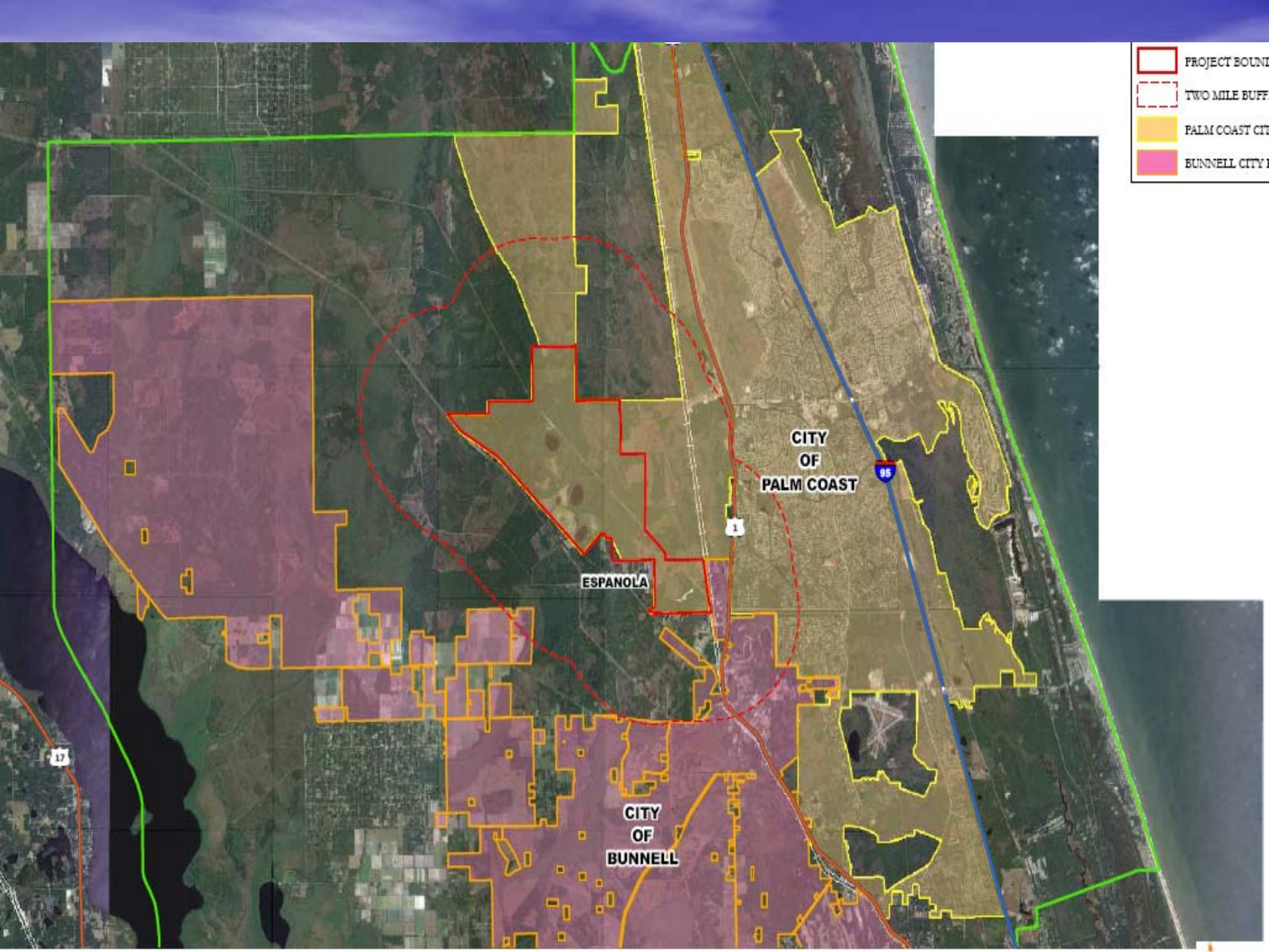


Neoga Lakes DRI Recommendation Report

City of Palm Coast

Presented to NEFRC Planning and Growth
Management;
Board of Directors
September 9, 2010



-  PROJECT BOUNDARY
-  TWO MILE BUFFER
-  PALM COAST CITY LIMITS
-  BUNNELL CITY LIMITS

CITY
OF
PALM COAST

ESPANOLA

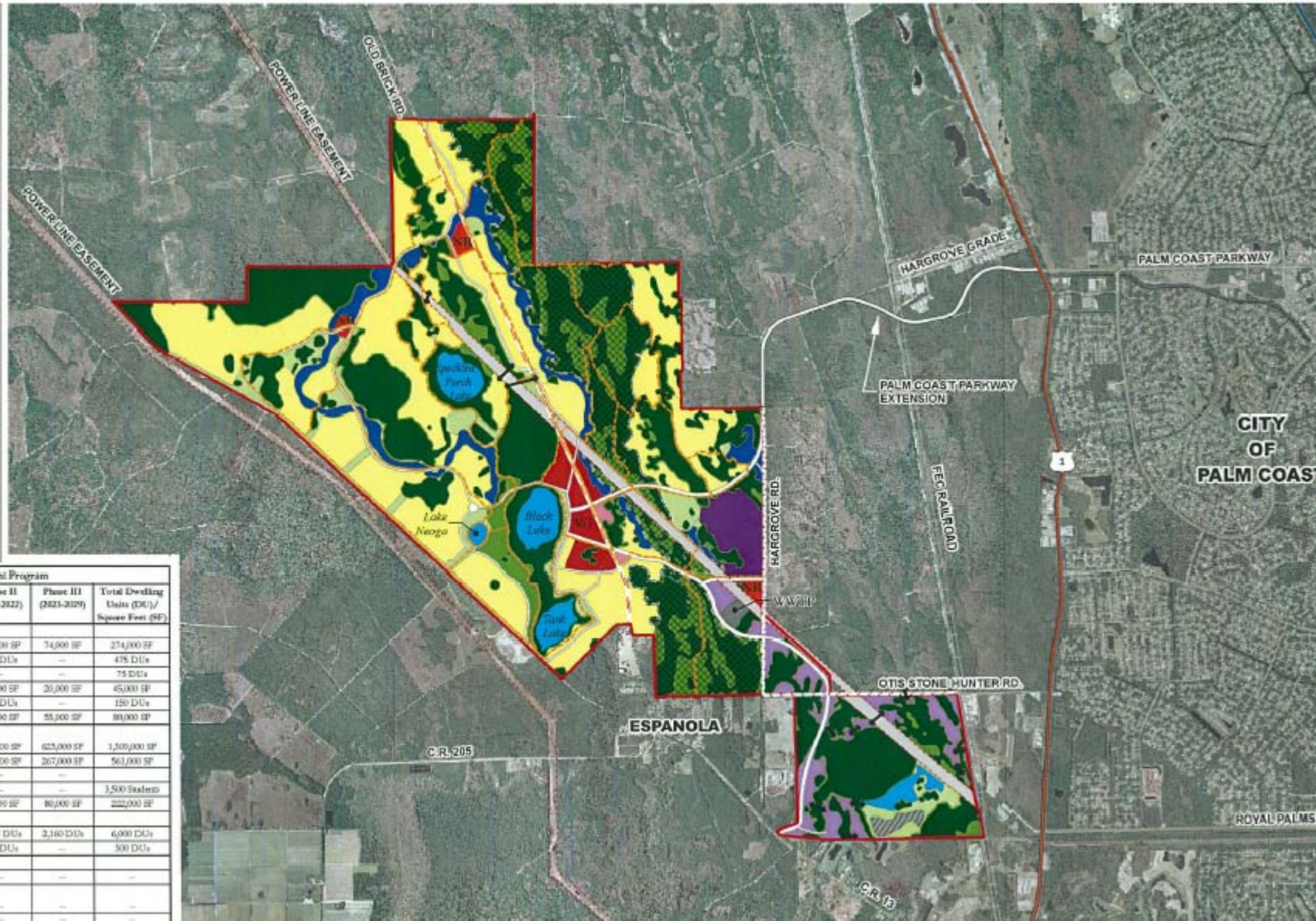
CITY
OF
BUNNELL

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 (SINGLE FAMILY,
 AND LIFE CARE UNITS)
 OD RETAIL (NR)
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 Y CENTER
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 SPACE
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 TERBODIES
 UROW AREA
 UDES WETLAND BUFFERS)



Lago Lakes DRI Proposed Development Program

Acreage	Phase I (2011-2015)	Phase II (2016-2022)	Phase III (2023-2029)	Total Dwelling Units (DU)/ Square Feet (SF)
311.66 AC	100,000 SF 280 DU's 75 DU's	100,000 SF 228 DU's —	14,000 SF — —	214,000 SF 475 DU's 75 DU's
36.00 AC	—	25,000 SF 150 DU's	20,000 SF —	45,000 SF 150 DU's
178.00 AC	—	25,000 SF	55,000 SF	80,000 SF
15.00 AC	245,000 SF	441,000 SF	625,000 SF	1,309,000 SF
115.42 AC	105,000 SF	399,000 SF	267,000 SF	560,000 SF
11.23 AC	1	—	—	3,500 Students
11.23 AC	60,000 SF	82,000 SF	86,000 SF	228,000 SF
1461.18 AC	2,045 DU's	1,795 DU's 300 DU's	2,160 DU's	6,000 DU's 300 DU's
246.99 AC	—	—	—	—
281.43 AC	—	—	—	—
827.50 AC	—	—	—	—
2294.70 AC	—	—	—	—
196.55 AC	—	—	—	—
22.17 AC	—	—	—	—
199.92 AC	—	—	—	—
210.50 AC	—	—	—	—
25,490.07 AC	—	—	—	—

ation Corridor equals 1128.68 acres.

SOURCE:
 AERIAL: BING MAPS
 PROJECT BOUNDARY: TERRAPOINTE LLC
 LANDUSE: VHB MILLERSELLEN

- NOTES:
1. LAND USE AREAS ESTABLISHED MAY BE CHANGED ON FINAL DEVELOPMENT PLANS TO REFLECT LAND AREAS. THESE CHANGES WILL NOT CONSTITUTE A SUBSTANTIAL CHANGE TO THE DRI.
 2. SEE DRI/DO EXHIBIT 3 FOR SPECIFIC INFORMATION WITH REGARDS TO THE LIMITS OF THE CON...
 3. RIGHT OF WAY TO BE RESERVED FOR POTENTIAL EXTENSION OF ROYAL PALMS PARKWAY WITHIN DESIGNATED AS EMPLOYMENT CENTER, IN A LOCATION TO BE DETERMINED BY THE DEVELOPE...

NOTE THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING

Cumulative: 2011 to 2029

Retail	354,000 s.f.
Employment Center (industrial/office)	1,870,000 s.f.
Civic	222,000 s.f.
Office (Village Center)	45,000 s.f.
Residential	
Single Family	6,075 d.u.
Multi-Family	775 d.u.
Life-Care	150 d.u.

Recommendation #1

- **Conversion table limited by transportation and water impacts.**

Recommendation #2

- **Conversion to increase number of residential units is forbidden.**

Recommendation #3

- Existing silviculture operations may occur in the Conservation Area for wetland enhancement and restoration purposes consistent with the Habitat Management Plan or as approved by the Water Management District.

Recommendation #4

- **Average 50 foot buffer along high-quality wetlands, and 25-foot setback buffer from rear lot line for any lot abutting certain portion of the buffer.**
- **Upland restoration required.**

Recommendation #5

- **Wildlife crossings strategically located to minimize impacts to wildlife resources.**
- **Movement of small to medium size animals facilitated through 16 circular culverts.**

Recommendation #6

- Gopher tortoise survey required and any impacts mitigation consistent with FFWCC guidelines.
- 70 acres of upland scrub reserved.
- Development shall be in accordance with the Black Bear Management Plan.
- Sandhill crane surveys with buffers provided consistent with FFWCC guidelines.
- Indigo Snake plan
- Habitat Management Plan

Recommendation #6B

- **Implementation of Habitat Management Plan to ensure protection of Black Bear.**

Recommendation #7A

- **Hydroperiod shall be maintained.**
- **No new development activities to be allowed in conservation areas, except as permitted by District's ERP.**

Recommendation #7B

- **Conservation easements shall be recorded and dedicated to protect conserved wetlands and upland buffers.**

Recommendation #8A

- **Surface water management plan to provide for effective removal of stormwater from development areas.**
- **Sedimentation of wetlands prevented through erosion and sediment control plan.**
- **Multiple design strategies to reduce impervious surfaces, improve water quality, protect aquifer recharge areas, and limit runoff.**

Recommendation #8B

- **Stormwater drainage system to be designed as a reuse system.**

Recommendation #9

- **Surface Water Quality Monitoring Plan requires nine monitoring stations.**

Recommendation #10

- For those portions within the 100-year floodplain, a letter of map revision will be submitted to FEMA to establish 100-year flood stages.
- Developer will comply with flood damage regulation of Palm Coast.

Recommendation #11

- No building permits until CUP modification is approved by Water Management District.
- Distribution system for non-potable water installed concurrently with residential and non-residential development.
- WaterStar certification or functional equivalent.
- Water level monitoring stations installed at four lakes.
- Conveyance of certain well locations and wellhead protection zones.

Recommendation #11 - continued

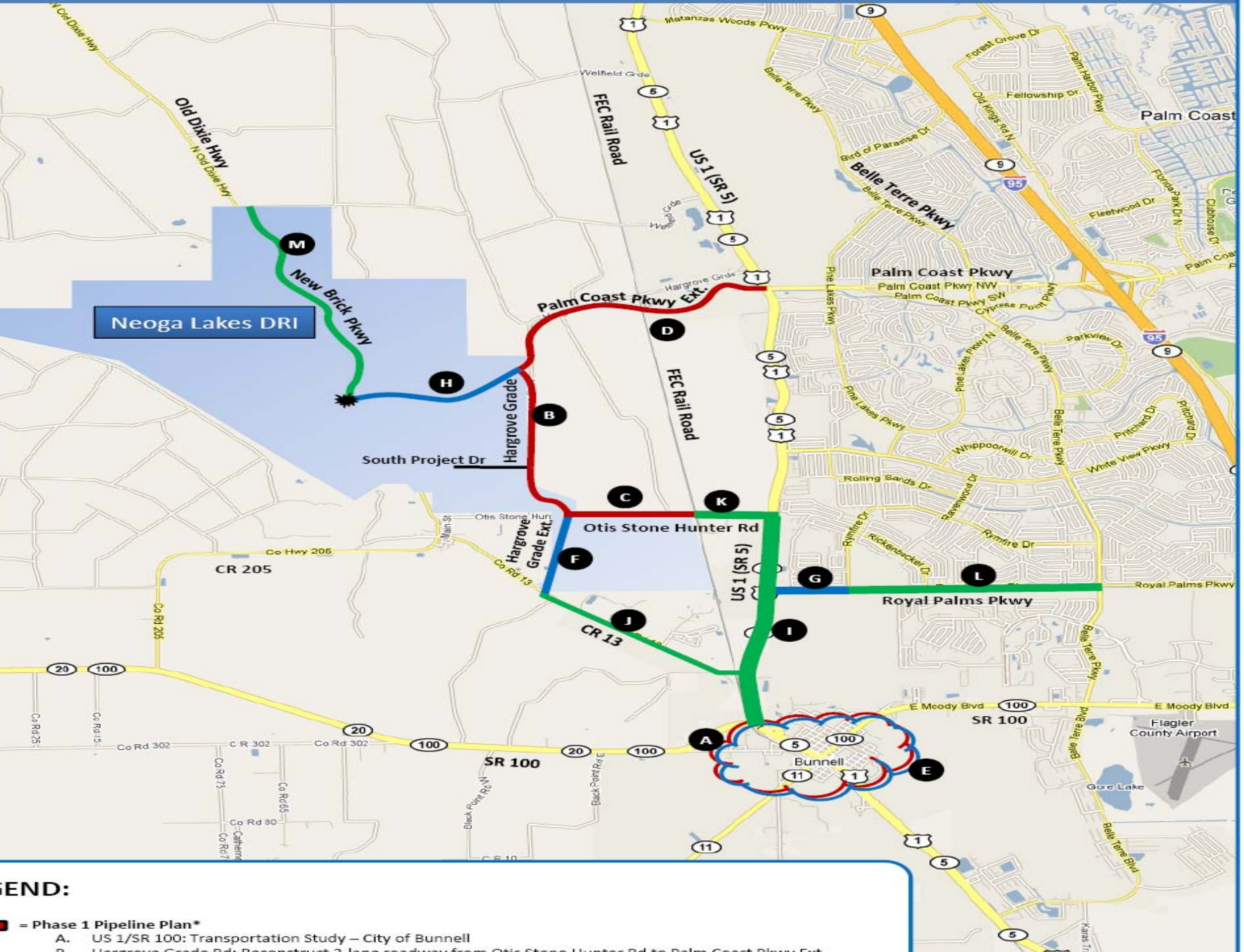
- Proper plugging of wells.
- Measures to protect water supply.
- Limit of infiltration within high aquifer recharge areas.
- Separate irrigation zones for turf and non-turf areas.

Recommendation #11B

- **Development concurrent with potable water service meeting City LOS requirements.**

Recommendation #12

- **Development to occur consistent with LOS for solid waste service.**
- **Development will participate in City's recycling program.**



END:

Legend:

- = Phase 1 Pipeline Plan*
- A. US 1/SR 100: Transportation Study – City of Bunnell
- B. Hargrove Grade Rd: Reconstruct 2-lane roadway from Otis Stone Hunter Rd to Palm Coast Pkwy Ext.

Recommendation #23

- An extensive pathway system shall be established within the DRI, consisting of ten-foot wide multi-use paths.
- Developer shall set aside right-of-way for transit facility stops, and design a bus transfer facility in the village center.

Recommendation #24

- **Construction dust control measures:**
 - **Moisten soil and resinous adhesives;**
 - **Mulch, liquid resinous adhesives with hydro-seeding or sod on landscaped areas;**
 - **Soil and dust-generating material will be removed from streets;**
 - **Best operating practices for burning for land clearing.**

Recommendation #25

- **Developer constructs 350 workforce housing units.**

Recommendation #26A

- **Developer to convey site for police/fire station in Village Center.**
- **Developer to convey site in northern portion of the DRI if requested by the City.**

Recommendation #26B

- **Developer to incorporate principles of firewise communities.**

Recommendation #27

- **Developer to construct public park of up to 29 acres.**
- **Developer to contribute four acres for public beach at Lake Neoga.**
- **Series of community and active parks.**

Recommendation #28

- **Developer to enter into proportionate share agreement with City and School Board.**
- **Developer to convey 115 contiguous upland acres to School Board.**
- **Developer shall mitigate for wetland impacts for school site.**

Recommendation #29

- Four historic sites to preserved.
- No structures constructed on portion of former FEC rail line that traverses the property.
- Repair portions of Old Brick Road to allow bikes and pedestrians.
- Impacts to maintain access to Old Brick Road included.

Recommendation #30

- **DRI will achieve Green Development Standard.**
- **WaterSense water fixtures and EnergyStar appliances.**
- **Builders and Homebuyers Education programs will be developed that provide information on energy efficiency, water conservation, etc.**