

ORDINANCE NO. 2015- 03  
UPDATE OF THE COMPREHENSIVE PLAN BASED ON THE EVALUATION  
AND APPRAISAL LETTER

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: FUTURE LAND USE, TRANSPORTATION, PUBLIC RECREATION AND OPEN SPACE, INFRASTRUCTURE, CONSERVATION AND COASTAL MANAGEMENT, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, PUBLIC SCHOOL FACILITY; GLOSSARY; AND THE FUTURE LAND USE MAP TO UPDATE POLICIES TO REFLECT CHANGES TO FLORIDA STATUTES CHAPTER 163 SINCE THE LAST UPDATE OF THE COMPREHENSIVE PLAN IN 2010 AND UPDATING THE COMPREHENSIVE PLAN 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 6, 2014 stating the City intends to amend the Comprehensive Plan as required by Chapter 163.3191(2); and

**WHEREAS**, the City will use data from the 2013 Northeast Florida Regional Evacuation Study to update the Comprehensive Plan; and

**WHEREAS**, the City will use the Flagler County 2014-2015 School District Work Plan to update the Comprehensive Plan; and

**WHEREAS**, the City also intends to update the Comprehensive Plan based on best available data and changes in local condition; 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 November 12, 2014; and

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

**WHEREAS**, the PLDRB voted 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 GOALS, OBJECTIVES, AND POLICIES OF THE FOLLOWING ELEMENTS AND THE GLOSSARY OF THE COMPREHENSIVE PLAN: FUTURE LAND USE, TRANSPORTATION, PUBLIC RECREATION AND OPEN SPACE, INFRASTRUCTURE, CONSERVATION AND COASTAL MANAGEMENT, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL.**

The Goals, Objectives and Policies, and the Glossary of the Comprehensive Plan are amended as shown in Exhibit 1.

**SECTION 3. FUTURE LAND USE MAP AMENDED.**

The Future Land Use Map is amended as shown in Exhibit 2.

**SECTION 4. CONFLICTS/RATIFICATION OF PRIOR ACTIONS.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5. 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 6. 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 7. EFFECTIVE DATE.**

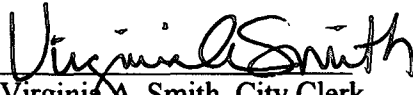
The effective date of this plan amendment, if the amendment is not timely challenged, shall be when the state land planning agency posts a "Notice of Intent" on its website. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission 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 16<sup>th</sup> day of December 2014.

**ADOPTED** on second reading after due public notice and public hearing the 3<sup>rd</sup> day of March 2015.

ATTEST:

CITY OF PALM COAST, FLORIDA

  
Virginia A. Smith, City Clerk


  
Jon Nettis, Mayor

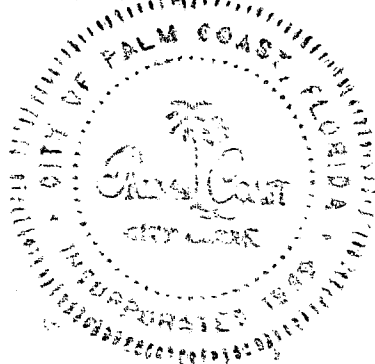
Attachments:

Exhibit 1 – Amendments to the Goals, Objectives, and Policies

Exhibit 2 – Amendment to the Future Land Use Map

Approved as to form and legality

  
William E. Reischmann, Jr., Esq.



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**Highlighted Text are Proposed Changes based on Comments from State Review Agencies**

**Chapter 1 – Future Land Use Element**

**Policy 1.1.1.2** - The future land use designations shall permit the zoning districts listed and generally described in the following table. The maximum densities and intensities for each future land use designation and zoning district are also included in the table. These districts may be added, deleted and amended from time to time as long as they do not exceed the maximum density and intensity allowed within the respective future land use category.

<b>FLUM Designation</b>	<b>Zoning Districts<sup>1,2,3</sup></b>	<b>Maximum Densities / Intensities (based on gross developable acreage)<sup>4</sup></b>
Residential	Suburban Estate (EST-1)	1 unit per acre
	Rural Estate (EST-2)	1 unit per 2.5 acres
	Single Family Residential Districts allowing various sized lots (SFR-1, SFR-2, SFR-3, SFR-4, SFR-5)	2 to 7 units per acre
	Duplex (DPX)	8 units per acre
	Multi-family Residential (MFR-1)	8 units per acre
	Multi-family Residential District (MFR-2)	12 units per acre
	Mobile Home District (MHD)	8 units per acre
	Parks & Greenways (P&G)	0.10 Floor Area Ratio
	Preservation (PRS)	Minimal Development may be permitted to provide public accessibility and basic facilities
	Public and Semi-Public	0.30 Floor Area Ratio
Institutional	Parks & Greenways (P&G)	0.10 Floor Area Ratio
	Public and Semi-Public (PSP)	0.30 Floor Area Ratio
	Preservation (PRS)	Minimal Development may be permitted to provide public accessibility and basic facilities
	Limited Offices (OFC-1) <sup>1</sup>	0.30 Floor Area Ratio
Mixed Use	All zoning districts permitted in the Residential Designation	As noted
	All zoning districts permitted in the Institutional Designation	As noted
	Neighborhood Commercial (COM-1)	0.30 Floor Area Ratio
	General Commercial (COM-2)	0.40 Floor Area Ratio
	High Intensity Commercial (COM-3)	0.50 Floor Area Ratio
	Office (OFC-1 or 2)	0.40 Floor Area Ratio
	Light Industrial (IND-1)	0.35 Floor Area Ratio
	Master Planned Development (MPD)	15 units per acre and/or 0.55 Floor Area Ratio
Industrial	All zoning districts permitted in the Institutional Designation	As noted
	Light Industrial and Warehousing (IND-1)	0.35 Floor Area Ratio
	Heavy Industrial (IND-2)	0.35 Floor Area Ratio
	General Commercial (COM-2)	0.40 Floor Area Ratio
	High Intensity Commercial (COM-3)	0.50 Floor Area Ratio
Greenbelt <sup>5</sup>	Suburban Estate (EST-1)	1 unit per acre
	Rural Estate (EST-2)	1 unit per 2.5 acres
	Agriculture (AGR)	1 unit per 5 acres

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FLUM Designation	Zoning Districts <sup>1, 2, 3</sup>	Maximum Densities / Intensities (based on gross developable acreage) <sup>4</sup>
	Preservation (PRS) and (PRD)	Minimal development may be permitted to provide public accessibility and basic facilities, and structures for land management.
	Public and Semi-Public (PSP)	0.30 Floor Area Ratio
	Parks & Greenways (P&G)	0.10 Floor Area Ratio
Conservation <sup>6</sup>	Preservation (PRS)	No residential density will be permitted. Minimal development may be permitted to provide public accessibility and basic facilities, and structures for land management
Development of Regional Impact (DRI) <sup>7</sup>	May use any zoning district including Master Planned Development (MPD) formerly known as Planned Unit Development (PUD).	For Existing DRI's established prior to 7/6/10, the Development Order establishes the maximum density and intensity. Future DRI's will have a footnote on the Future Land Use Map to establish minimum and maximum densities and intensities for the land use category and to establish a mix of uses.

Footnotes:

1. As discussed in Policy 1.1.1.6, the “-W” wetlands overlay zone may be affixed to any of the zoning districts.
2. As discussed in Objective 1.1.2, Master Planned Development (MPD) [formerly known as Planned Unit Developments (PUDs)] is permitted in any FLUM designation . In lands zoned MPD, only the preservation/conservation areas within the MPD will be permitted in the Conservation FLUM. Village Centers are implemented through MPDs. The maximum density and maximum intensity is equivalent to the applicable land use category maximum.
3. As discussed in Policy 3.3.2.2, Overlay districts may be utilized.
4. As discussed in Policies 1.1.1.10 and 1.1.1.11, wetlands, which are preserved, may be count as “gross developable acreage” in making density and/or intensity calculations under certain conditions.
5. As discussed in Policy 1.1.2.4, the Greenbelt land use designation allows for smaller lot sizes to cluster units.
6. As discussed in Policy 1.1.1.1(F), Conservation, the boundaries of this FLUM designation must be field verified.
7. As discussed in Policy 1.1.1.1(G), the Development of Regional Impact (DRI) designation is further sub-categorized.

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**Objective 1.1.2 – Master Planned Development**

Encourage the use of innovative land development regulations by permitting Master Planned Developments (MPD) in any FLUM designation, however, in lands zoned MPD only preservation or conservation areas within the MPD will be permitted in the Conservation FLUM designation.

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Policy 1.1.9.6 - Prior to any development the property owners shall request a binding letter from the Florida Department of Economic Opportunity (FDEO) at the City's request to determine whether the development must undergo development of regional impact review.

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**Objective 1.2.1 - Preservation of Natural Resources and Open Space**

Identify, protect, promote, and preserve greenways, open spaces and other identified natural resources through a variety of mechanisms. These mechanisms include, but are not limited to, public acquisition, obtaining easements, and land development regulations, which shall be addressed through on-going amendments to the LDC.

***FINDING:*** *The conceptual location of desired open spaces, greenway linkages, and Blueways are depicted on Map 4.1. Some identifiable sites are as follows:*

***A. Potential Greenway Corridors and Linkages***

- 1. Old Kings Road North***
- 2. Old Kings Road South***
- 3. Lehigh Trail***
- 4. Seminole Woods***
- 5. Town Center***
- 6. Linear Park***
- 7. Palm Harbor Parkway***
- 8. Greenway Link from US-1 to Belle Terre Elementary School***
- 9. US-1 Multi-Purpose Path***
- 10. Graham Swamp***
- 11. Waterfront Park***
- 12. Easthampton Blvd.***
- 13. Pine Lakes Parkway***
- 14. Belle Terre Blvd. (South of SR 100)***
- 15. Sesame Boulevard***
- 16. Mulberry Branch***
- 17. Pellicer Creek***
- 18. Northeast Corridor Greenway Area***
- 19. Bulow Creek***

***B. Potential Open Space:***

- 1. Long Creek***
- 2. Reserve Parcels throughout City***
- 3. Parcels identified as a priority for acquisition by the City, Flagler County, SJRWMD or the State for conservation and/or preservation purposes.***

***C. Potential Blueways include the freshwater and saltwater canal systems.***

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**Policy 1.2.1.1** – The City shall pursue Federal, State, and County funding sources and partnerships to purchase environmentally sensitive areas for greenways and open space. Additionally, the City shall pursue opportunities to create greater linkages between wildlife corridors within the City to wildlife corridors and habitats on a regional system.

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**Policy 1.2.2.4** – Identify canopied street segments within the City and where appropriate protect them by designating them as policy constrained streets. This designation may allow the shortening or elimination of road widening projects and turn lanes.

**Policy 1.2.2.5** - The following streets are designated as policy constrained streets:

- 1) Palm Coast Pkwy. (eastbound & westbound) between Florida Park Dr. and Palm Harbor Pkwy.
- 2) Colbert Lane (between eastbound Palm Coast Pkwy. and westbound Palm Coast Pkwy.)

**Policy 1.2.2.6** – The City shall coordinate with Flagler County to extend the constrained roadway designation for Colbert Lane from Palm Coast Parkway (eastbound) to Grady Prather Jr. Cv. or a more appropriate terminus.

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**Objective 1.6.1 - Evacuation Planning**

Improve hurricane evacuation planning efforts with the FCDES and the Northeast Florida Regional Council (NEFRC) by providing and updating population densities within the hurricane evacuation zone.

**Policy 1.6.1.1** - The City shall provide population densities biennially to Flagler County and shall provide population and trend data to the NEFRC upon request.

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**Chapter 2 – Transportation Element**

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**Policy 2.1.2.1** - The City shall continue to enforce, and update as necessary, the concurrency review management regulations in the LDC to require developers to mitigate for the impact of project traffic on roadways. The following provisions are included in the LDC:

A. ...

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G. As provided for in Section 163.3180(5)(h)(a), F.S., an applicant for a Development-of-Regional Impact Development Order, development agreement, rezoning, or other land use development permit may satisfy the transportation concurrency requirements of the local comprehensive plan, the local government’s concurrency management system, and s. 380.06, when applicable, if:

- (1) The applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements in a manner consistent with this subsection.
- (2) The proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. A local government may accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.

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**Chapter 4 – Public Recreation and Open Space Element**

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**Policy 4.2.1.8** –The City shall evaluate the City’s Parks & Recreation Impact Fee Ordinance and consider amending the Ordinance to address any deficiencies or other necessary modifications.

<b>Table 4.1 Inventory of Existing and Future City of Palm Coast Parks and Recreational Facilities</b>				
Facility Name	Acres	Type	Classification	Status
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	14.59	Neighborhood	Active	Undeveloped

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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
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	65.16	Community	Active	Undeveloped
Palm Coast Tennis Center	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
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	3.5	Community	Active	Undeveloped
Town Center-Cultural Arts Center	8.5	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>955.05</b>			

**Lands Committed from Developments of Regional Impact (Lands Not under City Ownership)**

JX Properties-DRI	56.48	Community	Active	Undeveloped
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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
Palm Coast Park DRI	10	Neighborhood	Active	Undeveloped
<b>Sub Total</b>	<b>235.35</b>			

<b>TOTAL ACRES 1190.40</b>
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<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
Matanzas Woods Golf Course	125	Special Facility	Active	Developed
Pine Lakes Golf Course	125	Special Facility	Active	Developed
<b>TOTAL ACRES (OTHER OWNERSHIP)</b>	<b>4359.95</b>			
<small>Source: City of Palm Coast Comprehensive Plan Update provided by the City of Palm Coast Parks and Recreation Department and Community Development Department (Updated September 1, 2014)</small>				

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**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.

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**Policy 4.2.1.2** - The general location of the City's desired greenways, trails and open spaces are depicted on Map 2.10 in the Transportation Map Series. The City's identified sites are:

- A. Old Kings North Greenway & Trail
- B. Old Kings South Greenway & Trail
- C. Lehigh Rail Greenway & Trail
- D. Seminole Woods Greenway & Trail
- E. Town Center Greenway
- F. Linear Park Greenway & Trail (Existing)
- G. Palm Harbor Parkway Multi-Purpose Path
- H. Greenway Link from US-1 to Belle Terre Elementary School
- I. US-1 Multi-Purpose Path
- J. Graham Swamp Trail
- K. Easthampton Trail
- L. Pine Lakes Trail
- M. South Belle Terre Greenway & Trail
- N. Sesame Blvd. Trail
- O. Mulberry Branch Trail
- P. Waterfront Park Greenway & Trail
- Q. Northeast Corridor Greenway Area
- R. Bulow Creek

**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. Complete the development of Long Creek Nature Preserve.
- D. Complete development of Lehigh Trail Trailhead @ Palm Coast Tennis Center.

**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) and construction of a neighborhood park in one of the following neighborhoods: Matanzas Woods, Pine Lakes, or Quail Hollow.
- B. Complete design and construction of Graham Swamp Trail Phase 2 (from Old Kings Rd. trailhead to Lehigh Trail).

**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:

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- A. Design and construction of 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).
- C. 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 5 – Infrastructure Element**

**Policy 5.1.2.1** –In coordination with the NEFRC, DCA, SJRWMD and any other pertinent entities, the City shall identify long-term water supply strategies consistent with the City’s consumptive use permit, and shall consider the latest final version of the SJRWMD Water Supply Plan to develop the WSWP.

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### **Chapter 6 – Conservation and Coastal Management Element**

**Policy 6.1.6.1** - The City shall continue developing a Citywide Stormwater Master Plan by modeling two subdivision sections every two years. The Stormwater Master Plan shall identify needed improvements that will maintain or improve the quantity of water stored within the system, and the quality of water flowing into receiving water bodies such as creeks, rivers, wetlands, ponds, canals, and estuarine systems.

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**Policy 6.2.1.2** – The city shall continue to require construction standards within the “City of Palm Coast Wind-Borne Debris Region” which is generally located south of Palm Coast Parkway and east of Colbert Lane. The City shall ensure that design standards, for any building permit permitted after March 2012, shall be engineered for a minimum of 130 mph wind.

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**Policy 6.2.2.1** - The City shall identify the Coastal High Hazard Area as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricane (SLOSH) computerized storm surge model prepared by the Northeast Florida Regional Council for the 2013 Regional Evacuation Study-Northeast Florida Region.

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**Policy 6.2.4.1** – Evacuation time for hurricane categories shall be consistent with the following times as provided in the 2013 Regional Evacuation Study-Northeast Florida Region:

## 2020 Clearance Times for Base Scenarios

	Evacuation Level A	Evacuation Level B	Evacuation Level C	Evacuation Level D	Evacuation Level E
Clearance Time to Shelter	12.5	12.5	12.5	12.5	12.5
In County Clearance Time	15.0	18.5	20.5	21.0	27.0
Out of County Clearance Time	15.5	19.0	20.5	21.5	27.0

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## Chapter 7 – Intergovernmental Coordination Element

**Policy 7.1.8.1** - The City shall continue to coordinate and cooperate with the Department of Economic Opportunity (FDEO), or its successor agency, on the review and development of planning efforts and programs and amendments to the Plan to ensure that regional considerations are made for any impacts that may occur on adjacent governmental entities, including, but not limited to the following: ...

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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 2014-2015 Work Plan, adopted on September 16, 2014 by the Flagler County School Board.

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## Exhibit 8.1 – Levels of Service (LOS) Standards

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**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)

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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 2014-2015 Work Plan, as adopted on September 16, 2014 ~~annually~~ by the Flagler County School Board.

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## ACRONYMS

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**FIND**

Florida Inland Navigation District

**FRDAP**

Florida Recreation Development Association Program

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## Glossary

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**Coastal High Hazard Areas Also  
High-Hazard Coastal Areas**

The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricane (SLOSH) computerized storm surge model prepared by the Northeast Florida Regional Council for the 2013 Hurricane Evacuation Study (Released on June 20, 2014).

**Department or Agency**

The Florida Department of Economic Opportunity

**Intensity**

An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**Internal Trip Capture**

Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

**New Town**

Means an urban activity center and community designated on the future land use map of sufficient size, population, and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture. A new town shall be based on a master development plan.

**Public Facilities**

Major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

**Regional Planning Agency**

Means the Council created pursuant to Chapter 186.

**State Land Planning Agency**

The Department of Economic Opportunity.

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**Urban Service Area**

Means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

**Urban Sprawl**

Means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Exh 2



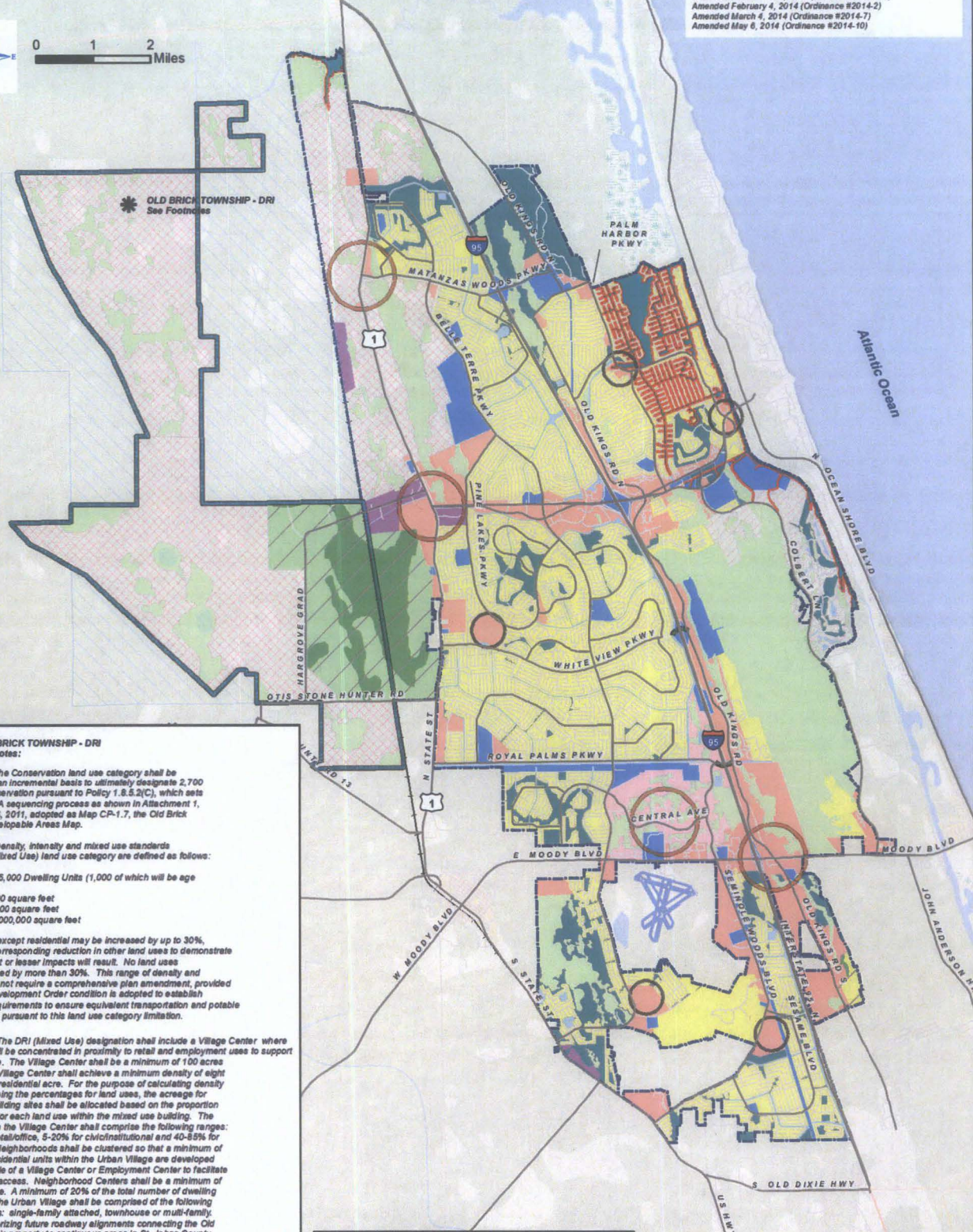
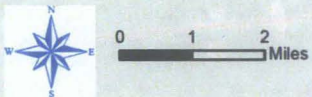
# City of Palm Coast Comprehensive Plan Map CP-1.5 Future Land Use

Supplementary Information:  
 Adopted April 6, 2004 (Ordinance #2004-08)  
 Amended June 7, 2005 (Ordinance #2005-24, Ordinance #2005-25, Ordinance #2005-26, Ordinance #2005-27, Ordinance #2005-28)  
 Amended August 16, 2005 (Ordinance #2005-36, Ordinance #2005-37)  
 Amended December 20, 2005 (Ordinance #2005-48)  
 Amended June 6, 2006 (Ordinance #2006-07)  
 Amended September 5, 2006 (Ordinance #2006-13)  
 Amended December 18, 2007 (Ordinance #2007-28, Ordinance #2007-30, Ordinance #2007-32, Ordinance #2007-34)  
 Amended October 21, 2008 (Ordinance #2008-21)  
 Amended December 16, 2008 (Ordinance #2008-28)  
 Amended December 16, 2008 (Ordinance #2008-29)  
 Amended December 16, 2008 (Ordinance #2008-30)  
 Amended April 17, 2009 (Ordinance #2009-06)  
 Amended November 9, 2009 (Ordinance #2009-18)  
 Amended January 18, 2009 (Ordinance #2009-21)  
 Amended December 15, 2009 (Ordinance #2009-24)  
 Amended July 6, 2010 (Ordinance #2010-08)  
 Amended September 7, 2010 (Ordinance #2010-12)  
 Amended October 5, 2010 (Ordinance #2010-14)  
 Amended June 21, 2011 (Ordinance #2011-12)  
 Amended September 18, 2012 (Ordinance #2012-7)  
 Amended October 1, 2013 (Ordinance #2013-07)  
 Amended November 19, 2013 (Ordinance #2013-10)  
 Amended November 19, 2013 (Ordinance #2013-11)  
 Amended December 17, 2013 (Ordinance #2013-14)  
 Amended February 4, 2014 (Ordinance #2014-2)  
 Amended March 4, 2014 (Ordinance #2014-7)  
 Amended May 6, 2014 (Ordinance #2014-10)

**Legend**

Residential	Future Over or Underpass	AGRICULTURE & TIMBERLANDS
Institutional	Village Center	COMMERCIAL: LOW INTENSITY
Conservation	Neighborhood Scale Village Center	CONSERVATION
Mixed Use	North West Corridor Overlay Area	MIXED USE: HIGH INTENSITY
Industrial	Northwest Corridor Overlay Area	RESIDENTIAL: LOW DENSITY / RURAL ESTATE
Greenbelt	Potential Annexation Area	RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
DRI-Mixed Use	Palm Coast City Limits	
DRI-Residential Area		
DRI-Urban Core		
Canals		

**Coastal High Hazard Area**



**OLD BRICK TOWNSHIP - DRI**  
Footnotes:

**Footnote 1.** The Conservation land use category shall be expanded on an incremental basis to ultimately designate 2,700 acres for Conservation pursuant to Policy 1.8.5.2(C), which sets forth the NCOA sequencing process as shown in Attachment 1, dated April 26, 2011, adopted as Map CP-1.7, the Old Brick Township Developable Areas Map.

**Footnote 2.** Density, intensity and mixed use standards for the DRI (Mixed Use) land use category are defined as follows:  
 Residential = 5,000 Dwelling Units (1,000 of which will be age restricted)  
 Office = 50,000 square feet  
 Retail = 100,000 square feet  
 Industrial = 1,000,000 square feet

All land uses except residential may be increased by up to 30%, subject to a corresponding reduction in other land uses to demonstrate that equivalent or lesser impacts will result. No land uses shall be reduced by more than 30%. This range of density and intensity shall not require a comprehensive plan amendment, provided that a DRI Development Order condition is adopted to establish procedural requirements to ensure equivalent transportation and potable water impacts pursuant to this land use category limitation.

**Footnote 3.** The DRI (Mixed Use) designation shall include a Village Center where densities shall be concentrated in proximity to retail and employment uses to support transit service. The Village Center shall be a minimum of 100 acres in size. The Village Center shall achieve a minimum density of eight units per net residential acre. For the purpose of calculating density and determining the percentages for land uses, the acreage for mixed use building sites shall be allocated based on the proportion of floor area for each land use within the mixed use building. The mix of uses in the Village Center shall comprise the following ranges: 10-40% for retail/office, 5-20% for civic/institutional and 40-85% for residential. Neighborhoods shall be clustered so that a minimum of 65% of all residential units within the Urban Village are developed within one mile of a Village Center or Employment Center to facilitate multi-modal access. Neighborhood Centers shall be a minimum of 2 acres in size. A minimum of 20% of the total number of dwelling units within the Urban Village shall be comprised of the following housing types: single-family attached, townhouse or multi-family. Prior to authorizing future roadway alignments connecting the Old Brick Township property to contiguous areas in St. Johns County, the City shall review the proposed roadway alignment pursuant to Policy 1.8.5.10, and require as appropriate, wildlife crossings for those sections of the roadway alignment located within a wildlife corridor to facilitate the continued movement of wildlife through the corridor.

**GRAND LANDINGS**  
Footnotes:

1. Areas in Residential Land Use designation are limited to 740 units.
2. Non-residential development in Mixed Use area limited to 150,000 sq. ft.

**Figure 1-3**  
Date: 10/31/2014

Flagler/Palm Coast  
NEWS-TRIBUNE

Published Each Wednesday and Saturday  
Flagler County, Florida

State of Florida,  
County of Flagler

Before the undersigned authority personally appeared

**Cynthia Anderson**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a twice weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a .....

**PUBLIC NOTICE**

**NT 2102804**

in the Court,  
was published in said newspaper in the issues.....

**NOVEMBER 1, 2014**

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and Saturday and has been entered as second-class mail matter at the post office in Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

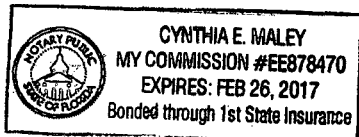
*Cynthia Anderson*

Sworn to and subscribed before me

This 3RD of NOVEMBER

A.D. 2014

*Cynthia E. Maley*



0002102804

**CITY OF PALM COAST  
NOTICE OF PROPOSED  
COMPREHENSIVE PLAN  
AMENDMENTS PLANNING  
AND LAND DEVELOPMENT  
REGULATION BOARD  
HEARING**

The City of Palm Coast Planning and Land Development Regulation Board (PLDRB) will consider and make a recommendation to the City Council regarding Ordinance No. 2015-XX Entitled:

**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: FUTURE LAND USE, TRANSPORTATION, PUBLIC RECREATION AND OPEN SPACE, INFRASTRUCTURE, CONSERVATION AND COASTAL MANAGEMENT, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, PUBLIC SCHOOL FACILITY, GLOSSARY, AND THE FUTURE LAND USE MAP TO UPDATE POLICIES TO REFLECT CHANGES TO FLORIDA STATUTES CHAPTER 163 SINCE THE LAST UPDATE OF THE COMPREHENSIVE PLAN IN 2010 AND UPDATING THE COMPREHENSIVE PLAN TO REFLECT BEST AVAILABLE DATA AND CHANGES IN LOCAL CONDITIONS; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

This City of Palm Coast has initiated these text and map amendments to accomplish the following: to meet the requirements of Chapter 163.3191(2), F.S. which requires the City to update the Comprehensive Plan to reflect changes in Chapter 163 since the time of the last update to the Comprehensive Plan, and to update policies to reflect best available data and changes in local conditions.

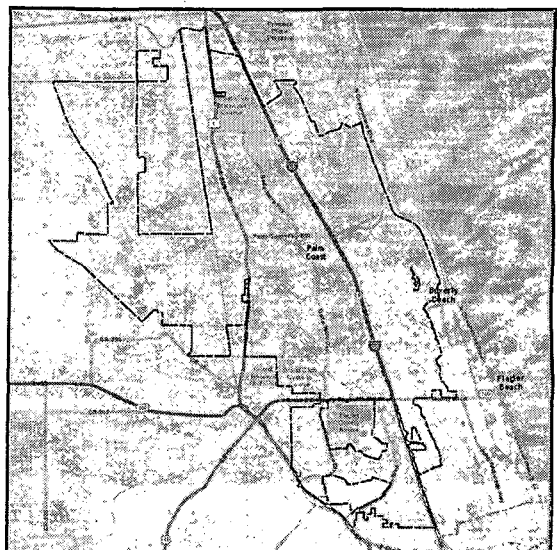
The PLDRB will hold a public hearing on the proposed Comprehensive Plan Amendments and ordinance on November 12, 2014 at 5:30 p.m., or as soon thereafter as possible, in the City of Palm Coast Office located at 160 Cypress Point Pkwy., Suite B-106, Palm Coast, Florida.

The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances. A copy of this notice, the file relating to the proposed Comprehensive Plan amendments and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Community Development Department, Palm Coast City Offices located at 160 Cypress Point Parkway the phone number is (386) 986-3736.

The public is encouraged to visit the City's Web site to obtain information relative to this or any other matter relating to City government. Any person wishing to express his/her opinion may submit written comments regarding the proposed amendment to the City through the Community Development Department. Comments should be made as early as possible to ensure full consideration.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary 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.

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



**Flagler/Palm Coast  
NEWS-TRIBUNE**

Published Each Wednesday and Saturday  
Flagler County, Florida

**State of Florida,  
County of Flagler**

Before the undersigned authority personally appeared

**Cynthia Anderson**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a twice weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a .....

**PUBLIC NOTICE**

**NT 2108661**

in the Court,  
was published in said newspaper in the issues .....

**DECEMBER 6, 2014**

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and Saturday and has been entered as second-class mail matter at the post office in Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

.....*Cynthia Anderson*.....

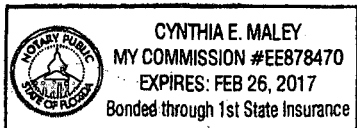
Sworn to and subscribed before me

This **8TH** of **DECEMBER**

A.D. 2014

-----*Cynthia E. Maley*-----

49D



0002108661

**CITY OF PALM COAST  
NOTICE OF PROPOSED  
COMPREHENSIVE PLAN AMENDMENTS  
CITY COUNCIL PUBLIC HEARING**

The City of Palm Coast City Council will consider and take action on Ordinance No. 2015-XX Entitled:

**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: FUTURE LAND USE, TRANSPORTATION, PUBLIC RECREATION AND OPEN SPACE, INFRASTRUCTURE, CONSERVATION AND COASTAL MANAGEMENT, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, PUBLIC SCHOOL FACILITY, GLOSSARY, AND THE FUTURE LAND USE MAP TO UPDATE POLICIES TO REFLECT CHANGES TO FLORIDA STATUTES CHAPTER 163 SINCE THE LAST UPDATE OF THE COMPREHENSIVE PLAN IN 2010 AND UPDATING THE COMPREHENSIVE PLAN TO REFLECT BEST AVAILABLE DATA AND CHANGES IN LOCAL CONDITIONS; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

This City of Palm Coast has initiated these text and map amendments to accomplish the following: to meet the requirements of Chapter 163.3191(2), F.S. which requires the City to update the Comprehensive Plan to reflect changes in Chapter 163 since the time of the last update to the Comprehensive Plan, and to update policies to reflect best available data and changes in local conditions.

The City Council will hold a public hearing on the proposed Comprehensive Plan Amendments and ordinance on December 16, 2014 at 9:00 a.m., or as soon thereafter as possible, in the City of Palm Coast Community Center located at 305 Palm Coast Parkway NE, Palm Coast, Florida.

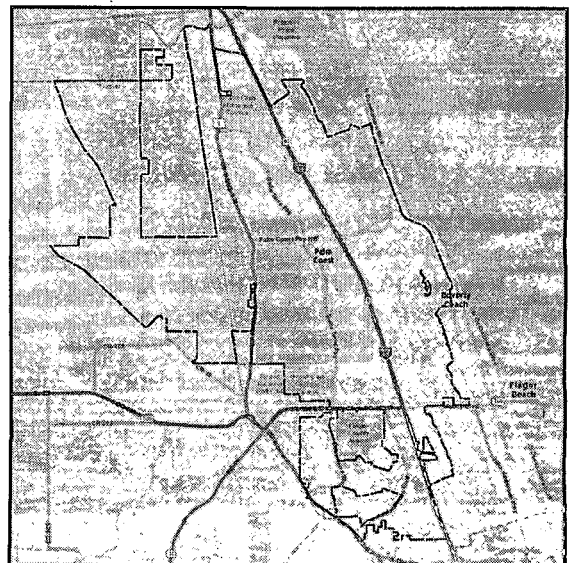
The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances. A copy of this notice, the file relating to the proposed Comprehensive Plan amendments and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Community Development Department, Palm Coast City Offices located at 160 Cypress Point Parkway, Suite B-106 the phone number is (386) 986-3736.

The public is encouraged to visit the City's Web site to obtain information relative to this or any other matter relating to City government. Any person wishing to express his/her opinion may submit written comments regarding the proposed amendment to the City through the Community Development Department.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary 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.

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

**Location Map**



Flagler/Palm Coast  
NEWS-TRIBUNE

Published Each Wednesday and Saturday  
Flagler County, Florida

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Before the undersigned authority personally appeared

**Cynthia Anderson**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a twice weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a .....

**NOTICE OF PUBLIC HEARING**

**NT 2121255**

in the Court,  
was published in said newspaper in the issues.....

**FEBRUARY 21, 2015**

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and Saturday and has been entered as second-class mail matter at the post office in Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

*Cynthia Anderson*.....

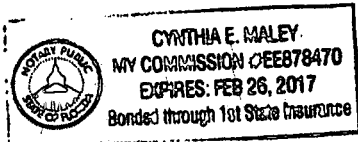
Sworn to and subscribed before me

This **23RD** of **FEBRUARY**

A.D. 2015

-----  
*Cynth E Maley*

49D



0002121255

**CITY OF PALM COAST  
NOTICE OF  
PROPOSED COMPREHENSIVE  
PLAN AMENDMENTS  
CITY COUNCIL PUBLIC HEARING**

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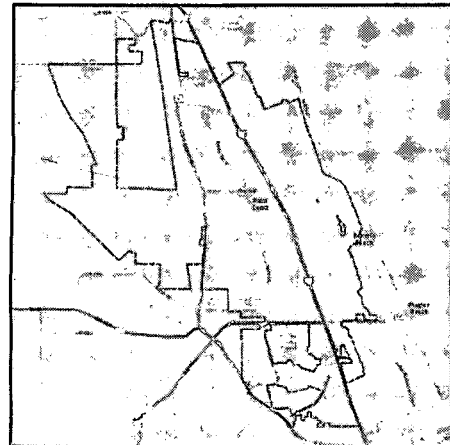
The City Council will hold a public hearing on the proposed Comprehensive Plan Amendments and ordinance on March 3, 2015 at 6:30 p.m., or as soon thereafter as possible, in the City of Palm Coast Community Center located at 305 Palm Coast Parkway NE, Palm Coast, Florida.

The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances. A copy of this notice, the file relating to the proposed Comprehensive Plan amendments and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Community Development Department, Palm Coast City Offices located at 160 Cypress Point Parkway, Suite B-106 the phone number is (386) 986-3736.

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# LPGA International increases Seagals lead

It had been a tight race all season in Seagals, the women's inter-club team competition, at least until this week when LPGA International increased its lead and is now ahead of second place Prestwick by seven and a half points.



DIANE S. ZEEMAN  
Get A Grip

In competition at Plantation Bay's Club de Bonmont on Feb. 16, the two top teams played each other, with LPGA topping Prestwick 46.5 to 43.5.

The third place team, Sugar Mill, which had been tied with Prestwick for second, dropped to third after losing to Club de Bonmont 49.5 to 40.5. After the January matches at Pine Lakes, LPGA, Sugar Mill and Prestwick were separated by only four and half points, but the Daytona Beach club is now leading the pack by a healthy margin.

Seagals is a monthly women's team competition, made up of several private and public golf clubs in Flagler and Volusia counties. Five two-person teams from each club participate in the matches, which rotate monthly among the courses.

In other Feb. 16 matches, Grand Haven edged the Grand Club, 45.5 to 44.5 and Pelican Bay topped Oceanside 52.5 to 37.5.

LPGA has a total of 239 points for the season, Prestwick, 231.5, Sugar Mill, 228.5, Grand Haven, 228, Club de Bonmont, 227.5, Grand Club, 223, Pelican Bay, 220, and Oceanside, 202.5.

The next Seagals event is March 9 at Pelican Bay.

### FIRST ACE, SECOND EAGLE

Marguerite Benedict aced the second hole at Prestwick while playing on a rainy day in the club's weekly women's league event. It was her first hole in one. She used a 5 wood on the par 3 115-yard hole; her playing partner was Ceil Master-son.

Jim Miller eagled the par 4 329-yard 13th hole at Cypress Knoll on Feb. 9 with a driver and 6 iron. It was his second eagle in recent weeks; he had one on Jan. 28 at Palm Harbor. His playing partners for the latest one were Dave Kaufman, Chuck Saveja and Kee Rhee.

### LOPEZ AND HAPPY THOUGHTS

Do you have "play happy" mental thoughts on the golf course, or do you, like so many golfers, get upset with a bad shot?

Hall of Famer Nancy Lopez apparently used play happy philosophies throughout her 48 wins on the LPGA tour, and is now promoting those thoughts at special golf schools around the country.

Teresa Zamboni, a top LPGA teaching pro at Crane Lakes in Port Orange who also taught at

Palm Harbor, and fellow pro Sue Powers, are now heading a golf instructional program known as Nancy Lopez Golf Adventures, based on Lopez's recommendations.

"Everything we teach at the clinic and on course is influenced by the playing philosophies used by Nancy Lopez," Zamboni says, adding that "the program focuses on swing FUNDamentals, play happy mental thoughts and course management strategies to provide you with the tools necessary to play your best and enjoy the game like Nancy."

Zamboni and Powers, along with PGA pro Cooper Shawen, will teach these philosophies at a "Ladies Only Learn and Play Day" Tuesday, Feb. 24, at the TPC Prestancia golf club in Sarasota. It is one of several Lopez Golf Adventure days Zamboni and Powers have held.

As of this writing, there were only a few spots left in the one-day teaching event, priced at \$100 per person, which includes on-course instruction, lunch and a happy hour. Call Nancy Lopez Golf Adventures at 941-735-5103 for more information.

*Diane S. Zeeman is a former newspaper editor and public relations consultant who lives in Palm Coast. Her column appears Wednesday and Saturday in The News-Tribune. Email questions or news items about golf to DZeeman38@gmail.com.*

### CYPRESS

**Sunrise Seniors**  
Feb. 16. 4-man teams — 2 best balls — net at the hole. 1. (tie) John Francavilla/Corky McMullen/Walt Twyman/Zack Bradford, John Anderson/Harvey Lydecker/Joel Schwalb/Blind, 22. 3. Bob Humphries/Gary Mallak/Dave York/Blind, 20. Closest to the pin: No. 5, Corky McMullen; No. 9, Bill Levchuk; No. 11, Zack Bradford; No. 14, Vern Metten.

### GRAND CLUB

**Women's Golf Association**  
Feb. 16. Kicker Replay. Cypress Knoll. Flight 1: 1. Deb Crowley, 65. Flight 2: 1. Gerry Chiarello, 74. Birdies: Nos. 3 & 6, Deb Crowley.

### GRAND HAVEN

**Men's Golf Association**  
Feb. 18. Chicago points. Flight 1: 1. Terry Donahue, +6; 2. (tie) Mike Prior, Bob Malone, +1. Flight 2: 1. Steve Tosh, +8; 2. Mike O'Brien, +6; 3. Tom Sweeney, +1. Flight 3: 1. Buddy Rogers, +11; 2. John Rybacki, +4; 3. Ken Moffa, +3. Low net: Buddy Rogers, 64 (92); Steve Tosh, 65 (86); Mike O'Brien, 68 (86). Low gross: Terry Donahue, 84 (68); Hawley Rogers, 84 (72); Bob Malone, 86 (73). Closest to the pin: No. 5, Mike O'Brien; No. 8, Mike Prior; No. 14, Jim Golomb; No. 17, Otto Bohmueller.

### GRAND RESERVE

**Women's Golf Association**  
Feb. 9. Solheim Cup format. Holes 1-6, best ball; holes 7-12, alternate shots; holes 13-18, scramble. 24 players divided between Team USA and Team Europe, scoring by number of holes won. Game ended in a tie. Closest to the

### GOLF SCOREBOARD

pin: No. 4, Joan Gray; No. 16, Sue Ammerman. Chip-ins: No. 12, Mary Page Slovak; No. 14, Joan Mott.

Feb. 13. Cancelled, cold weather.

### Niners

Feb. 16. Flight A: 1. Judy Williams, Barbara Crosby, 21; 3. Jill Washburn, 24. Flight B: (tie) 1. Louise McGuire, Marge Bailey, 18; 3. Betty Sabatino, 21. Closest to the pin: No. 13, Betty Sabatino.

### MATANZAS

**Men's Golf Association**  
Feb. 12. Even holes only — subtract 1/2 hcp. Orange Flight: 1. John Sbordone, 81-34; 2. Ed McLeavey, 81-38. Gold Flight 1: 1. Foster Vestal, 88-34; 2. Bob Sieling, 96-36. Gold Flight 2: 1. Frank Hopley, 99-34; 2. Bill Cavanaugh, 99-35. Closest to the pin: No. 5, Gene Dunn; No. 9, John Sbordone; No. 11, Ed McLeavey; No. 14, Ed McLeavey. NOTE: Men's Club first quarterly meeting is March 5, immediately after golf tournament and lunch. All paid-up members are urged to attend.

### PALM HARBOR

**Men's Golf Association**  
Feb. 18. Best 9 — front or back. Green Flight 1: 1. John Franz, 36; 2. John DaCunha, 37, m/c; 3. Tom Loney, 37, m/c. White Flight 1: 1. Mark Gregoire, 29.5; 2. Jack Ataide, 32.5; 3. John E. Thompson, 33.5. White Flight 2: 1. Jim Moore, 32.5; 2. John Czajkowski, 33.5. White Flight 3: 1. Fred Mayer, 34; 2. Jim Stowe, 34.5. Gold Flight 1: 1. Brian Riehle, 30.5; 2. John Newhoff, 32.5; 3. Sal Catena, 34.5. Closest to pin: No. 2, John E. Thompson; No. 8, Tom Loney; No. 11, Jack Ataide; No. 17,

Mark Gregoire.

### PINE LAKES

#### Men's Golf Association

Feb. 10. Stableford points. Flight 1: (tie) Leo Blessing, Charlie Salerno, Shelby Lee, 37. Gold Flight 1: 1. Ed Novallis, 37; 2. Foster Vestal, 34; Don Bach, 27. Gold Flight 2: (tie) Tom Clutter, Russ Brown, Jere Dorney, 33. Forward tee: 1. Tony Forte, 34. Closest to Pin: No. 8, Ed Novallis; No. 12, Charlie Salerno. Feb. 17. Net against par. Flight 1: 1. George Druttman, 72; 2. Rodney Russell, 74; 3. Larry Guidi, 78. Gold Flight 1: 1. Wally Schubert, 70; 2. Al Chirgwin, Gordon Patrick, 73. Gold Flight 2: 1. John Ward, Russ Brown, 74; 3. Jere Dorney, Tom Clutter, 77. Forward tees: 1. Tony Forte, 64. Closest to the pin: No. 2, Shelby Lee; No. 8, Pete Weber; No. 12, Dave Schlink.

### PRESTWICK

#### Women's Golf Association

Feb. 17. 6-6-6. Partners. II Overall champions: Debbie Fadde/Julia Kirwan, 61.32. Flight 1: 1. Peg O'Grady/Mia Paris, 61.70; 2. Danae Karins/Denise Carr, 62.18; 3. Ann Einhorn/Annie Zambrano, 63.11; 4. Carol Banks/Diane Huber, 63.33; 5. Barb Golbach/Pat Miller, 64.86. Flight 2: 1. Anita Gentile/Geri Smith, 61.78; 2. Carol Widerberg/Carol Hafner, 61.96; 3. Sue Raskin/Susan Bayley, 63.93; 4. Marguerite Benedict/Ceil Masterston, 66.88; 5. Frankie Fundis/Eva Alge, 67.32. NOTE: Marguerite Benedict had an ace on No. 2. Email scores from your league or association to [nick.klasne@news-jrnl.com](mailto:nick.klasne@news-jrnl.com). Be sure to include course, group name, date of play, format of that day's event, and first and last names of golfers and their scores.

CITY OF PALM COAST  
NOTICE OF  
PROPOSED COMPREHENSIVE  
PLAN AMENDMENTS  
CITY COUNCIL PUBLIC HEARING

The City of Palm Coast City Council will consider and take action on Ordinance No. 2015-XX Entitled:

**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: FUTURE LAND USE, TRANSPORTATION, PUBLIC RECREATION AND OPEN SPACE, INFRASTRUCTURE, CONSERVATION AND COASTAL MANAGEMENT, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, PUBLIC SCHOOL FACILITY, GLOSSARY, AND THE FUTURE LAND USE MAP TO UPDATE POLICIES TO REFLECT CHANGES TO FLORIDA STATUTES CHAPTER 163 SINCE THE LAST UPDATE OF THE COMPREHENSIVE PLAN IN 2010 AND UPDATING THE COMPREHENSIVE PLAN TO REFLECT BEST AVAILABLE DATA AND CHANGES IN LOCAL CONDITIONS; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

This City of Palm Coast has initiated these text and map amendments to accomplish the following: to meet the requirements of Chapter 163.3191(2), F.S. which requires the City to update the Comprehensive Plan to reflect changes in Chapter 163 since the time of the last update to the Comprehensive Plan, and to update policies to reflect best available data and changes in local conditions.

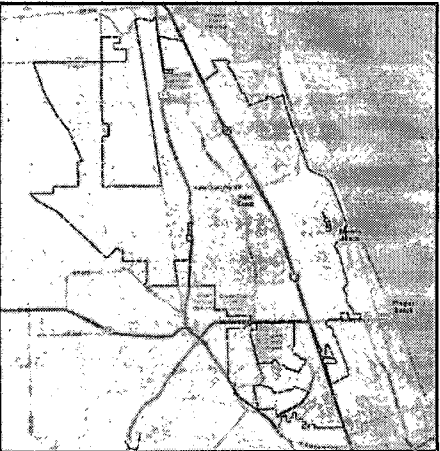
The City Council will hold a public hearing on the proposed Comprehensive Plan Amendments and ordinance on March 3, 2015 at 6:30 p.m., or as soon thereafter as possible, in the City of Palm Coast Community Center located at 305 Palm Coast Parkway NE, Palm Coast, Florida.

The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances. A copy of this notice, the file relating to the proposed Comprehensive Plan amendments and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Community Development Department, Palm Coast City Offices located at 160 Cypress Point Parkway, Suite B-106 the phone number is (386) 986-3736.

The public is encouraged to visit the City's Web site to obtain information relative to this or any other matter relating to City government. Any person wishing to express his/her opinion may submit written comments regarding the proposed amendment to the City through the Community Development Department.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary 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.

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



CITY OF PALM COAST  
NOTICE OF PROPOSED  
COMPREHENSIVE PLAN  
MAP AMENDMENT CITY  
COUNCIL PUBLIC HEARING

The City of Palm Coast City Council will consider Ordinance No. 2015-XX Entitled:

**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 276+/- ACRES OF CERTAIN REAL PROPERTY FROM RESIDENTIAL: LOW DENSITY RURAL-ESTATE, AGRICULTURE & TIMBERLANDS, AND INDUSTRIAL (ALL FLAGLER COUNTY FUTURE LAND USE MAP DESIGNATIONS) TO RESIDENTIAL AND INDUSTRIAL (CITY OF PALM COAST FUTURE LAND USE MAP DESIGNATIONS) AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTIONS WHICH IS AN EXHIBIT TO THIS ORDINANCE; INCLUDING A NOTE ON THE FUTURE LAND USE MAP TO LIMITING THE LANDS DESIGNATED AS RESIDENTIAL TO 3 UNITS/ACRE AND A NOTE LIMITING NON-RESIDENTIAL USE IN THE INDUSTRIAL AREA TO 200,000 SQ. FT.; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

This City initiated Comprehensive Plan Amendment will amend the Future Land Use Map (FLUM) designation for 276+/- acres of real property from Residential: Low Density-Rural Estate, Agriculture & Timberlands, and Industrial (Flagler County Future Land Use Designations) to Residential and Industrial (City of Palm Coast designations). The amendment will include a note on the FLUM limiting the lands designated as residential to 3 units/acre and non-residential use in the Industrial area to 200,000 sq. ft. All lands are located as depicted in the Location Map provided below.

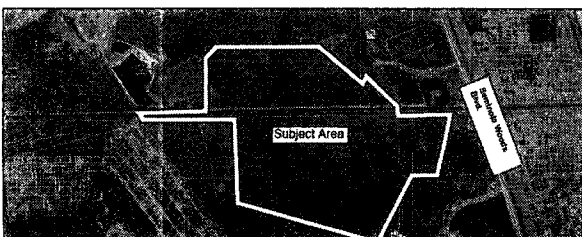
The City Council will hold a public hearing on the proposed Comprehensive Plan Amendment and ordinance, on March 3, 2015 at 6:30 p.m., or as soon thereafter as possible, in the City of Palm Coast Community Center located at 305 Palm Coast Parkway, NE, Palm Coast, Florida.

The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances. A copy of this notice, the file relating to the proposed Comprehensive Plan amendment and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Community Development Department, Palm Coast City Offices located at 160 Cypress Point Parkway the phone number is (386) 986-3736.

The public is encouraged to visit the City's Web site to obtain information relative to this or any other matter relating to City government. Any person wishing to express his/her opinion may submit written comments regarding the proposed amendment to the City through the Community Development Department. Comments should be made as early as possible to ensure full consideration.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary 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.

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



CITY OF PALM COAST  
NOTICE OF PROPOSED  
OFFICIAL ZONING MAP  
AMENDMENT CITY COUNCIL  
PUBLIC HEARING

The City of Palm Coast City Council will consider Ordinance No. 2015-XX Entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE ZONING DESIGNATION FOR APPROXIMATELY 276 ACRES, SUBJECT PROPERTY BETTER KNOWN AS "GRAND LANDINGS NORTH", FROM INDUSTRIAL-PLANNED UNIT DEVELOPMENT (I-PUD) AND NEW RURAL COMMUNITIES-PLANNED UNIT DEVELOPMENT (NRC-PUD) (FLAGLER COUNTY DESIGNATION) TO SINGLE FAMILY RESIDENTIAL (SFR-1) AND HEAVY INDUSTRIAL (IND-2) (CITY OF PALM COAST DESIGNATIONS); SUBJECT PROPERTIES ARE MORE PARTICULARLY DEPICTED AND DESCRIBED IN EXHIBIT "A" AND WHOSE PARCEL IDENTIFICATION NUMBERS ARE PROVIDED IN EXHIBIT "B"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

This City sponsored application is a request to rezone approximately 276 acres of property from Industrial-Planned Unit Development (I-PUD) and New Rural Communities-Planned Unit Development (NRC-PUD) (Flagler County Designations) to Single-Family Residential (SFR-1) and Heavy Industrial (IND-2) (City of Palm Coast Designations) for property better known as "Grand Landings North".

The City Council will hold a public hearing on the proposed Comprehensive Plan Amendment and ordinance, on March 3, 2015 at 6:30 p.m., or as soon thereafter as possible, in the City of Palm Coast Community Center located at 305 Palm Coast Parkway, NE, Palm Coast, Florida.

A copy of this notice, the file relating to the proposed Official Zoning Map amendment and the proposed ordinance are available for public inspection during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. in the Palm Coast City Offices located at 160 Cypress Point Parkway, Suite B-106. The public is encouraged to participate in the processes and procedures of the City and to request copies of the proposed ordinances.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary 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.

In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3715 at least 48 hours prior to the meeting.

For further information about these requests, please call the Community Development Department at (386) 986-3749. More detailed information and maps may be inspected by the public at the Community Development Department at the Palm Coast City Hall during office hours.

