



Community Development
Department 

The icon for the Community Development Department shows a stylized yellow house with a tree to its left and another tree to its right, all set against a blue background.

CP AND HG RESIDENTIAL LOTS, LLC

AND CITY OF PALM COAST

Settlement & Development Agreement

LOCATION/AERIAL MAP



ERIC DRIVE

EASTHAMPTON BLVD.

EBB TIDE DRIVE

EGAN DRIVE

EGRET TRAIL



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ISSUE

- 2004 City adopts Greenbelt designation for ICI property
- ICI files Administrative Challenge with Department of Community Affairs (DCA)
- In lieu of litigation, parties agree to negotiations
- Proposed plan is part of a proposed negotiated settlement
- Settlement provides for a master development plan for site



Comparative Development Potential

County Designation	City Designation	Potential City Designation	Current Proposal
Residential Low Density (28.69 acres)	Greenbelt (28.69 acres)	Residential (28.69 acres)	Greenbelt (w/MPD) (21 acres)
3 units/acre	1 unit/acre	12 units/acre	2.8 units/acre
86 units	28 units	344 units	60 units
14.59 acres open space area	14.59 acres open space area	14.59 acres open space area	22 acres open space area





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The icon for the Community Development Department shows a stylized yellow house with a chimney, flanked by two trees, all set against a blue background.

CP AND HG RESIDENTIAL LOTS, LLC

AND CITY OF PALM COAST

MASTER PLANNED DEVELOPMENT

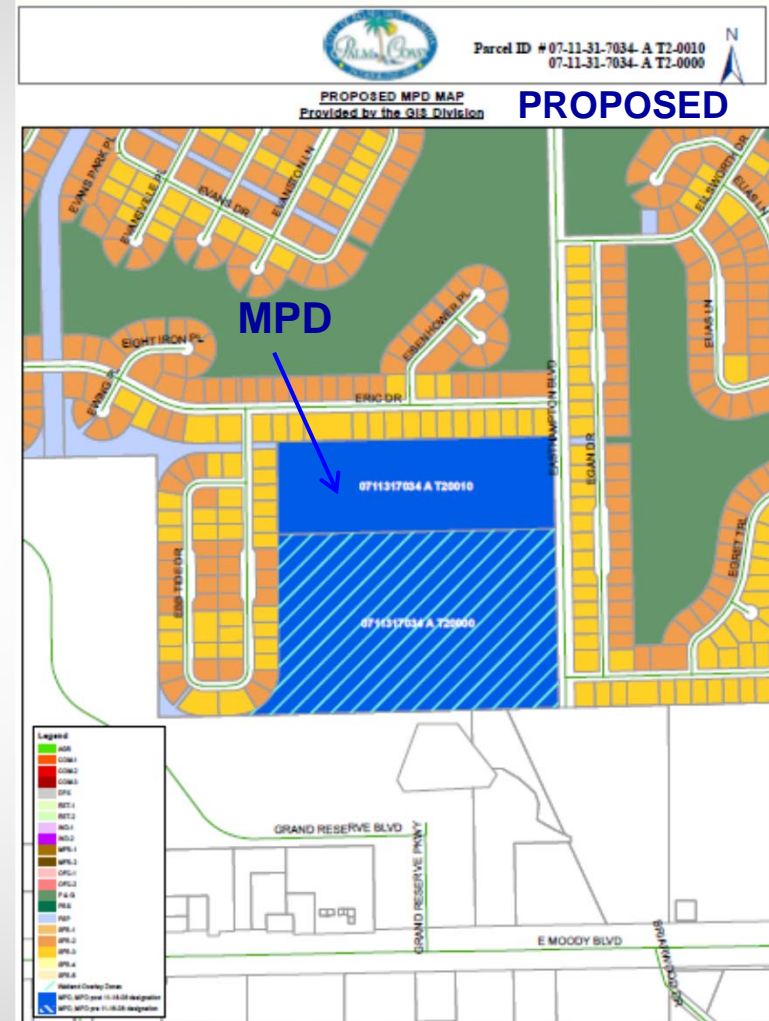
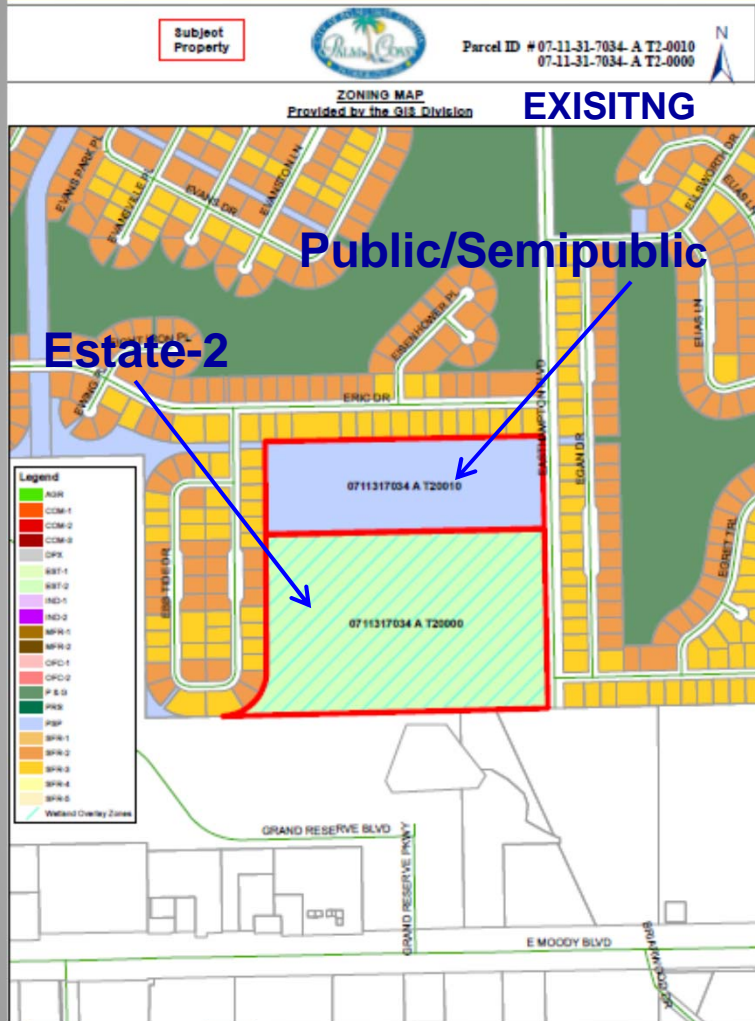
Application #2382

FUTURE LAND USE MAP

Greenbelt



ZONING MAP



OWNERSHIP MAP



City
14+/- ac.

CP and HG Lots, LLC
29+/- acres



DEVELOPMENT AGREEMENT HI-LITES

PERMITTED USES:

1. *Single Family Residential*

MINIMUM PERMITTED LOT SIZE: 6,600 sq. ft.

MAXIMUM NUMBER OF LOTS: 60

2. OPEN SPACE:

Owner: No recreational facility is planned or required by the City within the residential area.

City: Property to remain as open space. At the sole and exclusive expense of the Owner, improvements to the City owned property shall be limited to the construction of stormwater facilities, as deemed necessary.

EXCHANGE OF PROPERTY: (Prior to preliminary plat application submittal)

Owner: Shall exchange 22 +/- acres of the 29 +/- acres to the City.

City: Shall exchange 14 +/- acres of City property to Owner.



DEVELOPMENT AGREEMENT HI-LITES

OFF-SITE IMPROVEMENTS

Prior to preliminary plat application submittal Developer shall contribute a sum of \$90,000 to the City for the purpose of accomplishing the following community improvements.

- ❖ Sidewalk – Construction of sidewalk extension along the north side of Easthampton Blvd., ten (10) feet in width, extending from the southerly corner of Eric Drive to Egret Trail.
- ❖ Right Turn Lane - Construction of a right turn lane at the intersection of Belle Terre Parkway and Easthampton Blvd. .
- ❖ Monument Sign – Replace existing Cypress Knoll neighborhood identification sign situated at the intersection of Belle Terre Parkway and Easthampton Blvd. with updated City neighborhood prototype neighborhood identification sign.



LAND EXCHANGE

Pre Land Exchange



Post Land Exchange



DEVELOPMENT PLAN GOALS

- Assure compatibility with surrounding land uses.
- Promote orderly and befitting residential development and growth.
- Promote and maintain continuity of open space.
- Sustain the integrity of the property's wetland resources.



PLAN GUIDELINES: COMPREHENSIVE PLAN COMPLIANCE HIGHLIGHTS

CHAPTER 1: FUTURE LAND USE ELEMENT

GOAL 1.1

Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources

Objective 1.1.4 - Discourage Urban Sprawl

Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.

GOAL 1.2: QUALITY OF LIFE

Maintain the community's quality of life through preservation and enhancement of environmental and community resources.

Policy 1.2.1.10 - Impacts to low quality, isolated wetland systems shall be permitted only if it can be demonstrated that this will promote infill development, discourage urban sprawl, and improve or enhance the City's overall wetland function.

Mitigation requirements at a minimum shall be consistent with State Law.

CHAPTER 6: CONSERVATION AND COASTAL MANAGEMENT ELEMENT

The purpose of the Conservation and Coastal Management Element is to provide the framework for the protection, preservation, and enhancement of the City's natural communities and resources.

GOAL 6.1 - Protection of Natural Resources

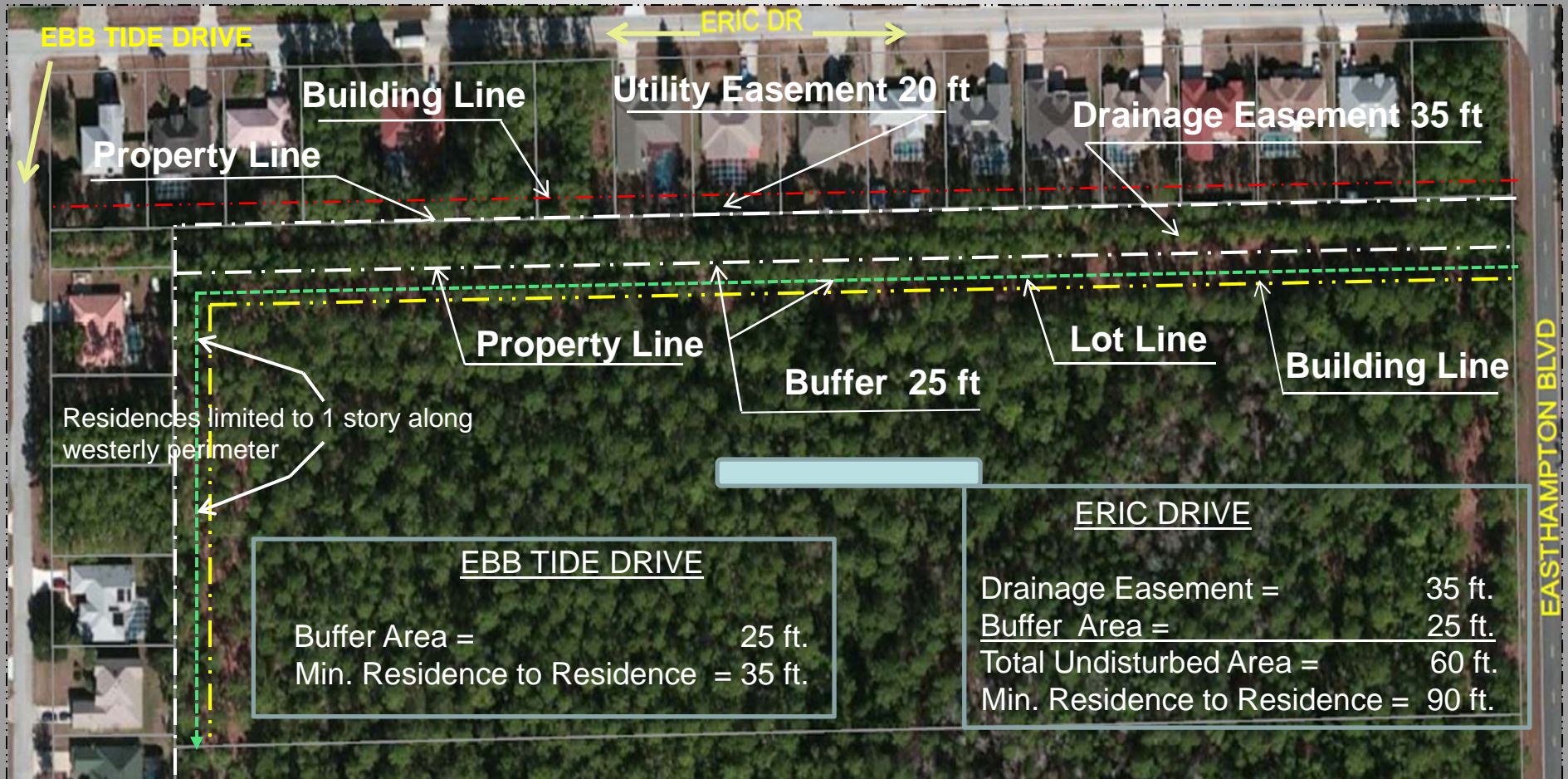
Protect, conserve, enhance, appropriately manage, and maintain or improve the quality of natural resources and environmental systems thereby contributing to the high quality of life and economic well being of the City.

Objective 6.1.10 - Preservation of Native Vegetative Communities

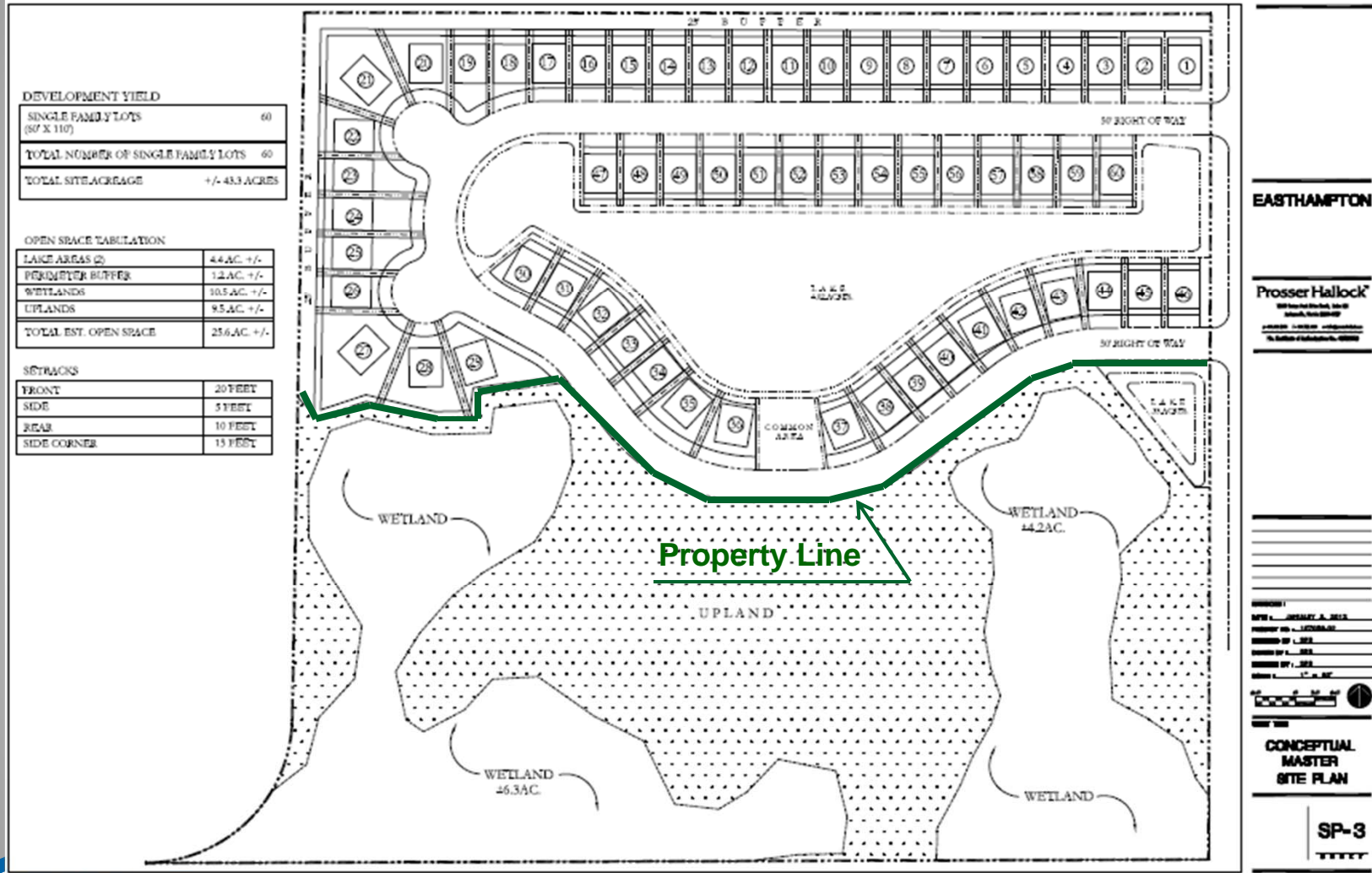
Promote and encourage preservation and long-term maintenance of native vegetative communities, wildlife habitat, and environmentally sensitive lands.



PERIMETER BUFFER SUMMARY



CONCEPTUAL MASTER SITE PLAN



MASTER SITE PLAN RENDERING



Residential Dimensional Standards

Standard	SFR-1	SFR-2	SFR-3
Minimum Lot Size	6,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
Development Site Size	N/A	N/A	N/A
Minimum Lot Width ⁵	50'	60'	80'
Maximum Density (units per acre) ⁷	7.0	5.0	4.0
Minimum Living Area (square feet)	1,200	1,200	1,200
Minimum Front Setback ⁸	20'	20'	25'
Minimum Rear Setback ⁸	10'	6.5'	10'
Minimum Rear Street Setback ⁸	15'	15'	15'
Minimum Interior Side Setback ⁸	5'	7.5'	7.5'
Minimum Street Side Setback ⁸	15'	15'	20'
Maximum Impervious Surface Ratio (ISR) ¹⁰	0.75	0.75	0.70
Maximum Building Height ¹¹	35'	35'	35'

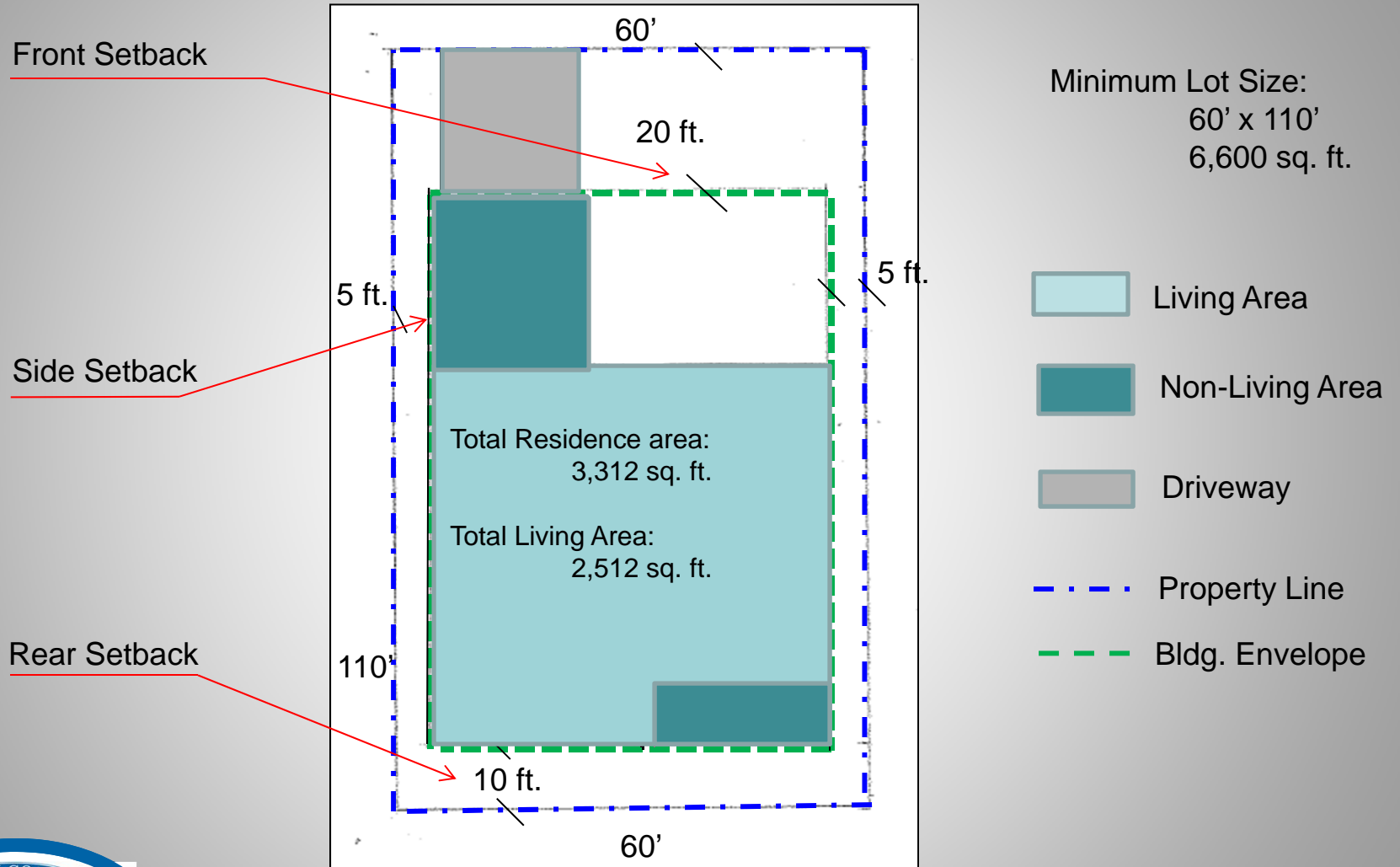
CYPRESS KNOLL RESIDENTIAL ZONING: SAMPLING

Area No. 1 - Lots – 401 SFR-2 Zoning.... 330 = 82%

Area No. 2 - Lots – 320 SFR-2 Zoning.... 231 = 72%



Minimum Lot Size: Plot Plan Example



RECOMMENDATION

Planning and Land Development Regulation Board recommend to City Council approval of Application #2382 – rezone of parcel number 07-11-31-7034-AT2-0010 and 07-11-31-AT2-0000 from Estate -2 and Public/Semi-Public to Master Planned Development.

