City of Palm Coast
Agenda

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Dana Mark Stancel
Alternate Board Member Larry Gross
Alternate Board Member Garrett
School Board Rep Lisa Divina

Wednesday, July 15, 2026 **5:30 PM** **City Hall - Jon Netts Community Wing**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the 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 ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF A QUORUM

C. APPROVAL OF MEETING MINUTES

1. APPROVAL OF THE JUNE 17, 2026, BUSINESS AND WORKSHOP MEETINGS OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

D. PUBLIC HEARING

2. A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE

3. A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP

AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT

E. MEMBERS DISCUSSION AND STAFF ISSUES

F. ADJOURNMENT

ity of Palm Coast, Florida
Agenda Item

Agenda Date: July 15, 2026 **Agenda Item:** C.1

Department COMMUNITY DEVELOPMENT **Division** PLANNING	**Amount** **Org/Account #**
Subject: APPROVAL OF THE JUNE 17, 2026, BUSINESS AND WORKSHOP MEETINGS OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD	
Presenter: **Irene Schaefer, Administrative Coordinator**	
Attachments:	
Background:	
Recommended Action: **APPROVE THE MINUTES AS PRESENTED.**	

City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Board Member Dana Mark Stancel
Alternate Board Member Larry Gross
Alternate Board Member Garrett
School Board Rep Lisa Divina

Wednesday, June 17, 2026 **5:30 PM** **City Hall - Jon Netts Community Wing**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the 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 ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Shank called the June 17, 2026 Planning and Land Development Regulation Board (PLDRB) Business Meeting to order at 5:30pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Chair Shank, Board Member Hilton, Board Member Nicholson, Board Member Ferguson, Board Member Decker Excused were School Board Representative Divina Unexcused were Vice Chair Albano, Board Member Stancel, Board Member Gross

C. APPROVAL OF MEETING MINUTES

1. MEETING MINUTES OF THE MAY 13, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP MEETING AND MEETING MINUTES OF THE MAY

The minutes of the meetings were approved as presented for both the May 13, 2026 PLDRB Workshop and the May 20, 2026 PLDRB Business Meeting.

Passed

Motion made to Approve as presented the minutes from the May 13, 2026 PLDRB Workshop by Board Member Hilton and seconded by Board Member Nicholson

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

Passed

Motion made to Approve as presented the minutes of the May 20, 2026 PLDRB Business Meeting by Board Member Nicholson and seconded by Board Member Decker

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

D. PUBLIC HEARING

2. PALM HARBOR PROFESSIONAL COMPLEX TECHNICAL SITE PLAN - TIER 2, APPLICATION # 5588

Mr. Phong Nguyen, Planning Manager, introduced this item along with Mr. Michael Hanson, A.I.C.P., Senior Planner, and Ms. Alisha Mobley, Site Development Coordinator, who gave a presentation which is attached to this record.

Casey Travers, Engineering Division Technician 1, Stephenson, Wilcox & Associates, Inc., representing the applicant, gave a presentation which is attached to this record.

BM Nicholson asked why two access entrances are shown. Ms. Travers explained that the internal parking is two way, the roadway is one way around the building. Ms. Nicholson questioned the attractiveness of the buildings; she specifically referenced the 2nd floor jagged line and u shape over the double storied glass. BM Ferguson asked about the marketing application with this project, Ms. Travers stated that they will build the shell and the tenants will come later. She restated that it would be a professional business not just centering on medical and dental offices.

Chair Shank opened this item to public comment @5:55pm and Mr. Cezary Sadlinski, Operating Manager for the owner of this project, addressed the concerns about the building's appearance. He also stated that this type of project is needed in the city and the project will host upscale financial, architect, plastic surgeon's offices. Chair Shank closed public comment @5:58pm.

Mr. Marcus Duffy, City Attorney, asked the PLDRB members to disclose any ex parte communications – each member answered that none occurred.

Passed

Motion made that The Planning and Land Development Regulation Board finds the project in compliance with the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Palm Harbor Professional Complex, Application No. 5588 by Board Member Ferguson and seconded by Board Member Hilton

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

3. GPR 2 TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6590

Mr. Michael Hanson, A.I.C.P., Senior Planner, gave a presentation which is attached to this record.

Mr. Gary Rogers, developer of the project, addressed the PLDRB and gave a presentation which is attached to this record.

BM Ferguson asked about the location of the air conditioning units and Mr. Rogers explained that the units are at the back of the building and they are split units where the unit occupants can control their own environment.

Chair Shank opened public comment @6:14pm and seeing no one approach the podium she closed it @6:15pm

Mr. Marcus Duffy, City Attorney, asked the PLDRB members to disclose any ex parte communications and each member answered none occurred.

Passed

Motion made that The Planning and Land Development Regulation Board finds the project in compliance with the Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for GPR 2, Application No. 6590 by Board Member Decker and seconded by Board Member Ferguson

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

4. FLAGLER LANDINGS TECHNICAL SITE PLAN - TIER 3, APPLICATION # 6587

Mr. Michael Hanson, A.I.C.P., Senior Planner, gave a presentation which is attached to this record.

Mr. Marcus Duffy, City Attorney, asked the PLDRB members to disclose any ex parte communications and each member answered none occurred.

Mr. Jay Livingston, Livingston and Sword, on behalf of the applicant, addressed the PLDRB members and gave a presentation which is attached to this record.

BM Decker asked about the timeframe of the temporary pump station and Mr. Nguyen stated that it should be used until 2028.

BM Ferguson questioned access to Seminole Woods Pkwy. that was planned when BJ's was built. Mr. Livingston stated there is a legal issue with BJ's tying into RaceTrac (private covenant). Mr. Nguyen stated that currently the city is working on an appraisal for the 200' of land and then once the appraisal is available we will reach out to negotiate with the owners, as the city wishes to provide a parallel corridor on the south side of SR 100. He also commented we are working on the Airport Commons 2 connection which would provide a connection to the west. Eventually the city hopes to connect Seminole Woods Pkwy. to Belle Terre Blvd.

BM Nicholson asked about parking. Mr. Livingston stated that the outparcels will have their own parking. BM Nicholson asked about which way the buildings on the parcels will face. Mr. Livingston wasn't sure but assumes that it should face the road for visibility.

Chair Shank opened public comment @6:43pm and seeing no one approach the podium she closed public comment @6:44pm.

Passed
Motion made that The Planning and Land Development Regulation Board finds the project in compliance with the Land Development Code and Comprehensive Plan, and recommends approval, with the staff conditions, to the City Council by Board Member Decker and seconded by Board Member Ferguson

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

E. MEMBERS DISCUSSION AND STAFF ISSUES

Chair Shank stated she is pleased to see impacts to economic development progress that these 3 developments demonstrate.

Irene Schaefer, Recording Secretary, reminded all PLDRB members to file their required Form 1 no later than July 1, 2026.

F. ADJOURNMENT

Motion made to approve by BM Decker and seconded by BM Nicholson. The meeting was adjourned at 6:45pm. Respectfully Submitted by: Irene Schaefer, Recording Secretary

Motion made to approve by Board Member Decker and seconded by Board Member Nicholson

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Suzanne Nicholson, Chair Sandra Shank

City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Board Member Dana Mark Stancel
Alternate Board Member Larry Gross
Alternate Board Member Garrett
School Board Rep Lisa Divina

Wednesday, June 17, 2026	**5:30 PM**	**City Hall - Jon Netts Community Wing**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the 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 ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Shank called the June 17, 2026 Planning and Land Development Regulation Board (PLDRB) workshop meeting to order at 6:45pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Chair Shank, Board Member Hilton, Board Member Nicholson, Board Member Ferguson, Board Member Decker Excused were School Board Representative Divina Unexcused were Vice Chair Albano, Board Member Stancel, Board Member Gross.

C. PUBLIC HEARING

1. PRESENTATION TO WRAP UP THE PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE

Mr. Jose Papa, A.I.C.P. Senior Planner gave a presentation which is attached to this record.

BM Nicholson thanked staff for their orderly procedure through the Land Development Code chapter reviews.

D. MEMBERS DISCUSSION AND STAFF ISSUES

BM Ferguson addressed the PLDRB members about his decision to not reapply as a member of the PLDRB (his term is ending on September 1, 2026). He thanked the members of the PLDRB.

E. ADJOURNMENT

Motion made to approve by BM Decker and seconded by BM Ferguson. The meeting was adjourned at 7:11pm. Respectfully Submitted by: Irene Schaefer, Recording Secretary

City of Palm Coast, Florida
Agenda Item

Agenda Date: July 15, 2026

Agenda Item:
D.2

Department COMMUNITY DEVELOPMENT **Division** PLANNING	**Amount** **Org/Account #**

Subject: A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE

Presenter: **Jose Papa, AICP, Senior Planner**

Attachments:

1. Staff Report
2. Current Future Land Use Map
3. Proposed Future Land Use Map
4. Current Zoning Map
5. Proposed Zoning Map
6. Proposed Annexation Areas
7. Applicant Submittal Preliminary Environmental Site Assessment
8. Applicant Submittal Cultural Resource Desktop Analysis
9. Applicant Submittal FLUM Analysis Impact on Public Facilities

Background:
There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designation of the subject property. The proposed zoning designation will be Master Planned Development (MPD). The proposed development potential contained within the MPD will be used for the analysis in the FLUM staff report.

A summary of the findings and information within the FLUM staff report is provided as follows:

<u>Density/Intensity and Population</u>
Based on 21,920 dwelling units and 2.5 persons/household, there is potential gross population of 54,800.

<u>Public Facilities Impact Analysis</u>
There is currently no infrastructure available to serve the subject area. As stated in the proposed MPD-DA, development in the subject area will be required to meet the Level of Service (LOS) standards established in the Comprehensive Plan and would be the subject of “development agreements” that address the

responsibilities, the timing, and the process for ensuring that public infrastructure and facilities are available to serve development.

Environmental/Cultural Resources Analysis

Any potential impact on environmental/cultural resources are intended to be addressed as development proceeds.

Land Use Compatibility

No incompatibility with the proposed FLUM designation of Master Planned Mixed Use (MPMU) and the existing and potential uses in the vicinity of the subject property. The proposed MPMU designation includes objectives and policies to recognize the uniqueness and the environmental sensitivity of the subject area.

The MPMU designation includes Goal, Objectives, and Policies such as the creation of a Greenway Overlay" to serve as "the primary defining component of the community form. This Overlay is created based on the regional context of planned conservation lands, adjacent public conservation lands, on-site environmentally sensitive lands, an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation".

The MPMU designation also creates an "Employment Center" sub area to provide economic development opportunities and encourage the location of jobs proximate to the transportation network. As currently proposed, the Employment Centers are located proximate to existing employment centers found along US-1 and the FEC railroad tracks.

Also, the MPMU establish compatibility, design standards, and in-depth analysis to protect the long-term viability and multi-function of the Greenway Overlay.

Consistency with Other Policies of the Comprehensive Plan

The proposed FLUM amendment recognizes the availability of an approximately 20,100 acre area for the potential implementation of various Annexation and Economic Development goals, objectives and policies identified within the Comprehensive Plan.

It is important to recognize that there are other policies within the Comprehensive Plan that need to be addressed such as the provision of public infrastructure, facilities and services which are required as part of expanding a City's urban boundary. It is recognized that the provision of the required public infrastructure, facilities, and services are not comprehensively addressed as part of this FLUM amendment but are to be addressed when or should future phases of the westward expansion move forward.

These processes may include the approval of a zoning map amendment, approval of a development agreement, and approval of agreements to specify responsibilities for the stated public infrastructure, facilities, and services.

Neighborhood Meeting

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

attended the meeting. A summary of the neighborhood meeting is attached to the agenda package.

This is a legislative item.

Recommended Action:
STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND APPLICATION #6681 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMEND THAT CITY COUNCIL APPROVE THE PROPOSED FLUM AMENDMENT FROM FLAGLER COUNTY DESIGNATIONS AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE, AND CITY OF PALM COAST DESIGNATION OF DEVELOPMENT OF REGIONAL IMPACT-MIXED USE (DRI-MU), MIXED USE, AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED MIXED USE

COMMUNITY DEVELOPMENT DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
July 15, 2026

OVERVIEW

Case Number: 6681

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

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

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

Property Owner: Raydient Palm Coast LLC

Real Estate ID #: List may be found in Application Package

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

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

Current Use: Vacant/Silviculture

Requested Action: A Future Land Use Map (FLUM) amendment to change 20,144+/- acre subject area from City of Palm Coast designations: DRI-MU (Neoga Lakes & Old Brick Township), Conservation, and Mixed Use, and Flagler County designations: Agriculture & Timberlands, Conservation, and Residential Low Density/Rural Estate to of City of Palm Coast Designation of Master Planned Mixed Use

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designation of the subject property. The proposed zoning designation will be Master Planned Development.

Recommendation: Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #6681 consistent with the Comprehensive Plan and recommend that City Council APPROVE the

FLUM amendment.

Project Planner: José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

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

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

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

Future Land Use Map Amendment –

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

TOTAL	**20,144**

The push for westward expansion includes a long history of city actions through public hearings that extend back to the annexation of lands that encompasses the Neoga Lakes and Old Brick Township DRIs. These series of annexations extended from 2007 to 2010. The annexations were followed by adoption of Comprehensive Plan amendments to designate the subject properties (which encompasses the DRIs) with a City of Palm Coast Future Land Use Map designation of Development of Regional Impact-Mixed Use (DRI-MU) and Conservation. The approval of the Comprehensive Plan amendments was in conjunction with the approval of the DRI-Development Orders for Neoga Lakes and Old Brick Township DRIs. In addition to the DRI-DOs, a series of mitigation agreements addressing utilities and school facilities were approved by the City, the landowner, and as appropriate, the applicable agency for the public facility (School Board for School mitigation, and FDOT for state roadway mitigation, etc.). Other lands that were annexed during this time, but are not part of the DRIs retain their Flagler County designation of Agriculture & Timberlands, and Conservation.

In addition to the Future Land Use Map amendment and DRI-DO approvals, Neoga Lakes also received approval for a change of zoning to Master Planned Development in 2012. Old Brick Township continues to retain the Flagler County designation of Agriculture.

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

The background for this legislative priority is as follows:

> *The FEC Railroad bisects Palm Coast running north/south just west of US1. There are approximately 12,000 acres of land within the Palm Coast municipal boundaries west of the railroad tracks with limited access. Currently, there are only two, at grade, railroad crossings within the city limits. The City is actively evaluating options for three additional westbound corridors at Matanzas Woods Parkway, Palm Coast Parkway, and Whiteview Parkway. Judicious transportation investments lower the costs of moving people and goods increasing economic productivity. Because productivity is a central component of economic growth, it should be a strong consideration when assessing the value of transportation expenditures. Opening these corridors will promote economic opportunities in Palm Coast and Flagler County.*

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

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

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

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

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

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

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

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

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

In addition to the “Community Form” objectives, the MPMU objectives include parameters for an overall mix of uses. This includes a requirement to keep 50% of the total lands within the MPMU for recreation and open space. Other policies include providing for a minimum of 50 sq. ft. of retail

and service space per dwelling unit and a minimum of 100 sq. ft. of workplace space per dwelling unit. The overall mix of uses may be tracked through each MPD application to demonstrate compliance and consistency with the policy and to ensure the targeted mix of uses.

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

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

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

DENSITY/INTENSITY AND POPULATION

Note: The footnotes within the tables specify how maximum densities/intensities are determined.

The application proposes designating a 20,144+/- acre area with the City of Palm Coast designation of Master Planned Mixed Use. Certain assumptions are made in developing the estimates found in the following tables. As previously stated, there is a companion Zoning Map Amendment application to designate the entire subject property as Master Planned Development (MPD) along with a Development Agreement (DA) to govern the development of the subject area. The calculations use the development limits identified in the companion zoning map amendment to determine the projected impacts. Additionally, the development potential is assumed to be the maximum allowed by the land use category if it is not identified in the existing Development of Regional Impact Development Order (DRI-DO) or within the proposed DA. Finally, the population projection uses the adopted number of persons per dwelling unit (2.5persons/dwelling unit) found in the adopted 2050 Comprehensive Plan.

Tables 1 and 2 below are intended to demonstrate the net impact of the proposed amendment. It should be noted that since no infrastructure currently exists to serve the subject area, it is important to recognize the gross impact of the proposed amendment (i.e. the entirety of the westward expansion area).

As Table 1 shows, the proposed FLUM amendment results in a net increase of 8,845 dwelling units with a potential population of 19,598. The gross impact from the proposed amendment would be 21,920 dwelling units with a potential population of 54,800. Note that the current FLUM designations through the approved DRI-DO also permit 1,000 age restricted units and 150 Life Care (assisted living) units.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)					
		# of Acres	Maximum Density[1]	Maximum # of units[2], [3]	Population (2.5 persons/dwelling unit)
Proposed FLUM:	**Master Planned Mixed Use**	20,144	1.2/acre	21,920	54,800
Current FLUM:	**DRI-MU, Ag&Timberlands, Residential Low-Density/Rural Estate**	16,043	Varies with each Land Use category	12,435	31,088
NET CHANGE		4,101		9,485	23,713

Footnotes:

[1] Maximum densities are established by Comprehensive Plan Policy.

[2] Maximum # of units for the proposed FLUM designation wil be the caps established in the companion MPD application.

[3] Maximum # of units for the current FLUM designations are based on approved DRI-DOs or if not within a DRI, the maximum permitted by the FLUM designation.

In addition to measuring the potential impact from the residential development of the subject area, Table 2 below exhibits the potential non-residential development for the subject area. As shown, the proposed amendment may result in a net increase of approximately 2.95 million sq. ft in non-residential development. Overall, the proposed amendment will permit approximately 6.7 million sq. ft. of non-residential development.

TABLE 2 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (NON-RESIDENTIAL USE)				
		# of Acres	Maximum FAR [1]	Maximum Sq. Ft.[2], [3]
Proposed FLUM:	**Master Planned Mixed Use**	20,144	1.0	6,682,100
Current FLUM:	**DRI-MU, & Mixed Use**	8,916	Varies with each Land Use Category	3,734,436
NET CHANGE		11,228		2,947,664

Footnotes:

[1] Maximum intensities are established by Comprehensive Plan Policy.

[2] Maximum intensity for the proposed FLUM designation wil be the caps established in the companion MPD application.

[3] Maximum intensity for the current FLUM designation are based on approved DRI-DOs or if not within a DRI, the maximum intensity permitted by the FLUM designation.

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 this proposed FLUM amendment will consider the proposed companion zoning map amendment and associated Development Agreement as the potential development impact. The current development potential will use the existing approved DRI-DO or maximum development potential from the current FLUM designation (if the parcel is not within one of the two DRIs). Other assumptions such as the number of trips are provided in the footnotes of the analysis table.

The analysis of the public facilities impacts represents the theoretical net change between the existing and proposed land use categories. As previously stated, there is currently no infrastructure available to serve the subject area, therefore, it is crucial to acknowledge that the development impact of the gross development potential for the subject area since it is this development potential that will need to be accommodated by the public infrastructure and public facilities improvements.

The results of the net impact analysis are provided in Table 3 below:

Transportation

The proposed FLUM amendment has previously been described in the Background section. Based on the analysis conducted in Table 3, the net increase in potential trips is 9,386 PM Peak Hour Trips with a gross total of 28,187 trips if the proposed FLUM amendment is approved. The provision for addressing the demand on transportation facilities and the need to expand the transportation facilities is to be covered by a development agreement which will be a negotiated instrument between the applicant and the City with final approval by City Council. Elements of the development agreement may include the impact on the existing roadway network, the additional roadways needed to serve the subject area, the timing of improvements, the costs of the improvements, and the financial mechanism to implement the transportation projects.

Potable Water

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of approximately 2.5 MGD and a gross increase in demand of 6.3 MGD. Similar to addressing the transportation facilities impacts, the necessary system improvements will be addressed in a development agreement. Elements of the development agreement may include the impact on the capacity (water lines and plant treatment capacity), the costs of the improvements necessary to accommodate the project, and the financial mechanism to implement the necessary improvements to serve the subject area.

Wastewater
The proposed FLUM amendment will have a maximum potential net increase in demand for wastewater treatment of approximately 2.0 MGD and a gross increase in demand of 5.1 MGD. Similar to addressing the other public facilities and utilities, the necessary improvements will be addressed in a development agreement. Elements of the development agreement may include the impact on the capacity (water lines and treatment), the additional capacity needed to serve the subject area, the costs of the improvements, and the financial mechanism to implement the necessary improvements to serve the subject area.

Solid Waste
The proposed FLUM amendment will have a potential net increase of 163,775 lbs./day of solid waste with a gross demand of 452,955 lbs./day of solid waste. Only the demand from residential use is calculated. The demand from non-residential uses are not calculated since the landowner or proprietor (business owner) of a non-residential use have the option to contract with a provider for solid waste disposal.

Public Recreation and Open Space
The proposed FLUM amendment will have a potential net increase in demand of 169.7 acres of park facilities with a gross demand of approximately 438 acres. Addressing the demand for park facilities may include the donation of land, the payment of impact fees, or a development agreement between the City and developer that will address the demand on recreation and open space created by development in the subject area.

Public Schools
The proposed FLUM amendment will have a potential net decrease in demand of 1,702 student stations with a gross increase in demand for 4,351 student stations. Similar to addressing the other public facilities, an agreement between the land owner and the School District will be necessary to address the impact on school facilities. Mitigation of school impacts can range from the donation of land to a payment of a proportionate-share amount.

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

Table 3 Public Facilities Impact Analysis

***Proposed FLUM designation assigns entitlements as specified in the companion MPD amendment.**

****Current FLUM impacts are based on approved DRI-DO entitlements for the property and maximum development potential based on land use.**

Density[1]	# of units or square feet of development	Transportation (PHT)[2]	Potable Water (GPD)[3]	Sanitary Sewer (GPD)[4]	Solid Waste (lbs./day)[5]	Recreation and Parks (8 acres/ 1000 pop.)[6]	Public Education (students)[7]
Proposed FLUM designation*							
Master Planned Mixed Use-Single Family Detached	15440	14977	3667000	3165200	319052	308.8	4243
Master Planned Mixed Use-Single-family Attached	4480	1971	1064000	918400	92575	89.6	School Impact included in total above.
Master Planned Mixed Use-Multi-family	2000	1240	475000	410000	41328	40.0	108
Master Planned Mixed Use-Retail (Commercial)	1876000	7298	318920	187600	N/A	N/A	N/A
Master Planned Mixed Use-Office	738000	871	125460	73800	N/A	N/A	N/A
Master Planned Mixed Use-Industrial	3235000	1068	549950	323500	N/A	N/A	N/A
Master Planned Mixed Use-Hospital (assumes 150,000 sq. ft.)	100 beds	210	25500	15000	N/A	N/A	N/A
Master Planned Mixed Use-Hotel (assumes hotel of 82,500 sq. ft. for 125 rooms or 660 sq. ft./room)	1,035 rooms (683,100 sq. ft.)	486	116127	68310	N/A	N/A	N/A
Master Planned Mixed Use-Golf Course	18 holes	66			N/A	N/A	N/A
Master Planned Mixed Use-Sports/Entertainment Venue	28,000 seats				N/A	N/A	N/A
	Total	**28,187**	**6,341,957**	**5,161,810**	**452,955**	**438**	**4,351**
Current FLUM designation - the combined acreage of the DRIs to be included as part of the MPMU is +/-10,512 acres**							
COPC-DRI-MU (Residential)	11000	10670	2612500	2255000	236775	220.0	2343
COPC-DRI-MU (Age Restricted Units)	1000	970	237500	205000	21525	20.0	N/A
COPC-DRI-MU (Life Care Units)	150	146	35625	30750	N/A	N/A	N/A
COPC-DRI-MU (Retail)	454000	1766	77180	45400	N/A	N/A	N/A
COPC-DRI-MU (Office)	656000	774	111520	65600	N/A	N/A	N/A
COPC-DRI-MU (Industrial)	2309000	762	392530	230900	N/A	N/A	N/A
COPC-DRI-MU (Civic)	222000	1958	37740	22200	N/A	N/A	N/A
COPC-Mixed Use (3.9 acres)-Shopping Center Use	93436.2	363	15884	9344	N/A	N/A	N/A
FC-Residential Low Density/Rural Estate (12 ac.) 1 du/acre	12	12	2850	2460	258	0.2	3
FC-Agriculture & Timberlands (7,113 ac.) 1 du/5 acres	1423	1380	337868	291633	30621	28.5	303
FC & COPC-Conservation	4097 acres	0	0	0	0	0	0
	Total	**18,801**	**3,861,197**	**3,158,287**	**289,180**	**269**	**2,649**
Net Change		**9,386**	**2,480,760**	**2,003,523**	**163,775**	**169.7**	**1,702**

Footnotes:

(1) Calculation of Density: Lot Size (acre)*# of units/acre, or determined by site specific policy

(1) Calculation of Intensity: Lot Size (acre)*allowable FAR or determined by site specific policy

(2) Transportation: Single Family Residential - Detached, PM Peak Hour Trips (PHT), ITE Code 210 = 0.97 Trips/Unit, ITE Trip Generation Manual, 12th Edition

(2) Transportation: Single Family Residential - Attached, PM Peak Hour Trips (PHT), ITE Code 215 = 0.44 Trips/Unit, ITE Trip Generation Manual, 12th Edition

(2) Transportation: Multi-family Residential, PM Peak Hour Trips (PHT), ITE Code 220 = 0.62 Trips/Unit, ITE Trip Generation Manual, 12th Edition

(2) Transportation: Retail PM Peak Hour Trips (PHT), ITE Code 820: Shopping Center (>150k) = 3.89/1000 sq. ft. based on equation in ITE Manual, 12th Edition

(2) Transportation: Office PM Peak Hour Trips (PHT), ITE Code 710: General Office Building = 1.18/1000 sq. ft. based on equation in ITE Manual, 12th Edition

(2) Transportation: Industrial PM Peak Hour Trips (PHT), ITE Code 130: Industrial Park = .33/1000 sq. ft. based on equation in ITE Manual, 12th Edition

(2) Transportation: Civic Use PM Peak Hour Trips (PHT), ITE Code 590: Library = 8.82/1000 sq. ft. based on equation in ITE Manual, 12th Edition

(2) Transportation: Hospital Use PM Peak Hour Trips (PHT), ITE Code 610: Hospital = 2.10/Bed based on equation in ITE Manual, 12th Edition

(2) Transportation: Hotel Use PM Peak Hour Trips (PHT), ITE Code 310: Hotel = .47/Room based on equation in ITE Manual, 12th Edition

(2) Transportation: Golf Course PM Peak Hour Trips (PHT), ITE Code 430: Golf Course = 3.68/Hole based on equation in ITE Manual, 12th Edition

(3) Potable Water: Residential = # of units*2.5*95 gallons/capita/day

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

(4) Wastewater: Residential = # of units*2.5*82 gallons/capita/day

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

(5) Solid Waste: Residential Demand = # of units*2.50*8.61 lbs/capita/day

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

(6) Recreation and Parks: Residential Demand = # of units * 2.50 *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.

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.

The following section discusses site conditions. Staff has evaluated this information and provides the following findings.

A. TOPOGRAPHY AND SOIL CONDITIONS

The analysis area is vacant and primarily in timberland. It is surrounded to the east by the FEC railroad, the north primarily by public and private conservation lands, the west generally by Old Brick Road and an FPL electric transmission line, and the south by Espanola, CR 13 and CR 205. Aside from a few parcels of land near Espanola, there are no adjacent residential areas.

Analysis: The analysis area is situated within the Atlantic Coastal Plain and the Eastern Flatwoods District physiographic region and is characterized by predominantly flat to gently rolling topography with relatively low overall relief. The landscape consists of pine flatwoods, mixed

upland forests, forested wetlands, cypress strands, and shallow depressional features typical of northeastern Florida.
Surface water drainage on the analysis area is shaped by subtle topographic gradients and extensive natural wetland systems. Due to the limited relief, runoff generally moves as shallow overland flow through interconnected wetlands, swales, and natural drainageways. Wetlands and depressional areas temporarily store surface water before it gradually discharges to downstream receiving systems. Overall, drainage is broadly distributed and influenced more by natural wetlands and the low-gradient landscape than by defined stream channels.

According to the USDA NRCS Soil Survey Geographic database (USDA, 2016) for Flagler County, Florida, the following soil types occur within the analysis area. Soils are classified as hydric, predominantly hydric, partially hydric, predominantly nonhydric, and nonhydric. The hydric and predominantly hydric soils are typically found in the wetland systems in the analysis area.

Soil Map Unit	Hydric Classification	General Description
Riviera fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways and flats.
Samsula and Hontoon soils, depressional	Hydric	Very poorly drained, 0 to 2% slope, floodplains.
Wabasso fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, floodplains and drainageways.
Pineda-Wabasso complex	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flats.
Favoretta, Chobee, and Winder soils, frequently flooded	Hydric	Very poorly drained, 0 to 2% slope, floodplains.
Hicoria, Riviera, and Gator soils, depressional	Predominantly hydric	Very poorly drained, 0 to 21% slope, depressions.
EauGallie fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Winder fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, flats and drainageways.
Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Placid, Basinger, and St. Johns soils, depressional	Hydric	Very poorly drained, 0 to 1% slope, depressions.
Immokalee fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slope, flatwoods.
Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	Partially hydric	Poorly drained, 0 to 2% slope, drainageways and flatwoods.
Pomello fine sand, 0 to 5 percent slopes	Nonhydric	Moderately well drained, 0 to 5% slope, ridges and knolls.
Malabar fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways and flats.
Valkaria-Smyrna complex	Partially hydric	Poorly drained, 0 to 2% slope, drainageways.
Valkaria fine sand, 0 to 2 percent slopes	Predominantly hydric	Poorly drained, 0 to 2% slope, drainageways on flats.

Soil Map Unit	Hydric Classification	General Description
Orsino fine sand, 0 to 5 percent slopes	Predominantly nonhydric	Moderately well drained, 0 to 5% slopes, knolls and ridges.
Smyrna fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slopes, flatwoods.
Astatula fine sand, 0 to 8 percent slopes	Nonhydric	Excessively drained, 0 to 8% slopes, ridges and hills.
Adamsville fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Somewhat poorly drained, 0 to 2% slopes, rises and knolls.
Samsula and Placid soils, frequently flooded	Hydric	Very poorly drained, 0 to 2% slopes, flood plains.
Tavares fine sand, 0 to 5 percent slopes	Nonhydric	Moderately well drained, 0 to 5% slopes, flats, hills, ridges, and knolls.
Cassia fine sand, 0 to 2 percent slopes	Nonhydric	Somewhat poorly drained, 0 to 2% slopes, rises and knolls on flatwoods.
Udarents, moderately wet	Nonhydric	Somewhat poorly drained, 0 to 2% slopes, flats.
Pits	Predominantly nonhydric	0 to 2% slopes, depressions.
Paola fine sand, 0 to 8 percent slopes	Nonhydric	Excessively drained, 0 to 8% slopes, ridges and knolls.
Pomona fine sand, 0 to 2 percent slopes	Predominantly nonhydric	Poorly drained, 0 to 2% slopes, flatwoods.
Water	Nonhydric	—

FINDING: There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change. It is not anticipated that the FLUM change will negatively impact the local topography and soils or prevent development permissible within the FLUM designation.

B. FLOODPLAINS

Federal Emergency Management Agency's ("FEMA"), Flood Insurance Rate Maps (FIRM) source indicates that the subject analysis area contains Special Flood Hazard Areas (SFHA) designated as Zone A with no Base Flood Elevation ("BFE") determined.

Analysis: The development within the analysis area will follow the FEMA rules and regulations regarding floodplain management. A FEMA-compliant hydrologic and hydraulic analysis will be conducted prior to development to determine BFE for the approximate Zone A floodplain. In addition, substantial areas of the 100-year floodplain will be contained within the Greenway Overlay and other open space areas as provided by Comprehensive Plan Future Land Use Element Objective 1.7.1 and supporting policies.

FINDING: No adverse impacts to the 100-year floodplain are anticipated with the FLUM change. Floodplain management will be addressed during the site specific permitting process prior to technical site plan approval.

C. VEGETATIVE COMMUNITIES

According to the Breedlove, Dennis & Associates, Inc. ("BDA") Preliminary Environmental Site Assessment ("BDA Report"), the following vegetative community types and features are located within the analysis area:

1. Uplands
    a. Upland Coniferous Forests (410)
    b. Pine Flatwoods (411)
    c. Sand Pine (413)
    d. Regenerating Sand Pine/Xeric Oak Scrub (417)
    e. Live Oak (427)
    f. Upland Scrub, Pine and Hardwoods (436)
    g. Coniferous Plantations (441)
    h. Sand Pine Plantations (4411)
    i. Railroads (812)
    j. Communication Facilities (822) and Electrical Power Transmission Lines (832)
2. Wetlands
    a. Bay Swamps (611)
    b. Mixed Wetland Hardwoods (617)
    c. Cypress (621)
    d. Hydric Pine Flatwoods (625)
    e. Wetland Forested Mixed (630)
    f. Freshwater Marshes (641)
    g. Wet Prairies (643)
    h. Mixed Scrub-Shrub Wetland (646)
    i. Wet Coniferous Plantation (W441)
3. Surface Waters
    a. Ditches (516)
    b. Lakes (520)
    c. Reservoirs larger than 10 acres (533)
    d. Reservoirs less than 10 acres (534)

Analysis: The analysis area contains uplands, wetlands, and surface waters. Any wetland impacts and mitigation within the analysis area will be pursuant to the St. Johns River Water Management District ("SJRWMD") and U.S. Army Corps of Engineers ("Corps") regulations. Upland buffers along (non-impacted) wetlands within the analysis area will be subject to SJRWMD permitting requirements. In certain instances, a ten (10) foot wide building setback will be provided from upland buffers.

Consistent with Comprehensive Plan Future Land Use Element Goal 1.7, Master Planned Mixed Use, a Greenway Overlay will be created within the analysis area. The Greenway Overlay will consist of a system of interconnected greenways and serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources. At least 15% of the Greenway Overlay will consist of upland buffers or other upland open space.

Finding: The FLUM amendment will not change the need to adhere to federal and state regulations related to wetland impacts and upland buffers. It is staff's determination that based on the BDA Report and the above, the FLUM amendment will have no adverse impact on wetlands.

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

BDA assessed the analysis area for the occurrence or likelihood of occurrence for Listed Species (wildlife or plants listed for protection by the U.S. Fish and Wildlife Service ("USFWS") and Florida Fish and Wildlife Conservation Commission ("FWC")). The BDA Report documents the following:

1. American Alligator are regulated and have a high likelihood of occurrence within the analysis area;
2. Eastern Indigo Snake have a low to moderate potential to occur within the analysis area;
3. Florida Pine Snake have a low potential for occurrence within the analysis area;
4. Gopher Tortoise burrows that were potentially occupied were observed by BDA within the analysis area;
5. Striped Newt has a low likelihood of occurring within the analysis area;
6. Bald Eagle is unlikely to be adversely affected by analysis area development;
7. Florida Sandhill Crane have a high potential to forage and nest within the analysis area primarily in the southwestern portion where the natural lakes are located;
8. Florida Scrub-jay has a low likelihood of occurrence within the analysis area;
9. Florida Burrowing Owl have a low likelihood of occurring within the analysis area;
10. Southeastern American Kestrel have a moderate to high likelihood of utilizing the analysis area given the observation of an active nest and this wildlife in 2010 and 2023 (respectively) within the analysis area;
11. Wading Bird Rookeries (little blue heron, reddish egret, roseate spoonbill and tricolored heron) – the wetlands within the analysis area have the potential to contribute to the nesting success of these birds particularly the little blue heron or tricolored heron; and
12. Wood Storks have a moderate likelihood of utilizing the analysis area for foraging (these birds were removed from the USFWS Federal List of Endangered and Threatened Wildlife but protected by the Migratory Bird Treaty Act and under review by the FWC).

Analysis: Listed Species have been observed within the analysis area. The only Listed Species observed by BDA during 2023-2025 analysis area investigations were gopher tortoise. Previously documented observations of Listed Species on the southwestern portion of the analysis area include American alligator, Florida Sandhill crane, gopher tortoise, little blue heron, southeastern American kestrel and a wood stork flying over and within the vicinity of the analysis area. Previously documented observations of Listed Species on the northwestern portion of the analysis area include gopher tortoise, little blue heron and tricolored heron.

Mitigation or protection of Listed Species within the analysis area will be per federal and/or state environmental resource permitting associated with development of the analysis area. To the extent any gopher tortoise within the analysis area will be adversely affected by the development of the analysis area, a relocation permit from the FWC will be required with relocation to an FWC Certified Gopher Tortoise Recipient Site.

In addition to the applicable Listed Species regulatory framework, the analysis area is proposed to contain an approximately 8,501 acre Greenway Overlay. The Greenway Overlay is proposed to provide a connection to the Florida Wildlife Corridor located outside the analysis area and a wildlife habitat corridor within the analysis area. In addition, a Habitat Conservation Management Plan(s) will be developed and implemented for the Greenway Overlay as part of the federal and state environmental permitting process.

FINDING: The FLUM amendment will not change the need to adhere to federal and state regulations related to Listed Species. The Greenway Overlay is proposed to provide interconnected greenways and a wildlife corridor for wildlife, including Listed Species. It is staff's

determination that based on the BDA Report and the above, the FLUM amendment will have no adverse impact on Listed Species.

E. Groundwater Resource Protection

The analysis area includes active production well sites, all of which are within the area to be annexed. The analysis area does not include areas of high aquifer recharge. Most of the analysis area is within an area of low aquifer recharge.

Analysis: Development within the primary and secondary wellhead protections zones will be required to follow the regulations and requirements provided in LDC Section 10.03. None of the active production well sites are located within the more intensive Regional Activity Center and Employment Center sub-areas depicted on the companion zoning application, Master Plan Map Exhibit B. The amendment is not within an area of high aquifer recharge area and the FLUM amendment will not change the need to comply with the City's LDC Section 10.03 regarding wellhead protection zones.

FINDING: The land use change is not anticipated to impact groundwater resources.

F. Historical Resources

SEARCH prepared a Technical Memorandum, Cultural Resources Desktop Analysis and Reconnaissance Survey of the analysis area ("Search Technical Memo") which provides an overview of background research and results of a field reconnaissance survey for the analysis area.

Analysis: The Technical Memo identified one (1) National Register of Historic Places ("NRHP") listed property, the Old Dixie Highway (Old Brick Road), and twelve (12) NRHP eligible resources within the analysis area. If any portion of the analysis area is determined to have a potentially significant or significant cultural resource in areas of development, the applicant will conduct more detailed site specific cultural resource assessment(s) and adhere to any recommendations of the state historic preservation officer.

FINDING: The FLUM amendment will have no adverse impact on historical or cultural 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. "Compatibility" shall be as defined in Section 163.3164(9), Florida Statutes.

A. This policy shall not be construed to mean that different categories of uses are inherently incompatible. This policy 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 difference between densities and intensities of the existing and proposed developments.
C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.
D. An analysis shall be conducted of the proposed development, and how that will interface with existing abutting development, if approval is granted.
E. Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses when new abutting uses are introduced.

Surrounding Future Land Use Map Designation:

North: predominantly Flagler County Agriculture & Timberlands, DRI-MU, St. Johns County-Rural/Silviculture
South: predominantly Flagler County Agriculture & Timberlands, Espanola – FLUM designation of Low Density Residential-Rural Estate
East: DRI-MU, Industrial (County and City designation), and Residential
West: predominantly Flagler County Agriculture & Timberlands

Surrounding Zoning Designation:
North: predominantly Flagler County Agriculture, St. Johns County – Open/Rural
South: predominantly Flagler County Agriculture, Espanola – Rural Mobile Home
East: Master Planned Development, Industrial (County and City designation), Single-family residential
West: predominantly Flagler County Agriculture

Surrounding Property - Existing Uses:
North: Vacant, Silviculture/Timberlands
South: Espanola area, Timberlands, Industrial
East: Industrial Park, Single family, Florida East Coast Railroad
West: Mitigation bank, Silviculture/Timberlands

North
The area on the northern section of the proposed MPMU area are bounded by unincorporated Flagler County and St. Johns County. This area is currently vacant with a FLUM designation of Flagler County Agriculture & Timberlands and zoning of Agriculture. The St. Johns County area is designated Rural/Silviculture.

The northwest area of the proposed MPMU area bounds tracts that have a FLUM designation of Development of Regional Impact-Mixed Use (DRI-MU). These parcels are part of the Old Brick Township DRI but are not proposed to be part of the MPMU designation. These lands are proposed to become a mitigation bank.

East
The area to the east of the proposed MPMU area is mainly bounded by the Florida East Coast (FEC) Railroad tracks. The immediate area to the east of the FEC tracks are part of the Palm Coast Park DRI and are mainly slated for residential development. There are patches of industrial areas/uses along the FEC mostly concentrated to the southern portion of the proposed MPMU area.

South
Abutting the subject property to the south is the enclave of Espanola and unincorporated Flagler County. These properties are currently designated Flagler County Low Density Residential/Rural Estate, along with Agriculture & Timberlands, and Conservation. This area has a zoning of Rural Mobile Home as well as Agriculture. The development pattern ranges from single-family residential and vacant lands. There are areas along the southern boundary (mainly along the southeast quadrant) which are developed with industrial uses such as concrete plant, and industrial park. These areas found in both unincorporated Flagler County and the City of Bunnell are zoned Industrial.

West
Finally, the parcels to the west are bounded by lands in unincorporated Flagler County. These lands have a FLUM designation of Agriculture and Timberlands with zoning designations of Agriculture. The properties are currently vacant or are used for Silviculture activities. As previously stated, the northwest section of the proposed MPMU area is a mitigation bank.

Analysis: Overall, staff does not find any incompatibility with the proposed FLUM designation of Master Planned Mixed Use and the existing and potential uses in the vicinity of the subject property based on the following:

The proposed MPMU designation includes objectives and policies to recognize the uniqueness and the environmental sensitivity of the subject area. Although a large portion of the land is under silviculture activities, there exists in the subject area environmental features (wetlands and upland habitat) whose function needs to be maintained as part of the future plans for the subject area. As provided in the Comprehensive Plan, **Goal 1.7 Master Planned Mixed Use** is established to *"Create parameters for the development of a Master Planned Mixed Use community in a means that allows and promotes a mixture of uses with an integrated, interconnected transportation network, and guides development within the means of the natural environment".*

A key feature of the MPMU Goal, Objectives, and Policies is **Policy 1.7.1.1** which calls for the depiction of a "Greenway Overlay" as part of the companion Master Planned Development zoning. The purpose of the Greenway Overlay is to serve as "*the primary defining component of the community form. This Overlay is created based on the regional context of planned conservation lands, adjacent public conservation lands, on-site environmentally sensitive lands, an assessment of wetland quality, and ecological linkages to avoid habitat fragmentation"*. As such, this policy calls for the protection of connection of habitat and other environmentally sensitive lands with lands that are beyond the borders of the proposed MPMU area.

In addition to the "Greenway Overlay", **Policy 1.7.1.1** also creates an "Employment Center" sub area. The objective of this sub area which is to be located proximate to the regionally significant transportation network is to provide economic development opportunities and encourage the location of jobs proximate to the transportation network. As currently proposed, the Employment Centers are located proximate to existing employment centers found along US-1 and the FEC railroad tracks.

Additionally, Policies in the MPMU establish compatibility, design standards, and in-depth analysis to protect the long-term viability and multi-function of the Greenway Overlay. These policies are found in the following:

Policy 1.7.1.2 A. Compatibility

- *Minimize conflicting uses through site planning (e.g. placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.),*
- *Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g. fencing or bulkhead revetments, etc.),*
- *Minimization of nuisance wildlife attractants (e.g. storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.).*

Policy 1.7.1.2 B. Design Guidelines

- *Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act,*
- *Retaining unique ecological linkages to avoid habitat fragmentation,*
- *Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay.*

Policy 1.7.1.2 C. Conservation

- *Conservation easements will be developed and implemented as part of the federal and state environmental permitting process.*

Policy 1.7.1.2 D. Habitat Conservation Management Plan

- *Establishes the need to develop and implement a Habitat Conservation Management Plan as part of the federal and state environmental permitting process. This policy will help to ensure that existing habitat remain viable in the MPMU area.*

Policy 1.7.1.2 E. Monitoring and Enforcement

- *Establish within an MPD Development Agreement, enforcement provisions to ensure consistency with Policies found in 1.7.1.2.*

Policy 1.7.1.2 F. Public Access Provisions

- *Balance recreational use with the purpose and intent of the Greenway Overlay by planning for public access.*

Finally, the following directly provides a mandate for newly annexed areas to comply with the City's Concurrency Management System.

Policy 1.5.1.8 *- The City shall require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law. This policy requires that any expansion into any newly annexed areas will still have to provide for the required public facilities.*

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. Staff's analysis finds the designation of the MPMU westward annexation area consistent with various Annexation and Economic Development Goals, Objectives, and Policies found in the Comprehensive Plan. These are highlighted as follows:

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

Consistency with the Future Land Use Element

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

Analysis: The subject property encompasses approximately 20,100 acres located mainly west of the Florida East Coast (FEC) railroad tracks. As stated in the findings of the Comprehensive Plan Future Land Use Element Goal 1.7, *the City will encourage new development to (i) be composed of mixed-use communities and neighborhoods served by a regionally significant interconnected transportation network and public facilities, (ii) provides energy efficient and diverse housing opportunities, (iii) promote enhanced opportunities for further economic*

growth in the City, and (iv) establish a guide for protection of the natural environment. Currently, access to the subject area is very limited and will require significant improvements to the road network in order to accommodate the potential densities/intensities contemplated by the MPMU designation. There is approximately $120 million allocated from the State of Florida to begin the extension of an existing roadway (Matanzas Woods Parkway) to serve the subject area, however, more resources are necessary to build a transportation network to accommodate the contemplated level of development.

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

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

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

Analysis: See analysis for Policy 1.1.4.3.

Consistency with the Housing Element

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

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

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

Consistency with the Infrastructure Element

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

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

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

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

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

GOAL 1.5: ANNEXATION
Promote economic development and provide sufficient housing diversity, recreational opportunities, and natural resource protection through the adoption of an annexation policy.

Objective 1.5.1 - Develop an Annexation Plan and Policies
Explore opportunities for annexation of properties that can be used for commercial, industrial, and residential uses, particularly those that can help to diversify the housing stock and diversifying the City's tax base.

Policy 1.5.1.1 *– Identify land that is appropriate for annexation and meets the City's adopted Goals that focus on increasing commercial and industrial development.*
Policy 1.5.1.5 - *Identify and annex land appropriate for all types of housing.*
Policy 1.5.1.7 – *For any lands proposed for future annexation, the Conservation Future Land Use designation, or if within a MPMU designation a Greenway Overlay designation may be assigned to environmentally sensitive lands in order to provide protection of large interconnected optimal wetland systems and other high quality environmentally sensitive areas that are located within the proposed annexation area.*
Policy 1.5.1.8 *- The City shall require developers of annexed lands that are seeking development approval to abide by the City's Concurrency Management System consistent with state law.*

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

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

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

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

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

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

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

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

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

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

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

- *i. Establishment of setbacks, transition zones, and buffer zones;*
- *ii. Minimization of conflicting uses through site planning (e.g., placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.);*
- *iii. Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g., fencing or bulkhead revetments, etc.);*
- *iv. Pursuing FWC Lighting Certification;*
- *v. Minimization of nuisance wildlife attractants (e.g., storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.); and/or*
- *vi. Locating Hamlets within transition zones.*

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

- *i. Connection to any adjacent regional greenway(s); and internal community elements;*
- *ii. Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act;*
- *iii. Incorporating water conservation strategies to minimize use of potable water;*
- *iv. Incorporating energy conservation strategies;*
- *v. Retaining unique ecological linkages to avoid habitat fragmentation;*
- *vi. Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay;*
- *vii. Protection and management for environmentally sensitive areas (as defined below);*
- *viii. Locating Hamlets:*
  1. *The conceptual location of transition zones will be shown on the MPD Master Plan. Hamlets will be located within the transition zones.*
  2. *Hamlets shall be located outside of the Greenway Overlay.*
  3. *The maximum number of units within hamlets is limited to no more than 1 unit per 20 acres of the Greenway Overlay.*
  4. *The MPD will describe lot size and width, impervious surface ratio, setbacks and residential uses within Hamlets.*

C. Conservation: The entire Greenway Overlay will not be encumbered by conservation easements, nor will any portion be designated with a Conservation

FLU designation. Notwithstanding this, conservation easements shall be established within portions of the Greenway Overlay in accordance with federal and state permits obtained for the applicable MPMU project or portion thereof.

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

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

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

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

Consistency with the Economic Development Element

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

GOAL 11.1: ECONOMIC DEVELOPMENT
Foster a sustainable economic environment to create employment opportunities, business growth, and diversified tax base.

Objective 11.1 – Robust, Diversified, and Resilient Local Economic Environment
Foster a dynamic and robust economic environment that targets industry sectors, anticipates future industry trends, and leverages local strengths to build a diversified and resilient economy.

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

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

Objective 11.1.2 – Targeted Economic Employment Centers and Jobs
Create a thriving economic environment that attracts new industries, enables existing business to expand, and creates workforce opportunities by implementing strategic land use planning, infrastructure enhancement, and community development practices in targeted locations and sites.

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

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

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

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

Objective 11.1.3 – Investment in Infrastructure
Improve and extend the capacity of City infrastructure, public services, and related facilities to accommodate the attraction and expansion of industries and businesses.

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

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

Objective 11.1.4 – Business Attraction and Retention
Implement strategies to market, recruit, and support new and expanding businesses to (1.) create sustained economic growth and enhanced quality of life for its residents, (2.) promote the City of Palm Coast as a premier destination for business and investment, (3.) attract industries that offer well-paying jobs and contribute to economic diversification.

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

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

Objective 11.1.6 - Support Workforce Development Opportunities
Attract, retain, and support Palm Coast's diverse workforce by creating a comprehensive environment that addresses housing, employment, education, community engagement,

and quality of life factors, resulting in a vibrant community that offers a range of opportunities for personal and professional growth.

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

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

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

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

> ***Policy 1.7.2.2*** *- The MPD(s) for a Master Planned Mixed Use FLU designation will include a development program to demonstrate compliance with the following non-residential space standards:*
>
> *A. Retail/Service - At a minimum, 50 square feet of retail and service space per dwelling unit shall be planned for in a Regional Activity Center, Village Centers, and/or Neighborhood Centers with this standard measured in the aggregate across these areas. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail within Neighborhood Centers shall be of limited scale and intensity to ensure compatibility with the low intensity character of the predominantly residential Villages.*
>
> *B. Workplace/Employment Center - At a minimum, 100 square feet of workplace space per dwelling unit designed to serve the development shall be planned for in Neighborhood Centers, Village Centers, Employment Center, and/or Regional Activity Center with this standard measured in the aggregate across these areas. Workplace space can include office, health care, industrial and similar uses. Industrial uses shall compose a minimum of 50% of the workplace space.*
>
> ***Policy 1.7.2.3*** *– For purposes of implementing Objective 1.7.1.2, the mixed use percentages and nonresidential space square footage will be measured and tracked in each MPD application to demonstrate compliance and consistency with the Master*

Planned Mixed Use FLU designation and to demonstrate that the MPD development program at buildout will consist of a mix of uses.

Objective 11.1.8 – Maintaining a High Quality of Life
The City of Palm Coast is dedicated to maintaining a thriving, sustainable, and engaged community.

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

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

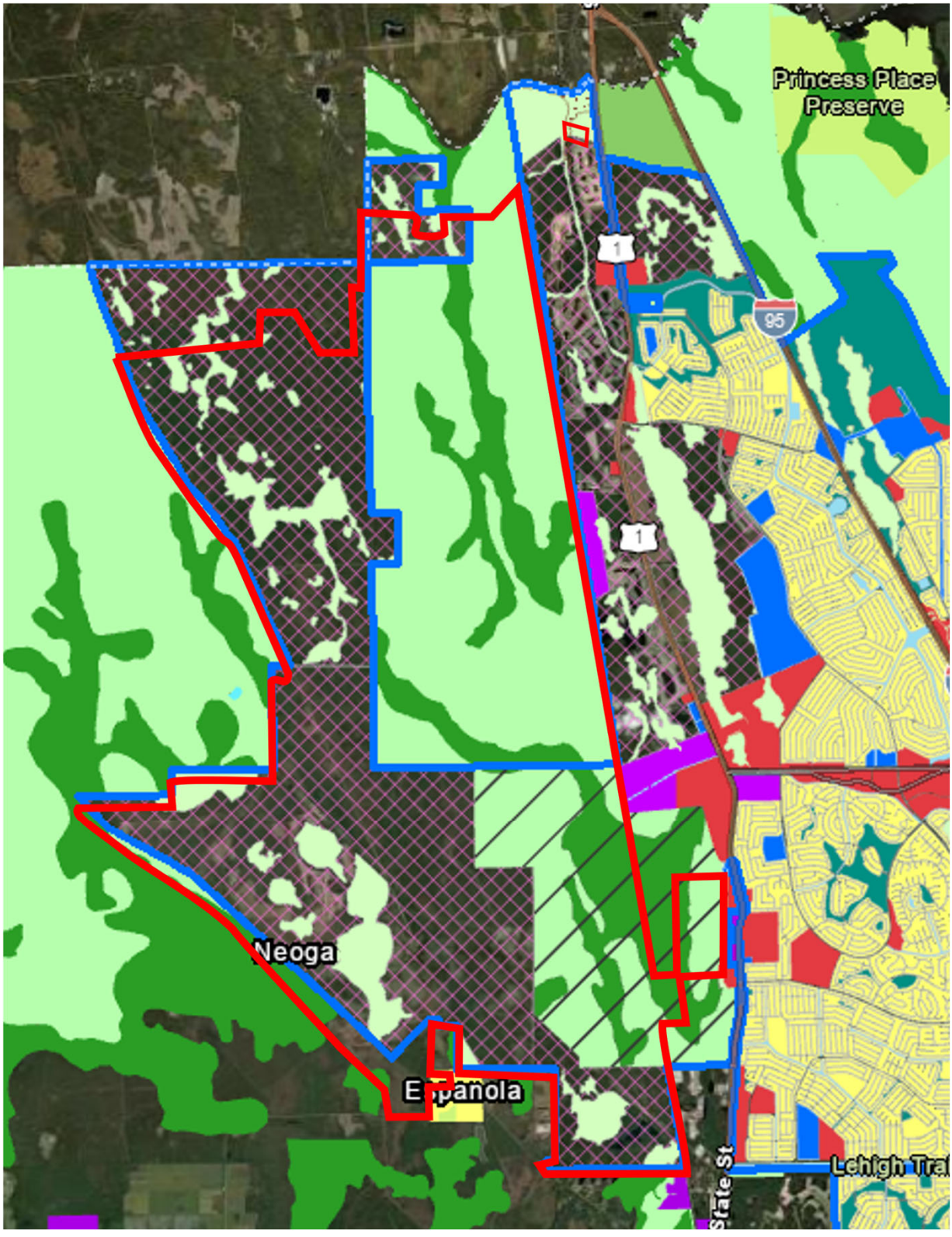
Analysis: The Economic Development GOPs of the Comprehensive Plan recognizes the importance of quality of life in maintaining a thriving, sustainable, and engaged community. The Policies cited above relates to maintaining open space and recreational areas along with promoting alternative transportation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

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

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find Application #6681 consistent with the Comprehensive Plan and recommend that City Council APPROVE the FLUM amendment.

Current Future Land Use Map – Westward Expansion Area



Westward Expansion Area

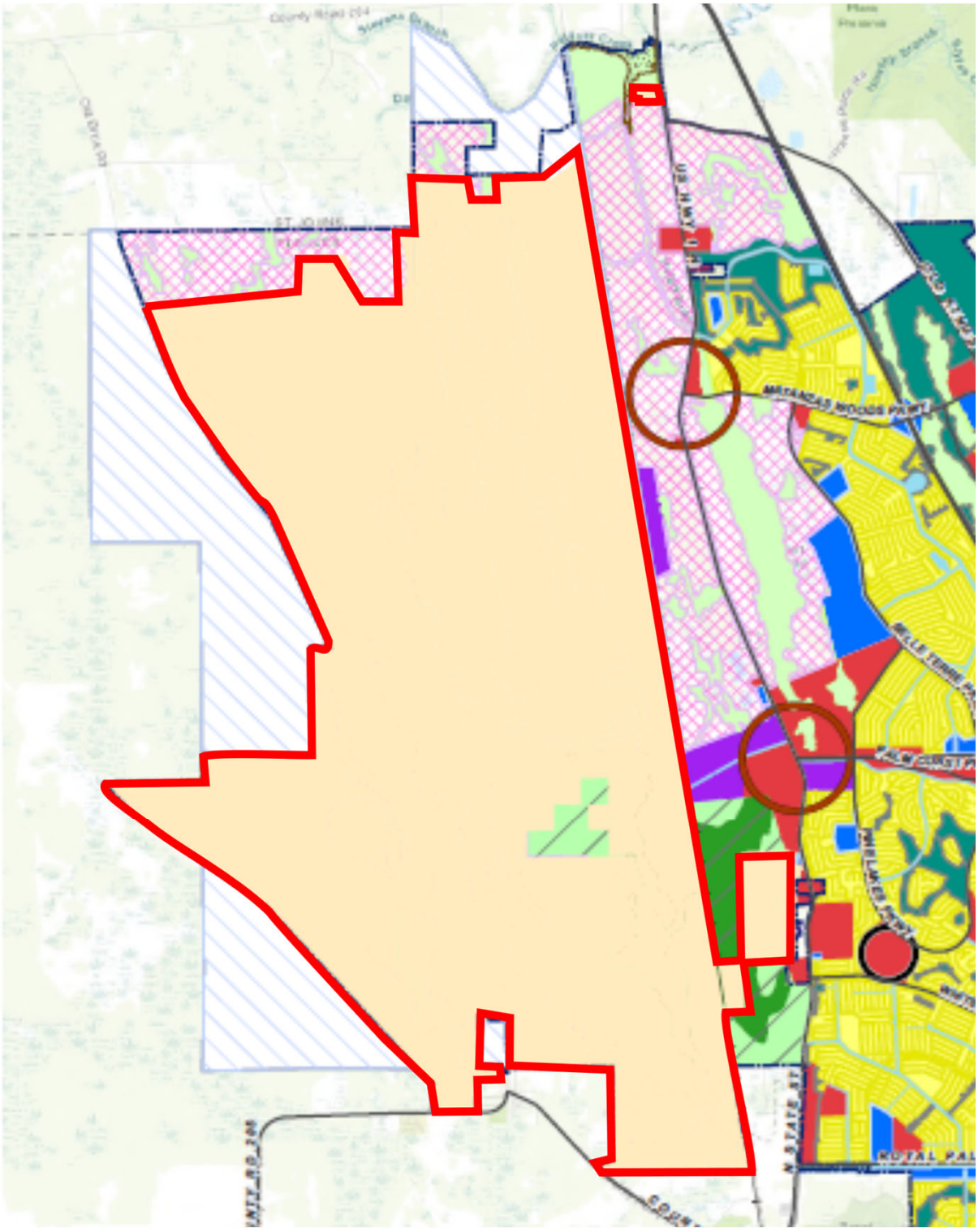
Flagler County Designations

- RESIDENTIAL: LOW DENSITY / RURAL ESTATE
- CONSERVATION
- AGRICULTURE & TIMBERLANDS

Palm Coast Designations

- DRI-Mixed Use
- Mixed Use
- Conservation

Proposed Future Land Use Map – Westward Expansion Area

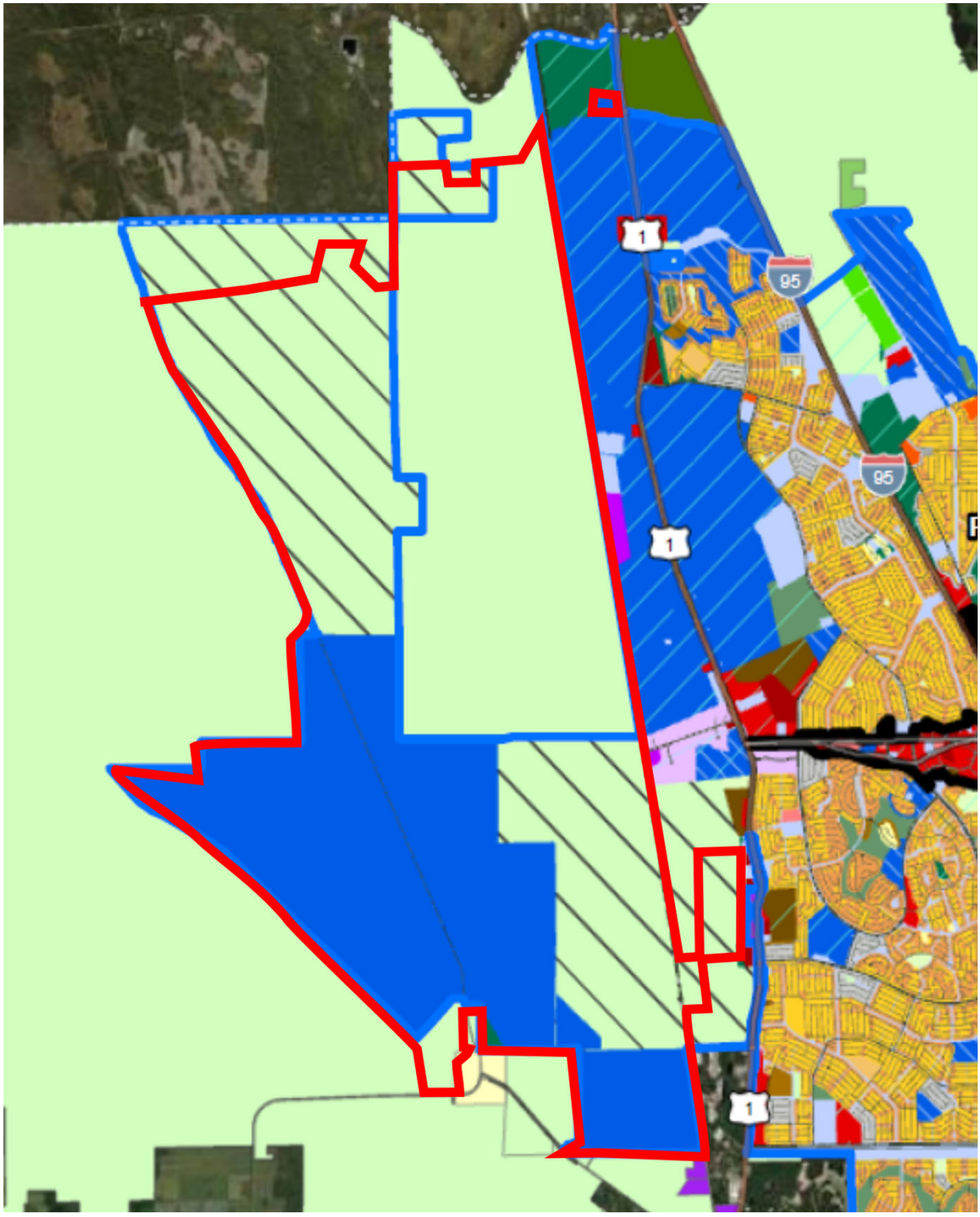


Westward Expansion Area

Proposed Designation

Master Planned Development

Current Zoning Map – Westward Expansion Area



Westward Expansion Area

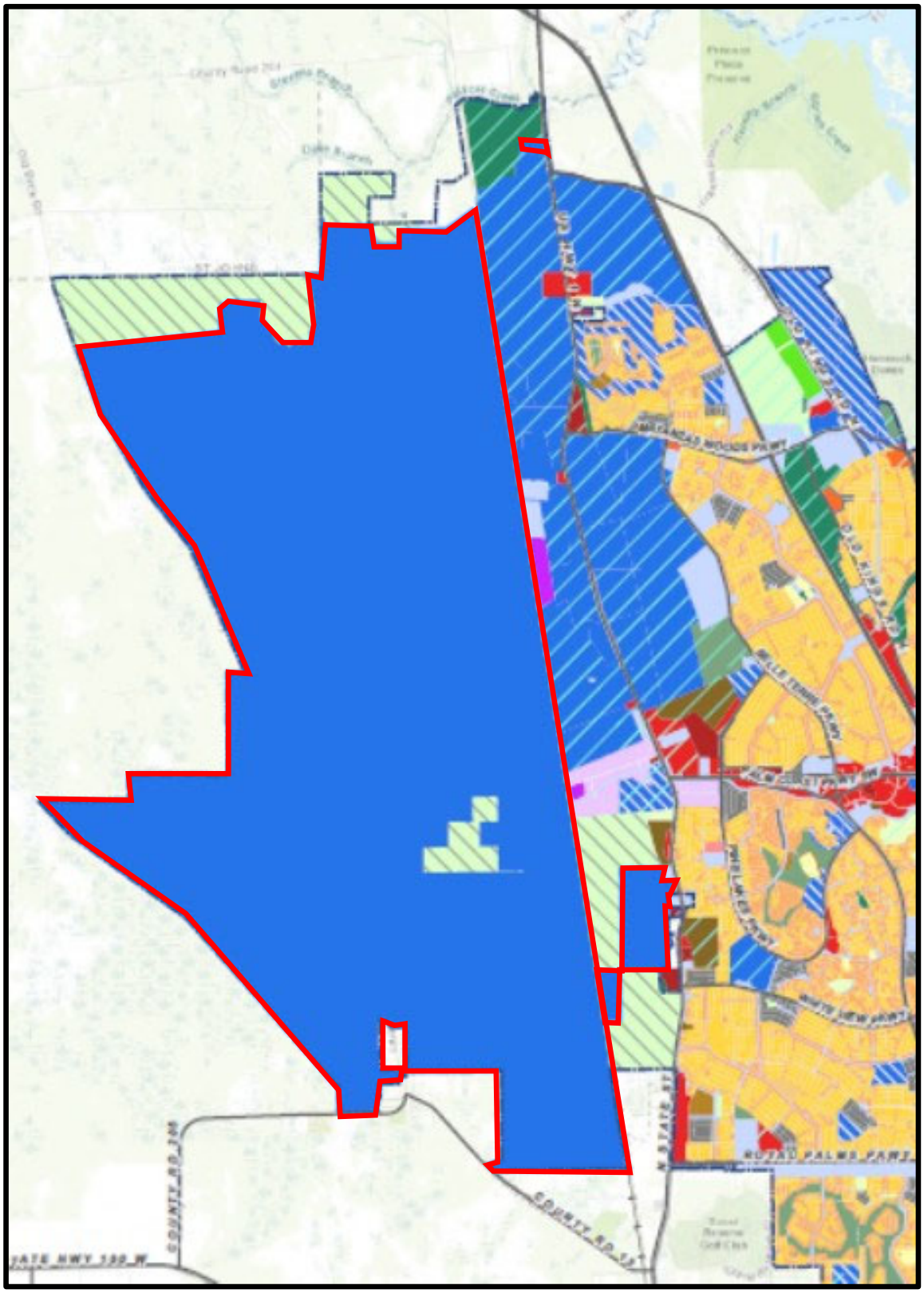
Flagler County Designations

- MH-1
- AC

Palm Coast Designations

- COM-3
- PRS
- MPD

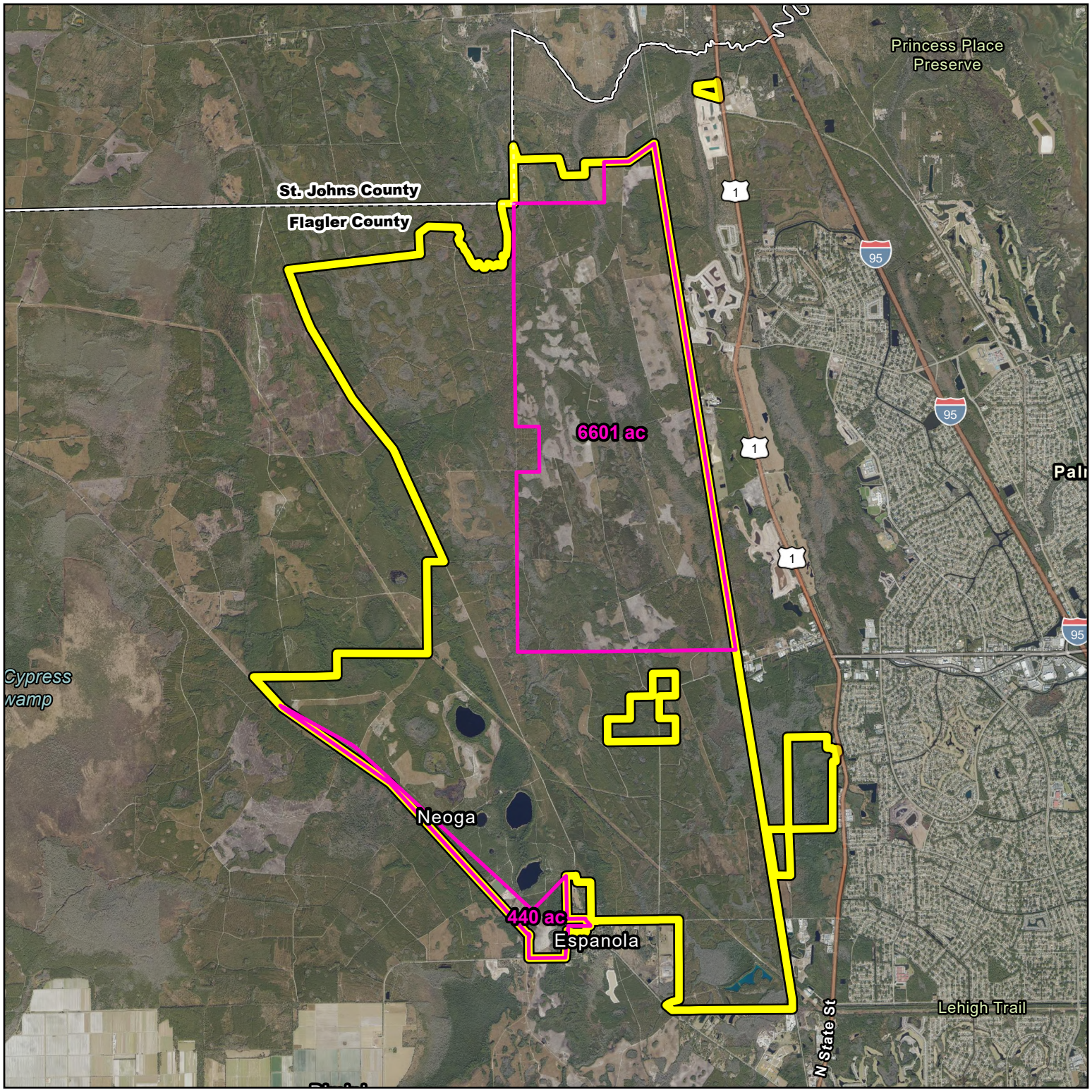
Proposed Zoning Map – Westward Expansion Area



Westward Expansion Area

Proposed Designation

MPD Master Planned Development





MPMU Palm Coast

Annexed Lands - Acreage

Source: ETM, Flagler County, St. Johns County, Esri

- MPMU
- Annexed Lands (7,041 ac)

N
W E
S

0 1.5 3

Miles

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

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

Date: 6/26/2026

T:\2023\23-285\GIS\Production\PRO\MPMU Palm Coast\MPMU Palm Coast.aprx

Preliminary Environmental Site Assessment of the Palm Coast Master Plan Development Site, City of Palm Coast, Flagler County, Florida

Introduction

Breedlove, Dennis & Associates, Inc. (BDA) conducted an environmental assessment of the Palm Coast Master Plan Development (MPD) Site (Site). Dr. W. Michael Dennis, City of Palm Coast Qualified Environmental Professional No. 19466, directed the assessment. The Site is approximately 20,144 acres located within Sections 22-27, and 35-36, Township 10 South, and Range 29 East; Sections 9, 17-20 and 29-33, Township 10 South, Range 30 East; Sections 1-2, 12-15, and 23-25, Township 11 South, Range 29 East, and Sections 4-9, 16-22, and 27-34, Township 11 South, Range 30 East located in Flagler County, Florida (Exhibit 1). The Site is generally located west of U.S. Highway 1, north of County Road 13 and County Road 205, and south of County Road 204. The majority of the Site is located within the City of Palm Coast. An aerial photograph of the Site is included as Exhibit 2.

The purpose of the review was to provide a summary of the existing environmental conditions of the Site. The environmental assessment included a desktop database review, site investigations, and review of previously compiled site data to document the existing ecological conditions and assess the potential for occurrence of species of wildlife or plants listed for protection by the U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) (Listed Species).

Ecological Communities

Wetlands depicted within the boundaries of the previous Old Brick Township Development of Regional Impact (DRI) project have been approved by the St. Johns River Water Management District (SJRWMD) pursuant to Formal Wetland Determination (FWD) No. 118954-5 issued on April 11, 2025. Surveyed wetlands associated with Conceptual Environmental Resource Permit (ERP) No. 123802-1 issued November 23, 2011, and construction ERP issued May 3, 2017, for the previous Neoga Lakes project are SJRWMD-approved. The remaining wetlands and surface waters on the Site have been photo-interpreted with selective ground truthing. The Site contains approximately 10,513 acres of uplands, 9,468 acres of wetlands, and 233 acres of surface water (Exhibit 3).

The on-site vegetative communities and land use types were classified by BDA scientists based on aerial photointerpretation, ground-truthing, and delineations to characterize the habitats present and provide the basis for an assessment of the occurrence or likelihood of occurrence for Listed Species (Exhibit 4). The characterization of the vegetative communities and land use types was based on the *Florida Land Use,*

ENVIRONMENTAL CONSULTANTS
BDA-INC.COM
330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 I F:407.657.7008
WAKE FOREST, NORTH CAROLINA
T: 407.949.8069

Cover and Forms Classification System (FDOT, 1999). Conditions were documented during previous on-site reconnaissance, and botanical nomenclature (scientific names) is per Wunderlin and Hansen (2003).

The majority of wetlands on the Site exist within large contiguous strands associated with tributaries of Pellicer Creek on the east side and surrounding the natural lakes on the west side. The vast majority of the upland communities and more than half of the Site are dominated by pine plantations. The ecological conditions of the Site have been influenced by the underlying physical template (i.e., topography, hydrology, soils). However, the historical and current silvicultural land use on the Site may have a more significant impact on the ecological character and functioning of the landscape. The Site has been managed for timber and turpentine production since the late 1870s, with intensive timber production starting in the late 1940s and continuing to the present day. Historical and present-day construction of ditches, roads, canals, and planting beds have changed the topography, hydrology, and drainage characteristics, altering the natural structure and function of both uplands and wetlands. Specific vegetation and land use types are described below.

Surface Waters

Ditches (516)
Surface waters on the Site include numerous roadside Ditches (516) that are periodically maintained. These areas either lacked a canopy or included scattered canopy trees and shrubs on the berms consisting of Carolina willow (*Salix caroliniana*), Peruvian primrosewillow (*Ludwidgia peruviana*), and wax myrtle (*Myrica cerifera*). The groundcover species included blue maidencane (*Amphicarpum muhlenbergianum*), maidencane (*Panicum hemitomon*), common buttonbush (*Cephalanthus occidentalis*), maple (*Acer* sp.) seedlings, sweetgum (*Liquidambar styraciflua*) seedlings, arrowhead (*Sagittaria graminea*), clustered bushmint (*Hyptis alata*), blue waterhyssop (*Bacopa caroliniana*), Peruvian primrosewillow, cattail (*Typha* sp.), and torpedograss (*Panicum repens*).

Lakes (520)
Four natural Lakes (520) are located in the western portion of the Site, including three large lakes (Speckled Perch Lake, Black Lake, and Tank Lake) and one small lake (Neoga Lake).

Reservoirs larger than 10 acres (533)
Three Reservoirs larger than 10 acres (533) are located on the southwest portion of the Site. These reservoirs were formerly borrow pit areas.

Reservoirs less than 10 acres (534)
There is one Reservoir less than 10 acres (534) located on the eastern portion of the Site (<1 acre). Perimeter groundcover vegetation included scattered cattail, wax myrtle, and anglestem primrosewillow (*Ludwigia leptocarpa*).

Wetlands

Bay Swamps (611)
The canopy in the Bay Swamps (611) community was dominated by loblolly bay (*Gordonia lasianthus*), sweetbay (*Magnolia virginiana*), and swamp bay (*Persea palustris*) interspersed with cypress (*Taxodium* sp.), loblolly pine (*Pinus taeda*), red maple (*Acer rubrum*), and slash pine (*Pinus elliottii*). Dominant shrub and understory species noted within this cover type included saw palmetto (*Serenoa repens*), cypress, sweetgum, red maple, fetterbush (*Lyonia lucida*), wax myrtle, rusty staggerbush (*Lyonia ferruginea*), cinnamon fern (*Osmunda cinnamomea*), chain fern (*Woodwardia* sp.), greenbrier (*Smilax* sp.), grape (*Vitis* sp.) vine, and highbush blueberry (*Vaccinium corymbosum*).

Mixed Wetland Hardwoods (617)
The canopy of the Mixed Wetland Hardwoods (617) community included a mixture of sweetbay, swamp bay, loblolly bay, red maple, and sweetgum with scattered live oaks (*Quercus virginiana*). The shrub stratum included loblolly bay, red maple, sweetgum, common buttonbush, fetterbush, wax myrtle, and highbush blueberry. The groundcover was dominated by Carolina redroot (*Lachnanthes caroliana*) and Virginia chain fern (*Woodwardia virginica*).

Cypress (621)
Cypress (621) swamps were dominated by bald-cypress (*Taxodium distichum*) or pond-cypress (*Taxodium ascendens*) with swamp tupelo (*Nyssa sylvatica* var. *biflora*) and occasionally slash pine in the canopy layer. The subcanopy was comprised of dahoon (*Ilex cassine* var. *cassine*) and cabbage palm (*Sabal palmetto*) with sweetbay or loblolly bay in some areas. The shrub layer in some areas is comprised of fetterbush and gallberry (*Ilex glabra*), while in other areas there is a mixture of wax myrtle, swamp bay, and sweetbay. Ground cover in some areas included Virginia chain fern, cinnamon fern, royal fern (*Osmunda regalis* var. *spectabilis*), maidencane, dotted smartweed (*Polygonum punctatum*), pickerelweed (*Pontederia cordata*), soft rush (*Juncus effusus*), lizard's tail (*Saururus cernuus*), manyflower marshpennywort (*Hydrocotyle umbellata*), blue waterhyssop, and spadeleaf (*Centella asiatica*). In other areas the ground cover was characterized by blue maidencane, broomsedge bluestem (Andropogon virginicus), meadowbeauty (*Rhexia* sp.), beaksedge (*Rhynchospora* sp.), and sand cordgrass (*Spartina bakeri*).

Hydric Pine Flatwoods (625)
Hydric Pine Flatwoods (625) were dominated by a canopy of loblolly pine or slash pine with sweetbay. The shrub stratum species included pines (*Pinus* spp.), myrtle dahoon (*Ilex cassine* var. *myrtifolia*), wax myrtle, gallberry, fetterbush, and loblolly bay. The groundcover was dominated by sandweed (*Hypericum fasciculatum*) with additional species consisting of fascicled beaksedge (*Rhycnhospora fascicularis*), blue maidencane, cinnamon fern, Virginia chain fern, yelloweyed grass (*Xyris* sp.), loblolly pine, beaked

panicum (*Panicum anceps*), loblolly bay, Virginia chain fern, dahoon, purple bluestem (*Andropogon glomeratus* var. *glaucopsis*), spadeleaf, clustered mille grains (*Oldenlandia uniflora*), sphagnum (*Sphagnum sp.*), flattened pipewort (*Eriocaulon compressum*), Mohr's thoroughwort (*Eupatorium mohrii*), Nuttall's meadowbeauty (*Rhexia nuttallii*), whitehead bogbutton (*Lachnocaulon anceps*), and savannah meadowbeauty (*Rhexia alifanus*).

Wetland Forested Mixed (630)

The canopy in the Wetland Forested Mixed (630) communities was dominated by a mixture of cypress, with additional species including red maple, sweetgum, swamp tupelo, swamp bay, sweetbay, loblolly bay, loblolly pine, slash pine, dahoon, and myrtle dahoon. Scattered occurrences of water oak (*Quercus nigra*) and laurel oak (*Quercus laurifolia*) were also noted within the canopy stratum. The shrub stratum was dominated by wax myrtle with additional species including red maple, cabbage palm, common buttonbush, Carolina willow, loblolly pine, myrtle dahoon, gallberry, loblolly bay, swamp bay, wax myrtle, pond-cypress, bald-cypress, swamp tupelo, fetterbush, and highbush blueberry on hummocks. The herbaceous groundcover was dominated by Virginia chain fern or St. John's-wort (*Hypericum* sp.), with additional species including red maple saplings, eastern poison ivy (*Toxicodendron radicans*), pond-cypress, sphagnum, swamp fern (*Blechnum serrulatum*), clustered bushmint, Virginia willow (*Itea virginica*), sawtooth blackberry (*Rubus pensilvanicus*), laurel greenbrier (*Smilax laurifolia*), climbing hempvine (*Mikania scandens*), narrowfruit horned beaksedge (*Rhynospora inundata*), taperleaf waterhorehound (*Lycopus rubellus*), lizard's tail, pond-cypress, cinnamon fern, swamp bay, woolly witchgrass (*Dichanthelium scabriusculum*), flatsedge (*Cyperus* sp.), bogbutton (*Lachnocaulon* sp.), Carolina redroot, blue maidencane, bushy bluestem (*Andropogon glomeratus*), yelloweyed grass, fetterbush, purple bluestem, dotted smartweed, and bracken fern (*Pteridium aquilinum*) on hummocks. Some of these communities included saw palmetto, wax myrtle, and gallberry throughout the cover type.

Freshwater Marshes (641)

Freshwater Marshes (641) included a scattered canopy of slash pine, loblolly pine, and pond-cypress. The shrub stratum included common buttonbush, swamp tupelo, loblolly pine, cabbage palm, slash pine, willow (*Salix* sp.), and wax myrtle. The herbaceous groundcover included swamp sawgrass (*Cladium* sp.), narrow plumegrass (*Saccharum baldwinii*), pickerelweed, Mohr's thoroughwort, fireflag (*Thalia geniculata*), woolgrass (*Scirpus cyperinus*), Virginia chain fern, maidencane, yelloweyed grass, soft rush, and red maple seedlings.

Wet Prairies (643)

There was no canopy stratum present in the Wet Prairies (643), and the shrub stratum consisted of scattered occurrences of wax myrtle, red maple, and loblolly pine. This cover type was prevalent in the powerline easements. The groundcover included beaksedge (*Rhynospora spp.*), blue maidencane, Carolina redroot, grassleaf rush (*Juncus marginatus*), Nuttall's meadowbeauty, pale meadowbeauty (*Rexia mariana*), pond-cypress, purple bluestem, sand cordgrass, sandweed, savannah meadowbeauty, smallfruit beggarticks

(*Bidens mitis*), St. John's wort (*Hypericum spp.*), Virginia buttonweed (*Diodia virginiana*), Virginia chain fern, and yelloweyed grass.

Mixed Scrub-Shrub Wetland (646)
Mixed Scrub-Shrub Wetland (646), the dominant wetland cover type, represents areas of past disturbance and harvesting. The canopy typically consisted of a few scattered loblolly bay, sweetgum, slash pine, and swamp bay with a shrub stratum dominated by loblolly bay, wax myrtle, dahoon, saw palmetto, highbush blueberry, and fetterbush. The groundcover consisted of Virginia chain fern, saw palmetto seedlings, sandweed, Carolina redroot, and bluestem (*Andropogon* sp.).

Wet Coniferous Plantation (W441)
Wet Coniferous Plantation (W441) was dominated by densely planted slash or loblolly pine of various stand age. Subcanopy/shrub species included cabbage palm, cypress, loblolly bay, loblolly pine, large gallberry (*Ilex coriacea*), myrtle dahoon, saw palmetto, slash pine, and wax myrtle. Groundcover species included beaksedge, blackberry, blackroot (*Pterocaulon pycnostachyum*), blue maidencane, bogbutton, camphorweed (*Pluchea* sp.), Carolina redroot, cinnamon fern, dogfennel (*Eupatorium capillifolium*), eastern poison ivy, greenbrier, maidencane, mermaidweed (*Proserpinaca* sp.), Mohr's thoroughwort, muscadine (*Vitis rotundifolia*), pine (*Pinus* sp.) seedlings, pipewort (*Eriocaulon* sp.), purple bluestem, spadeleaf, St. John's-wort, Virginia chain fern, Virginia creeper (*Parthenocissus quinquefolia*), woolly witchgrass, and yelloweyed grass.

Uplands

Upland Coniferous Forests (410)
Upland Coniferous Forests (410) were characterized by a canopy dominated by slash pine. Portions of this cover type had an understory dominated by saw palmetto, with bracken fern, bushy bluestem, and grape vine throughout the understory. An upland coniferous forest encircles Lake Neoga in the western part of the Site. The canopy in this area was dominated by slash pine, with a subcanopy comprised primarily of loblolly bay and scattered occurrences of shrub-sized myrtle oak (*Quercus myrtifolia*) and sand live oak (*Quercus geminata*). The shrub layer was generally characterized by gallberry, while the ground cover was typically comprised of broomsedge bluestem, dogfennel, greenbrier, saw palmetto, and slender flattop goldenrod (*Euthamia caroliniana*).

Pine Flatwoods (411)
Pine Flatwoods (411) typically exist on the Site as upland islands within the swamp systems. This cover type was characterized by a canopy dominated by longleaf pine (*Pinus palustris*) or slash pine, with lesser occurrences of laurel oak, live oak, loblolly bay, and water oak. The subcanopy/shrub layer consisted of dahoon, fetterbush, gallberry, live oak, rusty staggerbush, saw palmetto, sweetbay, and wax myrtle. The groundcover was dominated by saw palmetto and fetterbush, with minor occurrences of blackroot, bracken

fern, broomsedge bluestem, oak (*Quercus* sp.) seedlings, dogfennel, greenbrier, and reindeer lichen (*Cladonia* sp.).

Sand Pine (413)
Small areas of Sand Pine (413) on the southwestern portion of the Site were dominated by sand pine (*Pinus clausa*) and the subcanopy was primarily comprised of sand live oak. The shrub layer included Chapman's oak (*Quercus chapmanii*), myrtle oak, sand pine, and rusty staggerbush. The ground cover was composed of bracken fern, broomsedge bluestem, gallberry, greenbrier, gopher apple (*Licania michauxii*), reindeer lichen, shiny blueberry (*Vaccinium myrsinites*), and saw palmetto.

Regenerating Sand Pine/Xeric Oak Scrub (417)
The canopy stratum in the Regenerating Sand Pine/Xeric Oak Scrub (417) areas was characterized by sand pine, myrtle oak, Chapman's oak, and sand live oak. The understory was comprised of saplings of these species as well. The shrub and groundcover also included croton (*Croton* sp.), nutrush (*Scleria* sp.), pricklypear (*Opuntia humifusa*), rusty staggerbush, shiny blueberry, gopher apple, saw palmetto, silk bay (*Persea borbonia* var. *humilis*), tall jointweed (*Polygonella gracilis*), and vanillaleaf (*Carphephorus odoratissimus* var. *odoratissimus*).

Live Oak (427)
Live Oak (427) forest is primarily found adjacent to Pringle Branch. This community was characterized by a canopy dominated by live oak with scattered laurel oak and sand pine. The shrub stratum consisted of cabbage palm, holly (*Ilex sp.*), saw palmetto, and wax myrtle. The groundcover species included blackberry (*Rubus* sp.), bracken fern, cabbage palm, dogfennel, greenbrier, and saw palmetto.

Upland Scrub, Pine and Hardwoods (436)
The canopy stratum of the Upland Scrub, Pine and Hardwoods (436) community was characterized by species such as Chapman's oak, myrtle oak, sand live oak, and sand pine. Understory and groundcover species observed within this cover type included croton, gopher apple, nutrush, pricklypear, rusty staggerbush, saw palmetto, shiny blueberry, silk bay, tall jointweed, and vanillaleaf.

Coniferous Plantations (441)
The majority of the upland cover on the Site is characterized by Coniferous Plantations (441), which are typically dominated by high densities of slash pine or loblolly pine that have been planted in rows for timber production. Stand ages throughout the Site range from 2 to >20 years. Shrub stratum species included American beautyberry (*Callicarpa americana*), cabbage palm, gallberry, loblolly bay, loblolly pine, red maple, saw palmetto, and shiny blueberry. Groundcover species included bracken fern, cinnamon fern, dogfennel, Elliott's milkpea (*Galactia elliottii*), muscadine, sawtooth blackberry, saw palmetto, and yankeeweed (*Eupatorium compostifolium*). Some coniferous plantations in xeric areas had an understory

of Chapman's oak, myrtle oak, and sand live oak, with a groundcover of gallberry, gayfeather (*Liatris* sp.), shiny blueberry, and saw palmetto.

Sand Pine Plantations (4411)
Sand Pine Plantations (4411) were generally characterized by species such as bracken fern, Chapman's oak, Elliott's milkpea, Florida rosemary (*Ceratiola ericoides*), gopher apple, live oak, myrtle oak, reindeer lichen, rusty staggerbush, sand pine, sand live oak, saw palmetto, shiny blueberry, and silk bay.

Railroads (812)
The Railroads (812) classification is found in the southeastern portion of the Site and borders the eastern edge of the majority of the Site. The species present in the canopy and shrub stratum of the berm included loblolly pine. The groundcover included camphorweed (*Herteotheca subaxillaris*), southern crabgrass (*Digitaria ciliaris*), torpedograss, and smutgrass (*Sporobolus indicus*).

Communication Facilities (822) and Electrical Power Transmission Lines (832)
Communication Facilities (822) and Electrical Power Transmission Lines (832) are found in various locations on the Site.

Soils

The U.S. Department of Agriculture (USDA) National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA, 1994). The NTCHS and Natural Resources Conservation Service (NRCS) have generated a National Hydric Soils List using selected soil properties indicative of hydric soils. The hydric classification listed within this table is based on the properties of all soil types which comprise a map unit. Soils are classified as hydric, predominantly hydric, partially hydric, predominantly nonhydric, and nonhydric. A classification of "partially hydric" indicates the map unit is comprised of both hydric and nonhydric soils. "Partially hydric" soils require field verification to determine the presence or absence of hydric soil indicators.

According to the USDA NRCS Soil Survey Geographic database (USDA, 2016) for Flagler County, Florida, the following soil types occur within the project Site (Exhibit 5).

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Riviera fine sand, 0 to 2 percent slopes	2	Predominantly hydric	86	Poorly drained, 0 to 2% slope, drainageways and flats.
Samsula and Hontoon soils, depressional	3	Hydric	100	Very poorly drained, 0 to 2% slope, floodplains.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Wabasso fine sand, 0 to 2 percent slopes	4	Predominantly nonhydric	10	Poorly drained, 0 to 2% slope, floodplains and drainageways.
Pineda-Wabasso complex	5	Predominantly nonhydric	6	Poorly drained, 0 to 2% slope, flats.
Favoretta, Chobee, and Winder soils, frequently flooded	7	Hydric	100	Very poorly drained, 0 to 2% slope, floodplains.
Hicoria, Riviera, and Gator soils, depressional	8	Predominantly hydric	95	Very poorly drained, 0 to 21% slope, depressions.
EauGallie fine sand, 0 to 2 percent slopes	9	Predominantly nonhydric	3	Poorly drained, 0 to 2% slope, flatwoods.
Winder fine sand, 0 to 2 percent slopes	10	Predominantly hydric	96	Poorly drained, 0 to 2% slope, flats and drainageways.
Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	11	Predominantly nonhydric	25	Poorly drained, 0 to 2% slope, flatwoods.
Placid, Basinger, and St. Johns soils, depressional	12	Hydric	100	Very poorly drained, 0 to 1% slope, depressions.
Immokalee fine sand, 0 to 2 percent slopes	13	Predominantly nonhydric	6	Poorly drained, 0 to 2% slope, flatwoods.
Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	14	Partially hydric	52	Poorly drained, 0 to 2% slope, drainageways and flatwoods.
Pomello fine sand, 0 to 5 percent slopes	15	Nonhydric	0	Moderately well drained, 0 to 5% slope, ridges and knolls.
Malabar fine sand, 0 to 2 percent slopes	16	Predominantly hydric	96	Poorly drained, 0 to 2% slope, drainageways and flats.
Valkaria-Smyrna complex	18	Partially hydric	59	Poorly drained, 0 to 2% slope, drainageways.
Valkaria fine sand, 0 to 2 percent slopes	19	Predominantly hydric	93	Poorly drained, 0 to 2% slope, drainageways on flats.
Orsino fine sand, 0 to 5 percent slopes	20	Predominantly nonhydric	1	Moderately well drained, 0 to 5% slopes, knolls and ridges.
Smyrna fine sand, 0 to 2 percent slopes	21	Predominantly nonhydric	6	Poorly drained, 0 to 2% slopes, flatwoods.
Astatula fine sand, 0 to 8 percent slopes	22	Nonhydric	0	Excessively drained, 0 to 8% slopes, ridges and hills.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Adamsville fine sand, 0 to 2 percent slopes	23	Predominantly nonhydric	2	Somewhat poorly drained, 0 to 2% slopes, rises and knolls.
Samsula and Placid soils, frequently flooded	24	Hydric	100	Very poorly drained, 0 to 2% slopes, flood plains.
Tavares fine sand, 0 to 5 percent slopes	25	Nonhydric	0	Moderately well drained, 0 to 5% slopes, flats, hills, ridges, and knolls.
Cassia fine sand, 0 to 2 percent slopes	27	Nonhydric	0	Somewhat poorly drained, 0 to 2% slopes, rises and knolls on flatwoods.
Udarents, moderately wet	29	Nonhydric	0	Somewhat poorly drained, 0 to 2% slopes, flats.
Pits	30	Predominantly nonhydric	30	0 to 2% slopes, depressions.
Paola fine sand, 0 to 8 percent slopes	38	Nonhydric	0	Excessively drained, 0 to 8% slopes, ridges and knolls.
Pomona fine sand, 0 to 2 percent slopes	40	Predominantly nonhydric	7	Poorly drained, 0 to 2% slopes, flatwoods.
Water	99	Nonhydric	0	—

Listed Species

The Site was previously inspected during field investigations to assess the occurrence or likelihood of occurrence for species of wildlife or plants listed for protection by the USFWS and FWC (Listed Species) under provisions of the Endangered Species Act (ESA) of 1973, as amended and the Florida Rule (FWC, 2023b). Listed species known to occur within Flagler County, Florida are summarized in Exhibit 6.

The likelihood of occurrence for Listed Species is based on a comparison of known general habitat requirements by these species with the habitats found on or near the Site; the quantity, quality, and adjacency of these habitats; historical records; as well as any observations of these species during field investigations. The likelihood of occurrence for Listed Species referenced in this report was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists onsite, but the Site is within the documented range of the species; "not applicable" indicates that the habitat for this species does not exist on or immediately adjacent to the Site. These

likelihood of occurrence ratings are generally consistent with Section 3.01(A)(1)(e) of the *City of Palm Coast Technical Manual Section VII Environmental Standards and Specifications*.

Amphibians and Reptiles

American Alligator (Alligator mississippiensis) (Threatened [T], USFWS):
The American alligator is listed as "Threatened" by the USFWS due to its similarity of appearance. The similarity of appearance designation reflects that, while the American alligator is fully recovered and is not itself threatened, its close resemblance to other crocodilian species that are endangered or threatened requires that the American alligator also be regulated. American alligators are found throughout Florida in permanent water bodies of freshwater including marshes, swamps, lakes, reservoirs, and rivers. Suitable habitat is present on the site and American alligators are often observed in the small reservoirs. There is a high likelihood of occurrence of alligators on the Site.

Eastern Indigo Snake (Drymarchon couperi) (T, USFWS):
Eastern indigo snakes are found in a variety of habitats throughout Florida, from mangrove swamps and wet prairies to sandhill and scrub habitats, and they often winter in the burrows of gopher tortoises (*Gopherus polyphemus*). Eastern indigo snakes have not been observed on the Site, but they have the potential to occur based on the presence of gopher tortoise burrows. Based on the FWC and USFWS habitat models (FWC, 2009; FWC, 2014; USFWS, 2018), the Site contains primarily secondary habitat/moderate potential for the eastern indigo snake to occur on the Site. Currently, the USFWS uses a 1.70-mile radius from a documented occurrence to assess probability of occurrence on a project site in the North Ecological region. Based on various databases, there are no occurrence records of eastern indigo snakes on or within a 1.7-mile radius of the Site. Eastern indigo snakes were not observed on the Site and there is a low to moderate potential for the eastern indigo snakes to occur on the Site.

Florida Pine Snake (Pituophis melanoleucus mugitus) (T, FWC):
The Site is located within the range of the Florida pine snake (Franz, 1992). Florida pine snakes typically occur in sandhills and former sandhills (including old fields and pastures, sand pine scrub, and scrubby flatwoods) with relatively open canopies and dry sandy soils. Occurrence databases contain no records of Florida pine snakes on or near the Site (FWC, 2016). FWC habitat models (Cox et al., 1994) indicate approximately 5% of the Site in the northeast portion was mapped as potentially suitable habitat for Florida pine snakes. The FWC Integrated Wildlife Habitat Ranking System Model (FWC, 2009) indicates approximately 10% of potential habitat for the Florida pine snake on the northeast and southwest portions of the Site. Soils and land cover data indicate that the sandhill xeric habitats preferred by this species only occur in the northeast and southwest portion of the Site. The Florida pine snake has a low potential for occurrence on the Site based on the historical silvicultural use of the Site and the limited amount of potential habitat for the Florida pine snake.

Gopher Tortoise (Gopherus polyphemus) (State Threatened [ST], FWC):
BDA scientists observed potentially occupied gopher tortoise burrows on the Site. FWC potential habitat models (Cox et al., 1994; FWC, 2016) indicate that approximately 5% of the Site, primarily in the southwestern portion of the Site, contain habitats potentially suitable for gopher tortoises. Gopher tortoises typically inhabit sites with soils that support sandhill, scrub, and pine flatwoods habitats (Enge et al., 2006). A 100% survey of all areas of suitable gopher tortoise habitat will be conducted prior to the start of any Site development activities (including silt fence installation, clearing, or grading) for the portion of the Site undergoing development activities in accordance with the FWC *Gopher Tortoise Permitting Guidelines* (Guidelines) (FWC, 2023a) to determine the population size and distribution of gopher tortoises currently on the Site and evaluate management options available for this species. A relocation permit from the FWC will be required to relocate any gopher tortoises that are adversely affected by proposed development to an off-site FWC Certified Gopher Tortoise Recipient Site.

Striped Newt (Notophthalmus perstriatus) (T, FWC):
The eastern portion of the Site is located within the range of the striped newt as mapped by the FWC *Striped Newt Species Conservation Measures and Permitting Guidelines* (2022). The preferred habitat of striped newts is longleaf pine – turkey oak sandhills with an intact groundcover containing wiregrass (*Aristida stricta*), but this species is also found in scrub and scrubby flatwoods habitats (Christman and Means, 1992; USFWS, 2011). Striped newts have long life spans (approximately 12-15 years) and a complex life cycle that requires both uplands and wetlands (USFWS, 2011). They breed exclusively in small (typically less than 12.4 acres), isolated, ephemeral ponds that lack predaceous fish and are interspersed in and surrounded by xeric upland habitats (USFWS, 2011).

There are no database records of striped newt occurrence on the Site (FNAI, 2023). The Site does contain xeric soil types that typically support the sandhill and scrubby flatwood habitats preferred by this species; however, the majority of these areas have been converted to silviculture. Based on the absence of sandhill habitat on the Site and the historical management of pine plantations on the Site, there is a low likelihood that striped newts occur on the Site.

Birds

Bald Eagle (Haliaeetus leucocephalus):
The bald eagle is protected by the USFWS under provisions of the Bald and Golden Eagle Protection Act (BGEPA) (1972) and the Migratory Bird Treaty Act (1995). Recovery goals have been achieved for this species; therefore, the bald eagle is no longer listed or protected as a "Threatened" species under the ESA of 1973, as amended. The FWC revised the state bald eagle rule (FWC, 2017a) to remove the need for a state permit to impact bald eagles or their nests. The USFWS has implemented National Guidelines (USFWS, 2007) to assist private landowners and others to plan land-use activities in proximity (within 660 feet) of active bald eagle nests that will minimize the likelihood of causing "disturbance" to nesting bald

eagles, as defined under the BGEPA. Coordinating with the USFWS for guidance prior to undertaking any activity that may result in "disturbance" of nesting bald eagles is recommended.

The FWC bald eagle nest database (FWC, 2017b) and Audubon EagleWatch database (Audubon, 2025) were reviewed to determine the locations of all documented nests on or in close proximity to the Site. The nearest recorded bald eagle nest is No. FL009, located approximately 2.28 miles northeast of the Site (Exhibit 7). The nest was last surveyed and recorded as active in 2013. There are no bald eagle nests reported within 660 feet of the Site boundary and none were observed on or adjacent to the Site during site investigations; therefore, consistent with the National Guidelines, it is unlikely that development activities on the Site would adversely affect bald eagles. As individual portions of the Site are proposed for development, the area will be inspected to determine if any bald eagle nests have been newly established.

Florida Sandhill Crane (Antigone canadensis pratensis) (ST, FWC):
Florida sandhill cranes nest in shallow, emergent palustrine wetlands, particularly those dominated by pickerelweed and maidencane. They feed in a variety of open, upland habitats, mostly prairies, but also human-manipulated habitats such as sod farms, ranchlands, pastures, golf courses, airports, and suburban subdivisions (Nesbitt, 1996; Stys, 1997; Wood, 2001). Home ranges of individual pairs overlap with those of adjacent pairs and average approximately 1,100 acres. Core nesting territories within home ranges vary from approximately 300 acres to 625 acres and are aggressively defended from other cranes (Wood, 2001).

The FWC potential habitat model (Cox et al., 1994) indicates the Site is not mapped as potentially suitable habitat for Florida sandhill cranes. However, during field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed an active Florida sandhill crane nest along the northern portion of Tank Lake. The Site is located within the current range of Florida sandhill cranes, and the northeast portion of the Site is located within a Breeding Bird Atlas (BBA) (Kale et al., 1992) block in which Florida sandhill cranes have been observed nesting. This information indicates that there is a high potential for Florida sandhill cranes to forage and nest on the Site, primarily in the southwestern portion of the Site where the natural lakes are located.

Florida Scrub-jay (Aphelocoma coerulescens) (T, USFWS):
The Site is located within the USFWS consultation area for Florida scrub-jays. However, available databases contain no records of Florida scrub-jay territories within the Site. Based on the Flagler County Florida Natural Areas Inventory (FNAI) data (2023), the nearest occurrence record for scrub-jays is approximately 4.8 miles east of the Site within the Guana Tolomato Matanzas National Estuarine Research Reserve. This occurrence record is from 1981. Although 85% of documented Florida scrub-jay dispersal is within two miles of the natal territory, scrub-jays may occasionally disperse up to five miles to establish territories of their own (Fitzpatrick et al., 1991; Stith, 1999). Recolonization of vacant patches of habitat rarely occurs beyond about 7.4 miles (Stith et al. 1996). Florida scrub-jay territories that are within 7.4 miles of one another are considered to be members of the same metapopulation (35, Stith, 1999). Based on

the FWC habitat models (Cox et al., 1994;; Endries et al., 2009), approximately 2% of the Site in the northeastern portion contains potential habitat for the Florida scrub-jays on the Site. During the October 2023 site inspections of this area, scrubby flatwood communities were noted but no scrub-jays were observed.

Based on the historical silvicultural use of the Site, Florida scrub-jays have a low likelihood for occurrence within the Site due to poor on-site habitat conditions.

Least Tern (Sternula antillarum) (ST, FWC):
The least tern is a migratory bird that is a breeding summer resident in Florida (Gore, 1996). Least terns are typically found in coastal areas, including beaches, lagoons, bays, and estuaries, but they increasingly are nesting in inland areas near large bodies of water. Historically, least terns nested along the coast on broad, sparsely vegetated, sandy beaches. Typical nesting habitat has been characterized as open bare sand or gravel with vegetation covering <20% of the Site (Gore, 1996). However, the loss of natural nesting habitats has resulted in least terns nesting in a variety of artificial habitats, including gravel rooftops, dredge spoil islands or other dredged material deposits, construction sites, causeways, and mine lands.

The Site is within the current range of the least tern as depicted by the FWC Imperiled Species Management Plan (ISMP) (2016). The likelihood of least terns nesting on the Site is unlikely based on the lack of open bare substrate, extended distance from the coast, and the Site's location west of Interstate 95 and US-1.

Florida Burrowing Owl (Athene cunicularia floridana) (ST, FWC):
The Site is located within the current range of the Florida burrowing owl as depicted by the FWC ISMP (2016). The Site is not located within a BBA (Kale et al., 1992) block in which Florida burrowing owls have been observed nesting. The nearest BBA record of confirmed nesting by Florida burrowing owls is approximately 27 miles southeast of the Site. Burrowing owls typically occur in open, well-drained treeless areas where herbaceous groundcover is low and sparse. Burrowing owls historically occurred primarily in the dry prairies of central Florida, but land clearing and drainage of wetlands have greatly expanded the range and habitats used by burrowing owls (Millsap, 1996). Burrowing owls are found in a variety of open well-drained habitats including improved pastures, golf courses, school campuses, athletic fields, airports, cemeteries, and industrial/residential complexes (Millsap, 1996; Wood, 2001). Burrowing owls construct burrows in well-drained soils but will also adopt abandoned gopher tortoise burrows or will nest in polyvinyl chloride pipes, culverts, and under the eaves of buildings (Wood, 2001).

FWC habitat models Cox et al., 1994;; Endries et al., 2009) indicate that the Site does not contain potential habitat for burrowing owls and there are no documented occurrence records on the Site (FNAI, 2023; FWC, 2016); therefore, there is a low likelihood for this species to occur on the Site.

Southeastern American Kestrel (Falco sparverius paulus) (ST, FWC):
Two subspecies of American kestrels (*Falco sparverius*) occur in Florida, the eastern American kestrel (*Falco sparverius sparverius*) and the southeastern American kestrel. The eastern American kestrel winters in Florida, arriving in September and leaving in March or April (Stys, 1993; Wood, 2001). The southeastern American kestrel is a permanent resident in Florida. Southeastern American kestrels and eastern American kestrels are both found in Florida during the winter and are virtually indistinguishable in the field. Surveys intended to determine the presence of resident southeastern American kestrels should be conducted between April and August, and surveys for nesting American kestrels ideally would be conducted in April or May (Stys, 1993; Wood, 2001). Southeastern American kestrels are secondary cavity nesters, typically using cavities excavated by other species in trees or snags. They will occasionally nest in human structures such as utility poles (Wood, 2001). American kestrels feed in open areas, such as croplands, pasture, and open pine flatwoods that are adjacent to nest sites. Home ranges around nest sites range in size from 125 to 800 acres (Stys, 1993; Wood, 2001).

According to the FWC ISMP (2016), the Site is not located within or near a population eclipse or a primary management unit. The Site is not located within the range for southeastern American kestrels (Collopy, 1996). Available databases including the Flagler County FNAI data (2023) and the Florida BBA (Kale et al., 1992) contain no occurrence records of southeastern American kestrels on or near the Site. The nearest Florida BBA block is located approximately 8.4 miles southwest of the Site. The FWC habitat model (Cox et al., 1994) indicates that approximately 1% of the southern portion of the Site was mapped as potentially suitable for southeastern American kestrels. During field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed an active southeastern American kestrel nest along a powerline easement on the eastern portion of the Neoga Lakes DRI. During the October 2023 field investigations on the eastern portion of the Site, an American kestrel was observed. Based on this information, there is a moderate to high likelihood that southeastern American kestrels utilize the Site, most likely in areas that have open pasture-like habitat such as powerline easements.

Wading Bird Rookeries (1999):
There are four State Threatened wading birds: the little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), roseate spoonbill (*Platalea ajaja*), and tricolored heron (*Egretta tricolor*). All four occur throughout the state, although the reddish egret occurs almost exclusively in coastal areas. Wading birds typically nest in multi-species colonies, although reddish egrets and tricolored herons may nest in small, single species groups or build solitary nests.

During field investigations in 2010 associated with the Neoga Lakes DRI, BDA scientists observed a little blue heron and tricolored heron. These same wading birds were also observed during the Old Brick Township DRI field investigations. The FWC wading bird rookery database (FWC, 1999) from the 1999 statewide survey contain no records of rookeries used by other species of wading birds on the Site, but the database contains records of one wading bird rookery within 9.3 miles of the Site (Exhibit 7). The closest

active wading bird rookery (No. 6606109) is located approximately 5.89 miles north of the Site and was last known active in 1999 (FWC, 1999). Listed species of wading birds will fly up to approximately 9.3 miles from the nesting site to forage in wetlands and return food to incubating adults and nestlings (Cox et al., 1994). Wetlands within 9.3 miles of wading bird colonies that provide foraging or sheltering are considered important to wading bird nesting success (Cox et al., 19945). Based on the proximity of at least one known active rookery within normal foraging distances of the Site and that wading bird species were previously observed in the Neoga Lakes DRI, there is a potential for these wetlands to contribute to the nesting success of listed species of wading birds, particularly the little blue heron or tricolored heron.

Wood Stork (Mycteria americana) (Under Review, FWC):
Surveys were conducted for wood storks during the nesting season in 2010 within potentially suitable nesting habitats in accordance with USFWS guidance. No wood stork nests were observed. Two wood storks were observed during preliminary field investigations. There are no records of a wood stork colony on the Site based on the most recent USFWS wood stork data.

Effective March 9, 2026, the USFWS removed the Southeast U.S. distinct population segment of the wood stork from the Federal List of Endangered and Threatened Wildlife. While no longer protected under the ESA, the wood stork remains protected by the Migratory Bird Treaty Act. The wood stork is currently under review with the FWC. According to 68A-27.0012 Florida Administrative Code (F.A.C.), before species that have been removed from the ESA are removed from the Florida Endangered and Threatened Species rule, they shall receive a biological status review to determine if the species warrants listing as a state-designated species. Prior to any species being removed from the Florida Endangered and Threatened Species list, the Commission shall develop a management plan that is intended to maintain or enhance the conservation of that species.

Previously, the USFWS used a regulatory tool known as the Core Foraging Area (CFA) to determine the potential effects of project activities on wood stork colonies that have been active within ten years of initiation of consultation. The CFA in Flagler County, Florida, was determined as a circle, 13 miles in radius, around a nesting colony (USFWS, 2020). The area included within the circle represents an area used extensively by adult and juvenile wood storks for foraging during the nesting season. The Site is not located within the 13-mile CFA of any known wood stork colonies that have been active in the last ten years (Exhibit 7). The closest wood stork colony, Lake Disston Colony, is located approximately 14.69 miles southwest of the Site and was surveyed and last documented as active in 2019. Wood storks typically return to the same rookery sites each year to nest (Ogden, 1996). Wood storks will travel up to 18.6 miles from rookeries to forage in wetlands and return food to incubating adults and nestlings during the nesting season (Cox et al., 1994). Wetlands within this distance are considered critical to nesting success and are considered by the USFWS to comprise core foraging areas for known wood stork colonies.

The USFWS previously described suitable wood stork foraging habitat (SFH) as "…any area containing open (<25% aquatic vegetation), calm water, and having a permanent or seasonal water depth between 2 and 15 inches (5 to 38 cm) deep. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to, freshwater marshes and stock ponds, shallow, seasonally flooded roadside or agricultural ditches, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs" (USFWS, 2020). The Site's forested wetlands are not considered suitable foraging habitat for wood storks due to canopy closure and density of understory vegetation in the cypress and mixed forested wetlands and insufficient water depths in the hydric pine flatwoods and wet prairies to support fish populations. Although wood storks consume other prey, fish are the primary prey species and field investigations of the Site provided little evidence that sufficient fish populations occur within on-site wetlands for wood stork foraging.

Minimal suitable foraging habitat within and adjacent to the proposed project, compared with the amount of potential foraging habitat available for wood storks within the CFAs surrounding the nesting colonies, suggests that there is a moderate likelihood that wood storks utilize the Site for foraging based on the presence of freshwater marshes, lakes, and ditches.

Wildlife Observations

The only listed species observed during 2023 - 2025 Site investigations were gopher tortoises. General wildlife species documented during 2023 and 2024 site investigations included American crow (*Corvus brachyrhynchos*), American kestrel, barred owl (*Strix varia*), belted kingfisher (*Megaceryle alcyon*), black racer (*Coluber constrictor*), black vulture (*Coragyps atratus*), blue jay (*Cyanocitta cristata*), brown anole (*Anolis sagrei*), Carolina wren (*Thryothorus ludovicianus*), common ground-dove (*Columbina passerina*), common yellowthroat (*Geothlypis trichas*), cottonmouth (*Agkistrodon piscivorus*), downy woodpecker (*Dryobates pubescens*), eastern ribbon snake (*Thamnophis saurita saurita*), great egret (*Ardea alba*), green anole (*Anolis carolinensis*), mourning dove (*Zenaida macroura*), nine-banded armadillo (*Dasypus novemcinctus*), oak toad (*Anaxyrus quercicus*), palm warbler (*Setophaga palmarum*), pileated woodpecker (*Dryocopus pileatus*), raccoon (*Procyon lotor*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), six-lined racerunner (*Cnemidophorus sexlineatus*), southern leopard frog (*Lithobates sphenocephalus*), toad (*Bufo* sp.), turkey vulture (*Cathartes aura*), white-tailed deer (*Odocoileus virginianus*), wild turkey (*Meleagris gallopavo*), yellow-bellied sapsucker (*Sphyrapicus varius*), and yellow-billed cuckoo (*Coccyzus americanus*). Previously documented observations of listed species on the southwestern portion of the Site included American alligators, Florida sandhill cranes, gopher tortoises, little blue herons, southeastern American kestrels, and a wood stork flying over and within the vicinity of the Site. Previously documented observations of listed species on the northwestern portion of the Site included gopher tortoises, little blue herons, and tricolored herons.

Watersheds

The Site is located within two watersheds (Exhibit 8). The northern two thirds of the Site is located within the Pellicer Creek and Matanzas River Watershed. Water generally flows in a northern direction toward the sub-basins of the Pellicer Creek and Matanzas River Watershed (to include Dave Branch, Pringle Branch, and Hulett Branch). Dave Branch, Pringle Branch, and Hulett Branch are tributaries of Pellicer Creek, and extend south into the northeastern portion of Site. Pellicer Creek, located offsite to the northeast of the Site, serves to connect headwaters and tributaries to the downstream Matanzas River. The southern third of the Site is located within the Crescent Lake Watershed with water generally flowing towards the southwest.

100-Year Floodplain

FEMA floodplain mapping is depicted on Exhibit 9. No base flood elevations have been determined for this area. A small area of Zone AE occurs in the northeasternmost parcel, associated with Hulett Branch.

Water Quality

The portion of Pellicer Creek near the Matanzas River upstream to U.S. Highway 1 (located northeast of the Site) has been designated by the State of Florida as an Aquatic Preserve and an Outstanding Florida Water (OFW) (Exhibit 10). None of the Site directly abuts the Aquatic Preserve or OFW. However, the north/south wetland strands in the northeastern portion of the Site are associated with Pringle Branch and Hulett Branch, both tributaries of Pellicer Creek which contribute downstream flow to the OFW.

The northern two thirds of the Site is located within the Florida Department of Environmental Protection (FDEP) Pellicer Creek Planning Unit. FDEP utilizes Waterbody Identification Numbers (WBIDs) for their assessment of water quality impairment. Each WBID represents a receiving waterbody or stream segment according to the U.S. Geological Survey National Hydrography Dataset. The Pellicer Creek Planning Unit includes WBIDs 2598 in the northwestern portion of the Site associated with Dave Branch, WBID 2577 associated with Pringle Branch, WBID 2597 in the northeastern portion of the Site associated with Hulett Branch. The southeastern portion of the Site falls within WBID 2609A associated with the St. Joe Canal. Based on the FDEP's 2022-2024 Biennial Assessment (BA) adopted in August 2024, WBID 2609A remained impaired for nutrients (including macrophytes, algal mats, and total phosphorus) and remained on the State's Study List for chlorophyll-a. In the draft 2024-2026 BA released in November 2025, WBIDs 2577 and 2609A were determined to be impaired for *Escherichia coli*. The draft BA lists are expected to be finalized for adoption by the FDEP Secretary in August 2026.

The southern one third of the Site is located within the FDEP Crescent Lake Planning Unit. A small portion of the north central portion of the Site falls within WBID 2545 associated with the Salt Creek Ditches. The

southwestern portion of the Site falls within WBID 2612 associated with the Tank Lake Outlet with Tank Lake identified as a stand-alone WBID (2612A), the majority of the remaining Site falls within WBID 2610 associated with an unnamed canal. Small portions of the western and southwestern extent of the Site overlaps WBID 2608 (Unnamed Canal), WBID 2615 (Bull Creek Ditches), and WBID 2618 associated with Espanola Drain. Based on the FDEP's adopted 2022-2024 BA for water quality standards, WBID 2615 remained impaired for nutrients (total phosphorus and macrophytes), metals (iron), and was determined to be impaired for *Escherichia coli*. WBID 2545 remained on the State's Study List for dissolved oxygen. In the draft 2024-2026 BA, WBID 2615 was added to the State's Planning List for specific conductance, WBID 2610 was added to the State's Planning List for nutrients (Total Nitrogen, Total Phosphorus), and WBID 2545 was added to the State's Planning List for alkalinity, pH, and metals (iron). All of these WBIDs are part of a 2008 FDEP-approved Statewide Surface Water Basin Management Action Plan (BMAP) associated with the Lower St. Johns Mainstem Project. BMAPs represent water quality restoration plans prepared pursuant to Section 403.067(7), Florida Statutes to reduce pollutant loadings in an effort to achieve the limitations in an adopted Total Maximum Daily Load (TMDL). The FDEP identified several segments of the main stem of the Lower St. Johns River Basin to be impaired by nutrients and adopted TMDLs for Total Nitrogen (TN) and Total Phosphorus in the freshwater section and adopted a TMDL for TN in the marine section of the river. The majority of the southwest portion of the Site is located within the BMAP.

Environmental Context

Regional environmental studies have been conducted since the previous Neoga Lakes and Old Brick Township DRIs were approved. These studies and additional databases were reviewed and evaluated for the entire Site (Exhibit 11). Previous field studies and recent site inspections provided additional data and insights into the location and extent of environmentally sensitive features.

The following list of regional studies were evaluated during environmental assessments of the Site:

- Florida Wildlife Corridor
- Location of offsite mitigation banks, conservation lands, and Florida Forever Lands
- Proposed Matanzas to Ocala Conservation Corridor
- Florida Ecological Greenways Network
- FWC Florida Landscape Assessment Model (2020)
- FWC Cooperative Conservation Blueprint (2019)
- Southeast Conservation Adaptation Strategy Southeast Conservation Blueprint (2025)

- FNAI, University of Florida, FWC Critical Lands and Waters Identification Project (CLIP) 4.0 (2016)
    - Rare Species Habitat Conservation Priorities
    - Biodiversity Resource Priorities
    - Landscape Resource Priorities
    - Surface Water Resource Priorities
    - Aquifer Recharge Priorities
    - Aggregated Priorities

Regulatory Jurisdiction

St. Johns River Water Management District

The SJRWMD regulates the development and construction of stormwater management systems pursuant to the environmental resource permitting rules and regulations, the criteria contained in Chapter 62-330 F.A.C., and the Environmental Resource Permitting Applicant's Handbook, Volume I and Volume II. Development of the project Site will require a General Permit or Individual ERP depending on the scope of potential development activities. Wetland impacts will be reviewed during the permitting process to determine if practicable design modifications have been incorporated to reduce and/or eliminate wetland impacts. The SJRWMD requires an upland buffer of minimum width of 15 feet and an average width of 25 feet around wetlands remaining on the Site post-development in order to minimize secondary impacts. In accordance with the Applicant's Handbook, impacts to wetlands less than 0.5 acre in size, not of critical state concern, not used by a Listed Species, and not connected to other water such that the total acreage is > 0.5 acre will not require mitigation. The SJRWMD will consult with the FWC regarding Listed Species during the permitting process. As previously discussed, portions of the Site are the subject of valid SJRWMD permits including the Neoga Lakes Conceptual ERP (No. 123802-3 and 123802-4), Old Brick Township FWD (No.118954-3), and the western portion of the Matanzas Woods Parkway Extension (102595-42).

Florida Department of Environmental Protection

In December 2020, the U.S. Environmental Protection Agency granted a partial assumption of the Clean Water Act Section 404 implementation to the FDEP. This grant of assumption to FDEP has been vacated, reverting federal wetland jurisdiction to the Department of the Army, Corps of Engineers (ACOE). Existing ACOE permits remain valid, including an Individual Permit (No. SAJ-2009-03286) that was issued for Neoga Lakes and Approved Jurisdictional Determination (No. SAJ-2024-01723) issued for the Matanzas Woods Parkway Extension.

In accordance with current regulatory policy, future development within the Site will require inspection and approval of federal wetland jurisdictional limits and permit authorization. In general, a project will require an Individual Permit if proposed impacts to federally jurisdictional wetlands exceed a total of 0.5 acre. The regulatory process for an Individual Permit requires submittal of an alternatives analysis, which examines other properties that could have been purchased to yield a net reduction of wetland impact acreage for the proposed project. The applicant must demonstrate that wetland impacts have been avoided and minimized to the greatest extent practicable and that the proposed project is the most feasible alternative. Once the above criteria are met, a compensatory mitigation plan for wetland impacts can be proposed.

End References

1. Audubon Center for Birds of Prey. 2025. Audubon Florida EagleWatch Public Nest Map. Audubon Center for Birds of Prey, Maitland, Florida .

2. Bald and Golden Eagle Protection Act, 16 United States Code 668-668d (1940, as amended 1959, 1962, 1972).

3. Christman, S. P., and D. B. Means. 1992. Striped newt. Pages 62-65 in Moler, P. E. (editor). Rare and endangered biota of Florida. Volume III. Amphibians and reptiles. University Press of Florida, Gainesville, Florida.

4. Collopy, M. W. 1996. Southeastern American kestrel (*Falco sparverius paulus*). Pages 211-218 in Rodgers, J. A., Jr., H. W. Kale II, and H. T. Smith (editors). Rare and endangered biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

5. Cox, J., R. Kautz, M. MacLaughlin, and T. Gilbert. 1994. Closing the gaps in Florida's wildlife habitat conservation system. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

6. Endangered Species Act. 16 United States Code 1531-1544 (December 28, 1973, as amended 1976-1982, 1984, 1988).

7. Endries, M., T. Gilbert, and R. Kautz. 2009. The integrated wildlife habitat ranking system 2009. Technical report. Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida.

8. Enge, K. M., J. E. Berish, R. Bolt, A. Dziergowski, and H. R. Mushinsky. 2006. Biological status report. Gopher tortoise. Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida.

9. Fitzpatrick, J. W., G. E. Woolfenden, and M. T. Kopeny. 1991. Ecology and development-related habitat requirements of the Florida scrub jay (*Aphelocoma coerulescens coerulescens*). Nongame Wildlife Program Technical Report No. 8. Florida Game and Fresh Water Fish Commission; Tallahassee, Florida.

10. Florida Department of Transportation. 1999. Florida land use, cover and forms classification system. 3rd ed. Surveying and Mapping, Geographic Mapping Section. Tallahassee, Florida.

11. Florida Fish and Wildlife Conservation Commission. 1999. Wading Bird Colonies Florida 1999. Tallahassee, Florida; 1999.

12. Florida Fish and Wildlife Conservation Commission. 2009. Integrated Wildlife Habitat Ranking System. Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida.

13. Florida Fish and Wildlife Conservation Commission. 2014. Eastern Indigo Snake South Maxent Model. Florida Fish and Wildlife Conservation Commission GIS and Mapping. Tallahassee, Florida.

14. Florida Fish and Wildlife Conservation Commission. 2016. Florida's Imperiled Species Management Plan 2016 - 2026. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

15. Florida Fish and Wildlife Conservation Commission. 2017a. Chapter 68A-16.002 Florida Administrative Code. Bald Eagle (*Haliaeetus leucocephalus*). Tallahassee, Florida; May 15, 2008, as amended June 22, 2017.

16. Florida Fish and Wildlife Conservation Commission. 2017b. GIS and Mapping. Eagle Nesting Locations Florida 1998 – 2017. Tallahassee, Florida.

17. Florida Fish and Wildlife Conservation Commission. 2022. Striped Newt (*Notophthalmus perstriatus*) *Species Conservation Measures and Permitting Guidelines*. Tallahassee, Florida; 2022.

18. Florida Fish and Wildlife Conservation Commission. 2023a. Gopher Tortoise Permitting Guidelines: *Gopherus polyphemus.* Tallahassee, Florida.

19. Florida Fish and Wildlife Conservation Commission. 2023b. Rules relating to endangered or threatened species. Chapter 68A-27 Florida Administrative Code (November 8, 2010, as amended 2011, 2015, 2017, 2023).

20. Florida Natural Areas Inventory. 2023. Natural Resource Inventory for Flagler County. Tallahassee, Florida.

21. Franz, R. 1992. Florida pine snake. Pages 254-258 in P. E. Moler, editor. Rare and endangered biota of Florida. Volume III. Amphibians and reptiles. University Press of Florida, Gainesville, Florida.

22. Gore, J. A. 1996. Least tern. Pages 236-246 in Rodgers, J. A., Jr., H. W. Kale II, and H. T. Smith (editors). Rare and endangered biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

23. Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

24. Migratory Bird Treaty Act. 16 United States Code Sections 703-712 (July 3, 1918, as amended 1936, 1972, 1976, 1995).

25. Millsap, B. A. 1996. Florida burrowing owl. In Rodgers, J. A., Jr., H. W. Kale II, and H. T. Smith (editors). Rare and endangered biota of Florida. Volume V. Birds. University of Florida Press. Gainesville, Florida; p. 579-587.

26. Nesbitt, S. A. 1996. Florida sandhill crane. Pages 219-229 in Rodgers, J. A., Jr., H. W. Kale II, and H. T. Smith (editors). Rare and endangered biota of Florida. Volume V. Birds. University Press of Florida. Gainesville, Florida.

27. Ogden, J. C. Wood stork. 1996. Pages 31-41 in Rodgers, J. A., Jr., H. W. Kale II, and H. T. Smith (editors). Rare and endangered biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

28. Stith, B. M. 1999. Metapopulation viability analysis of the Florida scrub-jay (*Aphelocoma coerulescens*): a statewide assessment. Final report, contract no. 1448-40181-98-M324. U. S. Fish and Wildlife Service. Jacksonville, Florida.

29. Stith, B. M., J. W. Fitzpatrick, G. E. Woolfenden, and B. Pranty. 1996. Classification and conservation of metapopulations: a case study of the Florida scrub-jay. Pages 187-215 in McCullough, D. R. (editor). Metapopulations and wildlife conservation. Island Press, Washington, District of Colombia.

30. Stys, B. 1993. Ecology and habitat protection needs of the southeastern American kestrel (*Falco sparverius paulus*) on large-scale development sites in Florida. Nongame Wildlife Technical Report No. 13. Florida Game and Fresh Water Fish Commission. Tallahassee, Florida.

31. Stys, B. 1997. Ecology of the Florida sandhill crane. Nongame wildlife technical report No. 15. Florida Game and Fresh Water Fish Commission. Tallahassee, Florida.

32. U.S. Department of Agriculture, Natural Resources Conservation Service. 2016. Soil Survey Geographic Database. https://websoilsurvey.nrcs.usda.gov/.

33. U.S. Department of Agriculture, Soil Conservation Service. 1994. National Food Security Act Manual. Title 180. USDA Soil Conservation Service. Washington, D.C..

34. U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines. U.S. Fish and Wildlife Service. Washington, D.C.

35. U.S. Fish and Wildlife Service. 2011. Endangered and threatened wildlife and plants; 12-month finding on a petition to listed the striped newt as threatened. 50 CFR Part 17 [Docket No. FWS-R4-ES-2010-007; MO 92210-0-0008 B2]. Federal Register/Volume 76, No. 109 /Tuesday, June 7, 2011/Proposed Rules:32911-32929.

36. U.S. Fish and Wildlife Service. 2018. Species Status Assessment (SSA) Report for the Eastern Indigo Snake (Drymarchon couperi) Version 1.0. U.S. Fish and Wildlife Service Southeast Region. Atlanta, Georgia.

37. U.S. Fish and Wildlife Service. 2020. Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2010-2019 in Florida. North Florida Ecological Services Field Office. Jacksonville, Florida.

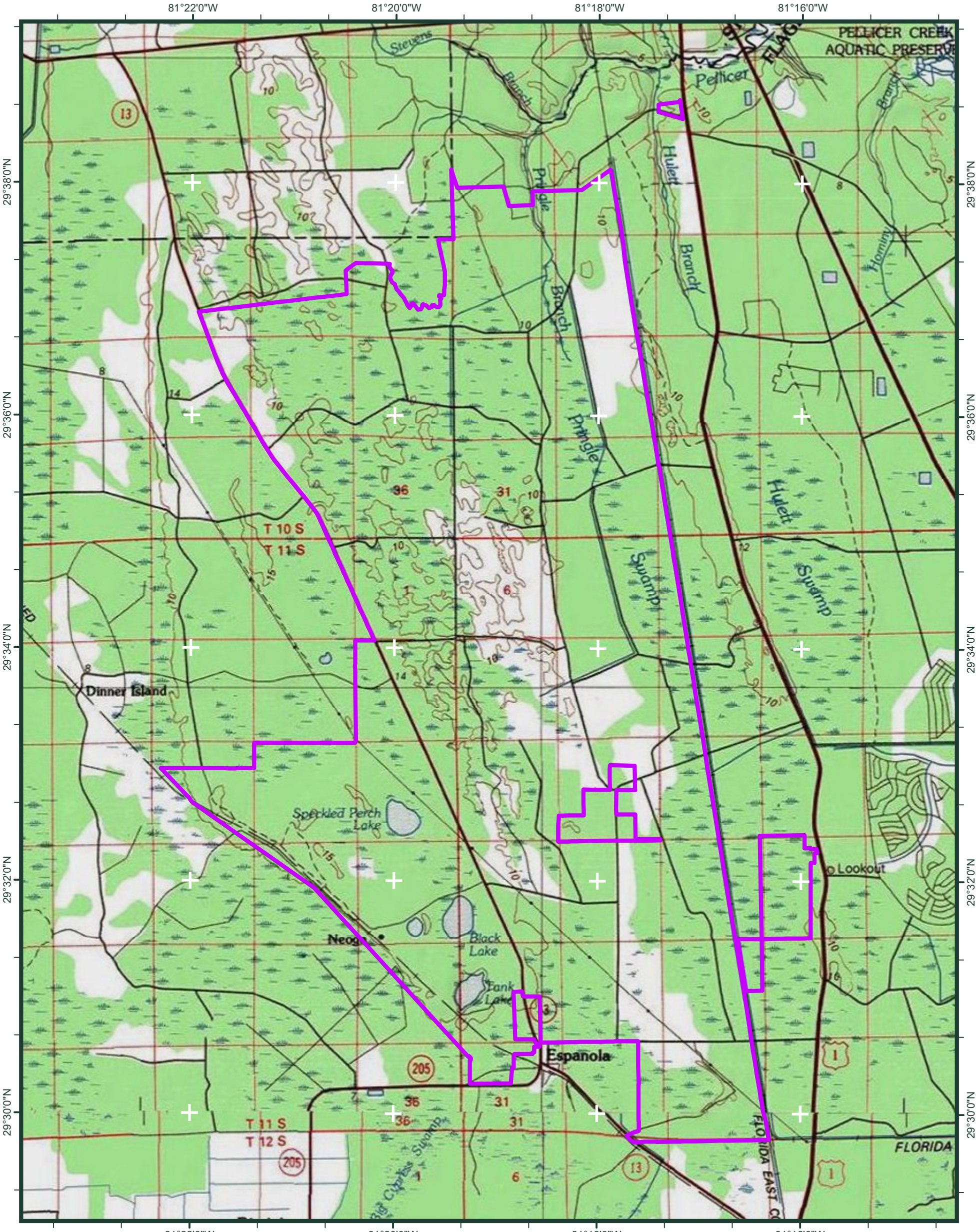
38. Wood, D. A. 2001. Florida's fragile wildlife: conservation and management. University Press of Florida. Gainesville, Florida.

39. Wunderlin, Richard P. and Bruce F. Hansen. 2003. Guide to the Vascular Plants of Florida, third edition. University Press of Florida. Gainesville, Florida. 787 pp.

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

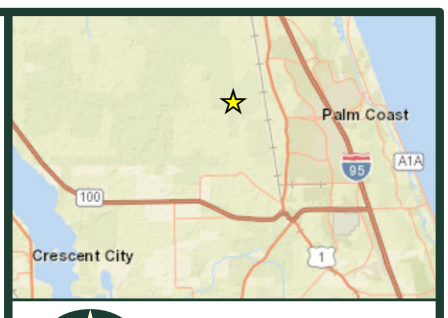
EXHIBIT 1

LOCATION OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

Palm Coast MPD Boundary (20,214 ac)
USGS Bunnell, Dinner Island NE and Espanola, Fla. Quadrangle (7½ Minute Topographic Map)
Sections 22-27 and 35-36, Township 10 South, Range 29 East
Sections 9, 17-20 and 29-33, Township 10 South, Range 30 East
Sections 1-2, 12-15 and 23-25, Township 11 South, Range 29 East
Sections 4-9, 16-22 and 27-34, Township 11 South, Range 30 East



0 2,500 5,000
Feet
1 inch = 5,000 feet

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. USA Topographic Maps © 2013 National Geographic Society, i-cubed.

EXHIBIT 1

LOCATION OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BN • 3/25/2026 • P:\ATG\2021034\Permit_Use\Rezoning_202603\ARCGIS\Location_B.mxd

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

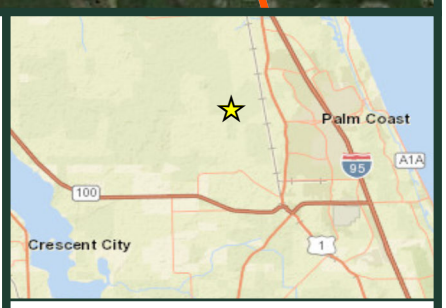
EXHIBIT 2

AERIAL PHOTOGRAPH OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

Legend

Palm Coast MPD Boundary (20,214 ac)

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.



0 5,000 10,000
Feet
1 inch = 10,000 feet

EXHIBIT 2

AERIAL PHOTOGRAPHY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

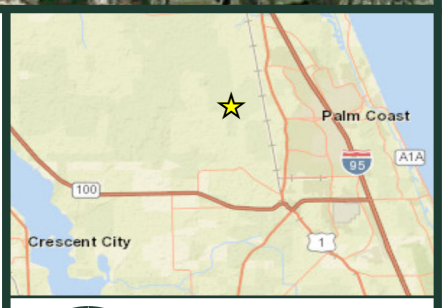
BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 3

WETLANDS WITHIN THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

Legend

- Palm Coast MPD Boundary (20,214 ac)
- Surface Waters (233 ac)
- Wetlands (9,468 ac)



0 2,500 5,000

Feet

1 inch = 5,000 feet

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Neoga Lakes Phase 1 wetlands provided by LD Bradley Land Surveyors, 2010/03/30. Neoga Lakes Phase 2 wetlands provided by LD Bradley Land Surveyors, 2016/11/14. Neoga Lakes remaining area wetlands based on photointerpretation and selective groundtruthing by BDA 2008-2010. Old Brick Township surveyed wetlands provided by LD Bradley Land Surveyors, 2019/07/15. Remaining area wetlands based on photointerpretation and selective groundtruthing by BDA, 2021/06 and 2023/10. ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.

EXHIBIT 3

WETLANDS WITHIN THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA

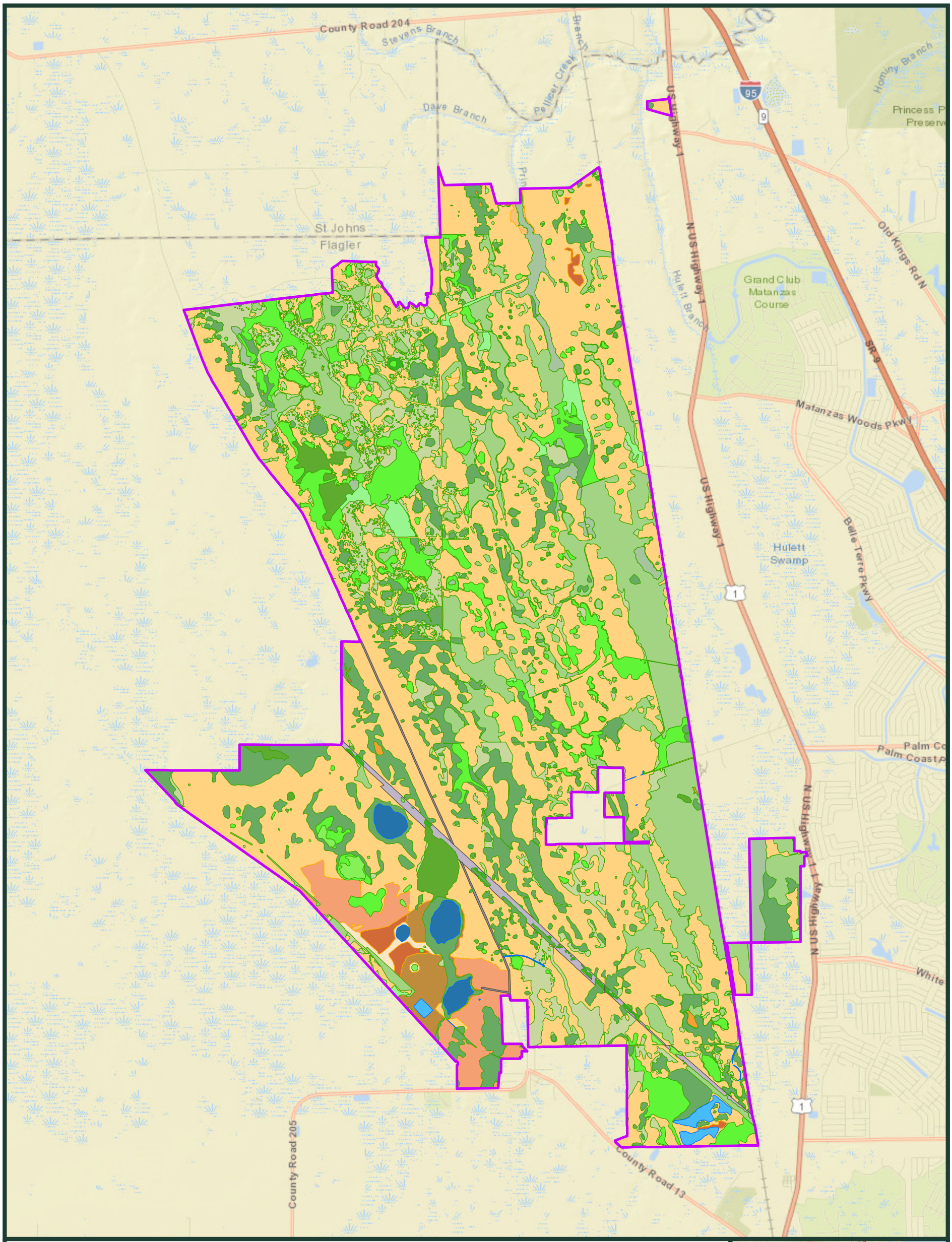
BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BN • 3/27/2026 • P:\ATG\2021034\Permit_Use\Rezoning_202603\ARCGIS\Wetlands_B.mxd

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 4

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM
MAP OF THE PALM COAST MPD SITE,
FLAGLER COUNTY, FLORIDA



Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Vegetative delineation based on photointerpretation and selective groundtruthing by BDA, 2024/01/18.

EXHIBIT 4

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 5

NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. USDA, NRCS, SSURGO database for Flagler County, FL, V. 2.2, pub. 2018/09/12.

EXHIBIT 5

NATURAL RESOURCES CONSERVATION SERVICE (NRCS) SOILS MAP OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 6

LISTED SPECIES WITH POTENTIAL FOR OCCURRENCE ON THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

Exhibit 6 Listed Species with Potential for Occurrence on the Palm Coast MPD Site, Flagler County, Florida.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
AMPHIBIANS				
Notophthalmus perstriatus striped newt	Isolated ephemeral ponds, longleaf pine, turkey oak sandhill, scrub, scrub flatwoods, xeric oak scrub, sand pine scrub, sandhill, pine flatwoods.	Low	—	ST
REPTILES				
Alligator mississippiensis American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	High	T(S/A)	FT(S/A)
Caretta caretta loggerhead sea turtle	Marine coastal and oceanic waters, beaches.	Not Applicable	T	FT
Chelonia mydas green sea turtle	Estuarine and marine coastal and oceanic waters, beaches.	Not Applicable	T	FT
Dermochelys coriacea leatherback sea turtle	Oceanic waters, beaches.	Not Applicable	E	FE
Drymarchon couperi eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, torpical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	Low to Moderate	T	FT
Eretmochelys imbricata hawksbill sea turtle	Oceanic waters, beaches.	Not Applicable	E	FE
Gopherus polyphemus gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood-pine forests, ruderal.	High	—	ST

Exhibit 6 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
Lepidochelys kempii Kemp's ridley sea turtle	Marine coastal waters.	Not Applicable	E	FE
Pituophis melanoleucus mugitus Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites.	Low	—	ST
BIRDS				
Antigone canadensis pratensis Florida sandhill crane	Dry prairie, freshwater marsh, pasture.	High	—	ST
Aphelocoma coerulescens Florida scrub-jay	Xeric oak scrub.	Low	T	FT
Athene cunicularia floridana Florida burrowing owl	Sandhill, dry prairie, pastures, ruderal.	Low	—	ST
Calidris canutus rufa rufa red knot	Coastal sandy beaches, saltmarshes, lagoons, mudflats of estuaries and bays, and mangrove swamps.	Unlikely	T	FT
Charadrius melodus piping plover	Beaches, tidal mud flats.	Unlikely	T	FT
Dryobates (=Picoides) borealis red-cockaded woodpecker	Sandhill, pine flatwoods.	Unlikely	T	FT
Egretta caerulea little blue heron	Freshwater marsh, various types of forested wetlands, lakes, steams, salt marsh, mangrove swamp, tidal mud flats.	High	—	ST
Egretta tricolor tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal dtiches, freshwater marsh, various types of forested wetlands, lakes, and ponds.	High	—	ST

Exhibit 6 Continued.

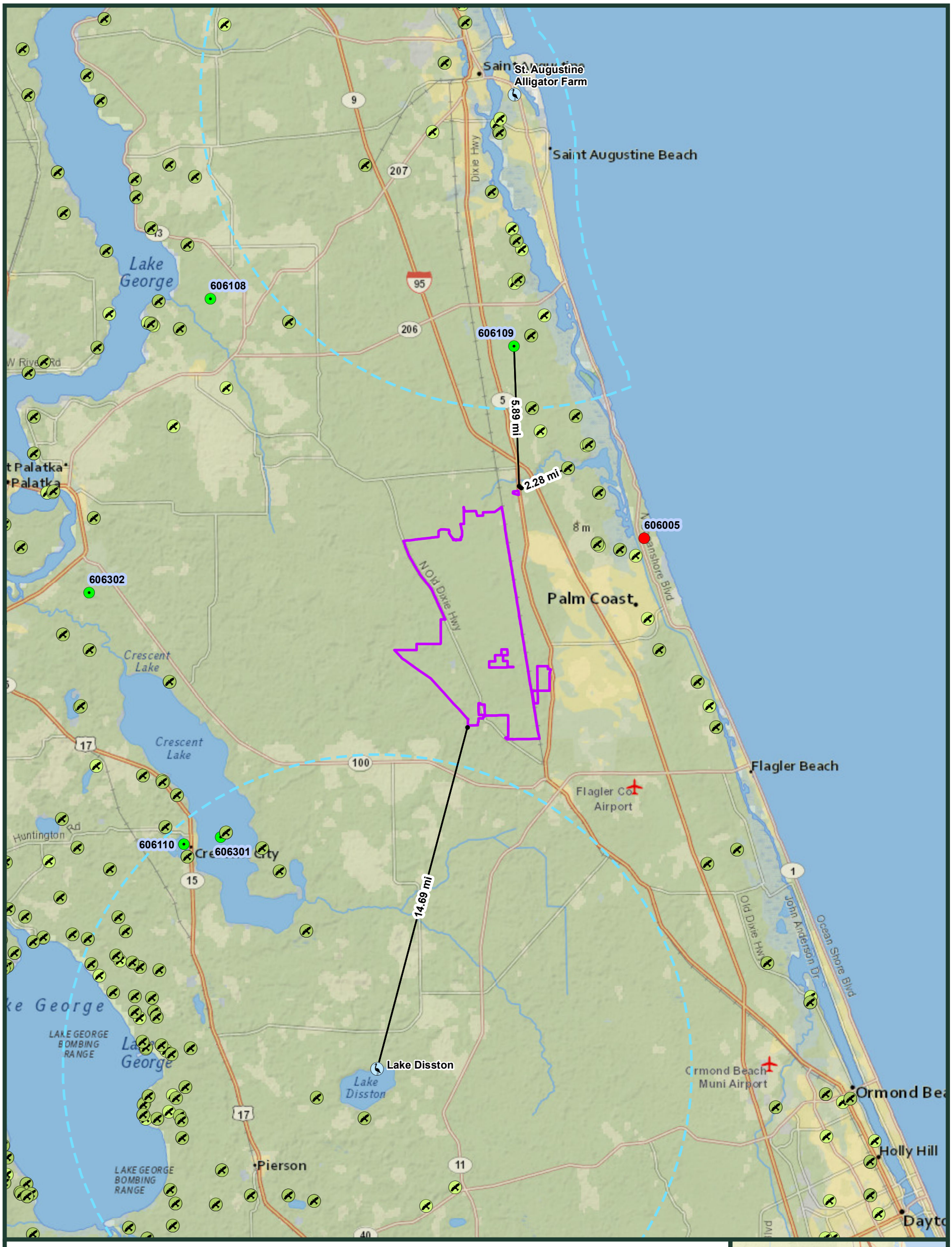
Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
Falco sparverius paulus southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	Moderate to High	—	ST
Haematopus palliates American oystercatcher	Beaches, sandbars, tidal mud flats, shellfish beds.	Low	—	ST
Laterallus jamaicensis jamaicensis eastern black rail	Dense overhead vegetation cover with shallow inundation in salt, brackish, and freshwater wetlands.	Unlikely	T	FT
Mycteria americana wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Moderate	—	Under Review
Rhynchops niger black skimmer	Beaches, tidal mud flats, sandbars, tidal creeks, estuarine bays and lagoons.	Unlikely	—	ST
Rostrhamus sociabilis plumbeus Everglade snail kite	Freshwater marsh, lakes.	Unlikely	E	FE
Sternula antillarum least tern	Beaches, tidal mud flats, estuarine and marine waters, lakes.	Unlikely	—	ST
MAMMALS				
Trichechus manatus latirostris Florida manatee	Estuarine bays and lagoons, seagrass beds, rivers, spring runs.	Not Applicable	T	FT

[1] Federal Designations: E = Endangered; T = Threatened; T(S/A) = Threatened Due to Similarity of Appearance; State Designations: ST = State-designated Threatened; ST(S/A) = State-designated Threatened Due to Similarity of Appearance; FE = Federally-designated Endangered; FT = Federally-designated Threatened; FT(S/A) = Federally-designated Threatened Due to Similarity of Appearance.
[2] U.S. Fish and Wildlife Service.
[3] Florida Fish and Wildlife Conservation Commission.
[4] Species are listed as "Federally-designated endangered or threatened species" on the Florida Endangered and Threatened Species list; however, regulatory authorizations for take are only provided by the federal agency administering the species under the Endangered Species Act of 1973, as amended.

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 7

BALD EAGLE NESTS, WOOD STORK COLONIES, AND WADING BIRD ROOKERIES IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

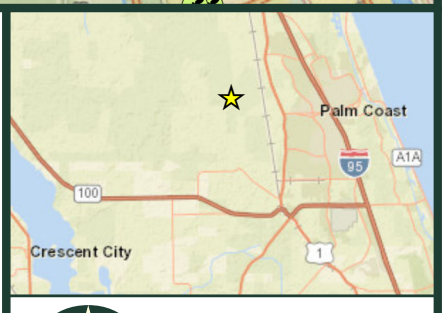


Legend

- Palm Coast MPD Boundary (20,214 ac)
- Bald Eagle Nests (FWC, 2017)
- Bald Eagle Nests (EagleWatch, Jan 2026)
- Wood Stork Colonies (2019)
- Wood Stork Foraging Areas (2019)

Wading Bird Rookeries (1999)

- Active
- Inactive
- Not checked



0 2 4 Miles

1 inch = 4 miles

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. Florida Fish and Wildlife Conservation Commission (FWC) Caracara and Eagle nests, Wood Stork coloneis and wading bird rookeries. Audubon Eaglewatch Program nest sites, 2026/01.

EXHIBIT 7

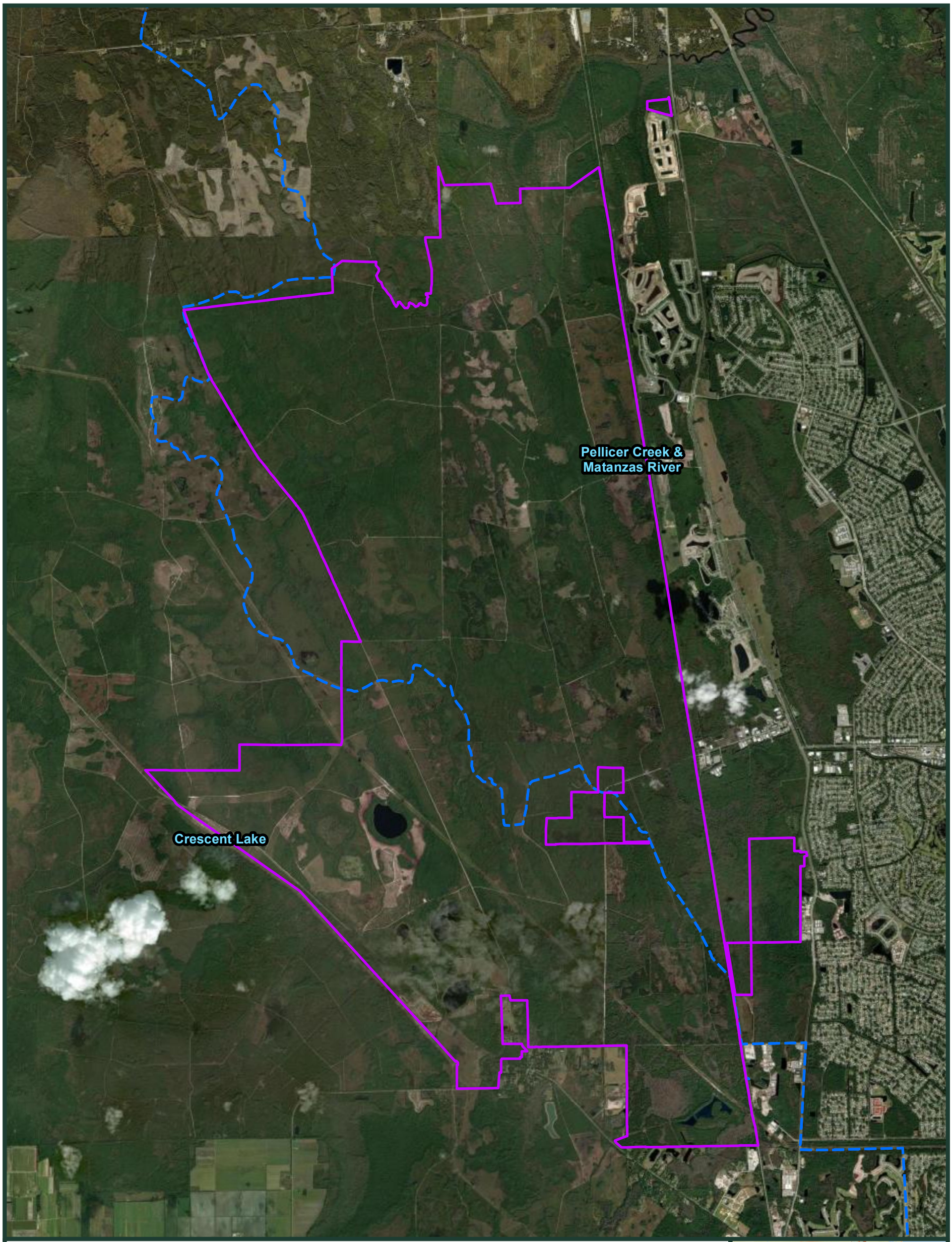
BALD EAGLE NESTS, WOOD STORK COLONIES, AND WADING BIRD ROOKERIES IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

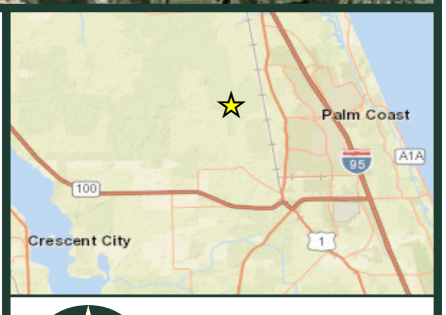
EXHIBIT 8

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WATERSHEDS IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA



Legend

- Palm Coast MPD Boundary (20,214 ac)
- Watersheds (FDEP)



0 2,500 5,000
Feet
1 inch = 5,000 feet

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FDEP Cumulative Impact Basins, 2015/11/20.
ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.

EXHIBIT 8

FDEP WATERSHEDS IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BN • 3/25/2026 • P:\ATG\2021034\Permit_Use\Rezoning_202603\ARCGIS\HydrologicBasins_B.mxd

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 9

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD DATA FOR THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

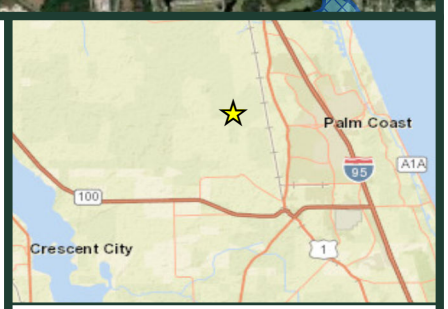
Legend

Palm Coast MPD Boundary (20,214 ac)

Area Located Within Special Flood Hazard Area

Zone A

Zone AE



0 2,500 5,000

Feet

1 inch = 5,000 feet

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FGDL, Version 3.0, July 2000; FEMA, Q3 Flood data, 1996.
ArcGIS Online World Imagery, © ESRI, 2023/09/19 - 2025/11/04.

EXHIBIT 9

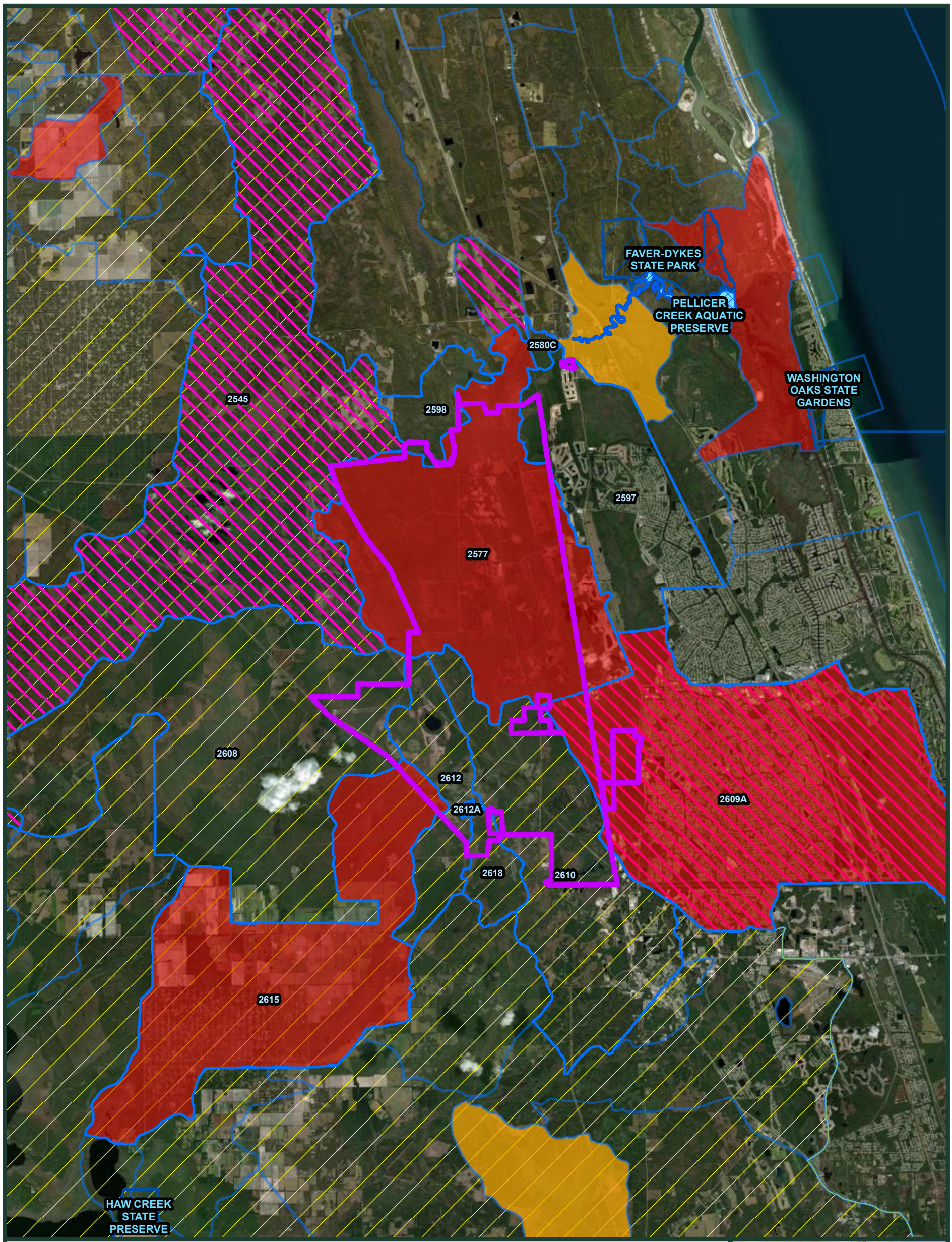
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD DATA FOR THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 10

WATER QUALITY IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

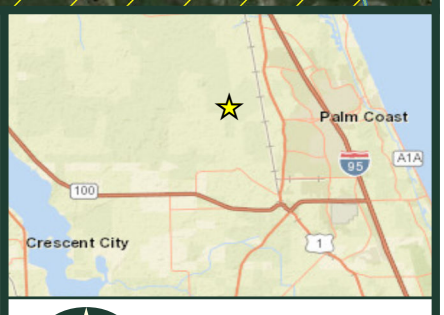


Legend

- Palm Coast MPD Boundary (20,214 ac)
- Florida Aquatic Preserves
- Outstanding Florida Waters
- Statewide Basin Management Action Plan (BMAP)

Draft 2024-2026 Biennial Assessment

- Impaired
- Delist
- Study List



0 5,000 10,000 Feet

1 inch = 10,000 feet

Source: Project boundary provided by England-Thims & Miller, Inc., 2026/03/23. FDEP Biennial Assessment 2024 2026 Draft Lists, 2025/11/17. FDEP Florida Aquatic Preserves,2025/06/26. FDEP Outstanding Florida Waters, 2026/02/24. FDEP Statewide Basin Management Action Plan (BMAP), 2025/10/08.

EXHIBIT 10

WATER QUALITY IN THE VICINITY OF THE PALM COAST MPD SITE, FLAGLER COUNTY, FLORIDA

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

EXHIBIT 11

ENVIRONMENTAL GEOGRAPHIC INFORMATION SYSTEM DATA REVIEWED FOR THE PALM COAST MPD SITE, FLAGLER COUNTY

Exhibit 11 Environmental Geographic Information System Data Reviewed for the Palm Coast MPD Site, Flagler County, Florida.

Statewide
2022-2024 Biennial Assessment (FDEP)
2024-2026 Draft Biennial Assessment (FDEP)
Bald eagle nests (FWC, Audubon)
Basin Management Action Plan Areas (FDEP)
Biodiversity hot spots (FWC)
Breeding Bird Atlas (FWC)
CLIP (FNAI, USFWS)
Cooperative Conservation Blueprint (FWC)
Cooperative Land Cover (FNAI)
Critical Linkages (FEGN)
Ecological Regions of North America (USEPA)
Florida black bear records (FWC)
Florida Conservation Lands (FNAI)
Florida Forever Acquisitions (FNAI)
Florida Forever BOT projects (FNAI)
Florida scrub-jay territories (FWC)
Florida Wildlife Corridor (FNAI)
Focal Natural Communities (FNAI)
Integrated Wildlife Habitat Ranking System (FWC)
Land Use Intensity Index (FWC)
Mitigation Banks (FDEP)
Outstanding Florida Waters (FDEP)
Panther habitat and models (USFWS)
Physiography (Puri and Vernon 1964, Brooks 1981)
Potential habitat models for rare & imperiled wildlife (FWC)
Priority wetlands for listed species of wetland-dependent wildlife (FWC)
Species richness for rare & imperiled wildlife (FWC)
Strategic Habitat Conservation Areas (Cox et al. 1994)
Topography (FGDL)
Wildlife Observation Database (FWC)
Wood stork colonies (USFWS)
Regional
100-yr Floodplain (FEMA)
Aquifer Recharge (SJRWMD 2015)
Drainage Basins (FDEP)
Land use/land cover (SJRWMD)
National Hydrography Database (USGS)
Regulatory easements (SJRWMD)
Southeast Conservation Blueprint (SECAS 2025)
Watersheds (USGS)

Exhibit 11 Continued.

Local/Site Specific
Culverts/bridges/ditches (Rayonier, BDA)
Element Occurrence Flagler County (FNAI)
Field reconnaissance (BDA)
Neoga Lakes DRI Conservation (BDA)
Old Brick Township DRI Conservation (BDA)
Old Brick Township SJRWMD FWD (BDA)
Photo-interpretation, delineation (BDA)
SSURGO (NRCS)
Stand data (Rayonier)
T&E occurrence records (BDA)
Timber timeline (Rayonier)

TECHNICAL MEMORANDUM

CULTURAL RESOURCES DESKTOP ANALYSIS AND RECONNAISSANCE SURVEY OF THE FRONTIER/PALM COAST PROJECT, FLAGLER COUNTY, FLORIDA

CONSULTANT:	SEARCH 8298 Bayberry Road, Suite 1 Jacksonville, FL 32256
PROJECT MANAGER:	Greg Hendryx, MA
PRINCIPAL INVESTIGATOR:	Michael Whitehead, MA
DOCUMENT PREPARER:	Betsy Carlson, PhD
CLIENT:	Rayonier, Inc.
DATE:	January 2024
SEARCH PROJECT NUMBER:	230349

The proposed Frontier/Palm Coast Project is located on a 20,493-acre (ac) parcel west of the community of Palm Coast in Flagler County, Florida (**Figure 1**). This document was prepared for Rayonier, Inc. and the project team for planning purposes for this commercial development.

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

PROJECT LOCATION AND ENVIRONMENT

The over 20,000-ac project area is composed of adjacent tracts in northern Flagler County, and generally falls west of US Highway 1 (US 1), south of County Road 204 (CR 204), and north of State Road 100 (SR 100). The eastern boundary of the project is the historic Florida East Coast (FEC) Railroad. In two locations the project area extends east of this rail line up to US 1. County Road 13 (CR 13) crosses the project area from northwest to southeast and is the historic Old Dixie County Highway. A second historic railroad bed of the FEC Railroad is adjacent to a portion of the southwest project boundary. The community of Espanola is adjacent to the southern project boundary and the City of Bunnell is 1.5 km to the southeast.

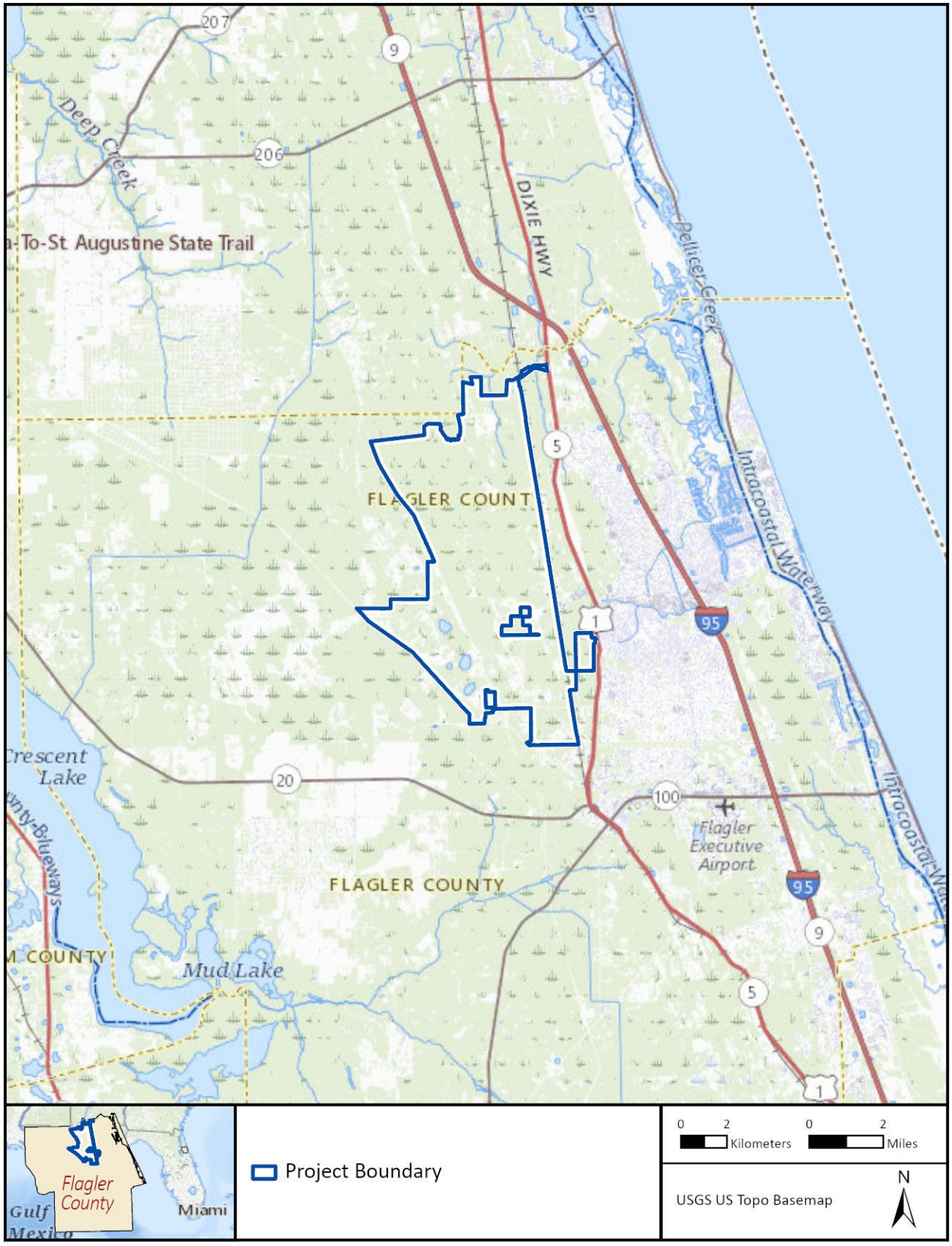


Figure 1. Project location.

Numerous improved and unimproved roads cross the project area. The north-central portion of the property was drained with a canal system in the 1950s with more ditches dug in the 1960s when significant cultivation of the property began. Most of the project area is undeveloped and currently used for silviculture (planted pine forest). The higher portions of the project support oak hammock vegetation and the lower areas include cypress domes.

The project area is within the Eastern Flatwoods District physiographic region, also called the Coastal Lowlands (Brooks 1981; White 1970). This region was formerly composed of barrier islands and lagoons of Plio-Pleistocene and more recent age, and contains Late Pleistocene-age sediments deposited through estuarine and lagoonal processes (Brooks 1981). The majority of the project area is within the St. Augustine Ridge Sets Subdistrict, which is an area of low, relic beach ridges. Flatwoods vegetation is found on the ridges and the swales contain cypress stands. The western portion of the project area is part of the Palatka Anomalies Subdistrict which includes limestone solution geology. The Roy Divide Subdivision marks the northwestern edge of the project area and is a poorly drained low ridge.

Terrain within the project area is mostly flat to undulating, but elevations range from 56 to 180 ft above mean sea level (asml). The most dramatic rise in elevation is in the southwest part of the project area (**Figure 2**). The soils identified in the project area are provided in **Figure 3** and **Table 1**, 91% of which are poorly drained and very poorly drained types. The remaining 9% of the project area are somewhat poorly drained, moderately well drained, and excessively drained soils, which are isolated in the northeast and southwest corners of the property. There are 26 soil types across the property, but only three types contribute more than 10% of the acreage. These three main soil types are: the poorly drained Pomono fine sand; poorly drained Myakka-Myakka wet, fine sands; and the very poorly drained Hicoria, Riviera, and Gator depressional soils. Together these three types make up 43% of the project area. All of these soils have slopes of less than 2%.

The poorly drained Pomona and Myakka series consists of very deep soils that formed in sandy marine sediments and have rapid permeability and low runoff. These soils are found on flats and flatwoods on marine terraces. Depth to seasonal high water table is a maximum of 30 cm in the wet season and between 30 and 100 cm of the surface for the dry season. These soils can be used for commercial forest production or native range. With adequate water control measures, these soils can be used for citrus, improved pasture, and truck crops. Native vegetation includes longleaf and slash pine with an undergrowth of saw palmetto, wax myrtle, gallberry, bluestem, and pineland threeawn.

The very poorly drained Hicoria, Riviera, and Gator depressional soils are very deep and slowly permeable. These soils are found in ponded depressions on flood plains, broad low flats, or in marsh or swamp wetlands, and can be flooded for a long duration. Natural vegetation consists of cypress, willow, sweetbay, red bay, pickerel weed, sawgrass, waxmyrtle, and other water tolerant plants.

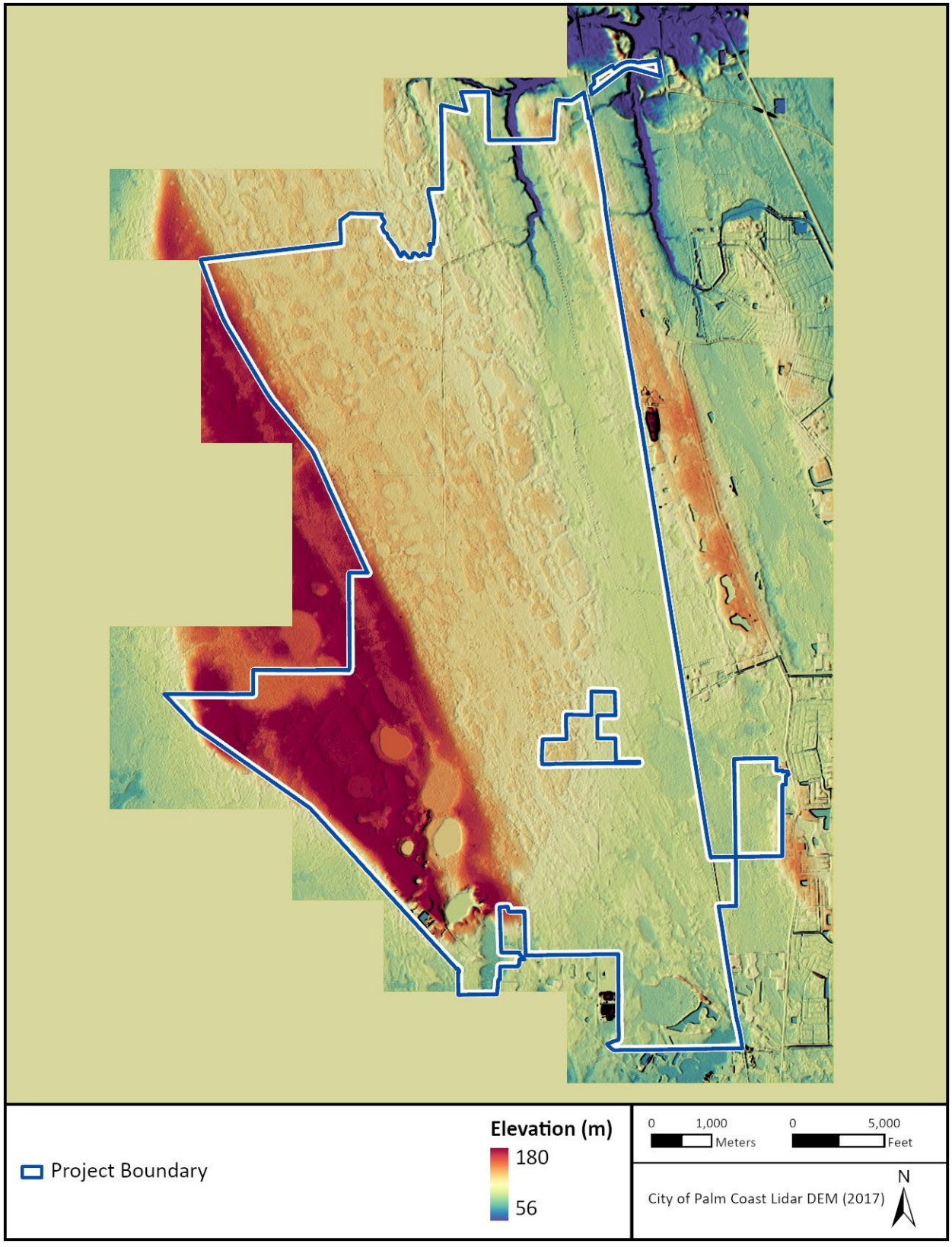


Figure 2. Elevation model of the project area.

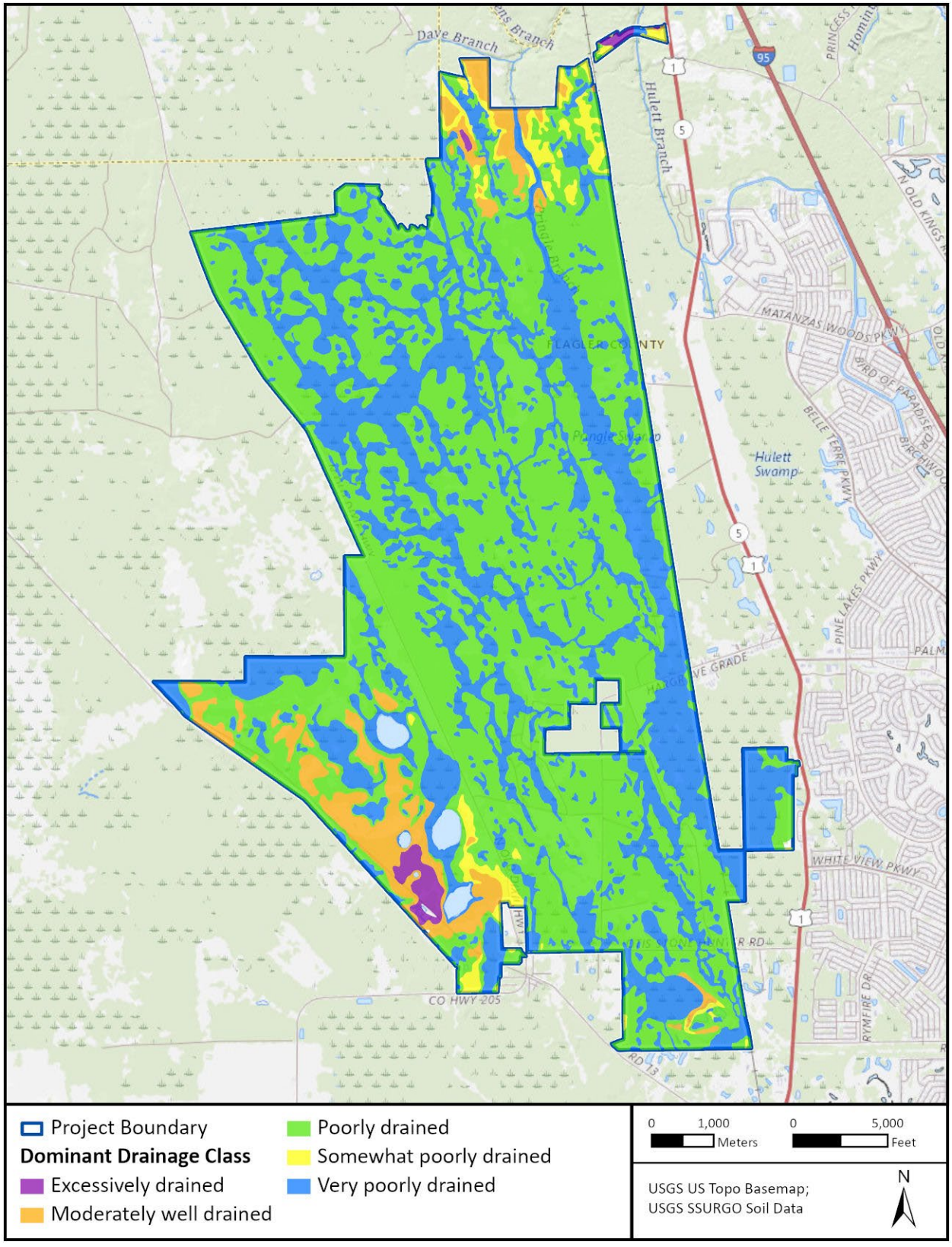


Figure 3. Soils within the project area.

Table 1. Soil Types within the Project Area.

Soil Type	Drainage Class	Area (acres)	Area (%)	Acres by Drainage	% by Drainage
Paola fine sand, 0–8% slopes	Excessively drained	128.5	0.6%	156.7	0.8%
Astatula fine sand, 0–8% slopes		28.2	0.1%		
Pomello fine sand, 0–5% slopes	Moderately well drained	620.2	3.0%	1,057.9	5.1%
Orsino fine sand, 0–5% slopes		249.7	1.2%		
Tavares fine sand, 0–5% slopes		188.0	0.9%		
Cassia fine sand, 0–2% slopes	Somewhat poorly drained	264.7	1.3%	456.7	2.2%
Adamsville fine sand, 0–2% slopes		192.0	0.9%		
Pomona fine sand, 0–2% slopes	Poorly drained	2,121.7	10.3%	11,607.4	56.6%
Myakka-Myakka, wet, fine sands, 0–2% slp		2,117.2	10.3%		
Immokalee fine sand, 0–2% slopes		1,926.4	9.4%		
Malabar fine sand, 0–2% slopes		1,285.0	6.3%		
Pineda-Pineda, wet, fine sand, 0–2% slopes		949.3	4.6%		
Wabasso fine sand, 0–2% slopes		870.4	4.2%		
Pineda-Wabasso complex		855.0	4.2%		
Smyrna fine sand, 0–2% slopes		726.3	3.5%		
EauGallie fine sand, 0–2% slopes		348.8	1.7%		
Valkaria fine sand, 0–2% slopes		205.6	1.0%		
Valkaria-Smyrna complex		113.1	0.5%		
Winder fine sand, 0–2% slopes		60.8	0.3%		
Hicoria, Riviera, & Gator soils, depressional	Very poorly drained	4,586.8	22.4%	7,043.2	34.4%
Placid, Basinger, & St. Johns soils, depress.		1,277.0	6.2%		
Samsula and Hontoon soils, depressional		1,049.6	5.1%		
Samsula and Placid soils, frequently flooded		98.8	0.5%		
Favoretta, Chobee, and Winder soils, frequently flooded		30.9	0.1%		
Pits	N/A	7.4	0.0%	7.4	0.0%
Water		162.6	0.8%	162.6	0.8%
Total		**20,492.0**	**100.0%**	**20,492.0**	**100.0%**

Of the better drained soils, Pomello fine sand (620.2 ac) is the most common, and is found on flatwoods ridges, hills, and knolls with slopes up to 5%. Vegetation consists of oaks and pines with saw palmetto undergrowth. Given the Tertiary age of upland soils and Pleistocene age of lower terrace deposits, deeply buried sites are unlikely in the project area.

The 1918 USDA Soils Map of Flagler County (**Figure 4**) provides an overview of the project area environment and early cultural features. The project includes the Pellicer Creek basin, although Pellicer Creek itself flows from west to east outside the northern project boundary. Pringle Branch flows south from Pellicer Creek across the eastern portion of the project area, merging into Pringle Swamp and then Matanzas Swamp. Other drainages in the vicinity include Dave Branch, located just to the north of the northeast project boundary, and Hulett Branch, located east of the northeast project boundary. The property includes part of the Little Fishtail Swamp and Big Cypress Swamp on the west side of the project. The rest of the project area does not contain named streams, but the drainage has been improved by a series of canals and ditches, including several that flow into Pringle Branch.

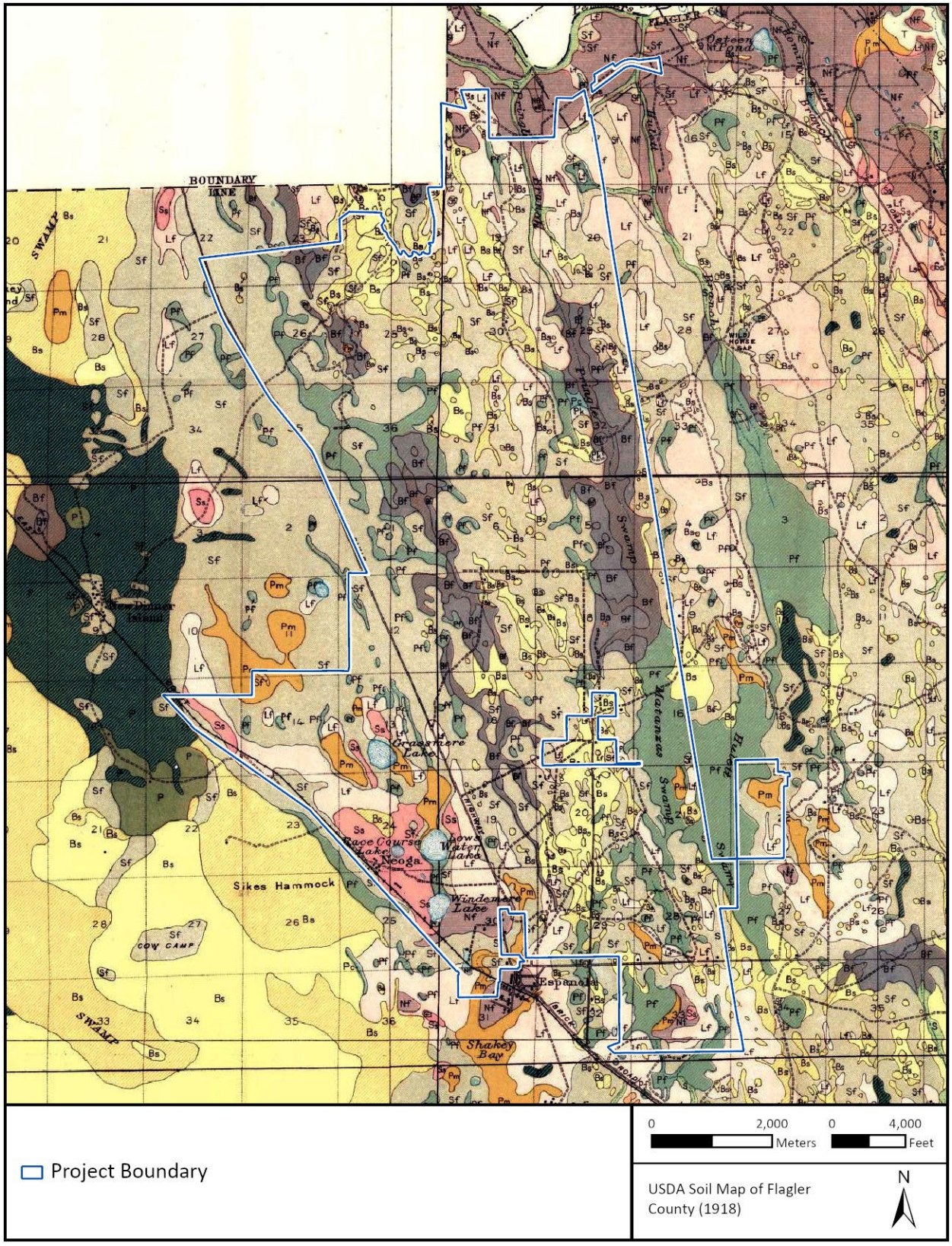


Figure 4. 1918 USDA Soil Map of Flagler County.

Several ponds and lakes are located in the southwest part of the project area. The current names of these lakes are Black Lake, Tank Lake, Neoga Lake, and Speckled Perch Lake. Neoga Lake is close to the historic community of Neoga, and this lake was known historically as Racecourse Lake. Black Lake was historically called Low Water Lake, Tank Lake was called Windemere Lake, and Speckled Perch Lake was called Grassmere Lake.

BACKGROUND RESEARCH

SEARCH conducted background research using Florida Master Site File (FMSF) data (October 2023) to identify previously conducted cultural resource surveys and previously recorded cultural resources within and directly adjacent to the project area. Six previously conducted cultural resource surveys have been completed within or immediately adjacent to the project area, which have recorded numerous historic cultural resources including resource groups, linear resources (roads, railroads, and canals), structures, bridges, and both historic and precontact archaeological sites. There is one NRHP-listed property within the project area, the Old Dixie Highway (8FL00155), and there are 12 NRHP-eligible resources (one structure, five linear resources, and six historic sites). One eligible resource group, the British Period Hewitt's Mill Archaeological Complex (8FL00262) is just outside the northeast portion of the project area.

Previous Surveys

Table 2 summarizes the six previously conducted surveys within or immediately adjacent to the project area, which were completed between 2004 and 2010. Two of the surveys (FMSF Survey Nos. 10663 and 17277) are entirely within the project area and one survey (FMSF Survey No. 15621) mostly coincides with the northwest portion of the project area (**Figure 5**). The other three surveys are adjacent to portions of the project boundary. Five of these previous surveys

Table 2. Previous Surveys that Cross or are Immediately Adjacent to the Current Project.

FMSF Survey No.	Survey Report Title	Year	Consultant
10663	An Intensive Cultural Resource Assessment Survey of the Sand Box Borrow Pit Tract, Flagler County, Florida	2004	Environmental Services, Inc.
10747	Cultural Resource Assessment Survey of the West Palm Coast Development, Flagler County, Florida	2004	Heritage Services, Inc.
14712	A Cultural Resource Reconnaissance Survey of the Pellicer-Pringle Transmission Line Right-Of-Way (ROW), St. Johns and Flagler Counties, Florida	2007	Environmental Services, Inc.
15088	Archaeological Monitoring of the Sawmill Park Construction, Palm Coast, Florida	2008	Heritage Services, Inc.
15621	An Intensive Cultural Resource Assessment Survey of the Old Brick Township DRI Property, Flagler County, Florida	2008	Environmental Services, Inc.
17277	Cultural Resource Assessment Survey of the Neoga Lakes DRI	2010	Heritage Services, Inc.

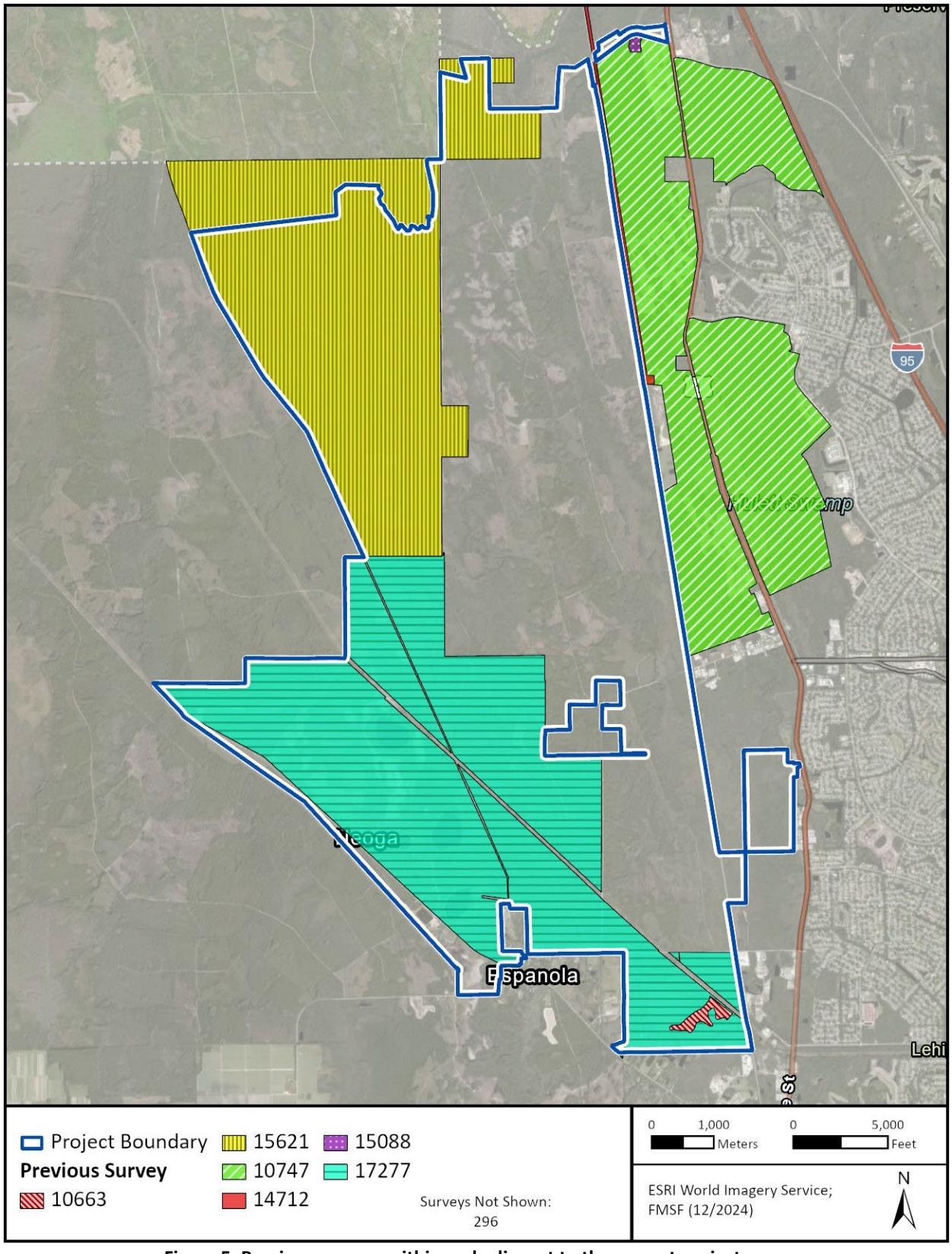


Figure 5. Previous surveys within and adjacent to the current project area.

involved walkover inspection and subsurface testing within the survey areas and resulted in the documentation of previously recorded and/or newly recorded cultural resources. One survey is a monitoring report. Brief descriptions of these surveys are provided.

Survey #10663 was conducted in 2004 by Environmental Services, Inc. (ESI) and covered 41.5 ac of a proposed mining borrow pit (Sand Box Borrow Pit). This Phase I survey falls within the southern part of the current project. Pedestrian survey found previous mining activities that had stripped soils up to five feet below the natural ground surface. One previously recorded St. Johns pottery site, 8FL00156, was found to be destroyed. A total of 11 shovel tests were dug in the more intact eastern portion of the survey area. No new cultural resources were found (ESI 2004).

Survey #10747, the West Palm Coast Development, was conducted in 2004 by Heritage Services, Inc. (HSI) and covered 4,740 ac immediately east of the FEC Railroad and encompassing US 1 south of Pellicer Creek. This survey area is directly adjacent to the northeast and east-central edges of the current project. Focused high-probability shovel testing was conducted along the Hulett Branch waterway with moderate and low probability testing across much of the remainder of the survey area. The survey resulted in the identification of 14 new archaeological sites (one precontact, 13 historic), and two previously recorded sites were evaluated. Both the previously recorded sites are eligible for the NRHP: 8FL00014 (Hewitt's Mill Complex), and the Old King's Road (8FL00186) (HSI 2004). The Hewitt's Mill Complex is a British Period sawmill that falls approximately 28 m outside the current project's northeast boundary.

Survey #14712, the Pellicer-Pringle Transmission Line survey, was conducted by ESI in 2007 and is located adjacent to the northeast part of the project area, extending along its eastern boundary. The corridor was subjected to pedestrian survey and the excavation of 49 shovel tests placed judgmentally and at pole locations. This corridor runs parallel to the FEC Railroad (8FL00298), which is a NRHP eligible resource. No other cultural resources were identified (ESI 2007). In general, the corridor was flat, low, and poorly drained, with disturbance from trail construction and ditch excavation.

Survey #15088 documented the archaeological monitoring by HSI associated with the construction of Sawmill Park in 2008, a 12-acre interpretive park encompassing the British Period Hewitt's Mill Archaeological Complex (8FL00262) (HSI 2008).

Survey #15621, the Old Brick Township DRI, was conducted in 2008 by ESI and covered approximately 5,200 ac, the majority of which overlaps with the current northwest part of the project area. The property was tested at high and moderate probability (25 and 50 m) intervals in the northeast portion where soils were moderately and excessively well drained (called Area A, 520 ac, 411 tests). The remainder of the parcel (Area B) where soils were poorly and very poorly drained was tested at low probability (100 m intervals; 175 tests), except near the Old Brick Road (8FL00155, Old Dixie Highway) and Flagler City (8FL00154). Generally, pedestrian survey and subsurface testing in Area B found heavy disturbance from silviculture activities and areas of standing water. A total of 586 shovel tests were excavated, with 78 tests following the Old Dixie Highway. Two St. Johns campsites with precontact pottery were identified from 11

positive tests adjacent to Pringle Branch; artifacts were recovered from 15 to 100 centimeters below surface (cmbs) with most found below 60 cmbs. Historic resources included two bridges, a canal, the remains of Flagler City, and the Old Dixie Highway/Old Brick Road. Except for the NRHP-listed Old Brick Road (8FL00155), the resources were recommended ineligible for the NRHP. ESI recommended a 50-foot (ft) preservation buffer, starting at the road's centerline. They noted that much of the brick today is covered by sand to protect the original brick and oyster construction. ESI also recommended that the natural vegetation parallel to the roadway should be maintained to provide a viewshed screen to the historic property from any adjacent development (ESI 2008). This 2008 survey included a pedestrian survey and shovel testing within the Boom time development called Flagler City along the Old Dixie Highway; 33 tests were excavated. The surveyors identified a concrete wall foundation on the east side of the highway, and a concrete pad and mortar fragments (old filing station) on the west side. Artifacts consisted of a spike, two cut nails, a piece of window glass, and a piece of whiteware (ESI 2008).

Survey #17277, the Neoga Lakes DRI, was conducted by Heritage Services, Inc. (HSI) in 2010 and covered approximately 6,410 ac, the majority of which overlaps with the southwest and southernmost portion of the current project area. The survey identified 45 new resources, several of which have been found eligible for the NRHP, and assessed five previously recorded resources. The majority of the sites were organized into four resource groups including the Neoga Settlement and Turpentine Enterprises (8FL00823), Racecourse Lake (8FL00844), the FEC Railway Corridor (8FL00853), and the Old Dixie Highway Heritage Corridor (8FL00155) (HSI 2010).

Previously Recorded Cultural Resources

The review of FMSF recorded resources identified numerous archaeological sites, resource groups, bridges, and structures within and immediately adjacent to the project area. No cemeteries are known within the project area, with the closest recorded cemetery (8FL01052) mapped 200 m outside the northeast project boundary; however, its location has not been confirmed. The previously recorded resources are detailed in **Table 3** and shown in **Figure 6**. Several of these resources are listed or eligible for listing on the NRHP.

Precontact Sites

There are six precontact sites recorded within the project area, all of which have been recommended ineligible for the NRHP. Two sites are demolished from mining activity (8FL00156 and 8FL00871) (ESI 2004; HSI 2010). The remaining four sites are low-density artifact scatters, primarily of St. Johns pottery. One site is in the northern portion of the project area, and the remainder are in the south, mostly in the lakes region.

Bridges

There are three bridges within the project area, all of which have been recommended ineligible for the NRHP. Two of the bridges date to the 1950s (8FL00300 and 8FL00301), and cross over the OBT Canal in the northern portion of the project area. One bridge is possibly associated with the

Table 3. Previously Recorded Sites within and Immediately Adjacent to the Project Area.

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
Archaeological Sites -- Precontact				
8FL156	NN (Sand Box Borrow Pit)	Artifact scatter-low density; precontact ceramics	St. Johns II, unspecified, 700 BC–AD 1500	Ineligible (destroyed by mining activity)
8FL303	Old Brick Township South	Campsite (precontact); 6 positive tests w/ 18 artifacts	St Johns II, AD 800–1500	Ineligible
8FL850	Neoga Lakeshore	Artifact scatter; ceramic-precontact (4 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL868	Tank Grade	Campsite (precontact), ceramic scatter (3 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL869	Black Lake	Campsite (precontact), ceramic scatter (7 sherds)	St Johns, 700 BC–AD 1500	Ineligible
8FL871	Sycamore Grove	Surface artifact scatter; St. Johns plain and check stamped, Orange pottery, heat-treated debitage and projectile points	Late Archaic; Middle Archaic; St. Johns, 700 BC–AD 1500	Ineligible (site demolished by sand mining)
Archaeological Sites -- Historic				
8FL140	Fort Fulton	Second Seminole War Fort	Ca. 1835–1842	Not Evaluated
8FL152 (part of Resource Group 8FL853)	Tank Lake (FEC Water Tank #1)	Cement foundation and wooden water tower	American-19th c. (1821–1899, American-20th c.	Eligible
8FL154/8FL867 (part of RG 8FL862)	Flagler City (subdivision on Dixie Hwy)	Broken cement foundations and sidewalks	1925	Ineligible
8FL845 (part of RG 8FL844)	Racecourse Lake	Horse racing site on sandy edges of lakeshore	Late 1800s	Eligible
8FL846 (part of RG 8FL844)	Neoga Sawmill	Building remains on west side of lake and related earthworks (dams, berms, borrow pits)	1890s to early 1900s (burned down)	Eligible
8FL854 (part of RG 8FL853)	FEC Pumphouse	Cement reservoir and wooden structure	American-19th c. (1821–1899, American-20th c.	Eligible
8FL856 (part of RG 8FL853)	FEC Water Tank #2	Cement foundation and wooden water tower	American-19th century (1821-1899)	Eligible
8FL857 (part of RG 8FL853)	FEC Water Tank Pier	Part of railroad aqueduct system; displaced pier from 8FL152.	American-19th century (1821-1899)	Ineligible
8FL858 (part of RG 8FL853)	Neoga Depot	Railroad depot no longer extant; metal and ceramics found in survey	American-19th c. (1821–1899, American-20th c.	Ineligible
8FL863 (just outside project area to south)	Live and Let Live Tourist Camp	Brick fragments, wire nails, and terracotta pottery, no above ground remnants	1920s	Ineligible
8FL865 (part of RG 8FL862)	Pappy Ortega Filling Station	Glass and metal fragments, no above ground remnants	1920s	Ineligible

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
8FL866 (part of RG 8FL862)	Flagler Heights (subdivision on Dixie Hwy)	Never developed; no evidence of buildings remains (2010 survey)	1925	Ineligible
8FL870	Neoga Town Hunt Club	Archaeological remnants only	Ca. 1950s	Ineligible
Structures				
8FL824	Neoga #1, the Stiller's House (Joe Moore)	Part of Neoga Turpentine Settlement and Resource Group 8FL823; collapsed	Ca. 1900 to 1930s	Ineligible
8FL840	Neoga Worker's House	Part of Neoga Turpentine Settlement and Resource Group 8FL823; standing as of 2010	Ca. 1900 to 1930s	Eligible
8FL864	Hunter Homestead	Private residence, 2-story frame vernacular	Ca. 1915 build date	Ineligible (demolished)
Bridges				
8FL250	King's Road Bridge	Wood piers present in water, but current bridge is steel and concrete	Ca. 1770, but bridge was replaced in 1990s	Ineligible
8FL300	OBT Bridge 1	precast concrete and wooden pilings over canal	Ca. 1952	Ineligible
8FL301	OBT Bridge 2	precast concrete and wooden pilings over canal	Ca. 1952	Ineligible
Linear Resources				
8FL155 (NR)	Old Brick Road/Old Dixie Highway	Currently CR 13, part of Dixie Highway District (8FL862)	Constructed 1914 to 1916; used until 1926	NRHP Listed (in 2005)
8FL186	Old King's Road	Exact location of road is often unknown	1762–1950	Eligible
8FL239	Hulett Colonial Road	Part of Hewitt's Mill Resource Group 8FL262	1763–1940	Eligible
8FL291 (outside project area)	US-1	Historic road	1915–1959	Eligible
8FL298	FEC Railroad	Rail line, parallels US 1	1892–1957	Eligible
8FL299	OBT Canal	Drainage canal, 5 km long, 5 m wide, terminus at Pringle Branch	1950s	Ineligible
8FL855	FEC Aqueduct	Iron pipeline, removed in 1970s when railroad was taken up (demolished)	19th and 20th c.	Ineligible
8FL861	FEC Railway	Rail line	Ca. 1885 to 1970	Eligible
Resource Groups				
8FL262 (includes 8FL14, 8FL238, 8FL239, and 8FL1007)	Hewitt Colonial Complex	Archaeological district with sawmill and colonial road	1763–1821	Eligible

Site File #	Site Name	Description	Culture/Time Period	NRHP Status
8FL823 (includes 8FL135, and 8FL824–8FL843)	Neoga Settlement and Turpentine Enterprise	21 resources: 17 turpentine worker's houses (8FL824-8FL840), a warehouse (8FL841), commissary (8FL842), a dump site (8FL843), and a turpentine still (8FL135).	Late 1890s to 1940	Ineligible (except for 8FL840)
8FL844 (includes 8FL151, 8FL845-8FL852)	Racecourse Lake	Location of horse races and "cracker" gathering, with sawmill and worker's camp, public pool, boarding house, fallout shelter, turpentine cup wash station, and precontact site	Late 1800s	Ineligible (except for 8FL845 and 8FL846)
8FL853 (includes 8FL152, and 8FL854–8FL861)	FEC Railway	Linear railway district	American-19th century (1821–1899)	Ineligible (except for 8FL152, 8FL854, 8FL856, and 8FL861)
8FL862 (includes 8FL155, and 8FL863–8FL867)	Dixie Highway Resource Group	Old Dixie Highway and associated subdivisions, filling stations, & tourist camps	Ca. 1916–1925	Ineligible (except for 8FL155 which is listed)

Old King's Road (8FL00250), but the prior wooden bridge in this location was replaced in the 1990s with a steel and concrete bridge (HSI 2004). Wooden pier remnants of the old bridge were noted in the waters of Hulett Branch below the bridge in the 2004 survey.

Resource Groups

There are five resource groups that are within or adjacent to the project area. Each is introduced briefly.

The **Hewitt Colonial Complex** (8FL00262) falls just outside the northeast project boundary, with the mapped GIS boundary for the colonial complex only 28 m outside the current project (**Figure 7**). This resource group consists of Hewitt's Mill (8FL00014), which dates between 1763 and 1821, and includes numerous earthworks associated with a former milling operation. In addition, the resource group includes the tabby and coquina Hewlitt's Mill House (8FL00238), the Hulett Colonial Road (8FL00239), and a colonial refuse area (8FL01007) (HSI 2004). The resource group was recommended eligible for the NRHP by HSI in 2004, at which time they recommended a 100-m buffer be placed around the site for its preservation. The resource is currently protected as part of Sawmill Park, which has walkways and interpretative signage (HSI 2008). This resource illustrates that British Period and early Second Spanish Period activity is present very close to the northeast portion of the current project.

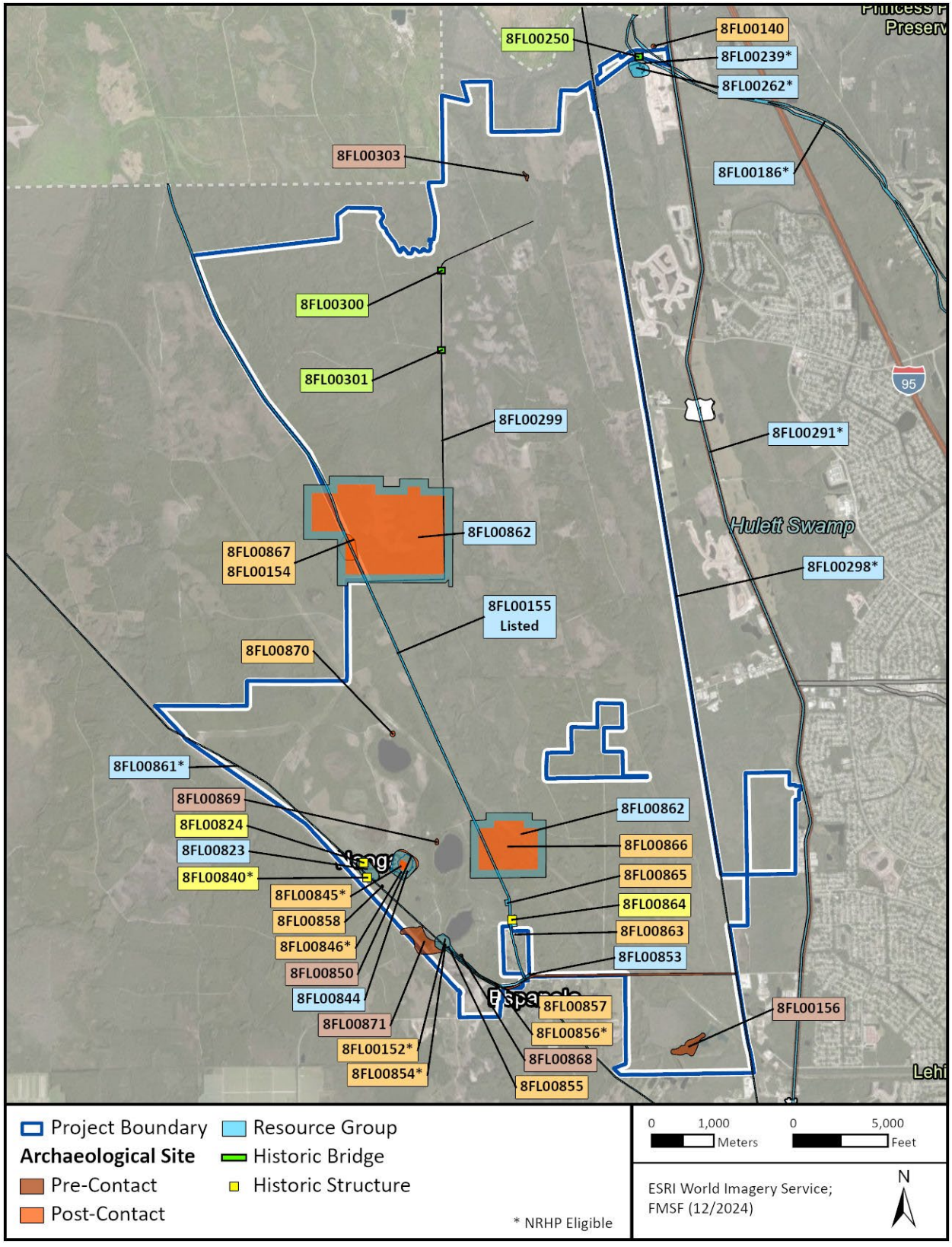


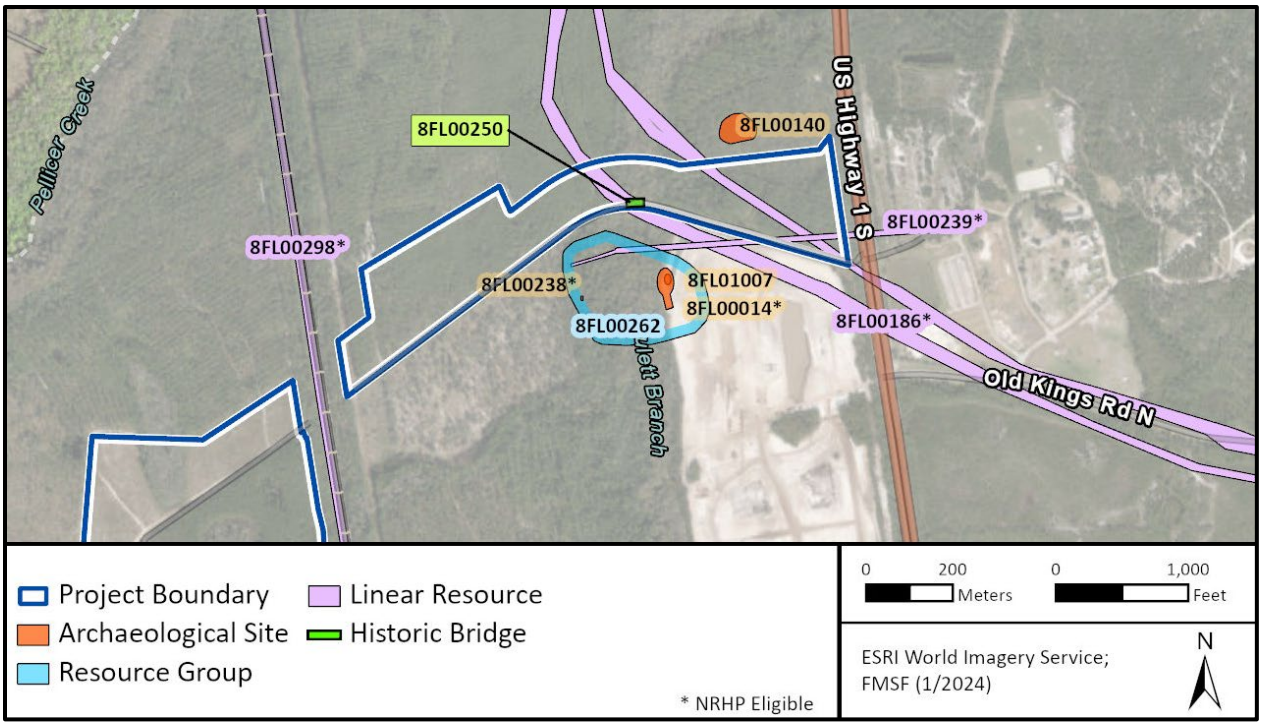
Figure 6. Previously recorded cultural resources within and immediately adjacent to the project area.

The **Neoga Turpentine Settlement** (8FL00823) is an early twentieth century turpentining camp located southwest of Neoga Lake. This resource group falls within the current project boundary and is made up of 21 cultural resources: 15 turpentine worker's houses (8FL00826–8FL00840), two other cabins (8FL00824 and 8FL00825), a warehouse (8FL00841), a commissary (8FL00842), a dump site (8FL00843), and a turpentine still (8FL00135) (**Figure 8** and **Figure 9**) (HSI 2010). The structures are spread out along the adjacent historic railroad (8FL00861). The turpentine camp dates from the 1890s to the early 1940s. The community was a cluster of cabins, two of which were occupied by the foreman and the stiller, who were both white men; these two cabins were at the north end of the camp. Fifteen of the remaining cabins were occupied by the African American turpentine workers. Only two structures were standing at the time of the 2010 survey -- 8FL00840 (worker's cabin) and 8FL00824 (stiller's cabin). The remainder of the settlement consisted of collapsed structural debris and associated artifacts, as most of the settlement was bulldozed prior to 2010. The resource group as a whole was recommended not eligible for the NRHP, with concurrence from the State Historic Preservation Office (SHPO). However, the SHPO disagreed on the eligibility for the worker's cabin, 8FL00840, finding it NRHP eligible. This eligible structure is located on the west side of the railroad track.

A leader of the settlement, Hiram Favors, was reported to have been buried behind one of the cabins that had been modified as a church. His grave was said to be 200 ft back in the woods off a trail to Neoga Lake (between the turpentine camp and the lake). The grave was said to be covered and lined with "old brown whiskey flask bottles" (HSI 2010:69). The Phase I survey by HSI in 2010 concluded that this grave was likely destroyed or displaced by tree farming activity, as the grave could not be located. As a result, the site file number associated with this burial site, 8FL00151 (Neoga Lake, GV Cemetery), was closed by the FMSF. There is no cemetery associated with Neoga Lake or the turpentine camp.

The **Racecourse Lake Resource Group** (8FL00844) surrounds the current Neoga Lake and consists of nine archaeological sites dating to the late 1800s (**Figure 10**, see **Figure 8**). The resource group as a whole has been recommended not eligible for the NRHP, but two of its contributing resources are eligible. The Neoga Sawmill (8FL00846) and its associated earthworks is mapped on the southwest shore of the lake and operated from the late 1890s to the early 1900s when the operation burned down. The second eligible site is Racecourse Lake (8FL00845), which consists of the lake itself and the uses of its historic banks. Deadhead logs are present in the shallow lake and the lake shore was once the site of horse races and "cracker" gatherings in the early 1900s (HSI 2010:70).

The **FEC Railway Corridor Group** (8FL00853) consists of the FEC Railway (8FL00861) and seven additional contributing archaeological features (**Figure 10**, see **Figure 8**). The resource group as a whole has been found not eligible for the NRHP, but the FEC Railway (8FL00861) and three of its contributing resources are eligible. The eligible contributing resources are: two water tanks (8FL00152, 8FL00856), and a pump house and cement reservoir (8FL00854) that drew water from Tank Lake. These three features are part of a late nineteenth century aqueduct system that pumped water to the steam locomotives of the railway. The FEC Aqueduct (8FL00855) connected



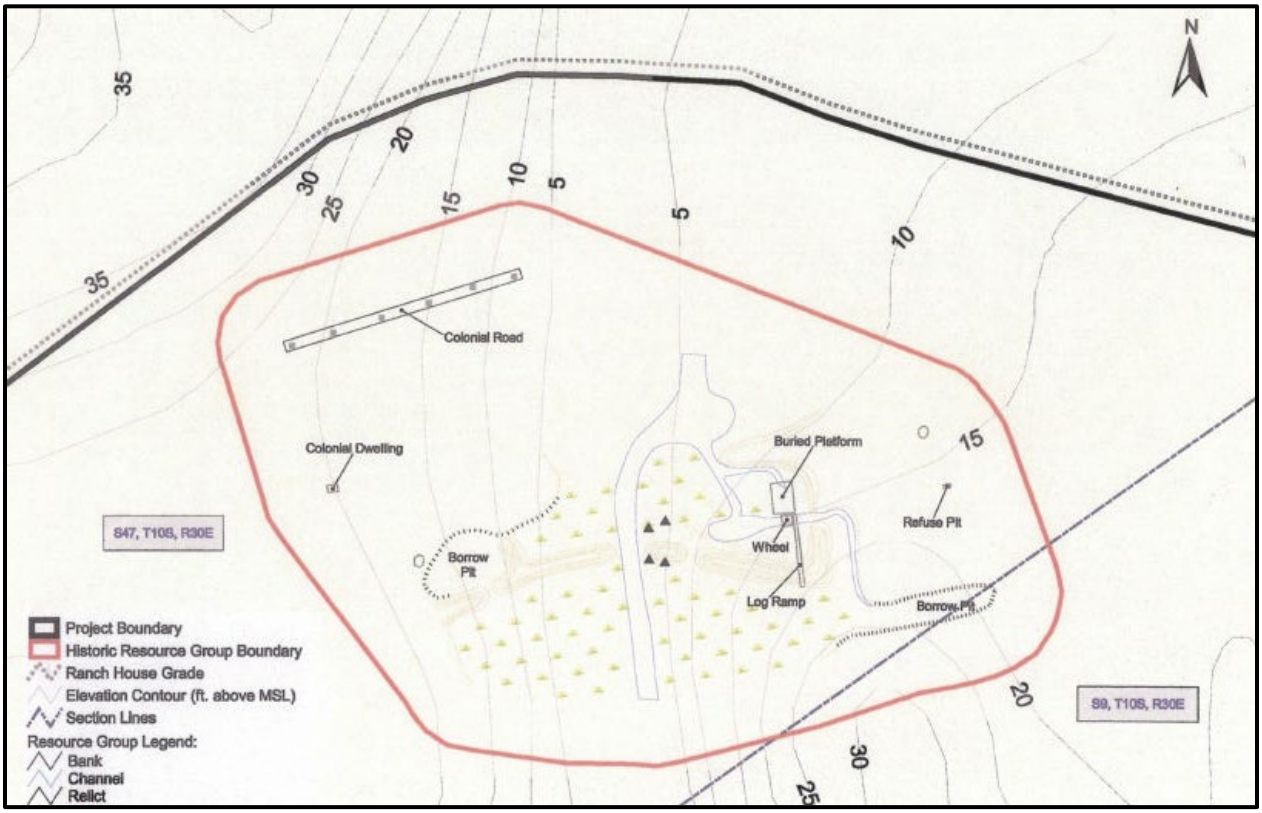


Figure 7. Detail of the Hewitt Colonial Complex (8FL00262) just outside the northeast segment of project area with previously recorded resources (above) and drawing from Survey 15088 showing Hewitt's Mill (8FL00014), a colonial dwelling (8FL00238), and a colonial road (8FL00239) (HSI 2010). Note 8FL01007 is a colonial dump site.

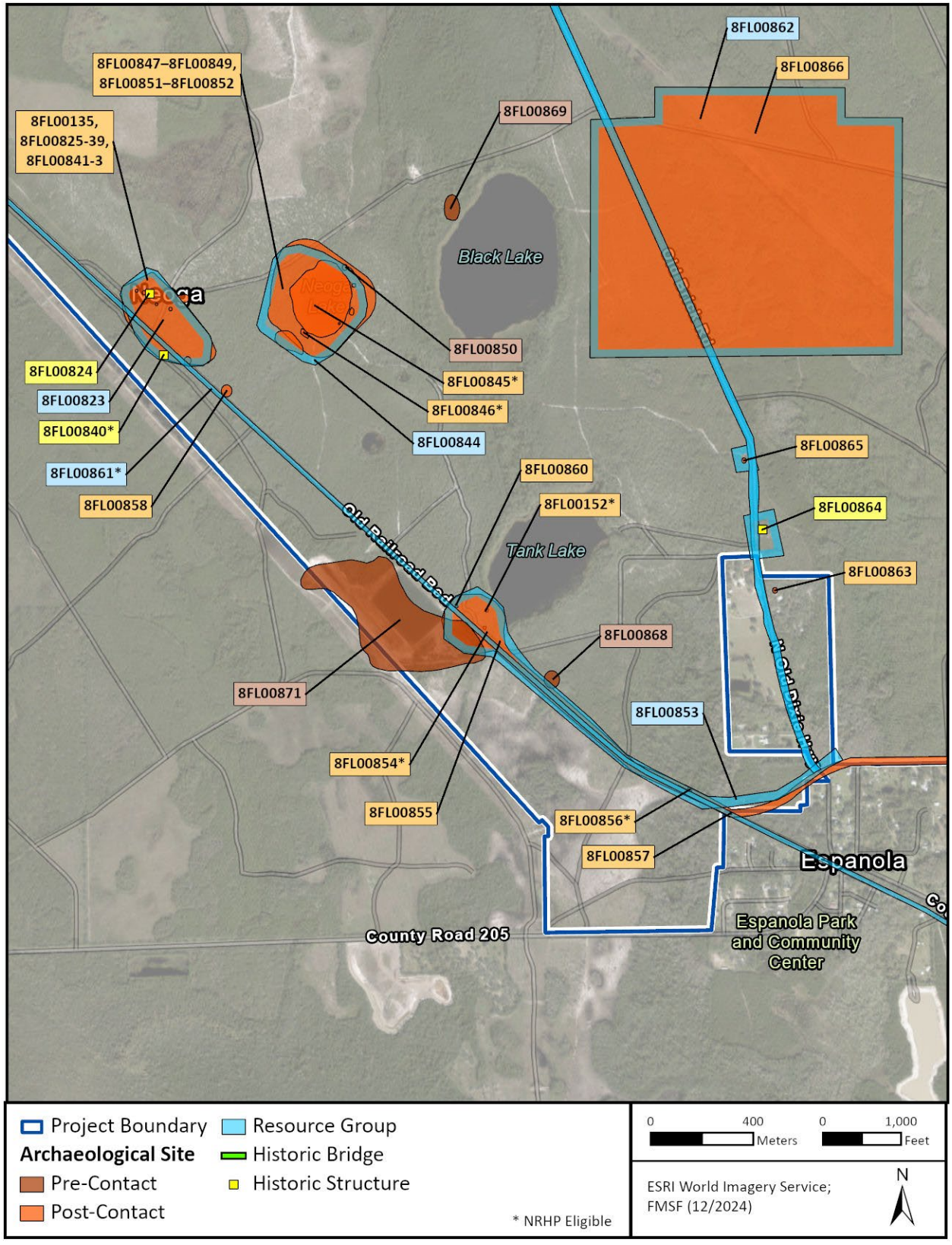


Figure 8. Detail of recorded resources in the southern portion of project area.

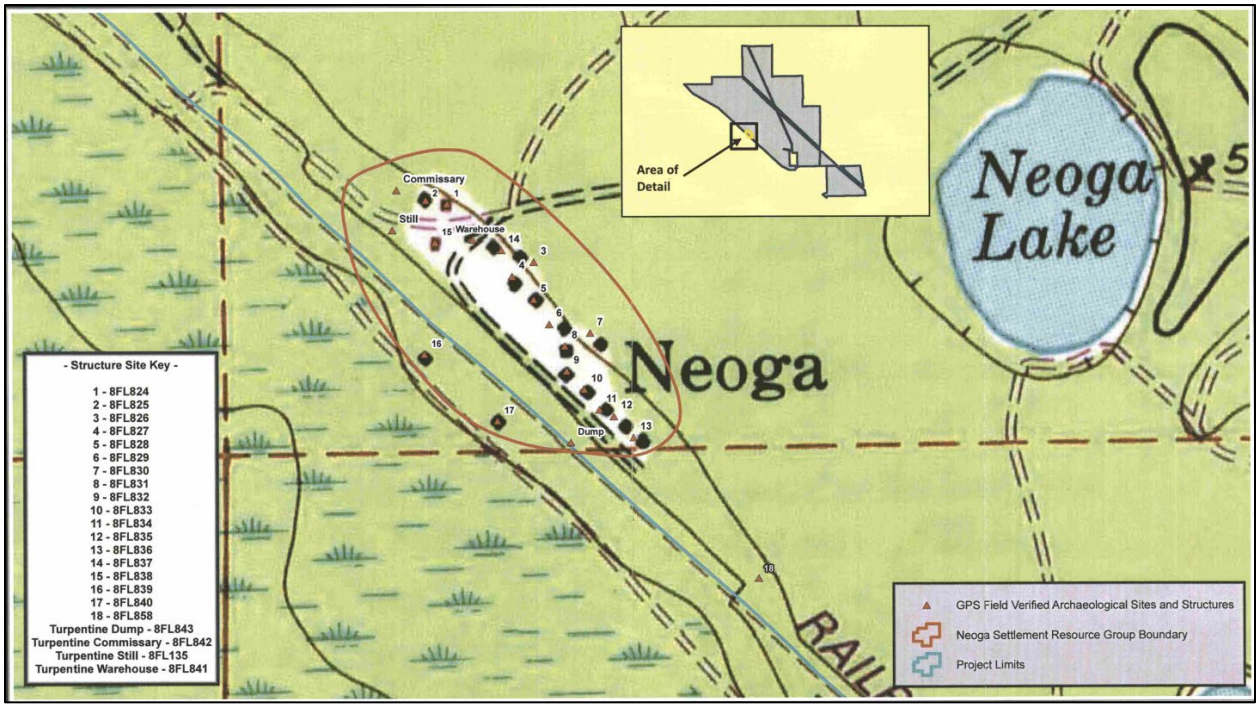


Figure 9. Detail of Neoga Settlement (8FL00823) with 21 associated resources mapped. Source: HSI 2010:Figure 10. Note Structure #17 on west side of railroad track (8FL00840) is NRHP eligible. Structure 18, the Neoga Depot (8FL00858) is outside the resource group.

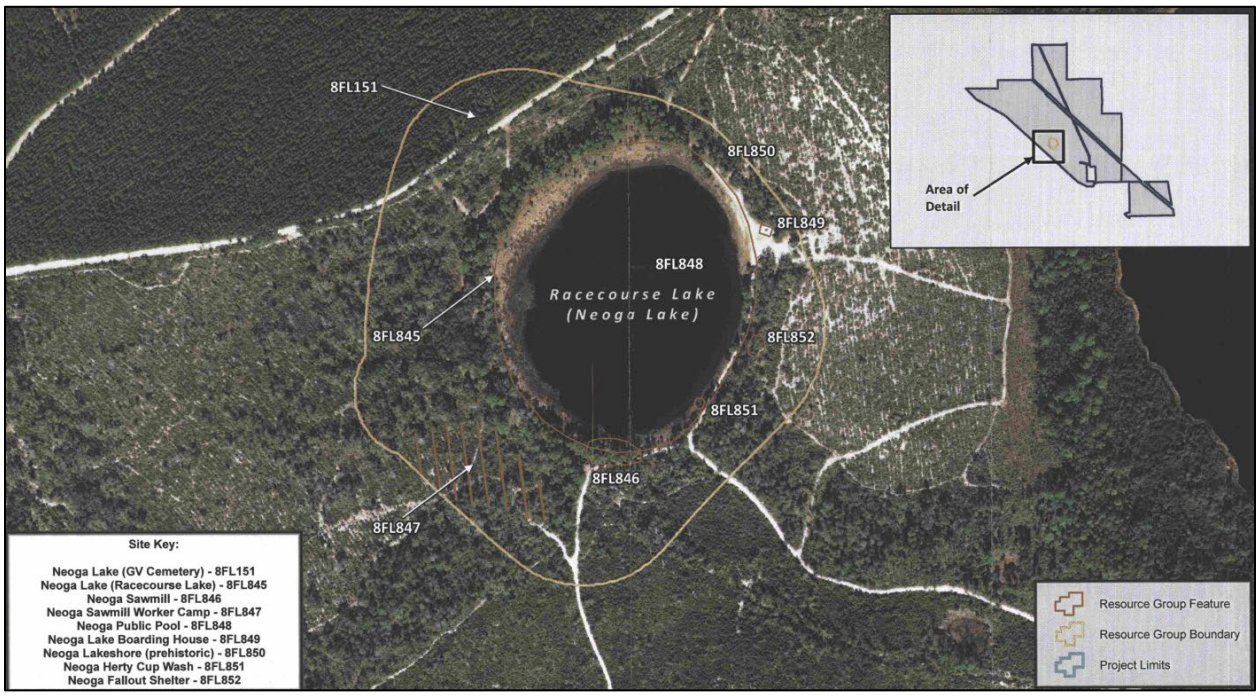


Figure 10. Detail of Racecourse Resource Group (8FL00844) with nine associated resources mapped. Source: HSI 2010:Figure 11). Note the lakeshore (8FL00845) and the sawmill (8FL00846) are NRHP eligible. 8FL00151 (Neoga Lake GV Cemetery) does not exist and the site number has been removed from the FMSF database.

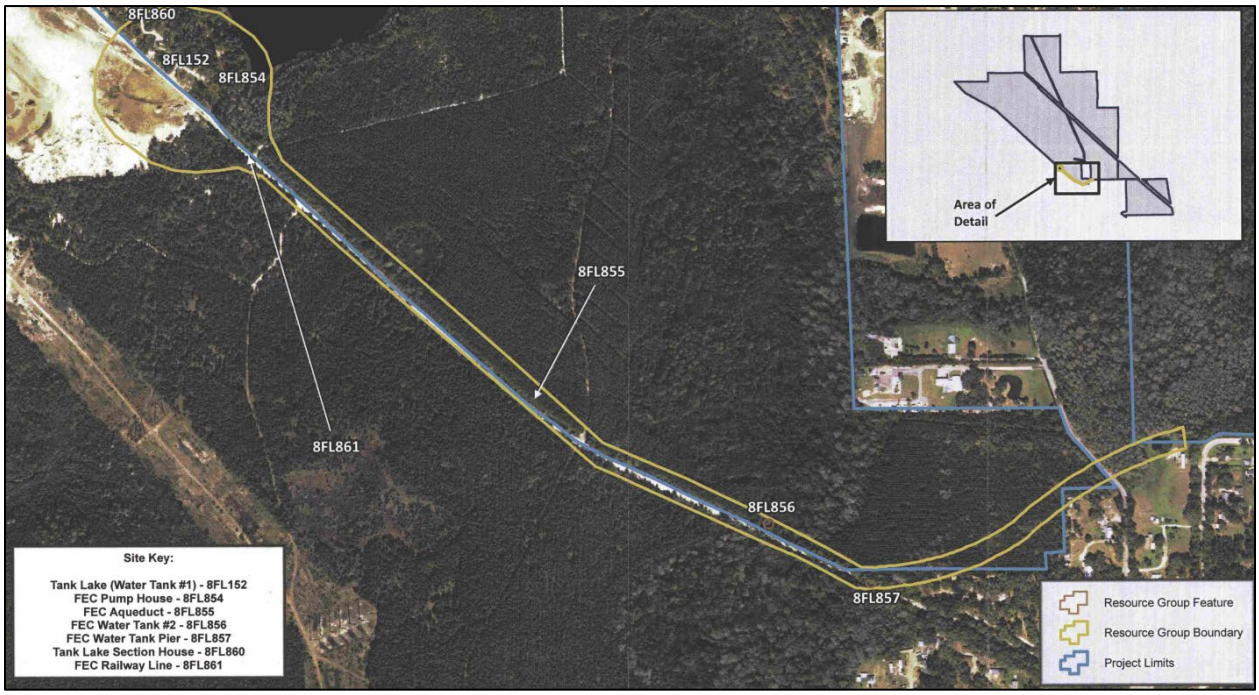


Figure 11. FEC Railway Corridor (8FL00853) with the FEC Railway Line (8FL00861) and seven other associated resources mapped. Source: HSI 2010:Figure 12. Note the Railway (8FL00861), the Tank Lake Water Tank (8FL00152), the FEC Pump House (8FL00854), and the FEC Water Tank #2 (8FL00856) are NRHP eligible.

the two water tanks and the pump house. The iron piping of the aqueduct was removed in the 1970s when the railroad was dismantled, and as such, this resource was found to no longer retain its significance (HSI 2010:81). Lastly, the Neoga Railway Depot (8FL00858) is part of this resource group. It is no longer standing and testing of its reported location recovered only metal fragments and a piece of porcelain (HSI 2010:82).

The **Dixie Highway Heritage Corridor** (8FL00862) consists of the Old Dixie Highway/Old Brick Road (8FL00155) and five associated resources (**Figure 12**, see **Figure 8**). The five resources consist of the subdivision plats for the proposed development of Flagler City (8FL00866) and Flagler Heights (8FL00867), the Pappy Ortega Filling Station (8FL00865), the Live and Let Live Tourist Camp (8FL00863), and the Hunter Homestead (8FL00864) (HSI 2010). The Old Brick Road (8FL00155) is listed on the NRHP, but all the associated resources have been determined to not retain their significance and are not eligible for the NRHP. Additional background is provided for the NRHP listed resource.

The original Dixie Highway was constructed across Florida between 1916 and 1925 and provided the primary route for motorists along Florida's east coast in this period until ca. 1926. The Dixie Highway is unique for being the first brick paved road. Prior to introducing brick as a paver, the roads were typically improved with oyster shell. The 66-mile stretch between Duval and Volusia County lines was paved with vitrified bricks, made specifically for street and road construction. The road was flanked by concrete curbing, and oyster shell was used to reinforce the shoulders

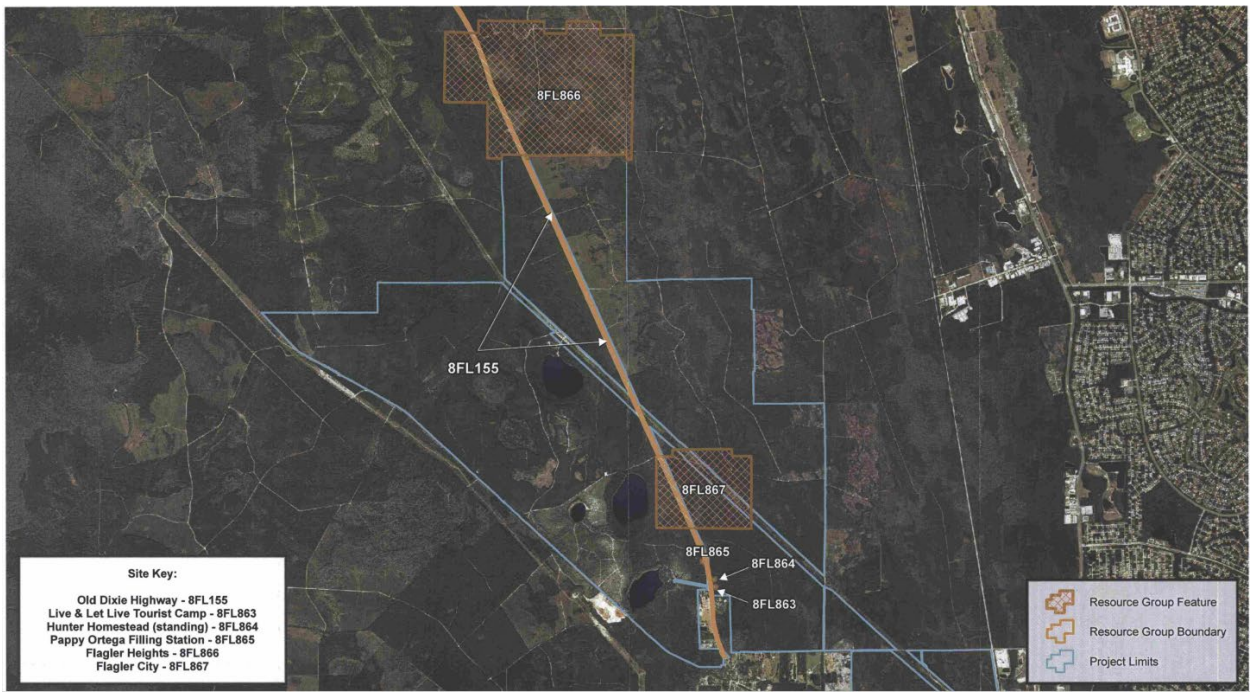


Figure 12. Dixie Highway Resource Group (8FL00862) with the Old Dixie Highway (8FL00155) and five other associated resources mapped. Source: HSI 2010:Figure 13. The Old Dixie Highway is listed on the NRHP.

(ESI 2008). Paving began in Flagler County in 1914 to link Bunnell and Espanola to Hastings with the road completed in 1916. The 10-mi stretch between Espanola and CR 204 in St. Johns County is the portion that is NRHP listed and recorded as 8FL00155. A 50-foot preservation buffer, starting at the road's centerline was recommended by ESI in 2008.

The town of Espanola intersected both the Dixie Highway and the FEC Railway. The town was founded in 1888 (called Raulerson until 1894). In 1920, the census listed 385 people in the Espanola precinct. Two other developments were planned along this portion of the Dixie Highway during the 1920s Florida Land Boom and the collapse that followed: Flagler City (8FL00867) and Flagler Heights (8FL00866). The archaeological remnants of Flagler City are located 4 miles north of Espanola, and the platted location of Flagler Heights is located approximately 1 mile north of Espanola. The town plan for Flagler City was laid out in 1926 on 800 acres. Some streets and sidewalks were built to encourage plot sales, but the town was abandoned in 1928 with very minimal development (ESI 2008). US 1 (New Dixie Highway) was built in the mid-1920s, and as a result the Old Dixie Highway fell into disuse. According to the 1988 Archaeological Survey of Flagler County (Survey #1769, Historic Property Associates [HPA] 1988), Flagler City once supported three houses and a gas station, but the 2008 survey by ESI identified only concrete foundations and no standing structures. Neither the 1988 or 2008 surveys found any evidence of Flagler Heights, and it appears this subdivision was never developed.

The other resources associated with the Old Dixie Highway, the gas station (8FL00865), the tourist camp (8FL00863), and the 1915 homestead (8FL00864), have been destroyed. There are no above ground remnants of any of these resources.

Linear Resources -- Roadways, Railroads, and Canals/Aqueducts

In addition to the Old Dixie Highway and Hulett Road (discussed above), there are six linear resources that cross or are adjacent to the project area and consist of two roads, two railroads, and two canals or aqueducts. The King's Road (8FL00186) is mapped as crossing the project area in the northeast parcel, and US 1 (8FL00291) is just outside the current project's eastern boundary in two locations. Both these resources have been found eligible for the NRHP. However, the portion of the King's Road surveyed in 2004 by HSI (Survey #10747, see **Figure 5**) was found ineligible for the NRHP, reporting that the SHPO concurred that land improvements had compromised the road across Flagler County to such an extent that it was no longer eligible in this area (HSI 2004:69).

There are two NRHP eligible railroads that cross the project area. 8FL00298 is one of the FEC railroads that runs north–south parallel to US 1. A small portion of this rail line crosses the project area at the central-east point. The resource as a whole was found eligible for the NRHP by the SHPO in 2023, even though every segment of the rail line has not been surveyed. The small segment within the project area should be evaluated for its integrity.

The portion of the FEC Railway that runs along the southwest portion of the project area is Resource 8FL00861. This resource was surveyed by HSI in 2010 are recommended not eligible for the NRHP because this section of railroad grade was converted to a forestry service road in the 1970s, but the SHPO disagreed with the recommendation, saying the FEC Railway Line should be considered eligible and preserved.

There are two other linear resources within the project area: the 1950s OBT drainage canal (8FL00299) in the north-central portion of the project; and the FEC Aqueduct (8FL00855) in the southwest portion of the project, associated with the FEC Railway Line (8FL00861). Both resources have been found ineligible for the NRHP.

Historic Buildings

There are three buildings within the project area that were originally recorded as historic structures rather than archaeological sites (HSI 2010), because at the time of survey they were at least partially still standing. Two of these buildings were part of the Neoga Turpentine Settlement. Resource 8FL00824 was the house of Joe Moore, who was the stiller for the camp. The house was partially collapsed and found ineligible for the NRHP. Resource 8FL00840 is one of the worker's houses, and it was still standing as of 2010. This SHPO determined this building to be NRHP eligible. The third building is the ca. 1915 Hunter Homestead (8FL00864) which was found ineligible for the NRHP and has since been demolished.

Historic Sites

One historic site, Fort Fulton (8FL00140), was recorded in 1988 on the south side of Pellicer Creek near Hulett Branch and the Old King's Road. This Second Seminole War (ca. 1835—1842) fort was

just northwest of Hewitt's Mill, and falls just outside the current northeast project area. The fort is said to have been a log blockhouse. No formal survey of the archaeological deposits has been conducted, and the site has not been evaluated for NRHP eligibility. Archaeological material from this fort may extend into the northeast corner of the current project area.

The remaining historic sites have been discussed above as part of the resource groups, except for the Neoga Town Hunt Club (8FL00870), which is a 1950s hunt camp on Speckled Perch Lake; the site is ineligible for the NRHP.

HISTORIC MAPS AND AERIAL PHOTOGRAPH REVIEW

A selection of historical maps and aerial photographs were reviewed to gain an understanding of past land use, events, and other features of the project and adjacent areas. The General Land Office (GLO) maps were reviewed, and the only map that shows cultural features is the 1851 map of Township 10S Range 28E, which covers the northeast portion of the project (**Figure 13**). Section 47 is the land grant of Martin Hernandez which includes Pellicer Creek and Hulett Branch. "Hewitt's Old Mill" is depicted on Hulett Branch near the crossing of the Old King's Road. Fort Fulton is not shown on this map. A dotted line crosses the project parallel to Hulett Branch, labeled "Spring Garden Trail". This trail leads to some agricultural plots on Martin Hernandez's parcel and intersects with the King's Road.

The 1918 USDA Soils Map of Flagler County (see **Figure 4**) shows the Old Dixie Highway (Brick Road), which was completed in this area in 1916. Several unimproved roads cross the project area especially in the southern area near the communities of Neoga and Espanola. Some roads cross into the swamps from the Old Dixie Highway. One road follows the west side of Pringle Branch, crossing the creek in Section 32, and heading east. The FEC Railway Line (8FL00861) is the only railroad shown on this map and it crosses the southern portion of the project. The Neoga Community is shown along the railroad. A few other isolated buildings are shown in the area surrounding Espanola.

A USGS topographic map from 1937 shows a mostly undeveloped and wet region within the project area, although numerous roads cross the area between the Old Dixie Highway, which is now labelled State Highway No. 189, and US 1 (labeled State Highway No. 4) (**Figure 14**). Old King's Road is shown leading to US 1. The FEC Railway (8FL00298) is depicted following the east boundary of the project area. The Neoga Settlement is now labelled Neoga Station, as the railroad depot had been built by this time.

The USGS topographic map from 1943 is similar to the 1937 map; however, in addition to the Neoga Settlement, several additional buildings are depicted within the project area (**Figure 15**). There are two structures along the west side of the FEC Railroad that follows the eastern boundary of the project, and there are two structures in the north-central project area along an old unimproved road. In the southern portion of the project there are approximately 12 buildings around the outskirts of Espanola. The Old Dixie Highway is now labeled Road No. 189, and State Highway US 1 is labeled.

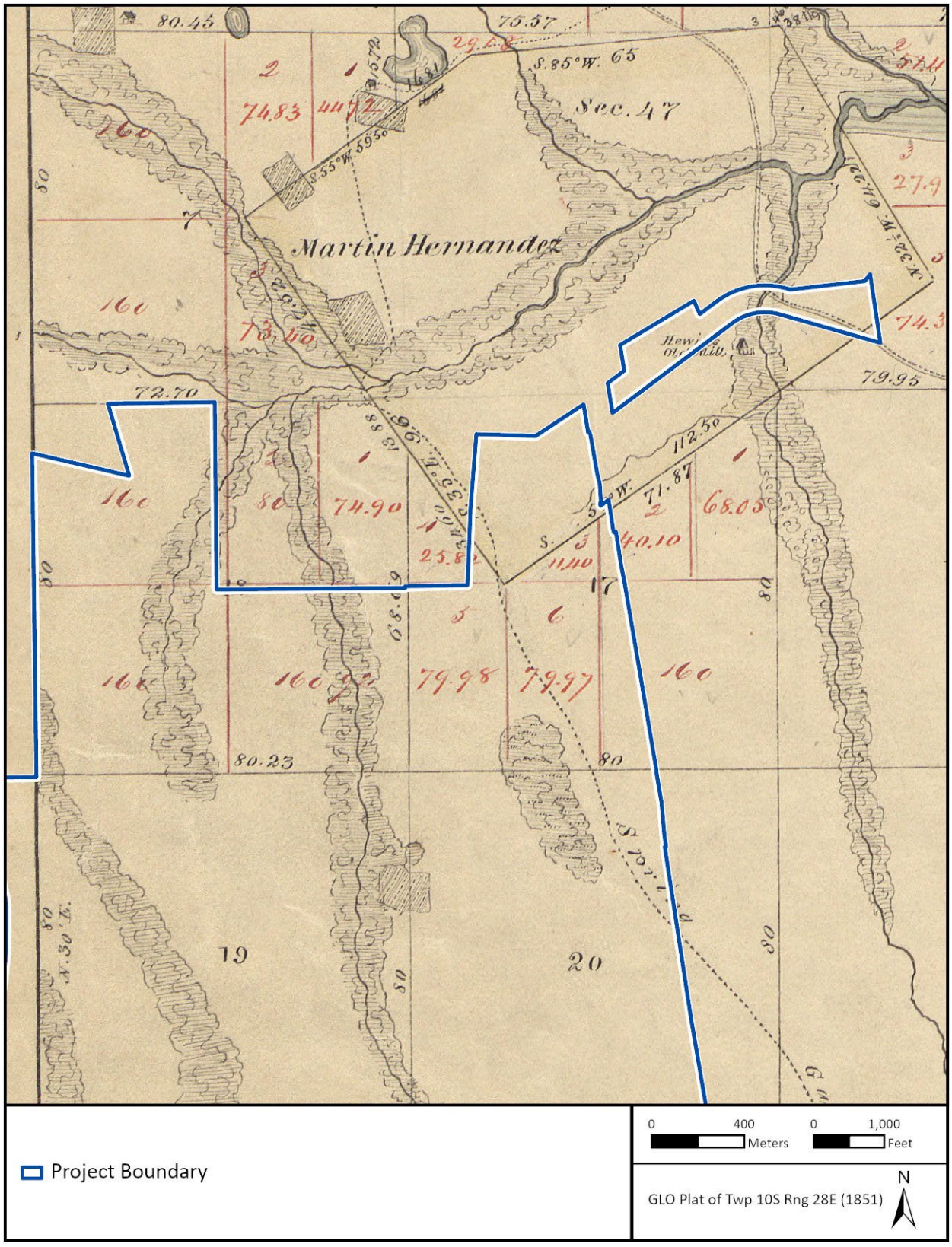


Figure 13. 1851 General Land Office (GLO) map of northeast project area.

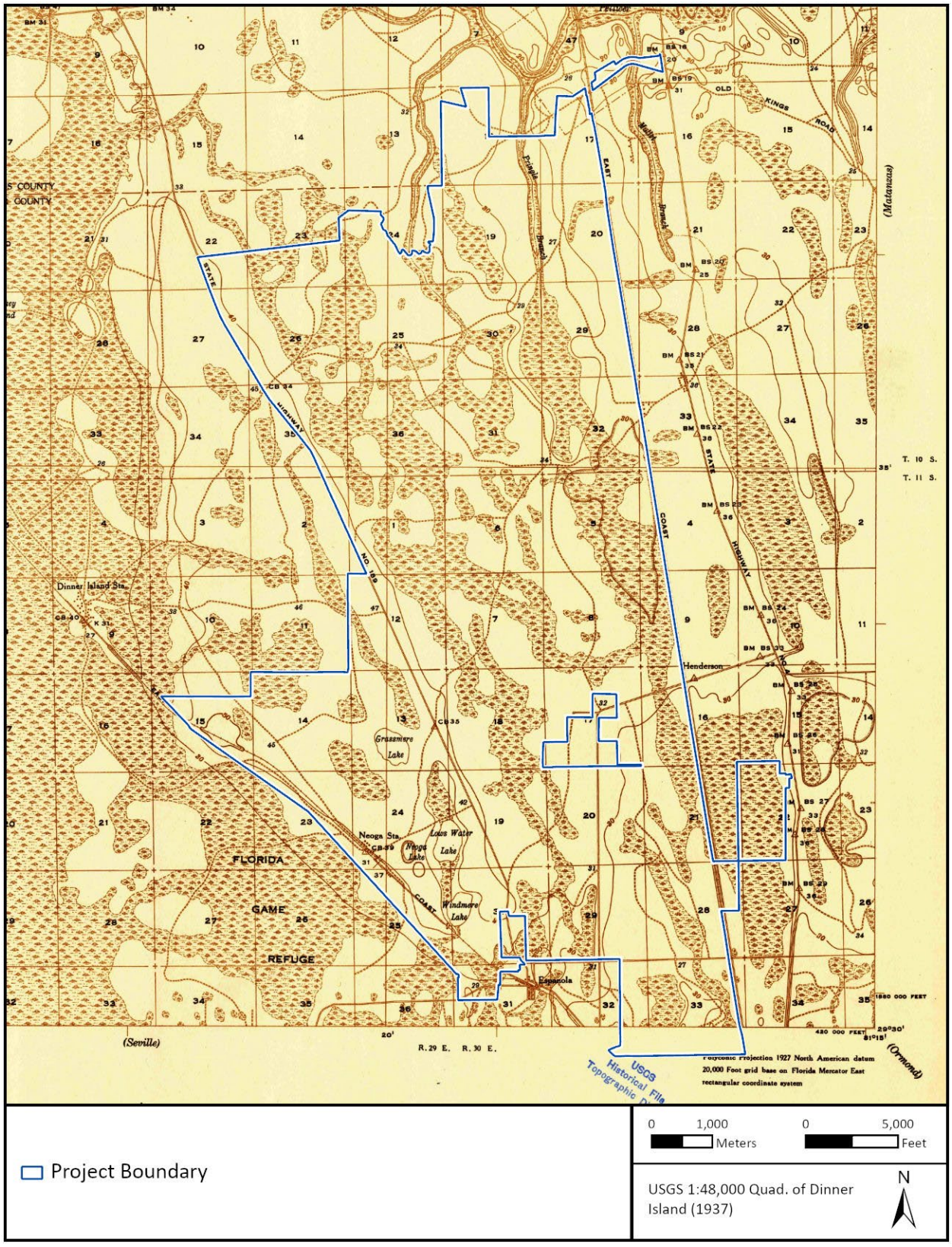


Figure 14. 1937 topographic map of the project area.

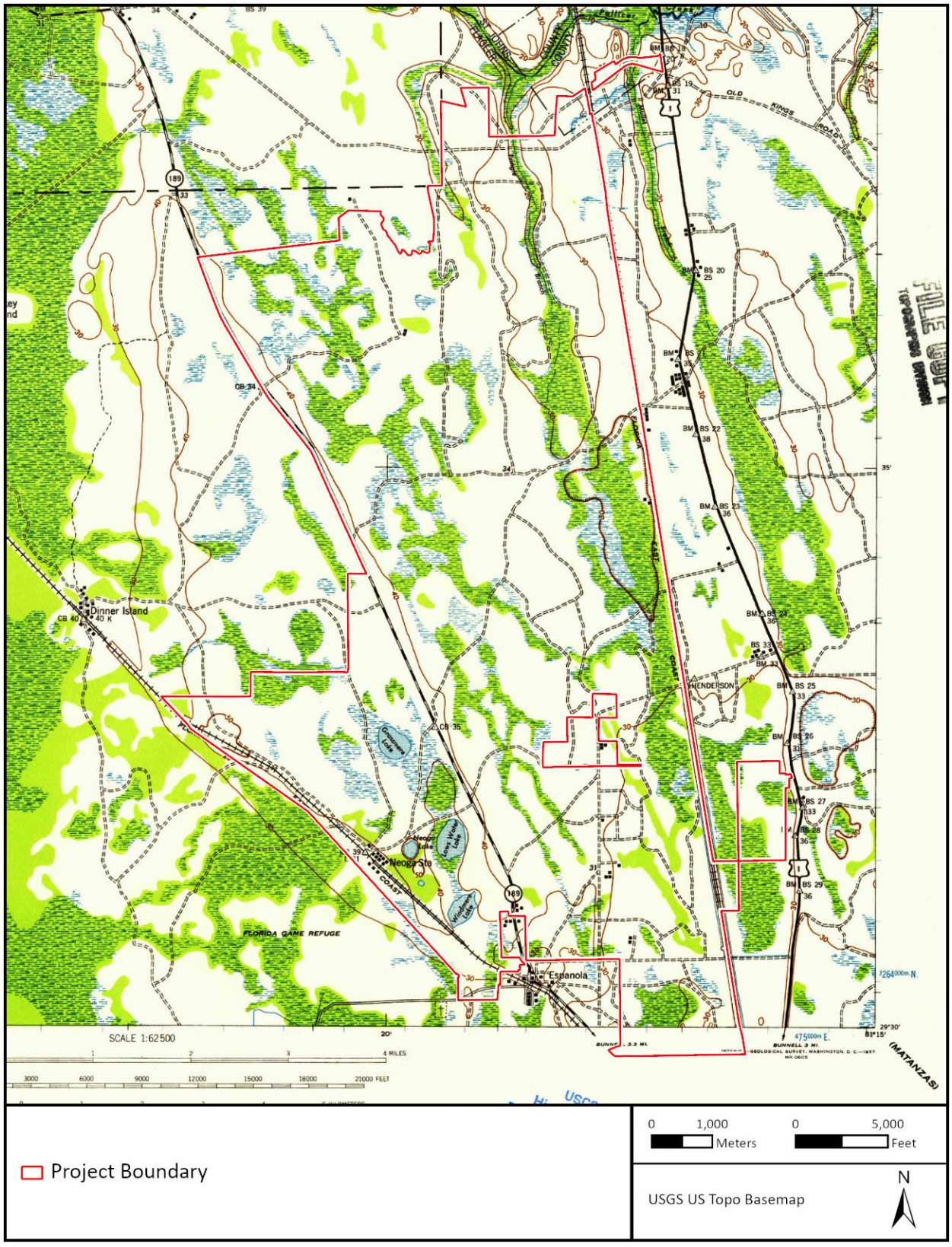


Figure 15. 1943 topographic map of the project area.

The 1943 aerial shows some road traces and cleared land north and northeast of Espanola (**Figure 16**). The area around the Neoga Community is cleared and some structures are still visible. The low resolution of this imagery does not allow smaller structures to be identified.

RELATIVE LIDAR AND DEVELOPMENT OF SURVEY STRATEGY

Because the project is approximately 20,493 ac, SEARCH will develop a survey strategy to guide preliminary archaeological testing. The survey strategy will consider analyses of previously recorded archaeological sites, soil drainage and landform characteristics, vegetation, absolute and relative elevation, and comparisons to historic aerials and maps. As shown in **Figure 2**, above, an absolute digital elevation model (DEM) of the project area does not effectively show the relatively higher areas adjacent to natural waterways. To normalize elevation values across the overall project area, a relative DEM was created (**Figure 17**). The relative DEM is suitable for predicting higher probability areas in low areas with poor drainage. In such environments, slight elevation differences matter as people targeted higher ground for habitation in the past. The relative DEM highlights landforms that are comparatively higher and successfully predicts where archaeological sites could be located.

The relative DEM model converts USGS LiDAR point data to a 1 m resolution DEM raster file. A second raster is created representing the mean elevation based on a 200 m radius of every point created in the first raster. The final product represents the difference between the first and second rasters, showing point elevation compared to the surrounding 200 m area. In other words, the relative DEM displays how much higher or lower a location is in reference to its immediate surrounding, rather than to the entire survey area. The 200 m radius is a practical and project-specific determination, and is designed to capture small elevation changes in the project area.

In the project area, the relatively higher landforms are slightly elevated terraces on the edges of the waterways and the area surrounding the lakes in the southwest. For the testing strategy, other variables, including the location of previously identified sites (see **Figure 6**), soil classes (see **Figure 3**), and resources identified on historic maps and imagery, will be incorporated to establish higher and lower probability areas for archaeological deposits.

Previous Testing and Anticipated Phase I Work

The project area is largely flat and most of the project is undeveloped poorly drained agricultural land. Previous shovel testing has occurred in approximately half of the project area, with testing occurring mostly in 2008 and 2010. The area around Neoga Lake was tested at 25 and 50 m intervals with approximately 200 tests excavated (HSI 2010) (**Figure 18**). Also, a portion of the northeast part of the project area was tested at 25 and 50 m intervals with 411 shovel tests excavated (ESI 2008) (**Figure 19**). These two areas of the parcel appear to have been tested more intensively than other portions of the parcel, and it is anticipated that the prior survey results may minimize the need for intensive survey within these areas.

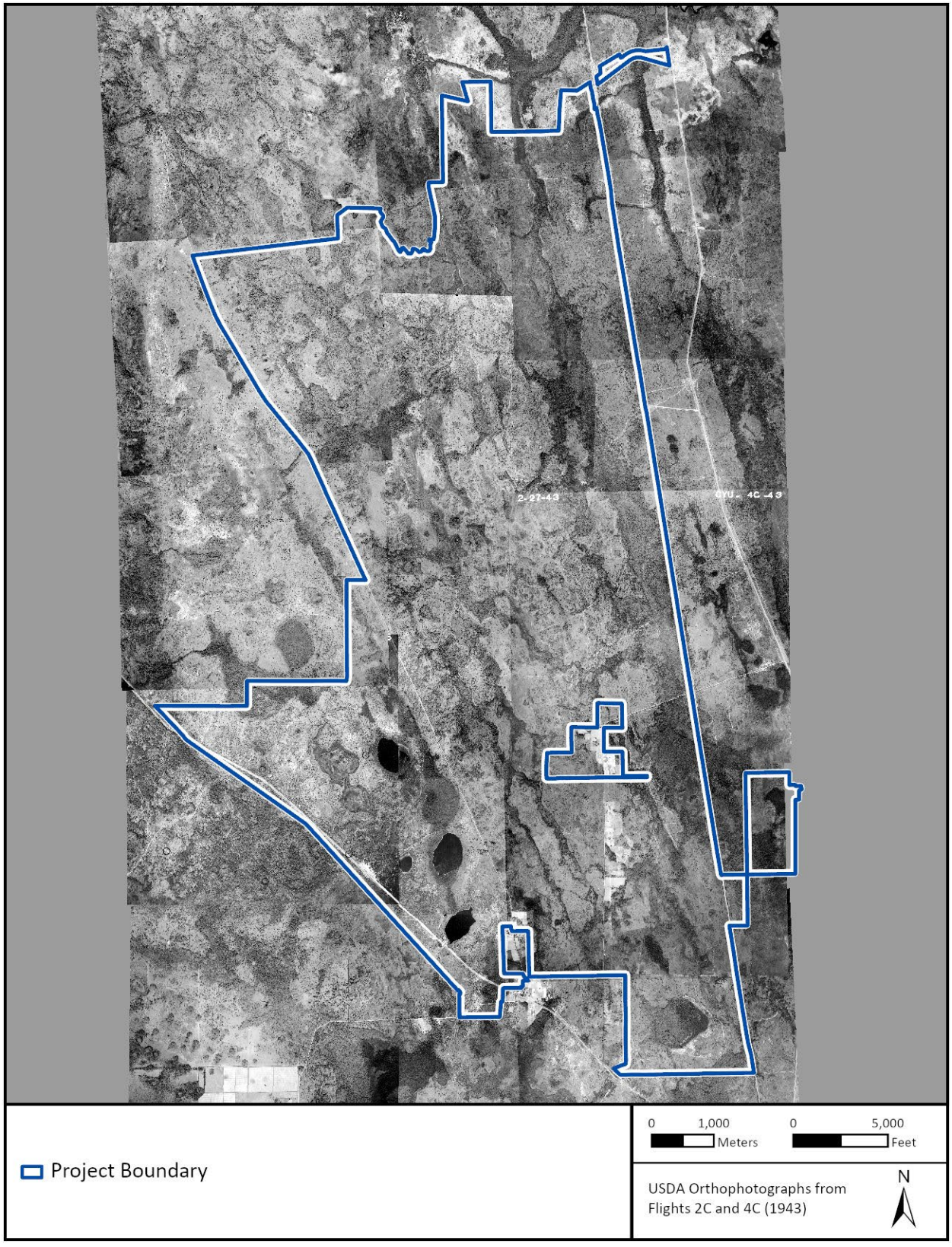


Figure 16. 1943 USDA aerial photography of the project area.

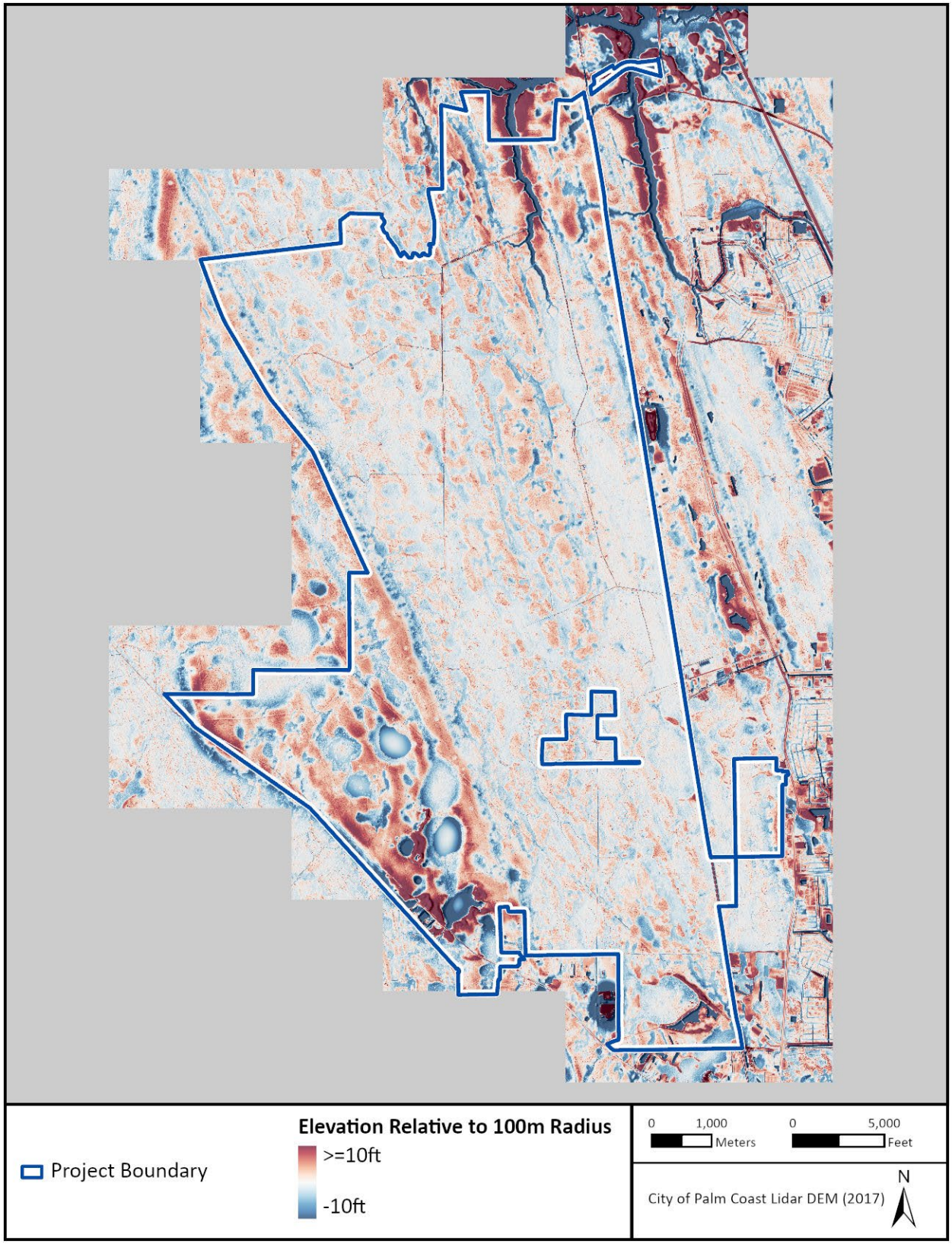


Figure 17. Relative DEM of project area.

The northeast parcel near the Old King's Highway, Fort Fulton, and Hewitt's Mill has not been previously tested and should be considered a high to moderate probability area with testing at 25 and 50 m intervals. Also, the area around the lakes in the southwest project area (with the exception of Neoga Lake) should also be tested at high and moderate probability levels. This southwest area has the highest elevation and best drained soils within the project area.

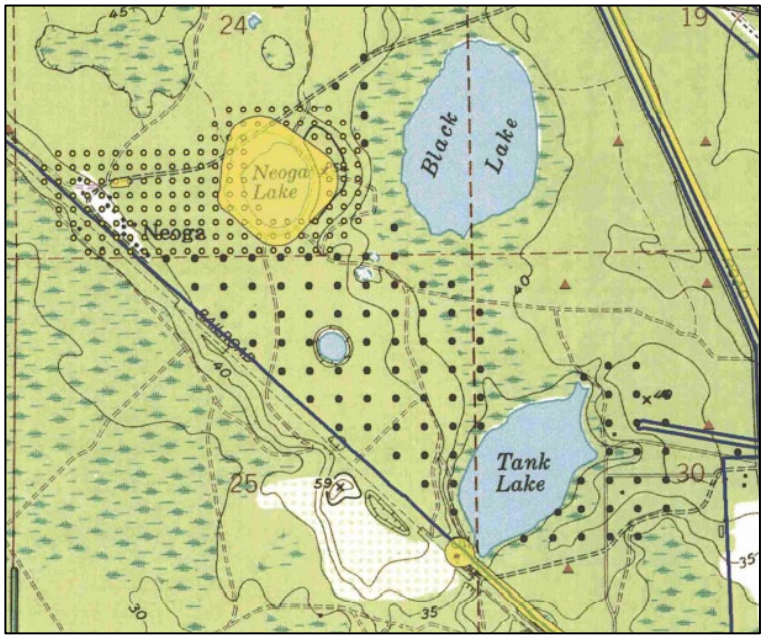


Figure 18. Previous testing during Survey 17277. Source: HSI 2010:43.

The area around the southern FEC Railway between Neoga and Tank Lakes was tested at 100 m intervals with approximately 100 tests excavated (HSI 2010) (see **Figure 19**). All the remainder of the previous testing within the project area was done judgmentally or at 100 m or 500 m intervals. The eastern half of the project area has not been previously tested at all, but much of this area is swampland.

In sum, the majority of the project area should be subjected to additional archaeological survey and subsurface testing based on the relative DEM and the background research presented above. Based on historic map and aerial photograph review, there is the potential for buildings older than 50 years to be present within the project area; therefore, an architectural history survey of the project area will be required. Additionally, structures such as bridges, culverts, canals, and other resources could be older than 50 years and still be located within the project.

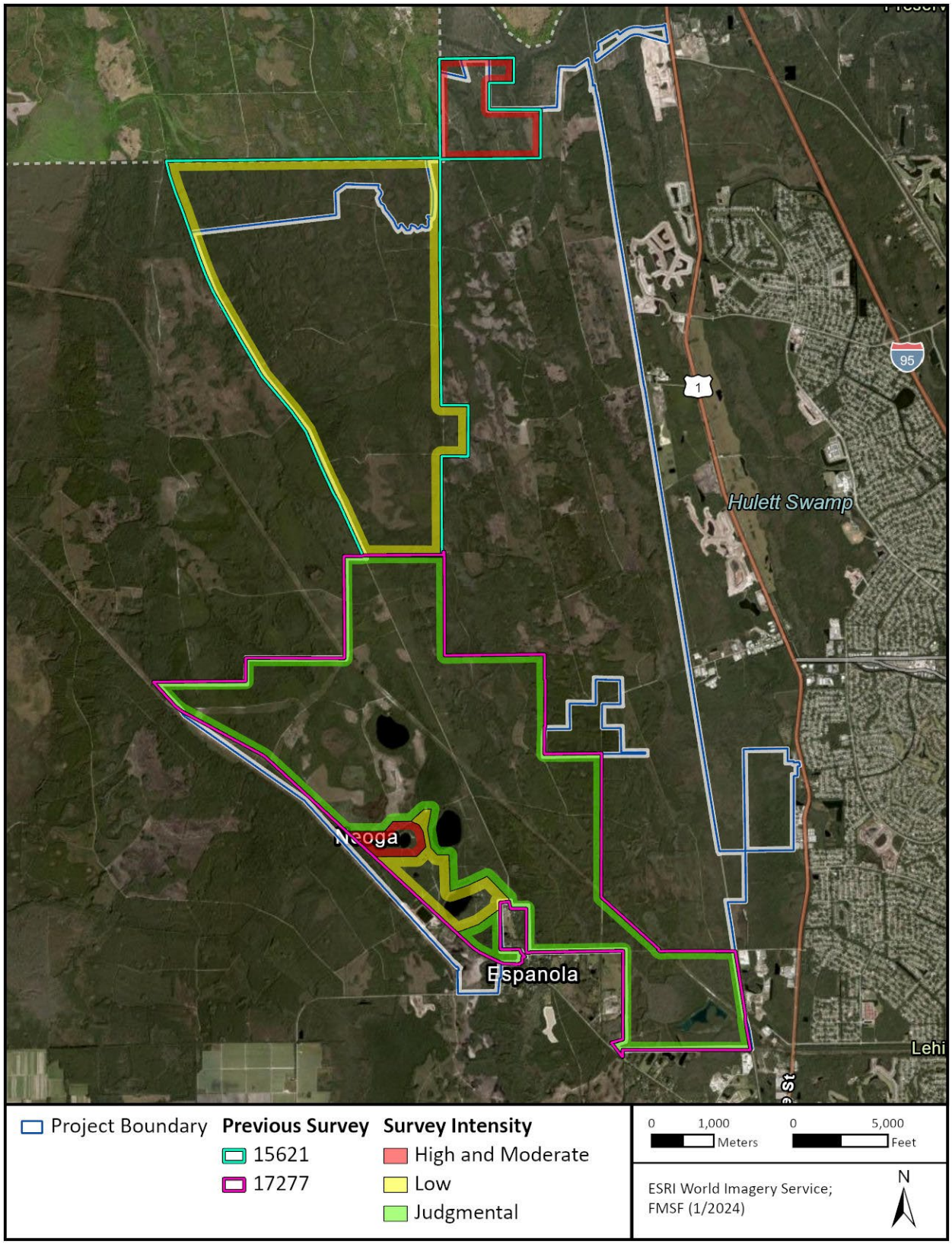


Figure 19. Areas with previous testing. Sources: ESI 2008, HSI 2010.

REFERENCES

Brooks, H.K.
1981 Geologic Map of Florida. Institute of Food and Agricultural Sciences Service, University of Florida, Gainesville. Online digital mapping resource from the South Florida Water Management District, https://www.arcgis.com/apps/mapviewer/index.html?layers=6d6a4a1da4cd4cc9bdb38021bf2983de.

Environmental Services, Inc. (ESI)
2004 An Intensive Cultural Resource Assessment Survey of the Sand Box Borrow Pit Tract, Flagler County, Florida. Survey #10663. On file with the Division of Historical Resources, Tallahassee.
2007 A Cultural Resource Reconnaissance Survey of the Pellicer-Pringle Transmission Line Right-Of-Way (ROW), St. Johns and Flagler Counties, Florida. Survey #14712. On file with the Division of Historical Resources, Tallahassee.
2008 An Intensive Cultural Resource Assessment Survey of the Old Brick Township DRI Property, Flagler County, Florida. Survey #15621. On file with the Division of Historical Resources, Tallahassee.

General Land Office (GLO)
1851 Township 10 South, Range 28 East [plat map]. Electronic document, http://www.glorecords.blm.gov/, accessed June 22, 2024.

Heritage Services, Inc. (HSI)
2004 Cultural Resource Assessment Survey of the West Palm Coast Development, Flagler County, Florida. Survey #10747. On file with the Division of Historical Resources, Tallahassee.
2008 Archaeological Monitoring of the Sawmill Park Construction, Palm Coast, Florida. Survey #15088. On file with the Division of Historical Resources, Tallahassee.
2010 Cultural Resource Assessment Survey of the Neoga Lakes DRI. Survey #17277. On file with the Division of Historical Resources, Tallahassee.

US Department of Agriculture (USDA)
1918 Soil Map of Flagler County. Electronic document, http://flaglercountyhistoricalsociety.com/flagler-county-soil-survey/, accessed January 22, 2024.
1943 Aerial Photographs: Flagler County, Florida. Electronic document, http://ufdc.ufl.edu/aerials, accessed January 22, 2024.

US Geological Survey (USGS)
1937 Dinner Island quadrangle. Historical Topographic Map Collection. Electronic document, http://www.usgs.gov/, accessed January 22, 2024.

1943 Dinner Island quadrangle. Historical Topographic Map Collection. Electronic document, http://www.usgs.gov/, accessed January 22, 2024.

White, W.A.
1970 The Geomorphology of the Florida Peninsula. *Florida Geological Survey Bulletin* No. 51, 164 p, Tallahassee.

Raydient Palm Coast – Westward Expansion
Public Facilities Impact Analysis

DENSITY/INTENSITY AND POPULATION

Note: The analysis for this future land use map amendment will take into consideration the maximum development potential as proposed by the applicant in their zoning map amendment (proposed designation of Master Planned Development with a proposed land use program).

The application proposes to change the future land use map designation of the Property from DRI - Mixed Use and Conservation within two DRI's and Flagler County Agriculture and Timber Lands and Conservation to Master Planned Mixed Use (MPMU) with a companion MPD zoning. The proposed number of dwelling units in the companion MPD zoning is 21,920 and the two DRI's are approved for up to 12,000 dwelling units for a net increase of 9,920 dwelling units. Table 1 below lists the net change in permissible development between the existing and proposed future land use designations. The existing land use designation includes development as currently allowed within the Old Brick Township DRI and Neoga Lakes DRI Development Orders. The proposed future land use designation is based upon the proposed development program in the companion MPD rezoning application. As part of the City's 2050 update to its Comprehensive Plan the net change in development (and the overall Westward Expansion) was contemplated in the Data and Analysis to meet the City's goals and vision to provide economic development, housing diversity and overall sustainability within the City.

Table 1
Net Change in Permissible Development

Raydient Palm Coast Westward Expansion		Old Brick Township DRI and Neoga Lakes DRI		Net Change	
Residential (du)	21,920 DU	Residential (du)*	12,000 DU	Residential	9,920 DU
Single Family	15,440 DU	Single Family	11,075	Single Family	4,365 DU
Multi-Family	6,480 DU	Multi-Family/Life Care	925	Multi-Family	5,555 DU
Commercial (sf)	1,876,000 SF	Commercial (sf)	454,000 SF	Commercial	1,422,000 SF
Office (sf)	738,000 SF	Office (sf)	656,000 SF	Office	82,000 SF
Industrial (sf)	3,235,000 SF	Industrial (sf)	2,309,000 SF	Industrial	926,000 SF
Hotel (Rooms)	1,035	Hotel (Rooms)	0	Hotel (Rooms)	1035
Hospital (Beds)	100	Hospital (Beds)	0	Hospital (Beds)	100
Golf Course (Holes)	18	Golf Course (Holes)	0	Golf Course (Holes)	18
20214 Ac.±		**11683 Ac.±**		**8531 Ac.±**	

Notes. 1. Table 1 excludes the City initiated sports activity park-related land uses.

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.

Transportation

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

Potable Water

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of 2.755 MGD. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The attached conceptual MPD Public Facilities Map depicts the conceptual location of a utility site. And as part of the technical site plan/plat review process, the property owner and/or developer will coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service consistent with any utility agreement.

Table 2
Potable Water Demand

Buildout Potable Water Demand Palm Coast West		
Land Use	**Development Amount**	**Potable Water Demand (MGD)**
Single Family (DU)	4,365	1.037
Multi Family (DU)	5,555	1.319
Retail (S.F.)	1,422,000	0.213
Office (S.F.)	82,000	0.012
Hospital (Beds)	100	0.000
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	926,000	0.069
Golf Course (Holes)	18	0.010
	Total:	**2.755**

Wastewater

The proposed FLUM amendment will have a maximum potential net increase in demand for sanitary sewer treatment of 2.462 MGD. The applicant will continue to work with the City and enter into one or more utility agreements with the City as stated in the MPD Agreement. The utility agreement will address the provision of potable water, sewer and reuse water to the Property, including without limitation, contributions-in-aid-of-construction, payment of construction fees, dedication of lift stations, the potential conveyance of well sites, plant sites and other ancillary sites within the Property. The attached conceptual

MPD Public Facilities Map depicts the conceptual location of a utility site. And as part of the site plan/plat review process, the property owner and/or developer will coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

Table 3
Wastewater Demand

Buildout Wastewater Generation Palm Coast West		
Land Use by Phase	**Development Amount**	**Wastewater Generation (MGD)**
Single Family (DU)	4,365	0.895
Multi Family (DU)	5,555	1.139
Retail (S.F.)	1,422,000	0.213
Office (S.F.)	82,000	0.012
Hospital (Beds)	100	0.020
Hotel (Rooms)	1,035	0.104
Light Industrial (S.F.)	926,000	0.069
Golf Course (Holes)	18	0.010
	Total:	**2.462**

Solid Waste

The proposed FLUM amendment will have a potential net increase of over 315,000 lbs. of solid waste per day. Non-residential uses are subject to contracting with a provider for solid waste disposal. The solid waste generation can vary widely for certain land uses such as the commercial and industrial uses.

Table 4
Solid Waste Demand

Land Use by Phase	Development Amount	Generation Rate Per Day	Solid Waste
Buildout			
Single Family (DU)	4,365	21.5 lbs. per DU	93,848
Multi Family (DU)	5,555	21.5 lbs. per DU	119,433
Retail (SF)	1,422,000	5.5 lbs per 100 s.f.	78,210
Office (SF)	82,000	1 lb. per 100 s.f.	820
Golf Course (Holes)	18	300 lbs. per 18 holes	300
Hotel (Rooms)	1,035	2.5 lbs. per room	2,588
Hospital (Rooms)	100	15 lbs per room	1,500
Light Industrial (SF)	926,000	2 lbs. per 100 s.f.	18,520
Buildout Total			**315,218**

Public Schools

The proposed FLUM amendment will have a potential net increase in demand of 1,364 student stations. Table 5 lists the student generation by school type and the estimated number of schools that the projected population increase would need at buildout. The net increase in residential units will result in 1,364 students based on the current student generation rates of the School District: 572 elementary students, 308

middle school students, and 484 high school students. The additional residential units would result in a need for less than one school at all levels. At the current school impact fee rates, the proposed residential units for the entire Westward Expansion mix of uses in Table 1 would generate over $111 million in school impact fees at buildout. Note that the school public facility analysis assumes all residential units proposed within the project are non-age restricted. Development of the project may contain age restricted units which are not subject to school concurrency and school impact fees, and nothing herein waives this exemption.

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

Table 5
Student Population by School Type

SCHOOL REQUIREMENTS - ***Based on Population & Dwelling Units***								
Total Units	9,920							
Single Family Units	4,365							
Multi-Family Units	5,555							
Age Restricted Units	0							
Student Population by School Type								
Elementary								
Single Family Elementary School Demand			367	**572**				
Multi-Family Elementary School Demand			206					
Middle								
Single Family Middle School Demand			214	**308**				
Multi-Family Middle School Demand			94					
High School								
Single Family High School Demand			345	**484**				
Multi-Family High School Demand			139					
				1,364				
Elementary School				**Middle School**			**High School**	
Students	Students / School type	**Schools Required**	Students	Students / School type	**Schools Required**	Students	Students / School type	**Schools Required**
572	1000	**0.6**	308	1,500	**0.2**	484	2,000	**0.2**

Public Recreation and Open Space

The residential development of the Property will create a demand for recreation and open space/park based on the City's adopted levels of service for activity-based and resource-based recreation acreage as listed in Table 6. The MPD Agreement provides for the landowner to dedicate to the City up to 180 acres of land for recreational purposes. It is anticipated there will be additional recreation and open space/park acreage to satisfy the remaining adopted LOS as the new community develops. The proposed FLUM amendment will have a potential net increase in demand of 195 acres of park facilities.

Table 6
Park Demand

RECREATION AND OPEN SPACE/PARK LEVEL OF SERVICE				
Dwelling Units	**Population (2.46 PPH)**[1]	**Overall LOS Standard** 8 acres/1000 population	**Resource Based** 3 acres/1000 population	**Activity Based** 5 acres/1000 population
9,920	24,403	**195**	**73**	**122**

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

Stormwater

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

City of Palm Coast, Florida
Agenda Item

Agenda Date: July 15, 2026

Agenda Item:
D.3

Department COMMUNITY DEVELOPMENT **Division** PLANNING	**Amount** **Org/Account #**

Subject: A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT

Presenter: **Jose Papa, AICP, Senior Planner, Phong Nguyen, PTP, Planning Manager**

Attachments:

1 Staff Report MPMU
2 MPD Agreement version 8
3. Exhibit B of MPD Conceptual Master Plan Map
4. Exhibit C of MPD Conversion Table
5. Exhibit Consistency of Proposed Amendment with Comprehensive Plan
6. Summary of MPD Agreement
7. Current Zoning Map
8. Proposed Zoning Map
9. Applicant Submittal Analysis of 2.05.05 criteria
10. Applicant Submittal Consistency with Comprehensive Plan

Background:

The proposed zoning map amendment is a companion to a Future Land Use Map (FLUM) amendment that will designate the entire 20,144+/- acre parcel as Master Planned Mixed Use. The proposed zoning map designation of Master Planned Development (MPD) includes a Development Agreement (DA) that establishes various conditions of development (e.g. development agreements for infrastructure, establishment of sub-areas for environmental protection and development), development standards (allowable uses, setbacks, landscape buffers, etc.) that would be applicable to development in the MPMU area. A summary of the proposed MPD-DA is provided as part of the agenda package.

A review of the criteria for a zoning map amendment is provided in the staff report. A summary of the findings and information within the zoning map amendment staff report is provided as follows:

Proposed Development must not be in Conflict or Contrary to Public Interest:
The proposed MPD-DA outlines that a development agreement is necessary to address the provision of public facilities and that the subject area will be required to meet the Level of Service (LOS) standards established in the Comprehensive Plan.

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

Development Must Not Impose significant financial liability or hardship for the City
Development agreements between the City and the landowner are necessary in order to satisfy the Level of Service requirement for public infrastructure (as shown in Exhibit 8.1 of the Comprehensive Plan and public services such as police/fire services) and that such development agreement must be approved by City Council. For public school facilities, the development agreement must be approved by the Flagler County School District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Impact upon the environment or natural resources.

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

Impact on the economy of any affected area.

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

Neighborhood Meeting

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

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

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

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

OVERVIEW

Application #: 6682

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

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

Property Owners: Raydient Palm Coast LLC

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

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

Current Use: Vacant/Silviculture

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

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

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

ANALYSIS

REQUESTED ACTION

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

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

BACKGROUND/SITE HISTORY

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

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

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

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

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

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

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

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

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

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

The background for this legislative priority is as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. **<u>Section 18(c) State Statutory Requirements for Development Agreements</u>**

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

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

Exhibit 8.1 – Levels of Service (LOS) Standards

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

Street Type	LOS
Arterials	D
Collectors	D
Highways*	D

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

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

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

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

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

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

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

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

Public School Facilities:

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

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

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

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

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

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

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

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

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

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

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

Staff Finding: See response above.

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

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

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

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

B. Consistency with the general intent of the LDC.

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

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

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

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

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

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

Staff Finding: See analysis above for Criteria C.

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

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

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

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

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

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

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

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

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

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

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

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

J. Impact upon the environment or natural resources.

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

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

K. Impact on the economy of any affected area.

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

> ***Regional Activity Center.*** *A centrally located Regional Activity Center as conceptually depicted on the MPD Master Plan will serve as a regional destination for employment, civic, shopping, recreation, entertainment, institutional, health care, education, hospitality, and/or residential. The Regional Activity Center is proposed to be located on and adjacent to the Matanzas Woods Parkway Extension (a/k/a Loop Road, Matanzas Woods Parkway Extension and Palm Coast Parkway Extension) which is a regionally significant transportation roadway within the Regional Roadway Network. The Regional Activity Center is approximately 947 acres satisfying the minimum two hundred (200) acre size set forth in the MPMU Comp Plan Provisions. A wide range of a mix of uses is allowed within the Regional Activity Center. The final location, acreage and boundaries of the Regional Activity Center will be finalized at the time of the applicable technical site plan(s) review.*
>
> ***Employment Center.*** *The MPD Master Plan conceptually depicts the Employment Center Sub-Area located in the southeast portion of the Property along or in close proximity to the Florida East Coast ("FEC") rail line and Regional Roadway Network (i.e. regionally significant roadways). The Employment Center will allow for a mixture of office, industrial, warehouse, supporting retail, supporting residential, civic, institutional and/or other similar uses.*

RECOMMENDATION

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

After Recording Return to:

City of Palm Coast Clerk
160 Lake Avenue
Palm Coast, Florida 32164

MASTER PLANNED DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF PALM COAST AND
RAYDIENT PALM COAST LLC
WESTWARD EXPANSION
[June 30, 2026]

THIS MASTER PLANNED DEVELOPMENT AGREEMENT, ("Development Agreement") is made and executed this ____ day of _____, 2026, by and between the **CITY OF PALM COAST**, a Florida municipal corporation (the "City"), whose address is 160 Lake Avenue, Palm Coast, Florida, 32164, and **RAYDIENT PALM COAST LLC**, a Delaware limited liability company, ("Raydient" or "Landowner") whose address is One Rayonier Way, Wildlight, Florida, 32097.

RECITALS

WHEREAS, the real property subject to the Master Planned Development ("MPD") rezoning and this Development Agreement is approximately 20,144 acres located generally west of U.S. 1 and north of Espanola as more particularly described in **Exhibit "A"** (the "Property") and depicted on the MPD conceptual master plan attached hereto as **Exhibit "B"** (the "MPD Master Plan"); and

WHEREAS, for purposes of this Development Agreement the terms "Raydient" and "Landowner" shall be used interchangeably and shall include Raydient's successors and assigns; and

WHEREAS, Landowner filed an application for rezoning of the Property to MPD and this Development Agreement on March 23, 2026, as subsequently amended; and

WHEREAS, annexation petitions were filed with the City to annex the portion of the Property located within Flagler County, Florida, (the "County") as of March 2026 into the City and said

annexation has been reviewed pursuant to state law by the City and approved by the City prior to the approval of this MPD rezoning and Development Agreement; and

WHEREAS, the MPD rezoning and this Development Agreement necessitate an amendment to the City's 2050 Comprehensive Plan ("Comprehensive Plan") to designate the Property as Master Planned Mixed Use ("MPMU") on the Future Land Use Map and said amendment has been reviewed and approved by the City pursuant to Chapter 163, Part II, Florida Statutes, prior to the approval of this MPD rezoning and Development Agreement; and

WHEREAS, development of the Property is subject to the Comprehensive Plan, including Future Land Use Element Goal 1.7 and related Objectives and Policies which provide MPMU development parameters for the Property (the "MPMU Comp Plan Provisions"); and

WHEREAS, the approval by the City Council of the City of Palm Coast ("City Council") of this MPD rezoning and Development Agreement shall rezone the Property to this MPD, subject the Property to this Development Agreement and terminate and supersede the Conceptual Master Plan Development Agreement recorded at Official Records Book 1856, Page 957, of the public records of the County applicable to a portion of the Property; and

WHEREAS, the Landowner requests approval for an MPD and this Development Agreement to allow a mix of uses as set forth herein to be developed and located on the Property subject to the development conditions set forth in this Development Agreement; and

WHEREAS, as a condition of development the development of the Property will meet the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and as discussed in Future Land Use Element Goal 1.3 as are in effect on the Effective Date (as defined herein); and

WHEREAS, the Landowner is in voluntary agreement with the development conditions hereinafter recited, and has agreed voluntarily to its imposition as a condition to development of the Property; and

WHEREAS, a noticed neighborhood meeting for the MPD, this Development Agreement and associated land use applications (e.g. annexation, Comprehensive Plan amendment) was held on April 22, 2026, consistent with the City of Palm Coast Unified Land Development Code (the "LDC"); and

WHEREAS, the City Planning and Land Development Regulation Board (the "PLDR Board"), sitting as the local planning agency, conducted a public hearing duly noticed on July 15, 2026, afforded the public and all affected parties an opportunity to be heard and present evidence and found that the MPD rezoning and this Development Agreement are consistent with the Comprehensive Plan, the Code of Ordinances, City of Palm Coast, Florida, ("Code of Ordinances") and the LDC and that the conditions and terms set forth herein are necessary for the protection of the public health, safety and welfare of the citizens of the City and recommended approval of the MPD rezoning and this Development Agreement; and

WHEREAS, the City Council conducted a public hearing duly noticed, constituted and assembled on August 4, 2026 and on _____, 2026 and considered at the public hearings the proposed MPD rezoning and this Development Agreement, the report and recommendations from the City staff, comments made before the PLDR Board, and afforded the public and all affected parties an opportunity to be heard and present evidence; and

WHEREAS, the City Council finds that the MPD rezoning and this Development Agreement are consistent with the Comprehensive Plan, the Code of Ordinances and the LDC and that the conditions and terms set forth herein are necessary for the protection of the public health, safety and welfare of the citizens of the City; and

WHEREAS, the City Council has determined that the proposed mix of uses, including those permitted within the Regional Activity Center and Employment Center Sub-Areas (defined herein), are a recognizable and material economic benefit to City residents and such benefit would not be achieved without the collaboration of the parties and this Development Agreement; and

WHEREAS, the Landowner is proposing an approximately 8,501 acre Greenway Overlay which will serve as a critical tool for providing ecological connectivity and recreational opportunities compatible with surrounding natural resources within and adjacent to the Property and the City Council finds that such Greenway Overlay is a substantial benefit to the City from an ecological, recreational and economic standpoint and such benefit far exceeds any similar development conditions in the LDC and is unlikely without this MPD and Development Agreement; 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 of Palm Coast Charter; other controlling law; and the City's police powers; and

WHEREAS, this is a statutory Development Agreement subject to and enacted pursuant to the provisions of Sections 163.3220 – 163.3243, Florida Statutes, (the "DA Act").

NOW, THEREFORE, it is hereby resolved and agreed by and between the City and the Landowner that the Landowner's application for an MPD rezoning, including this Development Agreement, is approved subject to the terms and conditions herein.

[The remainder of this page intentionally left blank.]

TABLE OF CONTENTS

Sections			Page
1.	Recitals/Findings of Facts and Conclusions of Law		8
	a.	Recitals	8
	b.	Findings of Facts and Conclusions of Law	8
2.	Representations of Landowner		8
3.	Approval of Master Planned Development/Definitions		9
4.	Development Plan Review Process		10
	a.	Overview	10
	b.	Substantial Compliance	10
	c.	Technical Site Plan	14
	d.	Platting	17
	e.	City Meetings/Hearings	18
	f.	Landowner Consent	19
	g.	Resubmittals	19
	h.	Lot Grading and Drainage Plan and Form	19
	i.	Architecture	20
5.	Sub-Areas/Permitted Uses/Density and Intensity		20
	a.	Sub-Areas	20
	b.	Permitted Uses	25
	c.	Density and Intensity	36
6.	Code of Ordinances/LDC Applicability		37
7.	Development Standards		38
	a.	Wetlands	38
	b.	Wetland Buffer/Building Setback	39
	c.	Floodplain	39
	d.	Regional Roadway Network	40
	e.	Internal Street Network	42
	f.	Landscaping	48
	g.	Signage	58
	h.	Improvements in Public Rights-of-Way	69
	i.	Site Development Standards	70
	j.	Alternative Transportation	75
	k.	Lighting	77
	l.	Habitat	77
	m.	Water/Sewer/Reuse Utilities	78
	n.	Fire Protection/Wildfire Mitigation	79
	o.	Solid Waste	80
	p.	Dry Utility Lines/Telephone/Electricity/Fiber Optic	80
	q.	Hurricane Evacuation	80
	r.	Water Conservation	80
	s.	Fencing/Walls	80
	t.	Building Height	81
	u.	Architecture	81

v. Pollution and Environmental Concerns 81
w. Fill 81
x. Cultural and Historic Resources 82
y. Parking and Loading 82
8. Phasing of Development/Mix of Uses 85
9. Conversion of Uses 88
10. Stormwater 88
11. Parks and Recreation 92
12. Greenway Overlay/Wetlands/Upland/Open Space 92
a. Boundaries 92
b. Silviculture/Agriculture 94
c. Greenway Overlay 94
d. Open Space 95
e. Ownership 95
13. Amendments/Modifications to this Development Agreement 95
a. Overview 95
b. Amendment 96
c. Minor Modification 97
d. Application 97
e. Application Processing 98
14. Other Approvals 99
15. Application Fees 99
16. Agricultural/Silvicultural 99
17. Community Development District/Unit of Special Purpose Government 101
18. State Statutory Requirements for Development Agreements 101
19. Breach/Enforcement 103
20. Notices 104
21. Severability 105
22. Successors and Assigns 106
23. Deeds 106
24. Governing Law/Venue/Compliance with Law 107
25. Effective Date 108
26. Third Party Rights 108
27. Compliance/Time is of the Essence 108
28. Attorney's Fees 109
29. Force Majeure 109
30. Captions 110
31. Exhibits 110
32. Interpretation/Monitoring Official 110
33. Further Assurances 111
34. Counterparts 111
35. Non-Waiver 111
36. Entire Agreement/Effect on Prior Agreements 111

Tables

1. Table 1 – Sub-Areas 25
2. Table 2 – Permitted Uses 26
3. Table 3 – Allowable Sign Types 62
4. Table 4 – Signage Standards 63
5. Table 5 – Lot and Site Development Standards 71
6. Table 6 – Pedestrian Access 76
7. Table 7 – Parking Standards 84
8. Table 8 – Land Use and Phasing 86

Exhibits

1. Exhibit A – Property
2. Exhibit B – MPD Master Plan
3. Exhibit C – Land Use Conversion Table

SECTION 1. **RECITALS/FINDINGS OF FACTS AND CONCLUSIONS OF LAW**.

(a). 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 Landowner have relied.

(b). Findings of Facts and Conclusions of Law. The City Council hereby makes the following findings of facts and conclusions of law:

(i). This MPD rezoning and Development Agreement are consistent with the Comprehensive Plan, including the MPMU Comp Plan Provisions and the MPMU future land use map category, and furthers the goals and objectives of the Comprehensive Plan.

(ii). This MPD rezoning and Development Agreement are consistent with the general intent of the Codes of Ordinances and the LDC.

(iii). This MPD rezoning and Development Agreement supports the City's economic sustainability and long-term planning goals and as such is not in conflict with or contrary to the public interest.

(iv). This MPD rezoning and Development Agreement do not create an unreasonable hazard, nuisance or constitute a threat to the general health, welfare or safety of the City's inhabitants.

(v). The MPD rezoning and this Development Agreement do not impose any financial liability or hardship for the City.

SECTION 2. **REPRESENTATIONS OF LANDOWNER**.

(a). The Landowner hereby represents and warrants to the City that as of the Effective Date (as defined below) it is the owner of the majority of the Property per the Corrective Special Warranty

Deed recorded at Official Records Book 2854, Page 896 of the public records of the County. The City hereby represents and warrants that as of the Effective Date it is the owner of certain well sites within the Property per the Corrective Special Warranty Deed recorded at Official Records Book 1783, Page 1235, the Special Warranty Deed recorded at Official Records Book 1765, Page 1800 and the Warranty Deed recorded at Official Records Book 566, Page 857 all of the public records of the County (the "City Lands"). For purposes of this Development Agreement and the MPD rezoning, the Landowner is the City's authorized agent as to the City Lands.

(b). The Landowner represents and warrants to the City that it has the power and authority to enter into and agree to 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, each as the case may be; that this Development Agreement and the proposed performance of this Development Agreement by the Landowner 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 and interest, as set forth herein.

(c). The Landowner and the City acknowledge that there are no joinders and consents required for this Development Agreement.

SECTION 3. **APPROVAL OF MASTER PLANNED DEVELOPMENT/DEFINITIONS**.

(a). The City Council at its regular meeting on _____, 2026, approved an MPD rezoning for the Property subject to the terms and conditions of this Development Agreement, which includes the MPD Master Plan.

(b). For purposes of this Development Agreement, definitions of terms applicable to the Property shall be as set forth in MPMU Comp Plan Provisions Objective 1.7.3 and Policy 1.7.3.1.

SECTION 4. **DEVELOPMENT PLAN REVIEW PROCESS**.

(a). Overview. The development plan review process applicable to the Property is as set forth in this Section 4 or as otherwise provided in this Development Agreement. The City requirements for a master planned development site plan, subdivision master plan, nonresidential controlling master site plan/development, large scale commercial center and any other applicable site plan or approval in the LDC, including LDC Section 2.10, are not applicable for any portion of the Property provided the development plan review process, which includes approval of a technical site plan, as set forth herein is adhered to by the applicable developer/builder. As part of the review and approval by the City of the MPD rezoning and this Development Agreement, the review criteria in LDC Sections 2.10.04 and 4.15 were considered and deemed satisfied by the MPD Master Plan attached as **Exhibit "B"** and this development plan review process. The development plan review process set forth in this Section 4 applies to residential and nonresidential development of the Property (or portion thereof) with the mix of uses set forth in Section 8 and does not apply to any land management, agricultural, silvicultural or other similar uses as set forth herein.

(b). Substantial Compliance.

(i). Prior to technical site plan approval for any portion of residential or nonresidential development within the Property (or portion thereof) at the densities or intensities set forth herein, a developer and/or builder within the Property shall submit to the City Land Use Administrator ("LUA") an application for Substantial Compliance with this MPD ("Substantial Compliance"). The purpose of a Substantial Compliance application is to ensure the applicable portion of development is consistent with the MPMU Comp Plan Provisions and this Development Agreement, including the MPD Master Plan.

(ii). The Substantial Compliance application shall consist of a City General Application as provided for in Section VIII of the City Technical Review Manual/Technical Standards Manual ("Technical Manual") and a site plan drawn to a legible even scale that describes and/or depicts (as applicable), the proposed:

a. Project name;

b. Project boundary;

c. Project data table to include (as applicable):

i. Total project area,

ii. Number of residential lots/dwelling units,

iii. Building area (sq. ft.),

iv. Wetland conservation (acreage),

v. Upland buffer (acreage),

vi. Other upland conservation (acreage),

vii. Active recreation (acreage),

viii. Open space (acreage),

ix. Greenway Overlay, defined herein, (acreage),

x. Lot coverage by building(s),

xi. Floor Area Ratio (FAR), and/or

xii. Impervious surface area;

d. Nonresidential and multi-family buildings or lot layouts for single family residential units;

e. Connection points to streets external to the project and internal project vehicular, bicycle and pedestrian circulation system;

f. Location of roads, trails, buffers, areas proposed to be subject to a conservation easement(s) and the Greenway Overlay or portions thereof;

g. Community form design and dimensional standards per Table 5, Lot and Site Development Standards, (below) for the proposed uses;

h. Sign types and general location;

i. Proposed stormwater facility location(s); and/or

j. Recreation and open space.

The Substantial Compliance application will also include a location map depicting the project in relation to the overall Property. A legal description and/or sketch of the portion of the Property subject to the Substantial Compliance application must be submitted with the application. A boundary survey, title opinion (or other similar document) and call outs around the perimeter, lots or any portion of the Property subject to the application are not required at this stage in the development plan review process.

(iii). The LUA shall designate a planner within the City Community Development Department Planning and Zoning Division to review and approve Substantial Compliance applications, and to the extent feasible such planner shall be the same planner for each Substantial Compliance application. The planner's review of a Substantial Compliance application shall be limited to consistency with the MPMU Comp Plan Provisions and this Development Agreement.

(iv). Within thirty (30) days of receipt of a Substantial Compliance application, the LUA shall in writing approve, approve with conditions, or provide written review comments and/or request additional information from the applicant. An applicant may resubmit a revised Substantial Compliance application with the LUA subsequent to receiving review comments and/or requests for additional information from the LUA and request a meeting with the LUA. The LUA must meet with the applicant to go over any comments and/or requests for additional information within five (5) days of resubmittal and applicant request and approve or approve with conditions the application within fourteen (14) days of the resubmittal. In no event shall the LUA's review and approval, approval with conditions or denial occur later than sixty (60) days from the date of initial submittal of a Substantial Compliance application. The time periods for a Substantial Compliance application may be waived in writing by the applicant. A Substantial Compliance approval or approval with conditions shall be valid until the applicant terminates it. Any denial shall specifically state in writing the reasons for denial. An applicant may file a revised Substantial Compliance application subsequent to a denial at any time after the LUA's written denial determination is provided to the applicant and said application shall be considered a new application. If an applicant decides to appeal the LUA's written decision of a Substantial Compliance application, such appeal shall be a de novo review and follow the provisions in LDC Section 2.16.

(c). Technical Site Plan.

(i). Notwithstanding anything in the Code of Ordinances, LDC or Technical Manual, including but not limited to LDC Section 2.11, to the contrary, subsequent to approval or approval with conditions by the LUA of a Substantial Compliance application, an applicant will submit a technical site plan (a/k/a construction plan) application to the LUA consistent with this Section 4. There is no required time period in which to submit a technical site plan application once the Substantial Compliance application is approved or approved with conditions. A technical site plan application may be submitted for the portion of the Property, or a smaller segment thereof, subject to an approved or approved with conditions Substantial Compliance application. Notwithstanding anything herein to the contrary, an applicant may submit to the LUA a Substantial Compliance application and technical site plan application at the same time and the LUA shall process the applications simultaneously; however the technical site plan shall not be approved, approved with conditions or denied until the LUA approves or approves with conditions the Substantial Compliance application as set forth herein.

(ii). The technical site plan application shall consist of a General Application as provided for in Section VIII of the Technical Manual and the applicable requirements set forth in the Technical Site Plan Application Submittal Checklist included in Section VIII in the Technical Manual, except for Items I. (Architectural Plans), Q. (Traffic Impact Study or Statement), V. (Neighborhood Meeting Documentation) and as otherwise agreed to by the

parties. A site access traffic study will be provided as part of the technical site plan application. Copies of any applicable environmental reports such as listed species assessments, cultural resource assessments, and/or wetland delineation/surveys and Unified Mitigation Assessment Methodology ("UMAM") scores conducted as part of any applicable state and federal environmental resource permitting processes for the portion of Property development subject to the technical site plan application will be provided as part of the application. The technical site plan application shall also include written confirmation (e.g. letter, email) from the applicable Entity (defined below) that the residential and/or nonresidential development subject to the technical site plan application is consistent with the applicable Property (or portion thereof) private architectural standards. If the Substantial Compliance application was approved with conditions by the LUA, the technical site plan application shall demonstrate compliance with any applicable condition(s).

(iii). Upon submittal of a technical site plan application to the LUA, the LUA shall review the application and provide the application to the City staff Technical Review Committee ("TRX") for review and comments, and the LUA shall within twenty-one (21) days of application submittal issue the collective comments of the LUA and TRX to the applicant. Prior to the applicant responding to any comments, the LUA and TRX must meet with the applicant to discuss the LUA and TRX comments. The meeting shall occur on a weekday no more than five (5) business days from the date the LUA and TRX comments are issued in writing to the applicant (the "TSP Public Noticed Meeting").

Notice of the TSP Public Noticed Meeting and an agenda shall be posted on the City's website seventy-two (72) hours prior to the meeting. The general public is invited to attend and observe the TSP Public Noticed Meeting and review the applicable technical site plan application. A TSP Public Noticed Meeting may include the discussion of comments for one (1) or more technical site plans within the Property or portion thereof. Subsequent to the TSP Public Noticed Meeting, the applicant will respond in writing to any comments and then resubmit the technical site plan application to the LUA. The LUA and TRX will then have fourteen (14) days to review the resubmittal and issue comments or for the LUA to approve or approve with conditions the application. If the LUA issues comments, then the applicant will respond to the comments and resubmit the technical site plan application. Prior to the LUA and TRX providing comments on the applicant's third submittal, the LUA and TRX must meet with the applicant to discuss any remaining comments within five (5) days of the resubmittal and said meeting will be between the LUA and TRX and the applicant and not a TSP Public Noticed Meeting. The LUA shall then issue final comments or approve or approve with conditions the application within fourteen (14) days of the third submittal. In no event shall the LUA's and the TRX's review and the LUA's approval, approval with conditions or denial occur later than ninety (90) days from the initial submittal of a technical site plan. The technical site plan will remain valid until the applicant terminates it. The timeframes provided for in this Subsection may be waived in writing by the applicant. An applicant may file a revised technical site plan application

subsequent to a denial at any time after the LUA's written denial determination is provided to the applicant and said filing shall be considered a new application. If an applicant decides to appeal the LUA's written decision of a technical site plan, such appeal shall be de novo review and follow the provisions in LDC Section 2.16.

(iv). Notwithstanding the technical site plan process outlined herein, an applicant may submit to the LUA prior to technical site plan approval engineering plans to allow for early clearing and grading of a Development Parcel or portion thereof as set forth in Section 10 below.

(v). Per LDC Section 9.01.04(K), a technical site plan may depict the phased development of a Development Parcel which is different than the overall Property development phasing provided in Section 8 below.

(d). Platting.

(i). A plat application is required for residential development purposes to subdivide land into three (3) or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land within the Property including the establishment of new streets and alleys, additions, and resubdivisions. Nonresidential development is not required to be platted within the Property; however, an applicant (at its option) may process a plat consistent with this Subsection for nonresidential development. An applicant may (but is not required) to process nonstatutory plats as set forth in LDC Section 2.08.

(ii). No later than issuance by the City of the residential or nonresidential building permit for development that triggers the platting condition herein, a plat shall

be approved by the LUA. An applicant (at its sole discretion) may submit a plat contemporaneously with submittal of the applicable technical site plan or at any time prior to the issuance of a building permit as set forth herein. The items to be provided for plat submittal shall be as set forth in the "Subdivision Final Plat Application Submittal Checklist" in Section VIII of the Technical Manual or as otherwise agreed to by the parties. A preliminary plat is not required to be submitted for any development within the Property.

(iii). The LUA shall review and approve a plat pursuant to and within the same time periods as set forth in Subsection 4(c)(iii) above for a technical site plan except that the TSP Public Noticed Meeting and review by the TRX shall not occur as part of the plat review and approval process. The LUA shall approve any plat within the Property consistent with Section 177.071, Florida Statutes, provided the final plat meets the platting requirements set forth herein and in Chapter 177, Part I, Florida Statutes. Upon final plat approval by the LUA, the LUA will provide written notice of the approval to the applicant, and the applicant will then provide the LUA with the required recording fees and the final plat in Mylar form for the LUA to record the plat in the County public records consistent with state law. The LUA must provide a copy of the recorded plat to the applicant and the City Clerk.

(e). City Meetings/Hearings. No hearing, neighborhood meeting or other City public meeting is required for any portion of the development plan review process set forth in this Section 4, except for the technical site plan application TSP Public Noticed Meeting. However, final approval of a technical site plan application is strictly contingent upon the portion of the Property development

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

(f). Landowner Consent. Any application for Substantial Compliance, technical site plan (including engineering plans for early clearing and grading and/or an Early Clearing/Grading Permit (as defined herein)) and/or plat submitted to the City for development within the Property shall include a written consent by Landowner (which consent is transferable by Landowner with notice of transfer provided to the City) for submittal of said application.

(g). Resubmittals. Any resubmittals that occur during the various development plan review processes provided for in this Section 4 shall not be classified as a "major modification" or determined to constitute a new application. After the review of the initial submittal of any of the applications set forth in this Section 4, the LUA and the TRX (only as to technical site plans) will only comment on changes made to the application by the applicant in response to the LUA's and TRX's (only as to technical site plans) comments and/or revisions since the last resubmittal.

(h). Lot Grading and Drainage Plan and Form. A Florida licensed surveyor will be responsible for preparing a lot grading and drainage plan for one (1) and (2) family residential homes. A Final Lot Grading and Drainage Certification Form (the "Form") is a condition of issuance by the City of a building permit for one (1) and two (2) family residential homes within the Property.

Notwithstanding any City regulation, law or policy to the contrary, the Form shall be signed by the Engineer of Record (E.O.R.) for the homes subject to this development condition.

(i). Architecture. No architectural renderings, depictions, descriptions or other similar items are required as part of the development plan review process set forth in this Section 4. Architectural standards and/or regulations as provided for in Section 7(u) below will be handled by one (1) or more homeowners/property owners association, Community Development District, unit of special purpose government or other similar entity (an "Entity" or the "Entities") with a written approval letter from the applicable Entity provided as part of technical site plan application as set forth in Section 4(c) above.

SECTION 5. SUB-AREAS/PERMITTED USES/DENSITY AND INTENSITY.

(a). Sub-Areas. The MPMU Comp Plan Provisions identify the various sub-areas allowed within the Property and consist of the Greenway Overlay (including Hamlets), Villages (including Neighborhood Centers), Village Centers, Regional Activity Center and Employment Center (the "Sub-Areas") in the locations generally depicted on the MPD Master Plan attached as **Exhibit "B"**. The specific sizes, locations and configurations of the Sub-Areas will be determined at the time of the applicable technical site plan review as provided for in Section 4 above. The MPMU Comp Plan Provisions and this Development Agreement shall control for purposes of the permitted uses within the Property. This Development Agreement specifically supersedes the requirements in LDC Section 3.04.02, which requirements are satisfied in the MPMU Comp Plan Provisions and this Development Agreement. Below is an overview of each of the Sub-Areas.

(i). Greenway Overlay.

a. The MPD Master Plan conceptually depicts the Greenway Overlay as a system of interconnected greenways that together with the regionally

significant transportation network defines the development areas within the Property. The Greenway Overlay is envisioned to be a significant linkage with the Florida Wildlife Corridor and intended to provide ecological linkages to the larger statewide system and adjacent conservation lands. Uses within the Greenway Overlay may include a mix of uses including ecotourism, agritourism related uses, stormwater harvesting, water supply uses, public facilities, recreation, utilities and other uses as set forth in Table 2, Permitted Uses, below. At buildout at least fifteen percent (15%) of the Greenway Overlay will consist of upland buffers or other upland open space. The Greenway Overlay is also discussed in Section 12 below.

b. Transition Zones. The MPD Master Plan generally depicts transition zones ("Transition Zones") within the Greenway Overlay. The purpose of the Transition Zones is to minimize edge effects associated with the Greenway Overlay and adjacent land as well as to provide for compatible uses outside and adjacent to the Greenway Overlay. Per MPMU Comp Plan Provisions Policy 1.7.3.1, hamlets are enclaves of small scale residential settlements. Hamlets shall only be permitted within the Transition Zones and Villages. All residential uses are permitted within Hamlets as well as agricultural, agritourism, ecotourism, public, institutional, cultural, civic, recreational, entertainment, community gardens or other similar activities and said uses may be commercial in nature ("Hamlets"). The maximum

residential density within Hamlets is no more than one (1) unit per twenty (20) acres of the total Greenway Overlay at buildout which equates to a maximum of 425 residential units. Once developed, Hamlets will not be considered part of the Greenway Overlay. The allowance of Hamlets within the Property and the types of uses allowed within them is pursuant to this Subsection and the MPMU Comp Plan Provisions notwithstanding any contrary provision in this Development Agreement.

(ii). Villages.

a. The MPD Master Plan also conceptually depicts Villages (e.g. North Village, East Village, etc.). Each Village will consist of one (1) or more residential neighborhoods with edges defined by the Greenway Overlay and/or the interconnected transportation network within the Property. Villages will be designed in a clustered and compact form, and each will contain at least two (2) different housing styles and types. At least ten percent (10%) of the area within each Village shall be retained in open space and recreation. All types of residential uses and ancillary type uses are permitted.

b. Neighborhood Centers: Each Village shall have a centrally located Neighborhood Center to allow for civic, recreation and open space, institutional uses, neighborhood commercial, and public uses and facilities to create an identity and sense of place. At a minimum, Neighborhood Centers will include a central public gathering place such

as a park, amenity center, village green, square, plaza, community center or similar public spaces. Neighborhood Centers may also include residential, schools, places of worship, public buildings, office and personal service uses designed to serve the surrounding Village. Neighborhood Centers will be identified and depicted on the site plan at the time of the applicable Substantial Compliance application.

(iii). Village Centers. A Village Center is a mixed use Sub-Area designed to serve the retail, service and civic needs of the surrounding Villages. As conceptually depicted on the MPD Master Plan attached at **Exhibit "B"**, the Village Centers are centrally located within a Village or at the entrances to a Village and/or located around the intersections of streets classified/defined in the LDC as collectors or higher. The Village Centers will allow a mix of uses and vary in size depending upon the surrounding population served, but in no case will each Village Center exceed two hundred (200) acres in size. Multiple Village Centers may be located where a single Village Center is designated on the MPD Master Plan attached as **Exhibit "B"**; if this occurs, the acreages of each Village Center shall not be aggregated provided the Village Centers are separated by a wetland system or the transportation network. The exact location and number of Village Centers will be finalized as part of the applicable technical site plan review(s) without the need to modify this Development Agreement.

(iv). Regional Activity Center. A centrally located Regional Activity Center as conceptually depicted on the MPD Master Plan will serve as a regional destination for employment, civic, shopping, recreation, entertainment,

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

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

Table 1 Sub-Areas

Land Use Sub-Area	Acreage**	Percent
Regional Activity Center	947	4.7%
Village Center	926	4.6%
Villages*	9,206	45.7%
Employment Center	564	2.8%
Greenway Overlay	8,501	42.2%
Total	20,144	100%

**Includes Neighborhood Centers and Hamlets.*

*** The above acreages are conceptual and subject to final engineering and permitting and as set forth herein, Land Use Sub-Area acreage includes roadways, uplands and wetlands outside the Greenway Overlay.*

**** The final boundaries of the Greenway Overlay are subject to change as set forth in Section 12 below.*

***** Notwithstanding the above Table 1, at least fifty percent (50%) of the total lands within an MPMU designation must be planned for recreation and open space uses as provided for in MPMU Comp Plan Provision 1.7.2.1. Recreation and open space uses within the Greenway Overlay count toward the percentage standard. Recreation and open space uses in the other Sub-Areas also count toward the percentage standard.*

(b). Permitted Uses. The permitted uses within the Sub-Areas are as described in the MPMU Comp Plan Provisions and this Development Agreement, including Table 2, Permitted Uses, below. The permitted uses are subject to any conversions allowed pursuant to Section 9, an Amendment (as defined in Section 13 below) or Minor Modification (as defined in Section 13 below) to this Development Agreement as may be approved and any LUA interpretation as to a use not included in Table 2. In addition, the Landowner (in its sole and absolute discretion) may continue agricultural and/or silvicultural use of the Property consistent with the MPMU Comp Plan Provisions and this Development Agreement. For purposes of the development of the Property, density and intensity shall be as defined in MPMU Comp Plan Provisions Policy 1.7.3.1 and as further provided for in this Development Agreement.

The following Table sets forth the individual uses organized by Use Category (e.g. Civic, Nonprofit and Institutional, Industrial Uses, etc.) permitted in each Sub-Area within the Property. It is not possible to list each and every individual use which may be allowable within a Use Category and

Sub-Area. The intent is to categorize the uses and provide a sufficient number of illustrative or representative uses to allow other uses to be assigned by the LUA to a Use Category as they are proposed. There are no distance limitations or standards in relation to or between any permitted uses.

Table 2 Permitted Uses

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Civic, Nonprofit and Institutional						
Civic Uses: town hall, libraries, museums	-	P	P	P	P	P
Civic Uses: police, fire, postal service	P	P	P	P	P	P
Civic Clubs and Fraternal Organizations	-	P	P	P	P	P
Hospice Services	-	-	P	P	P	-
Hospitals	-	-	-	P	P	P
Houses of Worship/Religious Institutions	-	P	P	P	P	P
Nonprofit Organizations	-	P	P	P	P	P
Eating, Drinking and Entertainment						
Drinking Establishments including with outside seating (without outdoor entertainment)	-	-	P	P	P	P
Drinking Establishments including with outside seating (with outdoor entertainment)	-	-	P	P	P	P
Beer, Wine, and Liquor Stores (with or without tasting rooms)	-	-	P	P	P	P
Cafeterias, Coffee and Donut Shops, Snack Bars, Sandwich Shops, Delicatessens, Bakeries including with outside seating	-	-	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Microbreweries including with outside seating	-	-	P	P	P	P
Performing Arts Facilities (e.g. community playhouse, dinner theaters)	-	-	P	P	P	P
Takeout Places	-	-	P	P	P	P
Restaurants, Fast Food with/without drive through, with/without outside seating	-	-	P	P	P	P
Restaurants, Fast Casual, including outside seating	-	-	P	P	P	P
Restaurants, Sit-Down, including outside seating	-	-	P	P	P	P
Mobile Food Dispensing Vehicle or Temporary Commercial Kitchens including with outside seating and within MFDV parks, as a principal, accessory or ancillary use	P	P	P	P	P	P
Educational Facilities						
Elementary/Secondary Schools (public and private including charter schools)	--	P	P	P	P	P
Colleges/Universities	-	-	-	P	P	P
Trade Schools	-	-	-	P	P	P
Industrial Uses						
Manufacturing, Heavy	-	-	-	-	-	P
Manufacturing, Light	-	-	-	-	P	P
Material Recovery Facilities (e.g. recycling centers)	-	-	-	-	-	P
Data Centers	-	-	-	-	P	P
Borrow Pits	P	P	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Laboratories						
Medical and Diagnostic Laboratories	-	-	P	P	P	P
Dental Labs	-	-	-	P	P	P
Office, Medical and Professional						
Banks and Credit Unions (with or without drive-thru)	-	-	P	P	P	P
Building Contractors	-	-	-	-	-	P
Mail Order Facilities	-	-	-	-	P	P
Medical and Professional Offices	-	-	P	P	P	P
Outpatient Care Facilities/Standalone ER	-	-	P	P	P	P
Pharmacies (with or without drive-thru)	-	-	P	P	P	P
Scientific and Technical (e.g. architects, engineers, design, programming, and consulting)	-	-	P	P	P	P
Temporary Employment Agencies and Management Services	-	-	-	-	P	P
Veterinarians (without kennels/post-operative care only)	-	-	P	P	P	P
Recreation and Tourism						
Bed and Breakfast Inns	-	P	P	P	P	-
Electronic Game Promotion Establishments	-	-	-	-	-	-
Golf Courses, Driving Ranges, and Country Clubs	-	P	P	P	P	-
Entertainment (event space for outdoor events, community/farmers markets, open air markets, food	P	-	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
truck events, functions, celebrations, live music, bars, pubs, charity events) including with outside seating with no limit on the number of times any of these uses are allowed to operate within a month, year or week						
Alcoholic Beverages, Production & On or Off-Site Sales including with outside seating	-	-	P	P	P	P
Hotels, Motels	-	-	P	P	P	P
Marina (Noncommercial)	-	-	P	P	P	-
Marinas (Commercial)	-	-	P	P	P	-
Agri and Eco Tourism	P	-	P	-	P	-
Passive & nature oriented recreational uses: including but not limited to canoeing/kayaking, equestrian (with no maximum number of horses), walking / hiking, bicycle trails, primitive camping, golf flyover.	P	P	P	P	P	P
Hunting operations (i.e. hunting leases, guided tours, hunting camps, hunt clubs)	P	-	-	-	-	-
Boat taxi, boat tours (motorized, nonmotorized)	-	-	P	P	P	-
Public Parks and Recreation Facilities	P	P	P	P	P	P
Recreation, Indoor	-	P	P	P	P	P
Recreation, Outdoor	P	P	P	P	P	P
RV Parks and Camps	P	-	-	-	P	P
Shooting and Target Ranges (indoor)	-	-	-	-	P	P
Charter business, outfitters, and supporting retail services	P	-	P	P	P	-

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Stadiums and Athletic/Sports Arenas (not associated with a primary use like a school)	-	-	-	-	P	-
Residential						
Single Family (Detached, Attached, Hamlets)	P	P	P	P	P	-
Accessory Dwelling Units	-	P	P	P	P	P
Cottages	-	P	P	P	P	-
Live/Work units	-	-	P	P	P	P
Boarding and Rooming Houses	-	-	-	-	-	-
Neotraditional Development	-	P	P	P	P	-
Multi-family (Apartments, Build for Rent, Condominiums), Two-family	-	P	P	P	P	P
Model Homes with or without sales office	-	P	P	P	P	P
Construction Trailers	P	P	P	P	P	P
Sales Trailers	-	P	P	P	P	P
Multi-family Mixed Use	-	-	P	P	P	P
Assisted Living Facilities, Nursing Homes	-	-	P	P	P	-
Caretaker's Dwellings	P	P	P	P	P	P
Community Residential Homes (1-6 persons)	-	P	P	P	P	-
Community Residential Homes (7 to 14 residents)	-	P	P	P	P	P
On-site dwelling units for agents or employees of principal use.	P	-	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Home Occupations (consistent with §559.955, Fla. Stat.)	-	P	P	P	P	P
Family Day Care Home	-	P	P	P	P	P
Dormitories	-	-	-	P	P	P
Transient Public Lodging Establishment, Nontransient Public Lodging Establishment, Timeshare, Vacation or Short-Term Vacation Rentals	-	P	P	P	P	P
Retail Sales and Services						
Art Dealers	-	-	P	P	P	P
Automotive Parts (e.g. accessories and tires)	-	-	P	P	P	P
Building Material Stores (paint, hardware)	-	-	P	P	P	P
Clothing and Accessory Stores (e.g. shoes and luggage)	-	-	P	P	P	P
Retail	-	-	P	P	P	P
Florists	-	-	P	P	P	P
Food and Beverage Stores (supermarkets and specialty foods) including outside seating	-	-	P	P	P	P
Furniture and Home Furnishings Stores	-	-	P	P	P	P
Home Improvement Centers	-	-	P	P	P	P
Large-Scale Retail Centers	-	-	-	P	P	P
Lawn and Garden Equipment and Supplies Stores	-	-	P	P	P	P
Model Home Sales Centers	-	P	P	P	P	P
Pet (domestic) Stores	-	-	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Plant Nurseries	-	-	P	P	P	P
Photo Finishing	-	-	P	P	P	P
Small Box Discount Stores	-	-	P	P	P	P
Sporting Goods, Hobby, Book and Music Stores	-	-	P	P	P	P
Used Merchandise Stores	-	-	-	P	P	P
Service, Business						
Printing and Publishing	-	-	-	-	-	P
All other business services	-	-	-	P	P	P
Service, Personal						
Adult Day Care Centers	-	-	P	P	P	P
Bail Bonding	-	-	-	-	-	-
Child Day Care Centers	-	-	P	P	P	P
Funeral Homes	-	-	P	P	P	P
Tarot Card, Psychic, and Palm Readings	-	-	-	-	-	-
Tattooing, Body Piercing, and other Body Art	-	-	-	-	-	-
All other personal service uses	-	-	P	P	P	P
Service, Major						
Heavy Construction and Land Excavation Contractors	-	-	-	-	-	P
Kennels and Animal Boarding	-	-	-	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Landscaping Services	-	-	-	-	-	P
Machine Shops and Tool and Die	-	-	-	-	-	P
Repair Services for Commercial and Industrial Machinery and Equipment	-	-	-	-	-	P
Truck Stops	-	-	-	-	-	P
Training Facilities						
Automobile Driver Schools	-	-	-	P	P	P
Technical/Trade Schools	-	-	-	P	P	P
Trucks and Heavy Equipment Driving Schools	-	-	-	-	-	P
Utilities and Public Works						
Dredge Spoil Disposal	P	-	-	-	-	-
Landfills (for nonhazardous, organic debris or construction debris only)	-	-	-	-	-	-
L P Gas Dealer and Bulk Storage	-	-	-	-	-	P
Lift/Pump Stations and Well Sites	P	P	P	P	P	P
Well and Septic & onsite treatment plants	P	P	-	-	-	-
Park and Ride Facilities	-	-	P	P	P	P
Helipad, primary or accessory	-	-	-	P	P	P
Power Distribution (electric and gas) Facilities (e.g. transmission, distribution, electrical substations, etc.)	P	P	P	P	P	P
Public Works Facilities (including but not limited to lift stations, electric facilities, etc.)	P	P	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Passenger Transit or Rail Stations	P	P	P	P	P	P
Solid Waste Transfer Stations	-	-	-	-	-	P
Wastewater Treatment Facilities	P	P	P	P	P	P
Water Supply Plants	P	P	P	P	P	P
Wireless Communication Facilities	P	P	P	P	P	P
Irrigation/Reservoir/Stormwater Harvesting	P	P	P	P	P	P
Vehicle Sales, Rental, Service, and Repair						
Automotive, Recreational Vehicle, and Boat Dealers	-	-	-	-	P	P
Car Washes	-	-	P	P	P	P
Commercial & Industrial Machinery & Equipment Rental and Leasing	-	-	-	-	-	P
Motor Vehicle Towing Services	-	-	-	-	-	P
Motorcycle Dealers	-	-	-	-	P	P
Athletic Training Facilities	P	-	P	P	P	P
Convenience Store with or without Fueling Stations (max 24 fueling positions)	-	-	P	P	P	P
Taxi and Limousine Services	-	-	-	-	-	P
Vehicle Rental/Leasing	-	-	-	P	P	P
Vehicle Repair	-	-	-	P	-	P
Warehousing						

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Mini warehouses, Office Warehouses and Self-Storage (including with outside storage)	-	-	-	P	P	P
Garage condominiums, private	-	-	P	P	P	P
Warehouse/Distribution Facilities (>50,000 sq ft) including with outside storage	-	-	-	-	-	P
Warehouse/Distribution Facilities (<50,000 sq ft) including with outside storage	-	-	-	P	P	P
Wholesale/Retail Fertilizer Sales	-	-	-	-	-	-
Railyard and rail service	-	-	-	P	-	P
Agriculture, Silviculture, and Other						
Equestrian Activities and Uses	P	P	-	-	P	-
Horses	P	P	-	-	P	-
Hunting operations (i.e. hunting leases, guided tours, hunting camps, hunt clubs)/Shooting Ranges	P	P	P	P	P	P
Camping/RV Park	P	P	P	P	P	P
Communication/Radio Towers	P	P	P	P	P	P
Farm Animals (other than horses)/Cattle	P	P	-	-	P	-
Forestry (Logging/Timber Tract Operations, plant nurseries)	P	P	P	P	P	P
Silviculture, bona fide uses	P	P	P	P	P	P
Cemeteries	P	-	-	-	-	P
Special & Temporary Events (i.e. seasonal or event parking)	P	P	P	P	P	P

USE CATEGORY P = Permitted Use - = Not Permitted	Greenway Overlay	Villages (North, Central, South, West, & East)	Neighborhood Centers	Villages Centers	Regional Activity Center	Employment Center
Pervious, unpaved parking	P	P	P	P	P	P
Roadways, Trails	P	P	P	P	P	P
Transit, autonomous	-	P	P	P	P	P
Agricultural Uses, bona fide uses (except feedlots)	P	P	P	P	P	P
Pine straw harvesting/Bee keeping/operations/palmetto berry harvesting	P	P	P	P	P	P
Parking garages/structures/lots	-	P	P	P	P	P

P = Permitted use.
Blank – Not Permitted.
Residential housing ownership may be for sale or for rent.

(c). Density and Intensity. The Property will be developed consistent with the MPMU Comp Plan Provisions and shall not exceed an overall residential density of 1.2 dwelling units per gross acre ("Maximum Property Density") provided that the maximum density within Hamlets shall be provided as set forth in the MPMU Comp Plan Provisions and this Section 5 above. The maximum nonresidential intensity within any Development Parcel located in the Regional Activity Center and Employment Center Sub-Areas is a floor area ratio of one (1.0). The maximum nonresidential intensity within any Development Parcel located in a Neighborhood Center(s) and the Village Centers is a floor area ratio of 0.75. For purposes of this Development Agreement the term "Development Parcel" means that portion of the Property subject to an approved technical site plan and may include multiple contiguous parcels with multiple parcel numbers as identified by the County Property Appraiser. As by way of example, the approval of technical site plan X, which includes parcels with different parcel

numbers, results in the lands subject to said technical site plan being a Development Parcel. A Development Parcel or any portion of the Property may exceed the Maximum Property Density, provided that at MPD buildout as set forth in Section 8 the Maximum Property Density measured across the entire Property is not exceeded. As an example, a Development Parcel may contain a single family residential project with a density of seven (7) units per acre; this density is allowed provided the Maximum Property Density is not exceeded at buildout. Residential density, nonresidential intensity, gross acreage and floor area ratio are defined in MPMU Comp Plan Provisions Policy 1.7.3.1 and LDC Section 3.05.03 is superseded by the MPMU Comp Plan Provisions as to density calculation within the Property. Prior to the approval of the first Substantial Compliance application within the Property (or portion thereof), the Landowner will create a mechanism to track the amount and type of development.

SECTION 6. **CODE OF ORDINANCES/LDC APPLICABILITY**.

(a). The development of the Property shall proceed in accordance with the terms of this Development Agreement. The applicable provisions of the Comprehensive Plan, Code of Ordinances, the LDC, the Technical Manual and any other City law and regulation in effect as of the Effective Date shall govern the development of the Property. In the event of an inconsistency or conflict between the terms of this Development Agreement and the Code of Ordinances, the LDC, the Technical Manual and/or any other City law, regulation and/or policy, the terms and provisions of this Development Agreement shall prevail. Where the Development Agreement is silent as to a specific provision in the Code of Ordinances, the LDC, the Technical Manual and/or City law and/or regulation said provision shall apply to development of the Property (or portion thereof). In the event any future Code of Ordinances, the LDC, the Technical Manual and/or any other City law, regulation and/or policy is adopted it will apply to development of the Property provided the City Council determines (i) the

future law, regulation and/or policy is not in conflict with this Development Agreement and does not prevent the land uses, intensities or densities in this Development Agreement; (ii) the future law, regulation and/or policy is essential to the public health, safety or welfare and expressly applies to the Property; (iii) substantial changes have occurred in an applicable provision in this Development Agreement; or (iv) this Development Agreement is based on substantially inaccurate information supplied by the Landowner.

(b). The Landowner may request additional amendments, variances or deviations from the LDC and/or the Technical Manual consistent with the provisions in this Development Agreement, including Section 13.

SECTION 7. **DEVELOPMENT STANDARDS**. The provisions of this Section describe the development standards applicable to the Property. The LDC standards in Section 4.15 relating to nonresidential controlling master site developments and large scale commercial centers do not apply to the Property.

(a). Wetlands.

i. Wetland category/classification, impacts and mitigation within the Property shall be pursuant to the St. Johns River Water Management District ("SJRWMD") and U.S. Army Corps of Engineers ("Corps") regulations (as applicable) and not to any City LDC or other regulations. Any wetland impact analysis report required as part of the development plan review process set forth in Section 4 above shall only consist of the appropriate SJRWMD and/or Corps permit application, including any wetland analysis report(s) and/or UMAM scores submitted with said permit application.

ii. Residential density is regulated by Future Land Use Policy 1.7.3.1 and as set forth in Section 5, which includes all wetlands and associated uplands to calculate gross residential density.

(b). Wetland Buffer/Building Setback. Upland buffers along wetlands to remain (not impacted) within the Property will be subject to SJRWMD permitting requirements and not the Code of Ordinances, LDC and/or the Technical Manual, including LDC Section 10.01. A ten (10) foot wide building setback will be provided from the upland buffers provided for in this Subsection 7(b) within the Property unless otherwise provided for herein. If the upland buffer is not included in a residential platted lot, the additional ten (10) foot wide building setback will not be required. Pervious trails, pathways, docks, utilities and road crossings, stormwater discharge and pond banks, passive recreation, open space environmental/historical learning area/facility/sign/kiosk and other similar uses/items may be located within the upland buffers and building setback except that for upland buffers subject to a conservation easement in favor of the SJRWMD allowed uses shall be pursuant to the applicable SJRWMD permit. Other uses (e.g. pool, cabana, shed, parking, signs, mechanical equipment, patio, porch, sidewalks, etc.) may be located in the building setback provided said use is not the primary use on the applicable parcel.

(c). Floodplain. Development within the Property will follow the Federal Emergency Management Agency ("FEMA") rules and regulations and LDC Section 10.02 with regard to floodplain management except that for areas without base flood elevations determined as of the Effective Date (defined below), the threshold for preparing and submitting a Flood Insurance Study is defined to be when the proposed development area or grading limits within the Property or portion thereof fall within or adjacent to the mapped 100-year floodplain area as established by the applicable FEMA Flood Insurance Rate Map(s) (FIRM). Appeals and variances to these floodplain regulations

are permitted as set forth in LDC Section 10.02.09 provided the Landowner consents to the appeal or variance (which consent is transferable by Landowner with notice of transfer provided to the City as part of the submittal). The floodplain management provisions in the Code of Ordinances and LDC do not apply to agriculture or silvicultural uses, including LDC Section 10.02.17.

(d) Regional Roadway Network.

(i). The roadways conceptually depicted on the MPD Master Plan as Matanzas Woods Parkway (a/k/a Loop Road, Matanzas Woods Parkway Extension and Palm Coast Parkway Extension), County Road ("CR") 2209 Extension, Northern Connector, Southern Connector, CR 205 Connector, North-South Connector and CR 13 Connector are regionally significant roadways that traverse and/or are adjacent to the Property (the "Regional Roadway Network"). The Landowner may also identify additional roadways within the Regional Roadway Network as part of technical site plan submittal for the applicable roadway without modifying this Development Agreement. The Regional Roadway Network will be public and shall be dedicated to and maintained by the City, County or the Florida Department of Transportation ("FDOT") as appropriate.

(ii). The final location of the roadways within the Regional Roadway Network will be determined at the time of technical site plan review that includes said roadway(s) or portion thereof. The design of the roadways within the Regional Roadway Network will be consistent with the applicable recommended cross-section depicted in **Exhibit "B"** unless otherwise agreed to by the applicable maintaining governmental agency and the Landowner as part of the roadway

permitting process. Any modification to the location and/or design of a roadway (or portion thereof) within the Regional Roadway Network from the development conditions herein, including the recommended cross-sections, must be depicted on the applicable technical site plan and will not require a modification to this Development Agreement.

(iii). A developer/builder may as part of the applicable technical site plan modify the recommended Regional Roadway Network cross-sections attached at **Exhibit "B"** and/or any applicable Code of Ordinances, LDC and/or Technical Manual provision to provide additional or unique streetscape elements such as sidewalks, on-street parking, lane widths, curb types, landscaping, street trees, paving or pavers, irrigation, signs, lighting, associated street furniture and other similar elements within or adjacent to the roadway rights-of-way (or portion thereof) within the Property. Any such streetscape elements will be owned and maintained by the appropriate governmental maintaining agency consistent with this Development Agreement. If a streetscape element is owned by a governmental agency, the streetscape element may be maintained by an Entity per an agreement with the Entity and the applicable governmental agency with ownership.

(iv). The CR 2209 Extension portion of the Regional Roadway Network will have an FDOT Access Classification 3/4. The Matanzas Woods Parkway portion of the Regional Roadway Network will have an FDOT Access Classification 5. The remaining roads comprising the Regional Roadway Network will have an FDOT Access Classification 7.

(v). The MPD Master Plan conceptually depicts some of the Conceptual Entrances to Parcels along the Regional Roadway Network within the Property. The final amount and location of these entrances may change as development progresses without the need to amend or modify this Development Agreement. These entrances will be subject to final survey, design and permitting by the applicable agency with permitting jurisdiction. The provisions related to cross-access easements and joint use driveways in LDC Section 5.02.04(A) will be adhered to in designing these entrances for any nonresidential uses fronting on the public Regional Roadway Network provided the applicable permitting agency with jurisdiction approves such access management provisions.

(e). Internal Street Network.

(i). For purposes of this Development Agreement, the internal street network within the Property does not include the Regional Roadway Network. The development conditions in this Section 7(e) apply to the internal street network but not the Regional Roadway Network which is subject to Section 7(d) above. The internal street network may be private and/or quasi-public and shall be conveyed to one (1) or more Entities for ownership and maintenance.

(ii). Gated communities are allowed by right within the Property. Neighborhoods or subdivisions and multi-family developments may include gated features to their entry points provided the gated feature is included as part of the applicable technical site plan review or if said gated feature is added after development as part of an amendment to an approved technical site plan only as to the gated feature.

(iii). Consistent with Comprehensive Plan Transportation Element Policy 2.2.1.2 two (2) external connections will be provided for any new residential subdivision or development with over one hundred (100) dwelling units or if the residential development accesses a street of 2,500 feet in length or more. If two (2) external connections are required as set forth herein, one (1) external connection shall be designated as the primary connection and the other connection as the secondary connection on the applicable technical site plan. A secondary connection may be designed as an emergency access connection subject to approval of the City Fire Chief. The access requirements set forth in the Code of Ordinances, LDC and/or Technical Manual, including LDC Section 5.02.04, shall not apply to the internal street network within the Property. Notwithstanding anything herein to the contrary, the LUA may allow only one (1) external connection provided the entry is a single divided entry where each entry allows for a minimum of twenty (20) feet of horizontal clearance and safety is not compromised.

(iv). Roundabouts, as supported by the Comprehensive Plan, are allowed by right within the Property.

(vi). The MPD Master Plan attached as **Exhibit "B"** includes recommended cross-sections for the internal street network within the Property. The cross-sections may be modified in coordination with the LUA as part of the applicable technical site plan approval without the need to modify this Development Agreement.

(vii). Local roadways within the Property within the portions of the Hamlets that serve ten (10) or less homes and the Greenway Overlay Sub-Area may be constructed with unpaved stabilized materials, including as a stabilized low impact road, at the discretion of the developer/builder.

(viii). In order to design a walkable community, the following roadway standards will be applicable to the construction of roads within the Property as a condition of development. The specific engineering detail applicable to each roadway is subject to technical site plan review and may be modified during said review without the need to modify this Development Agreement.

(a). Reduction of the Minimum Intersection Curve Radius. Intersection curve radius standard(s) in the Code of Ordinances, the LDC and/or the Technical Manual applicable to the roadways (or portions thereof) within the Property may be reduced provided at the time of the applicable technical site plan the factors, including, but not limited to the below are considered:

i. Adequate or appropriate turning movements for emergency and service vehicles as determined by the LUA.

ii. Increase structural design of pavement outside of the roadway which may lie within the vehicles turning movement.

iii. Use of rollover curbs.

(b) Reduction of the Minimum Centerline Radius. The centerline radius standard(s) in the Code of Ordinances, the LDC and/or the Technical Manual applicable to the roadways (or portions thereof) within the Property may be reduced, provided at the time of the applicable technical site plan the factors, including, but not limited to the below are considered

i. Adequate or appropriate vehicle turning radius.

ii. Adequate or appropriate site distance.

iii. Designation of appropriate design speed.

(c). Reduction or Elimination of Corner Clips and Radii. Corner clips and corner curb radii standard(s) in the Code of Ordinances, the LDC and/or the Technical Manual applicable to the roadways (or portions thereof) within the Property may be reduced or eliminated if an applicant demonstrates to the LUA that all utilities may be accommodated, and adequate site distance exists.

(d). Variations in the Location of Utilities. Because of the potential urban character of certain roadways (or portions thereof) within the Property, specific utility location adjustments or special utility corridors will be identified as part of technical site plan approval for the applicable roadway (or portion thereof). Where utilities are under pavement, specific

agreements between the maintaining agency and the Landowner will be prepared defining responsibility for the routine maintenance and for the restoration of extraordinary features (trees, landscaping, pavers, street furniture, etc.) in the event of utility repairs. Utility and utility duct bank corridor locations will be developed in cooperation with the City.

(e) Streetscape Guidelines.

i. A developer/builder may as part of the applicable technical site plan modify the recommended cross-sections attached at **Exhibit "B"** and/or any applicable Code of Ordinances, LDC and/or Technical Manual provision to provide additional or unique streetscape elements as set forth herein and/or elements such as sidewalks, on-street parking, lane widths, curb types, landscaping, street trees, paving or pavers, irrigation, signs, lighting, associated street furniture and other similar elements within or adjacent to the roadway rights-of-way (or portion thereof) within the Property. Any such streetscape elements will be owned and maintained by an Entity.

ii. The minimum horizontal clearance of street trees, street furniture and other elements adjacent to travel lanes shall be four (4) feet from the back of curb. Horizontal clearance for street trees and light poles may be reduced to two (2) feet where a non-mountable curb is part of the applicable streetscape and provided there is no on-street perpendicular or angled parking adjacent to the streetscape. Roof overhangs, balconies, awnings and signs may extend a maximum of six (6) feet over sidewalks with a minimum eight (8) foot clear distance from the finish grade of the sidewalk. The applicable technical site plan shall depict dimension and design details for all additional or unique streetscape elements. Unless otherwise approved by the LUA, water, sewer and stormwater collection and distribution mains are not permitted under overhangs.

(f) Reduction of Minimum Driveway/Roadway Intersection Angle. In some cases, traditional street design based on grids and geometric forms may dictate roadway intersections less than the minimum angle set forth in the Code of Ordinances, the LDC and/or the Technical Manual. The LUA may approve a

reduction of the intersection angle provided that the following minimum standards are met, including:

i. demonstration that adequate site distance exists,

ii. use of traffic control devices,

iii. demonstration of adequate and safe vehicle movement, and

iv. demonstration of safe pedestrian crossings.

(g) Reduction of Travel Lane Width for Local Residential and Commercial Streets. Unless otherwise agreed to by the Landowner and the LUA or as set forth in the cross-sections attached as **Exhibit "B"**, all street lane widths will be twelve (12) feet. Local street lane width may be reduced to ten (10) feet by a developer/builder for certain residential and commercial local streets if adequate on-street and/or off-street parking is available for patrons and residents.

(f). Landscaping.

(i). Agricultural and Silvicultural. Nothing in this Subsection 7(f) shall be construed to prohibit or otherwise limit the agricultural and silvicultural and related uses existing on the Property as of the Effective Date (as defined below). These uses may continue as provided for in this Development Agreement and will not trigger the need for any tree permit/preservation/protection/replacement and/or landscaping requirements.

(ii). Tree Preservation, Protection, and Replacement.

a. For purposes of the Property, pine species (Pinus sp.) that is a part of or was a part of bona fide agricultural/silvicultural operations shall be considered non-protected trees and exempt from all surveying/count/inventory, tree permit/protection/preservation, specimen or historic tree classification, specimen and historic tree preservation percentage calculations, tree removal, tree mitigation standards and replacement standards in the Code of Ordinances, LDC, Technical Manual and/or any other City regulation or policy regardless of diameter at breast height (DBH) except as otherwise provided in this Section 7(f).

b. Bona fide agricultural/silvicultural operations (including those in existence on the Property as of the Effective Date) are permitted on any portion of the Property, including a Development Parcel (or portion thereof), prior to the commencement of horizontal construction to facilitate residential or nonresidential development on the applicable parcel. If the above occurs, a tree removal permit or its functional equivalent (e.g. building permit) and the requirement to provide a tree inventory, count, survey or other similar analysis of the trees on the portion of the Property subject to the horizontal construction shall not be required. As part of any bona fide agricultural/silvicultural operation, including those allowed under MPMU Comp Plan Provisions Policies 1.7.3.2 and 1.7.3.3 and herein, there is no requirement to replace or

mitigate any protected tree, historic tree or specimen tree or to maintain any amount/density of these types of trees after issuance of any Early Clearing/Grading Permit (as defined in Section 10). Notwithstanding anything to the contrary, any tree remaining after tree harvesting due to a bona fide agriculture/silvicultural operation, including any tree removed from a Development Parcel to another area of the Property, is allowed to be used by the Landowner toward the minimum tree requirements and/or as tree mitigation (including tree density) regulations associated with residential and/or nonresidential development provided it meets the minimum size requirements for new tree plantings.

c. Trees removed within a permitted wetland impact area are not subject to tree mitigation requirements. Trees located within a preserved wetland or upland buffer, including those used to mitigate for wetland impacts within the Property per any regulatory permit (e.g. SJRWMD), the Greenway Overlay and/or conservation easements, are allowed to be used for tree preservation/mitigation credits and/or toward any landscape requirements (e.g. tree density) anywhere within the Property. Tree preservation within areas subject to a conservation easement, the Greenway Overlay, an upland buffer, a building setback or a designated tree protection area shall count toward the tree preservation standards. Any tree (e.g. protected, specimen, historic) used to satisfy tree preservation and/or mitigation is also allowed to

satisfy the tree density requirements applicable to the development of the Property.

d. A developer/builder of a Development Parcel (or portion thereof) that is not subject to bona fide agricultural/silvicultural operations prior to horizontal construction to facilitate residential or nonresidential development on the applicable portion of the Property may submit a tree inventory for protected trees in lieu of a tree survey. In such circumstances, a tree inventory will be provided by an International Society of Arboriculture (ISA) certified arborist, registered landscape architect or a surveyor who will undertake a field visit observation and list protected trees to be removed including size and species but not location within the applicable Development Parcel (or portion thereof). The location of any specimen or historic trees within a Development Parcel (or portion thereof) will be depicted on a tree survey prepared by a licensed surveyor notwithstanding any contrary language in this Subsection. The developer/builder will be subject to the tree mitigation standards in the LDC in this situation unless otherwise stated in this Development Agreement.

e. In the event tree mitigation standards apply as set forth in Subsection 7(f), including tree density and in LDC Section 11.02.03, the standards shall be measured and/or satisfied anywhere within the Property and not on an individual Development Parcel basis or on a specific portion of the Property. For clarification the phrase “on a site” or “on the site”

within the City regulations, including the LDC, shall refer to the overall Property so that tree mitigation standards may be met anywhere within the Property. Tree mitigation may be banked and applied to future Development Parcels or any portion of the Property. In no event shall tree mitigation applicable to the Property exceed the minimum tree density applicable to the overall Property development. This subsection does not apply or impact plantings not part of tree mitigation, which will be provided on a project by project basis (e.g. not a substitute for the landscape standards and tree density applicable to individual residential lots). Tracking of tree mitigation banking will be included in any applicable technical site plan submittal consistent with Section 4 above.

f. All pine (Pinus sp.) trees planted, except as part of bona fide agricultural/silvicultural operations, that are part of an approved landscape plan for residential or nonresidential development within the Property or portion thereof will become protected and can be used to meet the minimum tree requirements. Any such protected pine trees must meet up to seventy percent (70%) of the minimum tree requirements set forth in the LDC to satisfy the minimum tree requirements for a residential or nonresidential development within the Property or portion thereof.

g. Stormwater ponds will provide a ten (10) foot wide low maintenance zone as measured from the normal water line. This low maintenance zone is in lieu of littoral zones and littoral plantings as set forth in LDC

Chapter 11. The low-maintenance zone shall be an area that is managed to limit the use of fertilizer and may consist of bahia turf and/or native plantings which are planted and managed to minimize the need for fertilization, watering and mowing. The low-maintenance zone will also fully satisfy all pond perimeter planting, wet pond planting area and littoral zone standards in LDC Chapter 11.

(iii) Landscape Covenants and Restrictions.

a. Residential development within the Property shall be subject to private covenants and restrictions as implemented by an Entity(ies). Review of single-family home landscape plans and any landscape inspections are the responsibility of the applicable Entity. The Entity, once established, shall not require annual recertification by the City and City review and inspection of individual single family residential landscape plans shall not be required. No earlier than approval of a plat (as set forth herein) for single family units within the Property, the plat applicant will identify the proposed Entity responsible for the landscape review for the units subject to said plat.

(iv) Landscaping and Buffer Requirements.

a. Street Trees. Within subdivisions, street trees are allowed to be planted within the right-of-way or within fifteen (15) feet of the right-of-way line subject to sight distances, clear zones, and utility conflicts. Street trees shall be provided at a rate of one (1) every seventy-five (75) feet on center along neighborhood collector roads. Street trees may be

clustered and exceed the seventy-five (75) foot spacing standard. Street trees are not required along roads in which trees are identified on the applicable technical site plan as being cleared. Existing preserved trees within the right-of-way or within fifteen (15) feet thereof may be credited toward the street tree standards. Notwithstanding anything herein to the contrary, street trees may be clustered and are not required to be evenly spaced, provided the overall planting ratio and shading standard is met. Understory trees or palms may be substituted for shade trees at a two for one (2:1) ratio and palm trees at a three for one ratio (3:1).

b. Specific Landscaping Requirements for Developments.

i. Multi-Family and Non-Residential development.

Foundation Plantings. Planting beds with a minimum width of four (4) feet shall surround a minimum of forty percent (40%) of the multi-family and/or nonresidential primary building elevation excluding areas adjacent to building entry, doors, fountains, benches and sculptures, drive-thrus, gas stations, convenience stores and canopies, places of large assembly, big box stores, loading areas, and bank tellers. Planting beds may be adjusted to distribute the calculated area required anywhere along the perimeter of the building, including parking islands along building perimeter parking. Foundation plantings may be concentrated along primary building facades visible from public

roadways. No additional enhanced foundation standards will apply along specially designated roadways, including those listed in LDC Table 11-5.

ii. Industrial developments.

Foundation plantings. Planting beds at least four (4) feet wide shall be planted adjacent to at least forty percent (40%) of industrial front building elevations, no minimum percentage of street side elevations shall be required. Areas adjacent to building entry, doors, benches, fountains or sculptures, loading areas, and drive-thrus are excluded from these calculations. Planting beds may be adjusted to distribute the calculated area required anywhere along the front or street side building elevations, including parking islands along building perimeter parking.

iii. Single Family, and Attached Single Family (Duplex, Townhomes).

On single family and attached single family lots sized forty-five (45) feet wide or greater the more restrictive of the following standards will apply to the lot: (a) a minimum of one (1) shade tree shall be provided, preferably in the front yard, or (b) one (1) tree per 2,500 square feet of the lot area consistent with LDC Section 11.03.02(D). When planted in the front yard within fifteen (15) feet of the right-of-way, this tree(s) may meet both

the street tree and lot planting requirements. No additional minimum shrub or foundation planting standards shall apply to single family and attached single family lots including the standard in LDC Section 11.03.02(D).

c. Parking Island Placement. For uses that require large parking demands such as arenas, regional sports facilities, amusement areas, amphitheaters, big box stores (nonresidential stores or shopping centers totaling 150,000 enclosed gross square feet or more), etc., the landscape island spacing requirement shall not be enforced provided that the overall internal landscaping equal to a minimum of ten percent (10%) of the vehicular use area is provided either within the vehicular use area or around the perimeter of the vehicular use area. For all other uses, parking rows may contain up to ten (10) consecutive parking spaces without a landscape island, provided that overall internal landscaping equal to a minimum of ten percent (10%) of the vehicular use area is provided. Structural soil, pervious pavement or alternative tree rooting methods may be used in lieu of minimum island size requirements. Tree island spacing may be increased to allow for preservation of existing trees where appropriate.

d. Perimeter Buffer. For the purposes of this Development Agreement, all uses internal to the Property are considered compatible and not subject to perimeter buffer requirements, including, but not limited to, the perimeter buffer standards in LDC Chapter 11, Section 11.03.05 and

Buffer Types A through G. Notwithstanding this, the Landowner at its sole discretion may decide to implement and create private internal perimeter buffer standards (e.g. width, material, etc.) between certain developments within the Property ("Internal Perimeter Buffer Standards"). Any Internal Perimeter Buffer Standards will be implemented and enforced by an applicable Entity(ies).

e. Nonapplicable Buffers. The buffer standards for the portion of Matanzas Woods Parkway and Palm Coast Parkway that may extend into the Property do not apply.

f. Espanola Buffer. For the portion of the Property adjacent to Espanola, as depicted on the MPD Master Plan, a minimum average fifty (50) foot wide vegetative or planted buffer shall be provided. An applicant for any technical site plan that includes lands adjacent to Espanola shall identify whether the buffer is vegetative and/or planted on the applicable technical site plan. If a planted buffer is provided it shall include evergreen canopy trees every fifty (50) feet on center and understory trees every twenty (20) feet on center. Existing preserved vegetation within this buffer may satisfy this standard. If averaged, the buffer shall be no less than twenty-five (25) feet wide and required plant material may be clustered. This buffer shall count toward the recreation and open space standard in MPMU Comp Plan Provision Policy 1.7.2.1. Uses allowed within this buffer shall be consistent with the uses allowed in the upland buffers (not subject to a conservation easement in favor of

the SJRWMD) described in Section 7(b). The upland buffer and building setback provided for in Section 7(b) are permitted within this buffer.

g. Upland Buffer Planting. Upland buffers as set forth in Section 7(b) above that are impacted during the course of residential or nonresidential development within the Property or portion thereof shall (i) be replanted at the following rates: Trees: one (1), seven (7) gallon tree for every two thousand (2,000) square feet impacted; Shrubs: one (1), one (1) gallon shrub per three hundred (300) square feet impacted, and one (1), one (1) gallon native grass per fifty (50) square feet impacted or (ii) in lieu of (i) upland buffers will be subject to SJRWMD, Florida Department of Environmental Protection ("FDEP") and/or Corps recommendations as provided for in a permit from the applicable agency. Upland buffer plantings shall be native species. Preserved native vegetation may be credited toward these replanting requirements.

(g.) Signage. The development of the Property is envisioned to establish its own level of placemaking and be consistent with an overall community theme that is carried throughout. As such the following signage program is established to maintain a consistent approach to signage within the Property and supersedes the sign regulations in the Code of Ordinances, LDC and/or the Technical Manual, including LDC Chapter 12. The Landowner or an Entity(ies) may further regulate these signage standards (e.g. reduce signage height) in private covenants, restrictions or other similar documents provided the regulations are consistent with this Section. The Landowner and/or applicable Entity may adopt and enforce more restrictive private signage guidelines, architectural standards or

signage programs within the Property or portions thereof, provided such guidelines, standards or programs do not exceed the maximum allowances established in this Development Agreement unless otherwise approved by the City.

(i). Sign Location. No sign within the Property or associated with development of the Property shall be considered off-site. Signage may be located anywhere at the discretion of the Landowner without regard to land ownership. Signage is also allowed within the right-of-way as provided for herein.

(ii). Sign Area. Sign Advertising Display Area (ADA) is the surface area encompassed within any one (1) geometric figure which would enclose all parts of the sign display but excluding architectural features, the structural supports for a sign, whether they be columns, pylons, or a building or part thereof. In calculating the area, common shapes shall be used. Based on the design of the sign, the applicant may break down complex forms into up to three (3) component simple forms; however, all pertinent area shall be included.

Sign copy that is mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within any one (1) geometric figure that will enclose both the sign copy and the background.

If a sign has two (2) display faces, and the interior angle between the two (2) faces is sixty (60) degrees or less, then the sign area is one (1) sign face only; however, if the two (2) faces are of different sizes or shapes, then the larger is used. If the sign has two (2) display faces, and the interior angle between the two (2) faces is greater than sixty (60) degrees, then the sign area is the sum of

the areas of the two (2) faces. If a sign has three (3) or more faces, then the sign area is equal to fifty percent (50%) of the aggregate area of all sign faces. No single face shall be greater than the maximum advertising display surface area of the sign. The area of a spherical, free form, sculptural, or other nonplanar sign is fifty percent (50%) of the sum of the areas, using only the four (4) vertical sides of the smallest four (4) sided polyhedron which will completely enclose the entire sign structure. The Landowner may establish alternative methods of sign area allocation, including the transfer of allowable ADA between wall signs, freestanding signs, blade signs, canopy signs and other permitted sign types within a Development Parcel or portion thereof provided the total allowable ADA is not exceeded.

(iii). Sign Height. Free-standing or ground signs shall be measured as the vertical distance from the crown of the road, other than an elevated roadway, immediately adjacent to the structure or from the existing natural grade immediately adjacent to the structure, whichever is higher. The sign height regulations are set forth in Table 4, Signage Standards, below. The Landowner may further restrict sign height within private guidelines.

(iv). Sign Illumination. Except for automatic changeable message devices, all sign illumination shall have a color temperature between 2,500K (Kelvin) to 4,000K (Kelvin). Signs shall be either top-lit, ground-lit, or internally lit. Internally lit signs may include back-lit reverse channel letters or lit push-through acrylic where a direct light source is not visible. Sign lighting shall be shielded from view from roadways. The Landowner may impose additional restrictions on

illumination levels, brightness, animation frequency, color transition or hours of operation through private signage programs.

(v). Sign Modifications. Any modification to the provisions in this Subsection shall be processed as a Minor Modification as set forth in Section 13 below.

(vi). Signage Improvements in Public Rights-of-Way. The Landowner and/or Entity may place, construct and maintain signage and other associated improvements within the City or other applicable governmental maintaining agency public rights-of-way subject to approval by the applicable agency. This includes project identity signage within the Regional Roadway Network right-of-way outside the Property at connections to U.S. 1 and the future CR 2209 Extension. The Landowner or Entity (as applicable) shall be responsible for the following:

a. Cost of installation and operation of any signage and associated improvement in the right-of-way;

b. The cost of maintenance, repair and replacement of any right-of-way signage and associated improvement;

c. Submittal of an application to the appropriate governmental maintaining agency for right-of-way permit review and approval;

d. No right-of-way signage and associated improvements shall be installed as to obscure the field of vision of motorists, bicyclists or pedestrians along the right-of-way;

e. If in violation of these provisions, or if the applicable governmental maintaining agency determines there are public health, safety or welfare issues warranting removal, the agency shall advise the permitee in

writing to remove all or any portion thereof of any signage and associated improvements within the right-of-way as requested by the agency at the permitee's sole cost and expense. Should the signage and associated improvements not be removed as requested within thirty (30) days of written notification by the applicable governmental maintaining agency to the permitee, the agency shall have the right to remove the signage and associated improvements, and the costs of removal shall be paid by the permitee.

(vii) Allowable Signs. The following Table 3, Allowable Sign Types, is a generalized list of allowable signs within the Property. Additional sign types may be allowable in accordance with the LDC. The inclusion of a sign type in Table 3 does not create an entitlement for any individual parcel or project. The Landowner or applicable Entity may limit, condition or prohibit certain sign types within the Property (or portion thereof) through private signage programs as set forth herein.

Table 3 Allowable Sign Types

PRIMARY SIGN TYPES	
Community Gateway Signs	Roof Signs[2]
Outparcel Signs	Building/Wall Signs
Project Identification Signs	Residential Monument Signs
Awning Signs	Commercial Monument Signs
Blade (Projecting) Signs	Wayfinding/Directional Signs
Under Canopy Signs	Painted Signs
Changeable (Electronic Display) Message Sign[1]	Window Signs and Graphics
OTHER SIGNS	
Real Estate Signs	Signage on Bus/Transit Stops
Garage Sale Signs	Banners[3]
Model Home & Sales Office Signs	Flags
Construction Site Signs	Autonomous Vehicle Signage

Political Signs	Temporary Signs
Sandwich Boards (A-Frame Signs)	Gas Pricers (Manual or Digital)/Gas Canopy
Regulatory Signs	Directory Signs
Drive-through Menu Board and Speakers Signs	Informational Signs
Street Address Signs	Interpretive Signs
Lifestyle Signs	Pylon Signs

1. Changeable Message (Electronic Display) Signs are limited to the Regional Activity Center and Village Centers and include signs with lighting or illumination that flashes, moves, rotates, vary in color and stock tickers and other similar signs. Digital gas pricers are not considered changeable message signs in the context of this Development Agreement.
2. Roof signs are limited to the Regional Activity Center and Village Centers.
3. Banners and community gateway signs shall be allowed to be placed across public streets, parks and open space areas within the Neighborhood Centers, Village Centers and Regional Activity Center to announce community events. Community gateway signs are also allowed to be placed across public streets, parks and open space areas within the Villages and Employment Centers. Banners are allowed on Development Parcels to advertise amenities, community features, events, and products.
4. All signs are subject to private design guidelines within the Sub-Areas.
5. Art installations, sculptures, and murals are exempt from these signage provisions. Art installations, sculptures and murals may be located within public (with approval by the LUA) and private rights-of-way and on buildings/structures.

Table 4 Signage Standards

SIGNAGE STANDARDS								
Sign Type[1]	**Greenway Overlay**	**Villages**	**Neighborhood Centers**	**Village Centers**	**Regional Activity Center**	**Employment Center**	**Specifications**	
Community Gateway Sign							Quantity:	8 Total
Primary Project Identification (entries to the Property along the Regional Roadway Network).		•	•	•	•	•	Advertising Display Area (ADA):	150 SF
							Width (max):	16’
							Height (max):	35’[3]
Primary Project Identification Overhead Guide Sign		•		•	•		Quantity	8
							Advertising Display Area (ADA)	300 SF
							Width (max)	20’
							Height (max)	16’

SIGNAGE STANDARDS

Sign Type[1]	Greenway Overlay	Villages	Neighborhood Centers	Village Centers	Regional Activity Center	Employment Center	Specifications	
Outparcel Sign[2] (e.g. monument)							Quantity:	1 Max/ Outparcel, 100 feet apart
Signage located on nonresidential sites		•	•	•	•	•	Advertising Display Area (ADA):	42 SF
							Width (max):	6’
							Height (max):	8’
Project Identification Signs[2]							Quantity:	Each Vehicular Entrance
Major Community Entry Signs for projects with a minimum of 300 units, or nonresidential development over 5 acres or with multiple tenants.		•		•	•	•	Advertising Display Area (ADA):	150 SF
							Width (max):	16’
							Height (max):	35’[3]
Awning Signs[4] (as to additional hanging sign)							Quantity:	1 per business if no wall sign is provided
Signs applied to awnings			•	•	•	•	Advertising Display Area (ADA):	10% of building façade/ 48 SF
							Width (max):	N/A
							Height (max):	N/A
Blade (Projecting) Signs[4] (as to additional hanging sign)							Quantity:	1 per business per facade
Non-residential signage generally located near an entrance to a business projecting from the building. These signs must provide a minimum of 8’ vertical clearance			•	•	•	•	Advertising Display Area (ADA):	16 SF per face
							Width (max):	N/A
							Height (max):	N/A
Under Canopy Signs[4] (as to additional hanging sign)							Quantity:	1 per business per facade
Non-residential signs suspended under an overhang, canopy or awning These signs must provide a minimum of 8’ vertical clearance			•	•	•	•	Advertising Display Area (ADA):	16 SF per face
							Width (max):	N/A
							Height (max):	N/A

SIGNAGE STANDARDS								
Sign Type[1]	Greenway Overlay	Villages	Neighborhood Centers	Village Centers	Regional Activity Center	Employment Center	Specifications	
Changeable (Electronic Display) Message Sign							Quantity:	One per nonresidential parcel frontage for uses with more than 500 parking spaces
Digital signs used to convey information to visitors. These signs may be animated and in full color				•	•		Advertising Display Area (ADA):	200 SF
							Width (max):	20’
							Height (max):	25’
Roof Sign							Quantity:	1 per business
Nonresidential Sign mounted to the roof of a structure. The Landowner may prohibit roof signs within specific portions of the Property through private guidelines.				•	•		Advertising Display Area (ADA):	120 SF
							Width (max):	6’
							Height (max):	20’
Building/ Wall Signs							Quantity:	N/A
Sign related to a specific business that is mounted to the building. The Landowner may require architectural integration standards, material restrictions, dimensional reductions or coordinated design themes through private signage programs.			•	•	•	•	Advertising Display Area (ADA):	10% of building façade/ 48 SF
							Width (max):	N/A
							Height (max):	N/A
Residential Monument Signs							Quantity:	Each Residential Subdivision Entry
Community Monument Sign to secondary entrances and communities less than 300 units		•	•	•	•	•	Advertising Display Area (ADA):	48 SF
							Width (max):	15’
							Height (max):	6’
Wayfinding/ Directional Signs	•	•	•	•	•	•	Quantity:	Along and within community rights-of-way

SIGNAGE STANDARDS								
Sign Type[1]	Greenway Overlay	Villages	Neighborhood Centers	Village Centers	Regional Activity Center	Employment Center	Specifications	
Directional signage located along roadways to guide drivers through the community							Advertising Display Area (ADA):	32 SF
							Width (max):	6’
							Height (max):	8’
Painted Signs							Quantity:	1 per business
A form of mural that may include commercial advertising generally painted on a structure			•	•	•	•	Advertising Display Area (ADA):	32 SF – only for logo or branding, Mural not included in area
							Width (max):	3’
							Height (max):	12’
Window Signs and Graphics							Quantity:	1 per business per facade
Business signage applied to windows identifying the business name or function			•	•	•	•	Advertising Display Area (ADA):	24 SF
							Width (max):	3’
							Height (max):	10’

1. All signs may be double sided.
2. Multiple tenants may be located on each sign face.
3. Separate architectural features such as towers, columns, arches and the like may be included and may not exceed thirty-five (35) feet in height. Such signs may be externally illuminated. Multiple tenants may be located on each Sign panel.
4. Hanging building signs must provide at least eight (8) feet minimum vertical clearance above established grade and not exceed a maximum advertising display area of sixteen (16) square feet per face. Total signage area shall not exceed ten percent (10%) of the building façade (includes both façade and hanging signs). Building signs may be internally or externally illuminated. Awning signage shall count toward the maximum total signage area per building façade.
5. Minimum vertical clearance of Overhead Guide Sign above roadways shall be eighteen (18) feet.
6. Signage is permitted on all building facades. It may be internally or externally illuminated.
7. Any sign within this MPD may contain the overall project (MPD) branding not to exceed two (2) square feet per sign face in addition to the allowable ADA.
8. Pylon signs may be permitted as outparcel signs and subject to those standards.
9. A master signage program may reallocate sign area among wall, freestanding, blade, canopy, roof, and other permitted sign types within a Development Parcel, provided total allowable ADA is not exceeded.
10. Multi-tenant buildings may allocate total allowable signage among tenants at the discretion of the property owner, subject to overall ADA limits.
11. Architectural features such as towers, entry structures, arches, columns, or placemaking elements may exceed the height of the ADA, provided ADA limits are not exceeded.
12. The Landowner may designate specific corridors or areas where sign height, scale, quantity, or intensity is reduced below the maximum allowances provided herein.

(viii). Other Signs. Other signs shall be permitted as follows, subject to private signage guidelines where applicable:

a. Real Estate Signs: Shall be in accordance with the LDC.

b. Garage Sale Signs: Shall be in accordance with the LDC and Code of Ordinances Chapter 16, Article V, Garage Sales.

c. Model Home and Sales Office Signs: One (1) on-site freestanding sign up to thirty-two (32) square feet per side. Up to four (4) flags or banners may be used.

d. Construction Site Signs: Shall be in accordance with the LDC.

e. Political Signs: Shall be in accordance with the LDC.

f. Sandwich Boards (A-Frame) signs: Allowed within the Regional Activity Center, Village Centers, Employment Center and Neighborhood Centers. These signs shall be in accordance with the LDC.

g. Regulatory Signs: Shall be in accordance with the LDC.

h. Drive-Thru Menu Board and Speaker Sign: Shall be in accordance with the LDC.

i. Lifestyle Signs: Lifestyle signs are signs consistent with the overall community theme that relays the assets of the community. These signs may only be erected by Landowner and may be within the right-of-way. These signs may be up to twenty (20) square feet each and located along the Regional Roadway Network.

j. Signage on Bus/Transit Stops: Covered transit stops may have advertising signage up to twenty-four (24) square feet per side, maximum two (2) sides.

k. Banners: Banners are allowed within the Regional Activity Center, Village Centers and Neighborhood Centers. Business banners shall follow the LDC. Community event banners may be up to forty-eight (48) square feet of area per side and may be placed over public roads to announce community events.

l. Flags: Within the Regional Activity Center, Employment Center and Village Centers, each site may have up to three (3) flagpoles up to a height of fifty (50) feet in height. The Landowner may reduce flag height or quantity within specified portions of the Property.

m. Autonomous/ Transit Vehicle Signage: Vehicle wraps for transit and public autonomous vehicles are not regulated under this MPD.

n. Gas Pricer (Manual or Digital): Gas pricers may be either manual or digital. The area of a gas pricer shall be included on the sign area allowed for that business. Brightness, animation, dwell time and hours of operation of digital gas pricers may be further regulated by the Landowner through private standards.

o. Gas Canopy: Gas canopy signage is allowed on each canopy up to twenty-five percent (25%) of the façade facing a street.

p. Directory Signs/Informational: Signs generally located in nonresidential areas to guide pedestrians to different uses. Directory and

informational signs may be double-sided and may be up to twenty-four (24) square feet in area per face.

q. Interpretive Signs: Interpretive signs are allowable throughout the MPD. Signs may be up to six (6) square feet each and are for the purpose of educating pedestrians. Corporate sponsorship logos are allowed on the signage.

r. Directory/Street Address Signs: Allowed to identify the address and/or building number of a building/structure, parcel or other similar area. These signs shall have no locational standards from private or public rights-of-way.

(h). Improvements in Public Rights-of-Way. The Landowner and/or the applicable Entity may place, construct and maintain improvements within public rights-of-way dedicated to the City or other applicable maintaining governmental agency subject to approval by the applicable agency. These improvements may consist of signs as set forth above, fencing, stamps or marked decorative paving, pavers, landscaping, irrigation, lighting and decorative hardscape features including walls, columns and other structures subject to the terms and conditions contained herein. The Landowner or Entity (as applicable) shall be responsible for the following (except that as to signs the Landowner or Entity is subject to Subsection 7(g)) above:

(i). Cost of installation and operations of any public right-of-way improvement;

(ii). The cost of maintenance, repair and replacement of any public right-of-way improvement;

(iii). Submittal of an application for public right-of-way permit review and approval;

(iv). Placement, construction or installation of improvements within the public right-of-way that do not obscure the field of vision of motorists, bicyclists or pedestrians along the public right-of-way; and/or

(v). Removal either permanently or temporarily of all or any portion thereof of any improvement within the public right-of-way as requested in writing by the applicable governmental maintaining agency if one (1) of the following occur: (a) a violation of these provisions, (b) the City or applicable governmental maintaining agency determines there are public health, safety or welfare issues warranting removal or (c) the City must maintain or access the right-of-way for public health, safety or welfare issues. Any such removal is at the Landowner's or Entity's (as applicable) sole cost and expense. Should the improvements not be removed as requested within thirty (30) days of written notification by the applicable governmental maintaining agency, said agency shall have the right to remove the improvements and costs of removing them shall be paid by the applicable party.

(i). Site Development Standards. Table 5, Lot and Site Development Standards, below provides the lot and development standards for the allowed uses within the Property. Setbacks are measured in accordance with the LDC unless specifically set forth in this Development Agreement. Maximum FAR will comply with the MPMU Comp Plan Provisions and Section 5 above. Lot coverage and Impervious Surface Area ("ISR") shall be shown on the applicable technical site plan for each Development Parcel. For purposes of calculating the ISR, surface water management facilities, such as retention ponds, shall be treated as pervious areas. Pervious pavement systems, structured parking

decks, rooftop amenities and stormwater management system(s) located beneath parking or buildings shall not count toward ISR.

Table 5 Lot and Site Development Standards **Community Form**						
Design and Dimensional Standard	Greenway	Villages	Neighborhood Center (NC)	Village Centers (VC)	Regional Activity Center (RAC)	Employment Center (EC)
Maximum Form Size (ac)	n/a	n/a	n/a	200 Ac	n/a	n/a
Min Lot Area Square Footage						
• Single-Family, detached	3,500	4,500	3,500	3,500	3,500	n/a
• Cottages, Tiny Homes (Fee Simple)	600	600	600	600	600	n/a
Single family, attached (Townhome, duplexes, triplex, quadplex)						
• Interior	1,500	1,800	1,800	1,500	1,500	n/a
• Exterior	2,500	2,800	2,800	2,500	2,500	n/a
• Multi-Family (apartments, cottages, condominiums)	n/a	15,000	15,000	10,000	10,000	10,000
• Nonresidential	5,000	0	0	0	0	0
Min Lot Width *(Feet)*						
• Single-Family, detached	40’	40’	40’	40’	40’	n/a
• Cottages, Tiny Homes (Fee Simple)	30’	15’	15’	15’	15’	n/a
• Single family, attached (Townhome, duplexes, triplex, quadplex)						
• Interior	15’	18’	18’	15’	15’	n/a
• Exterior	25’	28’	28’	25’	25’	n/a
• Multi-Family (apartments, cottages condominiums)	n/a	125’	125’	100’	100’	100’
• Nonresidential	50’	0’	0’	0’	0’	0’
Max Lot Coverage by Buildings *(Primary and Accessory building footprints)*						
• Single Family, detached	70%	60%	60%	65%	65%	n/a

Table 5 Lot and Site Development Standards Community Form						
Design and Dimensional Standard	Greenway	Villages	Neighborhood Center (NC)	Village Centers (VC)	Regional Activity Center (RAC)	Employment Center (EC)
• Cottages, Tiny Homes (Fee Simple)	70%	85%	85%	85%	85%	n/a
• Single family, attached (Townhome, duplexes, triplex, quadplex)	70%	50%	65%	70%	70%	n/a
• Multi-Family (apartments, cottages condominiums)	n/a	45%	45%	75%	75%	n/a
• Nonresidential	75%	50%	75%	75%	75%	75%
Max Building Height *(feet)*						
• Single Family, detached	35’	35’	35’	35’	35’	n/a
• Cottages, Tiny Homes (Fee Simple)	35’	25’	25’	25’	25’	n/a
• Single family, attached (Townhome, duplexes, triplex, quadplex)	35’	35’	40’	40’	40’	n/a
• Multi-Family (apartments, cottages condominiums)	n/a	55’	55’	55’	100’	55’
• Nonresidential	55’	35’	35’	55’	200’	No Max.
• Mixed Use buildings	n/a	n/a	55’	55’	55’	55’
• Accessory Structures	35’	35’	35’	35’	35’	55’
Min Single Family Residential Setbacks						
Single Family, detached						
Front: Primary Structure	10’	15’	15’	15’	0’	n/a
• Front Facing Garage/ Carport	20’	20’	20’	20’	20’	n/a
• Porch (if porch is at least one-third (1/3) the frontage of the front façade of the house)	5’	10’	5’	5’	0	n/a
• Alley	3’	3’	3’	3’	3’	n/a
Side:	5’	5’	5’	5’	5’	n/a
Rear, Primary Structure	10’	10’	10’	10’	10’	n/a
Rear, Garage/Accessory Structure	5’	5’	5’	5’	5’	n/a
Greenway Overlay Setback, minimum	10’	25’	50’	25’	25’	n/a

Table 5 Lot and Site Development Standards Community Form						
Design and Dimensional Standard	Greenway	Villages	Neighborhood Center (NC)	Village Centers (VC)	Regional Activity Center (RAC)	Employment Center (EC)
Cottages, Tiny Homes (Fee Simple)						
Front: ı Primary Structure	10’	0’	0’	0’	0’	n/a
• Front Facing Garage/ Carport	20’	n/a	n/a	n/a	n/a	n/a
Side:	5’	0’	0’	0’	0’	n/a
Rear	10’	0’	0’	0’	0’	n/a
Greenway Overlay Setback, minimum	10’	25’	50’	25’	25’	n/a
Single family, attached (Townhome, duplexes, triplex, quadplex)						
Front: ı Primary/Accessory Structure	10’	15’	10’	10’	0’	0’
ı Front Facing Garage/ Carport	20’	20’	20’	20’	20’	20’
Alley	3’	3’	3’	3’	3’	n/a
Side: ı Interior	0’	0’	0’	0’	0’	0’
ı Exterior	10’	10’	5’	5’	5’	5’
Side Street, Exterior	10’	10’	10’	10’	10’	10’
Side, Accessory Structure	3’	5’	5’	5’	3’	5’
Rear, Primary Structure	10’	10’	10’	10’	5’	10’
Greenway Overlay Setback, minimum	10'	25’	50’	25’	25’	50’
Min Multi-Family Setbacks (measured from parent parcel or ROW Line)						
Front: ı Primary Structure	n/a	20’ interior/ 30’ exterior	20’	0’	0’	0’
• Parking Garages	n/a	30’	20’	0’	0’	0’
• Garages and Carports	n/a	3’	3’	0’	0’	0’
Side:	n/a	20’	20’	0’	0’	0’
Side Street/Corner Lots	20% of Primary Front					
Rear:	n/a	20’	20’	0’	0’	0’

Table 5 Lot and Site Development Standards Community Form						
Design and Dimensional Standard	Greenway	Villages	Neighborhood Center (NC)	Village Centers (VC)	Regional Activity Center (RAC)	Employment Center (EC)
Accessory Structures	n/a	10’	5’	0’	0’	0’
Greenway Overlay Setback, minimum	n/a	25’	25’	25’	25’	50’
Min Nonresidential Setbacks						
Front:	0’	n/a	0’	0’	0’	0’
Side:	0’	n/a	0’	0’	0’	0’
Rear:	0’	n/a	0’	0’	0’	0’
Accessory Structures	10’	n/a	5’	0’	0’	0’
Greenway Overlay Setback, maximum	n/a	n/a	50’	50’	50’	50’
Impervious Surface Ratio (ISR)	75%	n/a	85%	85%	85%	85%

Table 5 Notes:

- *Dimensional standards shall be measured project-wide, over the Development Parcel or from the parent parcel or ROW line for single family attached, multi-family or non-residential use and may be measured project-wide, over the Development Parcel or from the parent parcel or ROW line for single family detached. Standards may also be satisfied on a block by block, phase by phase or master/parent tract basis and such satisfaction will be depicted on the applicable technical site plan.*
- *Minimum lot size requirement for well and septic must be one (1) acre notwithstanding LDC Section 9.07.05(B)(4).*
- *For zero (0) lot line, building separation is subject to Florida Building Code and one (1) side setback is zero feet (0’) with the other side setback seven and one-half feet (7.5’).*
- *The setbacks for a multi-story building are subject to the standards in Table 5, and no additional setbacks are required regardless of the adjacent use. Setbacks may be reduced or eliminated where internal to the Property and where fire code and Florida Building Code separation requirements are met.*
- *Calculation of density and intensity shall be pursuant to the MPMU Comp Plan Provisions and Section 5 above.*
- *No residential unit shall have a minimum living area.*
- *Unusually tall structures (i.e. observation towers, silos, zipline towers, steeples, clock towers, etc.) are exempt from height restrictions except applicable Florida Building Code, FAA restrictions, etc. Mechanical equipment, elevator overruns, parapets, rooftop amenities, architectural features and structured parking decks shall not be included in height calculations.*
- *Building height is measured as set forth below.*
- *Pervious parking is not included in the ISR calculation.*
- *Mixed use buildings follow nonresidential dimensional standards. Parking structures shall not be subject to lot coverage limitations.*
- *The minimum building separation between multi-family buildings is twenty feet (20’).*
- *Flag lots are permitted.*
- *For townhome residential uses, a minimum of two (2) attached units per building and a maximum of twelve (12) attached units per building are allowed.*
- *Any upland buffer and/or building setback set forth in this Development Agreement, including those provided in Sections 7(b) and (f), are permitted within any Greenway Overlay setback. The Greenway Overlay setback*

will be measured from the Greenway Overlay boundary to the applicable building and will not be in addition to any upland buffer and/or building setback.

(j). Alternative Transportation.

(i) In order to promote alternative forms of transportation and reduce vehicle miles traveled and consistent with Comprehensive Plan Future Land Use Policy 1.7.1.3, a system of trails, sidewalks and/or pathways will be provided within the Property to provide interconnectivity between Property uses. As a condition of development, a trail, sidewalk and/or path will be provided within or adjacent to the right-of-way of certain roads as depicted on the cross-sections attached to the MPD Master Plan at **Exhibit "B"** and consistent with Table 6, Pedestrian Access, below. Any trail, sidewalk and/or path within the Property will be constructed in stages or phases consistent with the timing of development of the surrounding Property (or portion thereof) and will be depicted on the applicable technical site plan. The cross-sections and standards in Table 6 may be modified during technical site plan review of the applicable roadway without the need to modify this Development Agreement. The trails, sidewalks and/or pathways within or outside the Regional Roadway Network right-of-way will be owned and maintained by the City, County and/or FDOT, subject to any agreement between the applicable maintaining agency and an Entity to maintain and/or improve any trail, sidewalk and/or path. The trails, sidewalks and/or pathways within or outside the right-of-way of the internal street network (excludes the Regional Roadway Network) will be owned and maintained by one (1) or more Entities. Bicycle facilities may not be provided on all roads within the Property. LDC Section 9.02.03(E) does not apply to development of the Property.

Table 6 Pedestrian Access

Facility	Required	Width	Location
All Local Streets	Concrete Sidewalk * or Stabilized Path/Trail	5’	One side of the street
Minor and Major Collectors	Sidewalk	5’	Both sides of street
	OR		
	Concrete or Asphalt Multi-Use Path	10’	On one side of street
	Concrete or Asphalt Electric Vehicle Path	12’	On one side of street

** Sidewalks are not required for cul-de-sacs with less than five residential lots.*

*** Sidewalks, multi-use paths, paths and trails may be relocated, combined, deferred or substituted with alternative facilities when approved as part of the applicable technical site plan.*

**** Hamlets of less than twenty (20) homes and other rural areas may be served by rural local roads or stabilized low impact roads that are not required to comply with the above sidewalk or stabilized path/trail standard.*

(ii). Golf carts may be authorized by the City on public roadways, trails and pathways within the Property in accordance with Section 316.212, Florida Statutes. Such City authorization shall occur as part of the applicable technical site plan that includes said public roadway, trail and/or pathway within the Property that golf carts may traverse. Golf carts are allowed within private roadways, trails and/or pathways within the Property, and the owner of said areas will be responsible for creating golf cart operation requirements consistent with state law. As part of technical site plan review, the areas within the Property in which golf carts may traverse will be identified.

(iii). Notwithstanding any City regulation to the contrary, law or policy, low speed vehicles are allowed on streets within the Property consistent with State law,

including Section 316.2122, Florida Statutes. As part of technical site plan review, the areas within the Property in which low speed vehicles may traverse will be identified.

(iv). Notwithstanding any City regulation to the contrary, law or policy, autonomous vehicles and/or transportation are allowed within the Property consistent with Section 316.85, Florida Statutes. As part of technical site plan review, the areas within the Property in which autonomous vehicles and/or transportation may traverse will be identified.

(v). E-bikes are allowed within the Property subject to state and local laws.

(k). Lighting. Lighting shall be provided in accordance with the LDC. In addition, developers/builders may pursue Florida Fish and Wildlife Conservation Commission friendly lighting certification consistent with MPMU Comp Plan Provision 1.7.1.2.A. The LUA is permitted to provide exemptions to the LDC lighting standards and to approve light poles above thirty-five (35) feet.

(l). Habitat.

(i). A Habitat Conservation Management Plan(s) ("HCMP") will be developed and implemented as part of any federal and state environmental permitting within or adjacent to the Greenway Overlay (or portion thereof). Upon permit issuance by the applicable regulatory agency (e.g. SJRWMD, Corps, etc.) in which a HCMP is required as part of permit issuance, a copy of the HCMP will be provided to the LUA. The applicable regulatory agency shall monitor the HCMP and require updates as needed as part of the environmental permitting process. Implementation of the HCMP will be the responsibility of the permittee.

(ii). Regulations for endangered species, threatened species and species of special concern ("Species") shall follow the applicable federal and/or state regulations. The listed species study referenced in LDC Section 10.04 shall mean any listed species study required as part of federal and/or state environmental resource permitting for development of the Property or portion thereof as set forth herein. Mitigation or protection of a Species located within the Property shall be pursuant to the applicable federal and/or state environmental resource permit associated with development of the Property or portion thereof as set forth herein.

(m). Water/Sewer/Reuse Utilities. The Landowner will negotiate a utility agreement(s) with the City in order for the City to provide potable water, sewer and reuse water service to the Property, or portion thereof, ("Utility Agreement"). Any Utility Agreement must be approved by City Council. If the Landowner is not a party to a Utility Agreement, the applicable party must provide to the City a written consent by Landowner prior to the City and applicable party(ies) beginning negotiations. All uses and infrastructure, including but not limited to, electric substations, transformers, water and sewer pump stations, well heads, treatment plants, etc., required for potable water, sewer and reuse water utilities within the Property or by the project utility provider are allowable by right within the Property and any Sub-Area. The location of such uses and infrastructure will be provided at the time the portion of the Property needing such use and infrastructure is subject to a technical site plan. Utility infrastructure may be constructed in phases and sized to serve future phases. Notwithstanding anything herein to the contrary, certain portions of the Property, including, but not limited to, the Greenway Overlay, Transition Zones and Hamlets, may not be located adjacent to central water, central sewer and/or reuse service. In those instances, private owned individual use wells, individual onsite sewage

treatment and disposal systems, package type wastewater treatment facilities and other similar facilities may be used to provide central water, central sewer and/or reuse water to the area/use provided the applicable developer obtains the necessary state permits. The minimum lot size for private owned individual use wells and individual onsite sewage treatment and disposal systems is one (1) acre.

(n). Fire Protection/Wildfire Mitigation. A wildfire mitigation plan(s) will be prepared by a forester, wildlife mitigation expert or a licensed landscape architect and submitted to the City at the time of technical site plan review for those portions of residential and nonresidential development within the Property located adjacent to wildfire hazard areas. For purposes of this Development Agreement "wildfire hazard areas" are areas of heavily wooded and vegetated areas posing a threat of wildfire impacts as determined by a forester, wildlife mitigation expert or a licensed landscape architect. The Landowner is responsible for preparation of the initial wildfire mitigation plan and implementation will occur as residential and nonresidential development within the portions of the Property adjacent to wildfire hazard areas obtain technical site plan approval. The wildfire mitigation plan(s) will address the following:

(i). creation of building construction standards;

(ii). reduction of fuel for fires through methods such as tree removal and pruning, prescribed burns, mechanical mowing, herbicide treatment and removal of dead plant material;

(iii). access for emergency vehicles;

(iv). a Firewise landscaping plan;

(v). water supply and storage for fighting fire;

(vi). coordination with the City Fire Services; and

(vii). a maintenance plan including provisions for inspection and enforcement by the City.

(o). Solid Waste. Solid waste collection services are available and will be provided by the City. Private contractors may be used for nonresidential establishments and facilities.

(p). Dry Utility Lines/Telephone/Electricity/Fiber Optic. Non-water, sewer and reuse utilities, including, but not limited to, telephone, electric, fiber optic, cable, etc., may be located anywhere within the Property and will be provided in accordance with the LDC.

(q). Hurricane Evacuation. The Regional Roadway Network generally depicted on the MPD Master Plan will provide east-west connections increasing available evacuation routes.

(r). Water Conservation. Water conservation will be provided in accordance with Article V, Water Conservation Policy, Chapter 24 of the Code of Ordinances. Conservation strategies may include development standards such as Florida Water Star, Florida-Friendly Community, Florida-Friendly Landscaping and/or Florida Green Lodging standards of the voluntary program outlined in Article II, Green Development Program, Chapter 15 of the Code of Ordinances. Other strategies include enforcement of irrigation schedules.

(s). Fencing/Walls. Fences are a permitted accessory use within all Sub-Areas.

(i). Setbacks and placement. Fences may be located in easements so long as they do not interfere with utilities. Fences are allowed within all setbacks, upland buffers, building setbacks and buffers including within the Greenway Overlay and WUOSTZ Areas (defined below).

(ii). Height. The maximum height of fences measured from finished grade shall not exceed (a) ten (10) feet for nonresidential uses, (b) twelve (12) feet for civic or public recreation sports fields and (c) six (6) feet for residential uses. Fences in

front yards of residential uses may not exceed four (4) feet. Fences within the Greenway Overlay shall be selected to promote migration of animals.

(t). Building Height. Building height will follow Table 5, Lot and Site Development Standards, and measured per the LDC.

(u). Architecture. Development within the Property will be subject to private architectural standards and review and is exempt from LDC Chapter 13. The following standards apply to nonresidential and multi-family development within the Property.

(i). Color palette/exterior treatment and finishes shall generally be coordinated to follow natural elements such as brick or masonry, manufactured or natural stone, terra cotta, natural wood siding and including natural appearing substitutes for materials.

(ii). Building orientation: Buildings shall be oriented to the street with the primary entrance facing the street to engage the sidewalk. Building orientation shall minimize the appearance of service areas.

(iii). Articulation: Building facades shall include articulation consistent with the chosen architectural style and shall include a variety of features to provide sufficient articulation. Suitable articulation techniques include horizontal modulation, vertical modulation, covered entries at articulation intervals and/or projections of windows, balconies, entries, or stair enclosures.

(v). Pollution and Environmental Concerns. Development within the MPD is subject to Code of Ordinances Chapter 24, Article II.

(w). Fill. Fill from a stormwater pond, borrow pit or any other area of the Property may be used anywhere within the Property and at any time, except for those areas encumbered by a

conservation easement and in upland buffers unless the applicable regulatory permit is obtained to allow fill in these areas. LDC Section 4.03.03 as to soil extraction is not applicable to the Property.

(x). Cultural and Historic Resources. Development of the Property will adhere to LDC Section 10.05 related to cultural and historic resources, except that if any portion of the Property is determined to have a potentially significant or a significant cultural resource in areas proposed for development, the Landowner and City will adhere to any recommendations of the state historic preservation officer.

(y). Parking and Loading.

(i). The minimum parking and loading requirements within the Property will be consistent with LDC Section 5.04 unless otherwise provided for in this Development Agreement.

(ii). Minimum parking requirements are allowed to be met with any combination of off-street parking, central parking lots, parking structures, shared parking and other areas not located on the site the parking serves (e.g. off-site parking). For off-site parking, the parking must either be located within one thousand feet (1,000') of the building(s) or use(s) it serves or a shuttle, autonomous vehicle, or other type of transportation is provided from the parking to the building(s) or use(s) the off-site parking serves. On-street parking and parking on the side of a building is allowed to satisfy minimum parking requirements. LDC Section 5.04.08 does not apply to the Property provided that for shared parking and joint use facilities a licensed traffic engineer certifies in a shared parking analysis the amount of parking is adequate.

(iii). Nonresidential off-street parking spaces and access ways shall not be located closer than five (5) feet from any side property line unless otherwise approved by the LUA.

(iv). On-street parallel or angled parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience.

(v). To prevent over-parking that results in large expanses of unused paved parking, a parking demand study is allowed to be submitted at the time of the applicable technical site plan review to allow a reduction in the minimum required number of parking spaces for any specific use.

(vi). On-street parking will not require a landscape buffer or other screening.

(vii). Pool cabanas, bathhouses and similar structures shall not require parking when associated with a main facility building.

(viii). Schools shall be exempt from the listed criteria and will comply with applicable local and state standards.

(ix). There is no maximum parking space standard applicable to the Property development.

(x). Parking spaces and loading spaces for any residential or nonresidential use within the Greenway Overlay Sub-Area and Hamlets are permitted to be designed and constructed with pervious or unpaved materials. Driveways and areas in which mobile food dispensing vehicles or temporary commercial kitchens may be located are allowed to consist of pervious or unpaved surfaces. The pervious or unpaved surfaces allowed herein shall be sufficient to allow for emergency access and be designed with a minimum six (6) inch compacted

crush-crete or approved equivalent twelve (12) inch compacted subgrade with a minimum L.B.R. forty (40).

(xi). Parking spaces reserved for pick-up, drive-up, order ahead or other similar type use shall count toward the applicable parking minimum.

(xii). Parking in a garage is not required for any use, including residential, notwithstanding LDC Section 4.01.03.

Table 7 Parking Standards

Residential Development Parking

Use	Parking Spaces Minimum Required
Single-Family (SF) & Duplex Homes (DH)	• Two (2) spaces per dwelling unit (DU)
Townhomes (TH), other Multifamily (MF) & Cottage, Triplex & Quadplex	• 1.75 spaces per dwelling unit

Parking will provided as set forth above, including, but not limited to, in off-street areas, garages, carports, or driveways or by parallel or angled (including ninety (90) degree) and on-street parking within public and private rights-of-way. For multi-family residential uses, required parking may be provided by tandem parking.

Non-Residential Development Parking

Use	Parking Spaces Required
Community Recreation Facilities	• One (1) space per 600 square feet of enclosed main building area
Cultural/ Institutional & Civic	• One (1) space per 600 square feet of building area
Retail Commercial	• Four (4) spaces per 1,000 square feet on non-residential development
Office / Flex Space	• Based on Code for Individual use
Office	• Based on Code for Individual use
Industrial	• Based on Code for Individual use
Hotel	• One (1) space per room

Unless specified otherwise in this Development Agreement, the parking calculation for nonresidential development shall be in accordance with the LDC for the developed use. Shared parking is allowed, provided the appropriate cross access easements are agreed

to by the parties. Parking is allowed in off-site lots or areas shared by several uses provided the number of spaces required for each use is provided. Additional parking is allowed at community facilities and is allowed to be shared with other adjacent sites. There will be no parking requirement for any facility considered accessory to a residential or nonresidential development.

(xiii). As a condition of development, bicycle parking will be provided for multi-family and nonresidential uses. The minimum required number of bicycle parking spaces for multi-family and nonresidential uses shall be two percent (2%) of the required vehicular parking spaces. Bike racks shall be provided at all schools, recreation facilities, community facilities, shopping centers, and multi-family sites.

(xiv). Loading spaces are permitted within off-street parking spaces used to satisfy minimum parking requirements. Loading spaces are permitted to be located on adjacent parcels or lots provided an easement is provided.

(xv). Multiple drive-thrus are allowed for individual uses.

SECTION 8. **PHASING OF DEVELOPMENT/MIX OF USES**.

(a). The Property is proposed to be developed in three (3) phases as set forth below, unless tolled by statute, tolled pursuant to this Section and/or extended or the Landowner elects to accelerate the beginning date of a subsequent phase or phases. The end date of a phase shall not be affected by an acceleration of the beginning date. Unused development rights from prior phases shall carry over into subsequent phases until buildout.

(b). Notwithstanding the mix of use types set forth below, the ultimate mix of use types within the Property shall be pursuant to the Land Use Conversion Table attached as **Exhibit "C"** and Section 9 below and consistent with MPMU Comp Plan Provision Policy 1.7.2.2. The planned number of units and square footage described below may be developed anywhere within the Property

regardless of Sub-Area provided the use is allowed. The mix of uses below are not intended to operate as minimum levels of development or commitments to develop.

Table 8 Land Use and Phasing

Use Type	Units	Phase 1 2026-2036	Phase 2 2036-2046	Phase 3 2046-2056	Buildout Total
Single Family Detached	DU	4,465	3,915	7,060	15,440
Single Family Attached	DU	1,661	2,739	80	4,480
Multi-Family	DU	1,180	820	0	2,000
Office	SF	400,000	0	338,000	738,000
Commercial	SF	810,000	478,000	588,000	1,876,000
Industrial	SF	1,000,000	1,505,430	729,570	3,235,000
Hospital	Beds	100	0	0	100
Hotel	Rooms	920	115	0	1,035
Soccer Complex	Fields	20	0	0	20
Sports/Entertainment Venue	Seats	28,000	0	0	28,000
Golf Course	Holes	18	0	0	18

Any unused development rights will carry over into subsequent phases. See also Section 9 below.

(c). Notwithstanding LDC Sections 2.05.06. 2.14.01 and 7.06(C) and (D), the phasing, buildout and downzoning protection dates set forth herein shall control for purposes of the Property. This Section specifically supersedes the duration, timing and extension requirements in LDC Sections 2.05.06 and 2.14.01 applicable to MPD agreements. For purposes of this Development Agreement there is no commencement date.

(d). The buildout date is December 31, 2056. Notwithstanding the buildout date, this Development Agreement shall remain valid and effective for at least a period of thirty (30) years after the Effective Date (defined below) consistent with Section 163.3229, Florida Statutes. The duration of this Development Agreement may be extended pursuant to Chapter 163, Part II, Florida Statutes. Notwithstanding LDC Section 2.05.06(E) the parties acknowledge that it may be necessary and prudent for the City to grant multiple extensions in increments of more than one (1) year to the duration of this Development Agreement to allow for development of the residential and nonresidential mix of

uses as set forth herein. Therefore, the City agrees that it will not unreasonably withhold an extension to the duration of this Development Agreement in the event such an extension is sought by the Landowner.

(e). The development of any school, park/recreation, fire station, sheriff station, open space, places of worship, amenity center, community or civic center or other similar use is not included in the above mix of residential units or nonresidential development square footage for development purposes. Notwithstanding this these uses may be developed within the Property provided said use is allowed in the applicable Sub-Area.

(f). Until December 31, 2056, the approved development as set forth in this Development Agreement is not subject to downzoning, unit density reduction or intensity reduction, unless the Landowner consents to such change or the City can reasonably demonstrate (i) that substantial changes in the conditions underlying the approval of this Development Agreement have occurred, (ii) this Development Agreement was based on substantially inaccurate information provided by the Landowner, or (iii) that the change is clearly established to be essential to the public health, safety, or welfare.

(g). The time periods for the phasing dates, buildout date, downzoning protection date and any other such dates or deadlines within this Development Agreement shall be tolled during the period of any appeal or during the pendency of administrative or judicial proceedings relating to approval of the companion comprehensive plan amendment to designate the Property as MPMU on the Future Land Use Map pursuant to Chapter 163, Florida Statutes, the MPD rezoning and this Development Agreement and companion development permits. The phasing dates, buildout date, downzoning protection date and any other such dates or deadlines within this Development Agreement may be

extended as set forth in state law, including Section 252.363, Florida Statutes, without the need to modify this Development Agreement provided notice of the extension is provided to the LUA.

SECTION 9. **CONVERSION OF USES**.

The Landowner may increase or decrease the amount of a particular land use allowed within the Property without modifying or amending this Development Agreement, provided that (i) the changes are consistent with the Land Use Conversion Table attached as **Exhibit "C"** and MPMU Comp Plan Provision Policy 1.7.2.2 and Policy 1.7.2.3 and (ii) at the time of election of a land use conversion under the Land Use Conversion Table, the Landowner shall notify the LUA of the conversion in writing at least thirty (30) days in advance of the conversion. Land use conversions consistent with this Development Agreement and the Land Use Conversion Table shall take precedence over any acreage amounts set forth in this Development Agreement. Provided that the conversion is consistent with the criteria contained in the Land Use Conversion Table attached as **Exhibit "C"** and the MPMU Comp Plan Provision Policy 1.7.2.2 and such converted uses are consistent with the uses allowed in this Development Agreement no additional approvals shall be required for the conversion. In no case shall any conversion to residential development result in greater than 1.2 dwelling units per gross acre as provided for in Comp Plan Provision Policy 1.7.1.4 and consistent with Section 5(c) above.

SECTION 10. **STORMWATER**.

(a). As a condition of development of the Property, stormwater management system(s) will be designed and permitted in accordance with SJRWMD and FDEP regulations (as applicable) and as such shall meet the City's stormwater level of service standards.

(b). Alternative stormwater design (e.g. stormwater harvesting) within the Property is allowable as Property development progresses based on approval of the SJRWMD.

(c). Stormwater pond banks may be located directly adjacent to jurisdictional wetlands and are therefore considered part of the upland buffer when the retention area is designed to discharge to those wetlands, and subject to permitting by the SJRWMD. Banks located adjacent to the wetlands shall be planted and shall become part of the upland buffer system after such planting except that exotic or non-native plants are prohibited. Stormwater ponds may be located within any upland buffer, building setback and/or other buffer or setback applicable to the Property or portion thereof provided the pond is allowed per any applicable SJRWMD permit.

(d). Portions of or component parts of the stormwater management system(s) will be owned and maintained by an Entity(ies) as development within the Property progresses and consistent with the applicable SJRWMD regulations provided that at buildout of the Property the stormwater management system(s) will be owned and maintained by one (1) or more Entity(ies).

(e). Given the location of the Property which is generally distinct and apart from the City's current stormwater management utility and stormwater management facilities and systems and that development of the Property is proposed to include one (1) or more master stormwater management system(s) that will be constructed by the Landowner, a developer(s) and/or builder(s) and maintained by one (1) or more Entity(ies), the City and the City's Director of Engineering and Stormwater have preliminarily determined that a waiver for the development of the Property should be granted such that the development within the Property is exempt from the City's stormwater management utility and associated fees, service charges, and other similar costs and provisions in Chapter 24, Article III, of the Code of Ordinances and any other similar City regulations. This preliminary waiver/exemption shall be reviewed at the time of technical site plan review for any portion of the stormwater

management system(s) within the Property and the City's Director of Engineering and Stormwater shall determine whether a waiver/exemption (or some amount thereof) from the City's stormwater management utility and associated fees, service charges and other similar costs and regulations is granted.

(f). Upon approval of a Substantial Compliance application and prior to approval of a technical site plan for any residential and/or nonresidential development and/or associated development allowed within the Property, an applicant may submit engineering plans to the City to allow for early clearing and grading of a Development Parcel, or portion thereof, ("Early Clearing/Grading Permit"). An Early Clearing/Grading Permit application is designed to permit clearing and grading including moving and digging earth to prepare for roadway construction, stormwater pond construction, and any other improvements that do not involve utility work, paving, or other non-earthwork activities. The LUA must review and approve, approve with conditions or deny an application for Early Clearing/Grading Permit within forty-five (45) days from submittal. If an Early Clearing/Grading Permit application is not requested prior to technical site plan approval, the mass grading plans will be reviewed and submitted at the time of the applicable technical site plan. Early/Clearing Grading Permit plans submitted to the City should include the (as applicable):

(i). depiction of the boundary of area subject to Early Clearing/Grading Permit with bearings and distances;

(ii). limits of clearing and grading of area, including a tree inventory (if applicable per Subsection 7(f) above) of protected trees to be removed and preserved unless otherwise provided for in this Development Agreement;

(iii). depiction of construction access to all roadways adjacent to area;

(iv). depiction of any drainage, access, conservation and utility easements within and adjacent to area;

(v). location and identification of all water bodies within the area;

(vi). information on listed species within the area;

(vii). proposed wetlands, including impacted wetlands, depicted by acreage;

(viii). depiction of upland buffer, other natural perimeter buffers and areas;

(ix). grading and drainage of proposed site improvements with finished grade contours at one (1) foot intervals with spot elevations as needed;

(x). stormwater pollution prevention plan (SWPP) unique to the subject area;

(xi). copies of permits from all regulatory agencies (e.g. SJRWMD) having jurisdiction over the project prior to commencement of construction; and/or

(xii). preserved wetland areas, upland buffers and drainage features identified in the applicable SJRWMD environmental resource permit that shall be protected by providing erosion and sedimentation control measures. Tree barricades shall be erected around all trees not subject to clearing as a condition of any Early Clearing/Grading Permit. All cleared and/or graded surfaces shall be vegetated with either sodding or seeding, depending on slope.

(h). Within forty-eight (48) hours prior to clearing and grading, the applicable contractor is responsible for submitting a national pollutant discharge elimination system (NPDES) permit to the FDEP. Early Clearing/Grading Permits shall expire unless physical construction (moving of dirt) has commenced within any portion of the Property subject to the applicable permit within one (1) year of permit approval with up to two (2) one (1) year extensions granted by the LUA.

SECTION 11. PARKS AND RECREATION.

(a). The City park regulations (e.g. level of service standards in the Comprehensive Plan, the LDC, City Parks and Recreation Master Plan) will be measured Property wide. Therefore, as individual residential Development Parcels within the Property undergo the City technical site plan process as set forth in Section 4 above, individual residential Development Parcels are not required to include or account for recreation, park and/or open space areas within their project boundaries provided at buildout of the Property the City park regulations are met. For purposes of LDC Section 3.05.04, the twenty-five (25) unit trigger is calculated based on the total MPD residential units set forth in Section 8 and is not applied per individual residential Development Parcel. Any amenity center or other recreational, park and/or open space area (including those provided in Section 12 below), trail or multi-use path or similar use within any portion of the Property will satisfy the City park regulations, including the three (3) mile radius of most residential units provided in Comprehensive Plan Capital Improvements Element Exhibit 8.1. Notwithstanding anything else to the contrary, LDC Section 3.03.04(I) shall not apply to development of the Property.

SECTION 12. **GREENWAY OVERLAY/WETLANDS/UPLAND/OPEN SPACE**.

(a). Boundaries. As a condition of development and consistent with the MPMU Comp Plan Provisions, a Greenway Overlay will be provided within the Property as generally depicted on the MPD Master Plan attached as **Exhibit "B"**. The MPD Master Plan also generally depicts Wetlands and Uplands/Open Space within the Property and outside the Greenway Overlay, as well as Transition Zones in which Hamlets may occur (the "WUOSTZ Areas"). The boundaries of the Greenway Overlay and the WUOSTZ Areas within the Property shall be formally established when a Development Parcel abutting the Greenway Overlay (or portion thereof) and/or the WUOSTZ Areas (or portion thereof)

undergoes development permitting (e.g. technical site plan level environmental resource permitting with the SJRWMD, FDEP and/or the Corps) and pursuant to the following criteria:

(i). As to wetland edges forming the Greenway Overlay and the WUOSTZ Areas, the final boundary shall be consistent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permits;

(ii). As to upland edges and upland buffers forming the Greenway Overlay and the WUOSTZ Areas, the final boundary shall be established at the time of the applicable City technical site plan approval and generally be consistent with the MPD Master Plan;

(iii). Any proposed Greenway Overlay and/or the WUOSTZ Areas land not located within the final boundary of the Greenway Overlay (or portion thereof) and/or the WUOSTZ Areas (or portion thereof) as applicable will be designated with the Sub-Area classification of the adjacent Sub-Area outside the Greenway Overlay and/or the WUOSTZ Area as applicable or the most appropriate Sub-Area as determined by the Landowner in coordination with the LUA; and

(iv). The boundary of the Greenway Overlay (or portion thereof) and/or the WUOSTZ Area (or portion thereof) will be modified as set forth above and the final boundary of these areas shall be incorporated into the Greenway Overlay, WUOSTZ Area or Sub-Area as applicable and the MPD Master Plan without the requirement for an amendment or modification to this Development Agreement or the MPD Master Plan provided the final boundary of the Greenway Overlay (or portion thereof), the WUOSTZ Area (or portion thereof)

and the Sub-Area(s) (or portion thereof) shall be incorporated into the applicable technical site plan approval.

(b). Silviculture/Agriculture. Silvicultural and agriculture uses shall continue to be allowed within all of the Property including the Greenway Overlay consistent with MPMU Comp Plan Provision Policy 1.7.3.3 and this Development Agreement and within the WUOSTZ Area consistent with the Florida Department of Agriculture and Consumer Services Best Management Practices.

(c). Greenway Overlay.

(i). Uses within the Greenway Overlay shall be consistent with the MPMU Comp Plan Provisions and Table 2, Permitted Uses, above. Any conservation easements within the Greenway Overlay shall be recorded consistent with applicable regulatory agency permit(s).

(ii). Prior to the first technical site plan submittal for the Property (or portion thereof) that contains any portion of the Greenway Overlay, the owner(s) of the Greenway Overlay will adopt rules and regulations for the Greenway Overlay consistent with the MPMU Comp Plan Provisions and this Development Agreement and provide the City a copy of such rules and regulations. Any technical site plan that includes a portion of the Greenway Overlay shall indicate whether public access is allowed within the portion subject to the plan.

(iii). The City acknowledges that the Greenway Overlay provisions in this Development Agreement satisfy Comprehensive Plan Future Land Use Element Goal 1.7, including Policy 1.7.1.2, as to the Greenway Corridor Overlay MPMU Comp Plan Provisions.

(d). Open Space. Pursuant to MPMU Comp Plan Provision Policy 1.7.2.1 at least fifty percent (50%) of the Property is planned for recreation and open space uses (the "ROS Condition"). The allowed uses that will satisfy the ROS Condition may consist of any wetlands, natural water bodies, Existing Lake as conceptually depicted on the MPD Master Plan attached as **Exhibit "B"**, resource based, ecotourism, agritourism, active and passive/resource-based recreation and parks, community gardens, stormwater management facilities, wellfields, agricultural and forest lands, pastureland, plazas and other similar spaces within the Property, including those areas within the Greenway Overlay and WUOSTZ Area containing these uses and any open space and recreation lands within each Village. Utilities, roadways, stormwater ponds and associated facilities and other similar uses are allowed within the portions of the Property (or as part of the uses) that satisfy the ROS Condition. The ROS Condition exceeds any other City open space development condition and as such and notwithstanding anything else to the contrary, LDC Section 3.03.04(I) shall not apply to development of the Property.

(e). Ownership. The Greenway Overlay, WUOSTZ Areas, Existing Lakes and open space (and common open space) will be owned and maintained by one or more Entities. As part of technical site plan approval, the applicant will identify the Entity(ies) that will own and maintain the applicable portion(s) of the Greenway Overlay, WUOSTZ Areas, Existing Lakes and open space areas.

SECTION 13. AMENDMENTS/MODIFICATIONS TO THIS DEVELOPMENT AGREEMENT.

(a). Overview. Changes to this Development Agreement may be made by a formal amendment or a minor (de minimis) modification as set forth in this Section 13 and are not subject to LDC Section 2.09.05(B) or other relevant City regulations.

(b). Amendment. Any change to this Development Agreement meeting the criteria below is subject to an amendment to the Development Agreement:

(i). The addition of land to the Property;

(ii). Any modification to add new area, height and bulk regulations not otherwise set forth in Table 5, Lot and Site Development Standards, above or as otherwise provided herein; and

(iii). Any increase in building height by more than twenty percent (20%).

("Amendment"). An Amendment shall be submitted to the LUA for review and processing. The LUA shall review the Amendment for consistency with the MPMU Comp Plan Provisions and this Development Agreement and to confirm the proposed changes are not contrary to the public interest nor create an unreasonable hazard, nuisance or constitute a threat to the general health, welfare or safety of the City's inhabitants (the "Change Review Criteria"). The LUA shall provide a written recommendation to approve, approve with conditions or deny the Amendment to the PLDR Board within forty-five (45) days of submittal of said Amendment. The PLDR Board will review the Amendment and hold a public hearing to consider the Amendment and submit a written recommendation to approve, approve with conditions or deny the Amendment to the City Council within sixty (60) days of submittal of said Amendment. The PLDR Board will review an Amendment based on the Change Review Criteria. The City Council will review the Amendment and hold two (2) public hearings to consider the Amendment within ninety (90) days of submittal of said Amendment. The City Council will review an amendment based on the Change Review Criteria and consider the LUA's recommendation, the PLDR Board's recommendation and any public comment. Following the second public hearing, the City Council, by an affirmative vote of not less than a majority of the members of the City Council present at the hearing, will approve, approve with conditions or deny the

Amendment with written findings for its action. Public notice of the PLDR Board public hearing and the City Council public hearings shall be consistent with the City noticing requirements for a zoning map amendment (owner initiated) and Florida Statutes. An Amendment shall be recorded in the public records of the County within fourteen (14) days of the City Council executing the Amendment.

(c). Minor Modification. Any other modification to this Development Agreement shall be considered to meet the general intent of this Development Agreement for a master planned community that supports the City's economic development goals and as such considered a minor (de minimis) modification and reviewed by the LUA ("Minor Modification"). Within forty-five (45) days of receipt of a Minor Modification application, the LUA shall approve, approve with conditions or deny the application with written findings for its action. The LUA will review a Minor Modification based on the Change Review Criteria. If an applicant decides to appeal the LUA's written decision of a Minor Modification application, such appeal shall be a de novo review and follow the provisions in LDC Section 2.16. A Minor Modification approved by the LUA may be submitted to the LUA simultaneously with a Substantial Compliance application, provided the applicant agrees that a Substantial Compliance application may need to be revised and resubmitted depending on the LUA's determination on the Minor Modification and that the Substantial Compliance application decision will be issued after the Minor Modification decision. The LUA's written approval, approval with conditions or denial of the Minor Modification shall be incorporated into any subsequent Amendment and recorded in the public records of the County. No hearing, neighborhood meeting or other City public meeting is required for a Minor Modification.

(d). Application. An application for an Amendment or Minor Modification must include:

i. A written statement outlining the proposed changes to the Development Agreement and the reason for the application;

ii. If the changes consist of any changes to the text of this Development Agreement, a strike-through and underline version of the text changes;

iii. A revised MPD Master Plan if changes are made to the plan;

iv. Consistency determination with the MPMU Comp Plan Provisions; and

v. The name of the applicant and Landowner consent (if the applicant is not the Landowner).

(e). Application Processing. The Landowner or any owner within the Property (or portion thereof) may submit an Amendment or Minor Modification application without the consent of every owner within the Property. If an owner of the Property (or portion thereof) that is not the Landowner submits an Amendment or Minor Modification, said owner must include with the application written consent by Landowner (which consent is transferable by Landowner with written notice of transfer provided to the City) for submittal of the application. Any Amendment or Minor Modification application shall address only those items raised by the application. Development of the Property may continue as the application is being processed consistent with this Development Agreement. Any conditions or additional City regulations imposed as part of the approval of an Amendment or Minor Modification shall only affect the Property or portion thereof subject to such application and address only those items raised by the proposed Amendment or Minor Modification. Notwithstanding anything to the contrary herein, nothing in an Amendment or Minor Modification shall modify, change or otherwise affect the Landowner's vested rights. The time periods in this Section 13 may be extended by mutual consent of the applicant and the LUA. There is no limit on the frequency of an Amendment or Minor Modification; thus, multiple property owners within the Property may process multiple Amendments and/or Minor Modifications at the same time or concerning the same Property or portion thereof.

SECTION 14. OTHER APPROVALS.

Pursuant to Section 166.033(6), Florida Statutes, issuance of this Development Agreement shall not be construed as an exemption from any other applicable state or federal law. All other applicable state or federal permits or approvals shall be obtained before commencement of the portion of the Property sought to be developed.

SECTION 15. **APPLICATION FEES**. Given MPMU Comp Plan Policy 1.7.2.1, the development program set forth herein, and that the application fees associated with an MPMU project are excessive and cost vastly more than the City's review time, the City is reducing the MPD rezoning and this Development Agreement and related application (e.g. level of service determination) fees associated with the Property by 42.2% of the adopted application fee schedule (the "Revised Fees"). Half of the Revised Fees associated with the MPD rezoning and this Development Agreement are due prior to the Effective Date with the other half due at the time of publication of the public notices for the related applications. The portion of the Revised Fees for the related applications are due at the time of publication of the public notice for any of the related application(s). The Revised Fees are based on the non-Greenway Overlay acreage in relation to the overall Property and more proportional to the actual cost of the application reviews. The Revised Fees are also consistent with the amendment to Section 166.033, Florida Statutes, approved by Chapter 2026-7, Laws of Florida. The Revised Fees do not apply to the applications subject to the development plan review process in Section 4 above.

SECTION 16. **AGRICULTURAL/SILVICULTURAL**.

(a). The City acknowledges that the development of the Property will occur over time and in phases. It is the intent of the Landowner that portions of the Property on which physical project development has not been initiated shall continue in agricultural or silvicultural use (a/k/a bona fide

agricultural/silvicultural operations), including timber production, in accordance with Florida Department of Agriculture and Consumer Services Division of Forestry Best Management Practices for silviculture (the "Silviculture BMPs") and consistent with past timber and land management practices and that until such physical project development is initiated on a particular Development Parcel (or portion thereof), the Landowner's primary purpose for ownership of the remaining portions of the Property shall be such agricultural or silvicultural activities. For purposes of this Section 16, initiation of physical project development occurs on a Development Parcel (or portion thereof) when the City issues (as applicable) a residential or nonresidential building permit for development within a Development Parcel (or portion thereof). Silvicultural and agricultural uses may occur subsequent to a building permit issuance on a Development Parcel (or portion thereof) provided the uses are permitted within the applicable Sub-Area as set forth in Table 2, Permitted Uses, above or on the portion(s) of the Development Parcel not subject to a residential or nonresidential building permit. Silvicultural and agricultural uses within the Greenway Overlay and the WUOSTZ Areas shall be consistent with Section 12 above.

(b). The City also acknowledges that it will support a continued agricultural classification for ad valorem tax purposes for any portion of the Property used for agricultural and silvicultural purposes. The City has no objection to such agricultural and silvicultural uses on the undeveloped portions of the Property being classified by the Flagler County Property Appraiser as agricultural or silvicultural lands under provisions of Section 193.461, Florida Statutes, during the period when such portions of the Property are being used for agricultural and silvicultural purposes.

(c). Nothing contained in this Development Agreement requires the Landowner to develop the Property, and the City acknowledges that the Landowner intends to continue its existing

agricultural and silvicultural uses on all or any portion of the Property, as provided for in this Development Agreement.

SECTION 17. **COMMUNITY DEVELOPMENT DISTRICT/UNIT OF SPECIAL PURPOSE GOVERNMENT.**

The Landowner has indicated that it may form one (1) or more Community Development Districts or unit of special purpose government ("District") within the Property pursuant to Chapter 190 or Chapter 189, respectively, (the "District Regulations"). Nothing in this Section shall be construed as approval or consent by the City to the establishment of a District pursuant to the District Regulations and the City expressly maintains all rights available to it pursuant to the above applicable state law related to the proposed establishment of a District. Any District for the Property (or portion thereof) approved pursuant to the District Regulations may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in the District Regulations. Construction or funding by any such District of all such projects within or outside the boundaries of the District set forth herein or necessary to serve the development approved by this Development Agreement is expressly approved. To the extent any condition under this Development Agreement is met or performed by the District, then the Landowner shall no longer be subject to the development condition.

SECTION 18. **STATE STATUTORY REQUIREMENTS FOR DEVELOPMENT AGREEMENTS**. It is the intent of the parties that this Development Agreement be recognized as an action of the City and the Landowner under the DA Act, LDC Section 2.14.01(B), the City's home rule powers and any other authority held by the City to enter into such agreement. LDC Section 2.14.01(D) and any other relevant Code of Ordinances and/or LDC sections are hereby waived, and the provisions of this Development Agreement shall control. For purposes of meeting the minimum

requirements for development agreements in the DA Act, the following additional provisions are hereby made part of this Development Agreement:

(a). For the purposes of this Development Agreement, the contemplated uses, building intensity and maximum building height within the Property are set forth in the MPMU Comp Plan Provisions and this Development Agreement. The proposed population density is per MPMU Comp Plan Provision Policy 1.7.1.4.

(b). A companion Comprehensive Plan amendment is being processed simultaneously with this Development Agreement to amend the future land use designation of the Property from County land use designation Agriculture & Timberlands, Residential-Low Density/Rural Estate and Conservation and City future land use designations of Development of Regional Impact-Mixed Use, Mixed Use and Conservation to MPMU. The current zoning of the Property designated by the County is Agriculture and Rural Mobile Home and by the City as MPD, High Intensity Commercial and Preservation and the proposed zoning is MPD pursuant to this Development Agreement.

(c). As a condition of development, development of the Property will meet the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 ("LOS"). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida. If the Landowner is not a party to a development agreement, the applicable party must provide to the City written consent by the Landowner prior to the City and applicable party(ies) beginning negotiations for a development agreement.

(d). The local development permits needed to be approved for development of the Property include the following: Comprehensive Plan amendment, this MPD rezoning and Development Agreement, the approvals subject to the development plan review process in Section 4 above (as applicable) and building permits. Failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Landowner or any applicable developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction as provided for herein.

(e). The development of the Property with the densities and intensities set forth herein is consistent with the Comprehensive Plan, as such Comprehensive Plan is contemplated to be amended coincident with this MPD rezoning and Development Agreement and the LDC as set forth herein. This Development Agreement is consistent with the Comprehensive Plan and the LDC.

(f). A conceptual graphic layout of the Property is attached as **Exhibit "B"**.

(g). This Development Agreement is voluntarily entered into in consideration of the benefits inuring to and the rights of the Parties arising thereunder.

SECTION 19. **BREACH/ENFORCEMENT**.

(a). In the event of a breach hereof by either party, the non-breaching party(ies) shall be entitled to the following rights and remedies: (i) as to a breach by the City, the right of Landowner to a writ of mandamus, if a ministerial duty is involved, or other appropriate action to compel the City to comply with the terms of this Development Agreement and (ii) as to a breach by the Landowner, then the Landowner shall be subject to the remedies provided for in the Code of Ordinances Chapter 2, Article V, Division 1 (Code Enforcement Board) and Chapter 162, Florida Statutes (2026). To the extent Landowner transfers or assigns its rights or portion thereof under this Development Agreement to a third party such that more than one (1) person or entity shall have acquired rights under this

Development Agreement for development of the Property or any portion thereof, a default or breach shall only be against the defaulting party and the other non-breaching parties may continue development of the Property or portion thereof it owns as if no default exists.

(b). The Landowner shall first provide the City written notice of a potential breach prior to acting pursuant to Section 19(a)(i) above. Upon receipt of notice, the City shall be provided thirty (30) days in which to cure the breach to the reasonable satisfaction of the Landowner or if such breach is of a nature which cannot be cured in thirty (30) days, the time period for cure shall be extended to a period as is reasonably necessary to effect a cure. Any breach not ultimately cured by the City as provided for in this Section 19, shall be subject to Section 19(a)(i) above.

(c). The City shall first provide the Landowner (or the applicable entity) written notice of a potential breach prior to acting pursuant to Section 19(a)(ii) above. Upon receipt of notice, the Landowner (or applicable entity) shall be provided thirty (30) days in which to cure the breach to the reasonable satisfaction of the City or if such breach is of a nature which cannot be cured in thirty (30) days, the time period for cure shall be extended to a period as is reasonably necessary to effect a cure. Any breach not ultimately cured by the Landowner (or applicable entity) as provided for in this Section 19, shall be subject to Section 19(a)(ii) above.

SECTION 20. **NOTICES**.

(a). All notices required or permitted to be given under this Development Agreement must be in writing and delivered to the City or the Landowner at its address set forth below (or such other address as may hereinafter 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 on the earlier of when received (if sent by hand delivery, overnight courier, telecopy or facsimile) or on that date which is three (3) days after such notice is deposited in the United States mail (if sent by registered or certified mail).

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

As to the City:	City Manager 160 Lake Avenue Palm Coast, Florida 32164
With a copy to:	Douglas Law Firm Attn: Marcus Duffy, Esq. 100 Southpark Boulevard St. Augustine, Florida 32086
As to the Landowner:	Raydient Palm Coast LLC Attention: Michael Hahaj One Rayonier Way Wildlight, Florida 32097
	Raydient Palm Coast LLC Attention: John Campbell, Esq. One Rayonier Way Wildlight, Florida 32097
With a copy to:	Driver, McAfee, Hawthorne & Diebenow, PLLC Attention: Staci Rewis, Esq. One Independent Drive, Suite 1200 Jacksonville, Florida 32202

SECTION 21. **SEVERABILITY**.

In the event any portion, Section or Subsection contained herein is declared, determined to be, or adjudged invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall in no manner affect the approval granted herein, the other portions, Sections or Subsections, which shall remain in full force and effect as if the portion, Section or Subsection so declared,

determined to be or adjudged invalid, illegal or unconstitutional were not originally a part of this Development Agreement.

SECTION 22. **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 the Landowner (only as a condition to development of the Property which is owned by the Landowner) and their respective successors and assigns. In addition, the Landowner may assign its rights, obligations and responsibilities under this Development Agreement in whole or in part to a third-party purchaser of all or any part of the Property. Any such assignment shall be in writing, shall not require the prior written consent of all the parties, and shall automatically constitute a release of the Landowner from any development conditions under this Development Agreement which are assigned to and assumed by such third party. The terms and conditions of this Development Agreement similarly shall be binding upon the Property and shall run with the land and the title to the same unless a property owner assigns any such rights, obligations and responsibilities to a third party as set forth herein.

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

(c). The Landowner and any assignee expressly covenant and agree to this provision and all other terms and provisions of this Development Agreement, as related to any of the Property owned by the Landowner or such assignee.

SECTION 23. **DEEDS.**

Any conveyance or dedication by the Landowner required as a condition to development under this Development Agreement shall be by special warranty deed.

SECTION 24. **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 as set forth herein.

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

(c). The City and the Landowner have collaborated extensively on the planning and development of the western expansion of the City, which includes the Property, over the last four (4) plus years including with the adoption of the MPMU Comp Plan Provisions. In furtherance of this collaboration the City acknowledges that the Landowner has expended substantial time and resources in master planning the proposed development of the Property and submitting the various land use applications and, by virtue of this Development Agreement, has made substantial development conditions, including but not limited to the provisions for the Greenway Overlay. As a condition to development under this Development Agreement, the Landowner (or a developer or builder) will make substantial investments in construction and development of the Property consistent with this Development Agreement in reliance upon realization of the development rights granted pursuant to this Development Agreement Accordingly, the rights of the Landowner and subsequent developers/builders to construct the development in Sections 5, 8 and 9 herein are intended to be vested rights and shall not be subject to downzoning or unit density reduction or intensity reduction (except as set forth in Section 8(f) above). The City further acknowledges that the Landowner has, by virtue of this Development Agreement, the Comprehensive Plan and the LDC, the right to develop the Property and submit Amendments and/or Minor Modifications to this Development Agreement and is relying on this Development Agreement in developing the Property. The Landowner does not waive any statutory (e.g., Chapter 163, Part II, Florida Statutes) or common law vested right or equitable

estoppel right or any other right under the law (including in Section 6 above) they now have or may acquire in the future to complete development of any portion of the Property in accordance with the applicable state and local laws and ordinances, including this Development Agreement, in effect as of the Effective Date. This Development Agreement contains conditions to develop the Property, and nothing contained in this Development Agreement shall be construed to obligate the Landowner to develop the Property.

SECTION 25. **EFFECTIVE DATE**.

(a). Within fourteen (14) days of the City entering into this Development Agreement, the City shall record this Development Agreement with the County Clerk of the Circuit Court. The Landowner is responsible for the recording fees.

(b). This Development Agreement shall be effective upon its recordation in the County public records. (the "Effective Date").

(c). The Property shall be developed subject to this Development Agreement.

SECTION 26. **THIRD PARTY RIGHTS**.

There are no third-party beneficiaries to this Development Agreement. 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 but shall inure to the benefit of the successors or assigns of Landowner, as owners of the Property (or portion thereof).

SECTION 27. **COMPLIANCE/TIME IS OF THE ESSENCE**.

(a). Strict compliance shall be required with each and every provision of this Development Agreement.

(b). Time is of the essence to this Development Agreement and every right or responsibility required herein shall be performed within the time specified.

SECTION 28. **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 pre-litigation negotiation, litigation at the trial or appellate level.

SECTION 29. ***FORCE MAJEURE***.

The parties agree that in the event that the failure by either party to accomplish any action that is a condition of development hereunder within a specific time period ("Time Period") constitutes a default under terms of this Development Agreement and, if such failure is due to unforeseeable or unpredictable event or condition beyond the control of such party including, but not limited to, acts of God, acts of government 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, severe adverse weather conditions or a pandemic or other public health crisis ("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 on a day for day basis by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

SECTION 30. **CAPTIONS**.

Section headings 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 31. **EXHIBITS**.

Each exhibit referred to and attached to this Development Agreement is an essential part of this Development Agreement. The exhibits and any modifications or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Development Agreement. In the event of a conflict between the language in this Development Agreement and an Exhibit, the Development Agreement language shall control.

SECTION 32. **INTERPRETATION/MONITORING OFFICIAL**.

(a). The Landowner 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 (1) heading/Section may be considered to be equally applicable under another in the interpretation of this Development Agreement unless otherwise stated.

(b). This Development Agreement shall not be construed more strictly against either party on the basis of being the drafter hereof, and both parties have contributed to the drafting of this Development Agreement.

(c). The LUA shall be the local official responsible for monitoring the development for compliance and any interpretations of this Development Agreement consistent with LDC Sections 1.06 and 2.02.03. For purposes of this MPD the LUA responsibilities will be assigned by the City Manager to the appropriate City staff member.

SECTION 33. **FURTHER ASSURANCES**.

Each party agrees to sign any other further instruments and documents consistent herewith, as may be necessary and proper to give complete effect to the terms of this Development Agreement.

SECTION 34. **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 (1) and the same document.

SECTION 35. **NON-WAIVER**.

Any waivers of the provisions herein shall be made by the parties in writing. 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.

SECTION 36. **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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the City and the Landowner have caused this Development Agreement to be duly executed by their duly authorized representative(s) as of the date first above written.

WITNESSES:

_____

Printed Name: _____

Address: _____
_____

_____

Printed Name: _____

Address: _____
_____

RAYDIENT PALM COAST LLC

a Delaware limited liability company

By:_____
Printed Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2026, by _____, the _____ of Raydient Palm Coast LLC, a Delaware limited liability company, and is authorized to execute this Development Agreement on behalf of the company. He/She is ___ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

_____
NOTARY PUBLIC, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

ATTEST:

_____
Kaley Cook, City Clerk

CITY OF PALM COAST, FLORIDA

_____
Michael Norris, Mayor

Address: _____
_____

For use and reliance of the Palm Coast
City Council only.
Approved as to form and legally.

_____
City Attorney

Address: _____
_____

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2026, by Michael Norris, as the Mayor of the City of Palm Coast, Florida, and is authorized to execute this Development Agreement on behalf of the City. He is ___ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

_____
NOTARY PUBLIC, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"

PROPERTY

EXHIBIT "B"

MPD MASTER PLAN

EXHIBIT "C”

LAND USE CONVERSION TABLE

EXHIBIT "A"

Flagler County, Florida

TOWNSHIP 10 SOUTH, RANGE 29 EAST

Section 22 - That part lying East of State Road No. 13

Section 23 – All of Section

Section 24 – All of Section

Section 25 – All of Section

Section 26 - That part lying East of the centerline of State Road No. 13

Section 27 - That part lying East of the centerline of State Road No. 13

Section 35 – That part lying East of the centerline of State Road No.13

Section 36 - All of Section

LESS AND EXCEPT from Sections 23 and 24, those portions contained in that instrument recorded in OR Book 2126, Page 557, public records of Flagler County, Florida.

LESS AND EXCEPT from Section 24 that portion described below:

Commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida;

Thence North 89°04'11" East, along the Northerly line of said Section 18, a distance of 1,124.21 feet;

Thence South 16°27'47" East, 1,065.50 feet;
Thence North 77°00'21" West, 1,912.26 feet;
Thence South 82°31'11" West, 650.64 feet;
Thence South 20°02'18" East, 3,199.59 feet;

Thence South 00°31'26" East, 586.96 feet to the arc of a curve leading Southwesterly;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence Southwesterly, along and around the arc of said curve, concave Southeasterly, having a radius of 1,275.47 feet, an arc distance of 1,702.71 feet, said arc being subtended by a chord bearing and distance of South 23°42'37" West, 1,579.07 feet;

Thence South 12°22'44" East, 1,072.22 feet to the Point of Beginning;
Thence North 88°25'50" West, 2,797.59 feet;
Thence South 22°00'06" West, 61.82 feet;
Thence South 00°00'00" East, 121.03 feet;
Thence South 39°27'07" East, 227.97 feet;
Thence South 08°08'04" East, 109.39 feet;
Thence South 32°06'19" West, 269.05 feet;
Thence South 21°40'30" East, 298.90 feet;
Thence South 58°28'03" East, 183.10 feet;
Thence South 19°34'17" East, 272.45 feet;
Thence South 43°51'34" East, 154.26 feet;
Thence South 30°37'49" East, 424.79 feet;
Thence South 14°52'31" East, 150.13 feet;
Thence South 36°28'48" East, 356.39 feet;
Thence South 53°05'21" East, 129.75 feet;
Thence North 36°20'11" East 123.29 feet;
Thence North 07°45'20" East, 121.14 feet;
Thence North 76°33'30" East, 89.21 feet;
Thence South 38°40'11" East, 405.96 feet;
Thence North 87°10'09" East, 153.20 feet;
Thence North 30°39'11" East, 209.65 feet;
Thence North 05°11'49" East, 90.24 feet;
Thence South 68°01'22" East, 179.68 feet;
Thence South 45°57'38" East, 198.08 feet;
Thence North 69°03'15" East, 158.21 feet;
Thence North 11°20'06" East, 96.92 feet;
Thence North 75°46'52" East, 92.10 feet;
Thence South 26°07'32" East, 71.39 feet;
Thence South 71°22'57" East, 163.45 feet;
Thence North 90°00'00" East, 53.44 feet;
Thence North 65°41'09" East, 50.37 feet;
Thence North 31°09'56" East, 98.41 feet;
Thence North 01°52'11" West, 268.15 feet;
Thence North 36°12'30" East, 90.56 feet;
Thence North 31°15'09" West, 89.68 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence North 68°23'14" West, 75.07 feet;
Thence North 11°30'46" East, 69.47 feet;
Thence North 90°00'00" East, 228.87 feet;
Thence North 68°16'34" East, 9.83 feet;

Thence North 05°33'16" East, 500.82 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 76.93 feet, said arc being subtended by a chord bearing and distance of North 02°53'05" East, 76.90 feet to the Point of Tangency of said curve;

Thence North 00°12'55" East, 580.03 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly, along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 181.39 feet, said arc being subtended by a chord bearing and distance of North 06°04'45" West, 181.03 feet to the Point of Tangency of said curve;

Thence North 12°22'25" West, 224.48 feet to the Point of Beginning.

LESS AND EXCEPT from Section 22 that portion described below:

Commence at the Northeast corner of said Section 23-T10S-R29E, Flagler County, Florida;

Thence South 89°34'20" West along the Northerly line of said Section 23, a distance of 602.50 feet;

Thence North 07°25'53" West, 171.04 feet;
Thence North 43°16'05" West, 190.84 feet;
Thence North 41°41'02" West, 165.44 feet;
Thence North 03°54'02" West, 217.25 feet;
Thence North 54°30'41" West, 408.60 feet;
Thence South 88°16'08" West, 639.02 feet;
Thence South 56°06'25" West, 1,749.51 feet;
Thence South 89°42'01" West, 1,536.55 feet;
Thence North 89°01'30" West, 936.13 feet;
Thence North 89°57'43" West, 3,139.54 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 22 - Less & Except Cont'd

Thence continue North 89°57'43" West, 101.55 feet to a line lying 50 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the Westerly line of those lands described and recorded in OR book 1558, Page 679 of said public records, and the Easterly line of those lands described and recorded in OR Book 1404, Page 1753 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South 09°59'58" East, 134.60 feet;
Course No. 2: South 09°25'15" East, 345.62 feet;
Course No. 3: South 10°43'37" East, 121.88 feet;
Course No. 4: South 14°27'44" East, 48.36 feet;
Course No. 5: South 16°32'58" East, 51.96 feet;
Course No. 6: South 18°24'59" East, 94.72 feet;
Course No. 7: South 20°52'15" East, 399.35 feet;
Course No. 8: South 20°22'19" East, 1,878.37 feet;
Course No. 9: South 20°52'53" East, 155.63 feet;
Course No. 10: South 20°23'01" East, 688.76 feet;

Thence North 83°18'33" East, 102.92 feet;
Thence North 20°23'01" West, 713.56 feet;
Thence North 20°52'53" West, 155.62 feet;
Thence North 20°22'19" West, 1,878.36 feet;
Thence North 20°52'15" West, 397.65 feet;
Thence North 18°24'59" West, 90.95 feet;
Thence North 16°32'58" West, 48.51 feet;
Thence North 14°27'44" West, 43.27 feet;
Thence North 10°43'37" West, 117.47 feet;
Thence North 09°25'15" West, 344.99 feet;
Thence North 09°59'58" West, 117.40 feet, to the Point of Beginning.

LESS AND EXCEPT from Sections 22, 23 and 24 that portion of the lands contained in the following description (also known as Mitigation Bank Phase 3 Parcel No. 2):

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

A portion of Section 14, Township 10 South, Range 29 East, St. Johns County, Florida, and a portion of Sections 22, 23 and 24, Township 10 South, Range 29 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23;

Thence South 89°34'20" West, along the Northerly line of said Section 23, a distance of 602.50 feet to the Point of Beginning;

Thence North 07º25'53" West, 171.04 feet;
Thence North 43°16'05" West, 190.84 feet;
Thence North 41°41'02" West, 165.44 feet;
Thence North 03°54'02" West, 217.25 feet;
Thence North 54°30'41" West, 408.60 feet;
Thence South 88°16'08" West, 639.02 feet;
Thence South 56°06'25" West, 1,749.51 feet;
Thence South 89°42'01" West 1,536.55 feet;
Thence North 89°01'30" West, 936.13 feet;

Thence North 89º57'43" West, 3,139.53 feet to a line lying 150.00 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the westerly line of those lands described and recorded in OR Book 1558, Page 679 of said public records, and the easterly line of those lands described and recorded in OR Book 565, Page 444 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South 09°59'58" East, 117.40 feet;
Course No. 2: South 09°25'15" East, 344.99 feet;
Course No. 3: South 10°43'37" East, 117.47 feet;
Course No. 4: South 14°27'44" East, 43.27 feet;
Course No. 5: South 16°32'58" East, 48.51 feet;
Course No. 6: South 18°24'59" East, 90.95 feet;
Course No. 7: South 20°52'15" East, 397.65 feet;
Course No. 8: South 20°22'19" East, 1,878.36 feet;
Course No. 9: South 20°52'53" East, 155.62 feet;
Course No. 10: South 20°23'01" East, 713.56 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

Thence North 83°18'27" East, 7,475 feet;
Thence North 02°20'27" West, 1,232.90 feet;
Thence North 53°24'43" East, 1,186.70 feet;
Thence North 42°58'16" West, 178.59 feet;
Thence South 84°24'59" West, 442.50 feet;
Thence North 86°49'42" West, 215.31 feet;
Thence North 42°42'34" West 273.53 feet;
Thence North 45°00'00" West, 262.38 feet;
Thence North 16°41'57" West, 322.83 feet;
Thence North 07°25'53" West, 187.57 feet to the Point of Beginning.

TOWNSHIP 11 SOUTH, RANGE 29 EAST

Section 1 - That part lying East of centerline of State Road No. 13.

Section 2 - That part of the East 1/2 lying East of centerline of State Road No. 13.

Section 12 - All except right of way of Highway 13 a/k/a Brick Road.

Section 13 - All except right of way of Highway 13 a/k/a Brick Road;

Section 14 - All of Section Except Florida East Coast Railroad right of way.

Section 15 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

LESS the N 1/2 of N 1/2*;*

Section 22 - That portion lying East of that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 11 SOUTH, RANGE 29 EAST – Cont'd

Section 23 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 24 - All of Section **Except** Florida East Coast Railroad right of way;

FURTHER LESS AND EXCEPT lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 25 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 36 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Sections 9 and 47 - A portion of Section 9 and a portion of the Martin Hernandez Grant, Section *47,* Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the most Southerly corner of the said Martin Hernandez Grant, Section 47;

Thence North 54°22'31" East, along the Southeasterly line of said Section 47, a distance of 2083.95 feet to the Easterly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence continue North 54°22'31" East, along the Southeasterly line of Section 47 and the Easterly right of way line of the Florida East Coast Railway, 139.63 feet;

Thence North 09°09'48" West, departing said Southeasterly line of Section 47, continuing along said easterly right of way line of the Florida East Coast Railway, 1086.14 feet;

Thence North 09°09'26" West, continuing along last said line, 51.01 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 9 and 47 - Cont'd

Thence continue North 09°09'26" West, along last said line, 429.17 feet;

Thence North 53°08'46" East, 293.65 feet;
Thence North 09°09'26" West, 369.47 feet;
Thence North 59°03'12" East, 1221.29 feet;
Thence South 23°47'57" East, 206.79 feet;

Thence North 53°08'46" East, 298.22 feet to the point of curvature of a curve leading easterly;

Thence Easterly, along and around the arc of said curve, concave southerly, having a radius of 1140.00 feet, an arc distance of 1102.11 feet, said arc being subtended by a chord bearing and distance of North 80°50'30" East, 1059.69 feet;

Thence North 83°31'35" East, 1062.86 feet;

Thence North 38°01'56" East, 126.33 feet to the westerly right of way line of U.S. Highway No. 1 (a 225 foot right of way, as now established);

Thence South 08°28'32" East, along last said line, 986.40 feet to the Southerly line of those lands designated parcel CMP 2-17W, described and recorded in Official Records Book 546, Page 1197 of the Public Records of said County;

Thence Northwesterly, Westerly and Southwesterly, along last said line, run the following three (3) courses and distances:

Course No. 1: North 74°10'25" West, 1490.98 feet to the point of curvature of a curve leading westerly;

Course No. 2: Westerly, along last said line and along and around the Arc of said curve, concave southerly, having a Radius of 760.00 feet, an Arc distance of 698.78 feet, said Arc being subtended by a Chord bearing and distance of South 79°29'10" West, 674.42 feet to the point of tangency of said curve;

Course No. 3: South 53°08'46" West, 2131.17 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST – Cont'd

Sections 17 and 47 - All that part of Sections 17 and 47 lying West of the Florida East Coast Railway right-of-way Flagler County, FL,

> **LESS AND EXCEPT** That portion of Sections 17 and *47* described as Parcel CMP 2-1 in that instrument recorded in OR Book 0545, Page 1611, Public Records of Flagler County, Florida;

TOGETHER WITH a portion of Section 17 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

Begin at the southwest corner of said Section 17;

Thence North 00°36'33" West, along the Westerly line of said Section 17, a distance of 2664.61 feet;

Thence North 89°01'59" East, 879.21 feet;
Thence North 02°16'42" East, 1105.85 feet;
Thence North 04°32'07" East, 1041.09 feet;
Thence South 88°11'29" East, 839.92 feet;
Thence North 56°36'09" East, 817.26 feet to the Westerly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence South 09°09'26" East, along last said line, 274.80 feet;

Thence South 09°09'48" East, continuing along last said line, 141.93 feet to the easterly line of those lands designated parcel CMP 2-1, described and recorded in Official Records Book 546, Page 1 197 of the Public Records of said County;

Thence southwesterly and southerly, along last said line, run the following three (3) courses and distances:

Course No. 1: South 56°36'09 West, 1279.07 feet to a point of Curvature of a curve leading southwesterly;

Course No. 2: southwesterly, along and around the Arc of said curve, concave southeasterly, haying a Radius of 500.00 feet, an Arc distance of 474.07 feet, said Arc being subtended by a Chord bearing and distance of South 29°26'25" West, 456.51 feet to the Point of Tangency of said Curve;

Course No. 3: South 02°16'42" West, 3725.05 feet to the southerly line of said Section 17;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 17 and 47 - Cont'd

Thence South 89°28'29" West, along last said line, 1124.91 feet to the Point of Beginning.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel A

A portion of Sections 9 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Beginning commence at the Northeast corner of Freedom at Sawmill Phase 7A, recorded in Map Book 42, page 67 of said Public Records, thence North 74°10'00" West, along the Northerly line of said Freedom at Sawmill Phase 7A and along the Northerly line of those lands described and recorded in Official Records Book 1660, page 894, of said Public Records, a distance of 1491.11 feet to the point of curvature of a curve concave Southerly having a radius of 760.00 feet; thence Westerly continuing along said Northerly line of Official Records Book 1660, page 894 and along the arc of said curve, through a central angle of 52°40'00", an arc length of 698.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°30'00" West, 674.26 feet; thence South 53°10'00" West, continuing along said last said Northerly line, 2131.60 feet to the Southwesterly corner of those lands designated Parcel CMP 2-17W, described and recorded in Official Records Book 546, page 1197, said corner lying on the Easterly right of way line of the Florida East Coast Railway, a 400 foot right of way as presently established; thence North 09°08'39" West, along said Easterly right of way line, 427.63 feet to the Northwest corner of those lands designated Parcel 2, described and recorded in Official Records Book 2282, page 1695, of said Public Records; thence along the Northerly line of said lands described in Official Records Book 2282, page 1695 the following 6 courses; Course 1, thence North 53° 10' 00" East, 294.18 feet; Course 2, thence North 09°09'32" West, 369.93 feet; Course 3, thence North 59°03'40" East, 1221.29 feet; Course 4, thence South 23°47'39" East, 206.51 feet; Course 5, thence North 53°10'00" East, 298.65 feet to the point of curvature of a

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Sections 9 and 47 – Cont'd

curve concave Southerly having a radius of 1139.66 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 53° 24' 40", an arc length of 1062.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°52'20" East, 1024.34 feet; thence Due South, departing said Southerly line and along a non-tangent line, 311.38 feet to a point lying on the Northerly line of Ranch House Grade, an 80 foot private road easement recorded in Official Records Book 545, page 1645, of said Public Records; thence South 74°10'00" East, along said Northerly line, 1355.17 feet to the Northeast corner of said lands described in Official Records Book 545, page 1645 a point lying on the Westerly right of way line of US Highway No. 1, a public variable width right of way as presently established; thence South 08°29'47" East, along said Westerly right of way line, 87.80 feet to the Point of Beginning.

Containing 36.31 acres, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST
LESS AND EXCEPT – Cont'd

Parcel B1

A portion of Sections 17 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04'09" East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing

<u>TOWNSHIP 10 SOUTH, RANGE 30 EAST</u>
LESS AND EXCEPT Sections 17 and 47 – Parcel B1 - Cont'd

Last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to the Point of Beginning.

From said Point of Beginning; thence continue along said Southerly line of lands described in Official Records Book 546, page 1197 the following 5 courses; Course 1, thence North 89°05'46" East, 879.78 feet; Course 2, thence North 02°16'39" East, 1105.87 feet;

Course 3, thence North 04°30' 10" East, 1041.91 feet; Course 4, thence South 88°11'03" East, 839.77 feet; Course 5, thence North 56°36'09" East, 816.87 feet to the Westerly right of way line of the Florida East Coast Railway; thence along said Westerly right of way line of the Florida East Coast Railway the following 3 Courses: Course 1, thence South 09°08'39" East, 1563.77 feet; Course 2, thence North 54°26'10" East, 139.34 feet; Course 3, thence South 09°08'39" East, 334.99 feet; thence South 54°26'10" West, departing said Westerly right of way line, 1829.63 feet; thence South 89°05'46" West, 1448.80 feet to a point lying on the Westerly line of said Section 17; thence North 00°55'57" West, along said Westerly line, 300.00 feet to the Point of Beginning.

Containing 97.17, acres more or less.

<u>TOWNSHIP 10 SOUTH, RANGE 30 EAST</u> - Cont'd

<u>Section 18</u> - NW 1/4 of NE 1/4; W 1/2; SE 1/4

LESS AND EXCEPT from Section 18 that portion conveyed in that instrument recorded in OR Book 2126, Page 551, Public Records of Flagler County, Florida;

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Less and Except Section 18 - Cont'd

LESS AND EXCEPT that portion contained in Conservation Easement conveyed to St. Johns River Water Management District recorded in OR Book 2126, Page 557, Public Records of Flagler County, Florida.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel B2

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89° 04’ 09” East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04’09” East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52’53” East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records for the Point of Beginning.

From said Point of Beginning; thence North 89°02’19” East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to a point lying on the Easterly line of said Section 18; thence South 00°55’57” East, along said Easterly line, 300.00 feet; thence South 89°02’19” West, departing said Easterly line, 1120.03 feet; thence South 00°57’41” East, 740.00 feet; thence South 89°02’19” West, 1252.09 feet;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Section 18 - Parcel B-2 - Cont'd

thence North 16°17’16” West, 1034.80 feet; thence North 00°52’53” West, 42.00 feet to the Point of Beginning.

Containing 41.01, acres more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST
LESS AND EXCEPT – Cont’d

Parcel C

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04’09” East along the Northerly line of said section 18, 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, Page 557, of said Public Records, said corner lying on the Northerly line of said Section 18, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records for the Point of Beginning.

From said Point of Beginning, thence continue North 89°04’09” East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52’53” East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of lands described in said Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of lands described in said Official Records Book 2112, page 844; thence continue South 00° 52’53” East, along the Southerly prolongation of said Westerly line of lands described in Official Records Book 2112, page 844, a distance of 42.00 feet; thence South 88°34’51” West, 2392.58 feet; thence North 18°52’24” West, 826.04 feet to a point lying on the Westerly line of said Section 18, said line being the dividing line between said Flagler County

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Section 18 - Parcel C - Cont'd

and St. Johns County; thence North 00°45'27" West, along said Westerly line of Section 18, a distance of 1236.47 feet to the Southerly line of the portion of designated Parcel 2 lying within Section 18, Southwest corner of those lands described and recorded in Official Records Book 2126, page 557, of said Public Records; thence South 77°00'12" East, along the Southerly line of last said lands, 1454.18 feet to the Southeast corner thereof; thence North 16°27'42" West, along the Easterly line of lands designated Parcel 2, described in said Official Records Book 2126, page 557, a distance of 1065.56 feet to the Point of Beginning.

Containing 136.88 acres, more or less.

Section 19 - All of Section

Section 20 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-128, more particularly described as a parcel of land lying in Government Section 20, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°26'40" West, along the West line of said Section 20, a distance of 1,354.63 feet; thence North 38°42'01" East, departing the West line of said Section 20, a distance of 178.37 feet to the Point of Beginning of this description; thence North 51°17'59" West, a distance of 70.00 feet; thence North 38°42'01" East, a distance of 100 feet; thence South 51°17'59" East, a distance of 70.00 feet; thence South 38°42'01" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

Section 29 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-133, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 29 Less and Except – Cont'd

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,764.38 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 1,462.39 feet; thence North 12°00'45" West, a distance of 2,909.78 feet; thence North 77°59'15" East, a distance of 174.49 feet to the Point of Beginning of this description; thence North 12°00'45" West, a distance of 100.00 feet; thence North 77°59'15" East, a distance of 70.00 feet; thence South 12°00'45" East, a distance of 100.00 feet; thence South 77°59'15" West, a distance of 70.00 feet to the Point of Beginning.

LESS AND EXCEPT well site SW-134, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,816.78 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 330.96 feet; thence South 72°23'55" West, a distance of 38.10 feet to the Point of Beginning of this description; thence continue South 72°23'55" West, a distance of 70.00 feet; thence North 17°36'05" West, a distance of 100.00 feet; thence North 72°23'55" East, a distance of 70.00 feet; thence South 17°36'05" East, a distance of 100.00 feet to the Point of Beginning.

Section 30 - All of Section

LESS AND EXCEPT well site SW-129, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°23'58" West along the North line of said Section 30, a distance of 1,414.24 feet; thence South 00"51'56" East, departing the North line of said Section 30, a distance of 449.81 feet; thence South 02°27'15" West, a distance of 87.89 feet to the Point of Beginning of this description; thence North 87°32'45" East, a distance of 70.00 feet; thence South 02°27'15" East, a distance of 100.00 feet; thence South 87'32'4 5" West, a distance of

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 30 Less and Except - Cont'd

70.00 feet; thence North 02°27'14" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-141, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06"W along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing the South line of said Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 384.36 feet; thence North 19°12'00" West, a distance of 620.25 feet; thence North 20°56'10" West, a distance of 98 1.43 feet to the Point of Beginning of this description; thence continue North 20°56'10" West, a distance of 100.00 feet; thence North 69°03'50" East, a distance of 70.00 feet; thence South 20°56'10" East, a distance of 100 feet; thence South 69°03'50" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-142, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing said South line of Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 10.77 feet to the Point of Beginning of this description; thence continue North 00-43'56" West, a distance of 100.29 feet; thence South 86°20'44" East, a distance of 77.67 feet; thence South 03°39'16" West, a distance of 100.00 feet; thence North 86°20'44" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.17 acre, more or less.

Section 31 - All of Section

LESS AND EXCEPT well site SW-144, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 31 Less and Except - Cont'd

Commence at the Northeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the North line of said Section 31, a distance of 826.15 feet; thence South 29°03'37" West, departing North line of said Section 31, a distance of 209.32 feet; thence South 10°58'14" West, a distance of 817.88 feet; thence South 79°01'46" East, a distance of 441.13 feet to the Point of Beginning of this description; thence continue South 79°01'46" East, a distance of 70.00 feet; thence South 10°58'14" West, a distance of 100.00 feet; thence North 79°01'46" West, a distance of 70.00 feet; thence North 10°58'14" East, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-145, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°38'19" East along the East line of said Section 31, a distance of 1,948.83 feet; thence South 86°29'52" West, departing said East line of Section 31, a distance of 815.96 feet to the Point of Beginning of this description; thence continue South 86°29'52" West, a distance of 106.45 feet; thence North 05°55'18" East, a distance of 70.96 feet; thence North 86°29'52" East, a distance of 83.85 feet; thence South 34°46'53" East, a distance of 21.15 feet; thence South 03°30'08" East, a distance of 51.93 feet to the Point of beginning. Said parcel containing 0.16 acre, more or less.

Section 32 - All of Section

LESS AND EXCEPT the right-of-way of the Florida East Coast Railway.

LESS AND EXCEPT well site SW-135, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°40'42" East along the East line of Section 32, Township 10, Range 30 East, Flagler

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 32 - Less and Except - Cont'd

County, Florida, a distance of 1,532.0 1 feet to a point on the West line of the Florida East Coast Railroad, a 150 right of way as now established; thence North 09°09’52" West along said West right of way line and departing said East section line, a distance of 91.96 feet; thence South 84°02’41" West, departing said West right of way line, a distance of 108.81 feet; thence South 71º41’49" West, a distance of 1,014.82 feet; thence South 70°35’28" West, a distance of 442.50 feet to the Point of Beginning of this description; thence continue South 70°35’28" West, a distance of 100 feet; thence North 19°24’32" West, a distance of 70.00 feet; thence North 70°35’28" East, a distance of 100 feet; thence South 19°24’32" East, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less. Together with a 200-foot radius from the center point of shown well per Ordinance Number 98-11, 9-8-98.

LESS AND EXCEPT well site SW-146, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°38’19" West along the West line of said Section 32, a distance of 3,291.15 feet; thence North 86°29’52” East, departing said West line of Section 32, a distance of 799.45 feet; thence North 64°50’10" East, a distance of 93.54 feet; thence North 54°54’40” East, a distance of 582.70 feet to the Point of Beginning of this description; thence North 35°05’20" West, a distance of 70.00 feet; thence North 54°54’40" East, a distance of 100 feet; thence South 35°05’20" East, a distance of 70.00 feet; thence South 54º54’40" West, a distance of 100.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Section 33 - That portion of Section 33 lying West of the Florida East Coast Railway right-of-way.

TOWNSHIP 11 SOUTH, RANGE 30 EAST – Cont'd

Section 4 - All of Section lying West of the Florida East Coast Railway right-of-way;

Section 5 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp, well site SW- 115 (description furnished by Palm Coast Utility Corp).

A parcel of land lying in Government Section 5, Township 1 1 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Southeast corner of said Section 5; Thence South 88°35'11" West 1670.47 feet along the southerly boundary line of said Section 5; Thence departing said southerly boundary line North 01°24'49" West 97.40 feet to the Point of Beginning of this description; Thence South 64°53'51" West 84.19 feet; Thence North 25°06'09" West 100.00 feet; Thence North 64°53'51" East 84.19 feet; Thence South 25°06'09" East 100 feet to the Point of Beginning of this description. Excepting parcel containing 0.19 acre, more or less.

LESS AND EXCEPT well site SW-127, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet; thence South 14°02'57" East, departing said South line of Section 32, a distance of 3,005.72 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100.00 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'577 West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

LESS AND EXCEPT well site SW-136, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 5 Less and Except - Cont'd

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet;

Thence South 14°02'57" East, departing said South line of Section 32, a distance of 454.91 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'57" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

Section 6 - All of Section

Section 7 - All of Section

Section 8 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp. Well site SW-114, (description furnished by Palm Coast Utility Corp.)

A parcel of land lying in Government Section 8, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Northeast corner of said Government Section 8; Thence South 01º12'30" West 1158.40 feet along the easterly boundary line of said Section 8; Thence departing said easterly boundary line North 88°47'30" West 334.35 feet to the Point of Beginning of this description; Thence South 10°21'36" West 60.00 feet; Thence North 79°38'24" West 60.00 feet; Thence North 10°21'36" East 60.00 feet; Thence South 79°38'24" East 60.00 feet to the Point of Beginning of this description, containing 0.08 acres, more or less.

Section 9 - All that part lying West of the Florida East Coast Railway right-of-way;

Section 16 - That portion of Section 16 lying West of the westerly right of way line of the Florida East Coast Railway (150-foot right-of-way), containing 317.5177 acres, more or less;

TOWNSHIP 11 SOUTH, RANGE 30 EAST - Cont'd

Section 17 - The North 1/2 of the North 1/2; the SE 1/4 of the NW 1/4; the SE 1/4 of NE 1/4; the E 1/2 of SE 1/4; the E 3/4 of NW 1/4 of SE 1/4; The SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4;

Section 18 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 19 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 20 - All of Section 20, **LESS** Hargrove Grade

Section 21 - All of Section 21, lying and being West of the right-of-way of Florida East Coast Railway (150-foot right-of-way);

Section 22 - The portion of the NE 1/4 lying West of the West right-of-way line of U.S. Highway No. 1 (300' R/W) and being more particularly described as follows:

From the Point of Reference being the Northwest corner of the NE 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear N 89°01'09" E, along the North line of the NE 1/4 of Section 22, a distance of 118.31 feet to a point of intersection with said West right-of-way line of U.S. Highway No. 1, said point being marked by a 4"x 4" Concrete Monument with metal cap stamped L.S. 2238; Thence S 13°30'16" E, along West right-of-way line, a distance of 749.20 feet to the Point of Beginning; Thence S 13°30'16" E, continuing along said West right-of-way line of U.S. Highway No. 1,a distance of 200.00 feet; Thence S 74°13'18" W, departing West right-of-way line, a distance of 145.75 feet; Thence S 00°01'07" W, a distance of 500 feet; Thence S 88°26'15" W a distance of 200 feet to the West line of the NE 1/4 of Section 22; Thence N 00°01'17" E along the West line of the NE 1/4, a distance of 720 feet; Thence N 86°11'15" E, departing West line of the NE 1/4, a distance of 294.13 feet to the West right-of-way line of U.S. Highway No. 1 and the Point of Beginning.

ALSO, the West 1/2 of **Section 22**,

> **LESS AND EXCEPT** that parcel conveyed to Raydient LLC dba Raydient Places + Properties LLC by Special Warranty Deed from Rayonier Forest Resources LP, dated October 14, 2022, recorded in OR Book 2729, Page 267 of the public records of Flagler County, Florida, described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 22 - Less & Except - Cont'd

S 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the S 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the W 1/2 of the E 1/2 of the SW *1/4;*
E 1/2 of the E 1/2 of the SW 1/4

LESS AND EXCEPT that part conveyed to Raccoon Realty, Inc. by deed recorded July 7, 2007, in OR Book 1600, Page 1785 of the public records of Flagler County, Florida, described as follows:

A parcel of land situated in the NW 1/4 of Section 22, Township 11 South, Range 30 East, Flagler County, Florida, being a portion of that land described in O.R. Book 1501, Pages 1664 through 1674, said O.R. Book and Pages hereafter known as the Holland M. Ware Property, and being more particularly described as follows:

From the Point of Beginning being the Northeast corner of said Holland M. Ware Property, also being the NE 1/4 of said NW 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear S 00°01'07" W along the East line of Holland M. Ware Property, also being the East line of the NW 1/4 of Section 22, a distance of 680.00 feet; Thence S 88°59'45" W, departing East line of Holland M. Ware Property, a distance of 325 feet; Thence N 00°01'07" E, parallel to said East line of Holland M. Ware Property, a distance of 680.00 feet to the North line of the NW 1/4 of Section 22, also being the North line of Holland M. Ware Property; Thence N 88°59'45" E, along the North line, a distance of 325 feet to the Northeast corner of Holland M. Ware Property, the Northeast corner of the NW 1/4 of Section 22 and the Point of Beginning.

Section 28 - The North *1/2,* **LESS** railroad right-of-way, and the North 3/4 of the NW 1/4 of the SE 1/4;

The S 1/2 of SW 1/4 the NE 1/4 of SW 1/4; the SW 1/4 of SE 1/4; and S 1/2 of S 1/2 of NW 1/4 of SE 1/4; NW 1/4 of SW 1/4;

Together With all of the following parcel of land (Parcel B) in Official Records Book 437, pages 1705 to 1707;

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 28 - Cont'd

A 100-foot by 400 feet rectangular shaped parcel of land lying within Section 28, Township 1 1 South, Range 30 East, Flagler County, Florida being more particularly described as follows: Beginning at the intersection of the North line of the East 1/2 of the Southeast 1/4 of said Section 28 and the westerly limit of the

100-foot right-of-way of the Moultrie Cutoff of the Florida East Coast Railway, Thence West along said North line 100 feet. Thence southeasterly parallel to said westerly right-of-way limit 400 feet. Thence East parallel to said north line of said East 1/2 of Southeast 1/4, 100 feet. Thence Northwesterly along said westerly right-of-way limit 400 feet to the point of beginning; said rectangular parcel also referenced in Deed Book 11, Page 38, all being a part of the Public Records of and situate in Flagler County, Florida.

ALSO, A parcel of land lying in Government Section 28, Township 11 South, Range 30 East, lying West of FL East Coast Railway, being all that portion of the Dorena Subdivision, Plat Book 2, Page 21, as conveyed from ITT Rayonier Incorporated to ITT Land Corporation November 17, 1972, recorded on Page 246 of Official Records Book 45, Pages 244 through 248, together with all that portion of the East 1/2 of the Southeast 1/4 of said Section 28, lying South of the Dorena Subdivision, all being a portion of the Public Records of and situate within Flagler County, Florida.

> **LESS AND EXCEPT** the right-of-way of the Florida East Coast Railway (150-foot right-of-way)

Section 29 - All of Section, **LESS and EXCEPT** Hargrove Grade.

Section 30 - NE 1/4; N 1/2 of NW 1/4*;* SE 1/4 of NW 1/4; NE 1/4 of SW 1/4; S 1/2 of SW 1/4; E 1/2 of SE 1/4; NW 1/4 of SW 1/4; and SW 1/4 of NW 1/4; and a parcel of land in the Northeast corner of the NW 1/4 of SE 1/4 per Deed Book 9, Page 145, as follows:

Begin at Northeast corner of NW 1/4 of SE 1/4; thence West 880 feet to center line of Brick Road; thence South along centerline of said Brick Road 390 feet; thence Eastward 810 feet; Thence North to beginning;

Township 11 South, Range 30 East - Cont'd

ALSO, a parcel of land in the SW 1/4 of SE 1/4 per Deed Book 9, Page 277, being the North 125 feet of the South 143 feet of the SW 1/4 of SE 1/4 West

of Brick Road; all land described in Deed Book 10, Page 221 in Section 30, Except Florida East Coast Railroad right of way; and Except right of way of Highway 13 a/k/a Brick Road;

Section 31 - West 1/2 lying North of Highway 205;

LESS AND EXCEPT lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records;

LESS AND EXCEPT that portion of the W 1/2 of the NW 1/4 lying North of Highway 205 and South and West of lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records

Section 31 - The North Half of the Northwest Quarter of the North East Quarter lying West of Old Brick Road (aka N Old Dixie Hwy) in Section 31, Township 11 South, Range 30 East.

LESS AND EXCEPT A parcel measuring 82 feet by 287 feet in the southeast corner thereof as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

LESS AND EXCEPT The east 250 feet of Burnsed Avenue as shown on said plat and on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

LESS AND EXCEPT Lots 49 through 54, inclusive as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 31 - Less & Except - Cont'd

LESS AND EXCEPT The east 250 feet of Edminster Avenue as shown on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

Section 32 - The East 1/2 of the East 1/2; together with the following parcel of land in the Southwest 1/4 of the Southeast 1/4 described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 at a 4" x 4" concrete monument;

thence along the East line of the Southwest 1/4 of the Southeast 1/4 South 00 degrees 05 minutes 02 seconds East a distance of 718.15 feet to an iron pipe and cap (LB 6888) located on the northerly maintained right of way of an existing dirt road, said point marking the point of beginning of the herein described parcel;

thence South 73 degrees 42 minutes 15 seconds West along said Northerly maintained right of way line 446.36 feet to the point of curvature of a curve to the left, concave Southeast, having a radius of 574.60 feet;

thence Southwesterly along said Northerly maintained right of way line and the arc of said curve 181.18 feet, through a central angle of 18 degrees 04 minutes 00 seconds and being subtended by a chord bearing and distance of

South 64 degrees 40 minutes 15 seconds West 180.43 feet to the point of tangency;

thence South 55 degrees 38 minutes 16 seconds West continuing along said Northerly maintained right of way line 173.18 feet to a point on the Northeasterly right of way line of State Road No. 13 (a variable width right of way);

thence Southeast 48 degrees 54 minutes 41 seconds East to a point where the Northeasterly right of way line of S. R. 13 (a variable width right of way)

intersects the southern boundary line of Section 32, Township 11 South, Range 30 East;

thence South 89 degrees 03 minutes 16 seconds East along said southern boundary of Section 32 to a concrete monument (LS 2615);

thence North 00 degrees 05 minutes 02 seconds West 598.69 feet to the Point of Beginning.

Section 33 - All lying and being West of the right-of-way of the Florida East Coast Railway, (150 foot right-of-way);

SKETCH OF DESCRIPTION

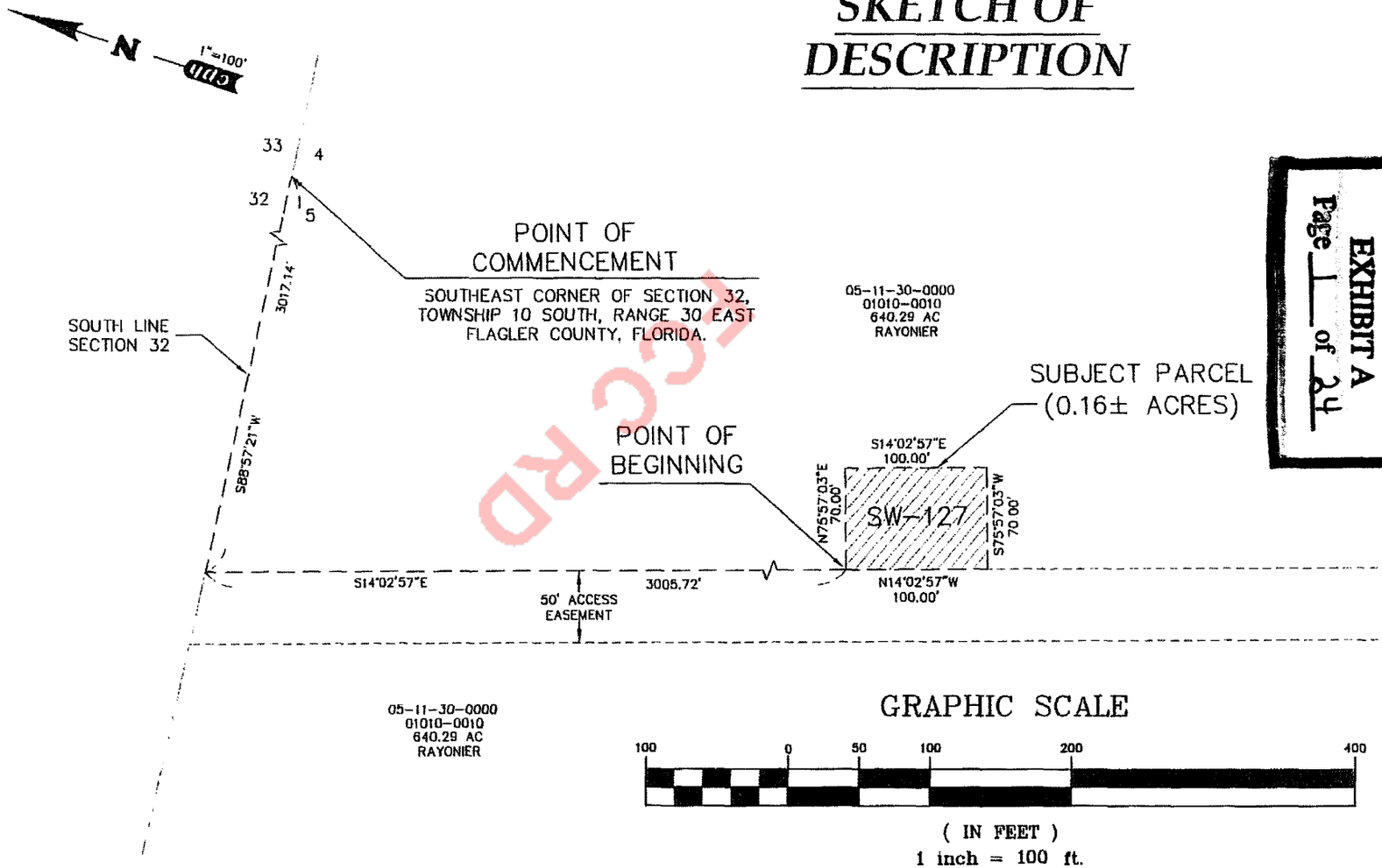


EXHIBIT A
Page 1 of 24

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	– FLORIDA EAST COAST
SW	– SHALLOW WELL
R/W	– RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

cph
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
520 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137
Phone: 386.445.0569 Fax: 386.447.0091
Certificate of Authorization No. 7183

REVISION	BY	DATE
SKETCH OF DESCRIPTION SW127	MC	4/24/07
REVISED TITLE	MC	1/27/09
REVISED SW127	MC	9/22/09
REVISED SW127	BB	8/10/10

Book: 1783 Page: 1238

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 3005.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 75°57'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°57'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

FCC RD

EXHIBIT A
Page 2 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.

3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.

4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.

5. THIS IS NOT A BOUNDARY SURVEY.

6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on August 10, 2010. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 5J-17 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

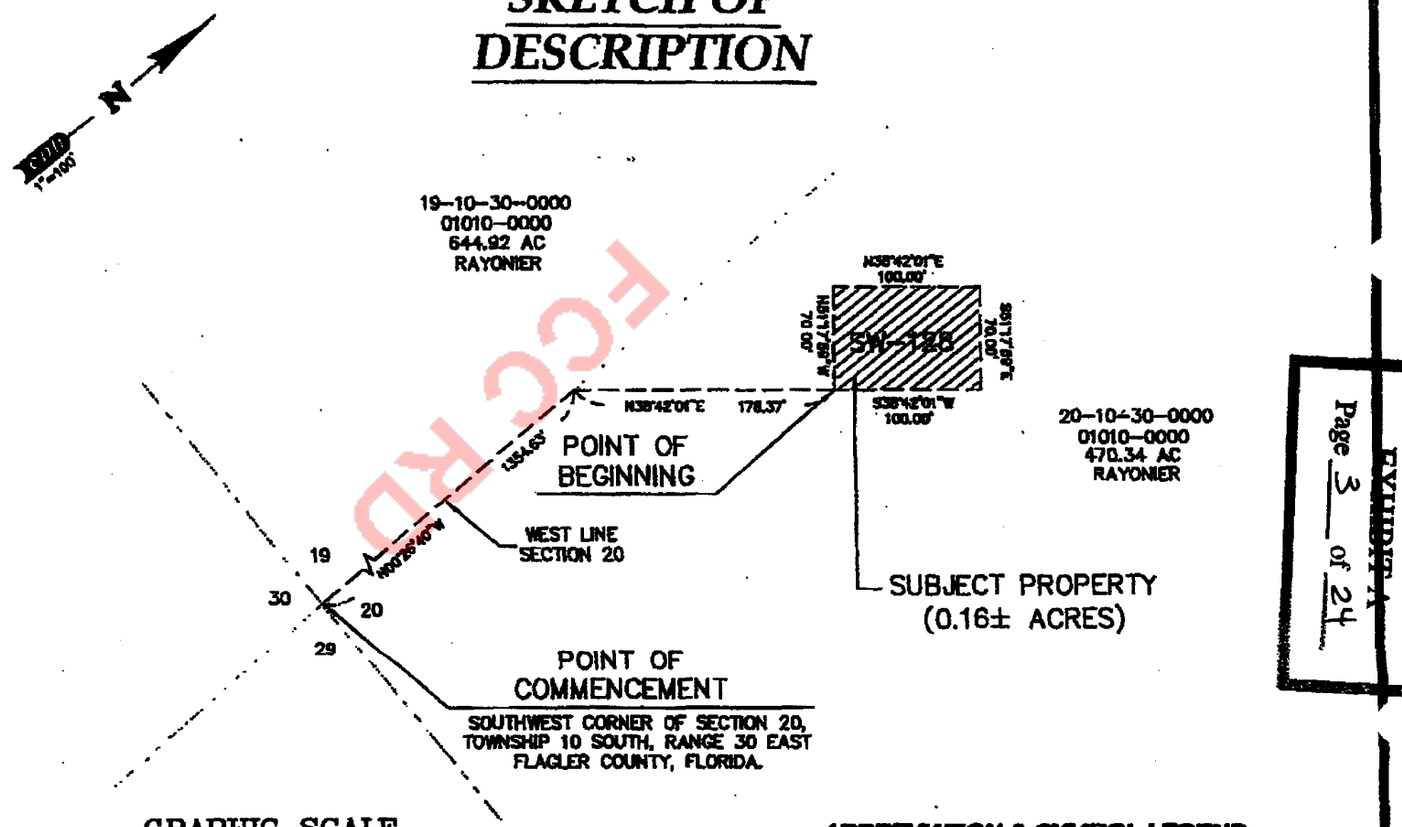
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

cph
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
520 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone: 386.445.6569 Fax: 386.447.8991
Certificate of Authorization No. 7143

REVISION	BY	DATE
REVISED LEGAL DESCRIPTION SW127	MC	1/22/09
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW127	MC	9/22/09
REVISED LEGAL DESCRIPTION SW127	BB	8/10/10

Book: 1783 Page: 1239

SKETCH OF DESCRIPTION



FEC RD

ABBREVIATION & SYMBOL LEGEND:

F.E.C.	– FLORIDA EAST COAST
SW	– SHALLOW WELL
R/W	– RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cpengineers.com
160 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137
Phone 386.446.8810 Fax 386.446.8864

REVISED	BY	DATE
SKETCH OF DESCRIPTION REVISED	MC	4/26/07
REVISED TITLE	MC	1/22/08
REVISED DATUM	MC	6/23/08

Copyright of Land Planning Co., Inc.

EXHIBIT A
Page 3 of 24

Book: 1783 Page: 1240

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1354.63 FEET, THENCE NORTH 38°42'01" EAST, DEPARTING THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 178.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 51°17'59" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 38°42'01" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 51°17'59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 38°42'01" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

ECC RD

EXHIBIT A
Page 4 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING NORTH 00°26'40" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

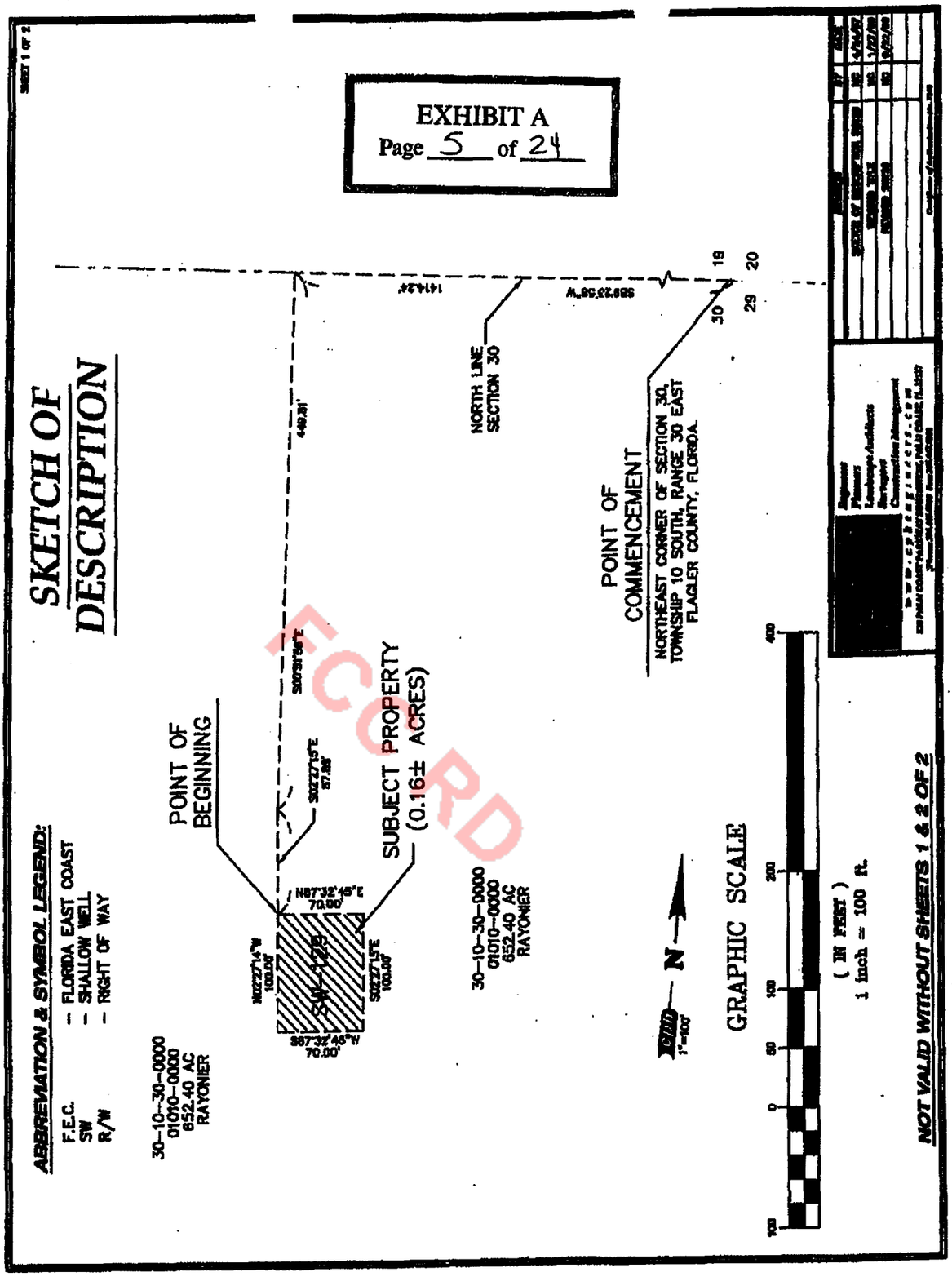
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.sjbcg.com
639 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone 386.445.8900 Fax 386.445.8901

REVISION	BY	DATE
ADDED SKETCH OF DESCRIPTION SHEET	MB	4/24/09
REVISED TITLE	MB	1/27/09
REVISED LEGAL DESCRIPTION SHEET	MC	6/22/09

Certificate of Authorization No. 3145

Book: 1783 Page: 1241


EXHIBIT A
Page 5 of 24
SKETCH OF DESCRIPTION
POINT OF BEGINNING
SUBJECT PROPERTY (0.16± ACRES)
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST FLAGLER COUNTY, FLORIDA.
NORTH LINE SECTION 30
30-10-30-0000 01010-0000 652.40 AC RAYONIER
ABBREVIATION & SYMBOL LEGEND:
F.E.C. – FLORIDA EAST COAST
SW – SHALLOW WELL
R/W – RIGHT OF WAY
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOT VALID WITHOUT SHEETS 1 & 2 OF 2
RECORD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°23'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1414.24 FEET, THENCE SOUTH 00°51'56" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 448.81 FEET, THENCE SOUTH 02°27'15" WEST A DISTANCE OF 87.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87°32'45" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 02°27'15" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 87°32'45" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 02°27'14" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 6 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°23'58" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61G17-6 of the Florida Administrative Code.

Jeffrey K. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

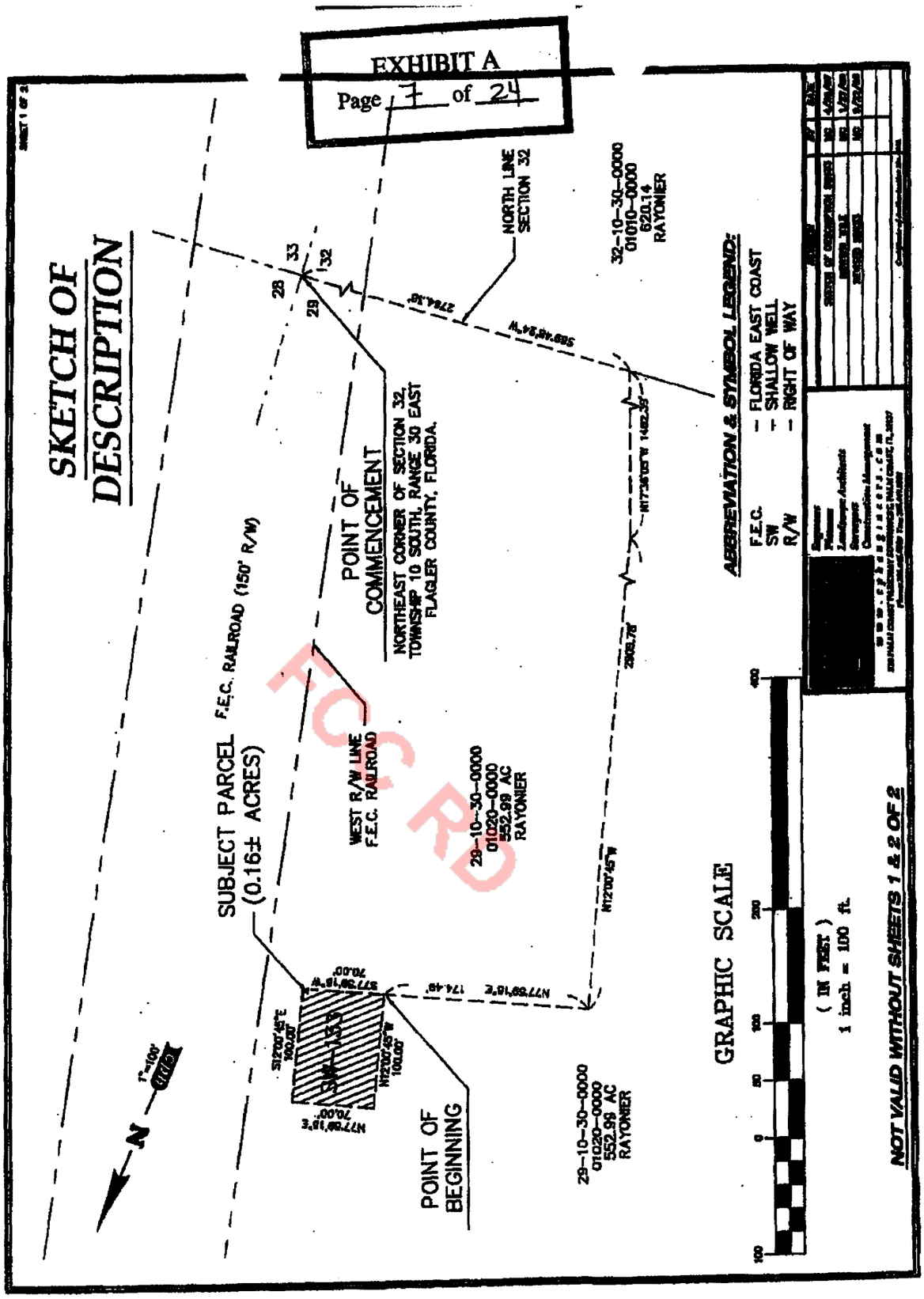
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
530 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone 386.445.8900 Fax 386.445.8901
Certificate of Authorization No. 7992

REVISION	BY	DATE
SKETCH OF DESCRIPTION ADDED	MB	9/24/09
REVISED TITLE	MB	1/22/10
REVISED LEGAL DESCRIPTION SHEET	MB	2/22/10

Book: 1783 Page: 1243

EXHIBIT A
Page 7 of 24



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°46'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2764.38 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 1462.39 FEET, THENCE NORTH 12°00'45" WEST A DISTANCE OF 2909.78 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 12°00'45" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 12°00'45" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 77°59'15" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 8 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°46'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

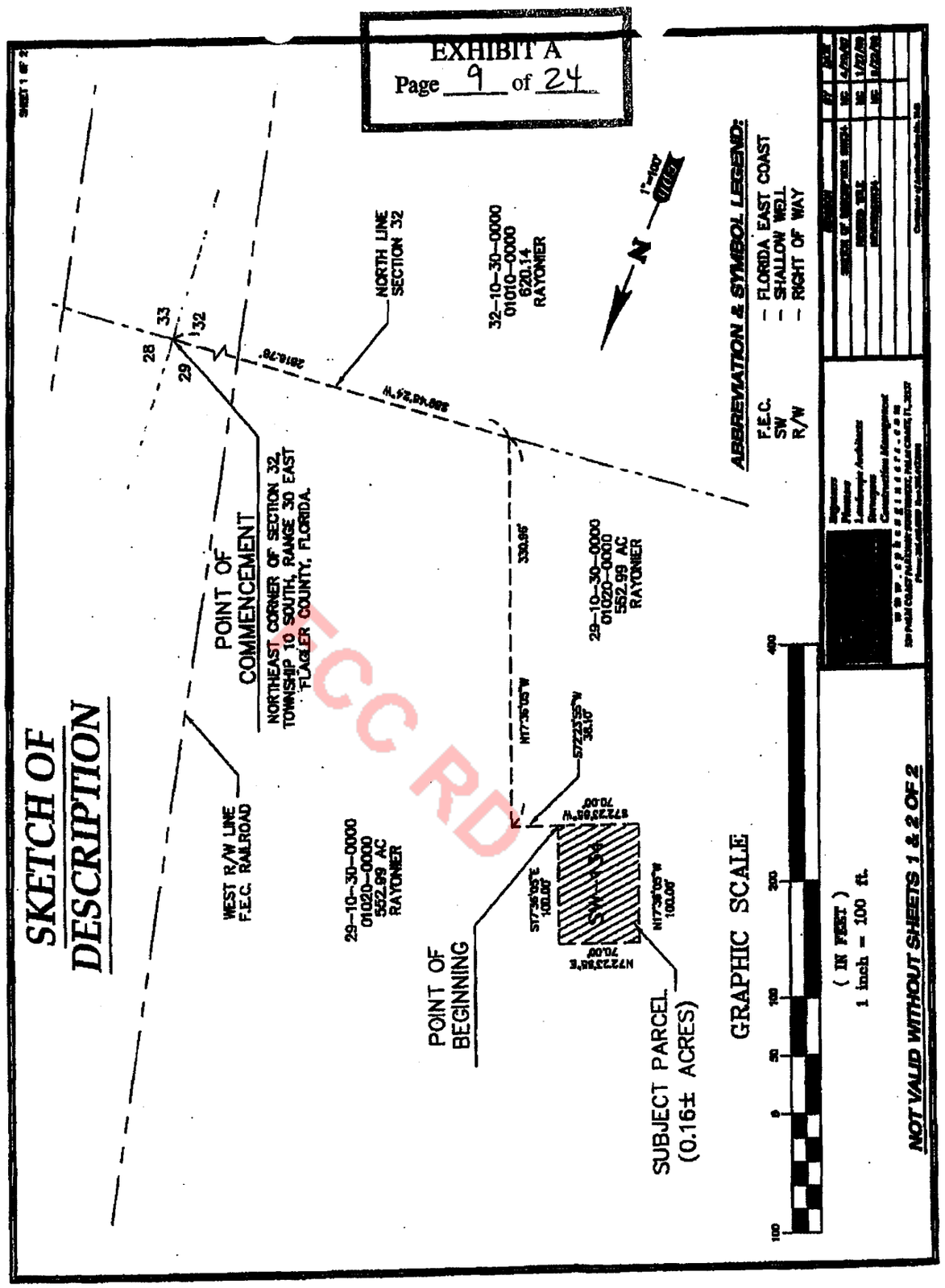
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cfengineers.com
200 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL, 32137

REVISION	BY	DATE
SKETCH OF DESCRIPTION SHEET	MC	4/28/09
REVISED TITLE	MC	3/27/09
REVISED LEGAL DESCRIPTION SHEET	MC	9/23/08

Copyright of the Author, Author Co. 2008

Book: 1783 Page: 1245

EXHIBIT A
Page 9 of 24



FCC RD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°48'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2816.78 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 330.96 FEET, THENCE SOUTH 72°23'55" WEST A DISTANCE OF 38.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 72°23'55" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 17°36'05" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 72°23'55" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 17°36'05" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

FCC RD

EXHIBIT A
Page 10 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°48'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

Engineers
Planners
Landscape Architects
Surveyors
Construction Management

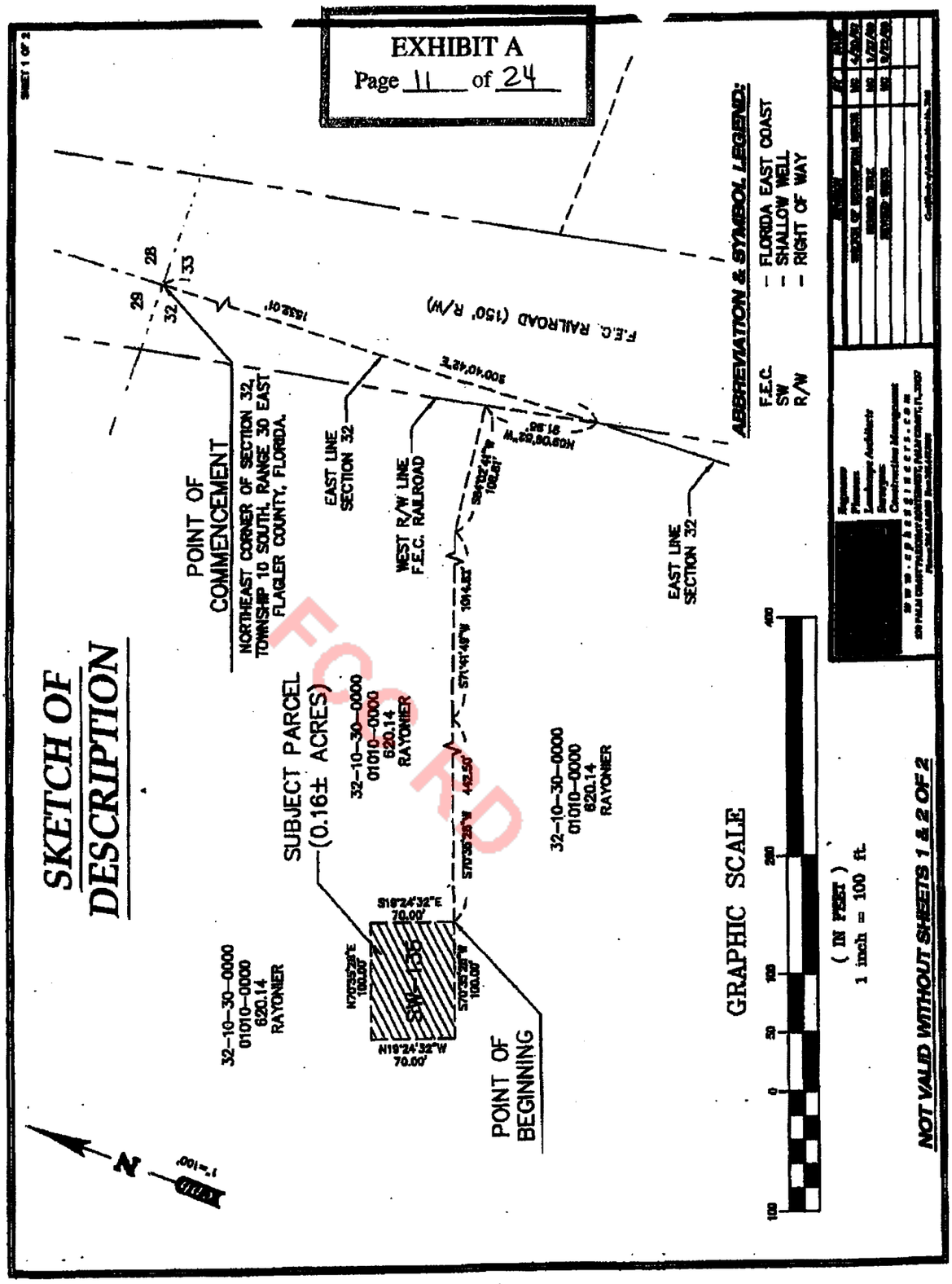
www.sjbengineers.com
539 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137
Phone 386.445.8900 Fax 386.445.8901

REVISION	BY	DATE
SKETCH OF DESCRIPTION UPDATE	MS	4/28/09
REVISED TITLE	MS	1/22/09
REVISED LEGAL DESCRIPTION UPDATE	MS	9/22/08

Certificate of Authorization No. 3145

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Book: 1783 Page: 1247


EXHIBIT A
Page 11 of 24
SKETCH OF DESCRIPTION
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST FLAGLER COUNTY, FLORIDA.
EAST LINE SECTION 32
WEST R/W LINE F.E.C. RAILROAD
F.E.C. RAILROAD (150' R/W)
EAST LINE SECTION 32
SUBJECT PARCEL (0.16± ACRES)
POINT OF BEGINNING
32-10-30-0000
01010-0000
620.14
RAYONIER
ABBREVIATION & SYMBOL LEGEND:
F.E.C. - FLORIDA EAST COAST
SW - SHALLOW WELL
R/W - RIGHT OF WAY
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOT VALID WITHOUT SHEETS 1 & 2 OF 2
FOR RECORD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 00°40'42" EAST ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 10, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, A DISTANCE OF 1532.01 FEET TO A POINT ON THE WEST LINE OF THE FLORIDA EAST COAST RAILROAD, A 150 RIGHT OF WAY AS NOW ESTABLISHED, THENCE NORTH 09°08'52" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND DEPARTING SAID EAST SECTION LINE A DISTANCE OF 91.96 FEET, THENCE SOUTH 84°02'41" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE A DISTANCE OF 105.81 FEET, THENCE SOUTH 71°41'46" WEST A DISTANCE OF 1014.82 FEET, THENCE SOUTH 70°35'28" WEST A DISTANCE OF 442.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 70°35'28" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 19°24'32" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 70°35'28" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 19°24'32" EAST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

TOGETHER WITH A 200 FOOT RADIUS FROM THE CENTER POINT OF SHOWN WELL PER ORDINANCE NUMBER 98-11, S1, 9-8-98.

EXHIBIT A
Page 12 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°40'42" EAST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

[redacted] P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

[redacted]
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
[redacted]

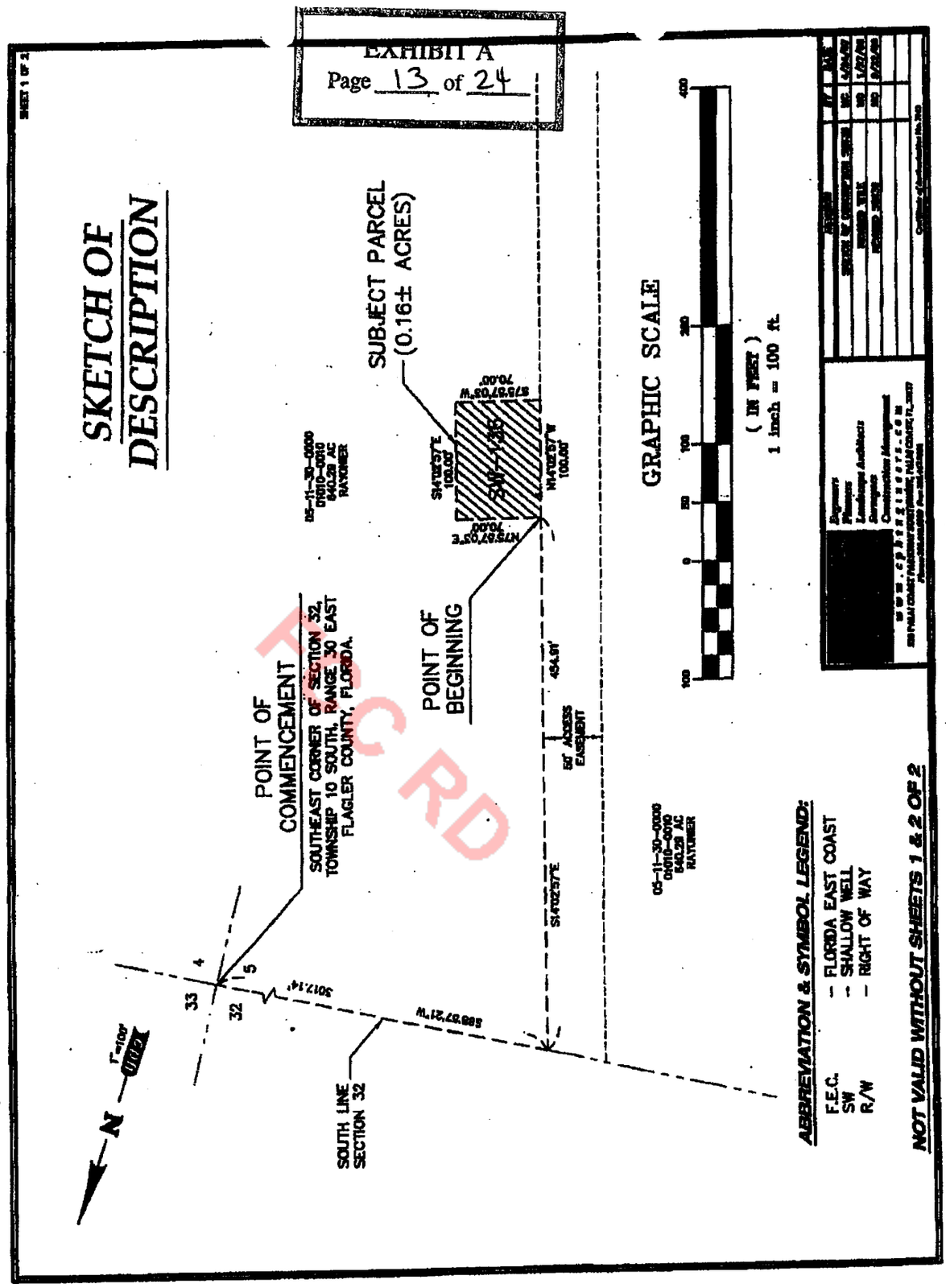
REVISION	BY	DATE
ADDITION OF DESCRIPTION SHEET	MG	4/20/10
REVISED TITLE	MG	1/27/10
REVISED LEGAL DESCRIPTION SHEET	MG	6/23/09

Certificate of Authorization No. [redacted]

FOR RECORD

Book: 1783 Page: 1249

EXHIBIT A
Page 13 of 24



OR RD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 75°57'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°57'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

ECC RD

EXHIBIT A
Page 14 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61G17-6 of the Florida Administrative Code.

Jeffrey M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

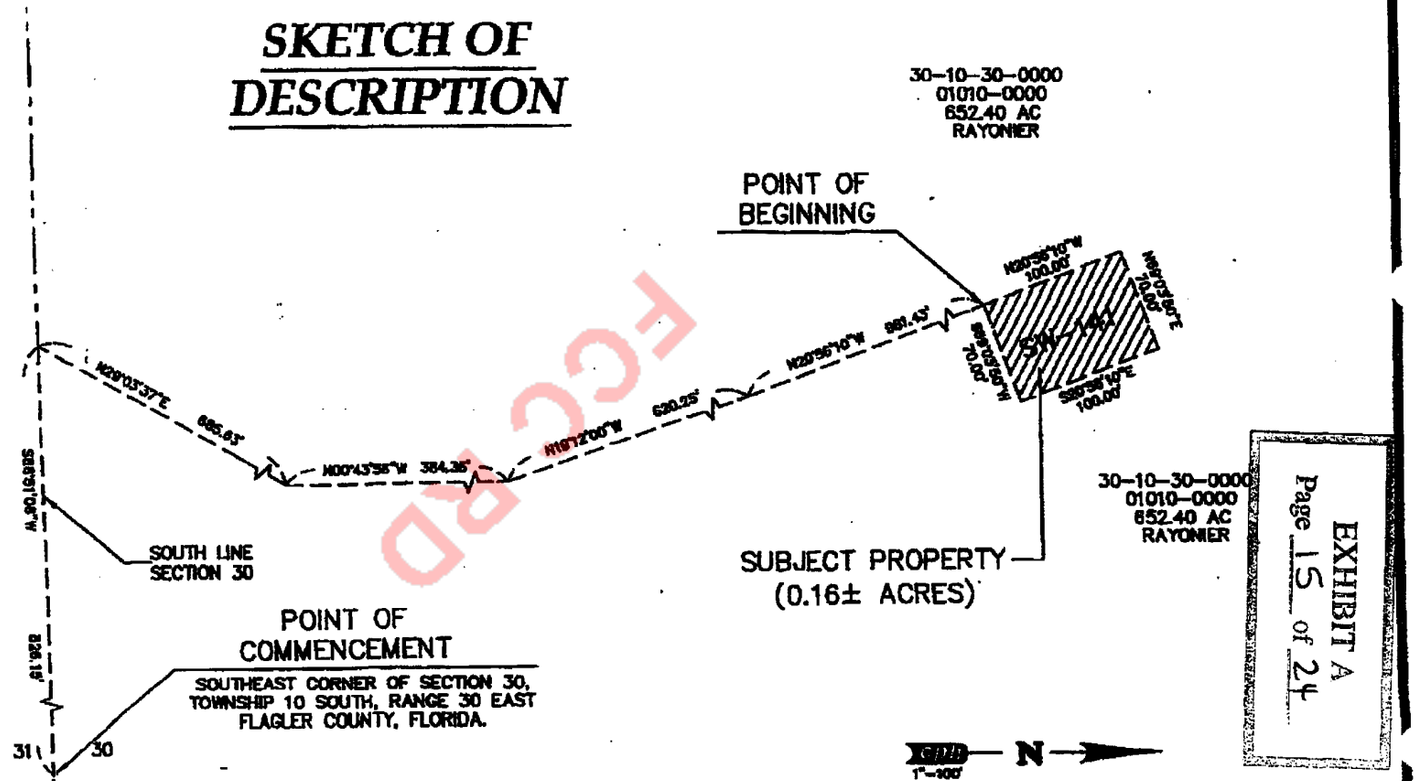
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cpheng ineers.com
200 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone 386.445.8900 Fax 386.445.8901

REVISIONS	BY	DATE
SKETCH OF DESCRIPTION ADDED	MC	4/28/09
REVISED LEGAL DESCRIPTION WRITER	MC	1/22/09
REVISED TITLE	MC	1/07/09
REVISED LEGAL DESCRIPTION ADDED	MC	9/22/08

Certificate of Authorization No. LB 7917

Book: 1783 Page: 1251

SKETCH OF DESCRIPTION



NOT VALID WITHOUT SHEETS 1 & 2 OF 2

FCC RD

Book: 1783 Page: 1252

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 826.15 FEET, THENCE NORTH 29°03'37" EAST, DEPARTING THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 685.63 FEET, THENCE NORTH 00°43'56" WEST A DISTANCE OF 384.36 FEET, THENCE NORTH 19°12'00" WEST A DISTANCE OF 620.25 FEET, THENCE NORTH 20°56'10" WEST A DISTANCE OF 981.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 20°56'10" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 69°03'50" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 20°56'10" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 69°03'50" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 16 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey [illegible] Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

[redacted]
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cpengineers.com
[illegible] PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137
Phone [illegible] Fax [illegible]

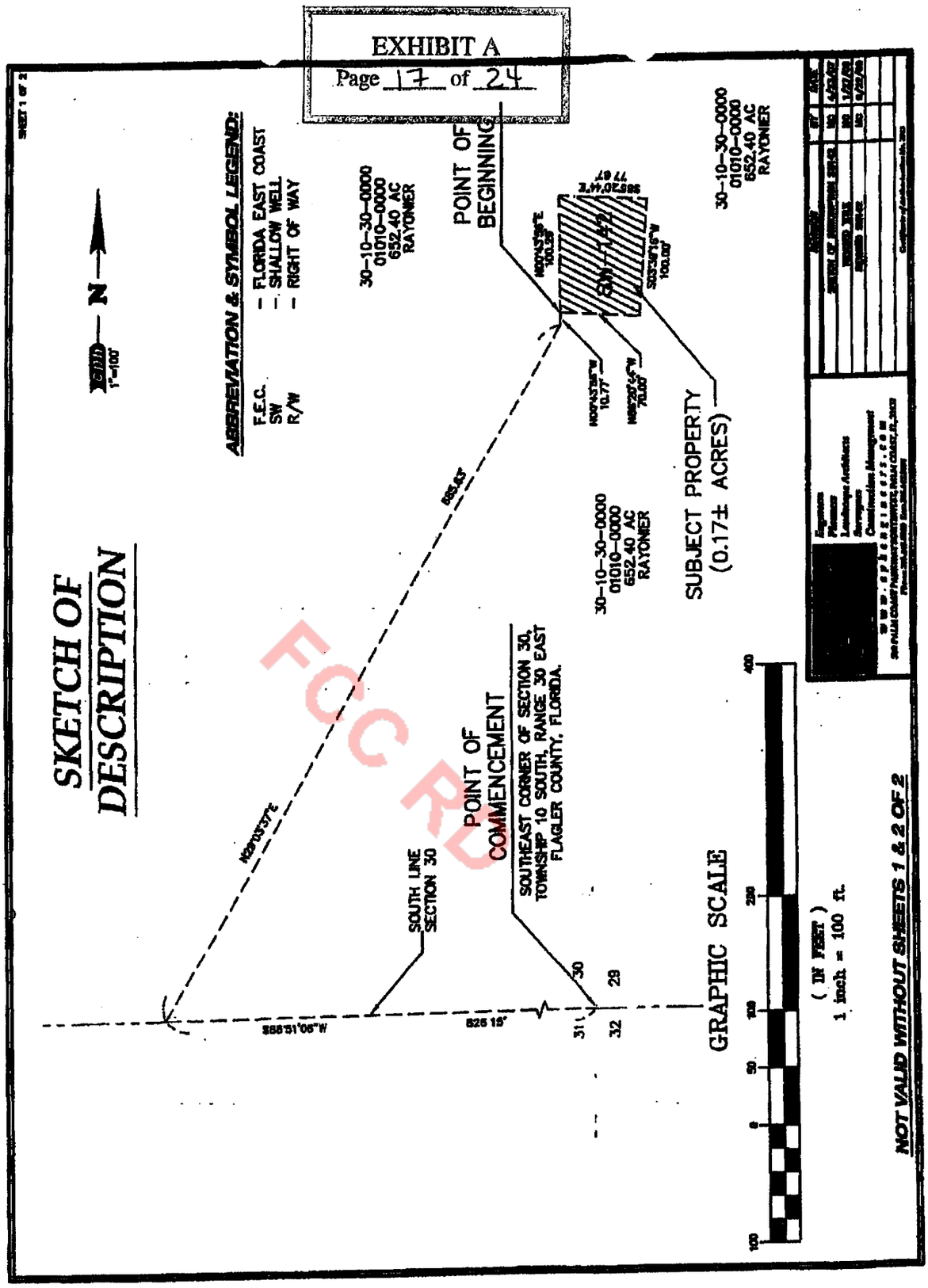
REVISION	BY	DATE
SKETCH OF DESCRIPTION ADDED	MB	4/26/07
REVISED TITLE	MB	1/22/09
REVISED LEGAL DESCRIPTION ADDED	MB	9/22/09

Certificate of Authorization No. 3068

ECC RD

Book: 1783 Page: 1253

EXHIBIT A
Page 17 of 24



FCC RD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 826.15 FEET, THENCE NORTH 29°03'37" EAST, DEPARTING SAID SOUTH LINE OF SECTION 30 A DISTANCE OF 685.63 FEET, THENCE NORTH 00°43'56" WEST A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00°43'56" WEST A DISTANCE OF 100.29 FEET, THENCE SOUTH 86°20'44" EAST A DISTANCE OF 77.67 FEET, THENCE SOUTH 03°39'16" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 86°20'44" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.17 ACRES MORE OR LESS.

EXHIBIT A
Page 18 of 24

FCC RD

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

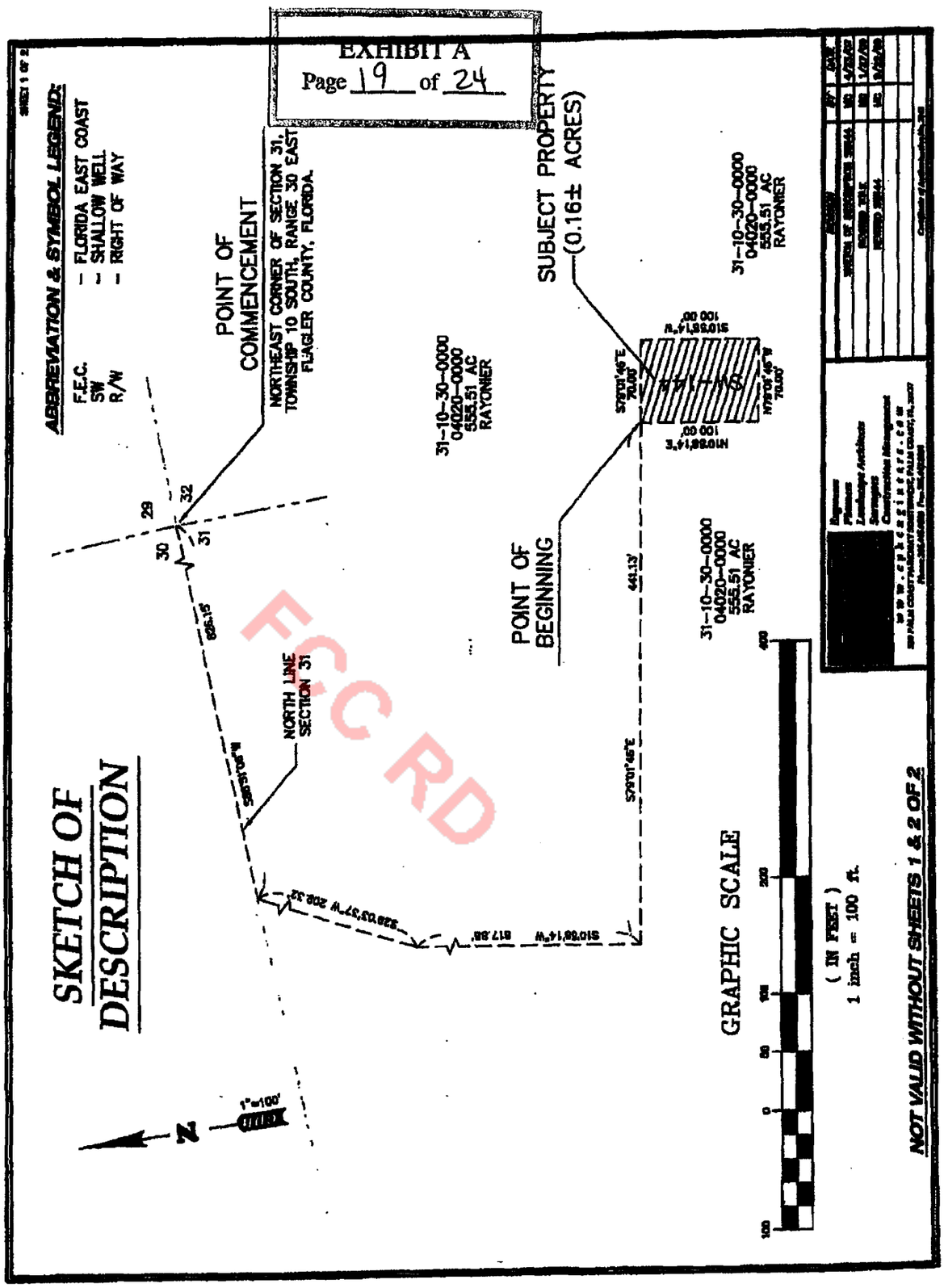
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cpbengineers.com
539 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone 386.445.8900 Fax 386.447.0281

	BY	DATE
SKETCH OF DESCRIPTION ISSUED	MD	4/25/07
REVISED TEXT	MD	1/07/08
REVISED LEGAL DESCRIPTION ISSUED	MD	9/22/08

Certificate of Authorization No. 7245

Book: 1783 Page: 1255

EXHIBIT A
Page 19 of 24



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'06" WEST, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 828.15 FEET, THENCE SOUTH 28°03'37" WEST, DEPARTING NORTH LINE OF SAID SECTION 31 A DISTANCE OF 208.32 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 817.88 FEET, THENCE SOUTH 79°01'46" EAST A DISTANCE OF 441.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 79°01'46" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 79°01'46" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 10°58'14" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

ECC RD

EXHIBIT A
Page 20 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

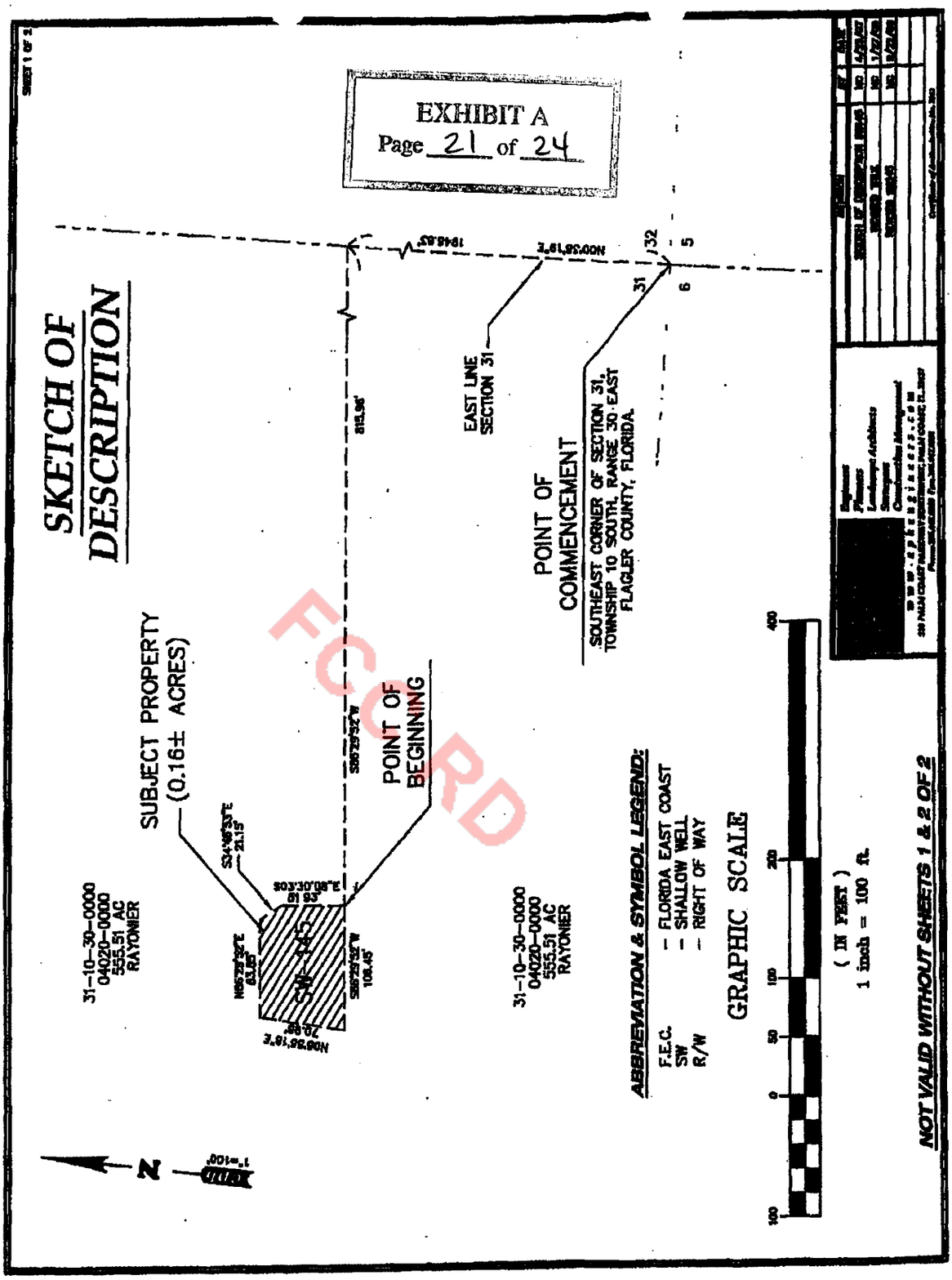
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cpkengineers.com
339 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137

REVISIONS	BY	DATE
SKETCH OF DESCRIPTION ADDED	MS	9/22/09
ADDED TITLE	MS	1/22/10
REVISED LEGAL DESCRIPTION ADDED	MS	9/23/10

Certificate of Authorization No. 7548

Book: 1783 Page: 1257


EXHIBIT A
Page 21 of 24
SKETCH OF DESCRIPTION
SUBJECT PROPERTY (0.16± ACRES)
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST FLAGLER COUNTY, FLORIDA.
EAST LINE SECTION 31
31-10-30-0000
04020-0000
555.51 AC
RAYONIER
ABBREVIATION & SYMBOL LEGEND:
F.E.C. – FLORIDA EAST COAST
SW – SHALLOW WELL
R/W – RIGHT OF WAY
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOT VALID WITHOUT SHEETS 1 & 2 OF 2
FCORD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°38'19" EAST ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 1948.83 FEET, THENCE SOUTH 86°29'52" WEST, DEPARTING SAID EAST LINE OF SECTION 31 A DISTANCE OF 815.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 86°29'52" WEST A DISTANCE OF 106.45 FEET, THENCE NORTH 05°55'18" EAST A DISTANCE OF 70.96 FEET, THENCE NORTH 86°29'52" EAST A DISTANCE OF 83.85 FEET, THENCE SOUTH 34°46'53" EAST A DISTANCE OF 21.15 FEET, THENCE SOUTH 03°30'08" EAST A DISTANCE OF 51.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

ECC RD

EXHIBIT A
Page 22 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

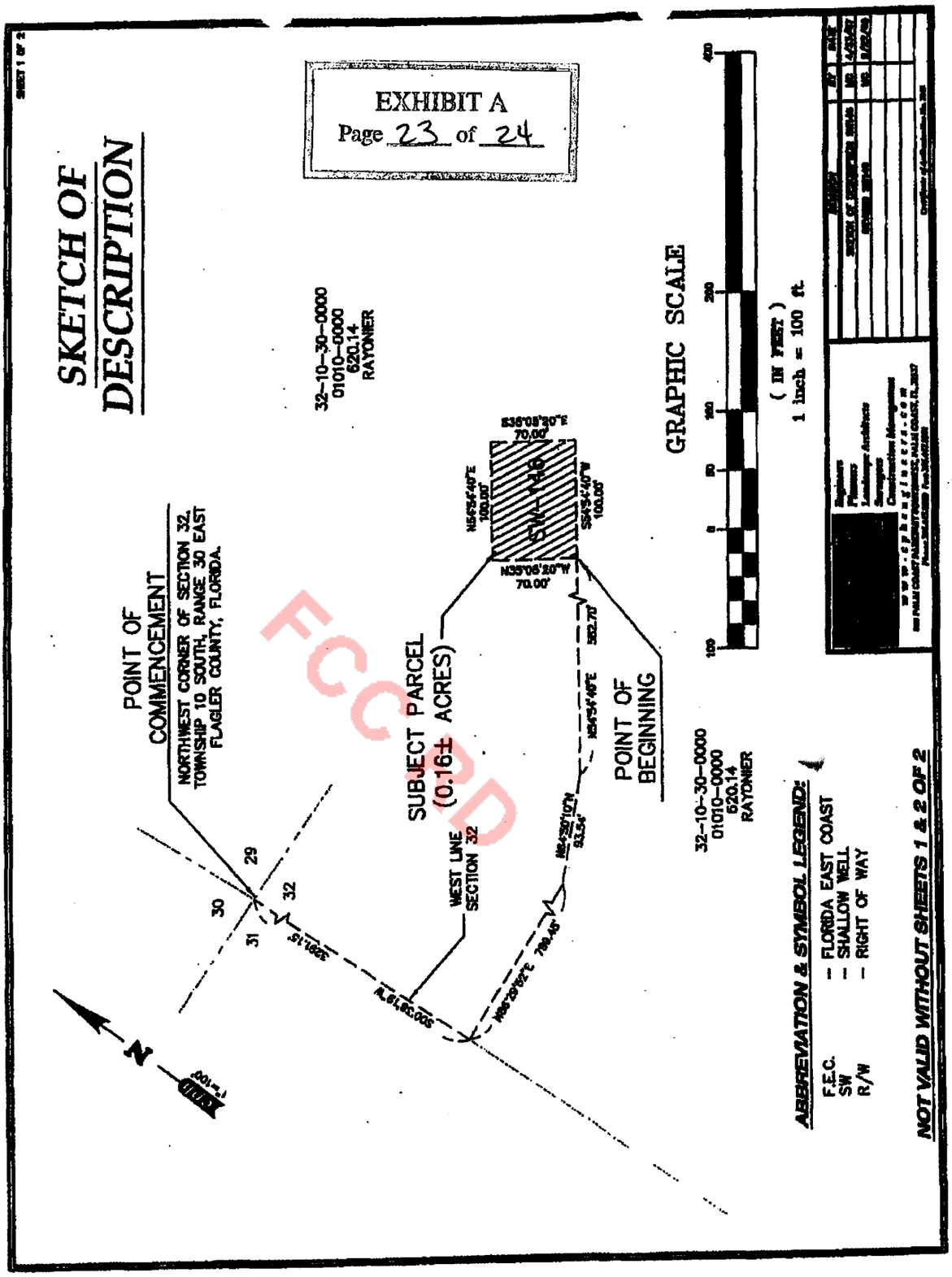
Jeffrey R. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.pbengineers.com
610 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137

REVISED	BY	DATE
SKETCH OF DESCRIPTION ONLY	MD	4/20/09
REVISED TITLE	MD	1/27/09
REVISED LEGAL DESCRIPTION ONLY	MD	9/28/09

Book: 1783 Page: 1259


EXHIBIT A
Page 23 of 24
SKETCH OF DESCRIPTION
POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST FLAGLER COUNTY, FLORIDA.
SUBJECT PARCEL (0.16± ACRES)
POINT OF BEGINNING
WEST LINE SECTION 32
32-10-30-0000
01010-0000
620.14
RAYONIER
S36°08'20"E 70.00'
N53°54'40"E 100.00'
S53°54'40"W 100.00'
N36°08'20"W 70.00'
N53°54'40"E 202.70'
N36°05'20"W 83.54'
S00°39'15"E 399.15'
N89°20'45"E 788.48'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ABBREVIATION & SYMBOL LEGEND:
F.E.C. -- FLORIDA EAST COAST
SW -- SHALLOW WELL
R/W -- RIGHT OF WAY
NOT VALID WITHOUT SHEETS 1 & 2 OF 2
FCC CD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 00°38'19" WEST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 3291.15 FEET, THENCE NORTH 86°29'52" EAST, DEPARTING SAID WEST LINE OF SECTION 32 A DISTANCE OF 799.45 FEET, THENCE NORTH 64°50'10" EAST A DISTANCE OF 93.54 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 582.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 35°05'20" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 35°05'20" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 54°54'40" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 24 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey K. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
550 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL. 32137
Phone: 386.445.8900 Fax: 386.445.8901

REVISION	BY	DATE
SKETCH OF DESCRIPTION ADDED	MS	6/23/09
SKETCH LEGAL DESCRIPTION REVISED	MS	9/22/09

Certificate of Authorization No. 7425

ECC RD

Book: 1783 Page: 1261

LEGAL DESCRIPTION: SW-114

OFF REC 0566 PAGE 0868

DATE: April 14, 1981

PREPARED BY: Hershel Prestridge

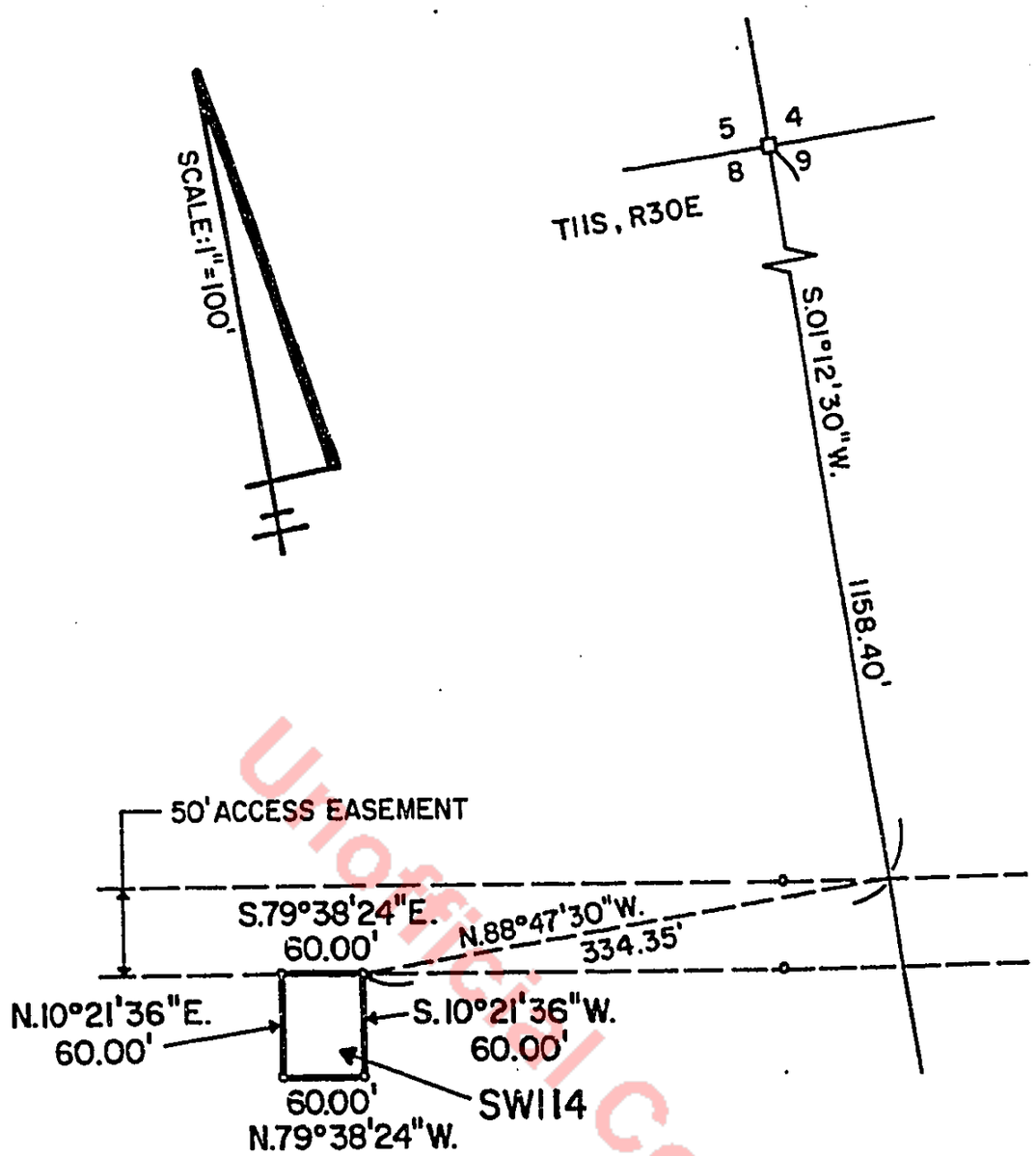
A PARCEL OF LAND LYING IN GOVERNMENT SECTION 8, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

From a POINT OF REFERENCE being the Northeast corner of said Government Section 8; Thence South 01° 12' 30" West 1158.40 feet along the Easterly boundary line of said Section 8; Thence departing said Easterly boundary line North 88° 47' 30" West 334.35 feet to the POINT OF BEGINNING of this description; Thence South 10° 21' 36" West 60.00 feet; Thence North 79° 38' 24" West 60.00 feet; Thence North 10° 21' 36" East 60.00 feet; Thence South 79° 38' 24" East 60.00 feet to the POINT OF BEGINNING of this description.

Parcel Containing .08 Acres, more or less.

PH

Unofficial Copy



Unofficial Copy

SURVEY OF WELL SITE
WELL NO. SW-114

LEGAL DESCRIPTION: SW-115

DATE: April 14, 1981

PREPARED BY: Hershel Prestridge

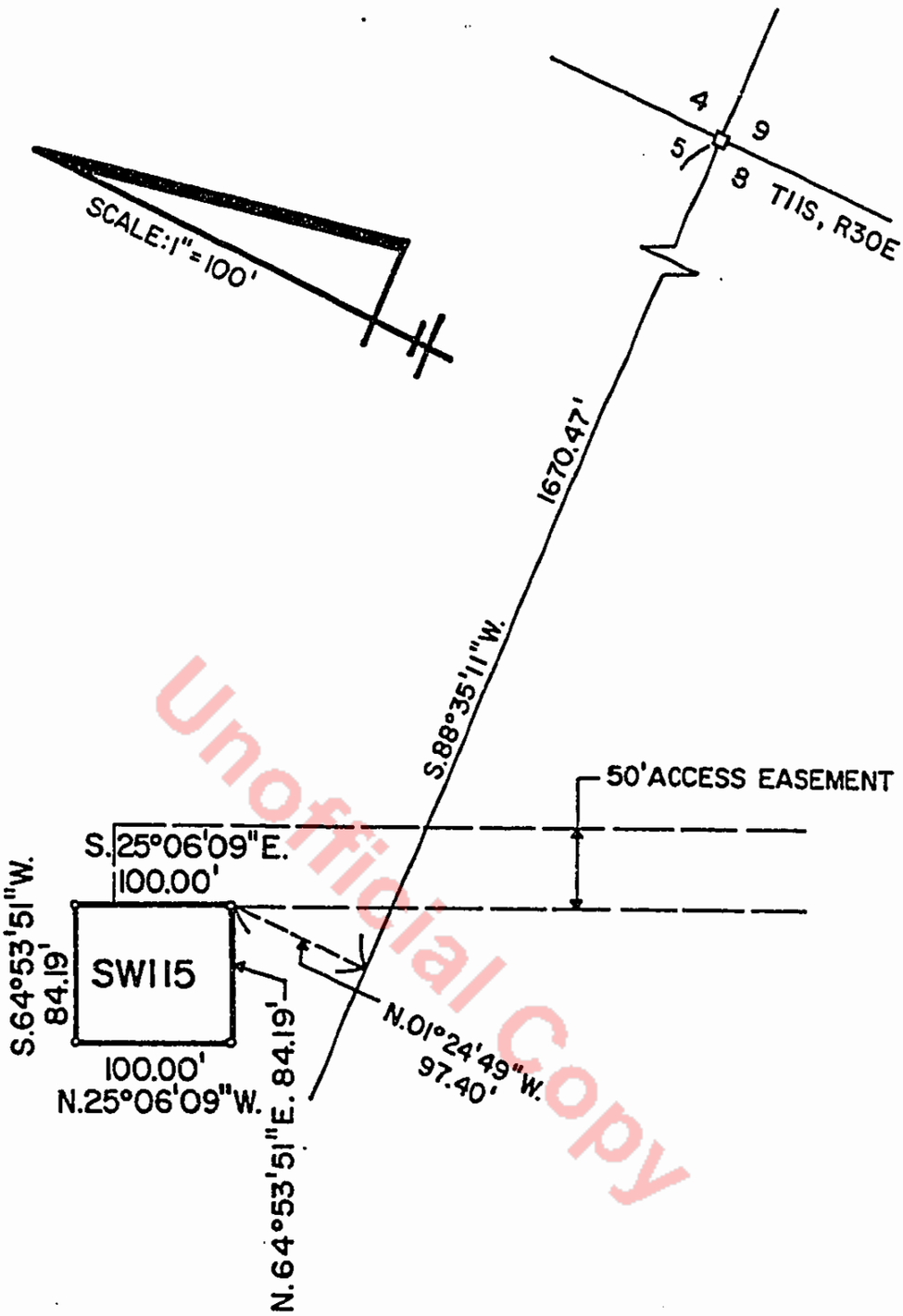
A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

From a POINT OF REFERENCE being the Southeast corner of said Section 5; Thence South 88° 35' 11" West 1670.47 feet along the Southerly boundary line of said Section 5; Thence departing said Southerly boundary line North 01° 24' 49" West 97.40 feet to the POINT OF BEGINNING of this description; Thence South 64° 53' 51" West 84.19 feet; Thence North 25° 06' 09" West 100.00 feet; Thence North 64° 53' 51" East 84.19 feet; Thence South 25° 06' 09" East 100.00 feet to the POINT OF BEGINNING of this description.

Parcel Containing .19 Acres, more or less.

PH

Unofficial Copy



Unofficial Copy

SURVEY OF WELL SITE
WELL NO. SW-115

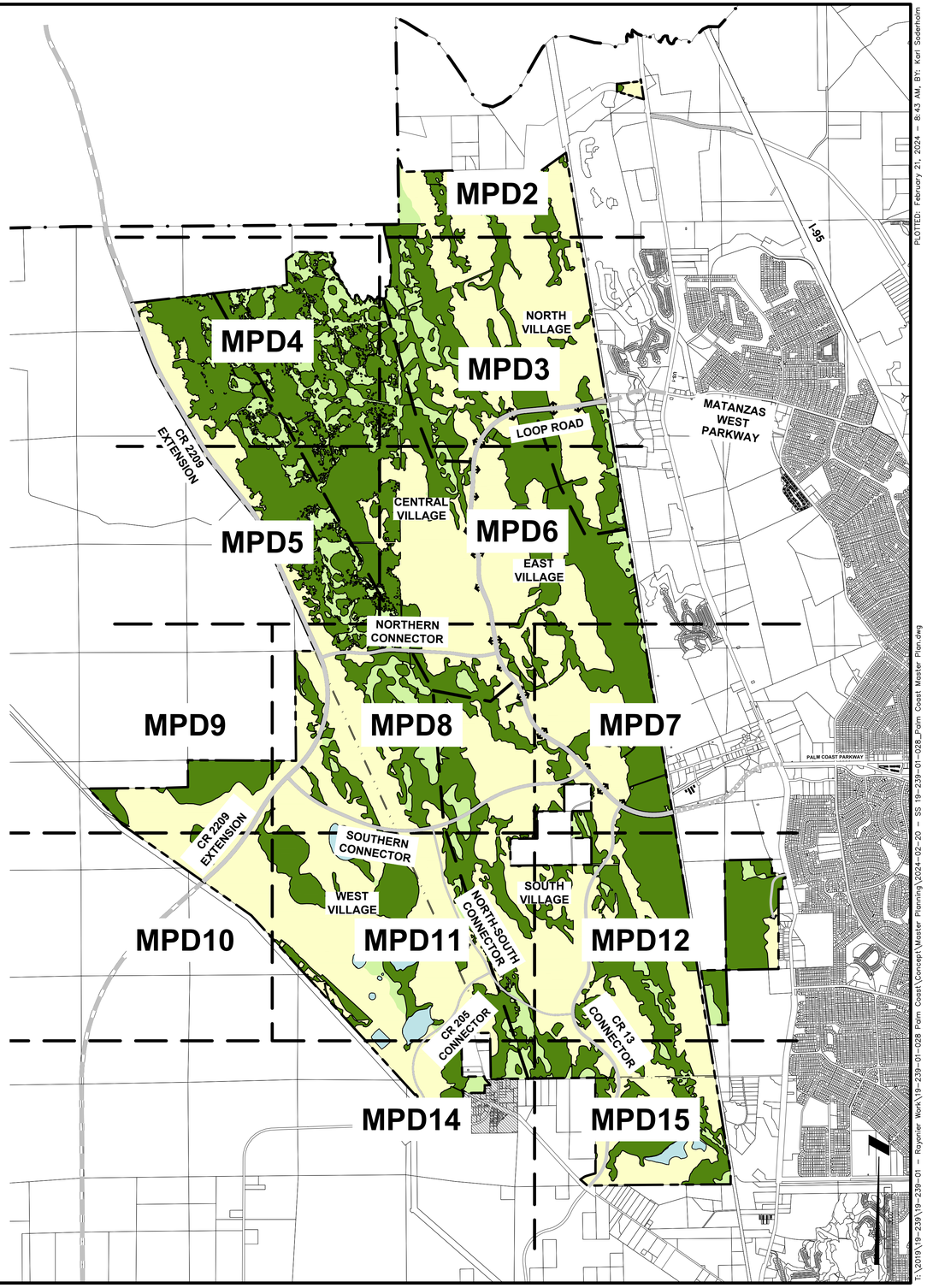
RAYDIENT

PLACES + PROPERTIES

RAYDIENT PALM COAST

Master Planned Development (MPD) - EXHIBIT "B"

APRIL 28, 2026



Sheet Index	
Sheet Number	Sheet Title
MPD0	MPD0 COVER SHEET
MPD1	MPD MASTER PLAN
MPD2	MPD SITE PLAN
MPD3	MPD SITE PLAN
MPD4	MPD SITE PLAN
MPD5	MPD SITE PLAN
MPD6	MPD SITE PLAN
MPD7	MPD SITE PLAN
MPD8	MPD SITE PLAN
MPD9	MPD SITE PLAN
MPD10	MPD SITE PLAN
MPD11	MPD SITE PLAN
MPD12	MPD SITE PLAN
MPD13	MPD SITE PLAN
MPD14	MPD SITE PLAN
MPD15	TYPICAL SECTIONS
MPD16	TYPICAL SECTIONS
MPD17	TYPICAL SECTIONS

Project Team:

Placemaking, Community Planning, Transportation, & Engineering:

ETM ENGLAND-THIMS & MILLER — Trusted Advisors, Creating Community.

Legal:

DMH&D DRIVER·McAFEE HAWTHORNE·DIEBENOW

Environmental:

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.

Cultural:

SEARCH

Notes:

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, AND IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
2. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
3. SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, AND MAY BE LOCATED AS SET FORTH IN THE MPD WRITTEN DESCRIPTION AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
4. THE GENERAL LOCATION AND CONFIGURATION OF DEVELOPMENT PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND TECHNICAL SITE PLAN REVIEW.
5. THE LIMITS OF THE REGIONAL ACTIVITY CENTER, EMPLOYMENT CENTER, AND VILLAGE CENTERS ARE SHOWN DIAGRAMMATICALLY ON THE MPD. LIMITS OF THESE AREAS WILL BE ESTABLISHED ON TECHNICAL SITE PLANS IN ACCORDANCE WITH THE MPD AGREEMENT.
6. STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON TECHNICAL SITE PLANS.
7. UPLAND BUFFERS AND BUILDING SETBACKS TO UPLAND BUFFER LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
8. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGMA) FOR ALL DEVELOPMENT AREAS WILL BE SHOWN ON TECHNICAL SITE PLANS.
9. VEHICULAR ACCESS SHOWN IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE MPD AGREEMENT.
10. MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
11. NON-RESIDENTIAL DETAIL WILL BE SHOWN ON TECHNICAL SITE PLANS.

MPD DEVELOPMENT SUMMARY

A. ZONING: MPD
B. FUTURE LAND USE: MPMU
C. AREA SUMMARY:

1.	TOTAL PROJECT AREA: 20,144 ± Ac.	
2.	DEVELOPMENT SUMMARY (NORTH VILLAGE, CENTRAL VILLAGE, EAST VILLAGE, WEST VILLAGE, SOUTH VILLAGE.)	
2.1.	GREENWAY OVERLAY:	8,501 Ac±
2.1.1.	TRANSITION ZONE:	1,103 Ac±
2.2.	REGIONAL ACTIVITY CENTER:	947 Ac±
2.3.	EMPLOYMENT CENTER:	564 Ac±
2.4.	VILLAGES*:	9,206 Ac±
2.5.	VILLAGE CENTERS:	926 Ac±
3.	WETLANDS	
3.1.	PRESERVED WETLANDS:	8,120 Ac±
4.	UPLAND BUFFER	
4.1.	PER SJRWMD REQUIREMENTS	

* VILLAGE ACREAGE INCLUDES NEIGHBORHOOD CENTERS AND HAMLETS.
** ACTUAL NET ACREAGE WILL BE DETERMINED THROUGH ONE OR MORE FORMAL WETLAND DETERMINATIONS, FINAL DESIGN AND PERMITTING AND PER THE MPD AGREEMENT.

LEGEND

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



PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLOTTED: May 21, 2026 – 4:21 PM, BY: Brooke George

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ENGLAND-THIMS & MILLER

MPD MASTER PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD1

T:\2019\19-239\19-239-01 – Rayonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD_2026-05-21.dwg

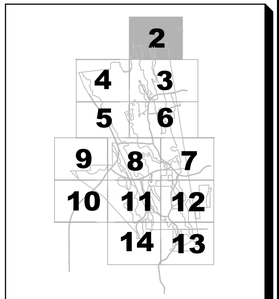
ST. JOHNS COUNTY
FLAGLER COUNTY

US 1

FEC RAILROAD

NORTH VILLAGE

SEE PAGE MPD3



KEY MAP

LEGEND

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

N

300'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ETM
ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD2

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

I:\2019\19-239\19-239-01 – Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD4

SEE PAGE MPD2

NORTH VILLAGE

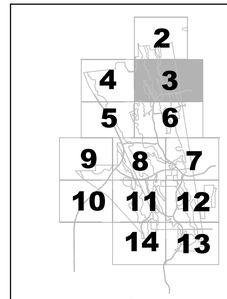
FEC RAILROAD

MATANZAS WOODS PARKWAY

LOOP ROAD

EAST VILLAGE

SEE PAGE MPD6



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD3

T:\2019\19-239\19-239-01 – Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

PROPERTY BOUNDARY

VILLAGE DIVIDE

OLD BRICK GREENWAY

CR2209 EXTENSION

OLD BRICK ROAD

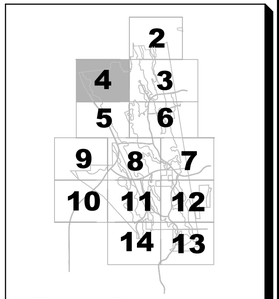
WEST VILLAGE

CENTRAL VILLAGE

SEE PAGE MPD3

SEE PAGE MPD5

CR 2209 EXTENSION PARALLELS OLD BRICK ROAD - FINAL ALIGNMENT OF 2209 AND BUFFERING OF OLD BRICK ROAD TO BE COORDINATED WITH: CITY, COUNTY, AND FDOT



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ETM ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD4

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD4

CR2209 EXTENSION

OLD BRICK GREENWAY

SEE PAGE MPD6

CR 2209 EXTENSION PARALLELS
OLD BRICK ROAD - FINAL ALIGNMENT
OF 2209 AND BUFFERING OF OLD BRICK ROAD
TO BE COORDINATED WITH:
CITY, COUNTY, AND FDOT

OLD BRICK ROAD

CR2209 EXTENSION

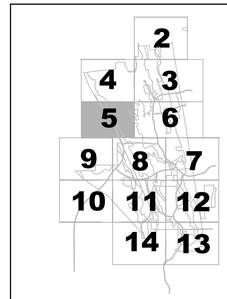
CR 2209 EXTENSION PARALLELS
OLD BRICK ROAD - FINAL ALIGNMENT
OF 2209 AND BUFFERING OF OLD BRICK ROAD
TO BE COORDINATED WITH:
CITY, COUNTY, AND FDOT

SEE PAGE MPD9

SEE PAGE MPD5

WEST VILLAGE

NORTHERN CONNECTOR



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD5

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 – Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD3

SEE PAGE MPD5

LOOP ROAD

PRINGLE BRANCH GREENWAY

PEAVY GRADE

REGIONAL ACTIVITY CENTER

CENTRAL VILLAGE

EAST VILLAGE

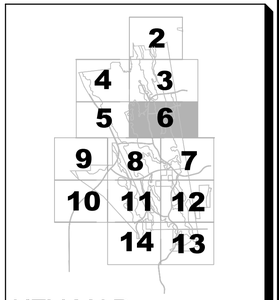
SEE PAGE MPD8

SEE PAGE MPD6

SEE PAGE MPD7

SEE PAGE MPD6

NORTHERN CONNECTOR



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

Trusted Advisors, Creating Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD6

I:\2019\19-239\19-239-01 – Royonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD6

EAST VILLAGE

SEE PAGE MPD8

LOOP ROAD

SOUTHERN CONNECTOR

SOUTH VILLAGE

CR 13 CONNECTOR

LOOP ROAD

SEE PAGE MPD12

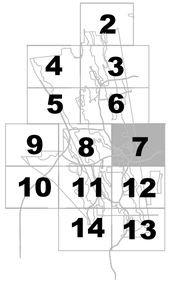
FEC RAILROAD

HARGROVE GRADE

US 1

PALM COAST PARKWAY EXTENSION

KEY MAP



LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

Trusted Advisors, Creating Community,

ETM

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD7

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD6

WEST VILLAGE

CENTRAL VILLAGE

NORTHERN CONNECTOR

NORTHERN CONNECTOR

LOOP ROAD

SEE PAGE MPD9

OLD BRICK ROAD CORRIDOR

CR2209 EXTENSION

SOUTH VILLAGE

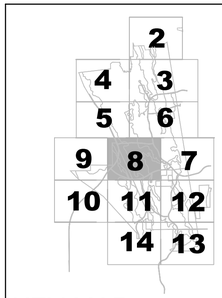
SEE PAGE MPD7

WEST VILLAGE

SOUTHERN CONNECTOR

SOUTHERN CONNECTOR

SEE PAGE MPD11



KEY MAP

LEGEND

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

N

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ETM

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD8

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 - Royonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD5

SEE PAGE MPD8

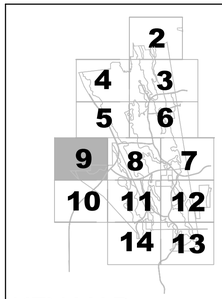
PROPERTY BOUNDARY

FPL POWERLINE

WEST VILLAGE

CR2209 EXTENSION

SEE PAGE MPD10



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

Trusted Advisors, Creating Community,
ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

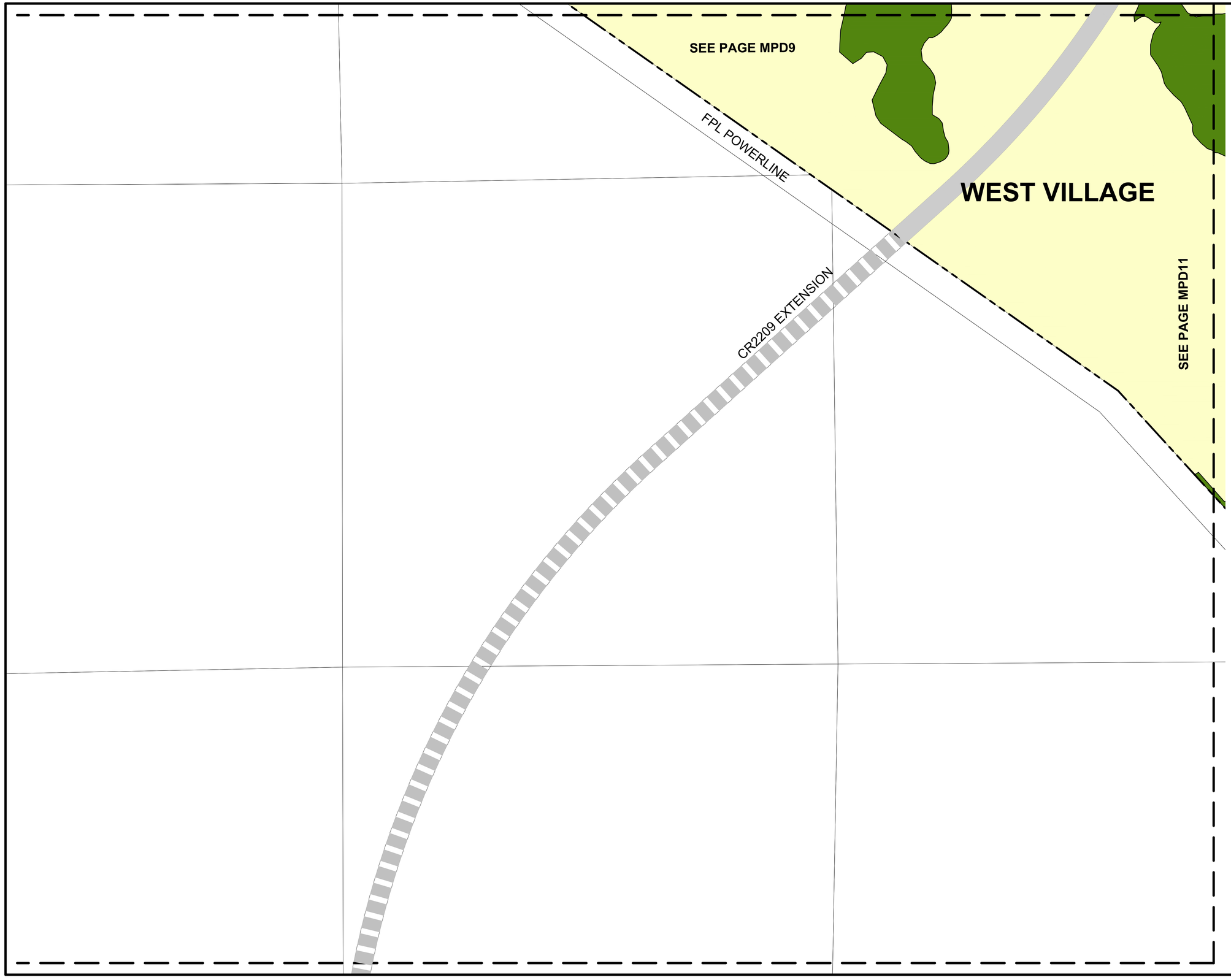
MPD SITE PLAN

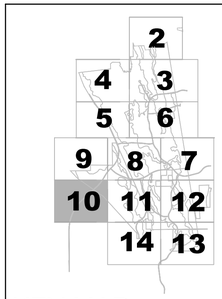
RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD9

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg





KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

Trusted Advisors, Creating Community.
ETM | ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD10

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 - Raymier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD8

SEE PAGE MPD10

SPECKLED PERCH LAKE

LAKES GREENWAY

OLD BRICK ROAD CORRIDOR

NORTH-SOUTH CONNECTOR

SOUTH VILLAGE

BLACK LAKE

NEOGA LAKE

WEST VILLAGE

FPL POWERLINE

CR 205 CONNECTOR

TANK LAKE

SEE PAGE MPD12

SEE PAGE MPD14

KEY MAP

2
4 3
5 6
9 8 7
10 11 12
14 13

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ETM

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD11

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD7

FEC RAILROAD

US 1

CR 13 CONNECTOR

SOUTH VILLAGE

EMPLOYMENT CENTER

SEE PAGE MPD11

NORTH-SOUTH CONNECTOR

SEE PAGE MPD13

KEY MAP

2
4 3
5 6
9 8 7
10 11 12
14 13

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ETM

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD12

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 – Rayonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

EMPLOYMENT CENTER

SOUTH VILLAGE

SEE PAGE MPD12

SEE PAGE MPD14

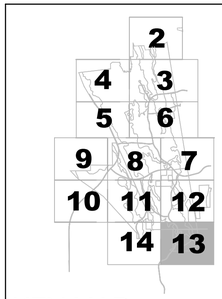
OTIS STONE HUNTER ROAD

FEC RAILROAD

CR 13

CR 13

US 1



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ETM

ENGLAND-THIMS & MILLER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD13

T:\2019\19-239\19-239-01 – Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

SEE PAGE MPD11

FPL POWERLINE

WEST VILLAGE

CR 205 CONNECTOR

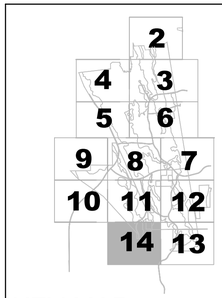
ESPANOLA BUFFER AREA

ESPANOLA

CR 13

CR 205

SEE PAGE MPD13



KEY MAP

LEGEND

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

500'

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ETM
ENGLAND-THIMS & MILLER

PLOTTED: April 30, 2026 – 5:59 PM, BY: Karl Soderholm

T:\2019\19-239\19-239-01 – Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

MPD SITE PLAN

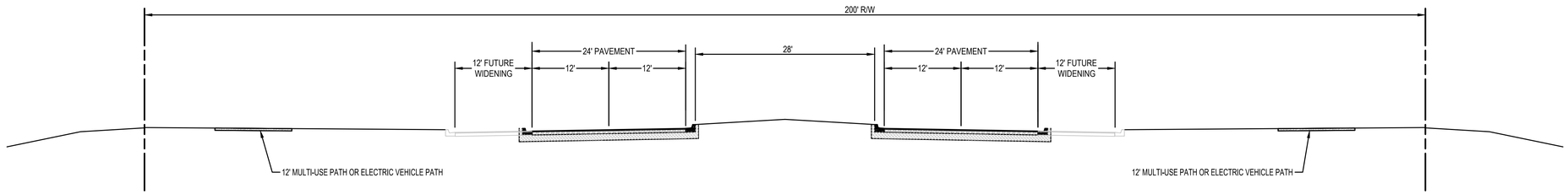
RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD14

RECOMMENDED TYPICAL SECTIONS - COLLECTOR ROADS

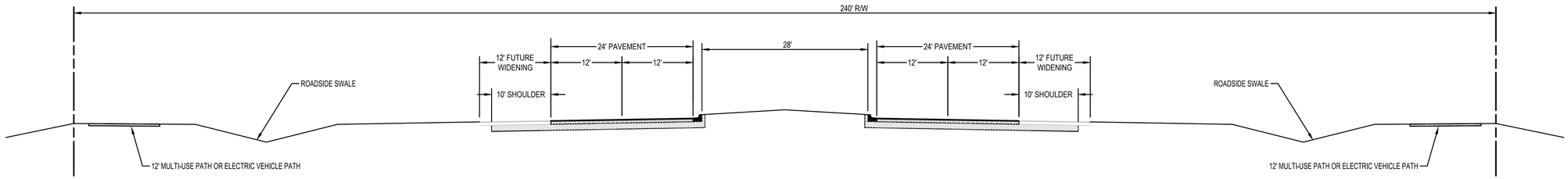
URBAN SECTIONS

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS.



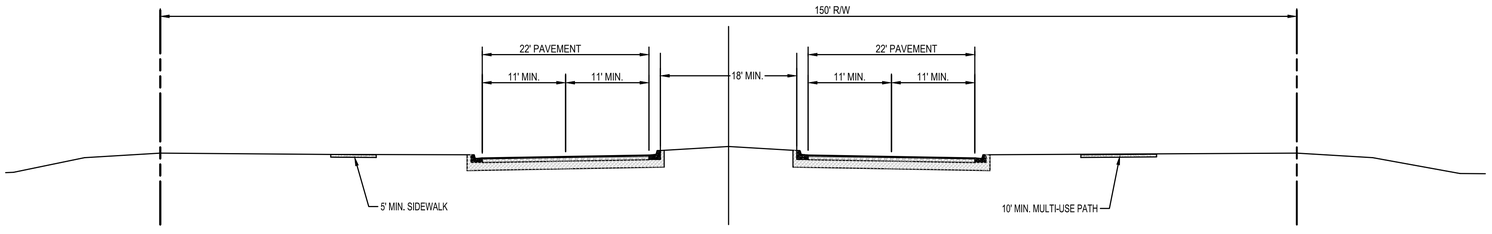
LOOP ROAD SECTION A

N.T.S.



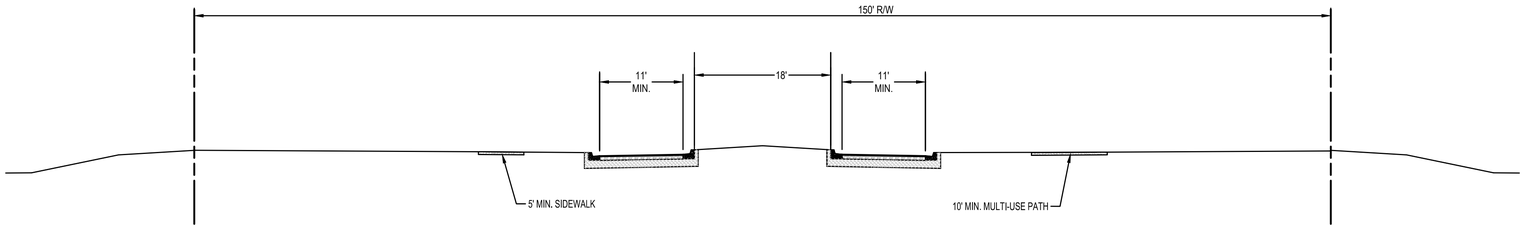
LOOP ROAD SECTION B

N.T.S.



MAIN BOULEVARD ROADWAY A

N.T.S.



MAIN BOULEVARD ROADWAY B

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

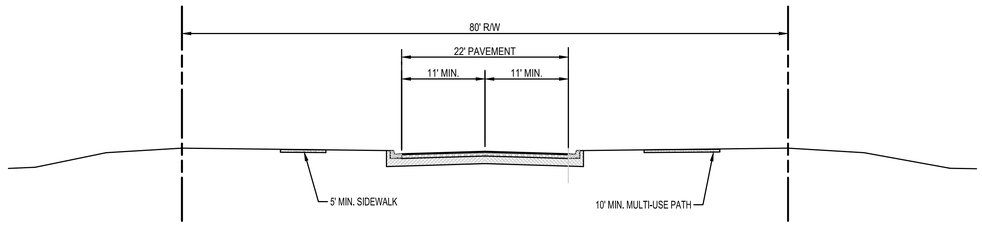
ETM | ENGLAND-THIMS & MILLER

TYPICAL SECTIONS

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

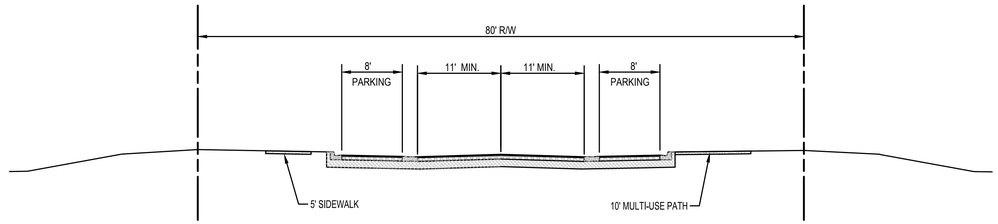
DRAWING NUMBER
MPD15

T:\2019\19-239\19-239-01 - Raymier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg



AVENUE ROADWAY A

N.T.S.



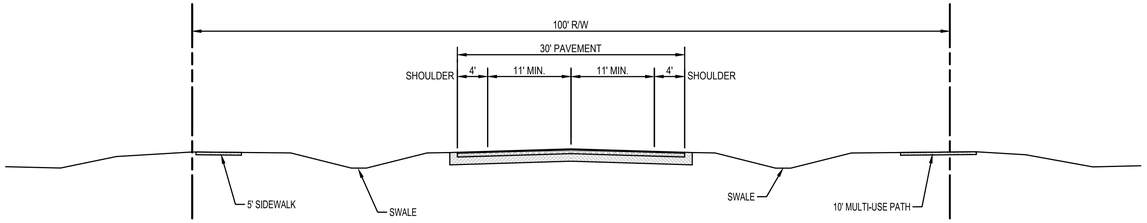
AVENUE ROADWAY A WITH ON-STREET PARKING

N.T.S.

RECOMMENDED TYPICAL SECTIONS - COLLECTOR ROADS

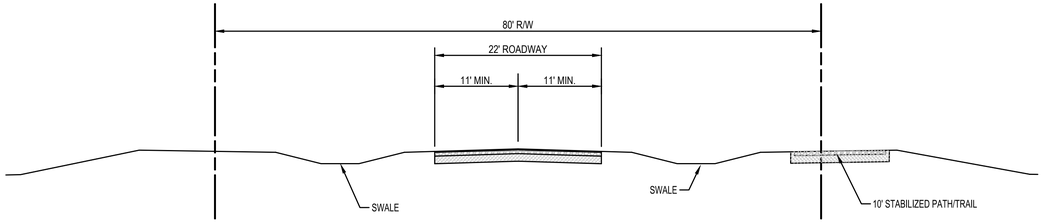
RURAL SECTIONS

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS



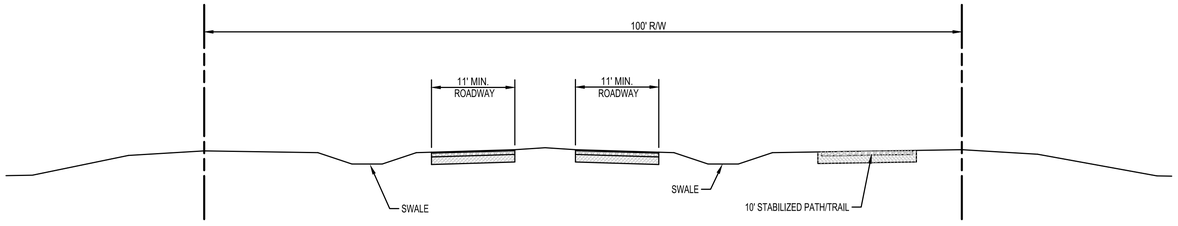
RURAL AVENUE ROADWAY

N.T.S.



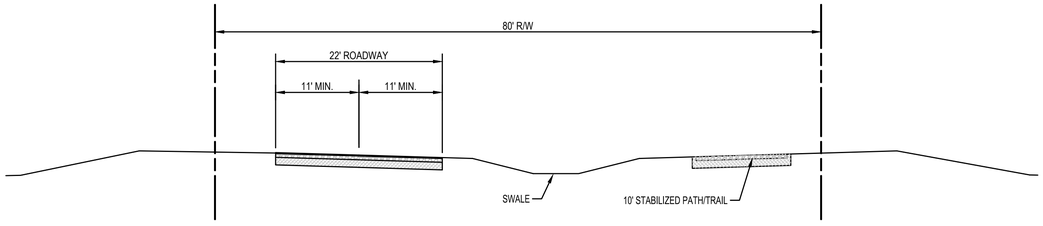
RURAL STREET A

N.T.S.



RURAL STREET B

N.T.S.



RURAL STREET C

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community.

ETM
ENGLAND-THIMS & MILLER

TYPICAL SECTIONS

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

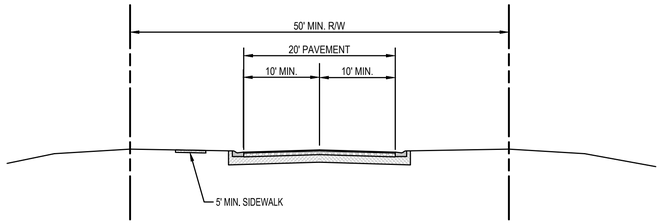
DRAWING NUMBER
MPD16

T:\2019\19-239\19-239-01 - Raydient Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

RECOMMENDED TYPICAL SECTIONS - LOCAL ROADS

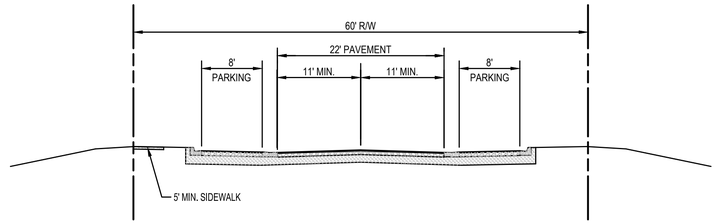
URBAN SECTIONS

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS



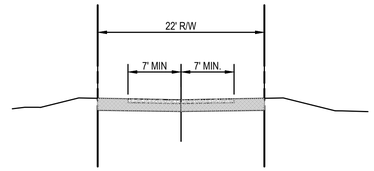
STREET ROADWAY

N.T.S.



STREET ROADWAY WITH ON-STREET PARKING

N.T.S.

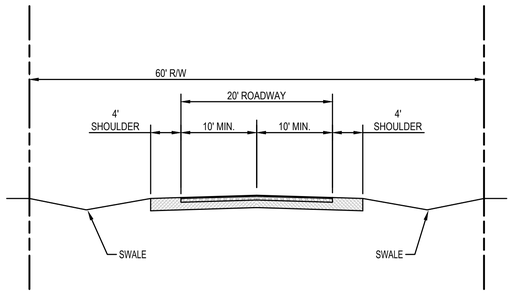


ALLEYWAY

N.T.S.

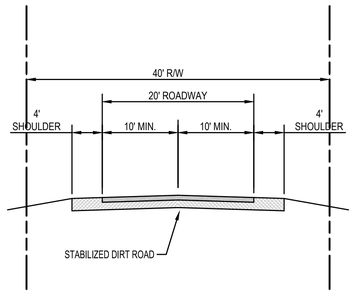
RECOMMENDED TYPICAL SECTIONS - LOCAL ROADS

RURAL SECTIONS



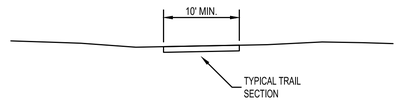
LOCAL ROAD

N.T.S.



STABILIZED LOW-IMPACT ROAD

N.T.S.

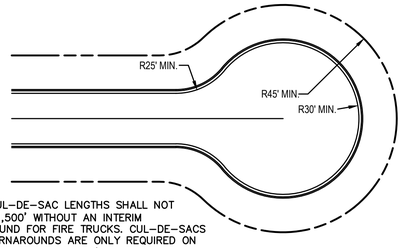


TYPICAL TRAIL SECTION

N.T.S.

RECOMMENDED TYPICAL LAYOUT - CUL-DE-SAC

RURAL SECTIONS



NOTE: CUL-DE-SAC LENGTHS SHALL NOT EXCEED 1,500' WITHOUT AN INTERIM TURNAROUND FOR FIRE TRUCKS. CUL-DE-SACS OR T-TURNAROUNDS ARE ONLY REQUIRED ON ROADS GREATER THAN 150' IN LENGTH.

CUL-DE-SAC LAYOUT

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

Trusted Advisors, Creating Community,

ENGLAND-THIMS & MILLER

TYPICAL SECTIONS

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD17

T:\2019\19-239\19-239-01 - Royonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg

Trip Generation Rate Calculations					
Land Use	ITE LUC	Independent Variable	PM Peak Hour		
			Gross Trip Rate [1]	Pass-by Percentage [2]	New Trip Rate
Single-Family Detached Housing	210	DU	0.93	0.0%	0.93
Single-Family Attached Housing	215	DU	0.51	0.0%	0.51
Multi-family Low-Rise	220	DU	0.52	0.0%	0.52
Multi-family Mid-Rise	221	DU	0.38	0.0%	0.38
Low-Rise Res. w/ Ground Floor Commercial	230	DU	0.36	0.0%	0.36
Mid-Rise Res. with Ground Floor Commercial	231	DU	0.40	0.0%	0.40
Senior Adult Housing—Single-Family	251	DU	0.29	0.0%	0.29
Senior Adult Housing—Multifamily	252	DU	0.25	0.0%	0.25
Assisted Living	254	DU	0.24	0.0%	0.24
Hotel	310	Rooms	0.47	0.0%	0.47
Resort Hotel	330	Rooms	0.39	0.0%	0.39
General Light Industrial	110	1000 SF	0.49	0.0%	0.49
Industrial Park	130	1000 SF	0.23	0.0%	0.23
Warehouse	150	1000 SF	0.15	0.0%	0.15
Congregate Care Facility	253	DU	0.18	0.0%	0.18
Office	710	1000 SF	1.18	0.0%	1.18
Medical-Dental Office Building	720	1000 SF	3.42	0.0%	3.42
Office Park	750	1000 SF	1.21	0.0%	1.21
Shopping Center (>150K)	820	1000 SF	3.26	34.0%	2.15
Shopping Plaza with Supermarket (40K -150K)	821	1000 SF	8.58	40.0%	5.15
Shopping Plaza without Supermarket (40K -150K)	821	1000 SF	4.76	40.0%	2.86
Strip Retail Plaza (<40K)	822	1000 SF	6.29	40.0%	3.77

Note: PM peak hour trip rate criteria:

1) Trip rate from the ITE's Trip Generation Manual, 12th Edition

2) Reduced for Pass-by based on the 3rd edition of ITE's Trip Generation Handbook

3) No Internal Capture considered

Land Use Exchange Table

FROM: \ TO:		Single-Family Detached Housing	Single-Family Attached Housing	Multi-family Low-Rise	Multi-family Mid-Rise	Low-Rise Res. w/ Ground Floor Commercial	Senior Adult Housing Detached	Senior Adult Housing Attached	Senior Adult Housing—Multifamily	Assisted Living	Hotel	General Light Industrial	Industrial Park	Industrial Park	Warehouse	Congregate Care Facility	Office	Medical-Dental Office Building	Office Park	Shopping Center (>150K)	Shopping Plaza with Supermarket (40K -150K)	Shopping Plaza without Supermarket (40K -150K)	Strip Retail Plaza (<40K)
		DU	DU	DU	DU	DU	DU	DU	DU	DU	Rooms	Rooms	1000 SF	1000 SF	1000 SF	DU	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF
	Trip Rate	0.93	0.51	0.52	0.38	0.36	0.40	0.29	0.25	0.24	0.47	0.39	0.49	0.23	0.15	0.18	1.18	3.42	1.21	2.15	5.15	2.86	3.77
Single-Family Detached Housing	0.93	1.0000	1.8235	1.7885	2.4474	2.5833	2.3250	3.2069	3.7200	3.8750	1.9787	2.3846	1.8980	4.0435	6.2000	5.1667	0.7881	0.2719	0.7686	0.4326	0.1806	0.3252	0.2467
Single-Family Attached Housing	0.51	0.5484	1.0000	0.9808	1.3421	1.4167	1.2750	1.7586	2.0400	2.1250	1.0851	1.3077	1.0408	2.2174	3.4000	2.8333	0.4322	0.1491	0.4215	0.2372	0.0990	0.1783	0.1353
Multi-family Low-Rise	0.52	0.5591	1.0196	1.0000	1.3684	1.4444	1.3000	1.7931	2.0800	2.1667	1.1064	1.3333	1.0612	2.2609	3.4667	2.8889	0.4407	0.1520	0.4298	0.2419	0.1010	0.1818	0.1379
Multi-family Mid-Rise	0.38	0.4086	0.7451	0.7308	1.0000	1.0556	0.9500	1.3103	1.5200	1.5833	0.8085	0.9744	0.7755	1.6522	2.5333	2.1111	0.3220	0.1111	0.3140	0.1767	0.0738	0.1329	0.1008
Low-Rise Res. w/ Ground Floor Commercial	0.36	0.3871	0.7059	0.6923	0.9474	1.0000	0.9000	1.2414	1.4400	1.5000	0.7660	0.9231	0.7347	1.5652	2.4000	2.0000	0.3051	0.1053	0.2975	0.1674	0.0699	0.1259	0.0955
Mid-Rise Res. with Ground Floor Commercial	0.40	0.4301	0.7843	0.7692	1.0526	1.1111	1.0000	1.3793	1.6000	1.6667	0.8511	1.0256	0.8163	1.7391	2.6667	2.2222	0.3390	0.1170	0.3306	0.1860	0.0777	0.1399	0.1061
Senior Adult Housing—Single-Family	0.29	0.3118	0.5686	0.5577	0.7632	0.8056	0.7250	1.0000	1.1600	1.2083	0.6170	0.7436	0.5918	1.2609	1.9333	1.6111	0.2458	0.0848	0.2397	0.1349	0.0563	0.1014	0.0769
Senior Adult Housing—Multifamily	0.25	0.2688	0.4902	0.4808	0.6579	0.6944	0.6250	0.8621	1.0000	1.0417	0.5319	0.6410	0.5102	1.0870	1.6667	1.3889	0.2119	0.0731	0.2066	0.1163	0.0485	0.0874	0.0663
Assisted Living	0.24	0.2581	0.4706	0.4615	0.6316	0.6667	0.6000	0.8276	0.9600	1.0000	0.5106	0.6154	0.4898	1.0435	1.6000	1.3333	0.2034	0.0702	0.1983	0.1116	0.0466	0.0839	0.0637
Hotel	0.47	0.5054	0.9216	0.9038	1.2368	1.3056	1.1750	1.6207	1.8800	1.9583	1.0000	1.2051	0.9592	2.0435	3.1333	2.6111	0.3983	0.1374	0.3884	0.2186	0.0913	0.1643	0.1247
Resort Hotel	0.39	0.4194	0.7647	0.7500	1.0263	1.0833	0.9750	1.3448	1.5600	1.6250	0.8298	1.0000	0.7959	1.6957	2.6000	2.1667	0.3305	0.1140	0.3223	0.1814	0.0757	0.1364	0.1034
General Light Industrial	0.49	0.5269	0.9608	0.9423	1.2895	1.3611	1.2250	1.6897	1.9600	2.0417	1.0426	1.2564	1.0000	2.1304	3.2667	2.7222	0.4153	0.1433	0.4050	0.2279	0.0951	0.1713	0.1300
Industrial Park	0.23	0.2473	0.4510	0.4423	0.6053	0.6389	0.5750	0.7931	0.9200	0.9583	0.4894	0.5897	0.4694	1.0000	1.5333	1.2778	0.1949	0.0673	0.1901	0.1070	0.0447	0.0804	0.0610
Warehouse	0.15	0.1613	0.2941	0.2885	0.3947	0.4167	0.3750	0.5172	0.6000	0.6250	0.3191	0.3846	0.3061	0.6522	1.0000	0.8333	0.1271	0.0439	0.1240	0.0698	0.0291	0.0524	0.0398
Congregate Care Facility	0.18	0.1935	0.3529	0.3462	0.4737	0.5000	0.4500	0.6207	0.7200	0.7500	0.3830	0.4615	0.3673	0.7826	1.2000	1.0000	0.1525	0.0526	0.1488	0.0837	0.0350	0.0629	0.0477
Office	1.18	1.2688	2.3137	2.2692	3.1053	3.2778	2.9500	4.0690	4.7200	4.9167	2.5106	3.0256	2.4082	5.1304	7.8667	6.5556	1.0000	0.3450	0.9752	0.5488	0.2291	0.4126	0.3130
Medical-Dental Office Building	3.42	3.6774	6.7059	6.5769	9.0000	9.5000	8.5500	11.7931	13.6800	14.2500	7.2766	8.7692	6.9796	14.8696	22.8000	19.0000	2.8983	1.0000	2.8264	1.5907	0.6641	1.1958	0.9072
Office Park	1.21	1.3011	2.3725	2.3269	3.1842	3.3611	3.0250	4.1724	4.8400	5.0417	2.5745	3.1026	2.4694	5.2609	8.0667	6.7222	1.0254	0.3538	1.0000	0.5628	0.2350	0.4231	0.3210
Shopping Center (>150K)	2.15	2.3118	4.2157	4.1346	5.6579	5.9722	5.3750	7.4138	8.6000	8.9583	4.5745	5.5128	4.3878	9.3478	14.3333	11.9444	1.8220	0.6287	1.7769	1.0000	0.4175	0.7517	0.5703
Shopping Plaza with Supermarket (40K -150K)	5.15	5.5376	10.0980	9.9038	13.5526	14.3056	12.8750	17.7586	20.6000	21.4583	10.9574	13.2051	10.5102	22.3913	34.3333	28.6111	4.3644	1.5058	4.2562	2.3953	1.0000	1.8007	1.3660
Shopping Plaza without Supermarket (40K -150K)	2.86	3.0753	5.6078	5.5000	7.5263	7.9444	7.1500	9.8621	11.4400	11.9167	6.0851	7.3333	5.8367	12.4348	19.0667	15.8889	2.4237	0.8363	2.3636	1.3302	0.5553	1.0000	0.7586
Strip Retail Plaza (<40K)	3.77	4.0538	7.3922	7.2500	9.9211	10.4722	9.4250	13.0000	15.0800	15.7083	8.0213	9.6667	7.6939	16.3913	25.1333	20.9444	3.1949	1.1023	3.1157	1.7535	0.7320	1.3182	1.0000

Example: Convert 100 Du's of Single Family Detached Residential to Multi-family Mid-Rise

100 x 2.44474 = 244

100 Single Family Detached units is equivalent to 244 Multi-family Mid-Rise Units

Convert 50,000 sf of Office to Light Industrial

50,000 x 3.0256 = 151,280

50,000 sf of Office is equivalent to 151,280 sf of Light Industrial

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

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

Consistency with the Future Land Use Element

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

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

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

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

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

Analysis: See analysis for Policy 1.1.4.3.

Consistency with the Housing Element

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

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

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

Consistency with the Infrastructure Element

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

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

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

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

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

GOAL 1.5: ANNEXATION
Promote economic development and provide sufficient housing diversity, recreational opportunities, and natural resource protection through the adoption of an annexation policy.

Objective 1.5.1 - Develop an Annexation Plan and Policies
Explore opportunities for annexation of properties that can be used for commercial, industrial, and residential uses, particularly those that can help to diversify the housing stock and diversifying the City's tax base.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. *Compatibility: Specific guidelines within the MPD will be established for development outside and adjacent to the Greenway Overlay to minimize edge effects. Such guidelines may include:*
   i. *Establishment of setbacks, transition zones, and buffer zones;*
   ii. *Minimization of conflicting uses through site planning (e.g., placing stormwater ponds and trails adjacent to established Greenway Overlay instead of homes, etc.);*
   iii. *Prohibition of structural obstructions that may adversely affect wildlife mobility (e.g., fencing or bulkhead revetments, etc.);*
   iv. *Pursuing FWC Lighting Certification;*
   v. *Minimization of nuisance wildlife attractants (e.g., storage of household trash in wildlife-resistant containers, outside feeding of domesticated pets, etc.); and/or*
   vi. *Locating Hamlets within transition zones.*

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

   i. *Connection to any adjacent regional greenway(s); and internal community elements;*
   ii. *Protection and/or enhancement of historic and cultural resources in conjunction with the State Historic Preservation Officer (SHPO) and in compliance with the National Historic Preservation Act;*
   iii. *Incorporating water conservation strategies to minimize use of potable water;*
   iv. *Incorporating energy conservation strategies;*
   v. *Retaining unique ecological linkages to avoid habitat fragmentation;*
   vi. *Incorporating appropriate wildlife crossings where streets cross the Greenway Overlay;*
   vii. *Protection and management for environmentally sensitive areas (as defined below);*
   viii. *Locating Hamlets:*
      1. *The conceptual location of transition zones will be shown on the MPD Master Plan. Hamlets will be located within the transition zones.*
      2. *Hamlets shall be located outside of the Greenway Overlay.*
      3. *The maximum number of units within hamlets is limited to no more than 1 unit per 20 acres of the Greenway Overlay.*

4. *The MPD will describe lot size and width, impervious surface ratio, setbacks and residential uses within Hamlets.*

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

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

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

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

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

Consistency with the Economic Development Element

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

GOAL 11.1: ECONOMIC DEVELOPMENT
Foster a sustainable economic environment to create employment opportunities, business growth, and diversified tax base.

Objective 11.1 – Robust, Diversified, and Resilient Local Economic Environment
Foster a dynamic and robust economic environment that targets industry sectors, anticipates future industry trends, and leverages local strengths to build a diversified and resilient economy.

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

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

Objective 11.1.2 – Targeted Economic Employment Centers and Jobs
Create a thriving economic environment that attracts new industries, enables existing business to expand, and creates workforce opportunities by implementing strategic land use planning, infrastructure enhancement, and community development practices in targeted locations and sites.

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

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

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

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

Objective 11.1.3 – Investment in Infrastructure
Improve and extend the capacity of City infrastructure, public services, and related facilities to accommodate the attraction and expansion of industries and businesses.

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

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

Objective 11.1.4 – Business Attraction and Retention
Implement strategies to market, recruit, and support new and expanding businesses to (1.) create sustained economic growth and enhanced quality of life for its residents, (2.) promote the City of Palm Coast as a premier destination for business and investment, (3.) attract industries that offer well-paying jobs and contribute to economic diversification.

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

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

Objective 11.1.6 - Support Workforce Development Opportunities
Attract, retain, and support Palm Coast's diverse workforce by creating a comprehensive environment that addresses housing, employment, education, community engagement, and quality of life factors, resulting in a vibrant community that offers a range of opportunities for personal and professional growth.

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

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

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

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

> ***Policy 1.7.2.2*** *- The MPD(s) for a Master Planned Mixed Use FLU designation will include a development program to demonstrate compliance with the following non-residential space standards:*
>
> *A. Retail/Service - At a minimum, 50 square feet of retail and service space per dwelling unit shall be planned for in a Regional Activity Center, Village Centers, and/or Neighborhood Centers with this standard measured in the aggregate across these areas. Retail uses shall be located and designed to encourage alternate transportation through urban design, such as sidewalks and related streetscaping. Retail within Neighborhood Centers shall be of*

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

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

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

Objective 11.1.8 – Maintaining a High Quality of Life
The City of Palm Coast is dedicated to maintaining a thriving, sustainable, and engaged community.

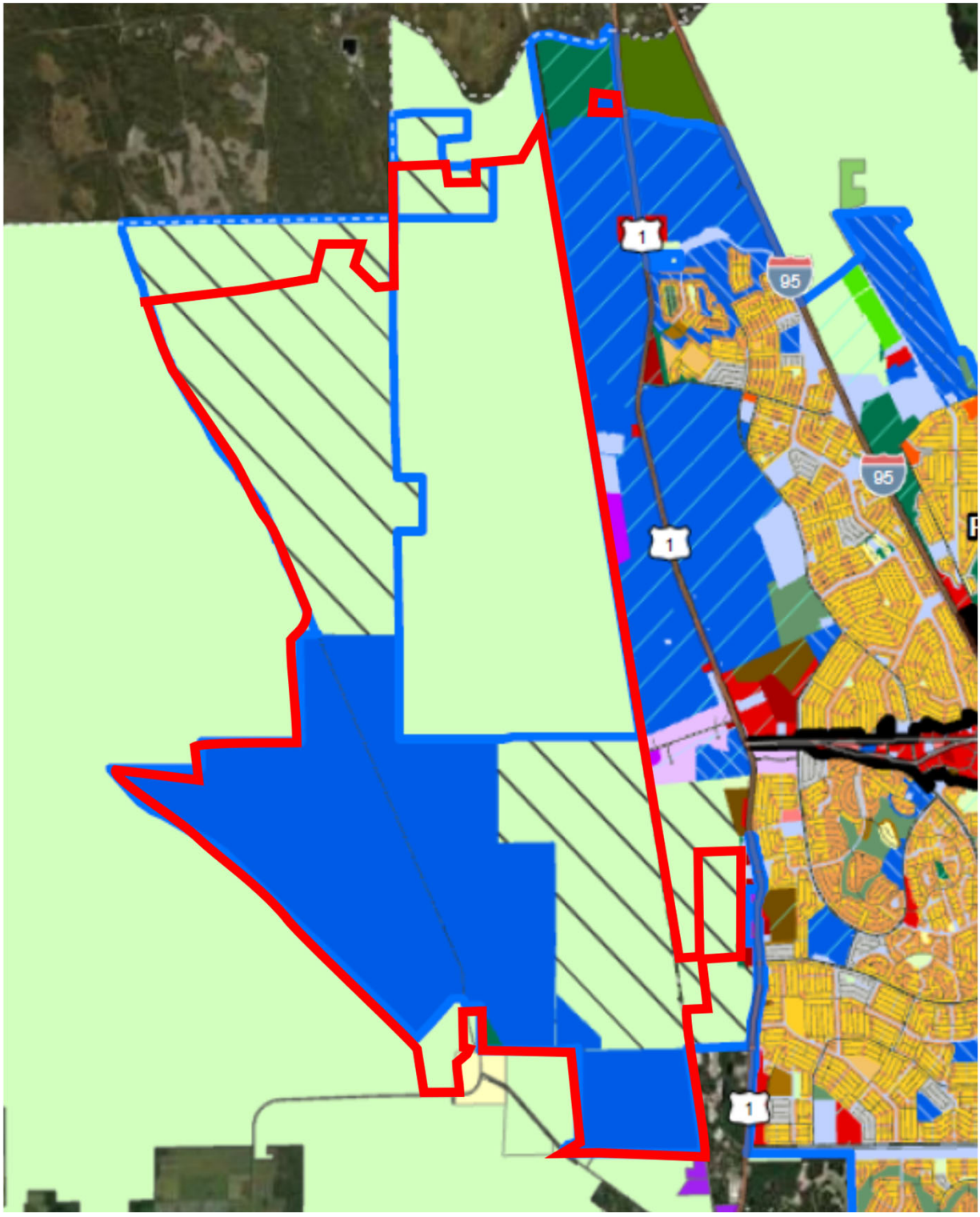
Policy 11.1.8.1 - *The City shall continue to focus on one of our greatest assets by expanding and maintaining green spaces, parks, and recreational areas.*

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

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

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

Current Zoning Map – Westward Expansion Area



Westward Expansion Area

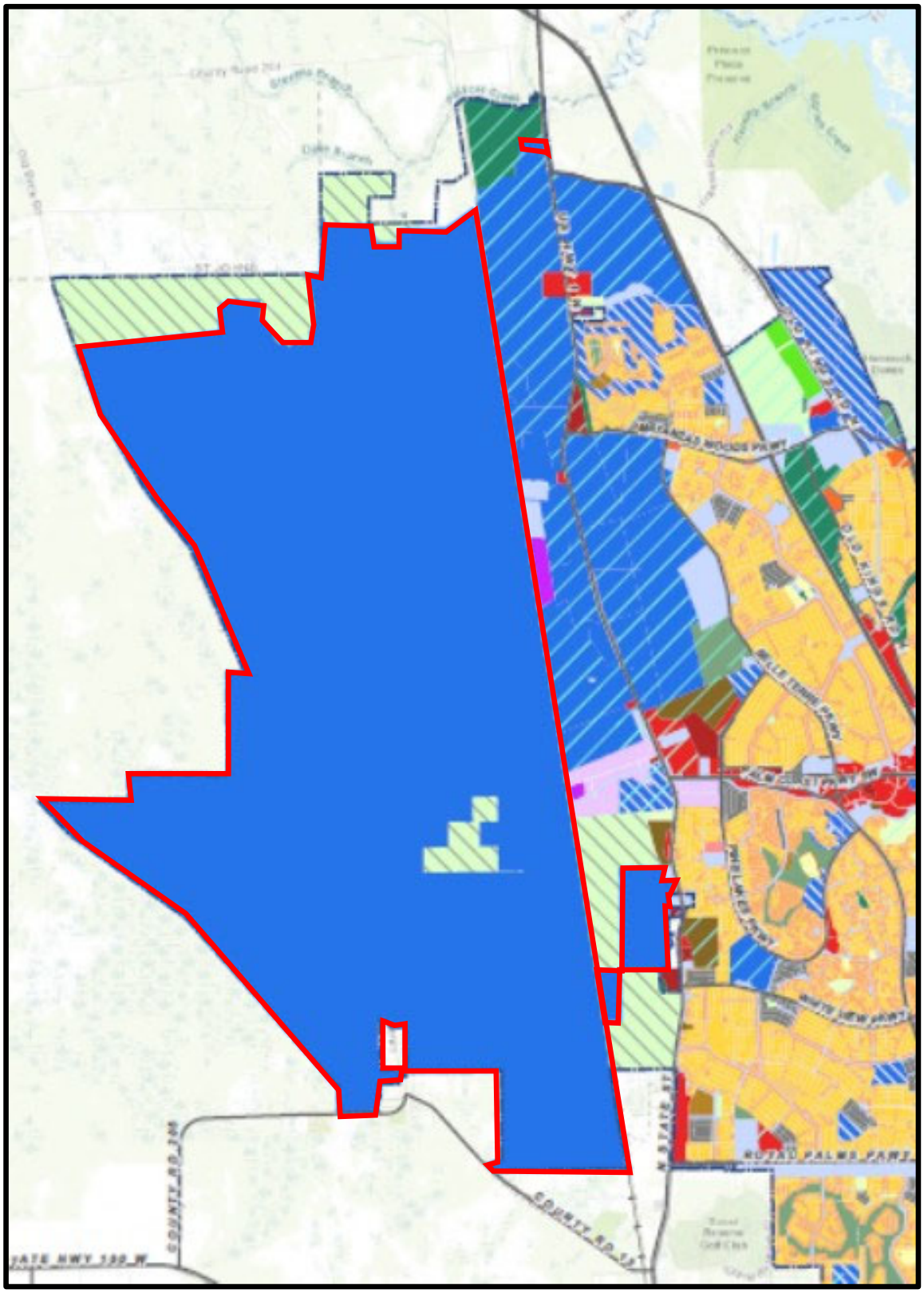
Flagler County Designations

- MH-1
- AC

Palm Coast Designations

- COM-3
- PRS
- MPD

Proposed Zoning Map – Westward Expansion Area



Westward Expansion Area

Proposed Designation

MPD Master Planned Development

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

Section	Summary
Preamble	• As a condition of development, Comprehensive Plan Level of Service standards must be met
Section 4. Development Plan Review Process	The MPD Development Agreement (MPD-DA) establishes a review process separate from the process in the Land Development Code. The following is a summary of the different review processes:

	• **Substantial Compliance Review**
	  • Residential and Non-Residential projects will require application for "Substantial Compliance" with MPD agreement.
	  • To be reviewed and approved Administratively.
	  • Review is for consistency with Comprehensive Plan MPMU regulations, and Development Agreement

	• **Technical Site Plan (a/k/a construction plan)**
	  • (Similar to current submittal for Technical Site Plans except for Architectural Plans, Traffic Impact Study or Statement, or Neighborhood Meeting Documentation)
	  • Application to include site access traffic study, any environmental/cultural resource report or wetland delineation/surveys
	  • Comments from Technical Review Committee (TRX)
	  • Notice of Public Meeting, posted on City website 72 hours prior to meeting
	  • LUA approves, approves with comments, or denies application

	• **Platting**
	  • Submittal consistent with Technical Manual
	  • Preliminary plat is not required

	• City Meetings/Hearings • No hearing, neighborhood meeting, or other City public meeting other than Technical Site Plan Public Noticed Meeting. • In this same section, *"final approval of a technical site plan application is strictly contingent upon the portion of the Property development subject to the application meeting the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 ("LOS"). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida".*
	• Architectural standards are set by HOA, CDD or other entity
Section 5. Sub-Areas/Permitted Uses/Density and Intensity	The MPD-DA describes various sub-areas that are also described in the Comprehensive Plan, these sub areas are also graphically depicted in Exhibit B of the MPD Development Agreement. The MPD-DA includes a table of permitted uses for each sub-area.

	• **Greenway Overlay (8,501 acres)** - linkage to wildlife corridor and adjacent conservation land, may permit uses including ecotourism, agritourism, related uses, stormwater harvesting, water supply, uses, public facilities, recreation, utilities and other uses as set forth in Table 2 • **Transition Zones (1,103 acres)** - areas within the Greenway Overlay. Intended to minimize edge effects associated with the Greenway Overlay and adjacent land. Hamlets will be created in Transition Zones or Villages. small scale residential settlements. All residential uses and agricultural, agritourism, ecotourism, public, institutional, cultural, civic, recreational, entertainment, community gardens and other similar activities. Density of 1unit/20 acres of Greenway Overlay. Maximum of 425 residential units. • **Villages (9,206 acres)** – Contain at least two different housing styles and types, 10% of each village shall be retained in open space and recreation. • Neighborhood Center – To be located in each village, allows civic, recreation and open space, institutional uses, neighborhood commercial, and public uses and facilities to create an identity and sense of place. Neighborhood centers will include central public gathering place. May include residential, schools, places of worship, public buildings, office and personal service uses. • **Village Center (926 acres)** – Serves retail, service, and civic needs of the surrounding Villages. Located within a Village or at entrance to a Village. Allows a mix of uses and vary in size depending upon surrounding population served. Village Centers will not exceed 200 acres in size. Exact location and number of Village Centers will be finalized without the need to modify the Development Agreement. • **Regional Activity Center (947 acres)** – Centrally located to serve as regional destination for employment, civic, shopping, recreation, entertainment, institutional, health care, education, hospitality, and/or residential. Proposed location is adjacent to Matanzas Woods Parkway extension and Palm Coast Parkway Extension. Approximately 943 acres. • **Employment Center (564 acres)** – Southeast portion proximate to FEC rail line. Mix of office, industrial, warehouse, supporting retail, supporting residential, civic, institutional and/or other similar uses.
	• Permitted Uses – contained within Table 2 of MPD • Density and Intensity - Per MPMU Comprehensive Plan Policy, 1.2 DU/acre and .75 FAR/development site • Tracking mechanism will be developed to monitor amount and type of development
Section 6. Code of Ordinances/LDC Applicability	• MPD supersedes LDC, Code of Ordinance, Technical Manual • Landowner may request waivers, variances, deviations, or non-applicability from provisions herein. • Development shall be subject to changes in Code, LDC, or Technical Manual under certain circumstances.
Section 7. Development Standards	The MPD-DA establishes the following development standards for the subject property. **a. Wetlands** – Wetland category/classification, impacts and mitigation shall be pursuant to SJRWMD and ACOE **b. Wetland Buffer/Building Setback** – Upland buffers along wetlands to remain are subject to SJRWMD permitting requirements, 10 foot wide building setback from upland buffers (if upland buffer is not included in residential platted lot-additional 10 foot wide building setback will not be required), Pervious trails, sidewalks, pathways, docks, utilities and road crossings, stormwater discharge and pond banks,

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

c. **Floodplain** – Development will follow FEMA rules and regulations with regard to floodplain management except areas without Base Flood Elevation which will submit flood study if proposed development area or grading limits fall within the mapped 100-year floodplain.

d. **Regional Roadway Network** – Loop Road, CR2209 extension, northern and southern connector, CR205 connector, north-south and CR13 connectors-final location are based on technical site plan, design consistent with Exhibit B of MPD, modifications made through technical site plan without modification of MPD. CR 2209 will have FDOT Access Classification ¾, Matanzas Woods Parkway extension will have FDOT Access Classification 5, the remaining roads are Classification 7. The final amount and location of entrances along Regional Roadway network is during permitting

e. **Internal Street Network** – may be private and/or quasi-public or dedicated to City or other governmental agency
   - Gated communities are allowed. Roads not dedicated to and not accepted by public entity may include gated features
   - Two external connections will be provided for any new residential subdivisions consistent with Transportation Element Policy 2.2.1.2
   - Roundabouts are allowed by right.
   - Roadways within Hamlets serving ten or less homes and Greenway Overlay Sub-Area may be constructed with unpaved stabilized materials at the discretion of the developer/builder
   - Roadway standards will be applicable as a condition of development subject to technical site plan review and may be modified during review without the need to modify the Development Agreement.
   - Minimum Intersection Curve Radius may be reduced at the time of applicable technical site plan
   - Minimum Centerline Radius may be reduced at the time of applicable technical site plan
   - Reduction or Elimination of Corner Clips and Radii may be reduced or eliminated upon demonstration that utilities may be accommodated and adequate site distance exists
   - Variations in the Location of Utilities location adjustments or special utility corridors will be identified as part of technical site plan
   - Streetscape Guidelines. Minimum horizontal clearance of street trees, furniture or other elements adjacent to travel lands shall be four feet from back of curb. Reduced to two if non-mountable curb and on-street parking is part of streetscape. Roof overhangs, balconies, awnings, and signs may extend a maximum of six (6) feet over sidewalks with a minimum eight (8) foot clear distance from finish grade of sidewalk.
   - Minimum Driveway/Roadway Intersection Angle. Reduction may be approved by LUA with applicable minimum standards stated in Development Agreement
   - Reduction of Travel Lane Width for Local Residential and Commercial Streets-cross-sections per Exhibit B of MPD. Width may be reduced if adequate off-street parking is available for patrons and residents

f. **Landscaping** – Agricultural and Silvicultural activities may continue
   - Tree Preservation, Protection and Replacement – **pines are non-protected species** and exempt from all surveying/count/inventory, tree permit/protection/preservation, specimen or historic tree

	preservation percentage classification, tree removal, tree mitigation standards and replacement standards except as otherwise provided in this Section 7(f). • **Bona fide agricultural/silvicultural operations** are permitted on any portion of property prior to commencement of horizontal construction. There is no requirement to replace or mitigate any protected tree, historic tree or specimen tree or any amount /density of these type of trees after issuance of any Early Clearing/Grading Permit. Trees remaining after harvesting is allowed to be used toward the minimum tree requirements and/or as tree mitigation (including tree density) provided it meets the minimum size requirements for new plantings. • Trees within a permitted wetland impact area are not subject to tree mitigation requirements but may be used for credits. Tree preservation within conservation easements, the Greenway Overlay, an upland buffer, a building setback or a designated tree protection area shall count toward the tree preservation standards. Any tree used to satisfy tree preservation and/or mitigation is also allowed to satisfy tree density requirements. • **Development parcel (or portion thereof) that is not subject to a bona fide agricultural/silvicultural operation** prior to horizontal construction may submit a tree inventory in lieu of tree survey, any specimen or historic trees shall be surveyed. Developer to be subject to tree mitigation standards in the LDC. If tree mitigation is required standards shall be measured and/or satisfied anywhere within the Property and not on an individual development site. Pine trees planted as part of an approved landscape plan will become protected and used to meet minimum tree requirements. • **Stormwater ponds** provide 10 foot wide low maintenance zone as measured from the normal water line. Native plantings in buffer to minimize the need for fertilization, watering, and mowing. • **Landscape Covenants and Restrictions.** Single family landscape plans and landscape inspections are responsibility of the applicable Entity. Entity to be identified on Plat. • **Landscaping and Buffering Requirements.** Street Trees. Planted within the right-of-way or withing fifteen (15) feet of the right-of-way line subject to sight distances, clear zones, and utility conflicts. 1/75 feet on center along neighborhood collector roads. May be clustered and exceed the 75 foot spacing standard. Not required along roads in which trees are identified on the applicable technical site plan as being cleared. Existing preserved trees within right of way or 15 feet of right of way may be credit toward street tree standards. Street trees may be clustered and not required to be evenly spaced. Understory trees or palms may be substituted for shade trees at a 2:1 ratio and palm trees at ratio of 3:1. • **Multi-family and Non-Residential Development.** Foundation plantings. Planting beds minimum width of 4’ surround minimum of 40% of elevation excluding certain areas. • **Industrial developments.** Planting beds at least 4’ wide adjacent to at least 40% of industrial front building elevations, no minimum percentage of street side elevations is required, certain areas are excluded. • **Single Family and Attached Single family.** Lots 45’ or greater, minimum of 1 shade tree shall be provided, When planted in the front yard within 15’ of right of way, this tree may meet both street tree and lot planting requirements. No additional minimum shrub or foundation planting standards shall apply.

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

	y. Parking and Loading. Minimum parking and loading per LDC Section 5.04., minimum requirements may be met in any number of ways, parking study required to allow a reduction in minimum required number, on street parking will not require landscape buffer or other screening. No maximum parking space standard, pervious or unpaved materials permitted on parking and loading spaces within the Greenway Overlay and Hamlet, food trucks may be on pervious and unpaved materials, parking in a garage is not required for any use including residential, notwithstanding LDC Section 4.01.03, includes Table 7 Parking Standards, bicycle parking provided for multi-family and nonresidential uses, minimum 2% of required vehicle parking spaces,
Section 8. Phasing of Development/Mix of Uses	The MPD-DA proposes a phasing schedule for development of the property. (See Table 8 Phasing Plan at end of this Table). **a.** 3 phases, end date of phase is not affected by acceleration of beginning date **b.** Notwithstanding Table 8, the ultimate mix of use types shall be pursuant to Land Use Conversion Table and consistent with MPMU Comp Plan Policy 1.7.2.2 **c.** Timeline in DA supersedes LDC **d.** Buildout date is Dec. 31, 2056 (30 years) **e.** Development of civic space, schools, community centers, etc. are not included in nonresidential sq. ft. for development **f.** Not subject downzoning until Dec. 31, 2056 **g.** Deadlines are tolled during period of appeal or judicial proceedings.
Section 9. Conversion of Uses	• Landowner may increase or decrease amount of a particular land use (use of conversion table) without modifying or amending DA provided that changes are consistent with Land Use Conversion Table and MPMU Policy 1.7.2.2
Section 10. Stormwater	A stormwater management system will be designed and permitted according to SJRWMD and FDEP regulations and shall meet City Level of Service. **a.** Stormwater system shall meet City LOS and permitted in accordance with SJRWMD regulation. **b.** Alternative stormwater design is allowed. **c.** Stormwater pond banks may be located and considered part of upland buffer. **d.** Stormwater system will be owned and maintained by one or more entities. **e.** May provide waiver from stormwater utility fees, service charges, and other similar costs. **f.** Allows for “Early Clearing/Grading Permit” with submittal of plans. **g.** 48 hours prior to clearing a contractor is responsible for submitting NPDES permit to FDEP
Section 11. Parks and Recreation	**a.** Parks Level of Service will be met development wide and not on a parcel basis
Section 12. Greenway Overlay/Wetlands/Upland/Open Space	**a. Boundaries.** Greenway Overlay is depicted on Master Plan. Boundaries based on following criteria: • Wetland Edges shall be consistent with limits of jurisdictional wetlands and associated buffers on SJRWMD permits, • Upland edges and upland buffers boundary established at time of technical site plan, • Any land not within final boundary of Greenway Overlay will be designated with sub-area classification of adjacent sub-area outside of Greenway

	• Final boundary of Greenway will be incorporated into the Overlay without requirement for an amendment or modification to the Development Agreement **b. Silvicultural/Agriculture.** Allowed to continue until final boundary is established. **c. Greenway Overlay.** • Uses consistent with MPMU Comp Plan provisions and Table 5 • Prior to 1st TSP for property that contains any portion of Greenway Overlay, owners will adopt rules and regulations and provide a copy of such rules and regulations. • City acknowledges that Greenway Overlay provisions in DA satisfy Comp Plan Goal 1.7 and Policy 1.7.1.2 **d.** Open Space. 50% of Property is planned for recreation and open space uses. Allowed uses include wetlands, natural water bodies, existing lakes, resource based, ecotourism, agritourism, active and passive/resource-based recreation and parks, community gardens, stormwater management facilities, wellfields, agricultural and forest lands, pastureland, plazas, utilities, roadways, stormwater ponds and associated facilities. **e.** Ownership of Greenway Overlay, WUOSTZ, etc. spelled out as part of technical site plan.
Section 13. Amendments/Modifications to this Development Agreement	**a.** Changes to DA by formal amendment or minor (de minimis) modification. **b.** Amendment – addition of land, modification to add new area, height and bulk regulations, and increase in building height by more than 20%. • Process. PLDRB hearing within 45 days of filing amendment. • CC meeting within 60 days of filing amendment. **c.** Changes to DA by formal amendment or minor (de minimis) modification. Determination within 45 days of filing application. Approval based on Change Review Criteria (not contrary to public interest nor create an unreasonable hazard, nuisance or constitute a threat to health, safety, and welfare). No hearing, neighborhood meeting or other City public meeting is required. **d. Application.** Amendment and Minor Modification shall include, proposed change, strike-thru an underline version, revised MPD master plan, consistency determination with MPMU policies, and name of applicant and landowner consent. **e. Application Processing.** Any property owner may submit minor modification or amendment. Landowner must consent to application.
Section 14. Other Approvals	All applicable state or federal permits shall be obtained before commencement of the portion of the Property sought to be developed.
Section 15. Application Fees	**a.** Landowner acknowledges and agrees that development is subject to all impact fees. **b.** City is reducing any land use application fees with the Property by 42.2%. (Reduction based on non-Greenway Overlay acreage)
Section 16. Agricultural/Silvicultural	**a.** Silvicultural/Agricultural uses may continue even after issuance of development permit **b.** City will support continued agricultural classification for ad valorem tax purposes for any portion of the Property used for agricultural and silvicultural purposes prior to physical project development.
Section 17. Community Development District/Unit of Special Purpose Government	Landowner will form one or more CDD. Projects funded or completed by CDD may satisfy conditions of the Development Agreement.

Section 18. State Statutory Requirements for Development Agreements	a. Uses, intensity, and maximum building height are set in Development Agreement b. Statement of current FLUM and zoning c. Satisfaction of LOS
Section 19. Breach/Enforcement	• 30 days to cure breach upon notice to landowner or City
Section 20. Notices	• In writing and personally delivered or sent by registered/certified mail, fax, or telecopy
Section 21. Severability	• Typical language
Section 22. Successors and Assigns	• Typical language
Section 23. Deeds	• Any conveyance or dedication shall be by special warranty deed
Section 24. Governing/Law/Venue/Compliance with Law	• Rights in Sections 5, 8, and 9 are intended to be vested rights not subject to downzoning or unit density reduction or intensity reduction. • Landowner does not waive any statutory or common law vested right or equitable estoppel right.
Section 25. Effective Date	• Record Development Agreement within 14 days of City entering into agreement • Development Agreement is effective upon recordation
Section 26. Third Party Rights	• No third party beneficiaries
Section 27. Compliance/Time is of the Essence	• Typical language
Section 28. Attorney's Fees	• In event of any action to enforce the terms of the Development Agreement. Prevailing party is entitled to recover costs.
Section 29. Force Majeure	• Typical language
Section 30. Captions	• Typical language
Section 31. Exhibits	• In event of conflict between language in the Development Agreement and an Exhibit, the Development Agreement language shall control
Section 32. Interpretation/Monitoring Official	• The Land Use Administrator is the local official responsible for monitoring development for compliance and interpretation of the Development Agreement. The LUA have been assigned by the City Manager to appropriate staff members.
Section 33. Further Assurances	• Each party agrees to sign other instruments and comments consistent with the Development Agreement.
Section 34. Counterparts	• Development Agreement may be executed in any number of counterparts.
Section 35. Non-Waiver	• Any waivers of provisions in Development Agreement shall be made in writing.
Section 36. Entire Agreement/Effect on Prior Agreements	• The Development Agreement constitutes entire agreement between the parties and supersedes all previous discussions, understandings, and agreements of any kind and nature relating to the subject matter of this Development Agreement.

Table 8 - Phasing Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Its impact upon the environment or natural resources.

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

Its impact on the economy of any affected area.

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

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

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

Any changes in circumstances or conditions affecting the area.

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

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

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

Whether it accomplishes a legitimate public purpose.

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

Comprehensive Plan Future Land Use Element Policy 1.7.2.2.

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

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

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

Consistency with the general intent of the LDC

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

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

Compatibility within the development and relationship with surrounding neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

Impact upon the environment or natural resources.

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

Impact on the economy of any affected area.

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

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

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

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

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

1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval; and/or

2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval.

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

1. Encourage efficient land development through the use of innovative land use planning.

2. Encourage a more compatible and harmonious development of contiguous lands.

3. Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development.

4. Provide for the planning, review, and approval of one or a combination of residential, commercial, industrial, recreational, and public land uses and structures that results in an organized development.

5. Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, ingress, and egress than is permitted under conventional zoning and subdivision regulations.

6. Preserve to the greatest extent feasible environmental assets and natural amenities such as scenic and functional open space areas.

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

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

C. General requirements.

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

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

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

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

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

1. Residential lot arrangement at the master planned development property line(s), including width, depth, and area shall be consistent with the average width, depth, and area of the abutting existing neighborhood with a variation of no more than 25 percent less than the average;

2. Residential and nonresidential building height adjacent to residential zoning districts shall comply with the requirements of Chapter 13.

3. Nonresidential delivery and loading areas, dumpsters, and mechanical equipment shall be located away from property lines abutting residential areas.

4. Development shall be generally consistent with the Architectural Design Regulations contained in Chapter 13.

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

1. Structures, buildings, and streets located at the perimeter of the development shall be permanently screened in a manner that sufficiently protects the privacy and amenities of the adjacent existing uses.

2. Increased setbacks from the perimeter line may be imposed to protect privacy of adjacent existing uses.

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

1. All uses within the master planned development shall have access to a public street either directly or indirectly via a private approach road, pedestrian way, court, or other area dedicated by a common easement guaranteeing access. Permitted uses are not necessarily required to front on a dedicated road. The City shall be allowed access on privately owned roadways, easements, and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and services of exclusive franchises, and to generally ensure the health and safety of the residents of the master planned development.

2. Vehicular access from individual lots or dwelling units onto arterial or collector streets within or adjacent to the development is discouraged.

3. Adequate parking and loading shall be provided in general conformance with regulations established in Chapter 5. However, the minimum number of parking spaces required may be modified, based on evidence that other standards would be more reasonable. A decision to reduce the number of parking spaces shall be based on technical information provided by a qualified consultant that verifies the reduction will not impair the functioning of the development or adjacent developments.

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

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

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

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

a. Provide areas for informal recreation and pathways;

b. Connect to adjacent open space, parks, bike paths, or pedestrian paths;

c. Provide natural greenbelts along roadways; and

d. Buffer adjacent land uses where appropriate.

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

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

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

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

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

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

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

d. Easements for drainage and underground utility lines.

e. Stormwater retention and detention ponds.

f. Golf courses.

4. Prohibited uses of open space.

a. Roads and parking lots.

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

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

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

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

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

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

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

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

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

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

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

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

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

Transportation

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

Schools

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

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

Table 1
Student Generation

SCHOOL REQUIREMENTS - Based on Population & Dwelling Units	
Total Units	**21,920**
Single Family Units	15,440
Multi-Family Units	6,480

Student Population by School Type			
Elementary			
Single Family Elementary School Demand		1,297	**1,537**
Multi-Family Elementary School Demand		240	
Middle			
Single Family Middle School Demand		757	**867**
Multi-Family Middle School Demand		110	
High School			
Single Family High School Demand		1,220	**1,382**
Multi-Family High School Demand		162	
			3,785

Elementary School			**Middle School**			**High School**		
Students	Students / School type	**Schools Required**	Students	Students / School type	**Schools Required**	Students	Students / School type	**Schools Required**
1,537	1000	**1.5**	867	1,500	**0.6**	1,382	2,000	**0.7**

Water and Wastewater

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

Table 2
Potable Water Demand

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

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

Table 3
Wastewater Demand

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

Stormwater

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

Solid Waste

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

Table 4
Solid Waste Generation

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

Recreation and Open Space

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

Table 5
Recreation Demand

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

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

Consistency Analysis with the Comprehensive Plan

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

Future Land Use Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Conducting periodic reviews of existing wildfire-related ordinances and regulations.
B. Incorporating the latest fire science and best practices in wildfire prevention and
mitigation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

iv. Pursuing FWC Lighting Certification;

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

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

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

i. Locating Hamlets within transition zones.

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

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

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

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

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

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

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

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

Iv. Incorporating energy conservation strategies;

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

v. Retaining unique ecological linkages to avoid habitat fragmentation;

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

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

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

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

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

Viii. Locating Hamlets:

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

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

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

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

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

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

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

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

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

See MPD Development Agreement Section 13.
Generally, public access will be shown on future technical site plan(s).

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

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

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

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

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

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

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

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

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

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

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

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

Transportation Element

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

F. Where the development impact on a road segment or intersection causes the roadway or intersection to fail (fail is defined as exceeding the adopted level of service), developers shall mitigate for its development impacts by contributing and/or constructing its proportionate share of roadway improvement(s) consistent with Section 163.3180, F.S. Developers who fund, construct, or otherwise mitigate for road improvements will receive impact fee credits for said road improvements consistent with State law and the LDC. Only improvements not related to site access required improvements are eligible for impact fee credits. In no case may the impact fee credits exceed the actual amount spent on the capacity improvements.
H. The City will consider innovative transportation and mobility techniques consistent with Sections 163.3180(5)(e) and (f), Florida Statutes, and other state regulations in conjunction with any project transportation concurrency review, including as part of mitigation during the proportionate share review.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing Element

GOAL 3.4: DIVERSITY IN HOUSING

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

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

Recreation and Parks Element

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

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

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

Objective 4.3.1 - Neighborhood Parks

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

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

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

Infrastructure Element

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

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

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

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

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

Conservation and Coastal Management Element

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Meeting Summary

Workshop Title: Palm Coast Master Planned Development Westward Expansion
Date: April 22, 2026
Time: 6:00pm
Location: Palm Coast Community Center, 305 Palm Coast Parkway NE, Palm Coast, FL 32137
Platform: In person open house with storyboard stations

Attendees:
Landowner and landowner representatives: Mike Hahaj, Paul Rice, Lindsay Haga, Grant Bledsoe, Karl Soderholm
Public: see attached sign in sheet

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

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

Topic/Storyboards:

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

See attached storyboards.

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

NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
RON HUNTER		149 OAK, AVE BUNNELL, FL	
RAYMOND ROYER	fatboy6@ptd.net	3 PELICAN LANE FLAGLER BEACH FL	610-636-5876
Nancy Skadden	nancyskadden@gmail.com	20 Oakmont Ct PC 32137	
LESLIE JOHNSON	ljohnsontx@protonmail.com	23. Providence Ln. PC	
MARK WEBB		19 Wood FAIR LN	

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

NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
LEW HUNTER		2050 ~~[illegible]~~ AVE Bunnell	931-3084
GARY KINNEY		21 CARROLL CT E Palm Coast	3864499222
Ken McDowell	macds@cfl.rr.com	28 Clarendon Ct. N., PC	240-925-2656
JOHN PHILLIPS	john@pcfchamber.com		
BARB & DOUG Schoener	schoenersynthetics@hotmail.com	73 Leidel	386-209-5594
Curtis Hodges	CCHodges@Gmail.com	6205 Riverside Dr. NSB 32168	321-303-6195
Eddie Lang	edlang1977@gmail.com	32 Rymarks Path Coast 3216	386-283-6041
PERRY MITRANO	PJM58@AOL.COM	207 London Dr. P.C.	386-237-2047
[illegible]	[illegible]	PO 1232 32136	

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

NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
AL RITONDO	PTVAL@aol.com	26 Feiber Ln 32137	732-207-8658
KENNY GONCALVES	KGONCALVES@FLAGLERSHERIFF.COM		
BERNIE WOODWARD	BWOODWARD@FLAGLERSHERIFF.COM		
TOBY TOBIN	TOBY@GOTOBY.COM	17 GREEN CIRCLE P.C. 32164	386-931-7124

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

NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
Matt Bacon	djbacon3@yahoo.com	4523 Clue Ave Bunnell FL 32110	386-569-1548
MATT DAVIS	mdavis@clinsconstruction.net	18 UTILITY DR PALM COAST	(386)569-5823
KATHRYN RITONDO	KATORA@AOL.COM	26 FERBER LN PALM COAST	732-207-8660
Ron Long	rwlongjr@gmail.com	252 Aldo Dr. Bunnell	386 334-6117
ED SIANKOWICZ	FLAGLERCOUNTYHISTORICALSOCIETY@GMAIL.COM		386.437.0600
Chuck Meredith	cmeredith@flaglercounty.gov		

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

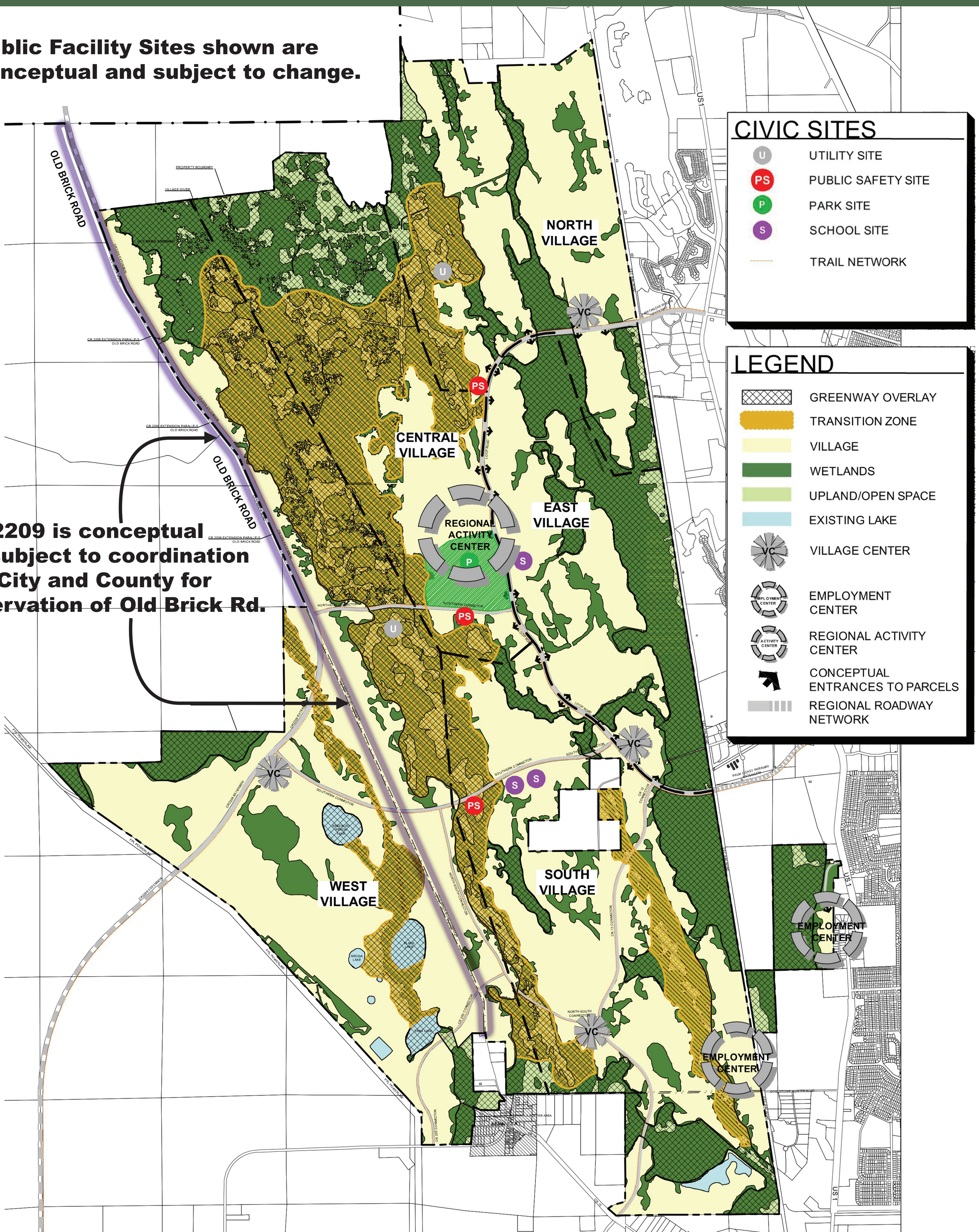
NAME	E-MAIL ADDRESS	MAILING ADDRESS	PHONE
Diana Mclemore	mrsmclemore2007@yahoo.com	28 Farnell Lane PC	(240) 344-3150
Marlene Shelby	harleydaddy@aol.com		(609) 290-0534
Marilyn Mack	mmack1764@gmail.com		
Preston Zapp			
Sandra Sites	sandisites@yahoo.com	67 Secretary PC	386-793-6264
John Zobler	JZobler@palmcoastgov.com	City Hall	386 562 3769
José Papa	jpapa@palmcoastgov.com		386-986-2469
Jay Sampselle	Jbsampselle@clineconstruction.net		386-931-4441
Laura Hodges	southernhomerealty@gmail.com	620 S. Riverside Dr. 32168 New Smyrna Bch	407/702-3312
Andrew Werner	werner.palmcoast@gmail.com	1 Post Tree Lane	386-347-1658
Ryan Emery	remery@flaglersheriff.com	61 Sheriff KW Johnston Dr	386-586-4840
Sam Peck	Speck798@gmail.com	3271 N. OLD Dixie HWY	(386) 341-4729

PUBLIC FACILITIES
WESTWARD EXPANSION

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

Public Facility Sites shown are conceptual and subject to change.

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



GREENWAY OVERLAY
WESTWARD EXPANSION

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

ST. JOHNS COUNTY
FLAGLER COUNTY

OLD BRICK ROAD
OLD BRICK ROAD
CR 2209 EXTENSION
OLD BRICK ROAD
OLD BRICK ROAD
OLD BRICK GREENWAY

OLD KINGS ROAD
MATANZAS WOODS PARKWAY
BELLE TERRE PARKWAY
PALM COAST PARKWAY
PRINGLE BRANCH GREENWAY
LOOP ROAD
FEC RAILROAD
NORTHERN CONNECTOR
SOUTHERN CONNECTOR
SOUTHERN LOOP ROAD
CR 13 CONNECTOR
LAKE CONNECTOR
LAKES GREENWAY
CR-205
OTIS STONE HUNTER ROAD
FPL EASEMENT
FPL EASEMENT

NORTH VILLAGE CENTER
CENTRAL VILLAGE
WEST VILLAGE CENTER
SOUTH VILLAGE
EAST VILLAGE CENTER
EMPLOYMENT CENTER

PHASE 1
PHASE 2
PHASE 3

SPECKLED PERCH LAKE
BLACK LAKE
NEKOMA LAKE
TANK LAKE

1 — 15 ac.±
2 — 34 ac.±
3 — 135 ac.±
4 — 26 ac.±
5 — 193 ac.±
6 — 599 ac.±
7 — 576 ac.±
8 — 19 ac.±
9 — 8 ac.±
10 — 94 ac.±
11 — 94 ac.±
12 — 577 ac.±
13 — 31 ac.±
14 — 60 ac.±
15 — 44 ac.±
16 — 279 ac.±
17 — 211 ac.±
18 — 44 ac.±
19 — 3 ac.±
20 — 216 ac.±
21 — 9 ac.±
22 — 96 ac.±
23 — 66 ac.±
24 — 57 ac.±
25 — 199 ac.±
26 — 48 ac.±
27 — 55 ac.±
28 — 123 ac.±
29 — 29 ac.±
30 — 11 ac.±
31 — 14 ac.±
32 — 31 ac.±
33 — 19 ac.±
34 — 4 ac.±
35 — 187 ac.±
36 — 70 ac.±
37 — 610 ac.±
38 — 19 ac.±
39 — 332 ac.±
40 — 26 ac.±
41 — 13 ac.±
42 — 82 ac.±
43 — 92 ac.±
44 — 13 ac.±
45 — 840 ac.±
46 — 171 ac.±
47 — 18 ac.±
48 — 60 ac.±
49 — 400 ac.±
50 — 54 ac.±
51 — 39 ac.±
52 — 26 ac.±
53 — 11 ac.±
54 — 10 ac.±
55 — 3 ac.±
56 — 82 ac.±
57 — 82 ac.±
58 — 94 ac.±
59 — 4 ac.±

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

LEGEND

Greenway Corridor Overlay
Wetland

Greenway Corridor Overlay
Upland

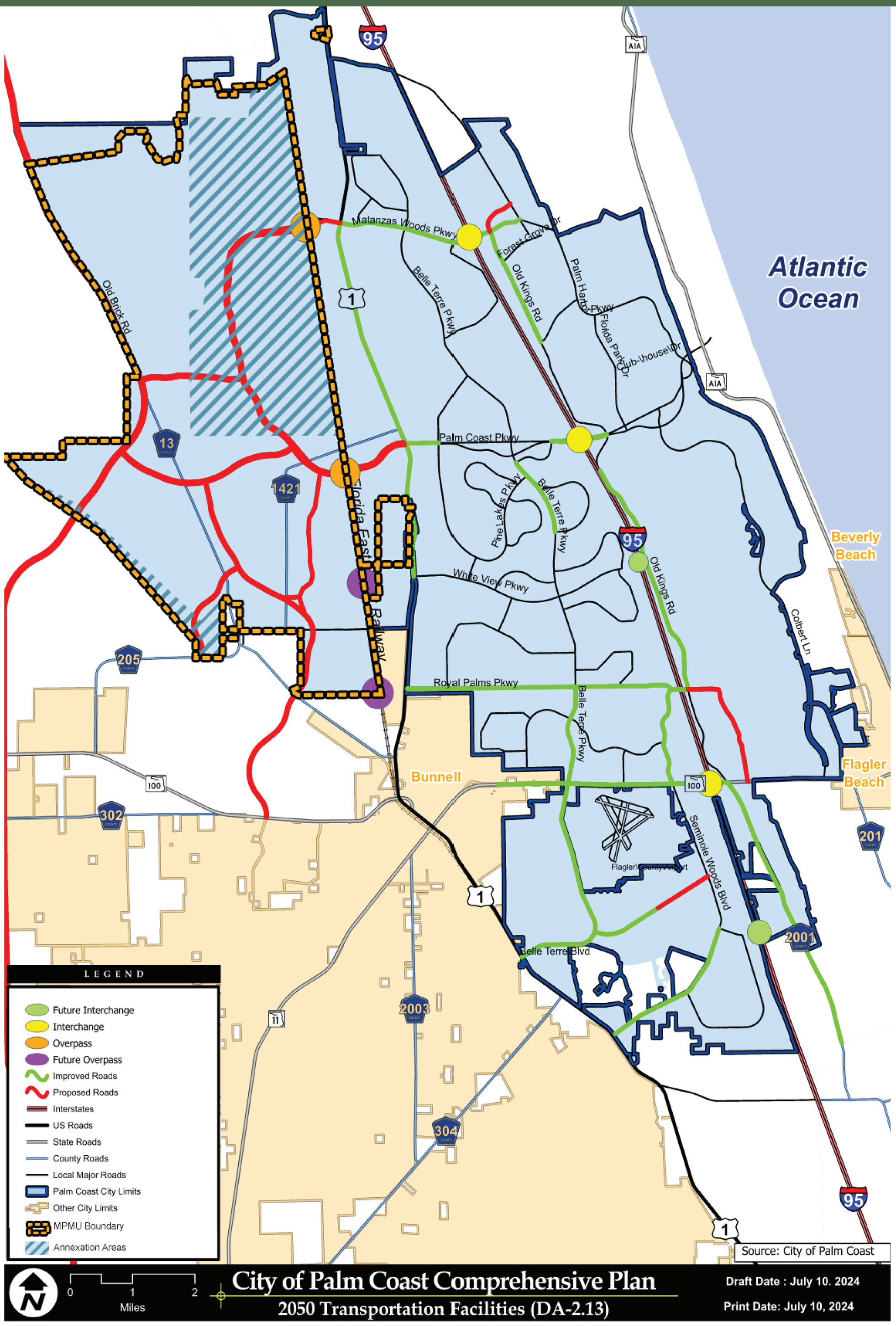
0’ 2,000’ 4,000’

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

Updated: 06-20-24
T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-028 Palm Coast\Graphics\08.26.24 Community Meeting\Palm Coast Master Plan_2000scale_06-20-24.ai

TRANSPORTATION
WESTWARD EXPANSION

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



Neighborhood Workshop

WESTWARD EXPANSION

PALM COAST Westward Expansion

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

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

2023 - 2025

Achievements

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

Neighborhood Workshop

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

Planning Board & City Council Hearings

MPMU Rezoning Application Filed March 2026

PALM COAST "Westward Expansion"

Guiding Principles: COMMUNITY · COMMUNITY HEALTH · ECONOMIC DEVELOPMENT · ECOSYSTEMS · EDUCATION · FISCAL PLANNING · HOUSING · PARKS · PUBLIC FACILITIES · SUBURBAN CHARACTER · TRAFFIC CIRCULATION · WORK, LIVE, PLAY

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

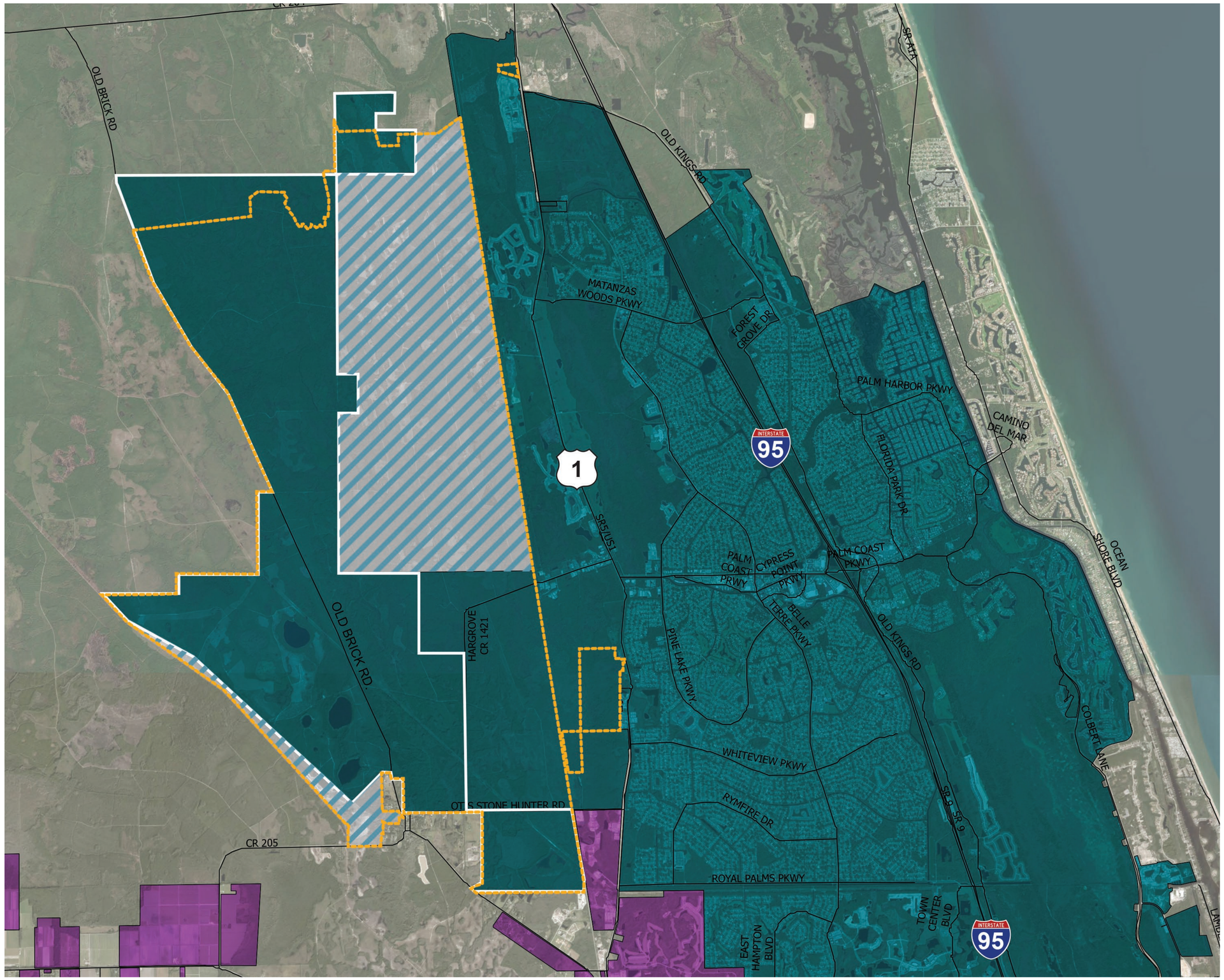
EXISTING CONDITIONS
WESTWARD EXPANSION

LEGEND

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

ENTITLEMENT PERMITS

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



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

ECONOMIC DEVELOPMENT EXAMPLES

WESTWARD EXPANSION

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



TOWN DISTRICT

1. UF HEALTH WILDLIGHT
2. CROSSINGS AT WILDLIGHT
3. MULTI-TENANT COMM.
4. WAWA
5. THE LOFTS
6. ST. CLARE ELC
7. YMCA AT WILDLIGHT
8. UF HEALTH REHAB
9. EXCHANGE AT WILDLIGHT
10. HAMLET WILDLIGHT

11 & 12. WESTERLY PARK

13. W.E.S.
14. FOREST PARK
15. DEL WEBB
16. FOUNDER'S PARK
17. FLORIDA PUBLIC UTILITIES
18. ONE RAYONIER
19. VILLAGE CENTER OFFICES
20. KINDERCARE
21. FAMILY DENTAL



TOWN DISTRICT

22. THE FELLOWSHIP
23. HAWTHORN PARK
24. WL COMMERCE PARK
25. CROSSTOWN

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

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





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

Westward Expansion: Economic Development

- Allows for a diversified economy anchored by an Activity Center that may include destination sports, entertainment and hospitality, as well as an employment center to direct long-term job growth.

- Build-out generates estimated direct employment impact of approximately 13,375 jobs, $6B in taxable value, $1.8B of net benefit to Flagler/Palm Coast area over ~30 years (excludes construction activities)*

- Construction activities include and estimate 2,279 average annual employment, $9.5B in construction spending, $4.6B in additional spending resulting in approximately $14.1B of economic output from construction over ~30-year period.



Palm Coast Westward Expansion

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

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

PUBLIC NOTICE

A Neighborhood Meeting will be held at 6:00PM, April 22, 2026 at the Palm Coast Community Center, 305 Palm Coast Parkway NE, Palm Coast, FL 32137 to discuss the **Palm Coast Master Planned Development Westward Expansion** project on approximately 20,200 acres referred to as the **"Subject Property".** The general location of the **Subject Property** is shown in the **vicinity map below.**



The current Future Land Use category of the **Subject Property** is Agriculture & Timberlands, DRI-Mixed Use and Conservation. This proposal seeks to establish the **Master Planned Mixed-Use Future Land Use** category for the **Subject Property.** The current Zoning classification is Agriculture (A) and Master Planned Development. This proposal seeks to rezone the **Subject Property** to **Master Planned Development (MPD) zoning** with a companion MPD Agreement. The **Subject Property** is proposed to be developed with a mix of residential, commercial, office, industrial, hotel and other uses. The **Subject Property** is located generally west of U.S. 1, generally east of Old Brick Road, and north of Espanola.

The purpose of the Neighborhood Meeting is to inform the public about the intent to develop, submit and process the following applications related to the **Subject Property**: (i) a Future Land Use Element Map Amendment to designate the Subject Property as Master Planned Mixed Use, (ii) a rezoning of the Subject Property to MPD with a MPD Agreement, (iii) annexations of areas within the Subject Property into the City of Palm Coast, (iv) abandonment of the Old Brick Township Development of Regional Impact and Development Order and termination of associated mitigation agreements (e.g. transportation, schools, utilities), and (v) abandonment of the Neoga Lakes Development of Regional Impact and Development Order and termination of associated mitigation agreements (e.g. transportation, schools, utilities). The Neighborhood Meeting will also provide for public review, input and comment. Once submitted, copies of the applications may be requested from the City of Palm Coast Planning Staff ((386) 986-3736 | email: planningdivision@palmcoast.gov).

Date: **Wednesday April 22, 2026**
Time: **6:00 P.M.**
Location: Palm Coast Community Center, 305 Palm Coast Parkway NE, Palm Coast, FL 32137

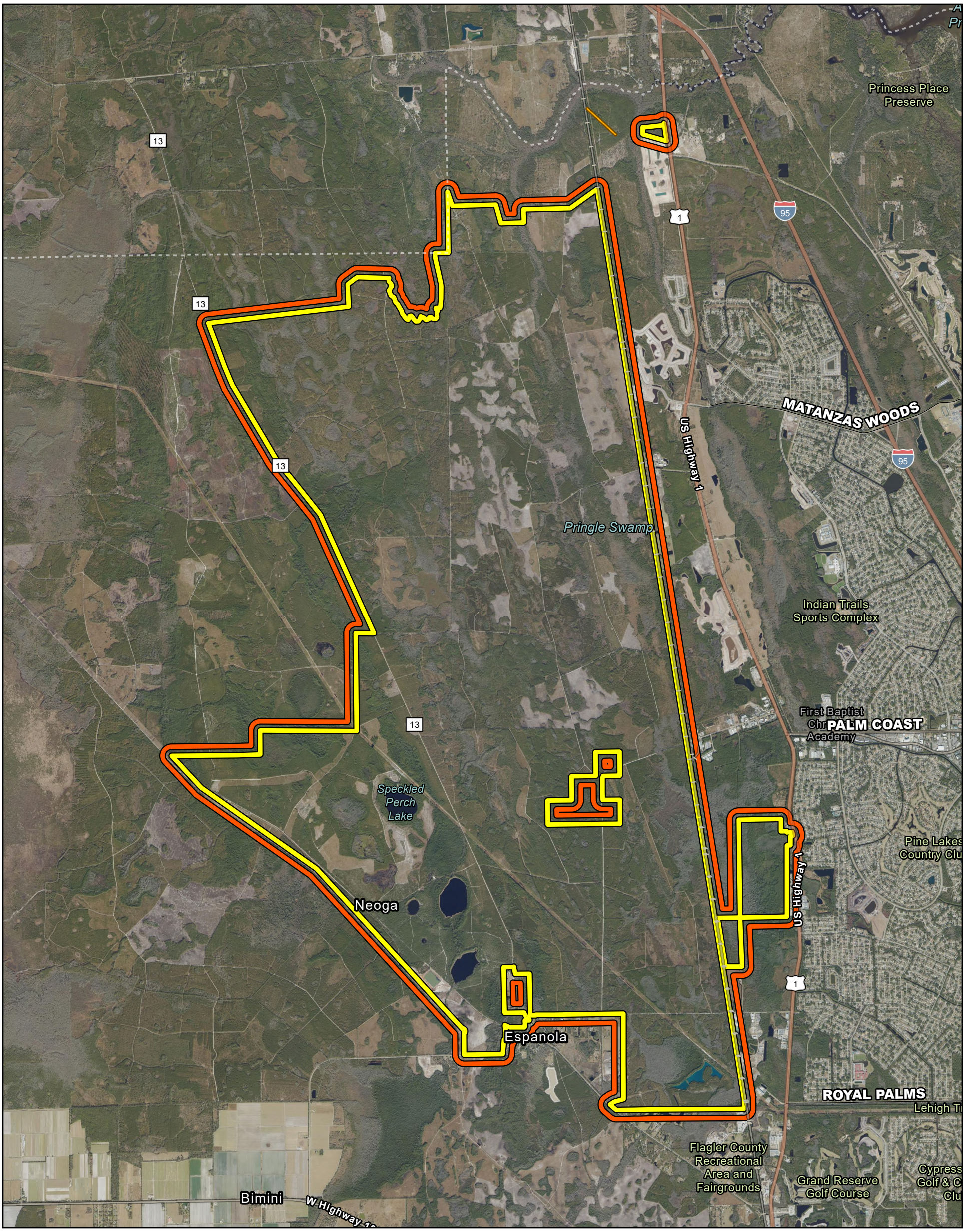
Comments will be addressed during the meeting and can also be submitted through email to Lindsay Haga, HagaL@etminc.com, or you may also reach Lindsay Haga directly at (904) 642-8990.

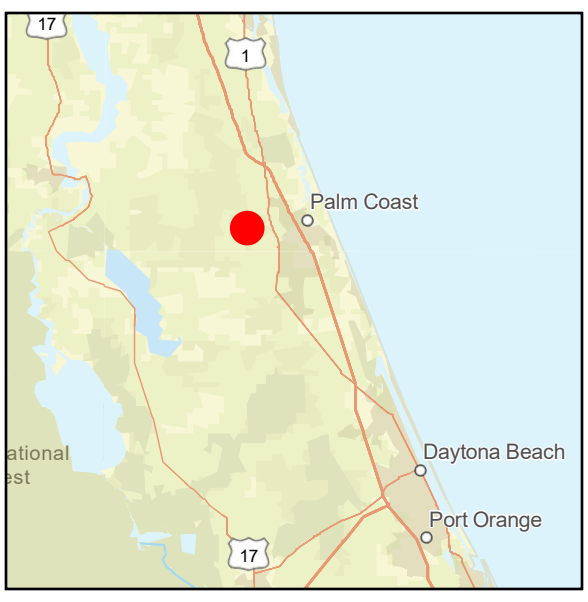
Adjacent Owners List w/in 500 ft of Subject Property
Community Meeting 4.22.2026

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

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

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





Raydient Palm Coast

Vicinity

Source: ETM, Flagler County

Subject Property

Subject Property 500' Buffer

N
W E
S

0 1 2 3

Miles

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

DISCLAIMER:INFORMATIONONTHISMAPISSUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-028 Palm Coast\GIS\Maps\Pro\Rayonier Palm Coast Master\Rayonier Palm Coast Master.aprx

Date: 3/23/2026