

**ORDINANCE 2022-9**  
**UPDATE OF THE COMPREHENSIVE PLAN BASED ON THE EVALUATION**  
**AND APPRAISAL PROCESS**

**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 CHAPTER 163, FLORIDA STATUTES; AMENDING THE FOLLOWING ELEMENTS: PUBLIC RECREATION AND OPEN SPACE, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITY; TO UPDATE REFERENCES RELATED TO CAPITAL IMPROVEMENTS TO REFLECT BEST AVAILABLE DATA AND CHANGES IN LOCAL CONDITIONS; 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 Comprehensive Plan Map Series, which Plan and Map Series 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**, Section 163.3191 requires a local government to review and evaluate its Comprehensive Plan every seven (7) years to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan; and

**WHEREAS**, Section 163.3191 requires a local government to prepare and transmit within 1 year, plan amendment(s) for review if the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements; and

**WHEREAS**, the City submitted an Evaluation and Appraisal Letter (EAL) to the State Land Planning Agency on January 26, 2021 stating the City intends to amend the Comprehensive Plan as required by Chapter 163.3191(2); and

**WHEREAS**, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB), acting as the Local Planning Agency, considered the proposed Comprehensive Plan Amendments at a public hearing on January 19, 2022; and

**WHEREAS**, the PLDRB acting as the Local Planning Agency has determined that the proposed text amendments are internally consistent with the goals, objectives, and policies of the City's Comprehensive Plan; and

**WHEREAS**, on January 19, 2022, the PLDRB voted 6 to 0 to recommend to the City Council the transmittal and APPROVAL of the amendments; and

**WHEREAS**, the City Council of the City of Palm Coast has determined that amending the Comprehensive Plan is necessary and appropriate; and

**WHEREAS**, the City Council of the City of Palm Coast has determined that amending the Comprehensive Plan is internally consistent with the goals, objectives, and policies 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 interest 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 COMPREHENSIVE PLAN IS AMENDED AS FOLLOWS:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.**

(a). The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast which are based on the staff report, the City Council agenda memorandum and all supporting data and analysis related to this amendment.

(b). The City Council of the City of Palm Coast hereby adopts and incorporates the exhibits into this Ordinance as if fully set forth herein verbatim.

(c). The City of Palm Coast has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

(d). This Ordinance is internally consistent with the goals, objectives, and policies of the *City of Palm Coast Comprehensive Plan*.

**SECTION 2. AMENDMENT TO THE POLICIES OF THE FOLLOWING ELEMENTS OF THE COMPREHENSIVE PLAN: PUBLIC RECREATION AND OPEN SPACE, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITIES.**

The associated Policies are amended as shown in Exhibit 1.

**SECTION 3. CONFLICTS/RATIFICATION OF PRIOR ACTIONS.**

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

**SECTION 4. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.**

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 when the state land planning agency posts a “Notice of Intent” on its website. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission issues 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 public hearing the 1<sup>st</sup> day of February, 2022.

**ADOPTED** on second reading after due public notice and public hearing the 19<sup>th</sup> day of April 2022.

ATTEST:

  
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VIRGINIA A. SMITH, CITY CLERK

CITY OF PALM COAST

  
\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

  
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NEYSA BORKERT, CITY ATTORNEY

Exhibit 1 – Evaluation and Appraisal Based Comprehensive Plan Amendments



# EXHIBIT 1 – EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS

## CHAPTER 4 PUBLIC RECREATION AND OPEN SPACE ELEMENT

Amendment to Update of Inventory of Recreation and Parks Facilities

<b>Table 4.1 Inventory of Existing and Future City of Palm Coast Parks and Recreational Facilities</b>				
<b>Facility Name</b>	<b>Acres</b>	<b>Type</b>	<b>Classification</b>	<b>Status</b>
Belle Terre Park/Frieda Zamba Pool	10.09	Community	Active	Developed
Big Mulberry Creek	58.1	Environmentally Sensitive Land (ESL)	Resource	Undeveloped
Bird of Paradise Park	2.92	Neighborhood	Resource	Developed
Cobblestone Canoe Launch	1.52	Neighborhood	Resource	Undeveloped
Cypress Knoll/East Hampton	<del>14.5</del> 96.12	Neighborhood	Active	Undeveloped
Heroes Memorial Park	1	Special Facility	Active	Developed
Hidden Lakes Park	9.1	Neighborhood	Resource	Developed
Holland Park-James F. Holland Memorial Park	26.75	Community	Active	Developed
Indian Trails Park	32.71	Community	Active	Undeveloped
Indian Trails Sports Complex	164.11	Community (50.37 acres upland)	Active	Developed
Long Creek Nature Preserve	225.36	Environmentally Sensitive Land (ESL)	Resource	Developed
Matanzas Woods	12.4	Neighborhood	Active	Undeveloped
<u>Matanzas Woods Canoe/Kayak Launch</u>	<u>2.5</u>	<u>Neighborhood</u>	<u>Resource</u>	<u>Undeveloped</u>
Palm Coast Community Center Park	4.79	Community	Active	Developed
Palm Coast Linear Park/St. Joe Walkway	56.77	Environmentally Sensitive Land (ESL)	Resource	Developed
Palm Coast Park DRI ( <u>Sports Complex</u> )	<del>65.1</del> 103.51	Community	Active	Undeveloped
<u>Palm Coast Tennis CenterRegional Racquet Center</u>	47.98	Special Facility	Active	Developed
Palm Harbor Golf Course	143.59	Special Facility	Active	Developed
Pine Lakes Parkway Multi-Purpose Trail	7.56	Neighborhood	Active	Developed

**EXHIBIT 1 – EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS**

Ralph Carter Park	13.12	Neighborhood	Active	Developed
Seminole Woods Neighborhood Park	12.4	Neighborhood	Active	Developed
Town Center Central Park	10	Special Facility	Active	Developed
Town Center-Community Center	<del>3.54.8</del>	Community	Active	Undeveloped
Town Center-Cultural Arts Center	<del>8.512.5</del>	Special Facility	Active	Undeveloped
Town Center-Pocket Park	0.63	Neighborhood	Passive	Developed
Waterfront Park	21.1	Special Facility	Resource	Developed
Wild Oaks Park	1.3	Neighborhood	Resource	Undeveloped
<b>Sub Total</b>	<b><del>955.05</del></b>			
	<b><u>992.73</u></b>			

<b>Lands Committed from Developments of Regional Impact (Lands Not under City Ownership)</b>				
JX Properties-DRI	56.48	Community	Active	Undeveloped
JX Properties-DRI	33.87	Community	Resource	Undeveloped
Neoga Lakes DRI	29	Community	Active	Undeveloped
Neoga Lakes DRI	16	Neighborhood	Active	Undeveloped
Neoga Lakes DRI	75	Community	Resource	Undeveloped
Old Brick Township DRI	25	Community	Active	Undeveloped
Old Brick Township DRI	30	Neighborhood	Active	Undeveloped
Old Brick Township DRI	45	Community	Passive	Undeveloped
<del>Palm Coast Park DRI</del>	<del>10</del>	<del>Neighborhood</del>	<del>Active</del>	<del>Undeveloped</del>
<b>Sub Total</b>	<b><del>320</del></b>			
	<b><u>310.35</u></b>			

<b>TOTAL ACRES</b>	<b><del>1275.4</del></b>			
	<b><u>1303.08</u></b>			

<b>Other Providers</b>				
Lehigh Greenway Rail Trail	194.95	ESL/Open Space	Active	Developed
Graham Swamp	3,790	ESL/Open Space	Resource	Developed
Belle Terre Swim & Racquet Club	N/A	Special Facility	Active	Developed
Cypress Knolls Golf Course	125	Special Facility	Active	Developed
<del>Matanzas Woods Golf Course</del>	<del>125</del>	<del>Special Facility</del>	<del>Active</del>	<del>Developed</del>
Pine Lakes Golf Course	125	Special Facility	Active	Developed

## EXHIBIT 1 – EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS

<b>TOTAL ACRES (OTHER OWNERSHIP)</b>	<b>4<del>2343</del>59.9</b> <b>5</b>
Source: City of Palm Coast Comprehensive Plan Update provided by the City of Palm Coast Parks and Recreation Department and Community Development Department (Updated <del>September 1, 2014</del> December 2021)	

### **Objective 4.2.2 - Future Recreation and Park and Open Space Facilities**

Establish a list of priority recreation and park projects needed to meet population growth through the year 2035 with projects including acquisition of additional parkland, and the development of existing and future park sites. The priority list below will be updated based on the findings of the Evaluation and Appraisal Report (EAR) process, as well as the Recreation and Parks Facilities Master Plan.

**Policy 4.2.2.1** - The following prioritized projects shall be considered short-range priorities planned for completion within the next five (5) years:

- ~~A. Complete renovation to Holland Park~~
- ~~B. Complete renovation and addition to the Community Center.~~
- ~~C.~~ A. Complete the development of Long Creek Nature Preserve (Phase 2-Boardwalks).
- ~~B.~~ Complete development of the Lehigh Trail Trailhead@ Palm Coast Tennis Center Belle Terre Pkwy.
- C. Lehigh Trail Trailhead
- D. Waterfront Park Water Access – Phase 1 and Phase 2
- E. Matanzas Woods Neighborhood Park
- F. Matanzas Lakes Canoe/Kayak Launch
- G. Quail Hollow Neighborhood Park
- H. Seminole Woods Neighborhood Park Expansion
- I. Regional Racquet Center
- J. Community Center Parking Expansion
- ~~D.~~ K. Indian Trails Sports Complex Parking Expansion

**Policy 4.2.2.2** - The following prioritized projects shall be considered mid-range priorities planned for completion within five to ten (5-10) years:

- A. Land acquisition (if necessary), design, and construction of a neighborhood or community park as dictated by growth patterns and needs within the City in one of the following neighborhoods: Matanzas Woods, Pine Lakes, or Quail Hollow Construction of Indian Trails Park
- B. Complete design and construction of Graham Swamp Trail Phase 2 (from Old Kings Rd. trailhead to Lehigh Trail).
- C. Complete master plan, design, and construction of Central Park Phase 3 improvements.
- ~~B.~~ D. Design and construction of Long Creek Nature Preserve Phase 3.

## EXHIBIT 1 – EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS

**Policy 4.2.2.3** - The following prioritized projects shall be considered long-range priorities planned for completion within 10 to 20 years of Plan adoption:

- A. Land acquisition (if necessary), dDesign and construction of a neighborhood or community park as dictated by growth patterns and needs within the City.
- B. Identify potential location and complete design and construction for a Citywide special recreational facility (sports complex, aquatic center, or Frieda Zamba Pool renovation).  
Land acquisition (if necessary) and construction of a neighborhood park in one of the following neighborhoods: Matanzas Woods, Pine Lakes, or Quail Hollow.

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### CHAPTER 8 CAPITAL IMPROVEMENTS ELEMENT

**Policy 8.1.1.3** - The Capital Improvements Element includes, by reference, the Flagler County School District 2017-20182021-2022 Work Plan, adopted on September 19, 20177, 2021 by the Flagler County School Board.

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### CHAPTER 9 PUBLIC SCHOOL FACILITIES ELEMENT

**Policy 9.1.1.7** – The Capital Improvements Element includes, by reference, the Flagler County School District 2014-20152021-2022 Work Plan, as adopted on September 16, 20147, 2021 by the Flagler County School Board.