446-5396 Email: nicholas@evergreeneng.com
Certificate of Authorization Number: 28725

AMERICAN VILLAGE

HAMMOCK REAL ESTATE DEVELOPMENT, LLC

PALM COAST, FLORIDA



C3

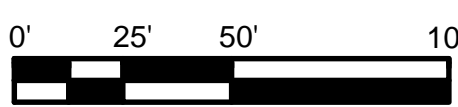
Sheet 3

Date: 10-9-2017
Scale: 1" = 50'
Drawn: JB
Checked By: MB
Revisions:

Joseph J. Bonanno, P.E.
Florida PE# 57968



GRAPHIC SCALE

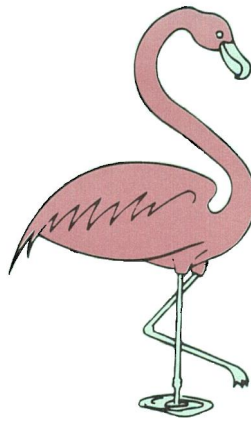


1 inch = 50 ft.

AMERICAN VILLAGE RESIDENTIAL TRAFFIC STUDY

FLAGLER COUNTY, FLORIDA

October 2017



BUCKHOLZ TRAFFIC



**BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com**

October 12, 2017

Sean Castello, P.E.
Traffic Engineer
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Re: American Village, Traffic Concurrency Study

Attached is the traffic study for this proposed residential development. The development will be located on the south side of Pritchard Drive, approximately 1 mile east of Belle Terre Parkway.

If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

Florida P.E. 39705

I am trained and experienced in the field of traffic engineering. I completed all technical analyses for this study and I wrote the report.

INTRODUCTION

This proposed residential development will contain 48 single family dwelling units and 96 apartments. The development will be located on the south side of Pritchard Drive approximately 1 mile east of Belle Terre Parkway. Access to the site will be provided via two full access driveways on Pritchard Drive, one Across from President Lane (East) and one across from Presidential Lane (West). Figure 1 shows the site location and surrounding road network and Appendix A contains the current site plan. The development is expected to be constructed and fully occupied by the end of 2020. Consequently, 2020 was chosen as the design year for this study.

TRIP GENERATION

Trip generation calculations were carried out using the 9th edition of ITE's Trip Generation Manual and referencing land use codes 210 and 220. Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the proposed development. As is summarized in Table 3, during an average weekday the development is expected to generate 1240 trips (620 entering and 620 exiting) with 94 trips (21 entering and 73 exiting) occurring during the AM peak hour and 124 trips (79 entering and 45 exiting) occurring during the PM peak hour. All of these trips will be new trips.

EXISTING TRAFFIC COUNTS

Buckholz Traffic personnel conducted weekday PM peak period manual turning movement counts at the following area intersections: Pritchard Drive/Presidential Lane, Belle Terre Parkway/Pritchard Drive, and Belle Terre Parkway/White View Parkway during August of 2017. The data was collected at 15-minute intervals and includes a separate tabulation for trucks and pedestrians. The counts are contained in Appendix B with the peak hour traffic volumes depicted in Figure 2.

EXISTING TRANSPORTATION SYSTEM

Pritchard Drive is a 2-lane undivided collector. The posted speed limit on Pritchard Drive is 30 mph in both directions. There are no sidewalks along Pritchard Drive.

Belle Terre Parkway is a 4-lane divided Class 1 arterial with exclusive left turn lanes provided within a raised landscaped median. The posted speed limit on Belle Terre Parkway in the vicinity of the site is 45 mph in both directions and the current level of service is C. A 10-foot wide paved multi-use trail runs along the east side of Belle Terre Parkway and a 6-foot wide sidewalk runs along the west side. .

White View Parkway is a 2-lane undivided Class 1 arterial. The posted speed limit on White View Parkway is 45 mph to the east of Belle Terre Parkway and 55 mph to the west. The current level of service is also C. A 12-foot wide paved multi-use trail runs along the south side of White View Parkway.

Neither Flagler County nor the City of Palm Coast have fixed-route transit service. The only transit service available is the demand-responsive Flagler County Public Transportation (FCPT) system which focuses on the transportation of seniors. This service operates from 6:00 AM to 6:00 PM Monday through Friday and from 8:00 AM to 6:00 PM on Saturday.

TRIP DISTRIBUTION

PM peak hour site trips were directionally distributed based on the results of our PM peak period turning movement counts. The directional percentages were calculated as shown in Figure 3 with the results summarized in Figure 4. In order to obtain an accurate directional distribution, traffic volumes for the entire two hour PM peak count period were used in the calculations in order to maximize the sample size. 46% of **inbound** traffic is expected to come from points north via Belle Terre Parkway, 31% is expected to come from points south via Belle Terre Parkway, and the remaining 23% is expected to come from points west via White View Parkway. 47% of **outbound** traffic is expected to travel to points north via Belle Terre Parkway, 37% is expected to travel to points south via Belle Terre Parkway, and the remaining 16% is expected to travel to points west via White View Parkway. Half of the traffic oriented to the south and west is expected to use Pritchard Drive to access the development with the other half expected to use White View Parkway.

Driveway usage percentages were estimated based on the distribution of housing units within the site.

TRAFFIC ASSIGNMENT

The weekday PM peak hour traffic assignment for the development is contained in Figure 5. The values contained in this figure were obtained by multiplying the weekday PM peak hour trips provided in Tables 1 and 2 by the trip distribution percentages contained in Figure 4. Total link volumes for site traffic are also shown in Figure 5.

STUDY AREA

The study area for our analysis includes the two directly accessed road links and all other road links listed on the City of Palm Coast Transportation Facility Status Report for which site-generated traffic consumes 3% or more of the link's adopted service volume. Figure 6 shows the two roadway segments that meet these criteria: Link 1245, Belle Terre Parkway from Parkview Drive to White View Parkway and Link 3900 and White View Parkway from Belle Terre Parkway to Pritchard Drive the two directly accessed links.

UPDATED ROADWAY LINK LEVEL OF SERVICE

Appendix C contains an updated version of the latest City of Palm Coast Transportation Facility Status Report. As is shown on the right side of this spreadsheet, both study area roadway links will continue to operate at an acceptable LOS C under Build conditions.

BUCKHOLZ TRAFFIC

2020 INTERSECTION TRAFFIC VOLUMES

Future traffic volumes at the nearby Belle Terre Parkway/Pritchard Drive and Belle Terre Parkway/White View Parkway intersections were developed. 2020 weekday PM peak hour No Build traffic volumes were calculated by seasonally adjusting the raw counts using an FDOT seasonal factor of 1.03 and then growing the 2017 counts to the 2020 design year (see Figures 7 and 8). A 3.7% average annual growth rate was identified from a review of recent (2011 through 2017) City of Palm Coast daily traffic volumes along Belle Terre Parkway and White View Parkway. Tables 4 through 7 show the regression analyses used to identify recent traffic growth rates. Site traffic was added-in to the 2020 No Build traffic to obtain 2020 Build traffic volumes.

SIGNALIZED INTERSECTION CAPACITY RESULTS

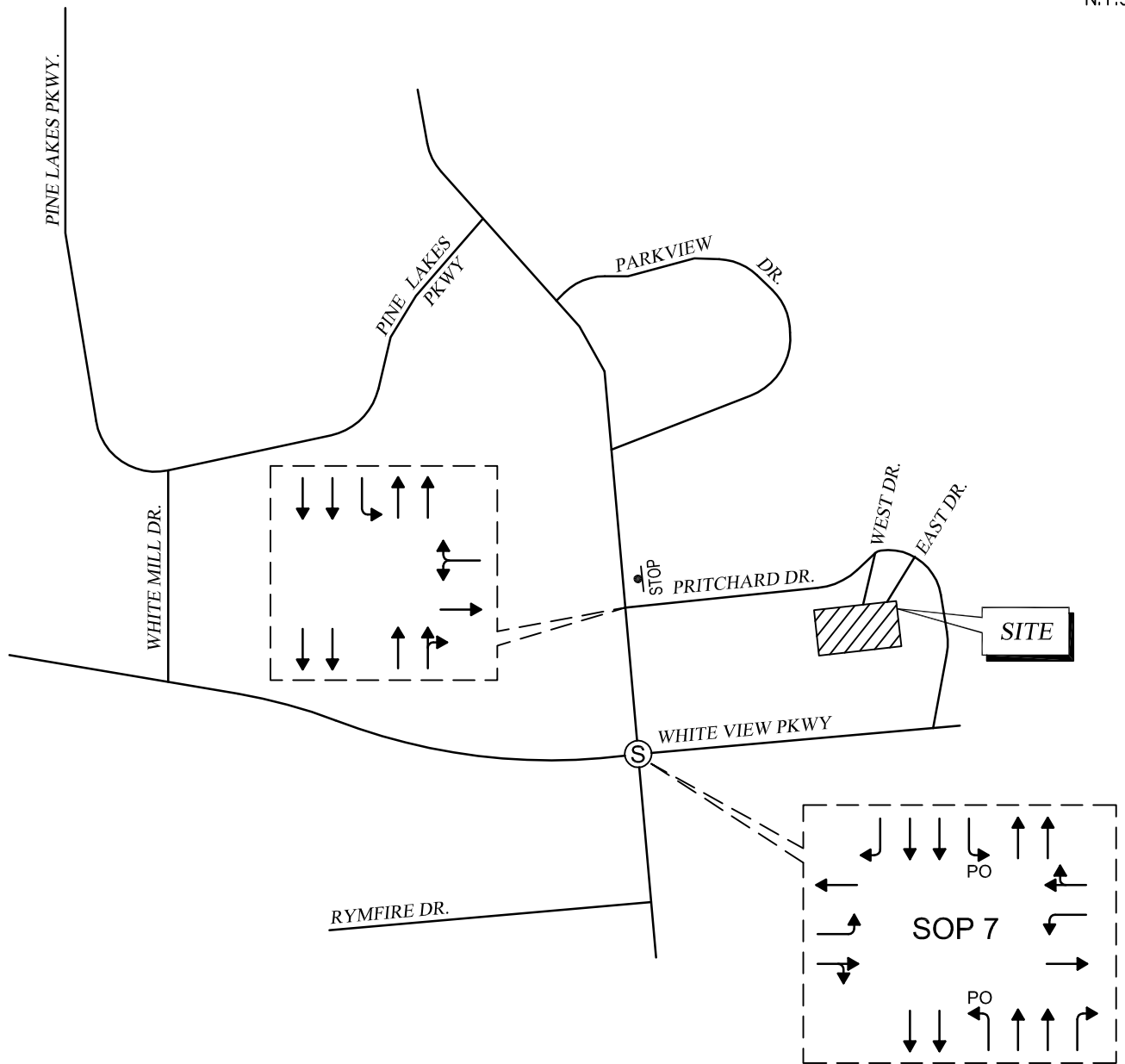
2020 weekday PM peak hour capacity analyses were performed for the signalized Belle Terre Parkway/White View Parkway intersection using the operational methodology discussed in Chapter 20 of the 2015 update to the 2010 Highway Capacity Manual. The existing weekday PM peak period traffic signal timings contained in Appendix D were used in the analysis. Table 8 summarizes the signalized intersection capacity results and Appendix E contains the supporting capacity analysis calculations. Optimizing the phase splits, this intersection is expected to operate at an acceptable level of service C under 2020 Build conditions with all intersection movements operating at level of service E or better and with a volume-to-capacity ratio of less than one for all movements. In addition, no queue overflow problems are anticipated.

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2020 weekday PM peak hour capacity analyses were performed for the unsignalized Belle Terre Parkway/Pritchard Drive intersection using the two-way stop control methodology discussed in Chapter 19 of the 2015 update to the 2010 Highway Capacity Manual. Table 9 summarizes the unsignalized intersection capacity results while Appendix F contains the supporting capacity analysis calculations. The controlled movements at the intersection are expected to operate at an acceptable LOS D or better during the 2020 Build weekday PM peak hour. The volume-to-capacity ratio and the 95th percentile queue lengths for all controlled movements are also expected to be acceptable. However, the addition of a second side street approach lane would improve traffic operations at this intersection by reducing side street delay and queue lengths.

CONCLUSION

Study area roadway segments and intersections will continue to operate at an acceptable level of service with the proposed residential development in place. Although not needed from a capacity standpoint, the addition of a second side street approach lane on Pritchard Drive at Belle Terre Parkway would improve traffic operations at this intersection. The addition of a sidewalk or multi-use trail along Pritchard Drive from Belle Terre Parkway to White View Parkway would be an attractive future transportation improvement.



PO = PROTECTED-ONLY LEFT TURNS

FIGURE 1

SITE LOCATION



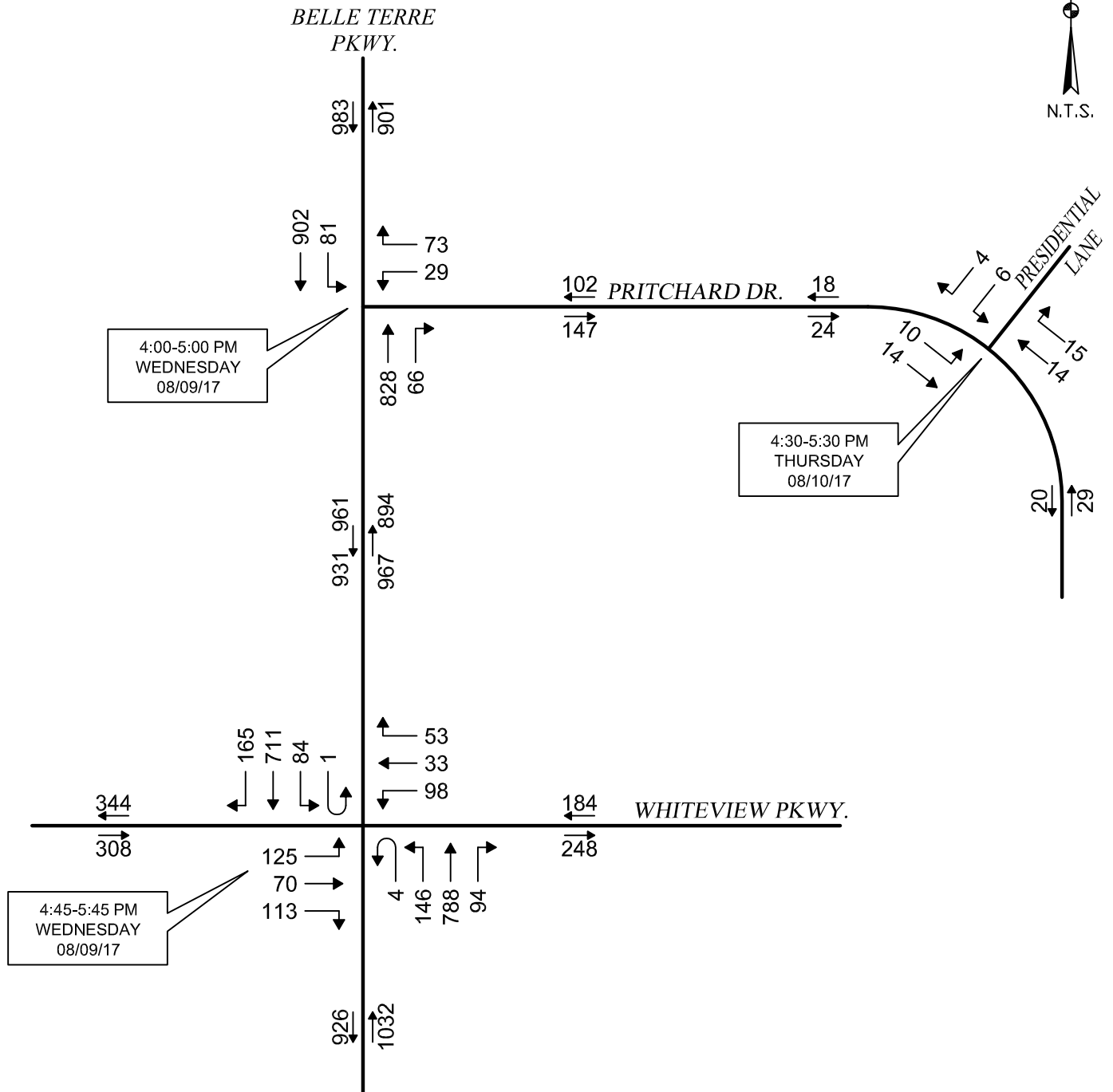
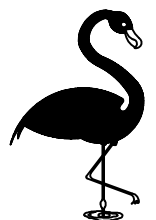


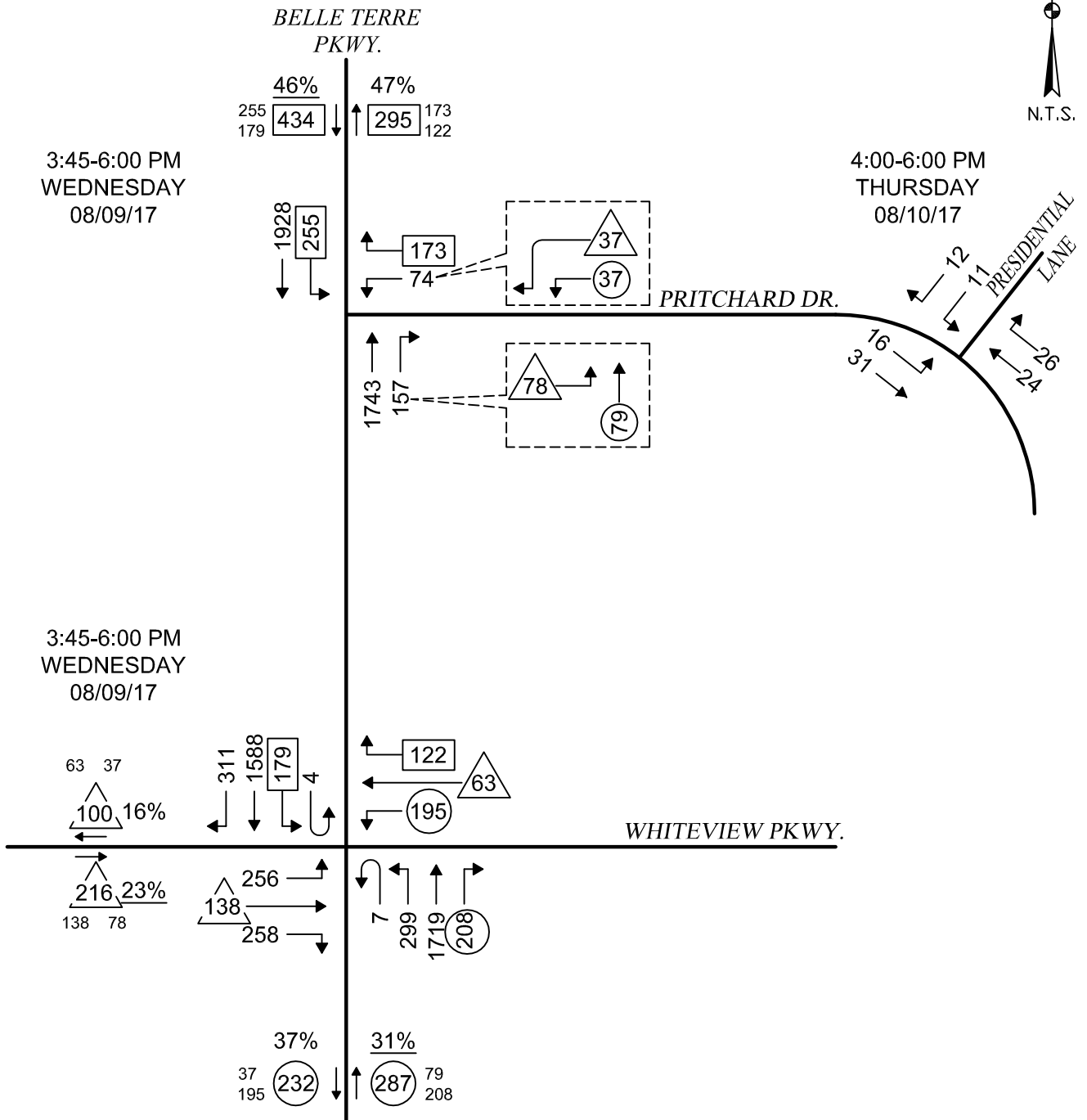
FIGURE 2

TRAFFIC COUNTS

PM PEAK HOUR



Buckholz Traffic

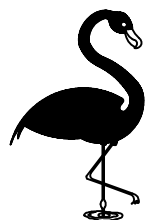


- (XX) = TRIPS TO/FROM SOUTH VIA BELLE TERRE PARKWAY
- YY = TRIPS TO/FROM NORTH VIA BELLE TERRE PARKWAY
- ZZ = TRIPS TO/FROM WEST VIA WHITE VIEW PARKWAY

FIGURE 3

TRAFFIC COUNTS

PM PEAK PERIOD



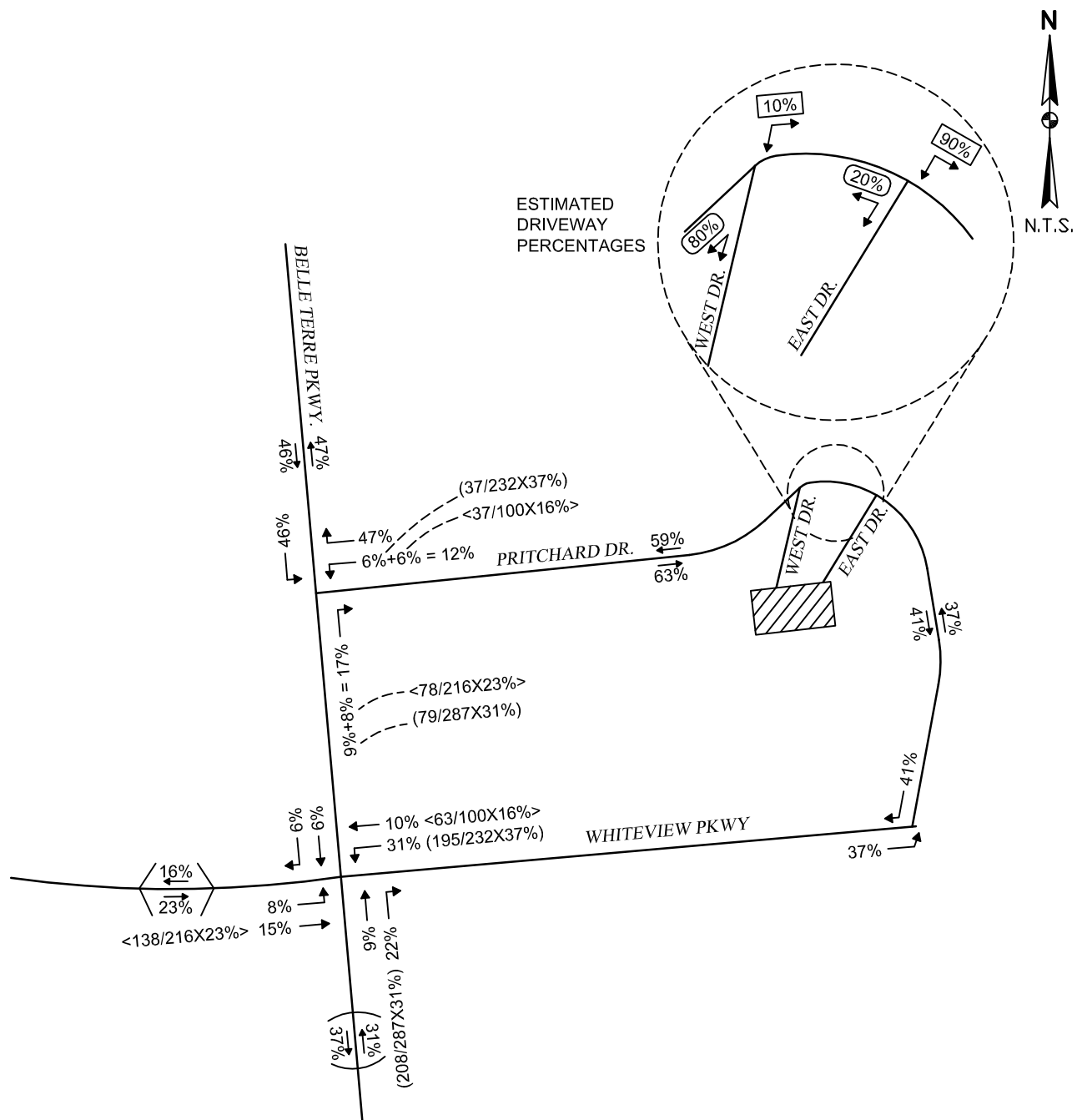


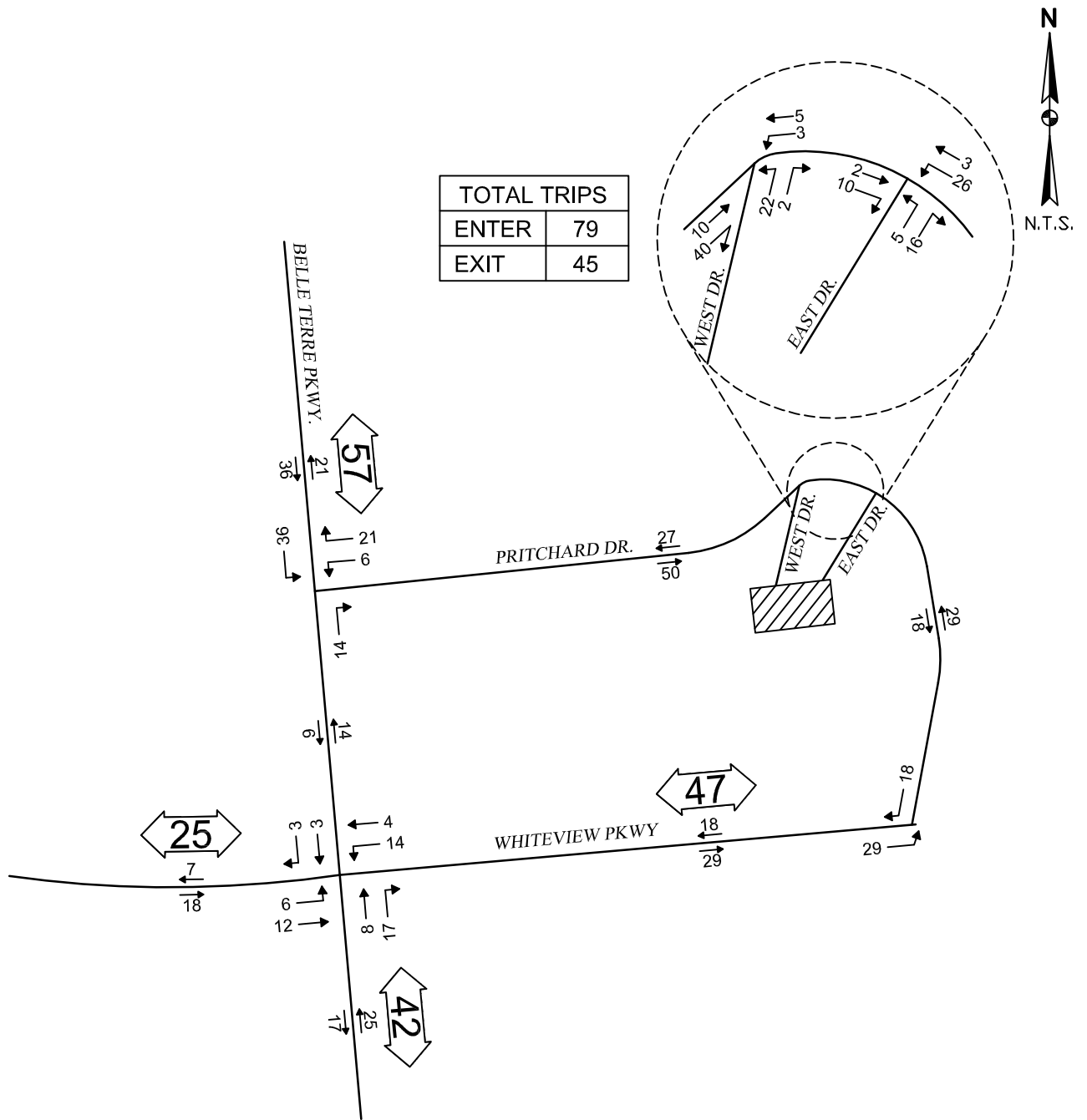
FIGURE 4

TRIP DISTRIBUTION
PERCENTAGES

PM PEAK PERIOD



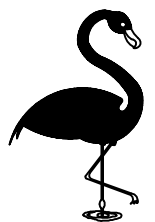
\\Dell\2017\17-1472\0\0\FIG_5.dwg Date:10-12-17 T:17:11 By:ANDelacruz



Buckholz Traffic

FIGURE 5

SITE TRAFFIC
ASSIGNMENT



\\Dell\17-1472\CAD\FIG. 7.dwg Date: 10-12-17 T: 17:14 By: AVDelacruz

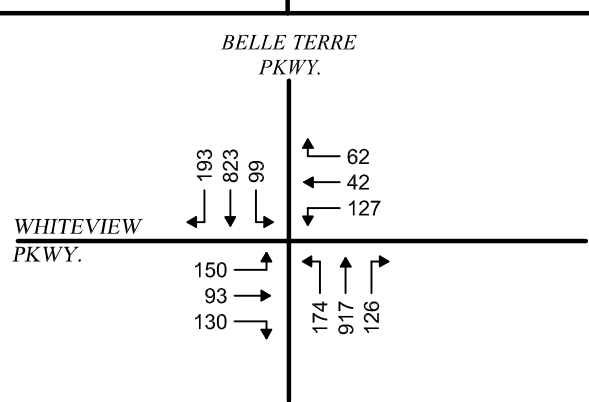
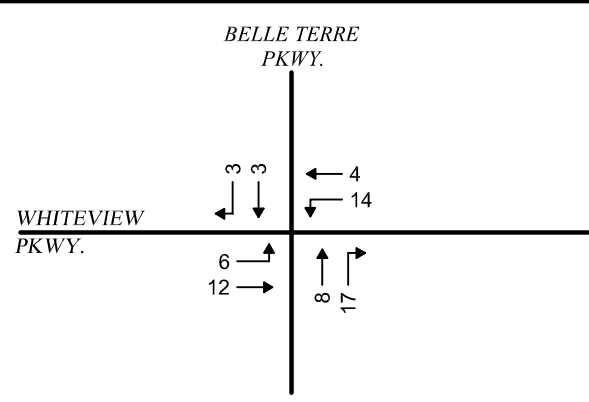
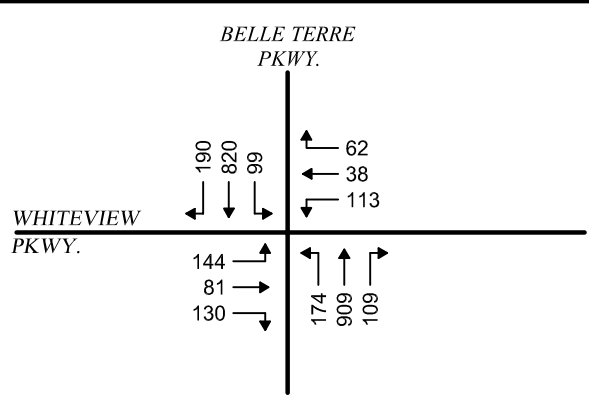
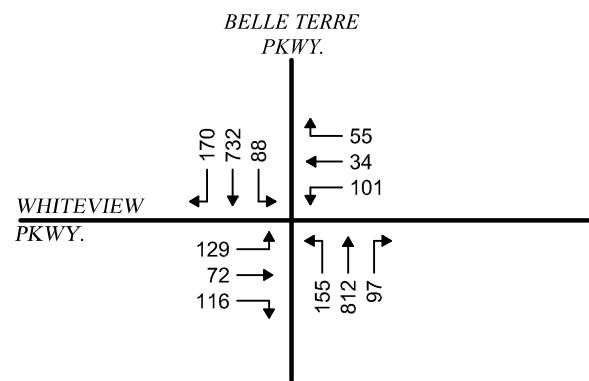
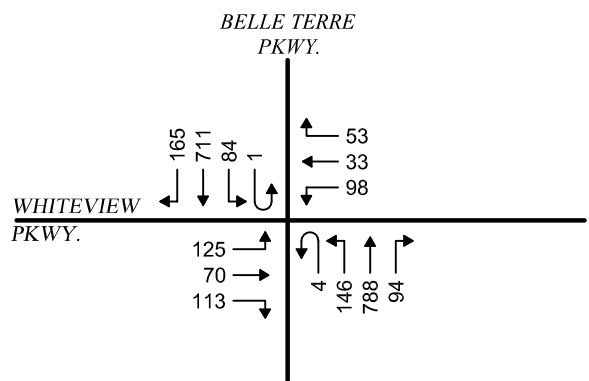
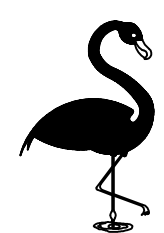
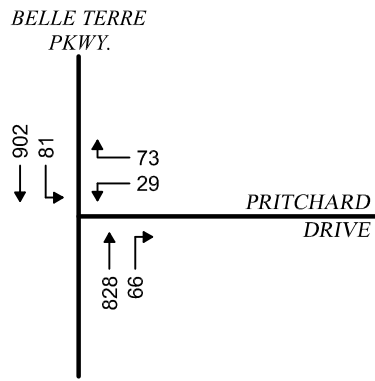
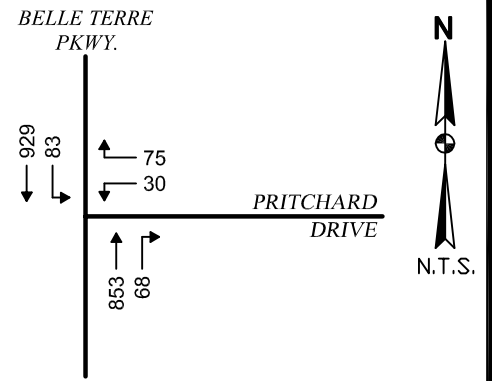


FIGURE 7
2020 BUILD TRAFFIC
BELLE TERRE PKWY. /
WHITEVIEW PKWY.

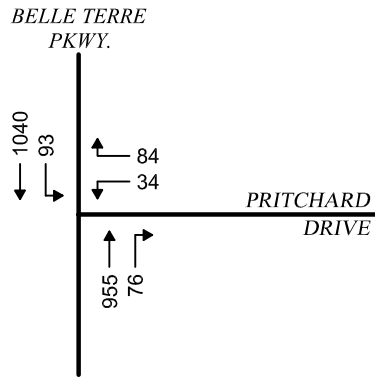




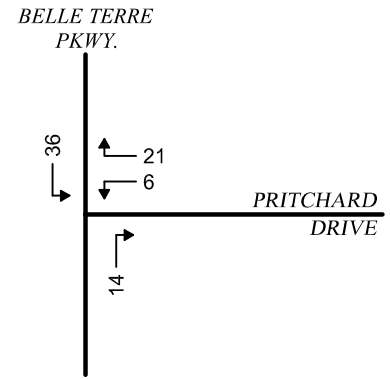
EXISTING TRAFFIC
08/09/17
4:00-5:00 PM



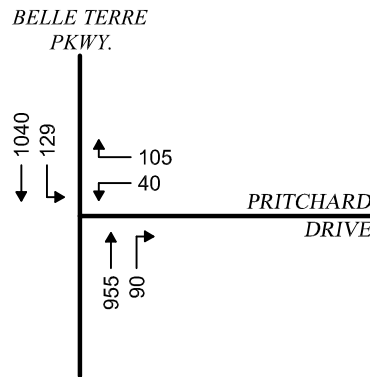
2017 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.03



2020 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 3.7% (GF=1.12)



SITE TRAFFIC



2020 BUILD TRAFFIC

Buckholz Traffic

FIGURE 8
2020 BUILD TRAFFIC
BELLE TERRE PKWY. /
PRITCHARD DR.

PM PEAK HOUR

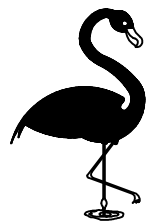


TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 48

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Daily	$\ln(T) = 0.92\ln(X) + 2.72$	534	50%	50%	267	267
AM Peak Hour	$T = 0.70 (X) + 9.74$	43	25%	75%	11	32
PM Peak Hour	$\ln(T) = 0.90\ln(X) + 0.51$	54	63%	37%	34	20

SOURCE: Institute of Transportation Engineers, "Trip Generation", 9th Edition (2012)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

APARTMENT DWELLING UNITS

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 96

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Average Weekday	$T = 6.06 (X) + 123.56$	706	50%	50%	353	353
AM Peak Hour	$T = 0.49 (X) + 3.73$	51	20%	80%	10	41
PM Peak Hour	$T = 0.55 (X) + 17.65$	70	65%	35%	45	25

SOURCE: Institute of Transportation Engineers, "Trip Generation", 9th Edition (2012)

BUCKHOLZ TRAFFIC

TABLE 3

TOTAL TRIP GENERATION

Land Use Codes 210 & 220

Number of Dwelling Units = 144

<u>TIME PERIOD</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY					
Average Weekday	1240	50%	50%	620	620
AM Peak Hour	94	22%	78%	21	73
PM Peak Hour	124	64%	36%	79	45

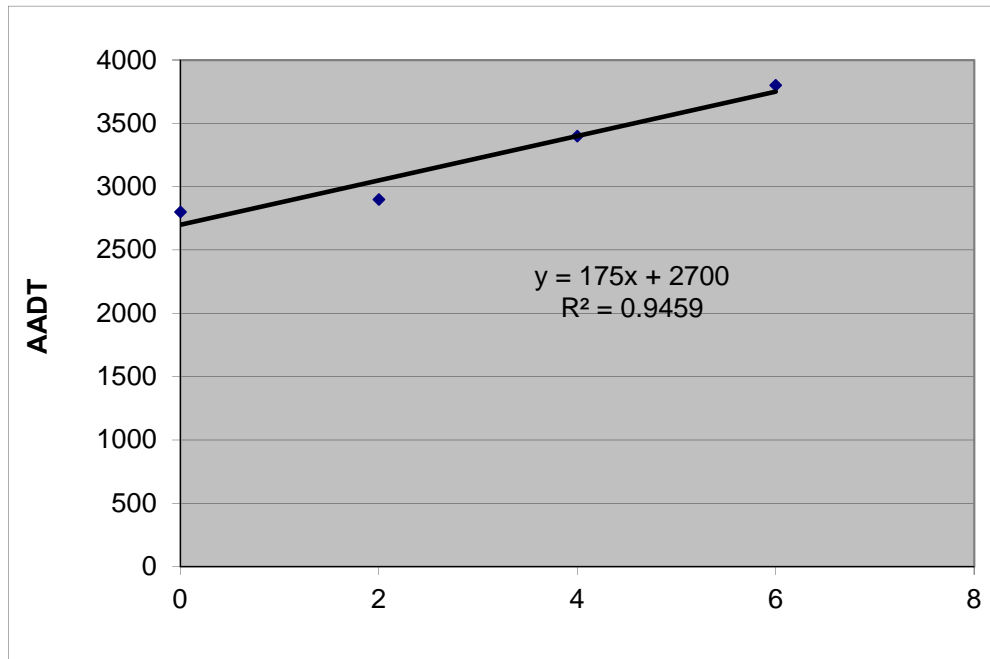
BUCKHOLZ TRAFFIC

TABLE 4
LINEAR REGRESSION ANALYSIS

Whiteview Parkway, Belle Terre Parkway to Pritchard Drive

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
2011	0	2800	2,700
2012	1		2,875
2013	2	2900	3,050
2014	3		3,225
2015	4	3400	3,400
2016	5		3,575
2017	6	3800	3,750
2018	7		3,925
2019	8		4,100
2020	9		4,275

i = 5.2%



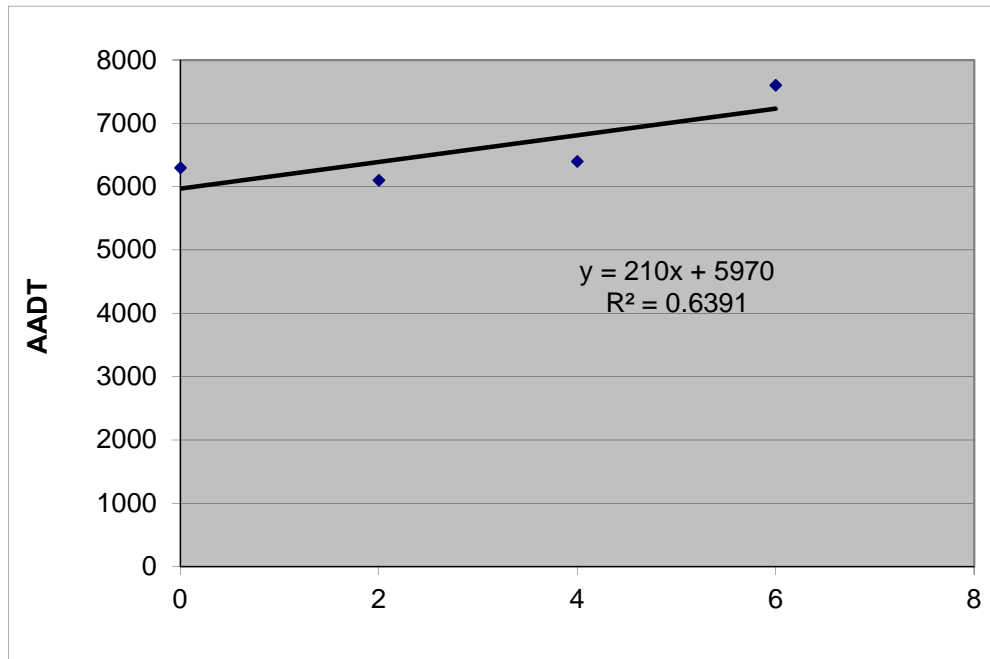
BUCKHOLZ TRAFFIC

TABLE 5
LINEAR REGRESSION ANALYSIS

Whiteview Parkway, White Mill Drive to Belle Terre Parkway

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
2011	0	6300	5,970
2012	1		6,180
2013	2	6100	6,390
2014	3		6,600
2015	4	6400	6,810
2016	5		7,020
2017	6	7600	7,230
2018	7		7,440
2019	8		7,650
2020	9		7,860

i = 3.1%



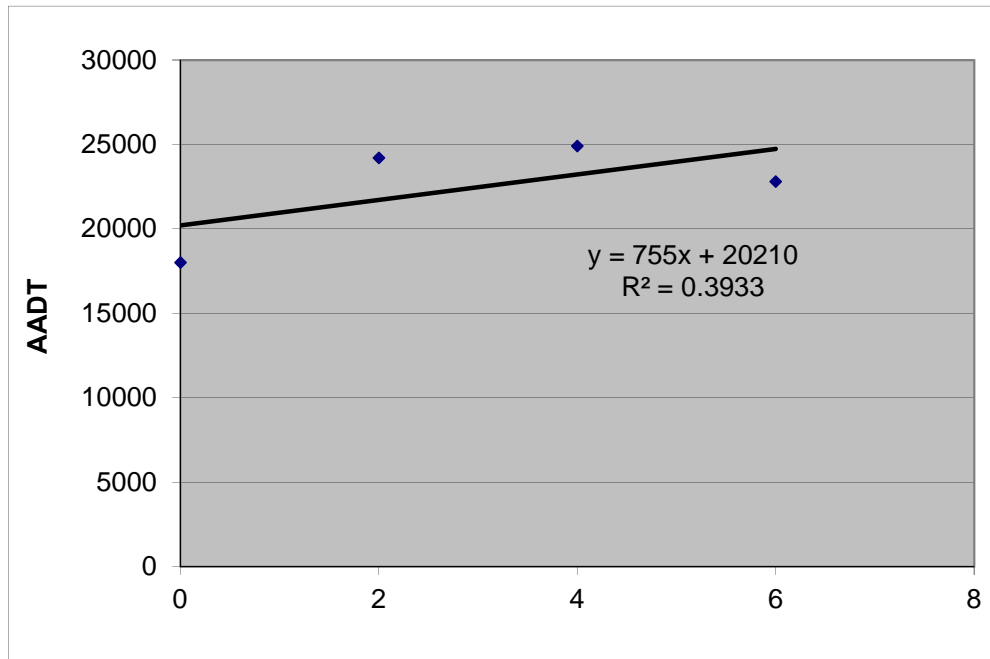
BUCKHOLZ TRAFFIC

TABLE 6
LINEAR REGRESSION ANALYSIS

Belle Terre Parkway, Parkview Drive (S.) to White View Parkway

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
2011	0	18000	20,210
2012	1		20,965
2013	2	24200	21,720
2014	3		22,475
2015	4	24900	23,230
2016	5		23,985
2017	6	22800	24,740
2018	7		25,495
2019	8		26,250
2020	9		27,005

i = 3.3%



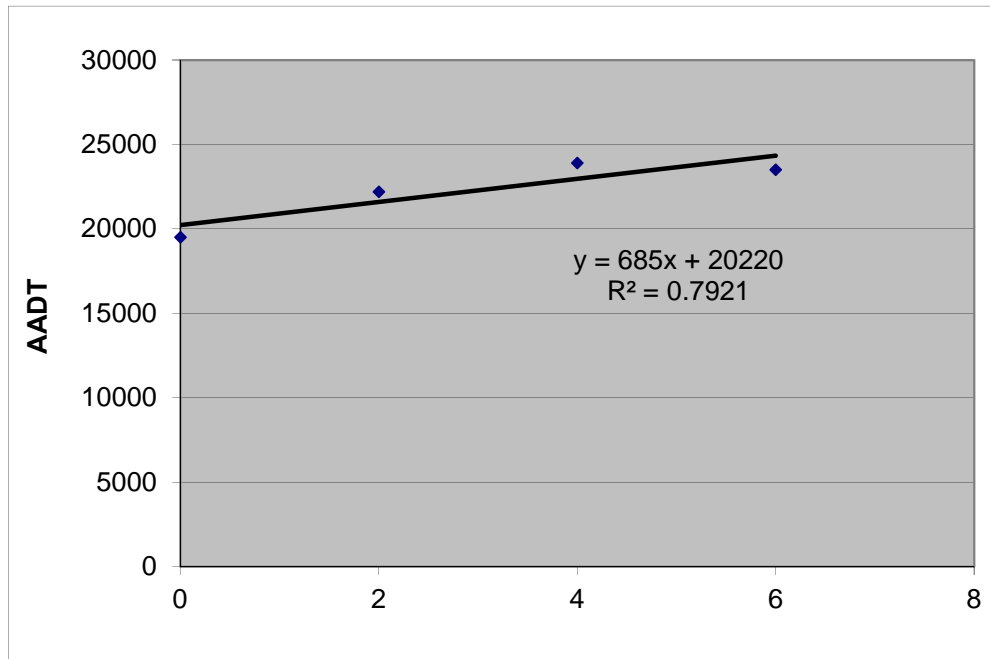
BUCKHOLZ TRAFFIC

TABLE 7
LINEAR REGRESSION ANALYSIS

Belle Terre Parkway, White View Parkway to Rymfire Drive

<u>Year</u>	<u>X</u>	<u>Actual AADT (Y)</u>	<u>Predicted AADT</u>
2011	0	19500	20,220
2012	1		20,905
2013	2	22200	21,590
2014	3		22,275
2015	4	23900	22,960
2016	5		23,645
2017	6	23500	24,330
2018	7		25,015
2019	8		25,700
2020	9		26,385

i = 3.0%



BUCKHOLZ TRAFFIC

TABLE 8**SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS****Belle Terre Parkway / White View Parkway**

2017 EXISTING CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS (Balanced Approach Opt. LOS)	Intersection Delay & LOS	Cycle Length
Existing Timings	0.85 NBLT	0.75 EBLT	NBLT 72.0 sec/veh LOS E	28.2 sec/veh LOS C	125 sec

2020 BUILD CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS (Balanced Approach Opt. LOS)	Intersection Delay & LOS	Cycle Length
Existing Timings	1.07 WBLT	0.96 EBLT	WBLT 161.8 sec/veh LOS F	35.1 sec/veh LOS D	125 sec
Optimized Timings	0.85 NBLT	0.80 EBLT	SBLT 66.7 sec/veh LOS E	31.6 sec/veh LOS C	125 sec

BUCKHOLZ TRAFFIC

TABLE 9**UNSIGNALIZED INTERSECTION CAPACITY RESULTS****BELLE TERRE PARKWAY / PRITCHARD DRIVE**

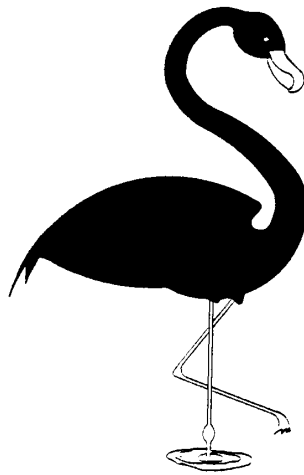
2017 EXISTING CONDITIONS	WEEKDAY PM PEAK HOUR			
	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	B	10.3 sec/veh	0.11	< 1
Westbound Approach	C	19.0 sec/veh	0.29	1.2

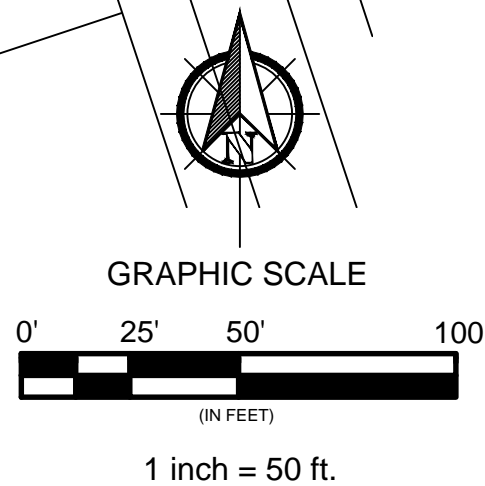
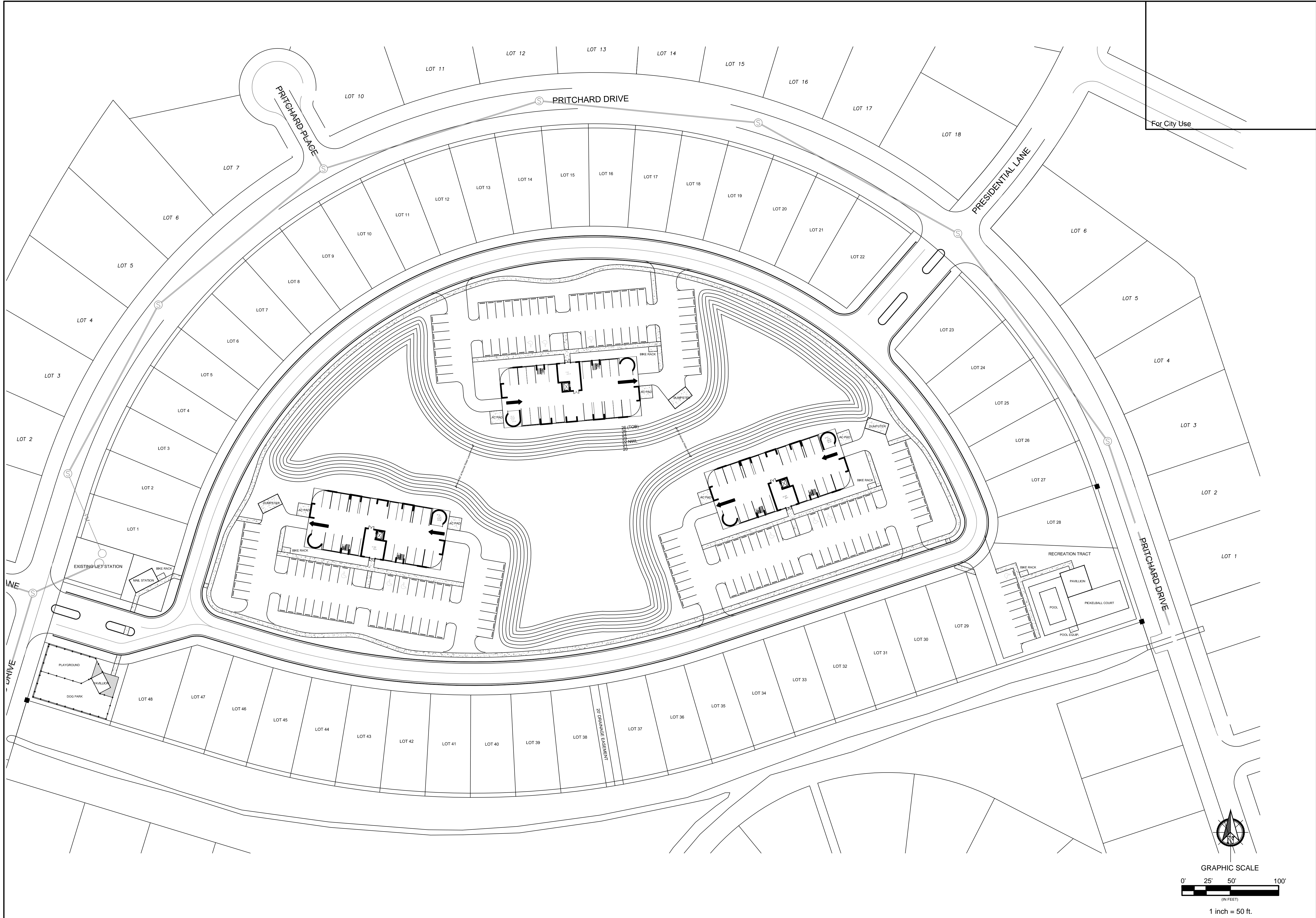
2020 BUILD CONDITIONS	WEEKDAY PM PEAK HOUR			
	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	B	11.8 sec/veh	0.20	< 1
Westbound Approach	D	28.9 sec/veh	0.50	2.6

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





PRITCHARD DRIVE PROJECT

HAMMOCK REALTY, LLC

PALM COAST, FLORIDA

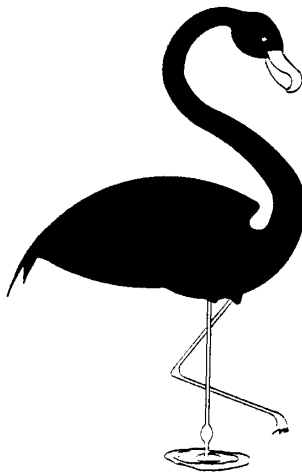
EVERGREEN ENGINEERING GROUP, INC.
 Civil Engineering, Development Consulting & Project Management
 2550 Palm Coast Parkway NE, Suite #607 PMB128, Palm Coast, Florida 32137-8225
 Phone: (386) 831-1202 Fax: (386) 446-6306 Email: michael@eebassoc.com
 Certificate of Authorization Number: 26725

Date: 7-27-2017
 Scale: 1" = 50'
 Drawn: JWK
 Checked By: MB
 Revisions:

Joseph J. Bonanno, P.E.
 Florida PEF# 57968

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 11111111

DATE: 08/09/17

BELLE TERRE PKWY. @ WHITEVIEW PKWY.

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147201

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

BELLE TERRE PKWY.					WHITEVIEW PKWY.					BELLE TERRE PKWY.					WHITEVIEW PKWY.					
From North					From East					From South					From West					
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Total
Date 08/09/17 -----																				
15:45	13	173	23	2	17	5	16	0	35	177	18	0	24	10	29	1				543
16:00	21	175	36	0	17	7	12	1	28	172	19	0	20	15	25	0				548
16:15	17	178	36	0	14	4	14	0	22	196	23	2	26	10	27	0				569
16:30	22	193	33	1	23	10	9	0	30	201	19	0	31	16	29	0				617
Hr Total	73	719	128	3	71	26	51	1	115	746	79	2	101	51	110	1				2277
16:45	20	173	30	0	14	8	9	0	40	210	22	0	29	18	30	0				603
17:00	16	180	41	0	31	7	11	0	29	172	21	3	26	17	31	0				585
17:15	23	172	43	1	23	8	21	0	44	222	26	1	31	18	28	0				661
17:30	25	186	51	0	30	10	12	0	33	184	25	0	39	17	24	0				636
Hr Total	84	711	165	1	98	33	53	0	146	788	94	4	125	70	113	0				2485
17:45	22	158	18	0	25	4	18	0	38	185	35	1	29	17	35	0				585
Hr Total	22	158	18	0	25	4	18	0	38	185	35	1	29	17	35	0				585

TOTAL	179	1588	311	4	194	63	122	1	299	1719	208	7	255	138	258	1				5347

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/09/17

Peak start	16:45				16:45				16:45				16:45				
Volume	84	711	165	1	98	33	53	0	146	788	94	4	125	70	113	0	
Percent	9%	74%	17%	0%	53%	18%	29%	0%	14%	76%	9%	0%	41%	23%	37%	0%	
Pk total	961				184				1032				308				
Highest	17:30				17:15				17:15				17:30				
Volume	25	186	51	0	23	8	21	0	44	222	26	1	39	17	24	0	
Hi total	262				52				293				80				
PHF	.92				.88				.88				.96				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 11111111

DATE: 08/09/17

BELLE TERRE PKWY. @ WHITEVIEW PKWY.

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147201

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

AUTOMOBILES

BELLE TERRE PKWY.					WHITEVIEW PKWY.					BELLE TERRE PKWY.					WHITEVIEW PKWY.						
From North					From East					From South					From West						
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Total	
Date 08/09/17 -----																					
15:45	13	168	23	2		17	5	16	0		33	175	18	0		23	10	29	0		532
16:00	21	173	36	0		17	7	12	0		28	166	19	0		19	14	25	0		537
16:15	17	173	34	0		13	3	13	0		22	191	23	2		24	9	27	0		551
16:30	21	188	29	1		23	10	9	0		30	198	19	0		31	16	28	0		603
Hr Total	72	702	122	3		70	25	50	0		113	730	79	2		97	49	109	0		2223
16:45	20	169	29	0		14	6	8	0		39	210	21	0		29	18	30	0		593
17:00	16	179	41	0		31	6	10	0		29	170	21	3		24	17	31	0		578
17:15	23	172	41	1		23	8	21	0		44	221	25	1		31	18	28	0		657
17:30	25	178	49	0		30	9	12	0		32	183	25	0		39	17	23	0		622
Hr Total	84	698	160	1		98	29	51	0		144	784	92	4		123	70	112	0		2450
17:45	20	153	18	0		23	4	16	0		38	184	35	1		29	16	33	0		570
Hr Total	20	153	18	0		23	4	16	0		38	184	35	1		29	16	33	0		570

TOTAL	176	1553	300	4		191	58	117	0		295	1698	206	7		249	135	254	0		5243

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/09/17

Peak start	16:45				16:45				16:45				16:45							
Volume	84	698	160	1	98	29	51	0	144	784	92	4	123	70	112	0				
Percent	9%	74%	17%	0%	55%	16%	29%	0%	14%	77%	9%	0%	40%	23%	37%	0%				
Pk total	943				178				1024				305							
Highest	17:30				17:15				17:15				17:30							
Volume	25	178	49	0	23	8	21	0	44	221	25	1	39	17	23	0				
Hi total	252				52				291				79							
PHF	.94				.86				.88				.97							

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 11111111

DATE: 08/09/17

BELLE TERRE PKWY. @ WHITEVIEW PKWY.

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147201

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

COMMERCIAL VEHICLES

BELLE TERRE PKWY.					WHITEVIEW PKWY.					BELLE TERRE PKWY.					WHITEVIEW PKWY.					
From North					From East					From South					From West					
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Total
Date 08/09/17																				
15:45	0	5	0	0	0	0	0	0	0	2	2	0	0	1	0	0	1		11	
16:00	0	2	0	0	0	0	0	1	1	0	6	0	0	1	1	0	0		11	
16:15	0	5	2	0	1	1	1	0	0	0	5	0	0	2	1	0	0		18	
16:30	1	5	4	0	0	0	0	0	0	0	3	0	0	0	0	1	0		14	
Hr Total	1	17	6	0	1	1	1	1	1	2	16	0	0	4	2	1	1		54	
16:45	0	4	1	0	0	2	1	0	0	1	0	1	0	0	0	0	0		10	
17:00	0	1	0	0	0	1	1	0	0	0	2	0	0	2	0	0	0		7	
17:15	0	0	2	0	0	0	0	0	0	0	1	1	0	0	0	0	0		4	
17:30	0	8	2	0	0	1	0	0	0	1	1	0	0	0	0	1	0		14	
Hr Total	0	13	5	0	0	4	2	0	0	2	4	2	0	2	0	1	0		35	
17:45	2	5	0	0	2	0	2	0	0	0	1	0	0	0	1	2	0		15	
Hr Total	2	5	0	0	2	0	2	0	0	0	1	0	0	0	1	2	0		15	
TOTAL	3	35	11	0	3	5	5	1	1	4	21	2	0	6	3	4	1		104	

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/09/17

Peak start 16:45	16:45				16:45				16:45				16:45			
Volume	0	13	5	0	0	4	2	0	2	4	2	0	2	0	1	0
Percent	0%	72%	28%	0%	0%	67%	33%	0%	25%	50%	25%	0%	67%	0%	33%	0%
Pk total	18	6				8				3						
Highest	17:30	16:45				16:45				17:00						
Volume	0	8	2	0	0	2	1	0	1	0	1	0	2	0	0	0
Hi total	10	3				2				2						
PHF	.45	.50				1.00				.38						

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 11111111

DATE: 08/09/17

BELLE TERRE PKWY. @ WHITEVIEW PKWY.

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147201

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

PEDESTRIAN & BICYCLES

BELLE TERRE PKWY.					WHITEVIEW PKWY.					BELLE TERRE PKWY.					WHITEVIEW PKWY.					
From North					From East					From South					From West					
Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		
Date 08/09/17																				
15:45	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0	1	6	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16:15	0	1	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	3	
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hr Total	0	1	0	1	0	0	0	5	0	0	0	0	1	0	0	0	0	1	9	
16:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:15	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	
17:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Hr Total	0	2	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	5	
17:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Hr Total	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
TOTAL	0	3	0	1	0	0	0	8	0	1	0	1	0	0	0	0	0	1	15	

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/09/17

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	2	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	100%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				2				1				0				
Highest	17:15				17:15				16:45				15:45				
Volume	0	2	0	0	0	0	0	1	0	1	0	0	0	0	0	1	
Hi total	2				1				1				0				
PHF	.25				.50				.25				.0				

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02222222

DATE: 08/09/17

BELLE TERRE PKWY. @ PRITCHARD DRIVE

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147202

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

PRITCHARD DRIVE					BELLE TERRE PKWY.					BELLE TERRE PKWY.					BELLE TERRE PKWY.					
From East					From South					From					From North					
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	Other		Left	Thru	Right	U-TURN	Total	
Date 08/09/17																				
15:45	8	1	23	0	0	179	15	0	0	0	0	0	0	37	217	0	0		480	
16:00	5	0	29	0	0	200	11	0	0	0	0	0	0	21	232	0	0		498	
16:15	7	0	11	0	0	212	14	0	0	0	0	0	0	21	223	0	0		488	
16:30	13	0	19	0	0	211	21	0	0	0	0	0	0	19	214	0	0		497	
Hr Total	33	1	82	0	0	802	61	0	0	0	0	0	0	98	886	0	0		1963	
16:45	4	0	14	0	0	205	20	0	0	0	0	0	0	20	233	0	0		496	
17:00	7	0	26	0	0	184	19	0	0	0	0	0	0	34	213	0	0		483	
17:15	11	0	9	0	1	178	24	0	0	0	0	0	0	38	200	0	0		461	
17:30	11	0	19	0	0	166	17	1	0	0	0	0	0	33	197	0	0		444	
Hr Total	33	0	68	0	1	733	80	1	0	0	0	0	0	125	843	0	0		1884	
17:45	7	0	23	0	0	206	16	0	0	0	0	0	0	32	199	0	0		483	
Hr Total	7	0	23	0	0	206	16	0	0	0	0	0	0	32	199	0	0		483	
TOTAL	73	1	173	0	1	1741	157	1	0	0	0	0	0	255	1928	0	0		4330	

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 17:00 on 08/09/17

Peak start	16:00				16:00				16:00				16:00			
Volume	29	0	73	0	0	828	66	0	0	0	0	0	81	902	0	0
Percent	28%	0%	72%	0%	0%	93%	7%	0%	0%	0%	0%	0%	8%	92%	0%	0%
Pk total	102				894				0				983			
Highest	16:00				16:30				15:45				16:00			
Volume	5	0	29	0	0	211	21	0	0	0	0	0	21	232	0	0
Hi total	34				232				0				253			
PHF	.75				.96				.0				.97			

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02222222

DATE: 08/09/17

BELLE TERRE PKWY. @ PRITCHARD DRIVE

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147202

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

AUTOMOBILES

PRITCHARD DRIVE					BELLE TERRE PKWY.										BELLE TERRE PKWY.									
From East					From South					From					From North									
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Total				
Date 08/09/17 -----																								
15:45	7	1	23	0	0	177	14	0	0	0	0	0	0	37	215	0	0		474					
16:00	5	0	28	0	0	196	11	0	0	0	0	0	0	21	229	0	0		490					
16:15	6	0	11	0	0	207	14	0	0	0	0	0	0	21	215	0	0		474					
16:30	12	0	19	0	0	208	21	0	0	0	0	0	0	19	207	0	0		486					
Hr Total	30	1	81	0	0	788	60	0	0	0	0	0	0	98	866	0	0		1924					
16:45	4	0	14	0	0	205	19	0	0	0	0	0	0	19	231	0	0		492					
17:00	7	0	26	0	0	181	18	0	0	0	0	0	0	34	211	0	0		477					
17:15	11	0	8	0	1	175	24	0	0	0	0	0	0	37	195	0	0		451					
17:30	11	0	19	0	0	165	17	1	0	0	0	0	0	32	194	0	0		439					
Hr Total	33	0	67	0	1	726	78	1	0	0	0	0	0	122	831	0	0		1859					
17:45	7	0	23	0	0	203	16	0	0	0	0	0	0	31	194	0	0		474					
Hr Total	7	0	23	0	0	203	16	0	0	0	0	0	0	31	194	0	0		474					

TOTAL	70	1	171	0	1	1717	154	1	0	0	0	0	0	251	1891	0	0		4257					

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 17:00 on 08/09/17

Peak start	16:00					16:00					16:00					16:00			
Volume	27	0	72	0		0	816	65	0		0	0	0	0		80	882	0	0
Percent	27%	0%	73%	0%		0%	93%	7%	0%		0%	0%	0%	0%		8%	92%	0%	0%
Pk total	99					881					0					962			
Highest	16:00					16:30					15:45					16:00			
Volume	5	0	28	0		0	208	21	0		0	0	0	0		21	229	0	0
Hi total	33					229					0					250			
PHF	.75					.96					.0					.96			

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02222222

DATE: 08/09/17

BELLE TERRE PKWY. @ PRITCHARD DRIVE

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147202

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

COMMERCIAL VEHICLES

PRITCHARD DRIVE					BELLE TERRE PKWY.										BELLE TERRE PKWY.					
From East					From South					From					From North					
Left	Thru	Right	U-TURN		Left	Thru	Right	U-TURN		Left	Thru	Right	Other		Left	Thru	Right	U-TURN	Total	
Date 08/09/17																				
15:45	1	0	0	0	0	2	1	0	0	0	0	0	0	0	0	2	0	0	6	
16:00	0	0	1	0	0	4	0	0	0	0	0	0	0	0	0	3	0	0	8	
16:15	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	8	0	0	14	
16:30	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	7	0	0	11	
Hr Total	3	0	1	0	0	14	1	0	0	0	0	0	0	0	0	20	0	0	39	
16:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2	0	0	4	
17:00	0	0	0	0	0	3	1	0	0	0	0	0	0	0	0	2	0	0	6	
17:15	0	0	1	0	0	3	0	0	0	0	0	0	0	0	1	5	0	0	10	
17:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	3	0	0	5	
Hr Total	0	0	1	0	0	7	2	0	0	0	0	0	0	0	3	12	0	0	25	
17:45	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	5	0	0	9	
Hr Total	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	5	0	0	9	
TOTAL	3	0	2	0	0	24	3	0	0	0	0	0	0	0	4	37	0	0	73	

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 17:00 on 08/09/17

Peak start 16:00					16:00					16:00					16:00					
Volume	2	0	1	0	0	12	1	0	0	0	0	0	0	1	20	0	0			
Percent	67%	0%	33%	0%	0%	92%	8%	0%	0%	0%	0%	0%	0%	5%	95%	0%	0%			
Pk total	3					13					0					21				
Highest	16:00					16:15					15:45					16:15				
Volume	0	0	1	0	0	5	0	0	0	0	0	0	0	0	8	0	0			
Hi total	1					5					0					8				
PHF	.75					.65					.0					.66				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02222222

DATE: 08/09/17

BELLE TERRE PKWY. @ PRITCHARD DRIVE

Start Date: 08/09/17

WEATHER: CLOUDY & WET

FLAGLER COUNTY, FLORIDA

File I.D. : 17147202

BEGIN TIME (MILITARY):13:45 Hrs

Page : 1

PEDESTRIAN & BICYCLES

PRITCHARD DRIVE					BELLE TERRE PKWY.					BELLE TERRE PKWY.					BELLE TERRE PKWY.					
From East					From South					From					From North					
Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Total
Date 08/09/17																				
15:45	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
17:30	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Hr Total	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
17:45	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Hr Total	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
TOTAL	0	0	0	4	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 17:00 on 08/09/17

Peak start	16:00				16:00				16:00				16:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	0				0				0				0				
Highest	15:45				15:45				15:45				15:45				
Volume	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	.0				.0				.0				.0				

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 08/10/17

PRITCHARD DRIVE @ PRESIDENTIAL LANE

Start Date: 08/10/17

WEATHER: CLEAR & DRY

FLAGLER COUNTY, FLORIDA

File I.D. : 17147203

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

PRITCHARD DRIVE					PRESIDENTIAL LANE					PRITCHARD DRIVE											
From North					From East					From South					From West						
Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other			
Date 08/10/17 -----																					
16:00	2	10	0	0		1	0	4	0		0	4	1	0		0	0	0	0		22
16:15	1	3	0	0		2	0	0	0		0	2	2	0		0	0	0	0		10
16:30	2	4	0	0		1	0	1	0		1	5	0	0		0	0	0	0		14
16:45	4	2	0	0		0	0	1	0		0	2	4	0		0	0	0	0		13
Hr Total	9	19	0	0		4	0	6	0		1	13	7	0		0	0	0	0		59
17:00	2	4	0	0		2	0	0	0		0	2	4	0		0	0	0	0		14
17:15	2	4	0	0		3	0	2	0		0	4	7	0		0	0	0	0		22
17:30	2	2	0	0		3	0	1	0		0	2	4	0		0	0	0	0		14
17:45	1	2	0	0		0	0	2	0		0	2	4	0		0	0	0	0		11
Hr Total	7	12	0	0		8	0	5	0		0	10	19	0		0	0	0	0		61
TOTAL	16	31	0	0		12	0	11	0		1	23	26	0		0	0	0	0		120

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 08/10/17

Peak start	16:30				16:30				16:30				16:30				
Volume	10	14	0	0	6	0	4	0	1	13	15	0	0	0	0		
Percent	42%	58%	0%	0%	60%	0%	40%	0%	3%	45%	52%	0%	0%	0%	0%		
Pk total	24				10				29				0				
Highest	16:30				17:15				17:15				16:00				
Volume	2	4	0	0	3	0	2	0	0	4	7	0	0	0	0		
Hi total	6				5				11				0				
PHF	1.00				.50				.66				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 08/10/17

PRITCHARD DRIVE @ PRESIDENTIAL LANE

Start Date: 08/10/17

WEATHER: CLEAR & DRY

FLAGLER COUNTY, FLORIDA

File I.D. : 17147203

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

AUTOMOBILES

PRITCHARD DRIVE				PRESIDENTIAL LANE				PRITCHARD DRIVE												Total
From North				From East				From South				From West								
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other					
Date 08/10/17																				
16:00	2	9	0	0	1	0	4	0	0	4	1	0	0	0	0	0	0	0	21	
16:15	1	3	0	0	2	0	0	0	0	2	2	0	0	0	0	0	0	0	10	
16:30	2	4	0	0	1	0	1	0	0	5	0	0	0	0	0	0	0	0	13	
16:45	4	2	0	0	0	0	1	0	0	2	4	0	0	0	0	0	0	0	13	
Hr Total	9	18	0	0	4	0	6	0	0	13	7	0	0	0	0	0	0	0	57	
17:00	2	4	0	0	2	0	0	0	0	2	4	0	0	0	0	0	0	0	14	
17:15	2	4	0	0	3	0	2	0	0	4	7	0	0	0	0	0	0	0	22	
17:30	2	2	0	0	3	0	1	0	0	2	4	0	0	0	0	0	0	0	14	
17:45	1	2	0	0	0	0	2	0	0	2	4	0	0	0	0	0	0	0	11	
Hr Total	7	12	0	0	8	0	5	0	0	10	19	0	0	0	0	0	0	0	61	
TOTAL	16	30	0	0	12	0	11	0	0	23	26	0	0	0	0	0	0	0	118	

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 08/10/17

Peak start	16:30				16:30				16:30				16:30				
Volume	10	14	0	0	6	0	4	0	0	13	15	0	0	0	0	0	
Percent	42%	58%	0%	0%	60%	0%	40%	0%	0%	46%	54%	0%	0%	0%	0%	0%	
Pk total	24				10				28				0				
Highest	16:30				17:15				17:15				16:00				
Volume	2	4	0	0	3	0	2	0	0	4	7	0	0	0	0	0	
Hi total	6				5				11				0				
PHF	1.00				.50				.64				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 08/10/17

PRITCHARD DRIVE @ PRESIDENTIAL LANE

Start Date: 08/10/17

WEATHER: CLEAR & DRY

FLAGLER COUNTY, FLORIDA

File I.D. : 17147203

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

COMMERCIAL VEHICLES

PRITCHARD DRIVE				PRESIDENTIAL LANE				PRITCHARD DRIVE												Total
From North				From East				From South				From West								
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other					
Date 08/10/17 -----																				
16:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hr Total	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

TOTAL	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 08/10/17

Peak start	16:30				16:30				16:30				16:30							
Volume	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	0				0				1				0							
Highest	16:00				16:00				16:30				16:00							
Volume	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Hi total	0				0				1				0							
PHF	.0				.0				.25				.0							

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 08/10/17

PRITCHARD DRIVE @ PRESIDENTIAL LANE

Start Date: 08/10/17

WEATHER: CLEAR & DRY

FLAGLER COUNTY, FLORIDA

File I.D. : 17147203

BEGIN TIME (MILITARY):16:00 Hrs

Page : 1

PEDESTRIAN & BICYCLES

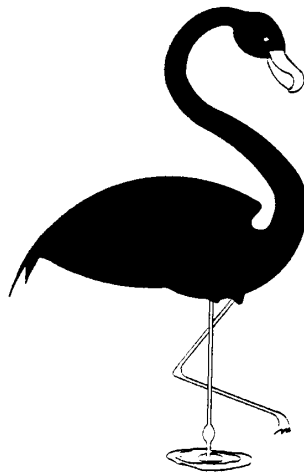
PRITCHARD DRIVE					PRESIDENTIAL LANE					PRITCHARD DRIVE									
From North					From East					From South					From West				
Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS		Left	Thru	Right	PEDS	Total
Date 08/10/17																			
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 08/10/17

Peak start 16:30					16:30					16:30					16:30				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	0				0					0					0				
Highest	16:00				16:00					16:00					16:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hi total	0				0					0					0				
PHF	.0				.0					.0					.0				

APPENDIX C

UPDATED TRANSPORTATION FACILITY STATUS REPORT



Transportation Facility Status Report			August 16, 2017																									
Link	Facility	Facility Type	Classification	Length (miles)	Number of Lanes	Divided	Turn Lanes		Signals	Signals / Mile	Speed Limit	2017 AADT	K (actual)	PMMPH Trips	PMMPH Vested Trips	Total PMMPH Trips	FDOT Current Service Volumes (2012)					Adopted LOS	LOS w/o Vested Trips	LOS with Vested Trips				
	Belle Terre Parkway						Left	Right	Signals								A	B	C	D	E							
1200	Matanzas Woods Parkway to Bird of Paradise Drive	Arterial	Class 1	1.86	4	Yes	Yes	Yes	5	1.28	45	6,600	0.088	581	577	1,158	*	**	3,420	3,580	***	D	C	C				
1205	Bird of Paradise Drive to Pine Lakes Parkway (North)			0.71								14,100	0.093	1,311	675	1,986							C	C				
1210	Pine Lakes Parkway (North) to Bellaire Drive			0.85								14,700	0.084	1,235	348	1,583							C	C				
1215	Bellaire Drive to Palm Coast Parkway(WB)			0.48								17,400	0.085	1,479	523	2,002							C	C				
	Segment Length:			3.90																								
1220	Palm Coast Parkway (WB) to Palm Coast Parkway (EB)	Arterial	Class 1	0.22	4	Yes	Yes	Yes	5	8.06	45	24,700	0.085	2,100	371	2,471	*	**	3,420	3,580	***	D	C	C				
1225	Palm Coast Parkway (EB) to Cypress Point Parkway			0.13								21,100	0.085	1,794	761	2,555							C	C				
1230	Cypress Point Parkway to Pine Lakes Parkway (South)			0.27								34,000	0.083	2,822	717	3,539							C	C				
	Segment Length:			0.62																								
1240	Pine Lakes Parkway (South) to Parkview Drive	Arterial	Class 1	1.03	4	Yes	Yes	Yes	7	1.38	45	26,300	0.081	2,130	608	2,738	*	**	3,420	3,580	***	D	C	C				
1245	Parkview Drive to White View Parkway			1.02								22,800	0.082	1,870	464	2,334							C	C				
1250	White View Parkway to Rymfire Drive			0.92								23,500	0.085	1,998	475	2,473							C	C				
1252	Rymfire Drive to Royal Palms Parkway			0.53								25,700	0.085	2,185	474	2,659							C	C				
1254	Royal Palms Parkway to East Hampton Boulevard			0.52								25,400	0.09	2,286	570	2,856							C	C				
1260	East Hampton Boulevard to SR 100			1.04								22,000	0.085	1,870	291	2,161							C	C				
	Segment Length:			5.06																								
	White View Parkway																											
3920	US 1 to White Mill Drive	Arterial	Class 1	0.88	4	Yes	Yes	No	1	0.28	45	6,500	0.089	579	121	700	*	**	3,420	3,580	***	D	C	C				
3910	White Mill Drive to Belle Terre Parkway			1.53	2	No					50	7,600	0.092	699	30	729	*	**	1,510	1,600	***		C	C				
3900	Belle Terre Parkway to Pritchard Drive			1.11							45	3,800	0.09	342	14	356	C	C										
	Segment Length:			3.52																								
Freeway = Interstate Highway, State = State Highway, UFH = Uninterrupted Flow Highway, Class 1 = 40 mph or higher speed limit, Class 2 = 35 mph or lower speed limit, PMMPH = P.M. Peak Hour, K (actual) = Measured Peak Hour Factor.																												

SITE BUILD BUILD
TRIPS TRIPS LOS

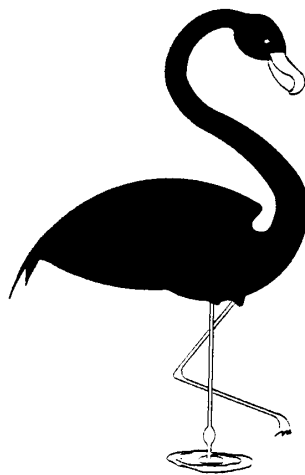
57 2,391 C

47 403 C

* Class 2 with 10% reduction allowed by FDOT.

APPENDIX D

TRAFFIC SIGNAL TIMINGS



AM

	Phases	Min. Initial	Min. Split	Max. Split	Yellow	Red	Extension	Lag Phase	Offset
SB Left	1	4.0	11.0	23.0	4.8	2.0	3.0		52
NB	2	4.0	20.0	44.0	4.8	2.0	3.0		
EB	4	4.0	15.0	33.0	4.8	2.0	3.0		
NB Left	5	4.0	11.0	23.0	4.8	2.0	3.0		
SB	6	4.0	20.0	44.0	4.8	2.0	3.0		
WB	8	4.0	15.0	33.0	4.0	2.0	3.0		
Cycle Length				100.0					

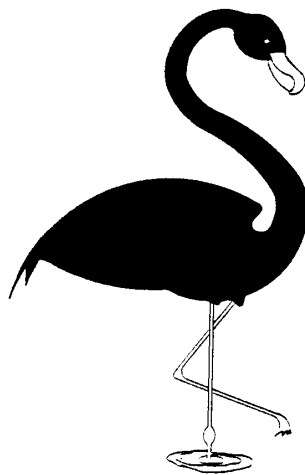
Belle Terre Pkwy at Whiteview Pkwy

PM

	Phases	Min. Initial	Min. Split	Max. Split	Yellow	Red	Extension	Lag Phase	Offset
SB Left	1	4.0	11.0	25.0	4.8	2.0	3.0		18
NB	2	4.0	20.0	70.0	4.8	2.0	3.0		
EB	4	4.0	15.0	30.0	4.8	2.0	3.0		
NB Left	5	4.0	11.0	25.0	4.8	2.0	3.0		
SB	6	4.0	20.0	70.0	4.8	2.0	3.0		
WB	8	4.0	15.0	30.0	4.0	2.0	3.0		
Cycle Length				125.0					

APPENDIX E

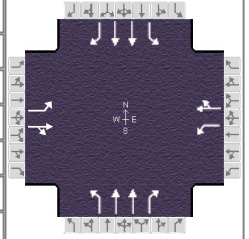
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



HCS7 Signalized Intersection Results Summary

General Information

Agency	BUCKHOLZ TRAFFIC		
Analyst	J. Buckholz	Analysis Date	1/2/2013
Jurisdiction	Flagler County	Time Period	PM Peak Hour
Urban Street	Belle Terre Parkway	Analysis Year	2017 Existing
Intersection	Belle Terre Pkwy/Whitev	File Name	REV_2017_PM_B
Project Description	PM Peak Hour, 2017 Existing Traffic		



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	125	70	113	98	33	53	150	788	94	85	711	165

Signal Information

Cycle, s	125.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	Off	Green	7.9	5.1	68.3	23.2	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.8	0.0	4.8	4.8	0.0	0.0		
				Red	2.0	0.0	2.0	2.0	0.0	0.0		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		6.0		6.0	2.0	3.0	2.0	3.0
Phase Duration, s		30.0		30.0	19.9	80.3	14.7	75.1
Change Period, ($Y+R_c$), s		6.8		6.8	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s		4.2		4.2	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s		20.3		25.2	12.9		8.2	
Green Extension Time (g_e), s		0.6		0.0	0.2	0.0	0.1	0.0
Phase Call Probability		1.00		1.00	1.00		0.96	
Max Out Probability		1.00		1.00	0.36		0.00	

Movement Group Results

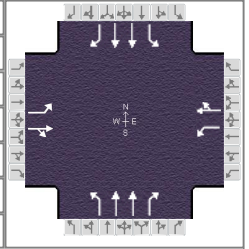
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	133	188		104	89		160	838	90	90	756	157
Adjusted Saturation Flow Rate (s), veh/h/ln	1307	1700		1214	1593		1795	1795	1585	1810	1781	1572
Queue Service Time (g_s), s	12.2	12.7		10.5	6.1		10.9	15.7	3.1	6.2	15.3	6.3
Cycle Queue Clearance Time (g_c), s	18.3	12.7		23.2	6.1		10.9	15.7	3.1	6.2	15.3	6.3
Green Ratio (g/C)	0.19	0.19		0.19	0.19		0.10	0.59	0.59	0.06	0.55	0.55
Capacity (c), veh/h	237	316		160	296		188	2109	932	115	1947	860
Volume-to-Capacity Ratio (X)	0.561	0.597		0.652	0.302		0.850	0.397	0.097	0.787	0.389	0.183
Back of Queue (Q), ft/ln (95 th percentile)	187.7	235.3		163.1	114.9		242.4	254.3	49.5	140	254.8	103.1
Back of Queue (Q), veh/ln (95 th percentile)	7.4	9.3		6.5	4.3		9.6	10.1	2.0	5.6	10.0	4.0
Queue Storage Ratio (RQ) (95 th percentile)	0.75	0.00		0.43	0.00		0.65	0.00	0.14	0.51	0.00	0.29
Uniform Delay (d_1), s/veh	51.8	46.6		57.3	43.9		55.0	13.9	11.3	57.7	16.3	14.3
Incremental Delay (d_2), s/veh	3.0	3.1		9.1	0.6		16.9	0.6	0.2	11.2	0.6	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	54.8	49.7		66.4	44.5		72.0	14.4	11.5	68.9	16.9	14.7
Level of Service (LOS)	D	D		E	D		E	B	B	E	B	B
Approach Delay, s/veh / LOS	51.8	D		56.3	E		22.6	C		21.2	C	
Intersection Delay, s/veh / LOS	28.2						C					

Multimodal Results

	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.0	A	0.8	A	1.4	A	1.3	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/2/2013	Area Type	Other
Jurisdiction	Flagler County	Time Period	PM Peak Hour	PHF	0.94
Urban Street	Belle Terre Parkway	Analysis Year	2020 BUILD	Analysis Period	1> 16:45
Intersection	Belle Terre Pkwy/Whitev	File Name	REV_2020_B_PM_BelleTerre_Whiteview.xus		
Project Description	PM Peak Hour, 2020 BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	150	93	130	127	42	62	174	917	126	99	823	193

Signal Information														
Cycle, s	125.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	Off	Green	9.1	5.7	66.6	23.2	0.0	0.0				
				Yellow	4.8	0.0	4.8	4.8	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	0.0				


</

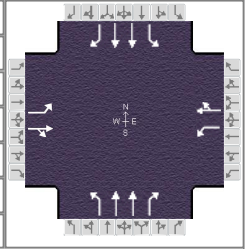
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		6.0		6.0	2.0	3.0	2.0	3.0
Phase Duration, s		30.0		30.0	21.6	79.1	15.9	73.4
Change Period, ($Y+R_c$), s		6.8		6.8	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s		4.2		4.2	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s		24.8		25.2	14.7		9.2	
Green Extension Time (g_e), s		0.0		0.0	0.2	0.0	0.2	0.0
Phase Call Probability		1.00		1.00	1.00		0.97	
Max Out Probability		1.00		1.00	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	160	231		135	107		185	976	120	105	876	185
Adjusted Saturation Flow Rate (s), veh/h/ln	1286	1709		1168	1599		1795	1795	1585	1810	1781	1572
Queue Service Time (g_s), s	15.5	15.9		7.3	7.3		12.7	19.7	4.3	7.2	19.0	7.8
Cycle Queue Clearance Time (g_c), s	22.8	15.9		23.2	7.3		12.7	19.7	4.3	7.2	19.0	7.8
Green Ratio (g/C)	0.19	0.19		0.19	0.19		0.12	0.58	0.58	0.07	0.53	0.53
Capacity (c), veh/h	221	317		126	297		213	2077	917	132	1897	838
Volume-to-Capacity Ratio (X)	0.723	0.728		1.074	0.362		0.870	0.470	0.131	0.801	0.462	0.221
Back of Queue (Q), ft/ln (95 th percentile)	239	295.9		308.4	140.2		282.2	306.1	69.2	161.6	306.9	129
Back of Queue (Q), veh/ln (95 th percentile)	9.4	11.7		12.3	5.2		11.2	12.1	2.7	6.5	12.1	5.0
Queue Storage Ratio (RQ) (95 th percentile)	0.96	0.00		0.82	0.00		0.75	0.00	0.20	0.59	0.00	0.37
Uniform Delay (d_1), s/veh	54.4	47.9		60.5	44.4		54.1	15.2	12.0	57.1	18.1	15.5
Incremental Delay (d_2), s/veh	11.0	8.1		101.3	0.7		22.2	0.8	0.3	10.6	0.8	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	65.4	56.1		161.8	45.2		76.3	16.0	12.3	67.7	18.9	16.1
Level of Service (LOS)	E	E		F	D		E	B	B	E	B	B
Approach Delay, s/veh / LOS	59.9	E		110.1	F		24.4	C		22.9	C	
Intersection Delay, s/veh / LOS	35.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.1	A	0.9	A	1.5	B	1.4	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25	
Analyst	J. Buckholz	Analysis Date	1/2/2013	Area Type	Other	
Jurisdiction	Flagler County	Time Period	PM Peak Hour	PHF	0.94	
Urban Street	Belle Terre Parkway	Analysis Year	2020 BUILD	Analysis Period	1> 16:45	
Intersection	Belle Terre Pkwy/Whitev	File Name	OPT_REV_2020_B_PM_BelleTerre_Whiteview.xus			
Project Description	PM Peak Hour, 2020 BUILD Traffic					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	150	93	130	127	42	62	174	917	126	99	823	193

Signal Information											
Cycle, s	125.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	Off	Green	9.2	6.0	56.8	32.6	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.8	0.0	4.8	4.8	0.0	0.0	
				Red	2.0	0.0	2.0	2.0	0.0	0.0	

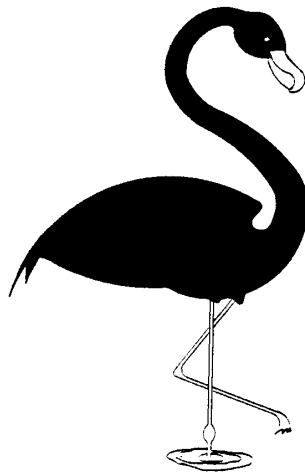
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		6.0		6.0	2.0	3.0	2.0	3.0
Phase Duration, s		39.4		39.4	22.0	69.6	16.0	63.6
Change Period, ($Y+R_c$), s		6.8		6.8	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s		4.2		4.2	4.0	0.0	4.0	0.0
Queue Clearance Time (g_s), s		22.1		29.7	14.6		9.2	
Green Extension Time (g_e), s		2.5		2.5	0.6	0.0	0.3	0.0
Phase Call Probability		1.00		1.00	1.00		0.97	
Max Out Probability		0.00		0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	160	231		135	107		185	976	120	105	876	185
Adjusted Saturation Flow Rate (s), veh/h/ln	1286	1709		1168	1599		1795	1795	1585	1810	1781	1572
Queue Service Time (g_s), s	13.9	14.4		13.9	6.6		12.6	23.3	5.1	7.2	22.3	9.1
Cycle Queue Clearance Time (g_c), s	20.1	14.4		27.7	6.6		12.6	23.3	5.1	7.2	22.3	9.1
Green Ratio (g/C)	0.26	0.26		0.26	0.26		0.12	0.50	0.50	0.07	0.45	0.45
Capacity (c), veh/h	332	449		235	420		218	1795	793	134	1611	711
Volume-to-Capacity Ratio (X)	0.481	0.514		0.575	0.256		0.847	0.544	0.152	0.787	0.544	0.260
Back of Queue (Q), ft/ln (95 th percentile)	200	252.2		184.5	124.3		255.5	367.5	86.1	160.2	362.3	157.6
Back of Queue (Q), veh/ln (95 th percentile)	7.9	10.0		7.4	4.6		10.1	14.6	3.4	6.4	14.3	6.2
Queue Storage Ratio (RQ) (95 th percentile)	0.80	0.00		0.49	0.00		0.68	0.00	0.25	0.58	0.00	0.45
Uniform Delay (d_1), s/veh	44.2	39.3		50.8	36.4		53.8	21.5	16.9	56.9	24.9	21.2
Incremental Delay (d_2), s/veh	1.1	0.9		2.2	0.3		8.8	1.2	0.4	9.8	1.3	0.9
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	45.2	40.2		53.1	36.7		62.5	22.6	17.3	66.7	26.2	22.1
Level of Service (LOS)	D	D		D	D		E	C	B	E	C	C
Approach Delay, s/veh / LOS	42.2	D		45.8	D		27.9	C		29.2	C	
Intersection Delay, s/veh / LOS	31.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	2.3	B	2.3	B
Bicycle LOS Score / LOS	1.1	A	0.9	A	1.5	B	1.4	A

APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



HCS7 Two-Way Stop-Control Report

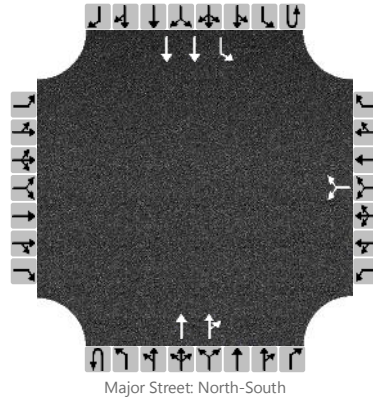
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	8/11/2017
Analysis Year	2017
Time Analyzed	PM Peak Hr
Intersection Orientation	North-South
Project Description	#17-1472

Site Information

Intersection	Belle Terre/Pritchard
Jurisdiction	Flagler County
East/West Street	Pritchard Drive
North/South Street	Belle Terre Parkway
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume, V (veh/h)						29		73			828	66		81	902	
Percent Heavy Vehicles (%)						7		1						1		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							103							82		
Capacity, c (veh/h)							359							755		
v/c Ratio							0.29							0.11		
95% Queue Length, Q ₉₅ (veh)							1.2							0.4		
Control Delay (s/veh)							19.0							10.3		
Level of Service, LOS							C							B		
Approach Delay (s/veh)					19.0								0.9			
Approach LOS					C											

HCS7 Two-Way Stop-Control Report

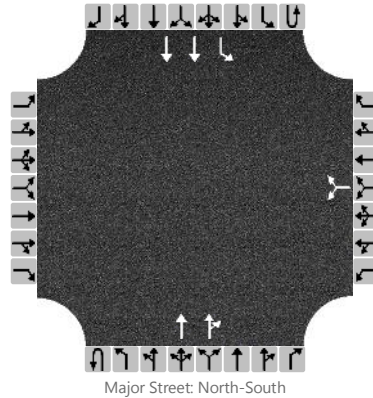
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	10/12/2017
Analysis Year	2020
Time Analyzed	PM Peak Hr BUILD
Intersection Orientation	North-South
Project Description	#17-1472

Site Information

Intersection	Belle Terre/Pritchard
Jurisdiction	Flagler County
East/West Street	Pritchard Drive
North/South Street	Belle Terre Parkway
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume, V (veh/h)						40		105			955	90		129	1040	
Percent Heavy Vehicles (%)						4		1						1		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						7.58		6.92						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.54		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						146								130		
Capacity, c (veh/h)						293								661		
v/c Ratio						0.50								0.20		
95% Queue Length, Q ₉₅ (veh)						2.6								0.7		
Control Delay (s/veh)						28.9								11.8		
Level of Service, LOS						D								B		
Approach Delay (s/veh)					28.9								1.3			
Approach LOS					D											