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MEMORANDUM

DATE: DECEMBER 4, 2017

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

FROM: ED PRESTON, DIRECTOR OF PLANNING PROGRAMS 

RE: PALM COAST ADOPTED AMENDMENT 17-1ESR

Attached is Review Form 01 for the City of Palm Coast Adopted Amendment 17-1 ESR. The amendment changes the Future Land Use Map (FLUM). The amendment generally consists of a proposal to change the FLUM designation of approximately 90 acres on the subject site from Greenbelt to Residential and Industrial. The amendment will also include the delineation of a Conservation area to follow more closely the environmental features of the site as well as the addition of a footnote on the FLUM to limit residential development to 348 dwelling units and non-residential development to 350,000 square feet for the 145-acre parcel.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the City of Palm Coast Adopted Amendment 17-1ESR.

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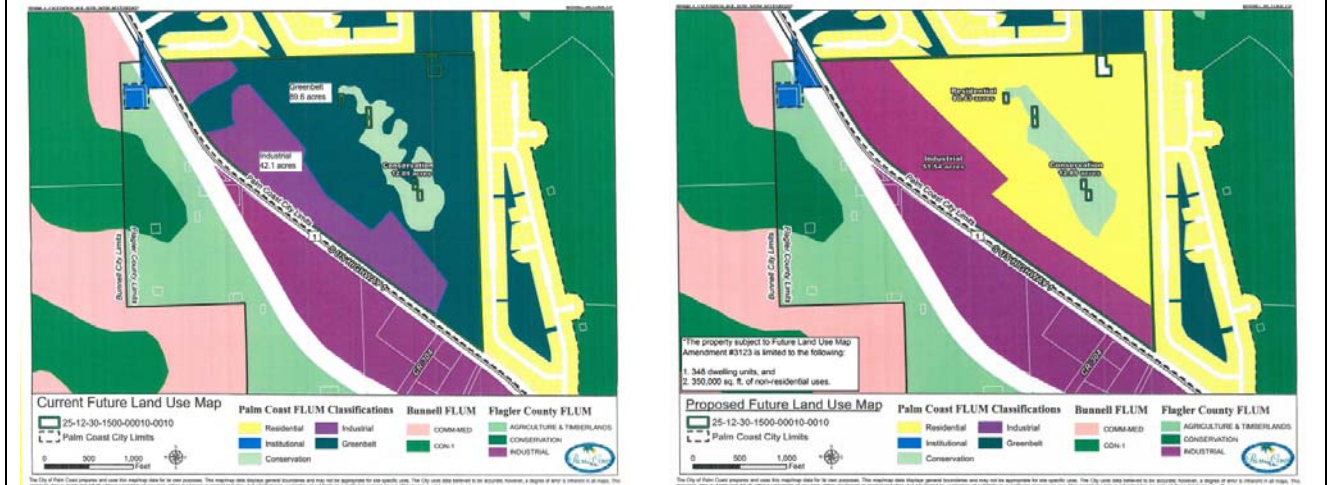
**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
 Regional Planning Council Item No. **City of Palm Coast Adopted Amendment 17-1ESR**
 Date to be Mailed to Local Government and State Land Planning Agency: **December 8, 2017**
 Local Government Item No: **Ordinance 2017-23**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment proposes to change the Future Land Use Map (FLUM). The amendment generally consists of a proposal to change the FLUM designation of approximately 90 acres on the subject site from Greenbelt to Residential and Industrial. The amendment will also include the delineation of a Conservation area to follow more closely the environmental features of the site as well as the addition of a footnote on the FLUM to limit residential development to 348 dwelling units and non-residential development to 350,000 square feet for the 145 acre parcel.



1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No regional adverse effects have been identified.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Request a copy of the adopted version of the amendment?

Yes n/a No

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the City of Palm Coast Adopted Amendment 17-1ESR.