

## Neoga Lakes DRI (6,410 gross acres)

**Land Use (residential population of max 7000\*2.4 = 16800 this population is not in DO)**

### USES:

Village Center	<ul style="list-style-type: none"> <li>• 274,000 sq. ft. Commercial Retail/Services),</li> <li>• 475 Multi-family Residential Units,</li> <li>• 75 Single-family Residential units,</li> <li>• 45,000 sq. ft. Office</li> <li>• 150 Life Care units</li> </ul>
Neighborhood Retail Area	<ul style="list-style-type: none"> <li>• 80,000 sq. ft. commercial</li> </ul>
Employment Center	<ul style="list-style-type: none"> <li>• 1,870,000 sq. ft. (70% industrial use, and 30% office use)</li> </ul>
Residential	<ul style="list-style-type: none"> <li>• 6,300 residential units (6,000 single-family and 300 multi-family)</li> </ul>
Civic Uses	<ul style="list-style-type: none"> <li>• 222,000 sq. ft.</li> </ul>
Institutional Use Site	<ul style="list-style-type: none"> <li>• School, etc., Fire/Police Station, Civic Site</li> </ul>
Lakes, borrow pits, recreation, open space, parks and conservation	<ul style="list-style-type: none"> <li>• 3,870 acres (approximately 60% of gross land area)</li> </ul>

### SUMMARY OF ENTITLEMENTS

<b>RESIDENTIAL</b>	
Single Family Residential	6,075 DU
Multi-Family	775 DU
Life Care Units	150
<b>NON-RESIDENTIAL</b>	
Retail (commercial)	354,000 SF
Office	606,000 SF
Industrial	1,309,000 SF
Civic	222,000 SF
School Site	

**PHASING SCHEDULE:**

Neoga Lakes DRI Proposed Development Program					
Land Use	Acreage	Phase I (2011-2015)	Phase II (2016-2022)	Phase III (2023-2029)	Total Dwelling Units (DU)/ Square Feet (SF)
Village Center (VC)	111.66 AC				
Retail & Services		100,000 SF	100,000 SF	74,000 SF	274,000 SF
Multi-Family		250 DUs	225 DUs	--	475 DUs
Single-Family - Detached		75 DUs	--	--	75 DUs
Office		--	25,000 SF	20,000 SF	45,000 SF
Life Care Center		--	150 DUs	--	150 DUs
Neighborhood Retail (NR)	36.90 AC	--	25,000 SF	55,000 SF	80,000 SF
Employment Center	178.92 AC				
Industrial - 70%		245,000 SF	441,000 SF	623,000 SF	1,309,000 SF
Office - 30%		105,000 SF	189,000 SF	267,000 SF	561,000 SF
Utility (WWTP)	15.00 AC	1	--	--	
Institutional (Schools)	115.42 AC	3,500 Students	--	--	3,500 Students
Civic	11.23 AC	60,000 SF	82,000 SF	80,000 SF	222,000 SF
Residential	1661.18 AC				
Single-Family (SF)		2,045 DUs	1,795 DUs	2,160 DUs	6,000 DUs
Multi-Family (MF)		--	300 DUs	--	300 DUs
Parks & Open Space	336.99 AC	--	--	--	--
Man-made Lakes	281.43 AC	--	--	--	--
Conservation					
Uplands (includes wetland buffers)	827.50 AC	--	--	--	--
Wetlands	2204.70 AC	--	--	--	--
Existing Waterbodies	196.55 AC	--	--	--	--
Existing Borrow Areas	22.17 AC	--	--	--	--
Roads ROW	199.92 AC	--	--	--	--
FP & L Easement	210.50 AC	--	--	--	--
<b>Total Acreage</b>	<b>±6,410.07 AC</b>				

Note: Total acreage of Conservation Corridor equals 1128.68 acres.

**VEGETATION AND WILDLIFE:**

Conserved Areas	<p>The conservation areas include:</p> <ul style="list-style-type: none"> <li>• 2,205 acres of wetlands</li> <li>• 827 acres of uplands (including upland buffers)</li> <li>• No development activities except: <ul style="list-style-type: none"> <li>• Multi-use pathway system,</li> <li>• Restoration, enhancement, and creation of forested areas,</li> <li>• Facilitate recreation,</li> <li>• Preservation of archeological sites,</li> <li>• Land management activities,</li> <li>• Road crossings and utilities</li> <li>• Record conservation easements with plat</li> </ul> </li> </ul>
Conserved Surface Waters	<ul style="list-style-type: none"> <li>• 160 acres of natural lakes in Conservation designation</li> </ul>
Gopher Tortoises	<ul style="list-style-type: none"> <li>• Gopher Tortoise survey</li> </ul>
Scrub Management Plan	<ul style="list-style-type: none"> <li>• App. 70 acres of Conserved Areas, preserved and managed per Habitat Management Plan</li> </ul>
Black Bear Management Plan	<ul style="list-style-type: none"> <li>• Include within Habitat Management Plan to minimize human/bear conflicts</li> </ul>
Sandhill Crane	<ul style="list-style-type: none"> <li>• Surveys during nesting season and prior to commencement of construction if anticipated to be in immediate proximity of potential nesting habitat</li> </ul>
Kestrels	<ul style="list-style-type: none"> <li>• No construction activities within 150 meters of any kestrel nests during kestrel nesting season</li> </ul>
Wildlife Protection	<ul style="list-style-type: none"> <li>• Follow FFWCC guidelines and standards for endangered species</li> <li>• Conserving north-south oriented wetland strand</li> <li>• Increased connectivity of Conserved Areas within DRI</li> <li>• Wildlife and hydrological restoration actions</li> <li>• Creating 6 miles of shoreline foraging habitat for wading birds,</li> <li>• Create process to fund implementation of Habitat Management Plan</li> </ul>
Eastern Indigo Snake	<ul style="list-style-type: none"> <li>• Informational signs on construction sites</li> <li>• Develop Snake Plan for protection</li> </ul>
Roadway Design and Wildlife Crossings	<ul style="list-style-type: none"> <li>• Accommodate wildlife crossings across transportation corridors</li> <li>• Crossing type and design based on different needs: <ul style="list-style-type: none"> <li>• Black Bears,</li> <li>• Small to Medium mammals</li> <li>• Aquatic and semi-aquatic species</li> </ul> </li> </ul>

Agricultural and Silvicultural	<ul style="list-style-type: none"> <li>• Notice of Intent for landowner to continue silviculture activities until development</li> </ul>
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**WETLAND:**

Wetland Impact and Mitigation	<ul style="list-style-type: none"> <li>• Impact areas are mapped</li> <li>• Impacts are mitigated through SJRWMD or ACOE process</li> </ul>
Upland Buffers	<ul style="list-style-type: none"> <li>• Upland buffer of at least 50' width and minimum 25' width (Higher Quality)</li> <li>• Conserved uplands have buffer of 25' width and minimum of 15' (lower quality)</li> </ul>
Setback	<ul style="list-style-type: none"> <li>• Minimum building setback of 25' from rear lot line of any residential lot abutting Conservation Corridor</li> <li>• Max impervious area not to exceed 30% of setback area</li> <li>• Min. 30% shall be preserved with existing ground cover, shrub, and understory or planted with new plantings</li> </ul>

**WATER QUALITY:**

Monitoring Wells	<ul style="list-style-type: none"> <li>• 9 identified in Exhibit 8 of DRI</li> </ul>
Multiple design strategies	<ul style="list-style-type: none"> <li>• To reduce impervious surfaces, improve water quality, protect aquifer recharge and limit runoff: <ul style="list-style-type: none"> <li>• Rain barrels, cisterns and dry wells,</li> <li>• Rain gardens/infiltration basins,</li> <li>• Maintenance of natural areas,</li> <li>• Other strategies adopted by the SJRWMD</li> </ul> </li> </ul>
Pesticide/Nutrient Management Plan	<ul style="list-style-type: none"> <li>• To be included in Builders or Homeowners Education Program</li> </ul>

**FLOODPLAINS:**

Letter of Map Revision (LOMR)	<ul style="list-style-type: none"> <li>• Prior to physical development on portions designated within 100 year floodplain</li> </ul>
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**WATER SUPPLY AND WATER CONSERVATION**

Modify Consumptive Use Permit	<ul style="list-style-type: none"> <li>• No building permits for vertical construction until CUP is modified</li> <li>• Development to occur concurrently with provision of adequate potable water service</li> </ul>
Distribution Systems for nonpotable water (reclaimed, stormwater, and surface water)	<ul style="list-style-type: none"> <li>• Install concurrently with both residential and nonresidential development</li> <li>• Concurrent with potable water distribution system</li> </ul>
Water Conservation Plan	<ul style="list-style-type: none"> <li>• Water conservation strategies include: <ul style="list-style-type: none"> <li>• WaterStar certification, or Functional equivalent of</li> <li>• Irrigated turf grass not exceed 50% of the landscaped areas (exception for active recreation areas)</li> </ul> </li> </ul>

Water level monitoring stations	<ul style="list-style-type: none"> <li>• Along four lakes, monitored and reported to SJRWMD during construction of stormwater management system</li> </ul>
Utilities (water, sewer, and reclaimed water)	<ul style="list-style-type: none"> <li>• Utility agreement</li> <li>• Convey certain potable wells and wellhead protection zones</li> </ul>
Irrigation Wells	<ul style="list-style-type: none"> <li>• Limited to serving central utility system or central irrigation system</li> </ul>
Measures to protect vulnerable aquifer recharge areas	<ul style="list-style-type: none"> <li>• Mandate use of slow-release fertilizers</li> <li>• Implement treatment train (shallow retention areas)</li> <li>• Wet detention ponds for irrigation</li> <li>• Setbacks per LDC or F.A.C.</li> </ul>
High Aquifer Recharge Areas	<ul style="list-style-type: none"> <li>• Limit infiltration with addition of soil amendments and/or clay liners</li> <li>• Develop consistent with Com Plan Policy.5.4.1.2</li> </ul>

### WASTEWATER MANAGEMENT

Development proceeds concurrent with provision of central sewer service	
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### STORMWATER MANAGEMENT

Design	<ul style="list-style-type: none"> <li>• Per SJRWMD ERP</li> <li>• Per Outstanding Florida Water standards</li> </ul>
Stormwater Pollution Prevention Plan	<ul style="list-style-type: none"> <li>• Incorporated into construction and permit documents</li> </ul>
Erosion and Sediment Control Plan	<ul style="list-style-type: none"> <li>• Submitted to SJRWMD</li> </ul>
Swales, Stormwater pond sideslopes and drainage ways	<ul style="list-style-type: none"> <li>• Vegetated or sodded to control erosion</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li>• Maintenance shall be by CDD, HOA, POA or other entity.</li> <li>• City may assume ownership, maintenance, and operation</li> </ul>

### SOLID WASTE

Consistent with City adopted level of service	
Participation in recycling program	

### TRANSPORTATION (All are in 2010 dollars)

Proportionate Share Contribution	<ul style="list-style-type: none"> <li>• \$73,355,792</li> </ul>
Value of (estimated cost of)	<ul style="list-style-type: none"> <li>• \$109,782,519</li> </ul>
Phase 1 Improvements	<ul style="list-style-type: none"> <li>• Roads serving <b>Area 1 of Employment Center</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Bunnell Study</b> <ul style="list-style-type: none"> <li>• \$250,000 to FDOT no later than issuance of 1<sup>st</sup> building permit to complete Bunnell Study</li> </ul> </li> <li>• <b>Hargrove Grade Road</b> <ul style="list-style-type: none"> <li>• Reconstruct 2-lane and 140 feet ROW no later than issuance of 1<sup>st</sup> CO with exception for Employment Center Parcel</li> </ul> </li> <li>• <b>Palm Coast Parkway Extension</b> <ul style="list-style-type: none"> <li>• 2-lane from US-1 to Hargrove Grade (150' right-of-way) no later than issuance of building permits which generate 1,400 external PM peak hour trips</li> </ul> </li> <li>• <b>Otis Stone Hunter Road</b> <ul style="list-style-type: none"> <li>• Reconstruct 2-lane Hargrove Grade to FEC (90' right-of-way) no later than issuance of 1<sup>st</sup> CO with exception for Employment Center Parcel (may be deferred under condition)</li> </ul> </li> </ul>
Phase 2 Improvements	<ul style="list-style-type: none"> <li>• <b>Bunnell Transportation Improvements</b> <ul style="list-style-type: none"> <li>• \$2,000,000 for design, engineering, and permit of Bunnell Improvements prior to issuance of building permits that cumulatively generate no more than 2,614 external PM peak hours</li> <li>• \$5,000,000 construction of improvements from Bunnell Study or construct improvements from Bunnell Study to be completed prior to issuance of building permits that cumulatively generate 4,754 external PM peak hours</li> </ul> </li> <li>• <b>Palm Coast Parkway Extension</b> <ul style="list-style-type: none"> <li>• Construct 2-lane rural undivided section (with 140' right of way) from project entrance at Hargrove Grade Rd. to DRI Village Center prior to issuance of building permits which generate 4,754 external PM peak hour trips</li> </ul> </li> <li>• <b>Hargrove Grade Road Extension</b> <ul style="list-style-type: none"> <li>• 2-lane from CR 13 to Otis Stone Hunter Rd prior to issuance of building permits which generate 4,754 external PM peak hours</li> </ul> </li> </ul>
Phase 3 Improvements	<ul style="list-style-type: none"> <li>• <b>US-1 Improvement</b> <ul style="list-style-type: none"> <li>• 6-lane divided facility from Otis Stone Hunter Rd. to southern termination of Woodland Ave. or to SR100/20 (if no additional ROW is needed), Developer to be solely responsible for costs of project, except ROW. Developer may propose alternate project or make \$15.1 million payment to FDOT.</li> </ul> </li> <li>• <b>CR 13 Alternate Improvements and Signalization (Flagler County choice)</b> <ul style="list-style-type: none"> <li>• Alternate 1-widen CR 13 to twelve feet from Hargrove Grade extension to US1</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Alternate 2-widen CR 13 to four-lanes from Hargove Grade extension to Sawgrass Rd. (County responsible for design, permitting, and right-of-way acquisition).</li> <li>• Completion of either project before 7,188 external PM peak hour trips.</li> <li>• Design, construction of traffic signal at CR 13 and US-1</li> <li>• <b>FDOT Phase 3 Contribution</b> <ul style="list-style-type: none"> <li>• \$2.5 million contribution for Bunnell Study project (planning, design, engineering, permitting or construction)</li> </ul> </li> <li>• <b>Royal Palms Extension</b> <ul style="list-style-type: none"> <li>• Reserve ROW 150' wide not exceeding 4,000 linear feet to extend Royal Palms Pkwy. to Employment Center (not later than 6,000 external PM peak hour trips)</li> <li>• 1.5 upland acres for stormwater ponds</li> <li>• City responsible for design, permitting, and wetlands mitigation</li> </ul> </li> </ul>
<b>Alternate Phase 2 and 3 Improvements</b>	<p>Developer may give notice of alternate plan after building permit that generates 2,614 external PM peak hour trips (<b>Alternate 1-3 as follows</b>)</p> <ul style="list-style-type: none"> <li>• <b>Alternate 1</b> – prior to 4,754 trips, 4-lane Royal Palms Pkwy from US 1 to Rymfire Dr. <b>and</b> prior to 6,000 trips 4-lane Royal Palms Pkwy. from Rymfire Dr. to Belle Terre Pkwy.</li> <li>• <b>Alternate 2</b> – prior to 4,754 trips, 6-lane Palm Coast Pkwy from US-1 to Pine Lakes Pkwy. <b>and</b> prior to 6,000 trips, 6-lane Belle Terre Pkwy from Royal Palms Pkwy to Easthampton Blvd.</li> <li>• <b>Alternate 3</b> – prior to 6,000 trips, 4-lane Palm Coast Pkwy from US-1 to eastern boundary of the DRI property</li> </ul>
<b>Signalization</b>	<ul style="list-style-type: none"> <li>• Developer may pay \$260,000 for each signalization improvement if not warranted at time of construction</li> </ul>
<b>FDOT Agreement</b>	<ul style="list-style-type: none"> <li>• Agreement outlines full mitigation of DRI's impact on state roads</li> </ul>
<b>New Brick Parkway</b>	<ul style="list-style-type: none"> <li>• Construct to serve development of parcels, 2-lane roadway with adequate ROW for future 4-lane.</li> <li>• Extension when latter of following occurs: 4,754 trips; extension from OBT-DRI</li> </ul>
<b>Use of Eminent Domain</b>	<ul style="list-style-type: none"> <li>• Developer responsible for ROW acquisition but may request assistance for City to use eminent domain</li> </ul>
<b>Transportation Management Organization</b>	<ul style="list-style-type: none"> <li>• Developer shall participate</li> </ul>
<b>Alternative Forms of Transportation</b>	<ul style="list-style-type: none"> <li>• Development of extensive multi-use pathway system as alternative to automobile use</li> </ul>
<b>Impact Fees</b>	<ul style="list-style-type: none"> <li>• Developers shall receive credit against transportation impact fees</li> </ul>

## AIR QUALITY

Dust control measures	
Open Burning	<ul style="list-style-type: none"><li>• Permitted according to City Ordinance</li></ul>

## WORKFORCE HOUSING

Number to be dedicated	<ul style="list-style-type: none"><li>• 350 For-sale or for-rent units</li></ul>
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## CIVIC SITES

Fire/Police Site	<ul style="list-style-type: none"><li>• 2.5 upland acres for Fire/Police station, no later than last CO for Phase 1</li></ul>
Civic Site	<ul style="list-style-type: none"><li>• 2.5 upland acre site may be used for Fire/Rescue, government office, park and open space, library or museum (if requested by City prior to issue of 1<sup>st</sup> CO in Phase 3)</li></ul>
Architectural Requirements	<ul style="list-style-type: none"><li>• Standards and guidelines included in rezoning of Neoga lakes</li></ul>
Impact Fees	<ul style="list-style-type: none"><li>• Developer is entitled to impact fee credits for sites.</li></ul>

## RECREATION AND OPEN SPACE – 131.52 acres for proposed residential units of 6,850 3,870 acres (approximately 60% of gross land area) is identified as Lakes, borrow pits, recreation, open space, parks and conservation

Public Park	<ul style="list-style-type: none"><li>• Commence construction within two years of 1<sup>st</sup> residential building permit</li><li>• Facilities to include junior Olympic swimming pool, changing rooms and restrooms, playground and play fields, parking areas.</li><li>• Site plan subject to agreement between School District, City, and Developer</li></ul>
Public Beach	<ul style="list-style-type: none"><li>• 4 acres to be located at Lake Neoga, to be conveyed after completion of agreement before 1<sup>st</sup> CO in Phase 2</li></ul>
Level of Service	<ul style="list-style-type: none"><li>• Per Comprehensive Plan or Concurrency Management System</li></ul>

## EDUCATION – Estimated student population of 1,085

Proportionate Share Agreement	<ul style="list-style-type: none"><li>• Agreement prior to any residential development</li><li>• Developer may receive impact fee credits</li></ul>
Mitigation	<ul style="list-style-type: none"><li>• Mitigation may be through following:<ul style="list-style-type: none"><li>• Conveyance of school site (115 contiguous upland acres),</li><li>• Payment of impact fees,</li><li>• Payment of capital portion of ad valorem tax,</li><li>• Additional school mitigation fee</li></ul></li></ul>

<b>Wetland Impacts</b>	<ul style="list-style-type: none"> <li>• Developer responsible for mitigating wetland impacts at school site</li> </ul>
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**COMMUNITY DEVELOPMENT DISTRICT**

<b>Establishment</b>	<ul style="list-style-type: none"> <li>• One or more may be established</li> </ul>
	<ul style="list-style-type: none"> <li>• Impact Fee credits may be applied to improvements from the CDD</li> </ul>

**HISTORIC AND ARCHAEOLOGICAL SITES**

<b>Preservation</b>	<ul style="list-style-type: none"> <li>• Preservation of identified sites</li> </ul>
<b>Old FEC Railway Line</b>	<ul style="list-style-type: none"> <li>• No structures shall be constructed</li> </ul>
<b>Old Brick Road</b>	<ul style="list-style-type: none"> <li>• County approval to repair portions of Old Brick Rd. with potential to receive park impact fee credits</li> </ul>
<b>Additional Historic Sites</b>	<ul style="list-style-type: none"> <li>• Need for further study prior to any additional work</li> </ul>

**GREEN DEVELOPMENT STANDARDS**

<b>Development Standard</b>	<ul style="list-style-type: none"> <li>• Shall meet Florida Green Building Coalition Green Development Certification Standard</li> </ul>
<b>Develop Pathway System</b>	<ul style="list-style-type: none"> <li>• Connect neighborhoods with Village Center</li> </ul>
<b>Builders Education Program (BEP) and Homeowner Education Program (HEP)</b>	<ul style="list-style-type: none"> <li>• Developed prior to 1<sup>st</sup> residential building permit</li> <li>• BEP to include Water Quality Strategies</li> <li>• HEP to include information on Best Management Practices to protect stormwater management system</li> <li>• Outdoor lighting standards</li> </ul>

**FIREWISE**

<b>Firewise Communities</b>	<ul style="list-style-type: none"> <li>• Incorporate principles including:             <ul style="list-style-type: none"> <li>• Fire resistant materials,</li> <li>• Non-combustible construction</li> <li>• Community design principles</li> </ul> </li> </ul>
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