

**ORDINANCE 2022-8
CLINE-JTL BORROW PIT
COMPREHENSIVE PLAN AMENDMENT
Application #4904**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 40.71+/- ACRES OF CERTAIN REAL PROPERTY FROM RESIDENTIAL: LOW DENSITY RURAL ESTATE (FLAGLER COUNTY DESIGNATION) TO INDUSTRIAL (CITY OF PALM COAST DESIGNATION) AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; INCLUDING A NOTE ON THE FUTURE LAND USE MAP TO LIMIT DEVELOPMENT ON THE PROPERTY TO BORROW PITS AND COMPENSATING FLOODPLAIN STORAGE; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Palm Coast enacted Ordinance 2010-07, adopting the *City of Palm Coast 2035 Comprehensive Plan* which includes the City of Palm Coast Future Land Use Map (FLUM), which Plan and FLUM have been amended from time-to-time; and

WHEREAS, Section 163.3161 et seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Residential: Low Density Rural Estate, (Flagler County Designation) to Residential (City of Palm Coast Designation); and

WHEREAS, the proposed future land use map amendment includes notes on the Future Land Use Map to limit development within the area to borrow pits and compensating floodplain storage; and

WHEREAS, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City's Local Planning Agency, considered the proposed map amendments at a public hearing on November 17, 2021 and voted to recommend Approval of the proposed Comprehensive Plan Amendment; and

WHEREAS, on January 18, 2022 and February 1, 2022 the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

WHEREAS, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan of the City's *Comprehensive Plan*; and

WHEREAS, the City Council of the City of Palm Coast hereby reaffirms its commitment to the goal of enacting and implementing sound growth management practices within the City; and

WHEREAS, the City Council of the City of Palm Coast finds that this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Palm Coast.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PALM COAST, FLORIDA, THAT THE FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.

The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast.

SECTION 2. FUTURE LAND USE MAP AMENDED.

The 40.71+/- acres subject area, generally located south of SR 100, west of Seminole Woods Parkway and southeast of the Flagler County Airport, as depicted and legally described in "Exhibit A", attached hereto, is hereby amended from the Flagler County Future Land Use Map designation of Residential: Low Density to City of Palm Coast Future Land Use Map designation of Industrial, including a note on the FLUM limiting the land to borrow pits and compensating floodplain storage as depicted in "Exhibit B".

SECTION 3. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. CODIFICATION.

It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Palm Coast, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to Section," "Article," or other appropriate word.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 6. EFFECTIVE DATE.

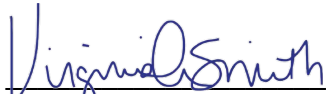
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED on first reading after due public notice and hearing the 18th day of January, 2022.

ADOPTED on second reading after due public notice and hearing the 1st day of February, 2022.

ATTEST:

CITY OF PALM COAST




VIRGINIA A. SMITH, CITY CLERK



DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:



NEYSA BORKERT, CITY ATTORNEY



EXHIBIT A
LEGAL DESCRIPTION

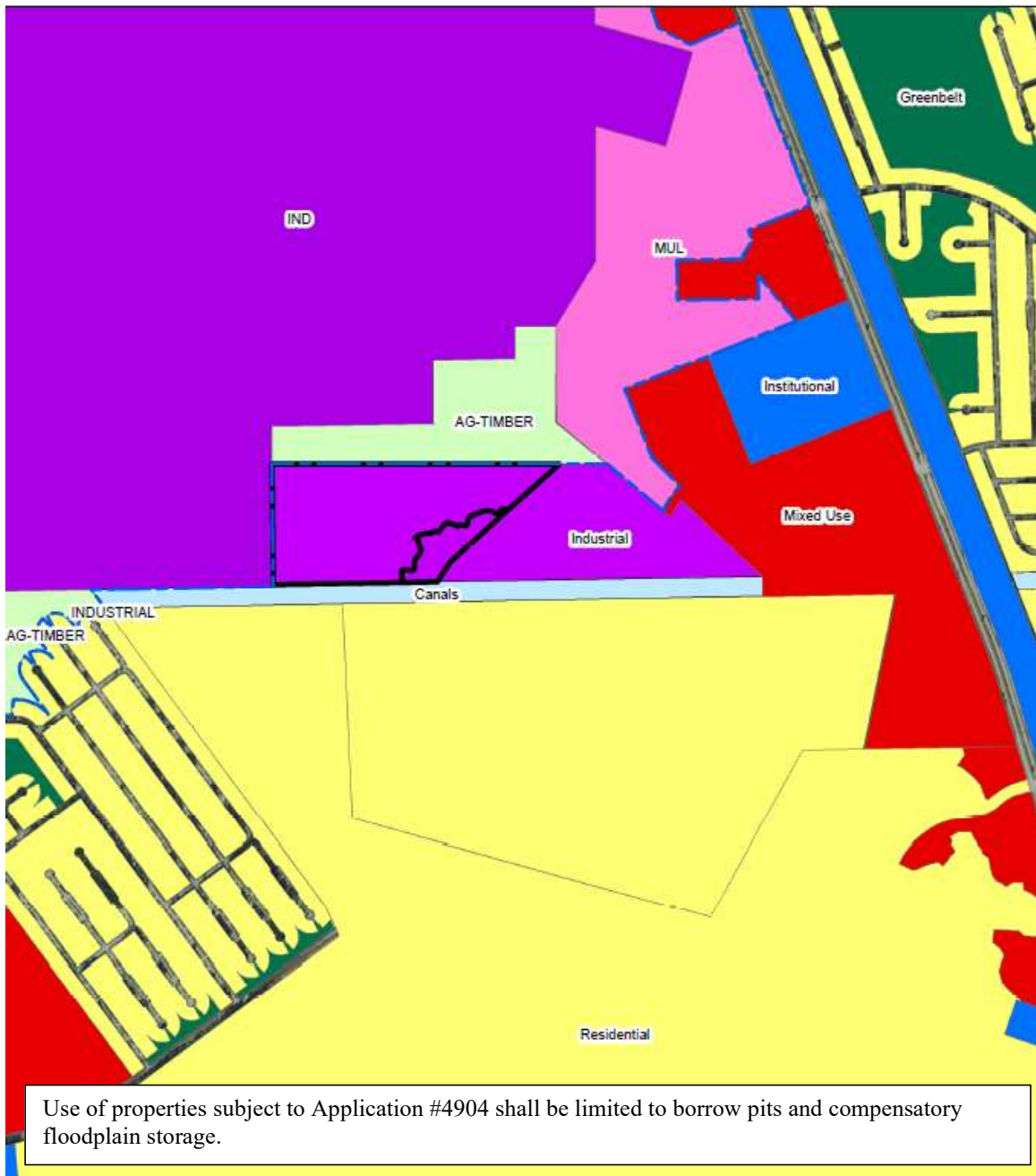
DESCRIPTION PER OFFICIAL RECORDS BOOK 1329, PAGE 1281

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 17, TOWNSHIP 12 SOUTH, RANGE 31 EAST BEING PART OF PARCEL 413, RECORDED IN OFFICIAL RECORDS BOOK 601, PAGES 1989 THROUGH 2025, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF GOVERNMENT SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE NORTH 89°00'48" EAST ALONG THE SOUTH LINE OF GOVERNMENT SECTION 17 A DISTANCE OF 1321.07 FEET, THENCE DEPARTING SAID SOUTH LINE OF GOVERNMENT SECTION 17, RUN NORTH 00°35'15" WEST A DISTANCE OF 24.45 FEET TO A POINT ON THE NORTHERLY LINE OF IROQUOIS WATERWAY (175'R/W) RECORDED IN OFFICIAL RECORDS BOOK 549, PAGE 966, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID NORTH LINE OF IROQUOIS WATERWAY NORTH 00°35'15" WEST ALONG THE EAST BOUNDARY OF THE FLAGLER COUNTY AIRPORT LANDS A DISTANCE OF 986.72 FEET, THENCE DEPARTING SAID AIRPORT LANDS RUN NORTH 90°00'00" EAST A DISTANCE OF 2361.75 FEET, THENCE SOUTH 48°13'23" WEST A DISTANCE OF 1204.42 FEET, THENCE SOUTH 32°31'14" WEST A DISTANCE OF 191.60 FEET TO A POINT ON THE NORTH LINE OF IROQUOIS WATERWAY, THENCE SOUTH 89°02'14" WEST ALONG THE NORTH LINE OF IROQUOIS WATERWAY A DISTANCE OF 1350.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 40.7127 ACRES OF LAND MORE OR LESS.

EXHIBIT B
AMENDED FUTURE LAND USE MAP





**COMMUNITY DEVELOPMENT DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT
CITY COUNCIL
STAFF REPORT
January 18, 2022**

OVERVIEW

Case Number: 4904

Applicant: City of Palm Coast

Property Description: An approximately 40.7 acre area south of State Road 100 and west of Seminole Woods Blvd.

Property Owner: JTL Grand Landings Development, LLC, S.E. Cline Construction, Inc.

Location: Approximately 1.6 miles south of State Road 100, and west of Seminole Woods Blvd.

Real Estate ID #: 17-12-31-0650-000A0-0013 & 17-12-31-0650-000A0-0015

Current FLUM designation: Residential Low-Density Rural Estate (Flagler County designation)

Current Zoning designation: Industrial - Planned Unit Development (Flagler County Designation)

Current Use: Vacant

Size of subject property: Approximately 40.71+/- acres

Requested Action: Small scale Future Land Use Map (FLUM) amendment from Residential Low-Density Rural Estate (Flagler County designation) to Industrial (City of Palm Coast designation) with a note on future land use map to limit development on the properties to borrow pits and compensating floodplain storage.

Recommendation: The Planning and Land Development Regulation Board (PLDRB) finds Application #4904 consistent with the Comprehensive Plan and recommends that City Council approve Application #4904, a FLUM amendment from Residential-Low Density-Rural Estate to Industrial along with a policy to limit use to borrow pit and

compensatory floodplain storage

Project Planner: José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

The application is for a Future Land Use Map (FLUM) amendment for a 40.71+/- acre subject area located to 1.6 miles south of State Road 100, and west of Seminole Woods Pkwy. The subject properties were annexed into the City on June 22, 2021 (Ordinance # 2021-10).

Currently, the 40.7+/- acre subject area has a FLUM designation of Residential Low Density-Rural Estate and a zoning designation of Industrial-PUD (both Flagler County Designations). The proposed FLUM amendment will amend the FLUM designation to City of Palm Coast Industrial with a note to limit development to borrow pits and compensating floodplain storage.

There is a companion zoning map amendment to amend the zoning designation to Industrial-2 (IND-2). Additionally, there is a Special Exception application to allow the establishment of a borrow pit on the subject properties.

Neighborhood Meeting

The neighborhood meeting for these parcels were waived as permitted by the Land Development Code. The subject properties were part of recent public hearings due to its annexation in June. Additionally, the property owners subject to notification were either for property owned by the applicants (JTL Grand Landings Development, LLC and S.E. Cline Construction Inc.) or governmental entities with knowledge of subject application (Flagler County and City of Palm Coast). One property owner (Kolter Land) was contacted directly by the agent for the property owners and raised no objection to waiver of the neighborhood meeting.

Planning and Land Development Regulation Board Public Hearing

The PLDRB held a public hearing on December 15, 2021 to review and hear public comments on the proposed FLUM amendment. There were no public comments and the PLDRB unanimously recommended that City Council approve the proposed amendment.

DENSITY/INTENSITY AND POPULATION

The 40.7+/- acre subject area currently has a FLUM designation of Residential Low Density/Rural Estate (1 unit/acre). The proposed FLUM amendment to Industrial will have the result of eliminating residential development on the parcel. This results in the reduction of potential population, dwelling units as shown in Table 1 below.

Due to a site specific policy the property will be limited to development as a borrow pit and compensating floodplain storage. This policy eliminates the potential of “vertical” development on the property such as outdoor storage, mini-warehouse, or other industrial uses.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density	Maximum # of units ⁽¹⁾ , (2)	Population (2.4 persons/dwelling unit)
Proposed FLUM: Industrial	40.7	0 units/acre	0	0
Current FLUM: Residential Low Density: Rural Estate (County Designation)	40.7	1 unit/acre	40	96
NET CHANGE			-40	-96
Footnotes:				
⁽¹⁾ Max. # of units = # of Acres X Maximum Density				
⁽²⁾ Proposed Amendment will limit residential development to 3 units/acre.				

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

The public facilities capacity net impact analysis was completed for the proposed Future Land Use Map Amendment. The net impact analysis was performed with the proposed density limit of permitting only borrow pits and floodplain compensatory storage. The results of the net impact analysis are shown on Table 2 below. The analysis shows a decrease in the demand on various public facilities, this is due to the limited development potential of the property should the FLUM amendment be approved.

Transportation

The proposed site specific policy to limit development to borrow pits and floodplain compensatory storage results in a use that will yield few if any P.M. peak hour trips. Typical borrow pit operations cease during the P.M. peak hour time (4-6 P.M.).

Potable Water

The proposed FLUM amendment will have a potential net increase in demand for potable water of 12,000 gallons/day or .012 million gallons/day. There is adequate water treatment capacity to address the additional demand.

Wastewater

The proposed FLUM amendment will have a potential net increase in demand for sanitary sewer treatment of 7,872 gallons/day or .007 million gallons/day. There is adequate central sewer treatment capacity to address the additional demand.

Solid Waste

The proposed FLUM amendment will have a potential net increase in 827 lbs. of solid waste/day. The City currently has an interlocal agreement with Volusia County for solid waste disposal. There is adequate capacity at the Volusia County landfill to accommodate the additional demand.

Public Recreation and Open Space

The proposed FLUM amendment will have a net increase in demand of .8 acres of park facilities. The City currently has adequate capacity to accommodate the additional demand.

Public Schools

The proposed FLUM amendment will have a potential net decrease in demand for 13 student stations.

Stormwater

No impact. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review.

Table 2 Public Facilities Impact Analysis

*Proposed FLUM amendment will include site specific policy to limit development to borrow pits and floodplain compensation storage

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⁾	Stormwater Drainage ⁽⁸⁾
Proposed FLUM designation*								
Industrial	0	0	0	0	0	0.0	0	N/A
	Total	0	0	0	0	0	0	N/A

Current FLUM designation* Analysis uses the entitlements provided in the previously approved PUD agreement for the properties.								
Residential Low-Density -Rural Estate (1 unit/acre)	40	40	12000	7872	827	0.8	13	N/A
	Total	40	12000	7872	827	1	13	
Net Change		-40	-12,000	-7,872	-827	-0.8	-13	N/A

Footnotes:

⁽¹⁾ Calculation of Density: Lot Size (acre)*# of units/acre

⁽²⁾ Transportation: Residential PM Peak Hour Trips (PHT), Residential Development: = # of units*1.0 PM-PHT (Average Rate), ITE Trip Generation Manual, 9th Edition

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

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

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

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

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

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

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS**Objective 1.1.3-Evaluation of Amendments to the FLUM**

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

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

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

A. TOPOGRAPHY AND SOIL CONDITIONS

This analysis will cover two properties: Cline Borrow Pit and JTL Borrow Pit. The analysis areas for the Cline Borrow Pit is partially an active borrow pit and partially naturally vegetated. The area for the JTL Borrow Pit is entirely naturally vegetated. The site is bounded by Seminole Woods Boulevard to the east, vacant land to the south, airport property to the north and west. According to the October 2021 Carter Environmental Services (CES) assessment and the April 2020 Atlantic Ecological Services (AES) assessment, the area does contain St. Johns River Water Management District (SJRWMD) jurisdictional wetlands. The total analysis area contains 26.87 acres of uplands for JTL and 13.46 acres of uplands for Cline and 13.84 acres of wetlands for JTL and 9.72 acres of wetlands for Cline. The wetlands detailed on CES "FLUCFCS Map" Figure and the "Wetland Map" in the AES report, reflect the boundaries that were delineated in the field pursuant to state and federal guidelines (Chapter 62-340 F.A.C. and the 1987 Corps of Engineers Wetlands Delineation Manual). Further description of these features may be found in the Section C, Vegetative Communities.

As detailed within the AES report, the *Soil Survey of Flagler County, Florida* indicates five (5) soil types within the Cline property. The CES report noted six (6) soil types within the JTL property.

Analysis: There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change.

FINDING: It is not anticipated that the proposed FLUM change from Residential to Industrial will negatively affect the local topography or prevent the proposed development permissible within the FLUM designation.

B. FLOODPLAINS

Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) source indicates that the subject properties lie outside a Special Flood Hazard Area (SFHA) and has a designation of a "X" Zone.

Analysis: The Subject Properties are not located within a SFHA.

FINDING: It is not anticipated that the proposed FLUM change will negatively impact the function of a SFHA.

C. VEGETATIVE COMMUNITIES

According to the AES report, the assessment area for the Cline Borrow Pit is comprised of the following vegetative community types and features.

1. Pine Plantation (441): 4.02 acres
2. Wetland Mix Forest (630): 9.72 acres
3. Disturbed Land (740): 2.61 acres
4. Borrow Pit (742): 16.14 acres
5. Berm (747): 6.83 acres

According to the CES report, the assessment area for the JTL Borrow Pit is comprised of the following vegetative community types and features.

1. Pine Flatwoods (411): 4.56 acres
2. Coniferous Plantation (441): 22.31 acres
3. Wetland Forested Mixed (630): 13.84 acres

Analysis: There are wetlands located on both properties and any impacts will need to be permitted through either St. Johns River Water Management District (SJRWMD) or the Florida Department of Environmental Protection (FDEP). State 404 permitting used to go through the Army Corps of Engineers but has since been transferred to the FDEP. Any wetland impacts proposed through this program will now go through FDEP.

FINDING: There is no anticipated additional impact from the proposed amendment. The proposed amendment does not propose to expand the development area on the subject property.

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

The submitted CES and AES reports document Gopher Tortoise on both the Cline Borrow Pit and the JTL Borrow Pit sites that would need to be relocated prior to construction.

Analysis: The subject property is suitable for foraging and mobility; and protected species have been noted on both sites. Wildlife utilization may change over time due to various factors. To ensure that the referenced species and any potentially occurring species in the future, the Unified Land Development Code (Section 10.04.03.A, LDC) requires that a listed species study is performed by a Qualified Environmental Professional (QEP) at site plan or preliminary plat. Further, a study is valid for one year for the property that was investigate to capture any changes in wildlife utilization.

FINDING: The proposed land use change is not anticipated to impact listed species. There is no expansion to the footprint of development area.

E. GROUNDWATER RESOURCE PROTECTION

According to City maintained data, the nearest production well is not within 500 feet of the site but is 1.3 miles to the southwest. The site is not located within the Secondary Protection Zone or the Primary Protection Zone as defined by Section 10.03.02.B, LDC.

Analysis: The amendment is not within an aquifer recharge area or within a wellhead protection zone(s).

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

F. HISTORICAL RESOURCES

No study of historical resources was submitted for either property. Staff reviewed Master Site File data on the properties.

Analysis: According to Master Site File data reviewed by staff, there is no indication of any historical resources on either property.

FINDING: The proposed land use change is not anticipated to impact cultural and historical resources.

LAND USE COMPATIBILITY ANALYSIS

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

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

Surrounding Future Land Use Map Designation:

North: Agriculture & Timberlands (Flagler County)

South: Residential (City of Palm Coast)

East: Industrial (City of Palm Coast)

West: Industrial (Flagler County)

Surrounding Zoning Designation:

North: Industrial-PUD (Flagler County)

South: Single Family Residential-1(SFR-1) (City of Palm Coast), this site is the proposed Seminole Palms Subdivision – a residential community

East: Industrial-2, (City of Palm Coast)

West: Industrial (Flagler County)

Surrounding Property Existing Uses:

North: Flagler County Airport (Flagler County)

South: Vacant lands (Proposed Seminole Palms MPD-Residential uses) (City of Palm Coast)

East: Borrow Pit (City of Palm Coast)

West: Flagler County Airport (Flagler County)

The proposed Future Land Use Map (FLUM) designation is consistent with the surrounding FLUM designation and the potential future uses to be found in the area. The areas to the north and west are part of the Flagler County Executive Airport and are likely remain open space as part of the airport's buffer to the surrounding areas. To the east is an existing borrow pit, a portion of the subject area is part of the expansion for the existing borrow pit to the east. Finally, the future use to the south (south of the Iroquois Waterway is residential). Special consideration with operation of a borrow pit adjacent to a residential area need to be taken (these include the required buffer specified in the LDC as well as operational hours). It is important to note that in the long-term, after the useful life of the borrow pit, having an open space area between the airport uses and the residential uses south of the Iroquois Waterway is appropriate.

CONSISTENCY WITH COMPREHENSIVE PLAN

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

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

Analysis: The designation of additional acreage adjacent to the Flagler County Airport for Industrial is appropriate and consistent with Policy 1.4.2.1 due to the limited areas designated for industrial use. Furthermore, the borrow pit operation will provide for job opportunities and will assist the local construction industry as a potential source of fill material

RECOMMENDATION

The Planning and Land Development Regulation Board (PLDRB) finds Application #4904 consistent with the Comprehensive Plan and recommends that City Council approve Application #4904, a FLUM amendment from Residential-Low Density-Rural Estate to Industrial along with a policy to limit use to borrow pit and compensatory floodplain storage

Location Map-Cline-JTL Borrow Pits



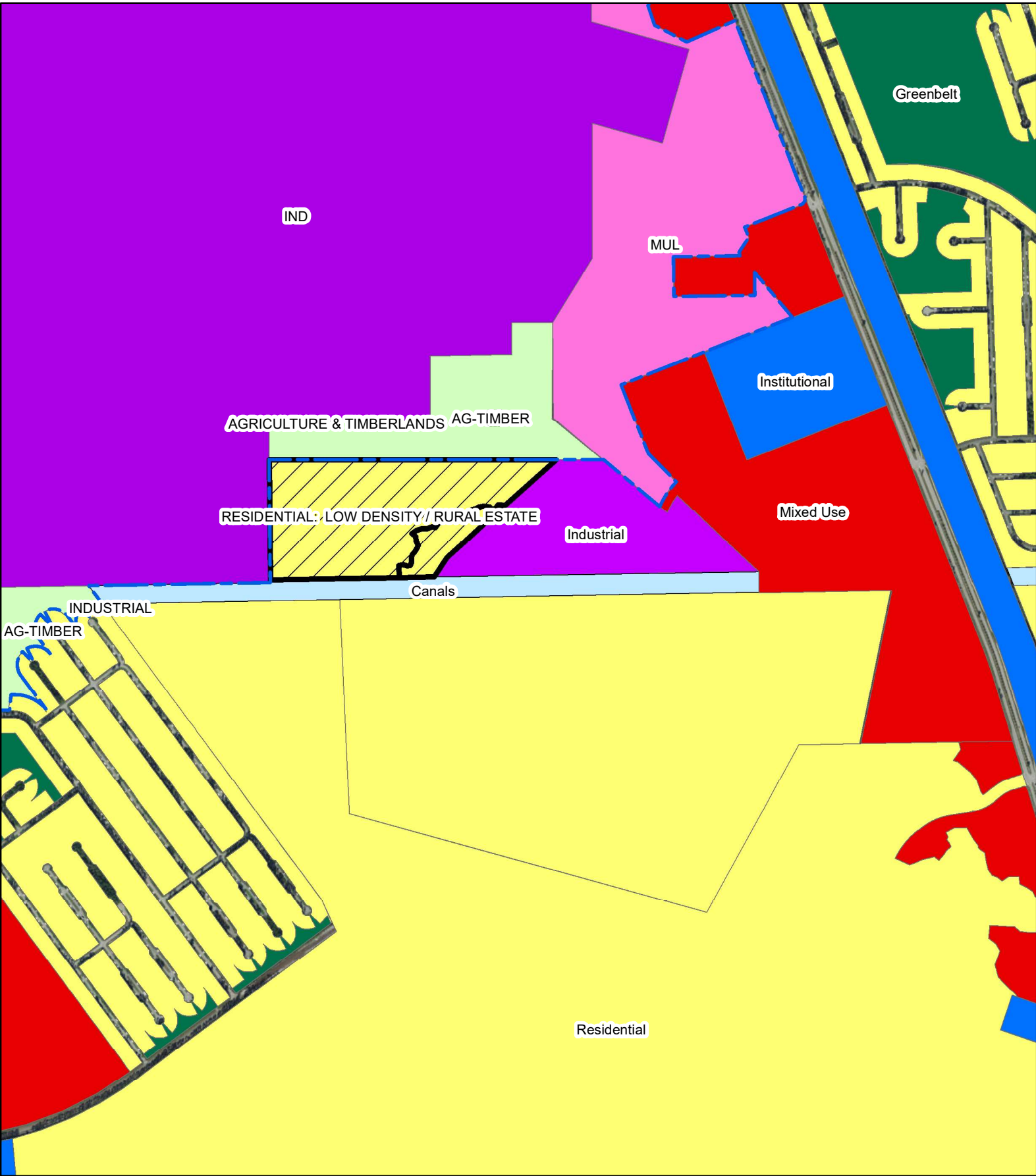
Legend

-  Palatka City Limits
-  Borrow Pits

0 1,000 2,000 4,000 Feet



Existing FLUM-Cline-JTL Borrow Pits



Legend

- Palm Coast City Limits
- Borrow Pits

Palm Coast FLUM

- AG & TIMBER
- Canals
- Greenbelt
- INDUSTRIAL

- Industrial
- Institutional
- Mixed Use
- Res: Low Density/Rural Estate
- Residential

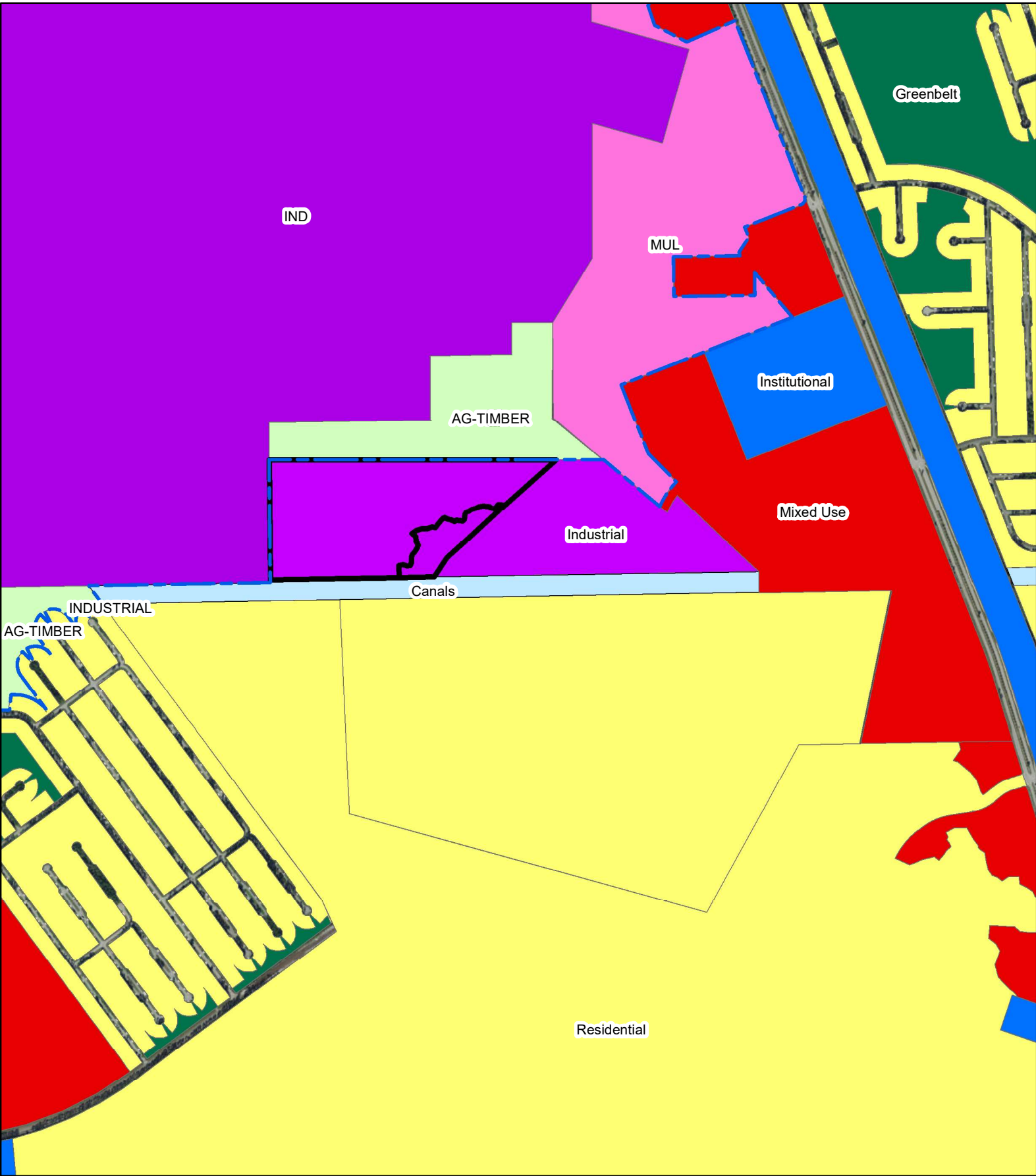
Flagler FLUM

- AG & Timber
- Industrial
- Mixed Use: Low Intensity

0 500 1,000 2,000 Feet



Proposed FLUM-Cline-JTL Borrow Pits



Legend

	Palm Coast City Limits	Palm Coast FLUM		Industrial
	Borrow Pits			Institutional
				Mixed Use
				Res: Low Density/Rural Estate
				Residential
				AG & TIMBER
				Canals
				Greenbelt
				INDUSTRIAL

Flagler FLUM
AG & Timber
Industrial
Mixed Use: Low Intensity

