

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** September 19, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b> ORDINANCE 2023-XX A FLUM AMENDMENT FOR 375+/- ACRE AREA FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 UNITS		
<b>Presenter:</b> Jose Papa, AICP, Senior Planner		
<b>Attachments:</b>		
<ol style="list-style-type: none"> <li>1. Presentation</li> <li>2. Ordinance</li> <li>3. Staff Report</li> <li>4. Location Map</li> <li>5. Current FLUM</li> <li>6. Current Zoning Map</li> <li>7. Proposed FLUM</li> </ol>		
<b>Background:</b>		
<b>This is a legislative item.</b>		
<p>The subject area of this amendment is a total 375.6+/- acre site located 3 miles south of State Road 100 on the westside of Seminole Woods Blvd. The application includes a proposed Future Land Use Map (FLUM) amendment for recently annexed 330.8+/- acre area (which was adopted by City Council at their August 15, 2023, meeting) from its current Flagler County designations of Residential Low Density/Rural Estate and Conservation to City of Palm Coast designations of Residential and Conservation. There is an additional 44.8+/- acre parcel with a current designation of City Residential that will be part of the Cascades Planning Area and will be subject to a site-specific policy to limit development in the Planning Area to 850 dwelling units.</p> <p>In addition to the Comprehensive Plan Amendment, there is a companion zoning map amendment for the subject area to amend the current Flagler County designations of Planned Unit Development, &amp; New Rural Communities to City of Palm Coast designation of Single Family Residential-1, Multi-Family Residential-2, and Preservation.</p> <p>In 2005 (while the entire subject area was within unincorporated Flagler County), the FLUM designation for the Cascades was amended to its current Flagler County designations of Residential Low Density/Rural Estate and Conservation. After approval of the FLUM amendment a PUD Agreement was approved by Flagler County in 2005 (called the Cascades at Grand Landings). The PUD agreement covered an area of 696+/- acres and permitted 416 single-family residential units along with 20,000 sq. ft. clubhouse and other recreational amenities. As part of the FLUM and PUD agreement approval, approximately 354 acres of mainly wetlands and environmentally sensitive areas was transferred to Flagler County in 2005. No development commenced within the Cascades PUD area.</p> <p>The proposed amendment was reviewed for the following:</p>		

- **Analysis of the proposed amendment's impacts on public facilities and infrastructure.** Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff compared the current maximum potential development (using the approved PUD entitlements-416 dwelling units) against the proposed potential development (850 dwelling units) to determine impacts on public facilities and infrastructure. The proposed amendment will have an increase on the demand for services and infrastructure. Consistent with the development process outlined in the Land Development Code, a concurrency determination will be conducted during the site plan/platting process. Any deficiency found in the infrastructure system may require the developer to pay a proportionate share of the improvements necessary to address the deficiency.
- **Impacts on the environmental/cultural resources.** The proposed amendment will not have impacts on any significant environmental or cultural resources. A small section of the subject area is within Flood Zone A, any development within this area will require compensatory storage within the same defined floodplain's hydrologic sub basin as the placement of the fill pursuant to section 10.02.11B Land Development Code.

There are no other identifiable impacts to the environmental and cultural resources in the subject area as analyzed in the staff report.

Finally, it is important to note that the proposed amendment will designate 67+/- acres as Conservation on the FLUM. This is consistent with Comprehensive Plan Policies 6.1.9.9 and 6.1.10.6, all optimal quality wetlands that are larger than 10 acres or are connected to a system that is larger than 10 acres are to be designated as Conservation on the Future Land Use Map.

- **Compatibility with surrounding land uses.** The proposed FLUM designations are generally consistent with the surrounding properties.

Finally, the proposed amendment is consistent with comprehensive plan policies regarding:

- Directing development where existing infrastructure is available, and
- Designation of wetland systems and other environmentally sensitive land as Conservation on the FLUM.

#### **Planning and Land Development Regulation Board (PLDRB) Public Hearing**

The PLDRB held a public hearing on August 20 regarding this application. Members of the public spoke to express concerns about stormwater impacts and buffering from potential multi-family development. A PLDRB Board member spoke regarding concerns about the increase in impact from the proposed development. The PLDRB voted 4-1 to recommend approval of the proposed amendment.

#### **Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION NO. 5109 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM RESIDENTIAL LOW DENSITY/RURAL ESTATE & CONSERVATION (FLAGLER COUNTY DESIGNATIONS) TO RESIDENTIAL & CONSERVATION (CITY OF PALM COAST DESIGNATIONS). ALONG WITH A SITE-SPECIFIC POLICY TO LIMIT DEVELOPMENT ON THE SUBJECT AREA TO 850 DWELLING UNITS**



**ORDINANCE 2023-\_\_\_\_**  
**THE CASCADES COMPREHENSIVE PLAN AMENDMENT**  
**APPLICATION NO. 5109**

**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 APPROXIMATELY 330.8 ACRES OF CERTAIN REAL PROPERTY FROM RESIDENTIAL-LOW DENSITY/RURAL ESTATE AND CONSERVATION (FLAGLER COUNTY DESIGNATIONS) TO RESIDENTIAL AND CONSERVATION (CITY OF PALM COAST DESIGNATION) AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; AND ADDING A NOTE ON THE FUTURE LAND USE MAP TO LIMIT CERTAIN SUBJECT AREA (TO BE CALLED THE CASCADES PLANNING AREA) (375 ACRES) TO A MAXIMUM DEVELOPMENT OF 850 DWELLING UNITS; 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 Future Land Use Map (FLUM), which Plan and FLUM 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**, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Residential Low Density/Rural Estate and Conservation (Flagler County Designations) to Residential and Conservation (City of Palm Coast Designations); and

**WHEREAS**, the proposed future land use map amendment will include a note on the Future Land Use Map to limit development within the Cascades Planning Area to 850 dwelling units; and

**WHEREAS**, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City’s Local Planning Agency, considered the proposed map amendments at a public hearing on August 16, 2023, and voted to recommend APPROVAL of the proposed Comprehensive Plan Amendment; and

**WHEREAS**, on \_\_\_\_\_ and \_\_\_\_\_, 2023 the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

**WHEREAS**, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan 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 interests 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 FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast.

**SECTION 2. FUTURE LAND USE MAP AMENDED.** The approximately 375 acre subject area to be called the Cascades Planning Area generally located 3 miles south

of State Road 100 on the westside of Seminole Woods Blvd. as legally described in “Exhibit A” and depicted in “Exhibit 1A,” attached hereto, is hereby limited to a maximum development potential of 850 dwelling units.

**SECTION 3. FUTURE LAND USE MAP AMENDED.** The Future Land Use Map designation for an approximately 330.8 acre area located within the Cascades Planning Area is amended from Residential Low Density/Rural Estate and Conservation (Flagler County Designations) to Residential and Conservation (City of Palm Coast Designations) as legally described in “Exhibit B” depicted on “Exhibit 1B.”

**SECTION 4. CONFLICTS.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5. CODIFICATION.** 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 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters 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 hearing the 19<sup>th</sup> day of September 2023.

**ADOPTED** on second reading after due public notice and hearing the \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

CITY OF PALM COAST, FLORIDA

\_\_\_\_\_  
KALEY COOK, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY

**EXHIBIT A**  
**Metes and Bounds Description for Cascades Planning Area**

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S00°45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54°30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N35°28'37"W A DISTANCE OF 135.83 FEET; THENCE N01°32'11"W A DISTANCE OF 552.39 FEET; THENCE N19°37'47"W A DISTANCE OF 412.10 FEET; THENCE N32°40'10"W A DISTANCE OF 110.81 FEET; THENCE N17°11'33"W A DISTANCE OF 238.96 FEET; THENCE N72°48'27"E A DISTANCE OF 330.00 FEET; THENCE N17°11'33"W A DISTANCE OF 200.00 FEET; THENCE S72°48'27"W A DISTANCE OF 300.00 FEET; THENCE N17°11'33"W A DISTANCE OF 288.37 FEET; THENCE N30°45'57"E A DISTANCE OF 156.00 FEET; THENCE N50°34'11"E A DISTANCE OF 436.26 FEET; THENCE N16°53'57"W A DISTANCE OF 207.43 FEET; THENCE N26°57'36"W A DISTANCE OF 468.07 FEET; THENCE N15°17'20"W A DISTANCE OF 724.55 FEET; THENCE N39°35'09"W A DISTANCE 330.89 FEET; THENCE N72°21'03"W A DISTANCE OF 239.12 FEET; THENCE S61°42'28"W A DISTANCE OF 125.39 FEET; THENCE S53°56'04"W A DISTANCE OF 276.63 FEET; THENCE S19°31'27"E A DISTANCE OF 88.08 FEET; THENCE S70°28'33"W A DISTANCE OF 180.00 FEET; THENCE S46°09'36"W A DISTANCE OF 385.77 FEET; THENCE S17°31'40"W A DISTANCE OF 703.87 FEET; THENCE S61°15'44"W A DISTANCE OF 120.13 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE S48°32'16"W A DISTANCE OF 160.92 FEET; THENCE S36°12'37"E A DISTANCE OF 83.08 FEET; THENCE S48°32'16"W A DISTANCE OF 585.38 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE N48°32'16"E A DISTANCE OF 585.38 FEET; THENCE S39°04'45"E A DISTANCE OF 220.30 FEET; THENCE N48°32'16"E A DISTANCE OF 305.17 FEET; THENCE N46°05'07"W A DISTANCE OF 306.30 FEET; THENCE N27°11'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76°08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10°53'12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 485.09 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48°57'38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A

RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56°24'16", BEING SUBTENDED WITH A CHORD BEARING OF N77°09'46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S74°38'06"E A DISTANCE OF 277.50 FEET; THENCE N84°52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88°48'36", BEING SUBTENDED WITH A CHORD BEARING OF S71°11'44"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S47°50'43"E A DISTANCE OF 107.68 FEET; THENCE N70°28'26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 16°32'15", BEING SUBTENDED WITH A CHORD BEARING OF N62°12'19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°56'11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15°30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61°41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12°22'57", BEING SUBTENDED WITH A CHORD BEARING OF N11°01'12"W AND A CHORD DISTANCE OF 203.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08°09'57", BEING SUBTENDED WITH A CHORD BEARING OF N00°44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE N03°20'13"E, A DISTANCE OF 504.26 FEET; THENCE N86°33'58"E, A DISTANCE OF 1262.17 FEET; THENCE N74°58'14"E, A DISTANCE OF 1393.40 FEET; THENCE S08°33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E, A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W, A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E, A DISTANCE OF 266.90 FEET; THENCE N61°27'01" E, A DISTANCE OF 72.25 FEET; THENCE S21°32'33"E, A DISTANCE OF 25.00 FEET; THENCE S24°44'50"E, A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E, A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E, A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E, A DISTANCE OF 521.33 FEET; THENCE N73°59'21"E, A DISTANCE OF 259.08 FEET;

THENCE N30°18'30"E, A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E, A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W, A DISTANCE OF 245.64 FEET; THENCE N87°58'47", A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E, A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W, A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E, A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E, A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W, A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E, A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W, A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W, A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E, A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E, A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E, A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W, A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W, A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W, A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W, A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E, A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W, A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E, A DISTANCE OF 497.13 FEET; THENCE N75°00'26"E, A DISTANCE OF 543.88 FEET; THENCE S24°13'34"E, A DISTANCE OF 1829.93 FEET; THENCE S03°31'05"E, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE N06°32'52"W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE N74°26'31"W, A DISTANCE OF 350.75 FEET; THENCE S89°59'26"W, A DISTANCE OF 1033.69 FEET; THENCE S00°00'34"E, A DISTANCE OF 1283.56 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09°44'54", BEING SUBTENDED WITH A CHORD BEARING OF S59°22'48"W AND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S54°30'21"W CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14,410,152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

TOGETHER WITH

PART OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1723, PAGE 845, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE S18°31'43"W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 1202.42 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1375, PAGE 1329, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N24°13'06"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 648.60 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S75°07'44"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 547.25 FEET TO THE POINT OF BEGINNING; THENCE S75°28'44"W A DISTANCE OF 492.31 FEET; THENCE ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1375, PAGE 1329, AFORESAID THE FOLLOWING COURSES AND DISTANCES, S08°33'17"E A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E A DISTANCE OF 266.90 FEET; THENCE N61°27'01"E A DISTANCE OF 72.25 FEET; THENCE S21°31'33"E A DISTANCE OF 25.00 FEET; THENCE S24°44'50"E A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E A DISTANCE OF 521.33 FEET; THENCE N73°59'21"E A DISTANCE OF 259.08 FEET; THENCE N30°18'30"E A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W A DISTANCE OF 245.64 FEET; THENCE N87°58'47"W A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E A DISTANCE OF 492.36 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WELL SITE AREA DESCRIBED IN OFFICIAL RECORDS BOOK 601, PAGE 1977, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SAID PARCEL CONTAINING 44.06 ACRES MORE OR LESS AND / OR 1,919,247 SQUARE FEET.



**EXHIBIT 1A  
DEPICTION OF CASCADES PLANNING AREA**



The Cascades Planning Area as depicted on the map above shall be limited 850 dwelling units.

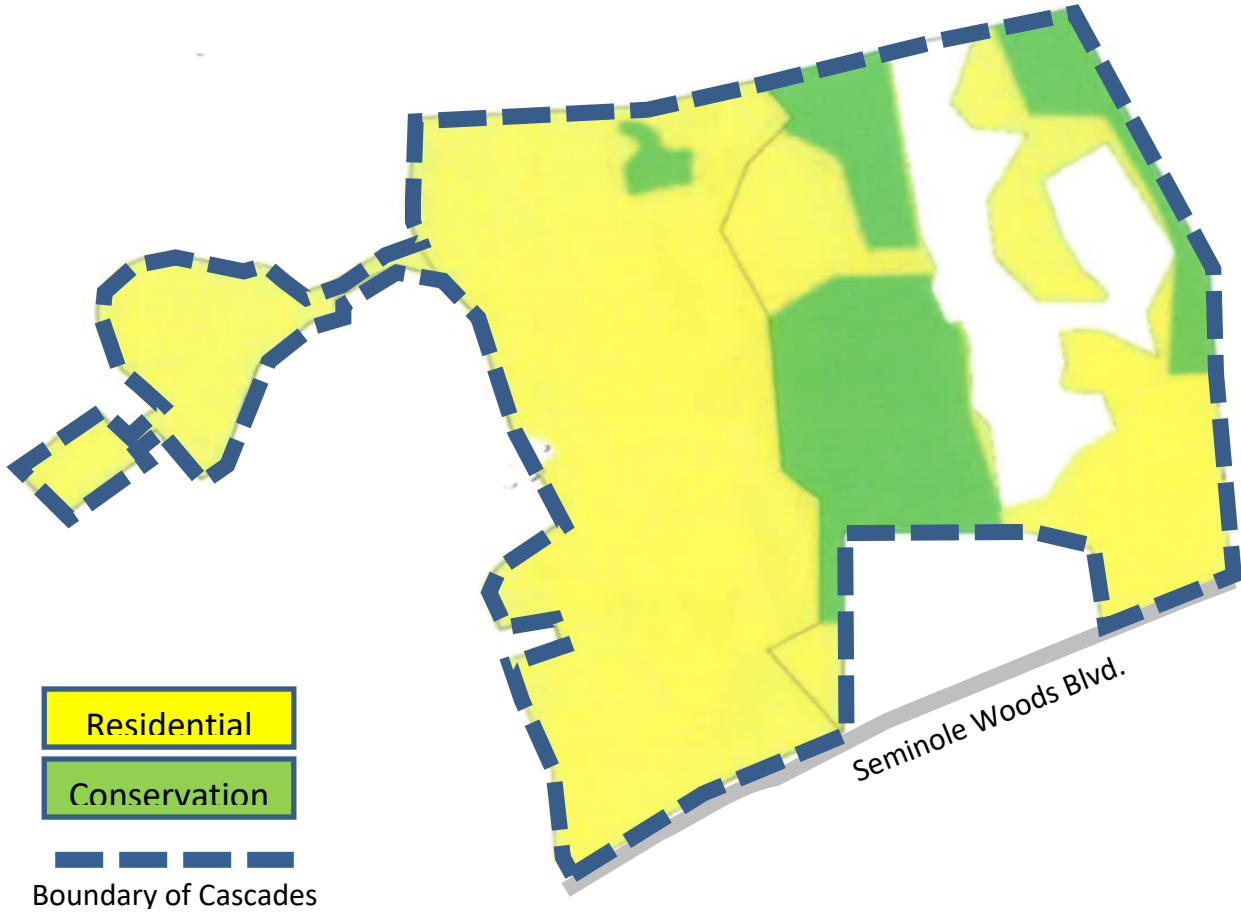
**EXHIBIT B**  
**LEGAL DESCRIPTION OF FUTURE LAND USE MAP AREA**

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S00°45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54°30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N35°28'37"W A DISTANCE OF 135.83 FEET; THENCE N01°32'11"W A DISTANCE OF 552.39 FEET; THENCE N19°37'47"W A DISTANCE OF 412.10 FEET; THENCE N32°40'10"W A DISTANCE OF 110.81 FEET; THENCE N17°11'33"W A DISTANCE OF 238.96 FEET; THENCE N72°48'27"E A DISTANCE OF 330.00 FEET; THENCE N17°11'33"W A DISTANCE OF 200.00 FEET; THENCE S72°48'27"W A DISTANCE OF 300.00 FEET; THENCE N17°11'33"W A DISTANCE OF 288.37 FEET; THENCE N30°45'57"E A DISTANCE OF 156.00 FEET; THENCE N50°34'11"E A DISTANCE OF 436.26 FEET; THENCE N16°53'57"W A DISTANCE OF 207.43 FEET; THENCE N26°57'36"W A DISTANCE OF 468.07 FEET; THENCE N15°17'20"W A DISTANCE OF 724.55 FEET; THENCE N39°35'09"W A DISTANCE 330.89 FEET; THENCE N72°21'03"W A DISTANCE OF 239.12 FEET; THENCE S61°42'28"W A DISTANCE OF 125.39 FEET; THENCE S53°56'04"W A DISTANCE OF 276.63 FEET; THENCE S19°31'27"E A DISTANCE OF 88.08 FEET; THENCE S70°28'33"W A DISTANCE OF 180.00 FEET; THENCE S46°09'36"W A DISTANCE OF 385.77 FEET; THENCE S17°31'40"W A DISTANCE OF 703.87 FEET; THENCE S61°15'44"W A DISTANCE OF 120.13 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE S48°32'16"W A DISTANCE OF 160.92 FEET; THENCE S36°12'37"E A DISTANCE OF 83.08 FEET; THENCE S48°32'16"W A DISTANCE OF 585.38 FEET; THENCE N39°04'45"W A DISTANCE OF 403.19 FEET; THENCE N48°32'16"E A DISTANCE OF 585.38 FEET; THENCE S39°04'45"E A DISTANCE OF 220.30 FEET; THENCE N48°32'16"E A DISTANCE OF 305.17 FEET; THENCE N46°05'07"W A DISTANCE OF 306.30 FEET; THENCE N27°11'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76°08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10°53'12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 485.09 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48°57'38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A

RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56°24'16", BEING SUBTENDED WITH A CHORD BEARING OF N77°09'46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S74°38'06"E A DISTANCE OF 277.50 FEET; THENCE N84°52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88°48'36", BEING SUBTENDED WITH A CHORD BEARING OF S71°11'44"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S47°50'43"E A DISTANCE OF 107.68 FEET; THENCE N70°28'26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 16°32'15", BEING SUBTENDED WITH A CHORD BEARING OF N62°12'19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°56'11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15°30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61°41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12°22'57", BEING SUBTENDED WITH A CHORD BEARING OF N11°01'12"W AND A CHORD DISTANCE OF 203.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08°09'57", BEING SUBTENDED WITH A CHORD BEARING OF N00°44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE N03°20'13"E, A DISTANCE OF 504.26 FEET; THENCE N86°33'58"E, A DISTANCE OF 1262.17 FEET; THENCE N74°58'14"E, A DISTANCE OF 1393.40 FEET; THENCE S08°33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S21°31'33"E, A DISTANCE OF 231.71 FEET; THENCE S19°36'50"W, A DISTANCE OF 119.80 FEET; THENCE S23°03'10"E, A DISTANCE OF 266.90 FEET; THENCE N61°27'01" E, A DISTANCE OF 72.25 FEET; THENCE S21°32'33"E, A DISTANCE OF 25.00 FEET; THENCE S24°44'50"E, A DISTANCE OF 109.86 FEET; THENCE S02°50'42"E, A DISTANCE OF 443.43 FEET; THENCE S38°46'38"E, A DISTANCE OF 155.36 FEET; THENCE S05°31'05"E, A

DISTANCE OF 521.33 FEET; THENCE N73°59'21"E, A DISTANCE OF 259.08 FEET; THENCE N30°18'30"E, A DISTANCE OF 338.21 FEET; THENCE N56°02'13"E, A DISTANCE OF 256.60 FEET; THENCE N17°18'02"W, A DISTANCE OF 245.64 FEET; THENCE N87°58'47", A DISTANCE OF 188.15 FEET; THENCE N43°23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15°25'25"E, A DISTANCE OF 131.43 FEET; THENCE N08°57'10"W, A DISTANCE OF 221.74 FEET; THENCE N87°20'40"E, A DISTANCE OF 215.08 FEET; THENCE S61°08'13"E, A DISTANCE OF 365.39 FEET; THENCE N12°27'20"W, A DISTANCE OF 282.17 FEET; THENCE N22°28'43"E, A DISTANCE OF 424.41 FEET; THENCE N28°35'48"W, A DISTANCE OF 795.82 FEET; THENCE S54°59'59"W, A DISTANCE OF 426.05 FEET; THENCE S17°21'11"E, A DISTANCE OF 363.39 FEET; THENCE S27°42'03"E, A DISTANCE OF 252.43 FEET; THENCE S43°50'42"E, A DISTANCE OF 194.13 FEET; THENCE S03°24'22"W, A DISTANCE OF 68.13 FEET; THENCE S89°33'00"W, A DISTANCE OF 376.08 FEET; THENCE N40°54'31"W, A DISTANCE OF 373.09 FEET; THENCE N07°01'37"W, A DISTANCE OF 373.59 FEET; THENCE N27°35'02"E, A DISTANCE OF 477.92 FEET; THENCE N83°09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39°33'00"W, A DISTANCE OF 205.29 FEET; THENCE N16°56'05"E, A DISTANCE OF 497.13 FEET; THENCE N75°00'26"E, A DISTANCE OF 543.88 FEET; THENCE S24°13'34"E, A DISTANCE OF 1829.93 FEET; THENCE S03°31'05"E, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE N06°32'52"W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE N74°26'31"W, A DISTANCE OF 350.75 FEET; THENCE S89°59'26"W, A DISTANCE OF 1033.69 FEET; THENCE S00°00'34"E, A DISTANCE OF 1283.56 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S64°15'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09°44'54", BEING SUBTENDED WITH A CHORD BEARING OF S59°22'48"W AND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S54°30'21"W CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14,410,152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

**EXHIBIT 1B**  
**PROPOSED FUTURE LAND USE MAP**





**COMMUNITY DEVELOPMENT DEPARTMENT  
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT  
CITY COUNCIL  
September 19, 2023**

**OVERVIEW**

---

**Case Number:** 5109

**Applicant:** Michael Chiumento, Agent on behalf of Byrndog PCP, LLC (Owner)

**Size of subject property:** 375.1+/- acres (330.8+/- acres are subject to a Future Land Use Map Amendment)

**Property Description:** A 375.1+/- acre parcel located 3 miles south of State Road 100 on the westside of Seminole Woods Blvd. (330.8+/- acres are subject to a Future Land Use Map Amendment)

**Property Owner:** Byrndog PCP, LLC

**Real Estate ID #:** 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 29-12-31-0000-01010-0021, and 29-12-31-0000-01010-0025 (parcel previously amended to Residential in 2019).

**Current FLUM Designation:** Flagler County Designations – Residential Low Density/Rural Estate, and Conservation

**Current Zoning Designation:** Flagler County Designations - Planned Unit Development (New Rural Communities), and Planned Unit Development

**Current Use:** Vacant

**Requested Action:** A Future Land Use Map (FLUM) amendment to change 330.8+/- acres of Flagler County Designations – Residential Low Density/Rural Estate, and Conservation to City of Palm Coast designation of Residential and Conservation. Application will also delineate the Cascades Planning Area (Total of 375.1+/- acres) to limit development within the planning area to 850 dwelling units.

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designations of the subject property.

**Recommendation:** The Planning and Land Development Regulation Board (PLDRB) finds Application #5109 consistent with the Comprehensive Plan

and recommends that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.

**Project Planner:** José Papa, AICP, Senior Planner

## ANALYSIS

### BACKGROUND

The application is for a Comprehensive Plan amendment for a 375.1+/- acre area located approximately 3 miles south of State Road on the westside of Seminole Woods Blvd. The amendment will delineate the 375+/- acre Cascades Planning Area which will have a maximum development in the planning area to 850 dwelling units.

The proposed amendment will include amending the Future Land Use Map designation for four parcels totaling 330.8 acres from their current Flagler County land use designation of Residential Low Density/Rural Estate and Conservation to City of Palm Coast designation of Residential and Conservation. The four parcels were recently annexed into the City of Palm Coast. A fifth parcel (44.25 ac.) was previously designated Residential in October 2019.

In 2005, the FLUM designation for the Cascades was amended to its current Flagler County designations of Residential Low Density/Rural Estate and Conservation. After the amendment to the FLUM designation, a PUD Agreement was approved by Flagler County in 2005 (called the Cascades at Grand Landings). The PUD agreement covered an area of 696 acres and permitted 416 single-family residential units. As part of the FLUM and PUD agreement approval, approximately 354 acres of mainly wetlands and environmentally sensitive areas was transferred to Flagler County in 2005.

In addition to the proposed FLUM amendment, there is a companion Zoning Map Amendment to designate the properties within the planning area to Single Family Residential, Multi-family Residential, and Preservation.

### Neighborhood Meeting

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant. The neighborhood meeting was held on August 9, 2023. Eight neighboring property owners attended the meeting. concerns regarding traffic, stormwater, schools, fire hydrants and buffering were expressed by the attendees. The applicant responded that these issues are given additional scrutiny as a project moves through the development review (site plan/platting/building permit) process.

### Planning and Land Development Regulation Board (PLDRB) Public Hearing – August 16, 2023

The PLDRB at their public hearing voted 4-1 to recommend approval of the proposed Comprehensive Plan Amendment. Two members of the public spoke to express concern about the potential impact of more development on the City's stormwater system and concern about the loss of privacy from a multi-story multi-family development.

### DENSITY/INTENSITY AND POPULATION

**Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed Future Land Use Map (FLUM) categories (including any policy to limit development).**

The 375.1+/- acre subject property currently has a FLUM designation of Residential Low Density/Rural Estate and Conservation (Flagler County designations) and a 45+/- acre parcel designated as Residential (City of Palm Coast designation). The proposed amendment will result in the subject property having land use designations of Residential & Conservation with a policy to limit development to a maximum of 850 dwelling units.

As shown on Table 1 below the proposed amendment results in a potential increase of 434 dwelling units and 1,042 persons.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density <sup>(1)</sup>	Maximum # of units <sup>(2),(3)</sup>	Population (2.4 persons/dwelling unit)
<b>Proposed FLUM:</b> City of Palm Coast Designation: Residential & Conservation	375	12 du/acre	850	2,040
<b>Current FLUM:</b> Flagler County Designations - Residential Low Density/Rural Estate & Conservation	375	1 du/acre	416	998
<b>NET CHANGE</b>	0		434	1,042
<b>Footnotes:</b>				
<sup>(1)</sup> Maximum densities are established in Comprehensive Plan.				
<sup>(2)</sup> Maximum # of units for proposed FLUM designation may be limited by specific policy.				
<sup>(3)</sup> Maximum # of units for Current FLUM analysis are based on approved PUD for the Cascades at Grand Landings.				

**PUBLIC FACILITIES AVAILABILITY /IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)**

**Objective 1.1.3-Evaluation of Amendments to the FLUM**

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:

- A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.
- B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials
- C. Existing and future availability and capacity of central utility systems.
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.



**PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS**

As previously stated, the analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed land use designations (with consideration of any limiting policies) and represents the theoretical net change between the existing and proposed land use categories. As a project progresses through the land development process (i.e. site plan/platting review, building permit review) the City and other review agencies will further review the project impacts on the various public service and infrastructure. This ensures that a project's impacts are accommodated by the existing infrastructure closer to the time of its actual impact (Concurrency).

An analysis of the development potential under the existing and proposed FLUM (including policy to limit development on the subject parcel to 850 dwelling units) shows that the proposed amendment will result in an increase in the demand on public facilities.

The results of the net impact analysis are shown on Table 2, and are summarized below:

**Transportation**

The applicant submitted a Traffic Study which included the subject site. In addition to the potential traffic impacts from the project, the traffic study took into account the impacts from recently approved developments in the area (Grand Landings Phase 5 and 6). The traffic study concludes that the project will not have a significant impact on the roadway network (roads will maintain an acceptable LOS).

The study includes a recommendation for certain traffic operation improvements (turn lanes) in the future in order to maintain safe roadway operation. Operational improvements will be reviewed as part of the site plan/plat review process.

**Potable Water**

The proposed FLUM amendment will have a maximum potential net increase in demand for potable water of .130 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service.

**Wastewater**

The proposed FLUM amendment will have a maximum potential net increase in demand for sanitary sewer treatment of .085 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

**Solid Waste**

The proposed FLUM amendment will have a maximum potential net increase of 8,968 lbs. of solid waste/day. The City currently has an interlocal agreement with Volusia County for solid waste disposal. There is adequate capacity at the Volusia County landfill to accommodate the additional demand.

**Public Recreation and Open Space**

The proposed FLUM amendment will have a maximum potential net increase in demand of 8.3 acres of park facilities. The City currently has adequate capacity to accommodate the additional demand.

**Public Schools**

The proposed FLUM amendment will have a potential net increase in demand of 92 student stations. At the time of site plan review/plat process, the property owner and/or developer will need to coordinate with the School district to determine the current availability of student stations.

**Stormwater**

N/A. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review. The LOS standards for stormwater quantity and quality, at a minimum, shall be the requirement established by the SJRWMD and other applicable regulatory requirements.

**Table 2 Public Facilities Impact Analysis**

\*Proposed FLUM designation includes specific policy to limit development to 850 dwelling units.

\*\*Current FLUM development potential is based on approved PUD (Cascades at Grand Landings)

Density <sup>(1)</sup>	# of units or square feet of development	Transportation (PHT) <sup>(2)</sup>	Potable Water (GPD) <sup>(3)</sup>	Sanitary Sewer (GPD) <sup>(4)</sup>	Solid Waste (lbs./day) <sup>(5)</sup>	Recreation and Parks (8 acres/ 1000 pop.) <sup>(6)</sup>	Public Education (students) <sup>(7)</sup>	Stormwater Drainage <sup>(8)</sup>
<b>Proposed FLUM designation*</b>								
Residential (12 du/acre)	850	765	255000	167280	17564	16.3	181	N/A
	<b>Total</b>	765	255000	167280	17564	16.3	181	N/A
<b>Current FLUM designation**</b>								
Residential Single-family (Per PUD agreement)	416	374	124800	81869	8596	8.0	89	N/A
	<b>Total</b>	374	124800	81869	8596	8	89	
<b>Net Change</b>		<b>391</b>	<b>130,200</b>	<b>85,411</b>	<b>8,968</b>	<b>8.3</b>	<b>92</b>	<b>N/A</b>

**Footnotes:**

- <sup>(1)</sup> Calculation of Density: Lot Size (acre)\*# of units/acre, or determined by site specific policy
- <sup>(2)</sup> Transportation: Single Family Residential PM Peak Hour Trips (PHT), = 0.9 Trips/Unit, ITE Trip Generation Manual, 11th Edition
- <sup>(3)</sup> Potable Water: Residential = # of units\*2.4\*125 gallons/capita/day
- <sup>(4)</sup> Wastewater: Residential = # of units\*2.4\*82 gallons/capita/day
- <sup>(5)</sup> Solid Waste: Residential Demand = # of units\*2.40\*8.61 lbs/capita/day
- <sup>(6)</sup> Recreation and Parks: Residential Demand = # of units \* 2.40 \*8 acres/1000 persons
- <sup>(7)</sup> Public Education Residential: = Based on multiplier provided by Flagler County School District.
- <sup>(8)</sup> Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

**ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS**

**Objective 1.1.3-Evaluation of Amendments to the FLUM**

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.
- D. Location and extent of other environmentally sensitive features.
- E. Proximity to wellfields and aquifer recharge areas.
- F. Impacts to potable water supply.

The following sections discuss site conditions and original application materials. Staff has evaluated this information and established the following findings.

## A. TOPOGRAPHY AND SOIL CONDITIONS

The analysis area is silviculture land with hydric soils throughout property. The site is bounded by Seminole Woods Boulevard to the south, Grand Landing subdivision to the east, silviculture land to the north, and preservation areas. According to the October 2022 Environmental Assessment, the land use proposal area does contain St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP) jurisdictional wetlands; the total analysis area contains 230.31 acres of uplands, 3.30 acres of graded and drained roads, and 146.25 acres of wetlands. The wetlands detailed on the environmental assessment “Douglas – Cascades FLUCFCS/Existing Conditions Map” Figure, reflect the boundaries that were delineated in the field pursuant to state and federal guidelines (Chapter 62-340 F.A.C. and the 1987 Corps of Engineers Wetlands Delineation Manual). Further description of these features may be found in the Section C, Vegetative Communities.

As detailed within the ERS report, the *Soil Survey of Flagler County, Florida* indicates seven (7) soil types within the property.

**Analysis:** There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change.

**FINDING:** It is not anticipated that the proposed FLUM change from Residential Low Density/Rural Estate and Conservation (Flagler County designations) to Residential and Conservation (City of Palm Coast designations) will negatively impact the local topography or prevent the proposed development permissible within the FLUM designation.

## B. FLOODPLAINS

No floodplain information was provided in the ERS report. Federal Emergency Management Agency’s (FEMA), Flood Insurance Rate Map (FIRM) source indicates that a small area within the subject property lies within a Special Flood Hazard Area (SFHA).

**Analysis:** A small portion of the Subject Property is located within Zone A.

**FINDING:** The proposed FLUM change could potentially negatively impact the function of the SFHA, however, if floodplain is impacted, compensatory storage will be required within the same defined floodplain’s hydrologic sub basin as the placement of the fill pursuant to section 10.02.11B Land Development Code.

## C. VEGETATIVE COMMUNITIES

According to the ERS report, the assessment area is comprised of the following vegetative community types and features.

1. Pine Plantation (441): ± 230.31 acres
2. Hydric Pine Flatwoods (625): ± 146.25 acres
3. Graded/Drained Road (8145): ± 3.30 acres

**Analysis:** There are wetlands located on the property and any impacts will need to be permitted through St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection (FDEP).

**FINDING:** There are extensive wetlands on the property of undetermined quality. The Uniform Mitigation Assessment Method (UMAM) sheets are required to determine quality on site. It is staff's opinion, and consistent with the Comprehensive Plan, that all potentially high quality wetlands that are larger than 10 acres are to be designated Conservation on the Future Land Use Map.

#### **D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION**

The submitted ERS report documents that Potentially Occupied Gopher Tortoise (*Gopherus polyphemus*) burrows were located on-site. The wood stork (*Mycteria americana*) and Florida Black Bear (*Ursus americanus floridanus*) was noted as having a likely probability of occurrence.

**Analysis:** There is potential for wildlife to utilize the property as it is mostly surrounded by other vacant land (it is important to note however that the vacant lands to the north and to the east, are slated for development in the future). Wildlife utilization may change over time due to various factors. To ensure that the referenced species and any potentially occurring species in the future, the Unified Land Development Code (Section 10.04.03.A, LDC) requires that a listed species study is performed by a Qualified Environmental Professional (QEP) at site plan or preliminary plat. Further, a study is valid for one year for the property that was investigate to capture any changes in wildlife utilization.

**FINDING:** The proposed FLUM amendment will not change the need to relocate the Gopher Tortoise prior to any development activities. This need remains no matter the FLUM designation.

#### **E. GROUNDWATER RESOURCE PROTECTION**

According to City maintained data, the Subject Property contains three (3) known wellsites.

**Analysis:** The amendment is not within an aquifer recharge area but does have multiple wellsites located throughout the Subject Property.

**FINDING:** The proposed land use change is not anticipated to impact groundwater resources pursuant all guidelines are followed. These wellsite's will require a Primary Wellhead Protection Zone with a fixed 500-foot radial setback distance and be required to adhere to Restrictions within wellhead primary and secondary protection zones pursuant to section 10.03.05 of the Land Development Code.

#### **F. HISTORICAL RESOURCES**

A Cultural Resource report was provided. They performed 130 total shovel tests, which resulted in no archeological or historic resources being identified.

**Analysis:** Staff analyzed the cultural report that was provided.

**FINDING:** The report was found to be in order. It is staff's determination that based on this document the proposed FLUM amendment will have no adverse impact on historical or cultural resources.

### **LAND USE COMPATIBILITY ANALYSIS**

*Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.*

- A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.*
- B. Buffers are encouraged as an effective means of transition between areas where there is a greater degree of disparity in terms of densities and intensities.*
- C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.*

Surrounding Future Land Use Map Designation:

North: Residential (City of Palm Coast designation)  
 South: Residential (City of Palm Coast designation)  
 East: Agriculture & Timberlands (Flagler County designation)  
 West: Conservation (Flagler County designation)

Surrounding Zoning Designation:

North: Master Planned Development (City of Palm Coast designation)  
 South: Single Family Residential (City of Palm Coast designation)  
 East: Agriculture & New Rural Communities-Planned Unit Development (Flagler County designation)  
 West: Planned Unit Development (Flagler County designation)

Surrounding Property Existing Uses:

North: Vacant Single Family – Grand Landings Subdivision (City of Palm Coast)  
 South: Single Family Residential – Seminole Woods Neighborhood (across Seminole Woods Blvd.) (City of Palm Coast)  
 East: Vacant (Flagler County)  
 West: Vacant (Flagler County)

**North**

The parcels to the north are designated Residential on the Future Land Use Map (FLUM) with a zoning designation of Master Planned Development. These properties are more commonly known as Grand Landings. These lands are currently vacant but are slated for development as single-family homes (attached and detached). The proposed FLUM amendment is consistent with the existing designation and will not have a detrimental impact on these parcels.

**East**

The area to the east of the subject property is within the boundaries of unincorporated Flagler County and are currently vacant with a Flagler County FLUM designation of Agriculture & Timberlands. Additionally, these properties are zoned Agriculture, and New Rural Communities-Planned Unit Development. The proposed Residential FLUM designation for the subject properties is not expected to have a negative impact on the properties to the east. Historically, the “Agriculture” land use designation was intended as a “transitional” designation that may be amended, as appropriate, as Flagler County continued to develop. The New Rural Communities-Planned Unit Development is a designation under the Flagler County Land Development Code for single-family development typically in rural areas.

**South**

Abutting the subject property to the south is Seminole Woods Blvd. (a 2-lane Major Collector roadway). Continuing across Seminole Woods Blvd. is the Seminole Woods neighborhood which was originally platted by ITT in the early 1970s as a single family residential neighborhood. These lots are zoned for single family uses and continue to be developed as such. The proposed amendment will not hinder the continued development of the neighborhood for single family residential use.

### **West**

Finally, the parcels to the west are within unincorporated Flagler County and currently have a FLUM designation of Conservation (Flagler County designation). These lands were conveyed to public ownership (Flagler County) in 2005 as part of a conveyance agreement between the property owners at the time (The Reserve, LLC) and Flagler County. The proposed FLUM amendment will not hinder the function of these areas for Conservation purposes.

Overall, staff does not find any incompatibility with the proposed designation of Residential & Conservation with the surrounding FLUM designation, zoning, and uses in the surrounding area. Staff also does not have any concern that the proposed designation would be a detriment to future development in the surrounding areas.

### **CONSISTENCY WITH COMPREHENSIVE PLAN**

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. The proposed amendment is consistent with the following policies in the Comprehensive Plan:

*Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

**Analysis:** The proposed amendment is consistent with Policy 1.1.4.5, the potential of additional residential use along a major collector (Seminole Woods Blvd.) is appropriate. Furthermore, Seminole Woods Blvd. as a collector road provides direct access to a major commercial corridor in the City (State Road 100), as well as one of the main north-south routes in the County (US-1). Finally, water and wastewater mains are within proximate distance of the project site and will be extended by the developer/property owner.

*Policy 1.3.1.1 - The City shall ensure that the location and timing of new development is coordinated with the provision of public facilities through the use of growth management measures being included in the LDC such as development phasing, programming, and appropriate sizing of public facilities.*

**Analysis:** The proposed amendment is consistent with Policy 1.3.1.1, the developer/land owner of the subject site will need to coordinate with the City Utilities Dept. to ensure that the available infrastructure can accommodate the proposed development program. Any need to extend water or wastewater mains to the site will be the responsibility of the developer/property owner. Additionally, more in-depth analysis of the demands on public facilities/infrastructure will occur during the site plan/platting phase of development. During this phase a concurrency test will occur to ensure that there is adequate infrastructure capacity to accommodate the impacts of proposed development.

*Policy 5.1.3.2 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

**Analysis: The proposed amendment to Residential is consistent with Comprehensive Plan policy to create urban densities or intensities in areas that have sufficient existing or planned capacity for potable water and wastewater facilities.**

*Policy 5.2.2.3 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.*

**Analysis: The proposed amendment to Residential land use designation is consistent with Comprehensive Plan policy above to designate urban densities or intensities in areas that have sufficient existing or planned capacity for sanitary sewer facilities.**

*Policy 6.1.9.9- The Conservation future land use designations shall be established on the FLUM to provide protection of wetland systems and other environmentally sensitive lands. This FLUM designation provides for preservation of large interconnected high quality wetland systems and other high quality environmentally sensitive areas. Conservation areas are generally a minimum of 10 acres in size, with most being substantially larger. Other areas, which may be classified conservation, include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, wildlife corridors, and aquifer recharge zones. Unlike most of the other land use designations that follow property lines, the boundaries of most areas assigned this land use designation have been drawn to encompass the environmentally sensitive area using best available aerial mapping data and will require field verification to determine wetland quality and boundaries with precision.*

**Analysis: See Analysis below.**

*Policy 6.1.10.6 - The City shall protect its environmentally sensitive areas that include, but are not limited to, large interconnected wetland systems, by utilizing the Conservation land use designation. The Conservation land use designation, as well as the Preservation Zoning classification, shall be utilized by the City, as appropriate, for the purpose of protecting high quality wetlands, lakes, designated hammock areas and other environmentally sensitive areas.*

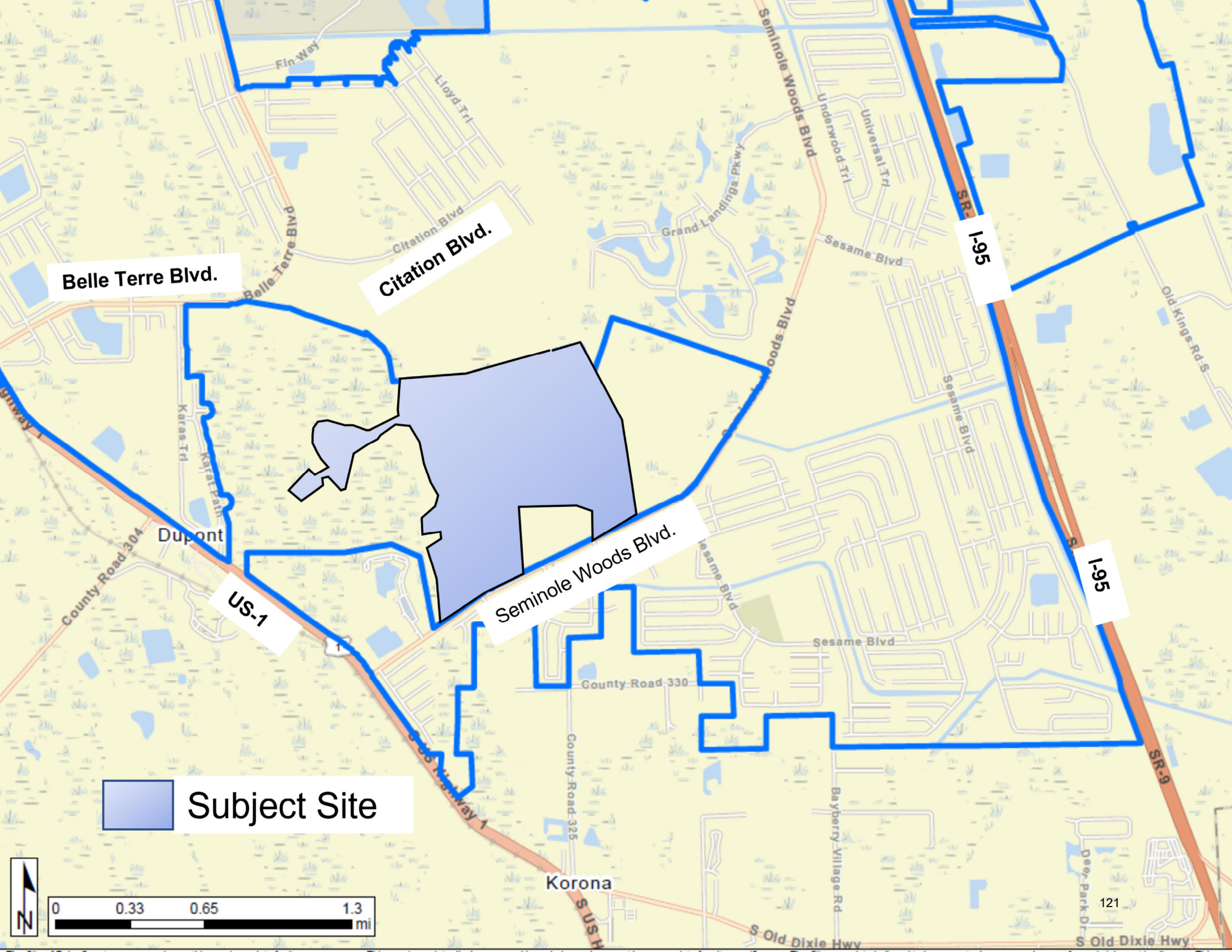
**Analysis: Due to better data and more in-depth analysis of the environmental conditions within the subject area, a total of 67 acres of the 375 acre subject area will be designated as Conservation. This is an increase of Conservation areas on subject site of approximately 58 acres. The Conservation designation of certain wetlands on the subject area is consistent with Policy 6.1.9.9 and 6.1.10.6 as recited above.**

## **RECOMMENDATION**

---

The Planning and Land Development Regulation Board (PLDRB) finds Application #5109 consistent with the Comprehensive Plan and recommends that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.





Belle Terre Blvd.

Citation Blvd.

US-1

Seminole Woods Blvd.

I-95

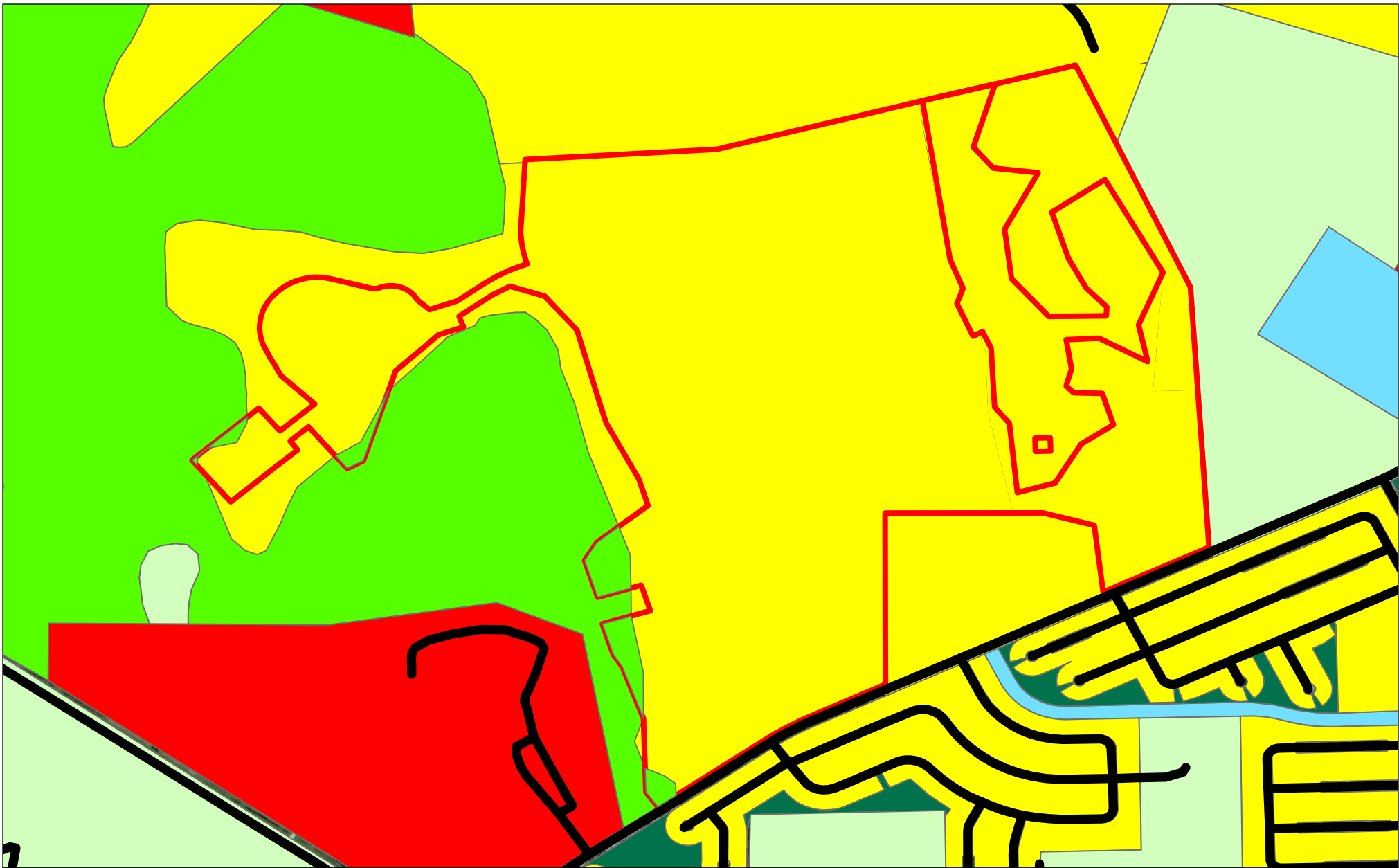
I-95

Subject Site


Korona

121






### Current FLUM Map

 Subject Site

Flagler County  
Flum Classification

 Educational Use

 Agriculture/  
Timberland

 Commercial High  
intensity

 Conservation

 Residential

#### FLUM Classification

 Canals

 Greenbelt

 Mixed Use

 Residential



Dataframe Rotation: 0° off True North



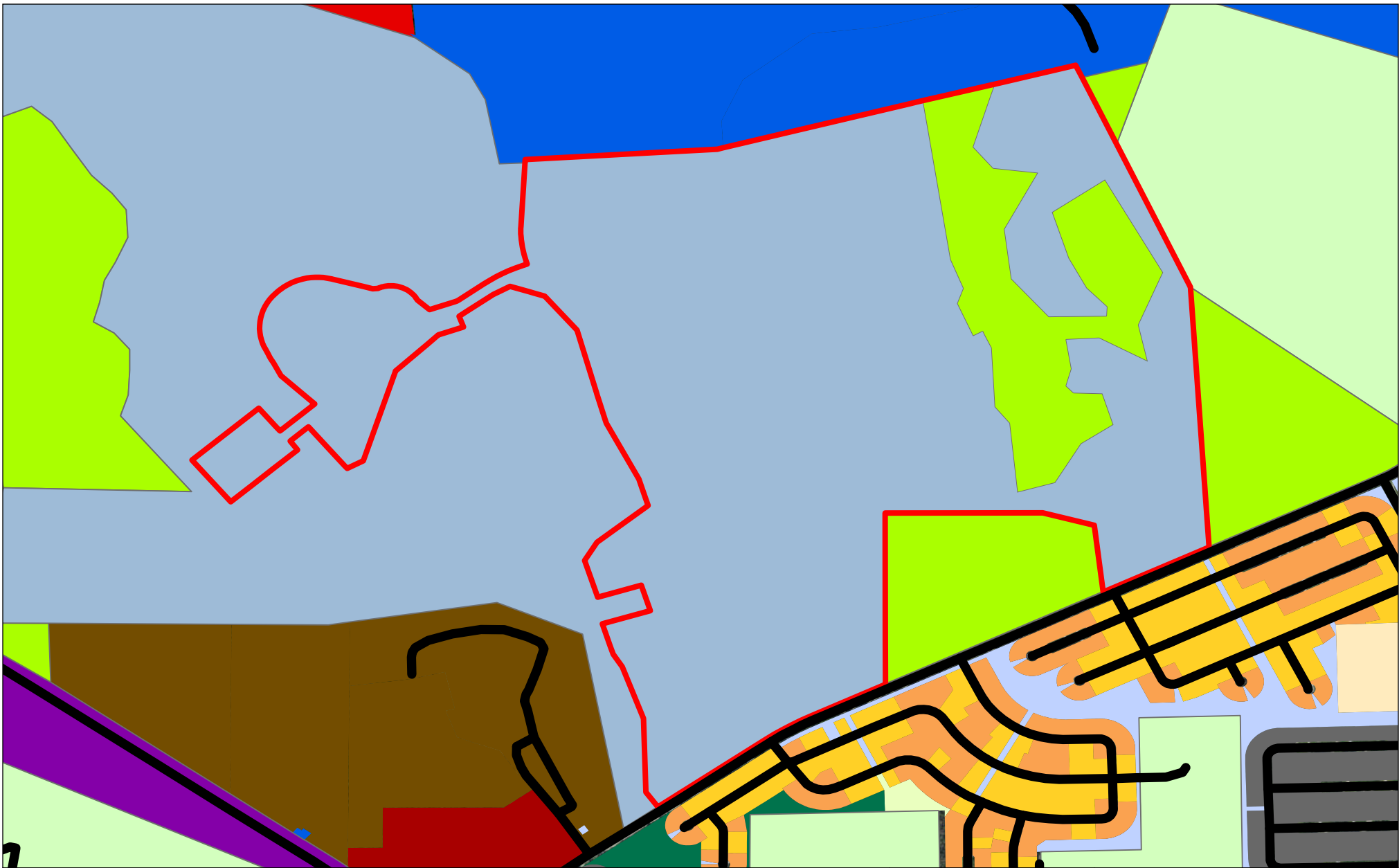
Creation Date:

8/2/2023



Map Provided By:  
Planning Division

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



### Current Zoning Map

Subject Site	COM-2	PRS
PUD	COM-3	PSP
NRCPUD	DPX	SFR-2
AC	EST-1	SFR-3
I	MFR-2	SFR-5
		MPD post 11-16-08 designation



Dataframe Rotation: 0° off True North

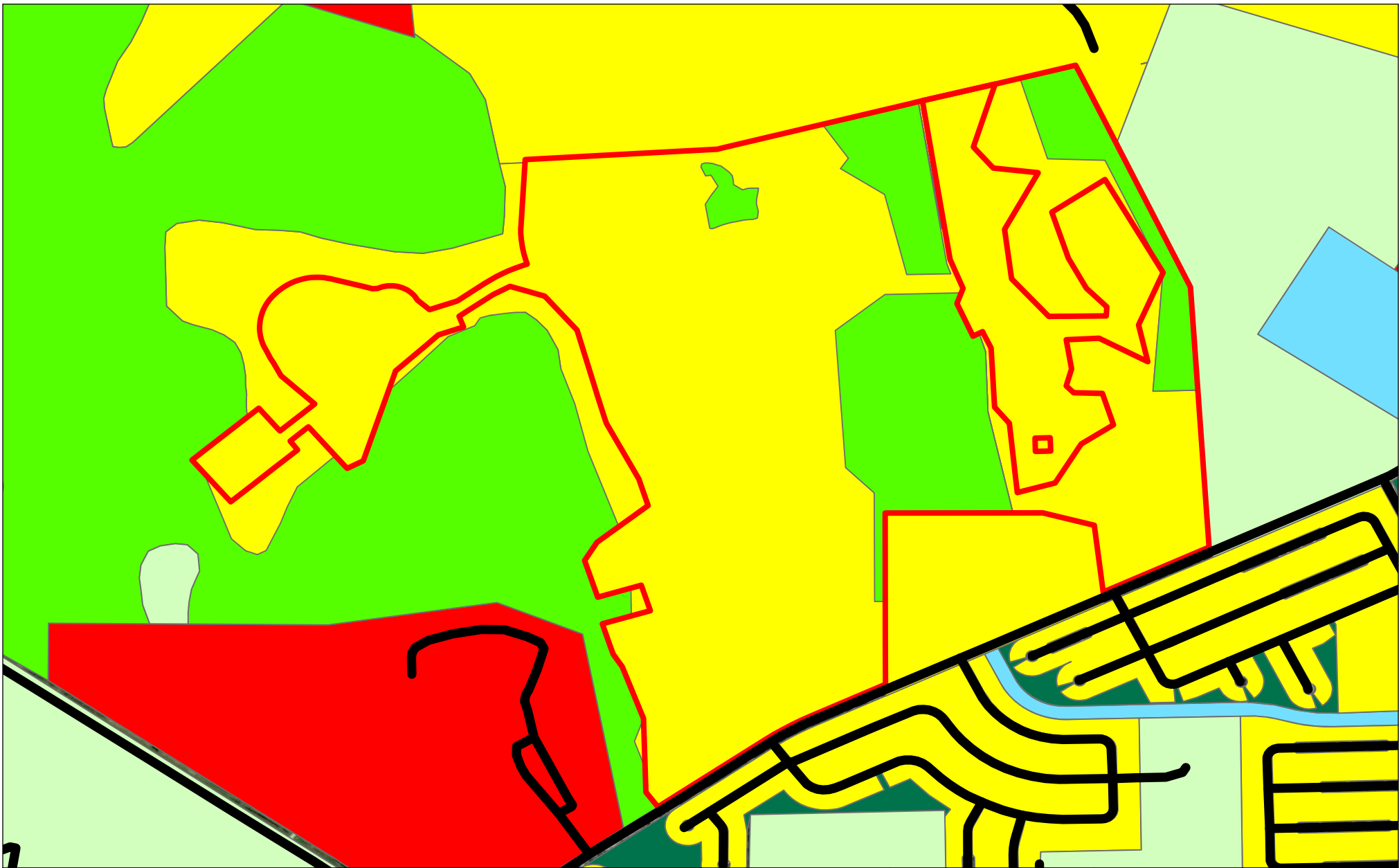


**Creation Date:**  
8/2/2023



**Map Provided By:**  
Planning Division

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



### FLUM Amendment

Subject Site  
 Streets

Flagler County  
 Flum Classification  
 Educational Use

Agriculture/  
 Timberland  
 Commercial High  
 intensity  
 Conservation  
 Residential

Proposed FLUM  
 Classification  
 Conservation  
 Residential

FLUM Classification  
 Canals  
 Greenbelt  
 Mixed Use  
 Residential



Dataframe Rotation: 0° off True North



Creation Date:  
 8/2/2023



Map Provided By:  
 Planning Division

The City of Palm Coast prepares and uses this map/ map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** September 19, 2023

<b>Department</b> COMMUNITY DEVELOPMENT <b>Division</b> PLANNING	<b>Amount</b> <b>Account #</b>
<b>Subject:</b> ORDINANCE 2023-XX THE CASCADES REZONING APPLICATION NO. 5107	
<b>Presenter:</b> Bill Hoover, AICP, Senior Planner	
<b>Attachments:</b> <ol style="list-style-type: none"><li>1. Presentation</li><li>2. Ordinance</li><li>3. Staff Report</li><li>4. Location Map</li><li>5. Future Land Use Maps (2) Current and Amended</li><li>6. Current Zoning Map</li><li>7. Proposed Zoning Map</li><li>8. Survey</li><li>9. Environmental Report</li><li>10. Rezoning Amendment Affidavit</li><li>11. Combined Neighborhood Meeting and Summary</li><li>12. Application</li></ol>	
<b>Background:</b> <p><b>This is a quasi-judicial item, please disclose any ex parte communication</b></p> <p>The applicant is proposing to rezone 375 +/- acres of vacant land located on the NW side of Seminole Woods Blvd. about ½ mile NE of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.</p> <p>The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was annexed into the City and has a current City FLUM designation of Residential. The remaining four parcels (331 +/- acres with a current zoning of Planned Unit Development) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels were approved for annexation into the City on August 15, 2023. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that the FLUM application also includes the Fishhook Parcel and offers a maximum cap of 850 residential units to be developed throughout the five parcels.</p> <p>JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two</p>	

separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.

The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some additional vehicular noise along this major roadway and some impact from the proposed multi-family projects. The two multi-family communities will be required to provide a 25-foot wide Landscape Buffer "G" which will assist in providing some needed screening between the single-family residences and the multi-family residences.

Public Participation: The developer notified the neighboring property owners of a neighborhood meeting that was held on August 9, 2023, at 6:00 P.M. at the Hijacker's restaurant adjacent to the Flagler County Airport. Eight neighbors, the developer's two representatives and two City staff members attended. Neighbors voiced concerns especially with the two proposed MFR-2 zoned areas directly across Seminole Woods Boulevard. Three signs along Seminole Woods Boulevard will be erected and news ads will be run prior to each public hearing.

Planning and Land Development Regulation Board (PLDRB) Meeting: The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on August 16th, 2023, and by a 5 – 0 vote recommended approval to City Council. No one from the public spoke during the rezoning public hearing but two neighboring residents did speak against the overall project during the accompanying FLUM Amendment public hearing, which was heard just before this item.

Changes Since the Planning and Land Development Regulation Board Meeting: The applicant has tried to address the concerns of the neighbors and the PLDRB members by proposing two voluntary conditions that would be placed as additional site specific policies in their FLUM Amendment request. The first condition would require all of the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The applicant also offered to provide a minimum setback of 150 feet for all residential buildings in the proposed MFR-2 area from the northwest edge of the 40' drainage easement. To compensate the developer for this reduced area for the location of their MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 285 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

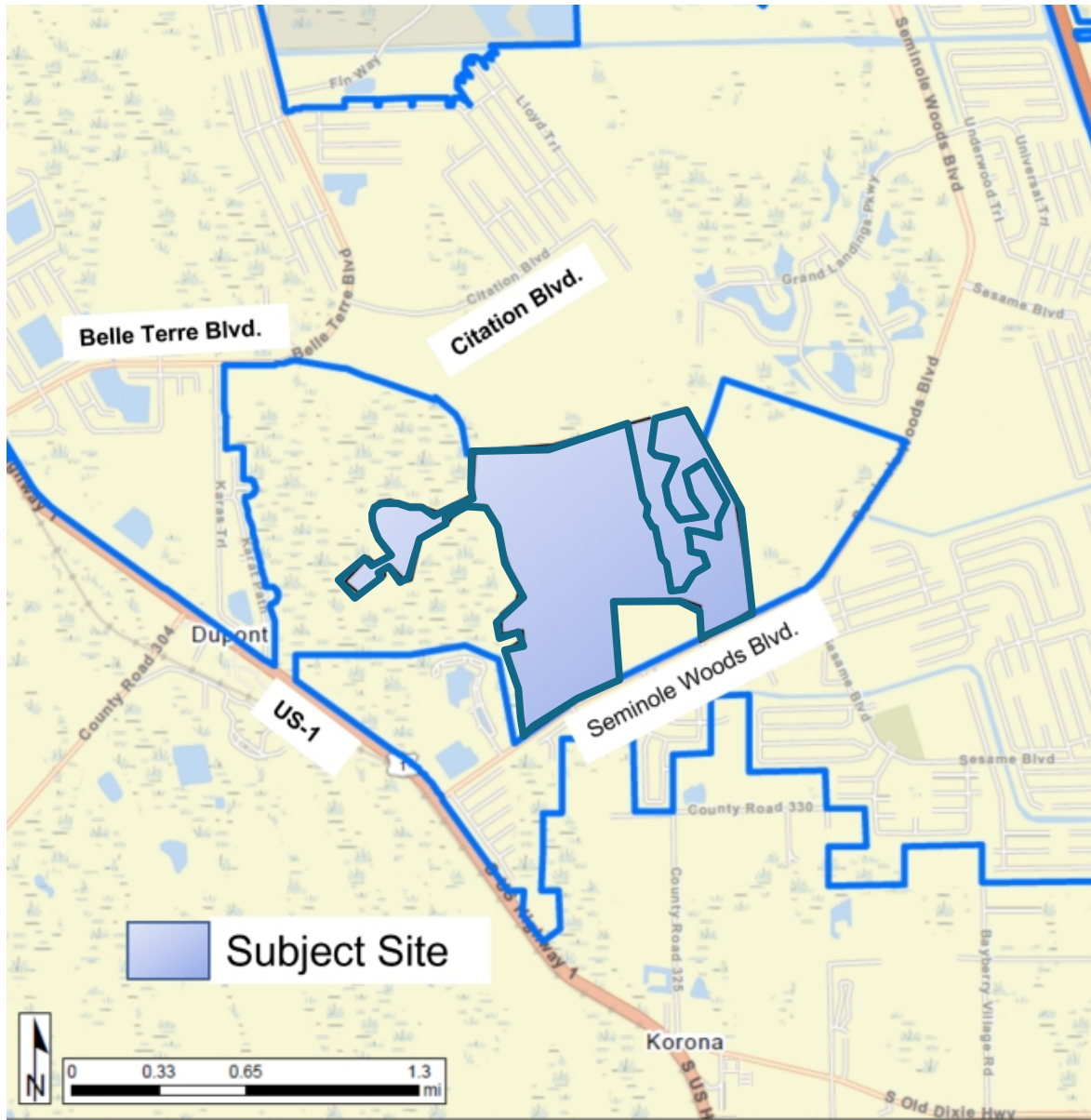
**Recommended Action:**

**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDED APPROVAL TO CITY COUNCIL TO REZONE 375 +/- ACRES FROM THE PLANNED UNIT DEVELOPMENT (PUD) AND NEW RURAL COMMUNITIES (NRC) ZONING DISTRICTS TO THE SINGLE-FAMILY RESIDENTIAL-1 (SFR-1), MULTI-FAMILY RESIDENTIAL-2 (MFR-2) AND PRESERVATION (PRS) ZONING DISTRICTS**

# The Cascades Comprehensive Plan Amendment & Zoning Map Amendment

---

**City Council  
Public Hearing  
September 19, 2023**

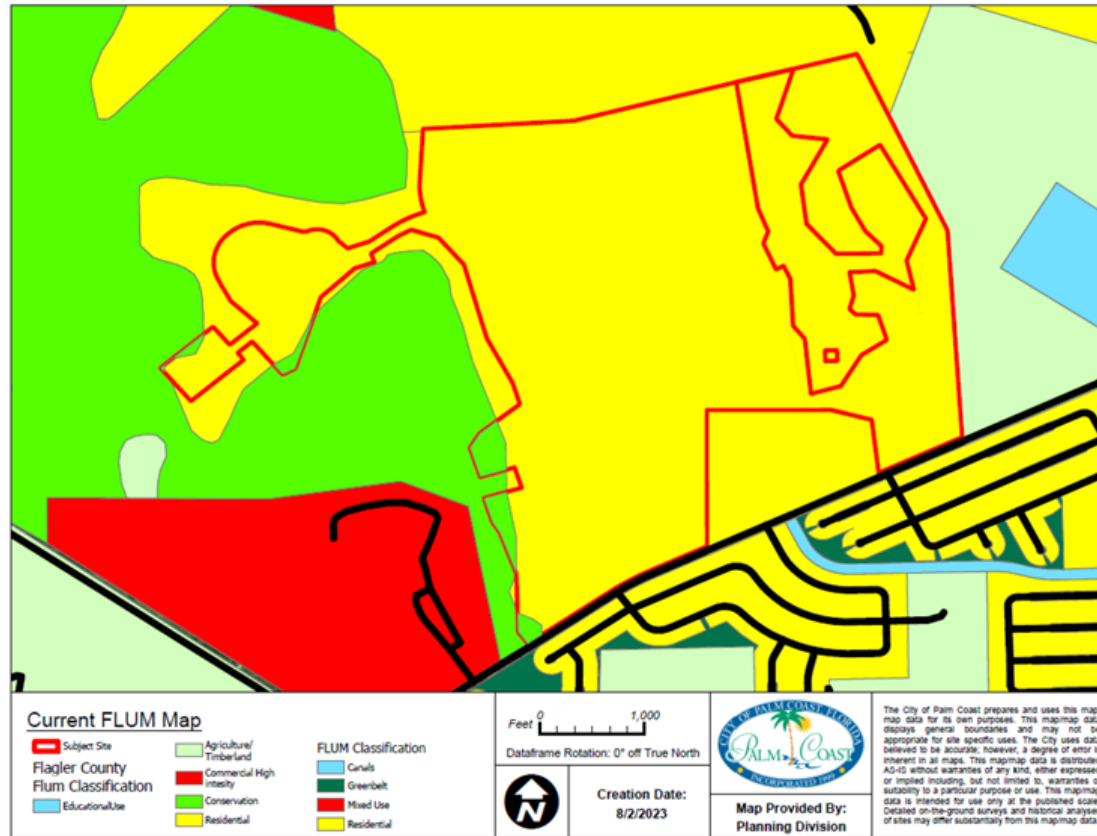


## BACKGROUND - Cascades - Comprehensive Plan Amendment

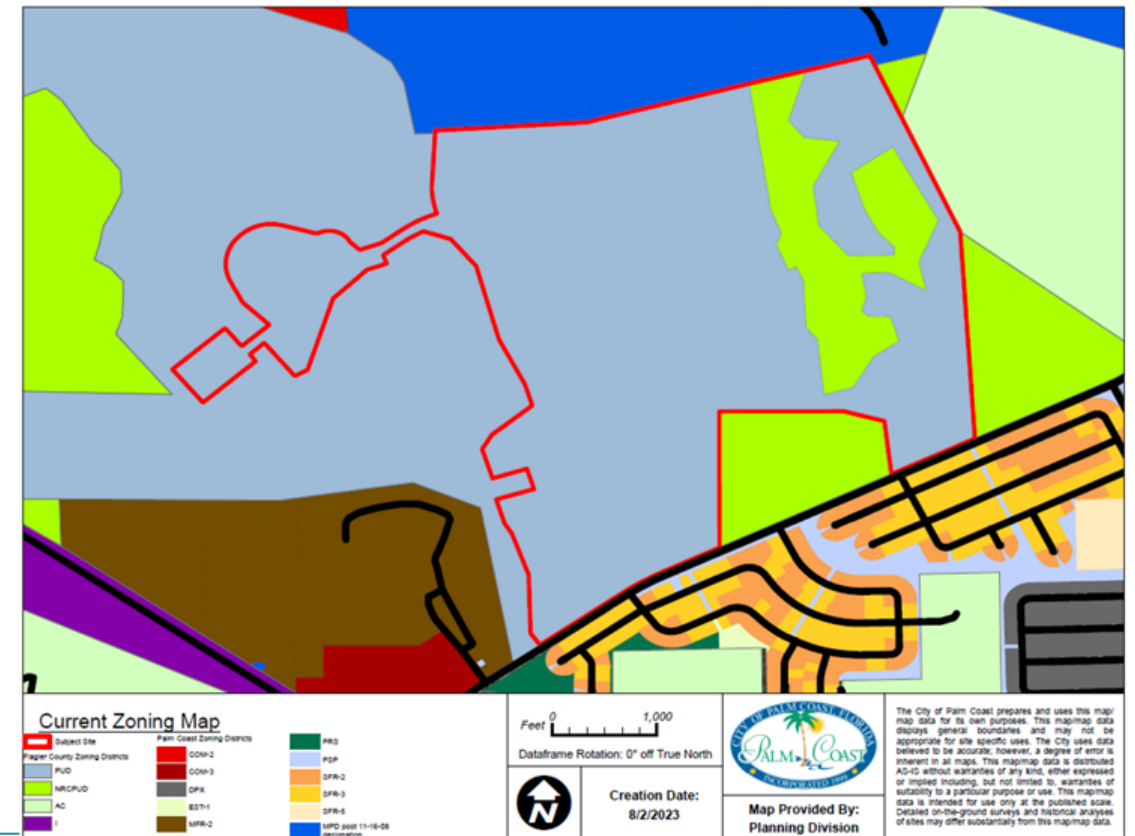
- 375 acres (330 acres subject to a map change due to annexation, 45 acres previously annexed)
- Policy to limit development to 850 dwelling units



# BACKGROUND – Current Future Land Use Map (FLUM) & Zoning Map Designation

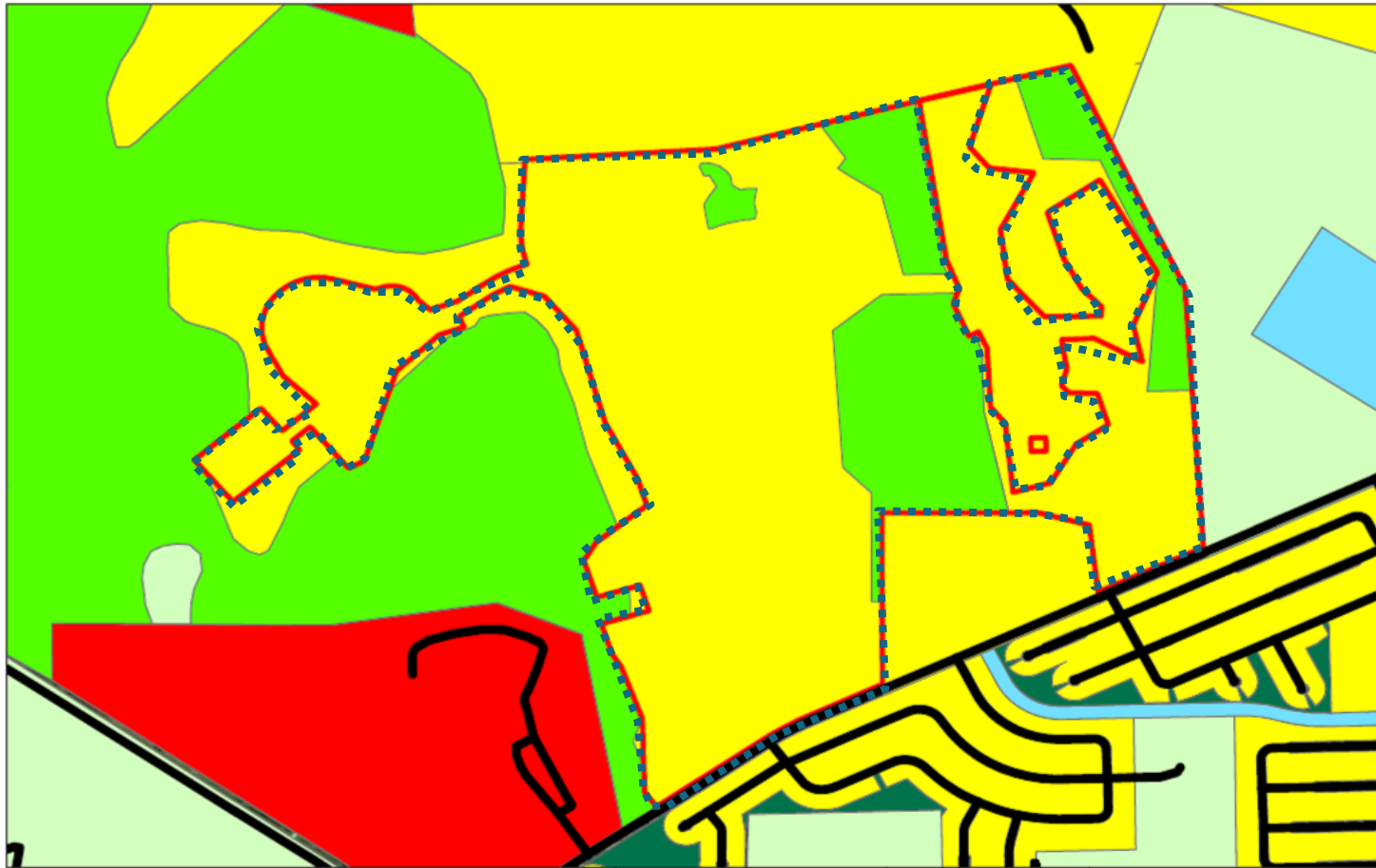


Current Future Land Use Map



Current Zoning Map

# BACKGROUND – Proposed Future Land Use Map Amendment



## FLUM Amendment

Subject Site	Agriculture/ Timberland	<b>Proposed FLUM Classification</b>	Canals
Streets	Commercial High Intensity	Conservation	Greenbelt
<b>Flagler County Flum Classification</b>	Conservation	Residential	Mixed Use
Educational Use	Residential		Residential

**Note on FLUM to limit development  
to 850 dwelling units**

# Cascades - Comprehensive Plan Amendment

- Public Facilities Impact Analysis

\*\*Current FLUM development potential is based on approved PUD (Cascades at Grand Landings)

Density <sup>(1)</sup>	# of units or square feet of development	Transportation (PHT) <sup>(2)</sup>	Potable Water (GPD) <sup>(3)</sup>	Sanitary Sewer (GPD) <sup>(4)</sup>	Solid Waste (lbs./day) <sup>(5)</sup>	Recreation and Parks (8 acres/ 1000 pop.) <sup>(6)</sup>	Public Education (students) <sup>(7)</sup>	Stormwater Drainage <sup>(8)</sup>
<b>Proposed FLUM designation*</b>								
Residential (12 du/acre)	850	765	255000	167280	17564	16.3	181	N/A
	<b>Total</b>	765	255000	167280	17564	16.3	181	N/A
<b>Current FLUM designation**</b>								
Residential Single-family (Per PUD agreement)	416	374	124800	81869	8596	8.0	89	N/A
	<b>Total</b>	374	124800	81869	8596	8	89	
<b>Net Change</b>		<b>391</b>	<b>130,200</b>	<b>85,411</b>	<b>8,968</b>	<b>8.3</b>	<b>92</b>	<b>N/A</b>

- Increase in demand on public infrastructure and facilities
- Plat/Site Plan Review will include review of capacity to accommodate proposed development

# Cascades - Comprehensive Plan Amendment

## Environmental Impact Analysis

- There are no environmental conditions that would be significantly impacted by the proposed FLUM amendment.
  - Minimal Special Flood Hazard Areas (SFHA)
  - Designation of Optimal Wetland Areas (10 acres or greater) as Conservation
- Any wetland impacts would need to be permitted through St. Johns River Water Management District (SJRWMD)

# Cascades - Future Land Use Map Amendment

## Consistency with Surrounding Land Use

- The proposed FLUM designation of Residential & Conservation is generally consistent with the current land use designations and uses in the adjacent areas.

# Cascades - Future Land Use Map Amendment

## Consistency with Comprehensive Plan Policies

The following are some of the policies and goals that the application is consistent with:

- Policy 1.1.4.5 – Land use patterns will be efficient
- Policy 1.3.1.1 – Location of development is coordinated with public facilities
- Policies 5.1.3.2 & 5.2.2.3 – Designate urban densities & intensities where central water & sewer lines are available
- Policies 6.1.9.9 & 6.1.10.6 – Designate large interconnected high quality wetland systems and other high quality environmentally sensitive areas as Conservation

# Cascades - Future Land Use Map Amendment

## Findings

- Public infrastructure are available
- Major wetland areas are to be designated Conservation (67+ acres)
- Proposed designations are consistent with surrounding land uses
- Applicant is proposing a site-specific policy to limit development to 850 units

# Planning and Land Development Regulation Board (PLDRB)

- The PLDRB held a public hearing on this item on August 16, 2023.
- Several neighbors spoke against the FLUM Amendment due to concerns with loss of privacy due to the multi-family areas across Seminole Woods Boulevard.
- The PLDRB recommended approval to City Council by a 4-1 vote.

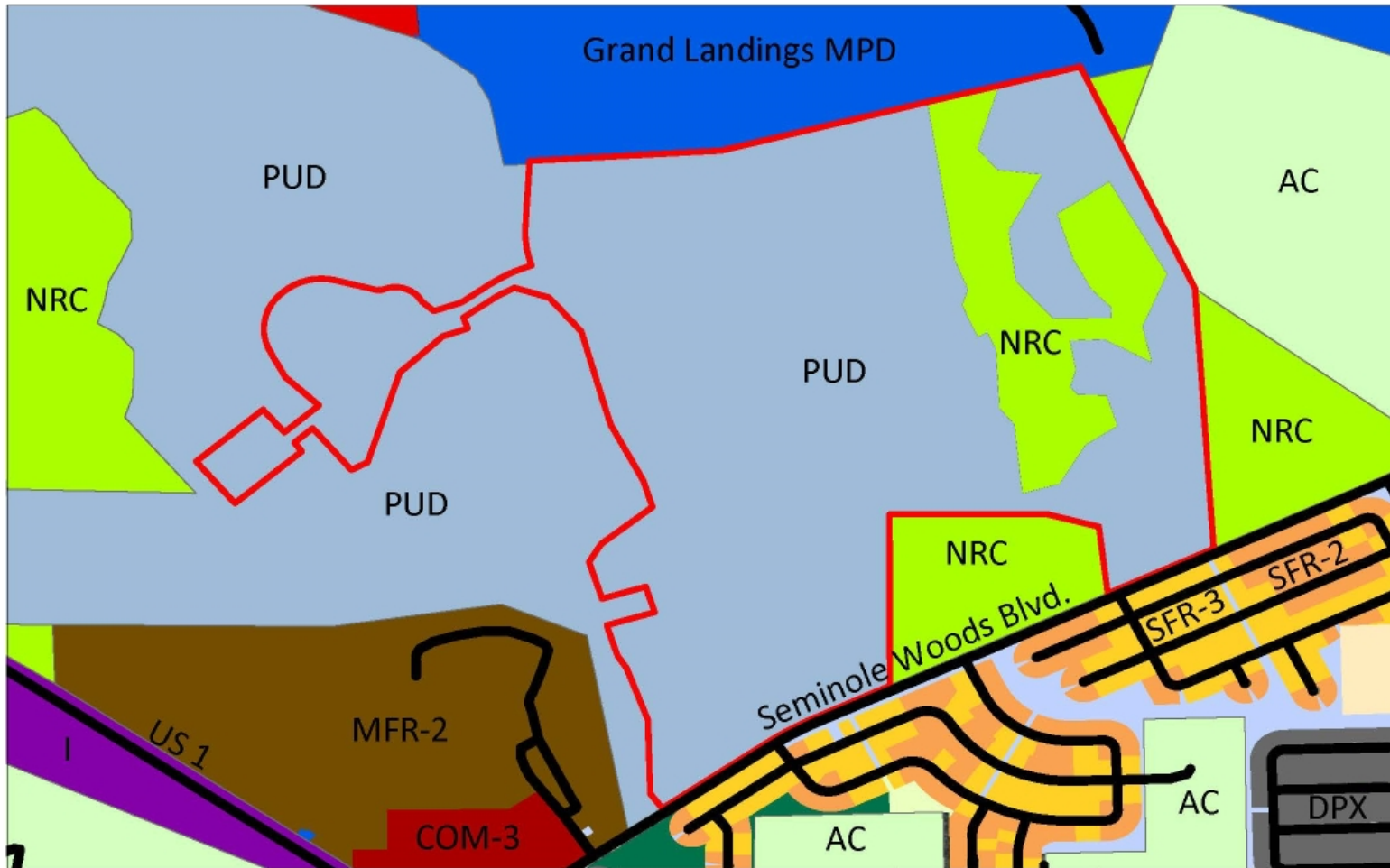


# Cascades - Future Land Use Map Amendment

## Recommendation

The Planning and Land Development Regulation Board found Application No. 5109 consistent with the Comprehensive Plan and recommended that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units.

# Existing Zoning



Site has Flagler County zoning categories of PUD and NRC (New Rural Communities). The NRC parcel is also called the Fishhook Parcel.

N = MPD (SFR-1 uses)

E = Agric./Conservation and NRC

S = NRC, SFR-2, SFR-3

W = PUD, MFR-2, COM-3

## Current Zoning Map

Flagler County Zoning Districts	Palm Coast Zoning Districts	PRS
Subject Site	COM-2	PRS
PUD	COM-3	PSP
NRCPUD	DPX	SFR-2
AC	EST-1	SFR-3
I	MFR-2	SFR-5
	MPD post 11-16-08 designation	

Feet 0 1,000



Dataframe Rotation: 0° off True North

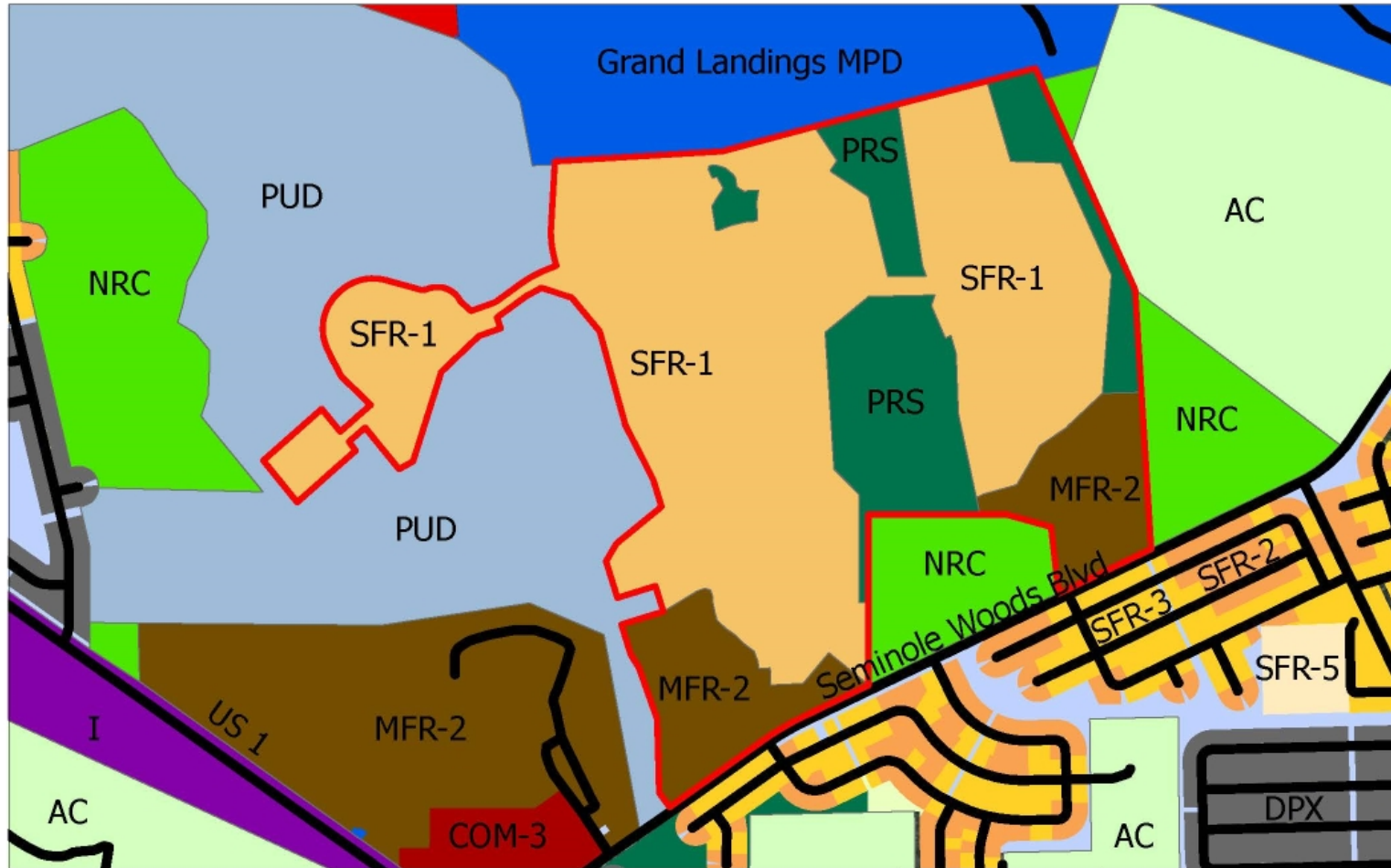
Creation Date:  
8/2/2023



Map Provided By:  
Planning Division

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

# Proposed Zoning



## Zoning Breakdown

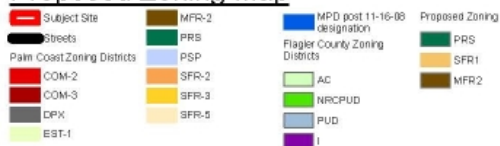
67 +/- Acres to PRS

256 +/- Acres to SFR-1

52 +/- Acres to MFR-2

375 +/- Acres Total

### Proposed Zoning Map



Dataframe Rotation: 0° off True North



Creation Date:  
8/29/2023



Map Provided By:  
Planning Division

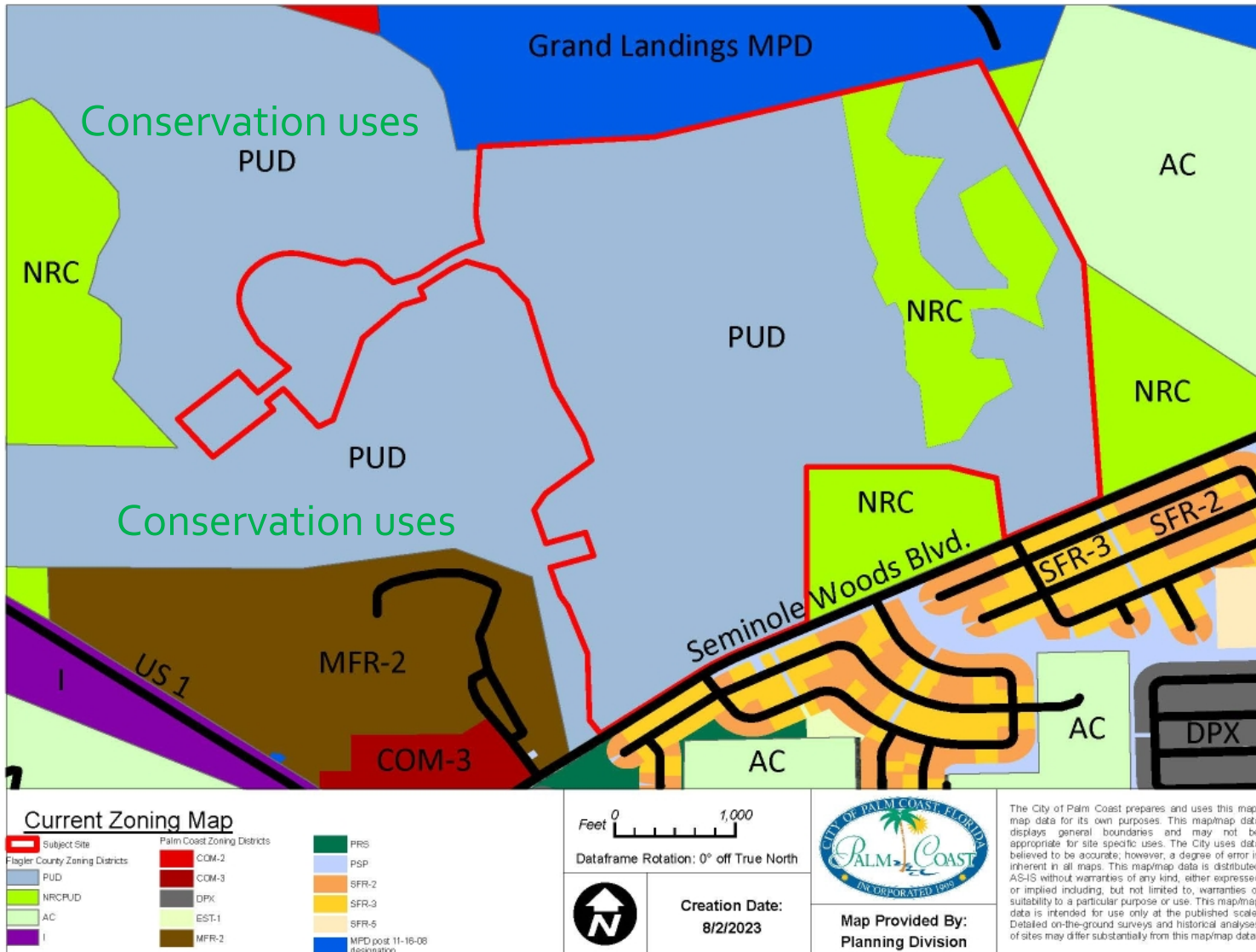
The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

# Background

- JTL Grand Landings Development, LLC purchased the 45 +/- acre fishhook parcel in 2014 and later annexed it.
- They want to rezone it to SFR-1.
- Byrndog PCP, LLC purchased the remaining 330 +/- acres in August 2022, which was recently annexed into the City.
- Byrndog PCP, LLC wants to rezone their land to SFR-1, MFR-2 and PRS.
- As previously mentioned, the entire 375 +/- acres will have a residential cap of 850 homes with an overall maximum gross density of 2.27 units/per acre.



# Background (Continued)



Flagler County approved the Cascades PUD Ord. 2005-21 for 416 homes on 696 acres. In 2005, owner deeded the 266 acres west of the proposed MPD to Flagler County for conservation. 696 acres + 45-acre fishhook parcel = 741 acres. Proposed 850 homes on 741 acres = 1.15 units/per acre.

## SFR-1 Zoning Development Standards

Criteria	Standards for SFR-1
Min. Lot Area	6,000 sq. ft.
Min. Lot Width	50 ft.
Max. Impervious Surface Ratio	0.75
Min. Front Setback	20 ft.
Min. Rear Setback	10 ft.
Min. Interior Side Setback	5 ft.
Max. Building Height	35 ft.
Min. Living Area	1,200 sq. ft.
Max. Density	7 units/per acre

## MFR-2 Zoning Development Standards

Criteria	Standards for MFR-2
Min. Development Size	4 acres
Min. Lot Width	100 ft.
Max. Impervious Surface Ratio	0.70
Min. Front Setback	25 ft.
Min. Rear Setback	20 ft.
Min. Interior Side Setback	10 ft.
Max. Building Height	60 ft.
Min. Living Area	650 sq. ft.
Max. Density	12 units/per acre

# Five Review Criteria from Sec. 2.05.05 of LDC

- A) Must not be in conflict with public interest.
- B) Must be consistent with LDC and Comprehensive Plan.
- C) Must not impose a significant liability or hardship on City.
- D) Must not create an unreasonable hazard or nuisance.
- E) Must comply with all applicable government standards.



## Staff Analysis Based on LDC Chapter 2, Sec. 2.05.05

- Planning staff reviewed the project for these five criteria and provided detailed findings in the staff report.
- This petition will not create a nuisance, hazard, or any compatibility issues as the proposed uses will be compatible with single-family homes across Seminole Woods Blvd. due to the required 25-foot wide Type “G” landscaped buffer along the MFR -2 area to be developed.
- This MPD Amendment supports 4 goals, policies, or objectives of the Future Land Use Element of Comprehensive Plan.

# Public Participation

- Applicants notified, via U.S. First Class mail, all property owners within 300 feet of the neighborhood meeting.
- Meeting was at 6:00 PM on August 8, at Hijacker's Restaurant and eight members from the public, two persons for the applicant, and two City staff members attended.
- Most of the neighbors attending lived in single-family homes directly across Seminole Woods Boulevard.
- Two signs have been erected and news ads will be run about two weeks prior to each public hearing.

# Planning and Land Development Regulation Board (PLDRB)

- The PLDRB held a public hearing on this item on August 16, 2023.
- No one from the public spoke for or against the rezoning.
- The PLDRB recommended approval to City Council by a 5 - 0 vote.

# Next Steps

- Second City Council Public Hearings for rezoning.
- PLDRB review of residential Subdivision Master Plan.
- Staff review of Preliminary Plat and construction drawings.
- Construction of subdivision infrastructure.
- City Council review of Final Plat.
- Staff review of Technical Site Plans for any multi-family projects and Tier 2 and 3 projects would go to public hearings as required.
- Staff review of building permits.

# Recommendation

The Planning and Land Development Regulation Board determined the Cascades rezoning (Application No. 5107) was consistent with the Comprehensive Plan and recommended approval to City Council to rezone 375 +/- acres from the PUD and NRC Zoning Districts to the SFR-1, MFR-2 and PRS Zoning Districts.

Applicant's development team is present.

**ORDINANCE 2023-\_\_\_\_**  
**REZONING APPLICATION NO. 5107**  
**THE CASCADES AT GRAND LANDINGS**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR 375± ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBERS [30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 29-12-31-0000-01010-0021, and 29-12-31-0000-01010-0025], GENERALLY LOCATED ON THE NORTHWESTSIDE OF SEMINOLE WOODS BLVD. ABOUT ½ MILE NORTHEAST OF US HIGHWAY 1 AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM FLAGLER COUNTY DESIGNATIONS OF PLANNED UNIT DEVELOPMENT AND NEW RURAL COMMUNITIES TO THE SINGLE FAMILY RESIDENTIAL-1 (SFR-1), MULTI-FAMILY RESIDENTIAL-2 (MFR-2), AND PRESERVATION (PRS) ZONING DISTRICTS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE**

**WHEREAS**, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

**WHEREAS**, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

**WHEREAS**, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

**WHEREAS**, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;

2. The rezoning is compatible as defined in the Unified Land Development Code Section 2.06.03F, and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;
3. The rezoning will result in a logical, timely and orderly development pattern;
4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

**SECTION 2. OFFICIAL ZONING MAP AMENDED.** The 375 +/- acres of land, identified as tax parcel identification number 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 29-12-31-0000-01010-0021, and 29-12-31-0000-01010-0025, located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1., legally described in “Exhibit A” and as depicted in “Exhibit B,” attached hereto, is hereby amended from the Flagler County designation of Planned Unit Development and New Rural Communities-Planned Unit Development to Single Family Residential-1 (SFR-1), Multi-family Residential-2 (MFR-2), and Preservation (PRS).

**SECTION 3. SEVERABILITY.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

**SECTION 4. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.



**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon the effective date of Ordinance No. \_\_\_\_\_, as Adopted by the City Council of the City of Palm Coast, Florida and pursuant to the City Charter. If Ordinance No. \_\_\_\_\_ does not become effective, then this Ordinance shall become null and void.

**APPROVED** on first reading this 19<sup>th</sup> day of September 2023.

**ADOPTED** on second reading after due public notice and hearing City of Palm Coast this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

CITY OF PALM COAST

\_\_\_\_\_  
KALEY COOK, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY

Attachments:

Exhibit A - Legal Description of Property Subject to Official Zoning Map Amendment  
Exhibit B - Revised Official Zoning Map

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY

A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED

BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'03" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'13" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'07" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'13" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'17" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A

CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'33" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'49" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'21" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET;

THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID

CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF



SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT- OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.





**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR THE CASCADES REZONING  
CITY COUNCIL PUBLIC HEARING  
SEPTEMBER 19, 2023**

**OVERVIEW**

---

**Application Number:** 5107  
**Applicant:** Michael D. Chiumento, III  
**Property Description:** 375 +/- acres located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1  
**Property Owners:** Byrndog PCP, LLC and JTL Grand Landings Development, LLC  
**Parcel ID #:** 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 29-12-31-0000-01010-0021, and 29-12-31-0000-01010-0025  
**Parcel Address:** NA  
**Current FLUM:** Flagler County's Residential - Low Density / Rural Estate and about 4 +/- acres of Conservation and one parcel is Residential  
**Current Zoning:** Flagler County's Planned Unit Development (PUD) and New Rural Communities  
**Current Use:** Vacant but primarily silviculture (Pine timberlands) and wetlands  
**Size of Property:** 375 +/- acres  
**Requested Action:** Rezoning from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts

**ANALYSIS**

---

**REQUESTED ACTION**

The applicant is proposing to rezone 375 +/- acres of vacant land located on the northwest side of Seminole Woods Blvd. about ½ mile northeast of US Highway 1 from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts.

**BACKGROUND/SITE HISTORY**

The fishhook shaped property (44 +/- acres with a current zoning of New Rural Communities) on the northern end of the project is owned by JTL Grand Landings Development, LLC (Fishhook Parcel) who purchased it in July 2014. Later, it was later annexed into the City and has a current City FLUM designation of Residential.

The remaining four parcels (331 +/- acres with a current Flagler County zoning designation of Planned Unit Development (PUD) are owned by Byrndog PCP, LLC who purchased the land in August 2022. These four parcels were heard and approved by the City Council on August 15, 2023, regarding an application for annexation into the City. A separate FLUM application for these four parcels requests that the parcels be redesignated Residential except for some key wetland areas that would be designated Conservation. It should be noted that the FLUM application also includes the Fishhook Parcel and provides a maximum cap of 850 residential units to be developed throughout the five parcels.

**PROJECT DESCRIPTION**

JTL Grand Landings Development, LLC wants to rezone their Fishhook Parcel to SFR-1 and Byrndog PCP, LLC wants to rezone their four parcels to SFR-1, MFR-2 and PRS. The areas designated Residential on the FLUM would be rezoned to SFR-1 except for two separated areas with frontage along Seminole Woods Boulevard that would be rezoned to MFR-2.

**LAND USE AND ZONING INFORMATION**

**USE SUMMARY TABLE:**

<b>CATEGORY:</b>	<b>EXISTING:</b>	<b>PROPOSED:</b>
Future Land Use Map (FLUM)	Residential and Flagler County Residential – Low Density and Conservation	Residential with a cap of 850 residential units and Conservation
Zoning District	Flagler County zoning designations of Planned Unit Development (PUD) and New Rural Communities (NRC)	Single-Family Residential-1 (SFR-1), Multi-Family Residential–2 (MFR-2) and Preservation (PRS)
Use	Vacant land	Residential and Preservation
Acreage	375 +/- acres	375 +/- acres

**SURROUNDING LAND USES:**

**NORTH:** FLUM: Residential  
 Zoning: Grand Landings Master Planned Development (MPD) SFR-1 uses

**EAST:** FLUM: Flagler County Agricultural/Timberlands  
 Zoning: Flagler County Agricultural and New Rural Communities (NRC)

**SOUTH:** FLUM: Residential  
 Zoning: Single-Family Residential 2 and 3 (SFR-2 and SFR-3)

**WEST:** FLUM: Flagler County Conservation  
 Zoning: Flagler County Planned Unit Development (PUD) wetland areas

### SINGLE-FAMILY RESIDENTIAL SITE DEVELOPMENT REQUIREMENTS

Criteria	(Standards for SFR-1)
Min. Lot Area	6,000 sq. ft.
Min. Lot Width	50 ft.
Max. Impervious Surface Ratio	0.75
Min. Front Setback	20 ft.
Min. Rear Setback	10 ft.
Min. Interior Side Setback	5 ft.
Max. Building Height	35 ft.
Min. Living Area	1,200 sq. ft.
Max. Density*	7 units/per acre*

\*Density in the Single-Family Residential - 1 (SFR-1) Zoning District is calculated based on Table 3-3 and Section 3.05.03.A of the Land Development Code, which allow up to 7 units/per acre on upland areas and up to 1.75 units/per acre on wetland areas that are preserved. The FLUM redesignation to Residential also caps the overall five parcels to a maximum of 850 units.

### MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT REQUIREMENTS

Criteria	(Standards for MFR-2)
Min. Development Size	4 acres
Min. Lot Width	100 ft.
Max. Impervious Surface Ratio	0.70
Min. Front Setback	25 ft.
Min. Rear Setback	20 ft.
Min. Interior Side Setback	10 ft.
Max. Building Height	60 ft.
Min. Living Area	650 sq. ft.
Max. Density*	12 units/per acre*

\*Density in the Multi-Family Residential - 2 (MFR-2) Zoning District is calculated based on Table 3-3 and Section 3.05.03.A of the Land Development Code (LDC), which allow up to 12 units/per acre on upland areas and up to 3 units/per acre on wetland areas that are preserved. The proposed FLUM redesignation to Residential also caps the overall five parcels to a maximum of 850 units.

### ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

*A. The proposed development must not be in conflict with or contrary to the public interest;*

**Staff Finding:** The proposed SFR-1 and MFR-2 zoning districts are allowed zoning districts in areas designated Residential on the Future Land Use Map (FLUM) and will be compatible with the variety of other uses currently allowed within close proximity to the site. Additionally, the proposed Preservation (PRS) zoning district is an allowed zoning district in areas designated Conservation on the FLUM and is easily compatible with all neighboring properties.

*B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*

**Staff Finding:** The request is consistent with the following policies and goal of the Comprehensive Plan:

- **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, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.*

The developer is preserving key wetland areas of about 67 +/- acres and will be constructing single-family homes with a minimum lot width of 50 feet and developing two separated multi-family projects along Seminole Woods Boulevard. This is not leap-frog development as ITT single-family lots have already been developed on the opposite side of Seminole Woods Boulevard and to the southwest of the project is the Integra Woods apartment community. Both of the proposed multi-family projects will be across from single-family homes that back up to Seminole Woods Boulevard (a minor arterial roadway) so the residents of those single-family homes will be subject to some additional vehicular noise along this major roadway and some impact from the proposed multi-family projects. The two multi-family communities will be required to provide a 25-foot-wide Landscape Buffer "G" which will assist in providing some needed screening between the single-family residences and the multi-family residences.

After the Planning and Land Development Regulation Board (PLDRB) public hearing on August 16, 2023, the applicant offered to put two voluntary conditions as additional site specific policies that would go with their FLUM Amendment petition. The first would require the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The second would provide a minimum setback of 150 feet from the NW side of the Drainage Easement for all residential buildings in the proposed MFR-2 area. To compensate the developer for this reduced area for the location of the MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 285 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

*-Policy 1.1.1.2 – The future land use designations shall permit the zoning districts listed and generally described in the following table.*

The proposed FLUM Amendment will designate the wetland areas of the subject property as Conservation and the Preservation (PRS) zoning district is allowed in Conservation areas. Single-Family Residential-1 (SFR-1) and Multi-Family Residential-2 (MFR-2) are allowable zoning districts for areas with the proposed FLUM Amendment designation of Residential.

*-Policy 1.1.1.4 – The following principles and locational criteria shall be used for siting the multi-family residential zoning district within the Residential FLUM designation.*

The two proposed MFR-2 areas are located along a minor arterial roadway (Seminole Woods Boulevard) and central services are in close proximity. The two multi-family communities will be within about ½ mile of future commercial services that will be located at the northern side of the intersection between US Highway 1 and Seminole Woods Boulevard. The 25' Landscape Buffer "G" will allow the two MFR-2 sites to meet the screening standards established in this policy. The project meets the overall criteria described in this policy.

*-Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

The proposed MFR-2 zoning would provide the opportunity for vehicular energy efficiency by having a significant number of homes in a community on upland tracts located along Seminole Woods Boulevard. The proposed 50-foot wide SFR-1 lots are also an efficient way to develop single-family detached housing.

*C. The proposed development must not impose a significant financial liability or hardship for the City;*

**Staff Finding:** Potable water and sewer service lines are available nearby to serve the project but will need to be extended to the site by the developer.

*D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*

**Staff Finding:** The proposed rezoning to SFR-1 and PRS will be easily compatible with neighboring properties while the proposed MFR-2 will be primarily compatible with the overall neighborhood due to its required 25-foot wide Landscape Buffer "G".

*E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.*

**Staff Finding:** The subject property will be required to comply with the City's Land Development Code, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

## **ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

A. *Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

**Staff Finding:** As noted previously in the analysis prepared for LDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested zoning districts are in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

B. *Its impact upon the environment and natural resources;*

**Staff Finding:** The applicant is proposing to preserve 67 +/- acres of wetlands and meet all environmental development standards throughout the project.

C. *Its impact on the economy of any affected area;*

**Staff Finding:** Impacts to the Palm Coast economy are anticipated to be positive since the project will provide numerous construction jobs over the first few years and will provide additional tax revenues to the City. Additionally, the residential homes will increase demand for commercial services at US Highway 1 and Seminole Woods Boulevard.

D. *Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;*

**Staff Finding:** The impact on the necessary governmental services, including: wastewater, potable water, drainage, fire and police protection, schools, solid waste and transportation systems will be covered by concurrency regulations and impact fees paid by the developer during the Preliminary Plat or Technical Site Plan review processes.

E. *Any changes in circumstances or conditions affecting the area;*

**Staff Finding:** Housing costs and infrastructure costs have increased substantially over the last few years and the City has a substantial shortage of both multi-family and single-family housing units.

F. *Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;*

**Staff Finding:** As previously described the proposed rezoning will be compatible with the existing and future planned uses in the overall neighborhood.

G. *Whether it accomplishes a legitimate public purpose:*

**Staff Finding:** The proposed development area of the subject property is located within the Residential designation on the FLUM and the proposed zoning districts of SFR-1 and MFR-2 are allowable zoning districts within that FLUM designation. Lands within the Conservation designation on the FLUM are proposed to be rezoned to Preservation. Staff believes the proposed uses are appropriate for this neighborhood with the required 25-foot wide Landscape Buffer "G" and the applicant's voluntary condition to have a minimum 150-foot building setback from the NW side of the drainage easement for these MFR-2 uses along Seminole Woods Boulevard.



## **PUBLIC PARTICIPATION**

Unified Land Development Code Chapter 2, Part II, Section 2.05.02 requires developers or property owners who are requesting to rezone property within the City to notify neighboring property owners within 300 feet of the subject property boundaries and hold a neighborhood meeting.

To comply with this standard, the developer notified the neighboring property owners via standard USPS mail of a neighborhood meeting that was held on August 9, 2023 at 6:00 P.M. at the Hijacker's restaurant adjacent to the Flagler County Airport. Eight neighbors, the developer's two representatives and two City staff members attended. Neighbors voiced concerns especially with the closeness of the two proposed MFR-2 areas across Seminole Woods Boulevard.

The developer erected three signs along Seminole Woods Boulevard that notified the general public of the Planning and Land Development Regulation Board's public hearing and will do so again prior to each City Council public hearing. News ads will be run prior to all public hearings.

## **PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) MEETING**

The PLDRB reviewed this application at its regularly scheduled meeting at 5:30 PM on August 16th, 2023, and by a 5 – 0 vote recommended approval to City Council. No one from the public spoke during the rezoning public hearing but two neighboring residents did speak against the overall project during the accompanying FLUM Amendment public hearing, which was heard just before this item. A key concern discussed by the two residents and the PLDRB members was the closeness of the MFR-2 areas with the single-family homes across Seminole Woods Boulevard.

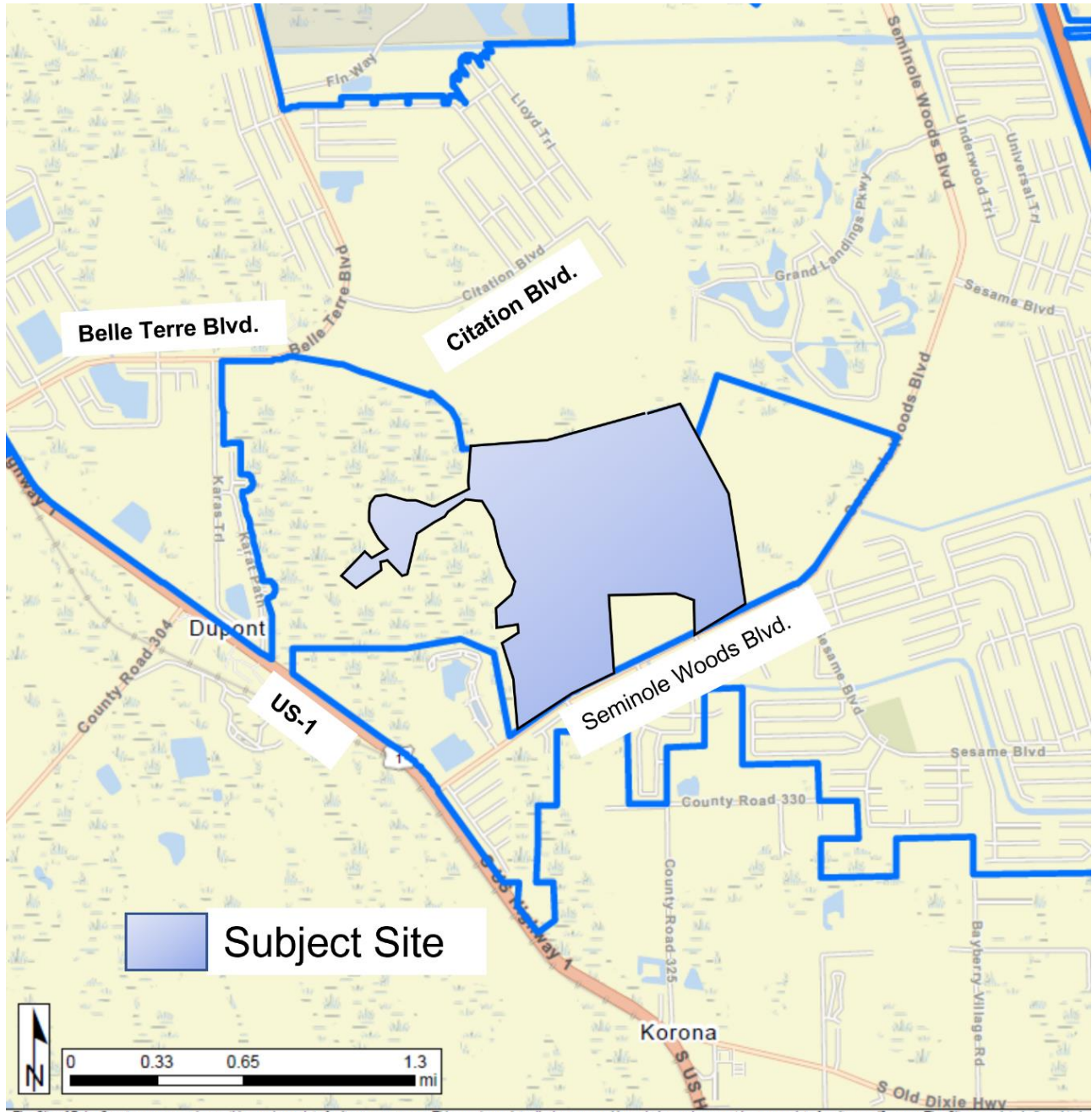
## **CHANGES SINCE THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

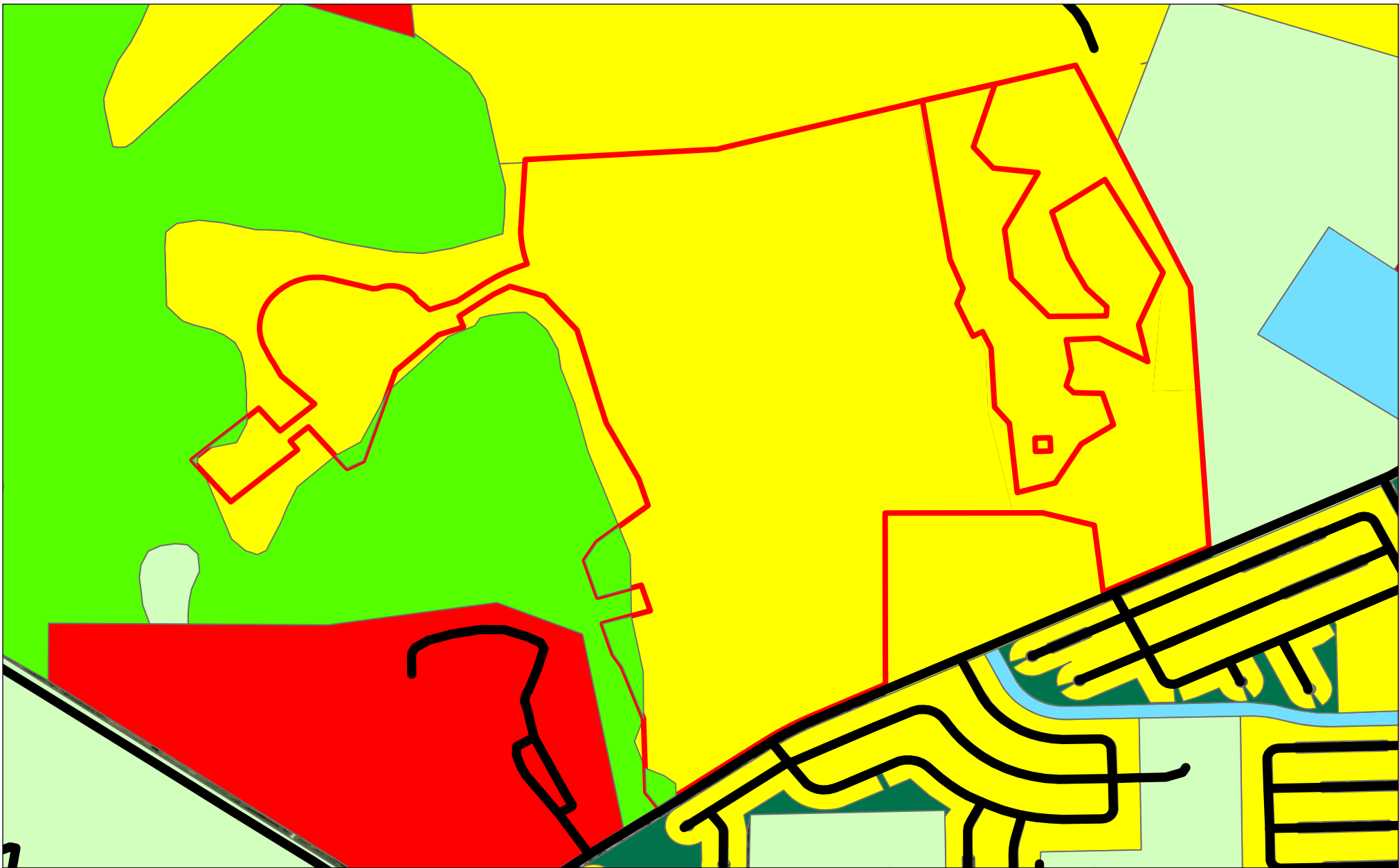
The applicant has tried to address the concerns of the neighbors and the PLDRB members by proposing two voluntary conditions that would be placed as additional site specific policies in their FLUM Amendment request. The first condition would require all of the 25' wide Landscape Buffer "G" to not overlap with the 40' wide drainage easement located on the NW side of Seminole Woods Boulevard (per the LDC it could overlap 12.5' into the drainage easement). The applicant also offered to provide a minimum setback of 150 feet for all residential buildings in the proposed MFR-2 area from the northwest edge of the 40' drainage easement. To compensate the developer for this reduced area for the location of their MFR-2 buildings they have requested that their proposed MFR-2 area be expanded along all of their frontage along Seminole Woods Boulevard which increases the MFR-2 area about five acres. Staff believes the applicant's recent changes makes the project generally more compatible with the existing single-family homes across Seminole Woods Boulevard as the multi-family buildings would have a minimum separation of 285 feet from the rear setback line of those single-family homes in lieu of 147.5 feet.

## **RECOMMENDATION**


The Planning and Land Development Regulation Board recommended approval to City Council to rezone 375 +/- acres from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential-2 (MFR-2) and Preservation (PRS) Zoning Districts.

# CASCADES LOCATION MAP






### Current FLUM Map

 Subject Site

Flagler County  
Flum Classification

 Educational Use

 Agriculture/  
Timberland

 Commercial High  
intensity

 Conservation

 Residential

#### FLUM Classification

 Canals

 Greenbelt

 Mixed Use

 Residential

Feet  0 1,000

Dataframe Rotation: 0° off True North



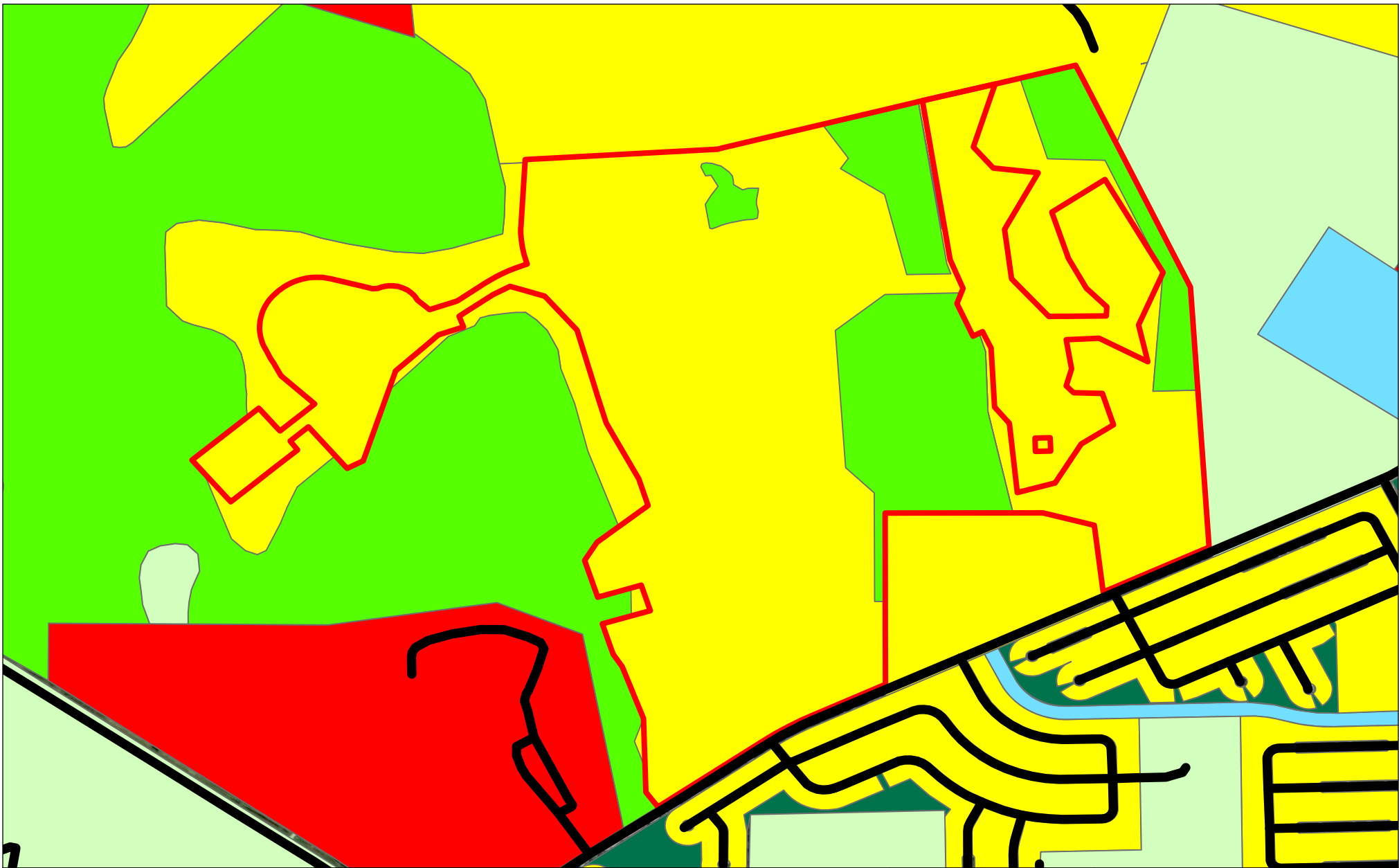
Creation Date:

8/2/2023



Map Provided By:  
Planning Division

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



### FLUM Amendment

Subject Site  
 Streets

Flagler County  
 Flum Classification  
 Educational Use

Agriculture/  
 Timberland  
 Commercial High  
 intensity  
 Conservation  
 Residential

Proposed FLUM  
 Classification  
 Conservation  
 Residential

FLUM Classification  
 Canals  
 Greenbelt  
 Mixed Use  
 Residential



Dataframe Rotation: 0° off True North

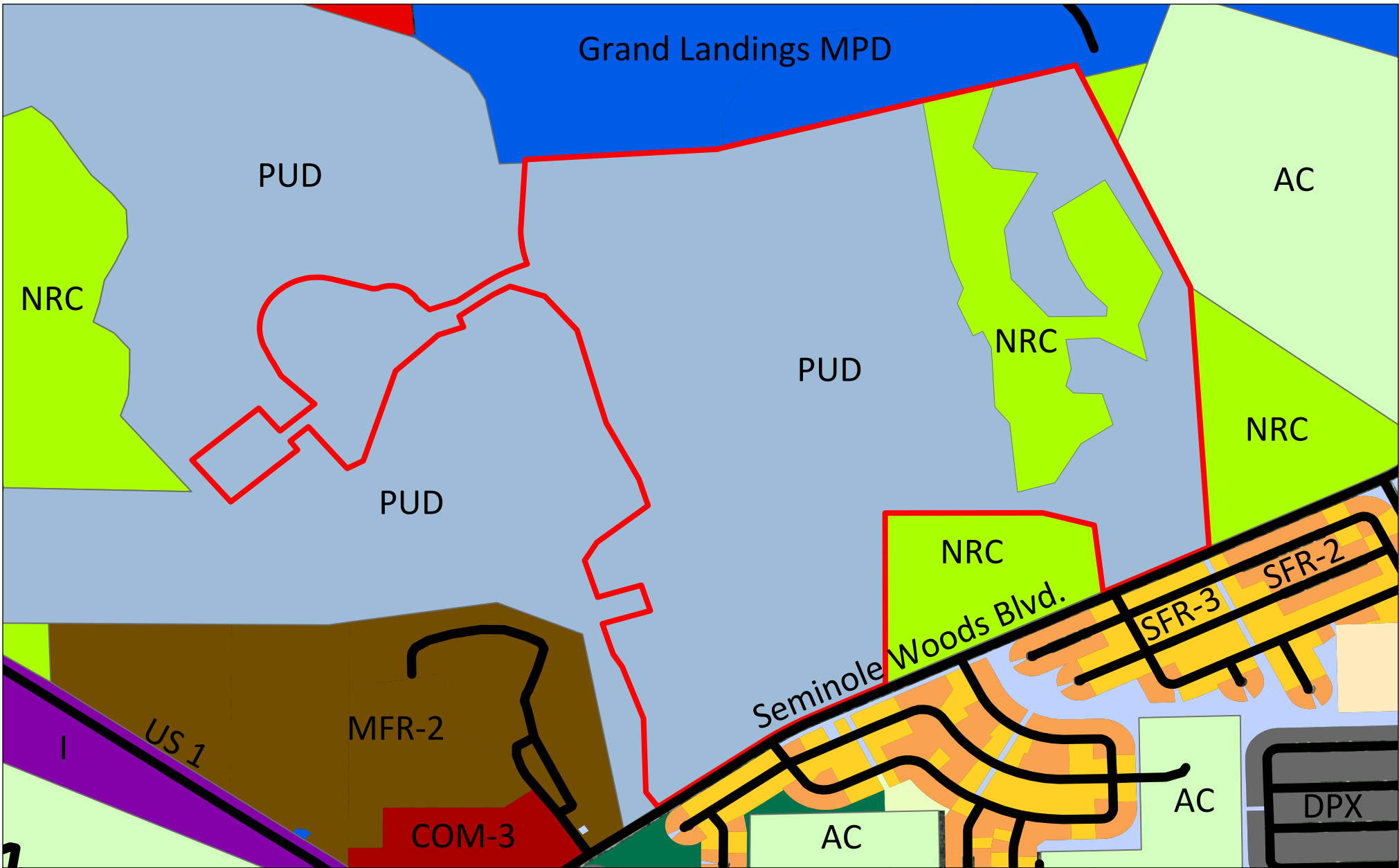


Creation Date:  
**8/2/2023**



Map Provided By:  
**Planning Division**

The City of Palm Coast prepares and uses this map/ map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



### Current Zoning Map

Subject Site	COM-2	PRS
PUD	COM-3	PSP
NRC/PUD	DPX	SFR-2
AC	EST-1	SFR-3
I	MFR-2	SFR-5
		MPD post 11-16-08 designation

Feet 0 1,000  
 Dataframe Rotation: 0° off True North



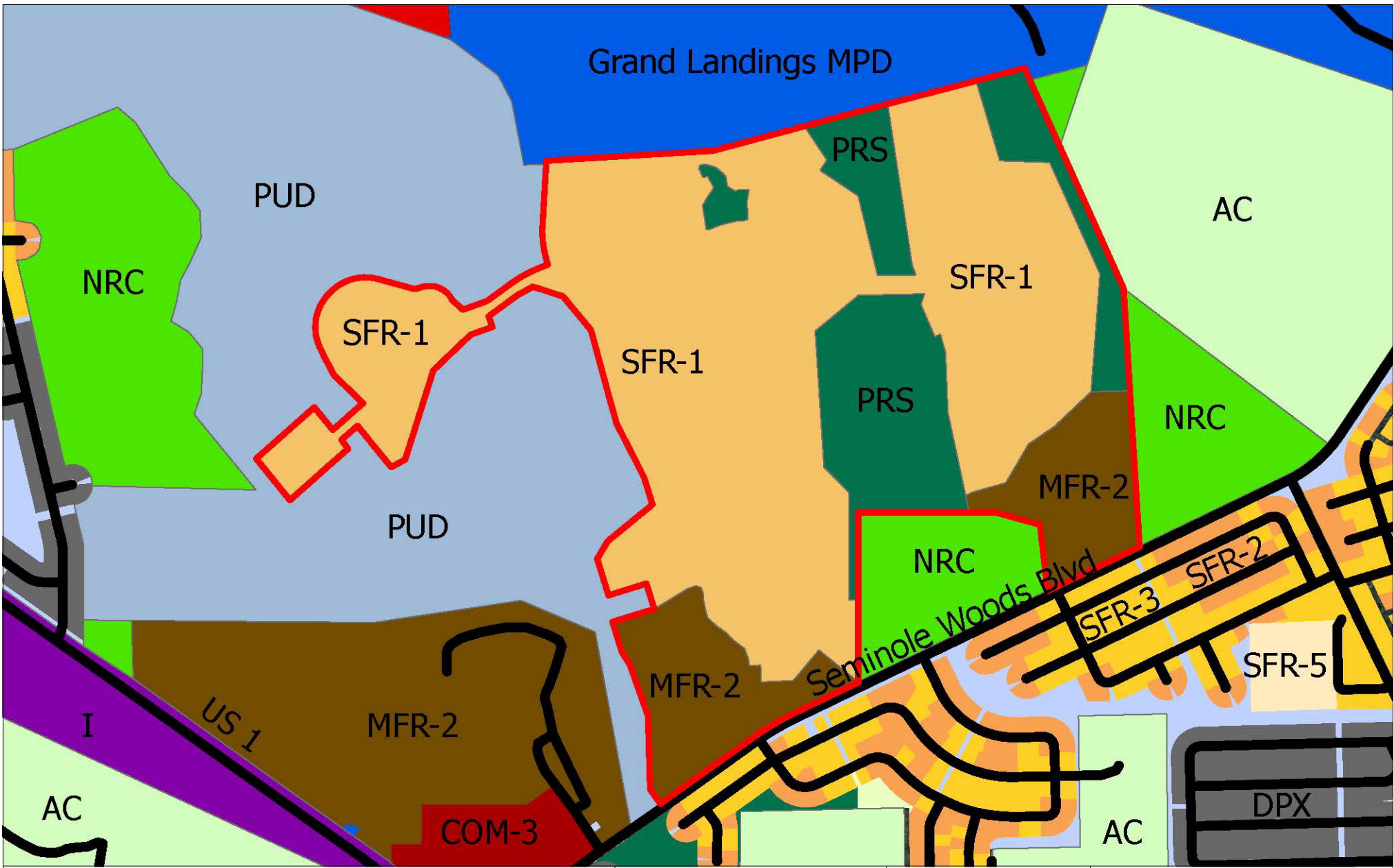
**Creation Date:**  
 8/2/2023



**Map Provided By:**  
 Planning Division

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.





### Proposed Zoning Map

Subject Site	MFR-2	MPD post 11-16-08 designation	Proposed Zoning
Streets	PRS	Flagler County Zoning Districts	PRS
Palm Coast Zoning Districts	PSP	AC	SFR1
COM-2	SFR-2	NRC/PUD	MFR2
COM-3	SFR-3	PUD	
DPX	SFR-5	I	
EST-1			



Dataframe Rotation: 0° off True North



Creation Date:  
8/29/2023



Map Provided By:  
Planning Division

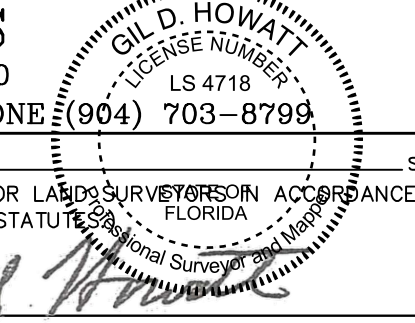

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



# MAP OF SKETCH AND DESCRIPTION

A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°22'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 28°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°58'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°59'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET; THENCE SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 86.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 86.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°29'31" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'28" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 146.44 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 38°07'31" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'10" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'31" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'11" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'13" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'14" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'12" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET; THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" WEST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1263.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.

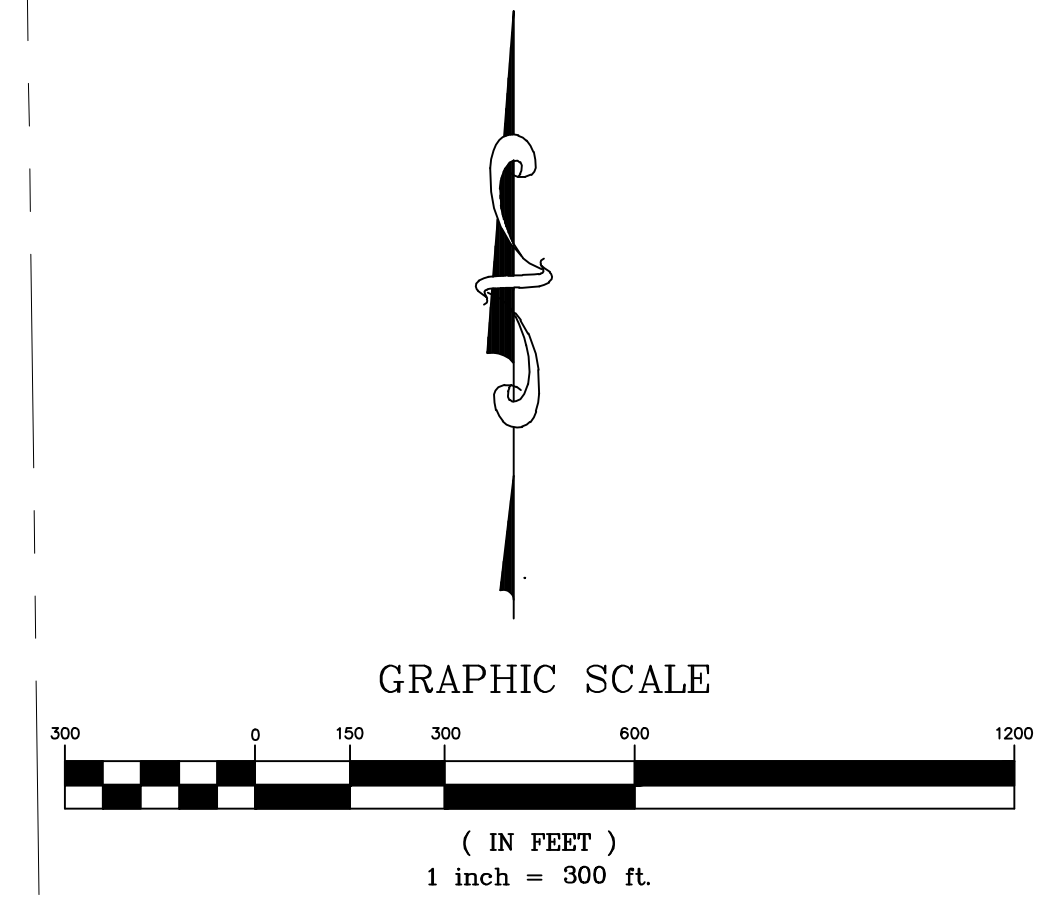
SHEET 1 OF 2

<b>B. H. AND ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS L.B. #7800 21B UTILITY DRIVE - PALM COAST, FLORIDA - 32137 - PHONE (904) 703-8799		
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES).		
		
SURVEYED 4-4-22		G.L.D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718 LICENSED BUSINESS NUMBER 7800
BEARING DATUM BASED ON S00°45'50"W ALONG THE WEST LINE OF SECTION 32 PER DEED		
FIELD BOOK NO.: N/A	PAGE(S):	LEGAL:
COMPUTER FILE NAME: CASCADES BNDY	SCALE: 1"=300'	WORK ORDER NO.:

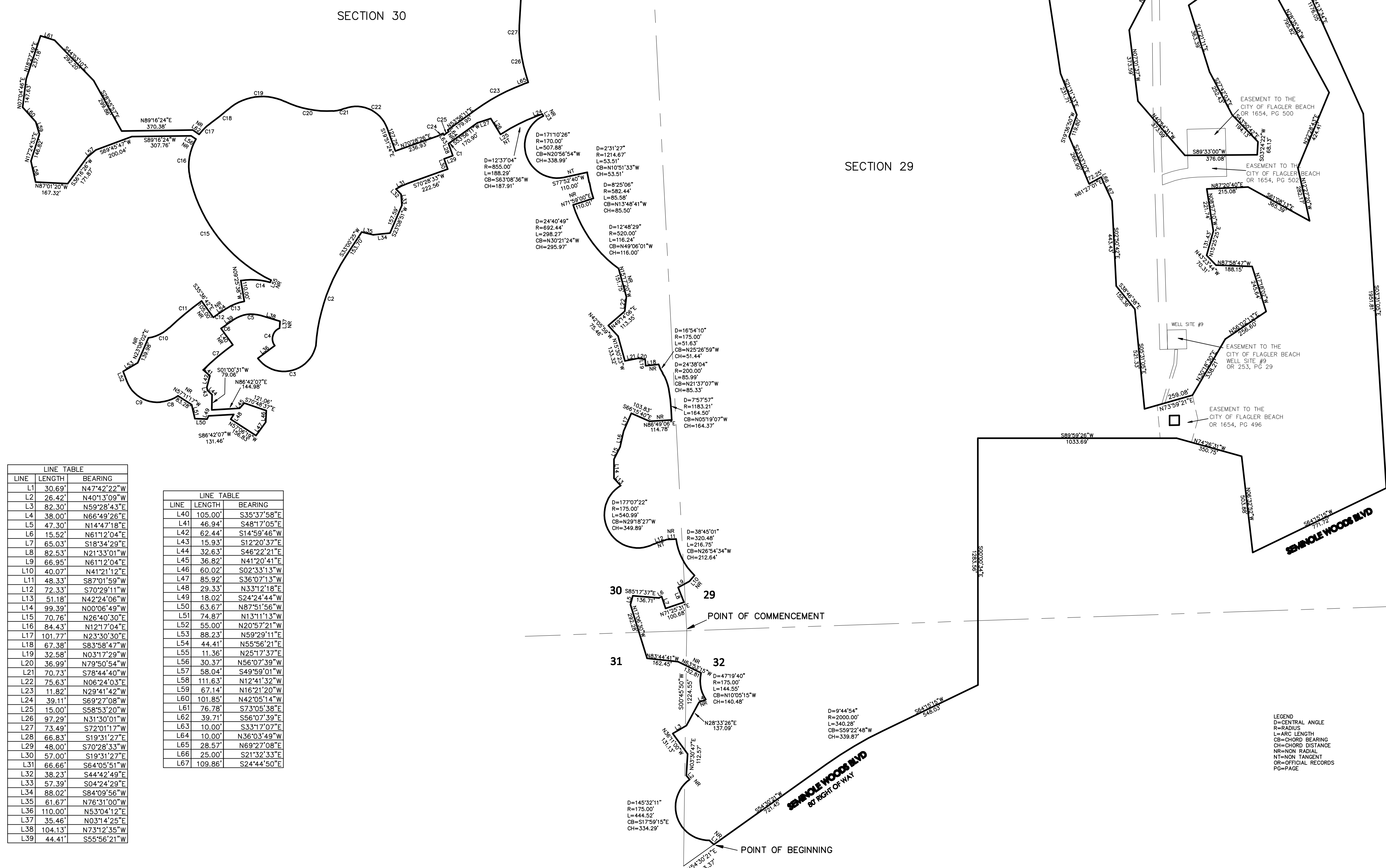


MAP OF SKETCH AND DESCRIPTION  
THIS MAP IS NOT A BOUNDARY SURVEY.

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	13.83'	175.00'	4°31'41"	N56°12'02"E	13.83'
C2	492.79'	969.48'	2°9'07.25"	S18°26'42"W	487.50'
C3	387.28'	170.00'	1°30'41.41"	N77°43'25"E	309.01'
C4	109.67'	60.00'	1°04'43.41"	S15°26'06"W	95.03'
C5	146.44'	185.00'	5°05'10.5"	S81°21'53"W	141.68'
C6	36.63'	1135.30'	1°50'55"	S55°09'11"W	36.63'
C7	201.90'	1230.30'	9°24'09"	S49°39'57"W	201.67'
C8	98.55'	200.00'	28°13'56"	N70°39'18"E	97.56'
C9	220.37'	170.00'	74°16'23"	S58°05'33"E	205.26'
C10	123.22'	200.00'	35°18'04"	N63°47'12"E	121.28'
C11	218.25'	1520.30'	8°13'30"	S50°14'55"W	215.06'
C12	38.03'	1415.30'	1°32'23"	S55°09'49"W	38.03'
C13	101.04'	235.00'	24°38'01"	S68°15'22"W	100.26'
C14	154.89'	345.00'	25°43'22"	N86°33'56"W	153.59'
C15	710.66'	779.93'	52°12'24"	S38°04'24"E	686.33'
C16	201.02'	270.00'	42°39'29"	S09°21'32"W	196.41'
C17	84.20'	270.00'	17°52'07"	S45°59'29"W	83.86'
C18	113.81'	1000.03'	6°31'14"	N51°39'56"E	113.75'
C19	316.80'	270.00'	67°13'34"	S82°01'06"W	298.93'
C20	258.11'	508.58'	29°04'43"	S78°54'29"E	255.35'
C21	61.44'	200.00'	17°36'07"	N77°45'06"E	61.20'
C22	270.57'	170.00'	91°11'33"	N65°27'11"W	242.91'
C23	280.28'	1035.00'	1°53'05.7"	S61°41'40"W	279.42'
C24	27.82'	115.00'	1°34'53.3"	N63°35'43"E	27.55'
C25	30.84'	1936.81'	0°54'44"	N54°12'34"E	30.84'
C26	224.25'	945.00'	1°35'47"	S11°37'37"E	223.72'
C27	77.67'	545.00'	8°09'57"	S00°44'46"E	77.61'



GENERAL NOTES  
1. THIS MAP IS NOT A BOUNDARY SURVEY.  
2. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.



LINE	LENGTH	BEARING
L1	30.69'	N47°42'22"W
L2	26.42'	N40°13'09"W
L3	82.30'	N59°28'43"E
L4	38.00'	N65°49'28"E
L5	47.30'	N14°47'18"E
L6	15.52'	N61°12'04"E
L7	65.03'	S18°34'28"E
L8	82.53'	N21°33'01"W
L9	66.95'	N61°12'04"E
L10	40.07'	N41°21'12"E
L11	48.33'	S87°01'59"W
L12	72.33'	S70°29'11"W
L13	51.18'	N42°24'06"W
L14	99.39'	N00°06'49"W
L15	70.76'	N26°40'30"E
L16	84.43'	N12°17'04"E
L17	101.77'	N23°30'30"E
L18	67.38'	S83°58'42"W
L19	32.58'	N03°17'29"W
L20	36.99'	N79°50'54"W
L21	70.73'	S78°44'40"W
L22	75.63'	N06°24'03"E
L23	11.89'	N29°41'42"W
L24	39.11'	S69°27'08"W
L25	15.00'	S58°53'20"W
L26	97.29'	N31°30'01"W
L27	73.49'	S72°01'17"W
L28	66.83'	S19°31'27"E
L29	48.00'	S70°28'33"W
L30	57.00'	S19°31'27"E
L31	66.66'	S64°05'51"W
L32	38.23'	S44°42'49"E
L33	57.39'	S04°24'29"E
L34	88.02'	S84°09'56"W
L35	61.67'	N76°31'00"W
L36	110.00'	N53°04'12"E
L37	35.46'	N03°14'25"E
L38	104.13'	N73°12'35"W
L39	44.41'	S55°56'21"W

LINE	LENGTH	BEARING
L40	105.00'	S35°37'58"E
L41	46.94'	S48°17'05"E
L42	62.44'	S14°59'46"W
L43	15.93'	S12°20'37"E
L44	32.63'	S46°22'21"E
L45	36.82'	N41°20'41"E
L46	60.02'	S02°33'13"W
L47	85.92'	S36°07'13"W
L48	29.33'	N33°12'18"E
L49	18.02'	S24°24'44"W
L50	63.67'	N87°51'56"W
L51	74.87'	N13°11'13"W
L52	65.00'	N20°57'21"W
L53	88.23'	N59°29'11"E
L54	44.41'	N55°56'21"E
L55	11.38'	N25°17'37"E
L56	30.37'	N56°07'39"W
L57	58.04'	S49°59'01"W
L58	111.63'	N12°41'32"W
L59	67.14'	N16°21'20"W
L60	101.85'	N42°05'14"W
L61	76.78'	S73°05'38"E
L62	39.71'	S56°07'39"E
L63	10.00'	S33°17'07"E
L64	10.00'	N36°03'49"W
L65	28.57'	N69°27'08"E
L66	25.00'	S21°32'33"E
L67	109.88'	S24°44'50"E

SHEET 2 OF 2

**B. H. AND ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS L.B. #7800  
21B UTILITY DRIVE - PALM COAST, FLORIDA - 32137 - PHONE (904) 703-8799

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES) AND THE SURVEYING AND MAPPING ACT OF 1992.

GIL D. HOWATT  
LICENSE NUMBER LS 4718

SURVEYED 4-4-22

BEARING DATUM BASED ON S00°45'50"W ALONG THE WEST LINE OF SECTION 32 PER DEED

FIELD BOOK NO.: N/A PAGE(S) LEGAL: CASCADDES BNDY SCALE: 1"=300' WORK ORDER NO.: COMPUTER FILE NAME: FILE NO.:



42 Masters Drive, St. Augustine, FL  
32084  
Tel: 904.540.1786  
www.carterenv.com

October 18, 2022

BY EMAIL:  
[walker@douglaspd.com](mailto:walker@douglaspd.com)

Walker Douglas  
Douglas Property & Development, Inc.  
145 City Place, Suite 300  
Palm Coast, FL 32164

**SUBJECT:** Environmental Assessment  
Douglas - Cascades  
Palm Coast, Flagler County, Florida  
**PINs:** 29-12-31-0000-01010-0021, 29-12-31-0000-01010-0025, 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020, 31-12-31-0000-01070-0000, & 30-12-31-0000-01020-0050

Dear Mr. Douglas,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. The purpose of our work on the referenced property was to determine if there are any natural resource concerns that could potentially affect future development of the site. Specifically, this environmental assessment was focused on assessing the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). CES also assessed the onsite wetlands from August through October of 2021. The results of this environmental assessment follow. Additionally, note that from 2006 to 2012, the site was permitted by the St. Johns River Water Management District (SJRWMD) under Permit No. 103071, sequences 1-4. All permit modifications have since expired, and no construction ever took place.

I trust that this information will be helpful in your preliminary planning. Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Ryan A. Carter". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ryan A. Carter, PWS  
Vice President



- Enclosures:** Location Map – Figure 1  
Soils Map – Figure 2  
FLUCFCS Map – Figure 3  
FWC Bald Eagle Nest Locator Map – Figure 4  
FNAI Biodiversity Matrix

## 1.0 CURRENT SITE CONDITIONS

The site appears to have been managed for silviculture for at least the past three decades, with pines growing on the northeastern portion of the site most recently harvested around 2015. From 2006 to 2012, the site was permitted by SJRWMD under Permit No. 103071, sequences 1-4. All permit modifications have since expired, and no construction ever took place.

The subject property totals approximately 379.85 acres and is generally bound by timberland and vacant commercial land to the north; wooded Flagler County-owned wetlands and timberland to the west; timberland and vacant land to the east; and Flagler County-owned timberland as well as Seminole Woods Boulevard, followed by single-family-home neighborhoods to the south (Figure 1). More specifically, the property is located in Sections 29, 30, & 32, Township 12 South, Range 31 East in Flagler County, Florida. On inspection, the property was observed to be comprised of both uplands and wetlands, with two upland community types and one wetland community, as documented by CES biologists. The species observed within the onsite communities were consistent with what is frequently found in pine plantations and hydric flatwoods in the area.

### 1.1 **Wetlands**

The site was previously permitted by SJRWMD under Permit No. 103071, sequences 1-4. We have a current application under review for wetland impacts at a portion of the site. That application has been assigned sequence 5 of this same permit number (103071-5).

### 1.2 **Soils and Hydrology**

Following a literature review, seven (7) soil types were mapped on-site (Figure 2). CES biologists were able to verify the presence and general extent of these soils on-site and they are consistent with the soil types found in the vicinity.

### 1.3 **Vegetative Communities**

CES characterized the habitat types on-site using the Florida Department of Transportation's *Florida Land Use Cover Form Classification System* (FLUCFCS). The locations and acreages of each type are depicted on the enclosed FLUCFCS Map (Figure 3).





CES staff noted two upland habitat types occurring on the property. Descriptions of these communities are as follows:

Pine Plantation (FLUCFCS 441) - This dominant community has a canopy of planted slash pine (*Pinus elliottii*) with an understory and groundcover of bitter gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), and bracken fern (*Pteridium aquilinum*). On the subject property, large portions on the northeast section were more recently harvested (circa 2015).

Graded & Drained Roadway (FLUCFCS 8145) - This land classification category falls under the broader transportation category, which includes roads and highways. On the subject property, a semi-maintained dirt road spans the property from north to south on the eastern portion site.

CES staff noted one wetland habitat type occurring on the property. A description of this community is as follows:

Hydric Pine Flatwoods (FLUCFCS 625) - This community has a canopy of slash pine. The understory and groundcover are vegetated with scattered dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), fetterbush (*Lyonia lucida*), highbush blueberry (*Vaccinium corymbosum*), Virginia chain fern (*Woodwardia virginica*), and pipewort (*Eriocaulon* spp.).

## 2.0 PROTECTED SPECIES

A preliminary detailed characterization of the project site was conducted to identify probable habitat types and conditions on the site. References included the *Soil Survey of Flagler County, Florida*, aerial photographs, and the U.S. Geological Survey topographic map.

A review of federally and state-listed wildlife species was conducted using the most recent lists of endangered and threatened species for Flagler County, Florida. The lists were obtained from the following references:

- **U.S. Fish and Wildlife Service (FWS)**  
Flagler County Federally Listed Species, 2022.
- **Florida Fish and Wildlife Conservation Commission (FWC)**  
FWC 2018 list of Imperiled Species. Accessed online 2022.
- **Florida Natural Areas Inventory (FNAI)**  
Biodiversity Matrix online database. 2022. (See attached)



Based on these sources, a preliminary list of potentially occurring wildlife species was developed by understanding the preferred habitat for each of the species and the probability of the habitat occurrence in the project area. Biologists then conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC).

## 2.1 Protected Animal Species

### 2.1.1 Gopher Tortoise (*Gopherus polyphemus*)

CES determined it possible for gopher tortoises to exist on portions of the site based on the mapped soils, and during a site visit several burrows were identified near the northwestern boundary of the project area. Prior to initiation of any construction, CES will identify and map all potential gopher tortoise habitat on the site based on aerial photographs, soils maps, NWI maps, and other in-house resources. We will then conduct a pedestrian survey covering 100 percent of the project site's potential habitat pursuant to the methodologies of FWC to determine the extent of the on-site tortoise population. CES will ultimately relocate all tortoises to an FWC-permitted recipient site per permit requirements.

### 2.1.2 Wading Birds

A review of the current FWC internet database of wading bird colonies (FWC Wading Bird Rookeries, 2022) revealed no known colonies within a one-mile radius of the on-site wetlands. Also, the site is not located within an FWC-recognized wood stork (*Mycteria americana*) foraging area, with the nearest mapped wood stork colony located 13.7 miles to the southwest, at Lake Disston.

### 2.1.3 Bald Eagle (*Haliaeetus leucocephalus*)

Using the FWC Eagle Nest Locator Database (2022), CES found two bald eagle nests on record within a 5-mile radius the property, with the nearest nest located approximately 2.3 miles east of the property boundary (Figure 4). Further, no nests were located by CES biologists, and the likelihood of any bald eagles utilizing this site is low. While the bald eagle is not listed as threatened, endangered or as an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May).

## 2.2 Protected Plant Species

In addition to protected animal species, CES biologists reviewed the site for protected plant species, none of which were observed. No coordination would be required with any



regulatory agency if protected plant species were observed in the future. Currently no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

### 3.0 FUTURE DEVELOPMENT

#### 3.1 Federal Permitting

##### 3.1.1 U.S. Army Corps of Engineers (ACOE)

Per the state (DEP) assumption on December 22, 2020, ACOE retains jurisdiction over navigable and coastal waters, including wetlands less than 300 feet from navigable/tidal waters. CES asserts that the wetlands on this property do not fall under current ACOE jurisdiction. **No coordination will be required with ACOE at this time.**

##### 3.1.2 U.S. Fish and Wildlife Service (FWS)

FWS handles permitting associated with adverse impacts to federally listed wildlife or its habitat. Generally, separate coordination is required with FWS and federal permits are contingent upon receiving authorization from FWS. **There are no anticipated impacts to any federally listed species at this time, and no coordination will be necessary with FWS.**

#### 3.2 State Permitting

##### 3.2.1 St. Johns River Water Management District (SJRWMD)

Most new developments require a permit from SJRWMD. The type of permit required varies with the project acreage and acreage of wetland impact proposed. Many new developments that entail less than one acre of wetland impact will require a Standard Environmental Resource Permit. This permit is typically staff approved and frequently takes three to five months to process.

Developments that entail more than one acre of wetland impact will require an Individual Environmental Resource Permit. This permit is approved by SJRWMD staff and frequently takes seven months or more to process.

Additionally, SJRWMD requires that the applicant provide reasonable assurance that the proposed development will not cause adverse secondary impacts to the remaining wetlands on-site. An undisturbed upland buffer (minimum 15-foot width and 25-foot average width) around the remaining wetlands on-site is commonly used to provide assurance to SJRWMD that secondary impacts will not occur. On March 22, 2022, CES applied to SJRWMD for an Environmental



Resource Permit on your behalf, and the application has been assigned no. 103071-5 through the permitting process. **Based on wetlands being present on the site and expectations of impacts, a permit will be required for the proposed project on the site, requiring continued coordination with SJRWMD.**

### 3.2.2 Florida Department of Environmental Protection (DEP)

As of December 2020, DEP assumed authority to issue permits in the state under Section 404 of the federal Clean Water Act. Generally speaking, FDEP now has permitting responsibility for non-navigable and non-coastal waters, including wetlands more than 300 feet from navigable/tidal waters. **As impacts to DEP jurisdictional wetlands are proposed, coordination with DEP and a State 404 permit will be required.**

### 3.2.3 Florida Fish and Wildlife Conservation Commission (FWC)

FWC handles permitting associated with adverse impacts to state listed wildlife or its habitat. Generally, separate coordination is required with FWC and state permits are contingent upon receiving authorization from FWC. **As gopher tortoise burrows have been observed on the site, a relocation permit will be required and all tortoises within 25 feet of proposed construction will be relocated prior to construction.**

## 3.3 Local Permitting

### 3.3.1 City of Palm Coast

In addition to any State and Federal permitting required for the project, coordination will be required with the City of Palm Coast. Wetland impacts are typically assessed by the City, with emphasis placed on avoiding impacts to higher-quality wetlands and concentrating any wetland impacts to areas that provide a lesser ecological value. Impacts to higher-quality wetlands may not be allowed. Figure 3 depicts the onsite wetlands. **Because wetland impacts are proposed in conjunction with this project, a wetland quality assessment will be prepared for the City.**

## 4.0 RECOMMENDATIONS

Based on the assessment outlined above, this project has avoided many of the environmental issues associated with new developments and demonstrates responsible development practices by avoiding impacts to the majority of on-site wetlands. Gopher tortoise was the sole protected species located on the site; per the description above, all tortoise burrows on site will be mapped and all tortoises on site within 25 feet of proposed construction will be relocated to an FWC-

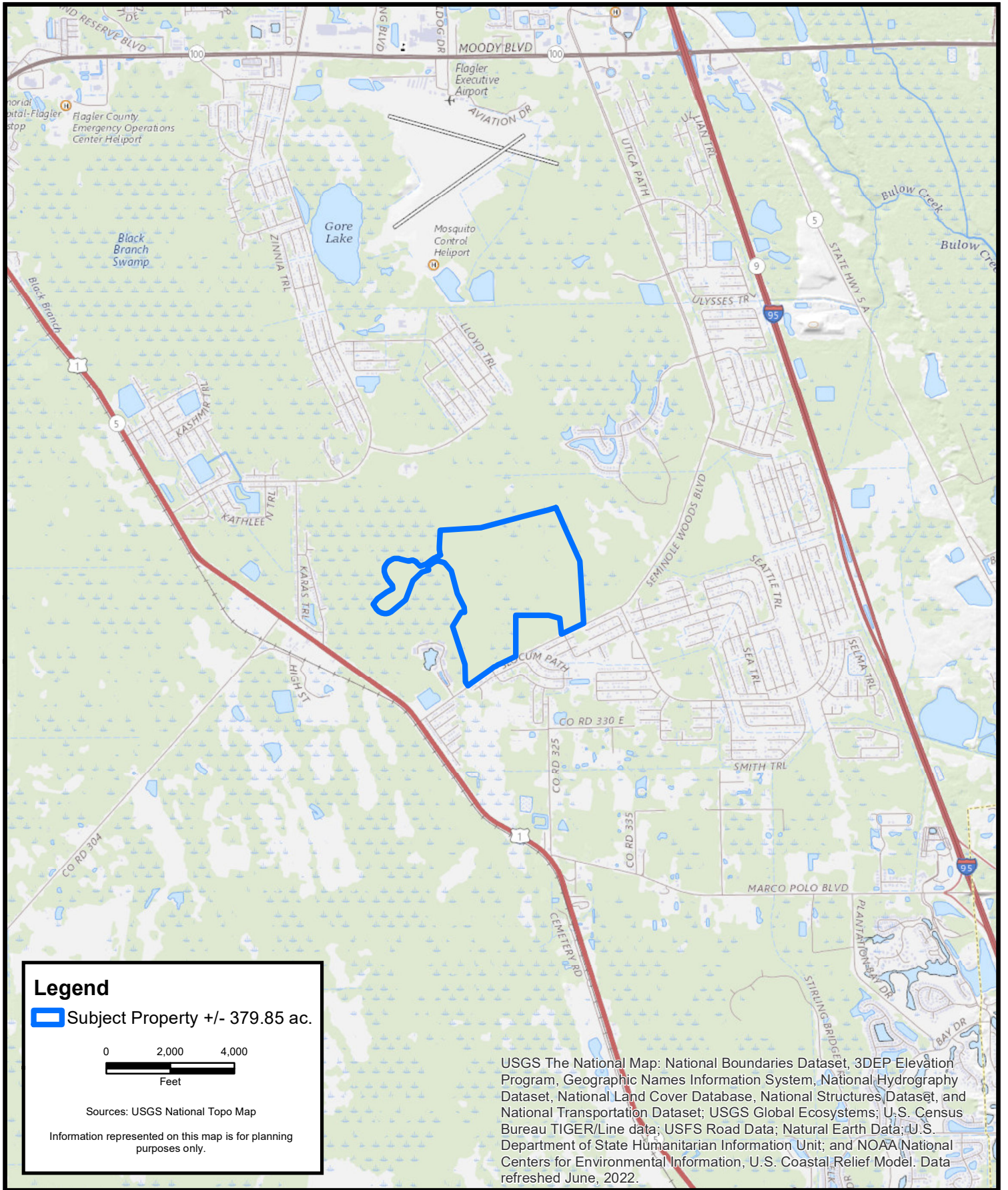


approved recipient site. No other protected species have been identified onsite, and the likelihood of any occurring is low.


*Please call me at (904) 540-1786 if you have any questions or need additional information.*

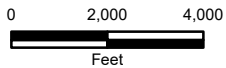


F:\CES Projects\Project Files\Active\Projects\Cascades\GIS\MXD\City PESA 10-17-22\old boundary\01-DouglasCascades\_Location 8-9-22.mxd



### Legend

 Subject Property +/- 379.85 ac.



Sources: USGS National Topo Map

Information represented on this map is for planning purposes only.

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Location Map

## Douglas - Cascades



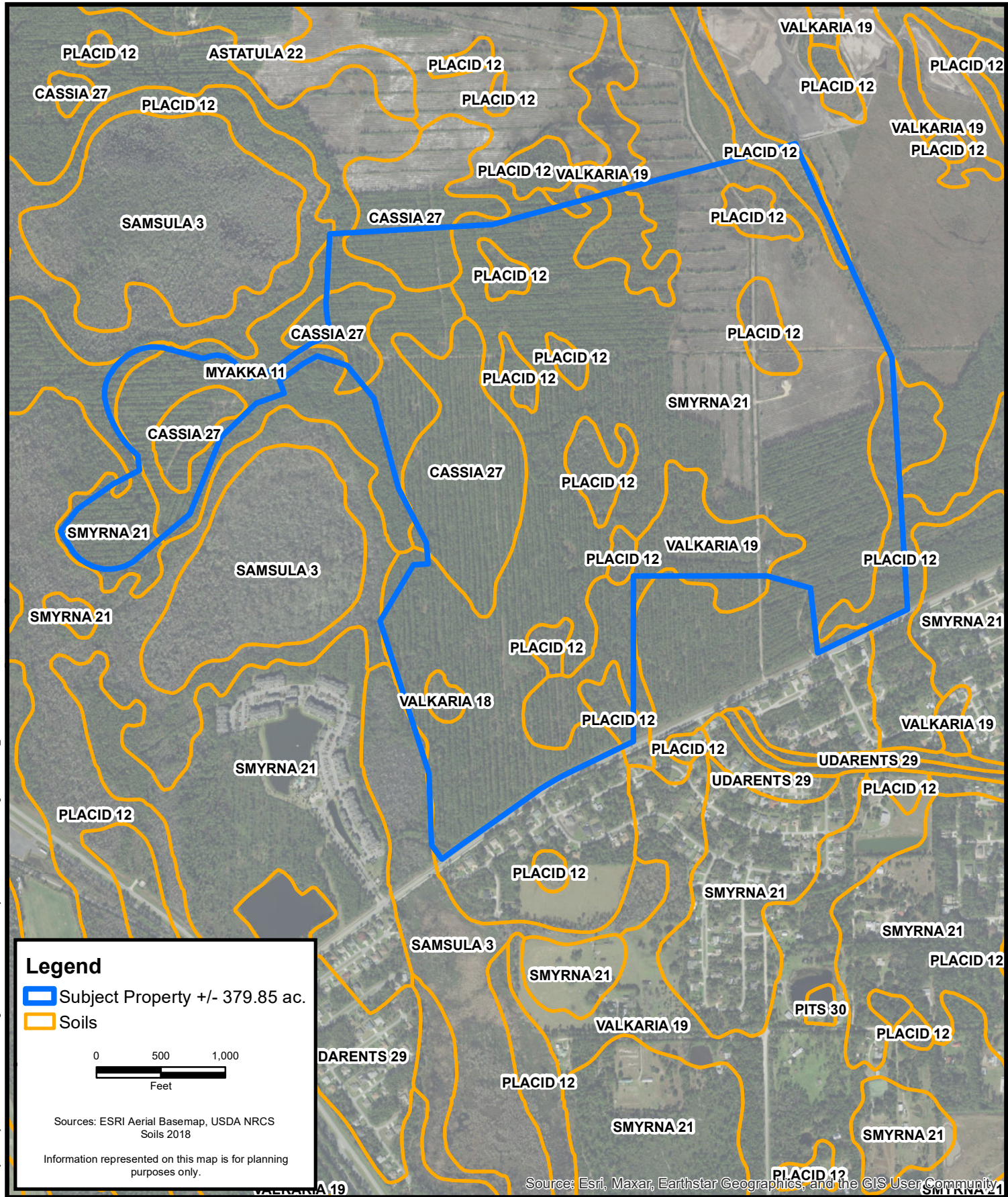
Project: 5.21253

Palm Coast, Florida

Date: Oct 18 2022

Figure: 1  
486





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

- Subject Property +/- 379.85 ac.
- Soils

0 500 1,000  
Feet

Sources: ESRI Aerial Basemap, USDA NRCS Soils 2018

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Soils Map

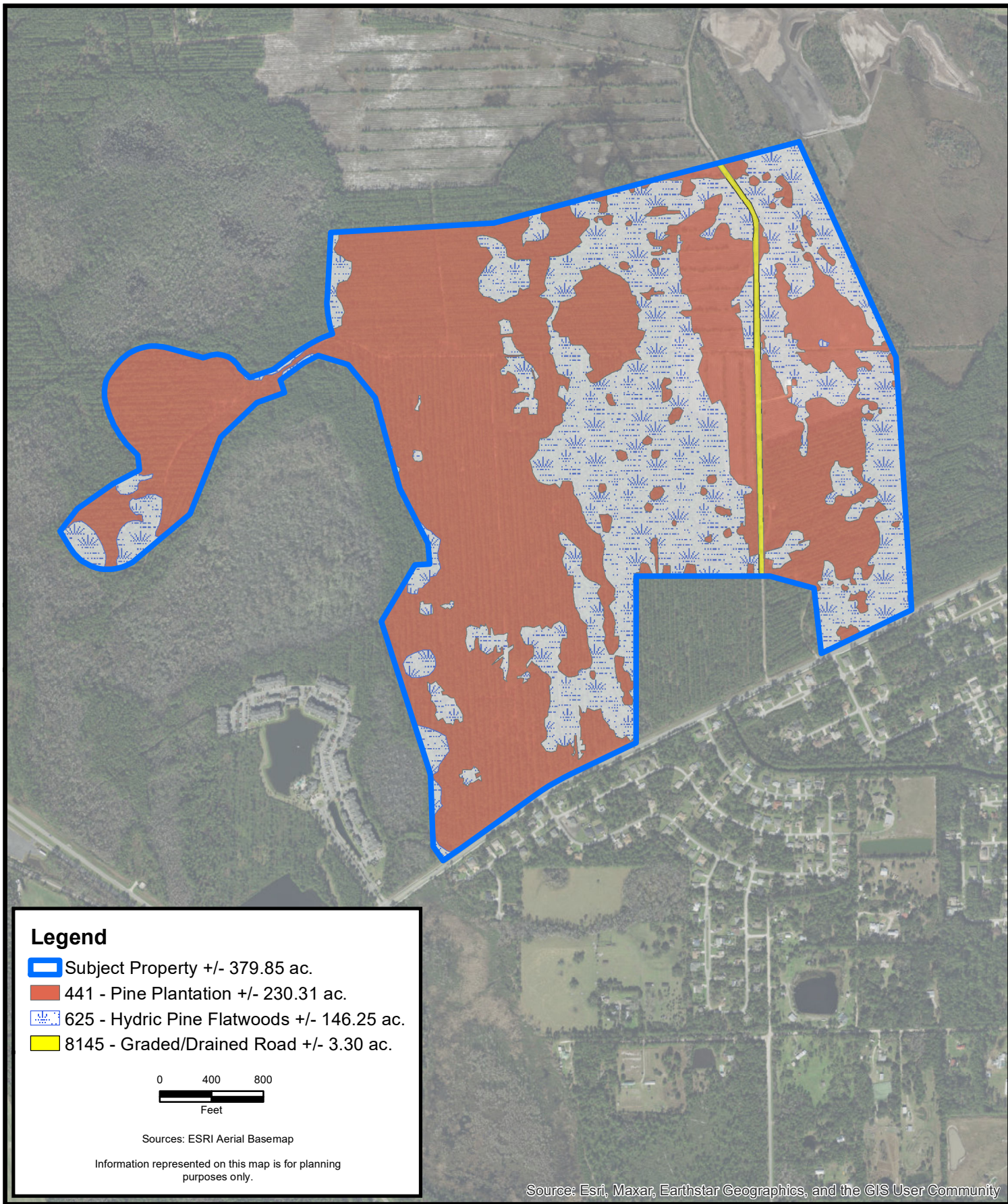
**Douglas - Cascades**

Project: 5.21253	Palm Coast, Florida	Date: Oct 18 2022
------------------	---------------------	-------------------





Figure: 2

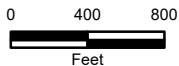
187





### Legend

-  Subject Property +/- 379.85 ac.
-  441 - Pine Plantation +/- 230.31 ac.
-  625 - Hydric Pine Flatwoods +/- 146.25 ac.
-  8145 - Graded/Drained Road +/- 3.30 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

FLUCFCS/Existing Conditions Map

## Douglas - Cascades

Project: 5.21253

Palm Coast, Florida

Date: Oct 18 2022



Figure: 3  
188





**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

FWC Bald Eagle Nests  
**Douglas - Cascades**

Project: 5.21253

Palm Coast, Florida

Date: Oct 18 2022



Figure:  
189

4



1018 Thomasville Road  
 Suite 200-C  
 Tallahassee, FL 32303  
 850-224-8207  
 850-681-9364 fax  
 www.fnai.org

**Florida Natural Areas Inventory**

**Biodiversity Matrix Query Results**

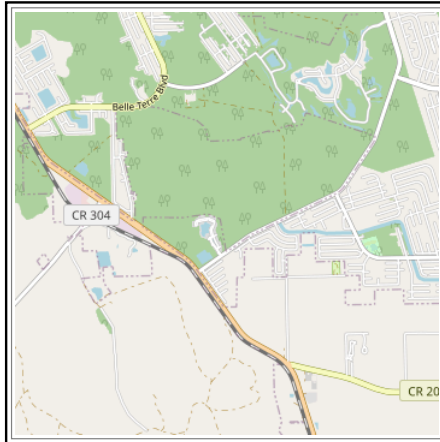
**UNOFFICIAL REPORT**

Created 10/18/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

**Report for 4 Matrix Units: 50194 , 50195 , 50524 , 50525**



**Descriptions**

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

**Matrix Unit ID: 50194**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit ID: 50195**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit ID: 50524**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit ID: 50525**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit IDs: 50194, 50195, 50524, 50525**

20 Potential Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Alligator mississippiensis</a> American Alligator	G5	S4	SAT	FT(S/A)
<a href="#">Antigone canadensis pratensis</a> Florida Sandhill Crane	G5T2	S2	N	ST
<a href="#">Arnoolossium diversifolium</a> variable-leaved Indian-plantain	G2	S2	N	T
<a href="#">Asplenium x heteroresiliens</a> Morzenti's spleenwort	G2	S1	N	N
<a href="#">Calopogon multiflorus</a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#">Centrosema arenicola</a> sand butterfly pea	G2Q	S2	N	E
<a href="#">Conradina grandiflora</a> large-flowered rosemary	G3	S3	N	T
<a href="#">Corynorhinus rafinesquii</a> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<a href="#">Deeringothamnus rugelii</a> Rugel's pawpaw	G1	S1	E	E
<a href="#">Floodplain swamp</a>	G4	S4	N	N
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Gymnopogon chapmanianus</a> Chapman's skeletongrass	G3	S3	N	N
<a href="#">Lechea cernua</a> nodding pinweed	G3	S3	N	T
<a href="#">Litsea aestivalis</a> pondspice	G3?	S2	N	E
<a href="#">Matelea floridana</a> Florida spiny-pod	G2	S2	N	E
<a href="#">Nemastylis floridana</a> celestial lily	G2	S2	N	E
<a href="#">Neofiber alleni</a> Round-tailed Muskrat	G2	S2	N	N
<a href="#">Nolina atopocarpa</a> Florida beargrass	G3	S3	N	T
<a href="#">Pteroglossaspis ecristata</a> giant orchid	G2G3	S2	N	T
<a href="#">Rudbeckia nitida</a> St. John's blackeyed susan	G3	S2	N	E

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



**NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)**

COUNTY OF FLAGLER    X  
STATE OF FLORIDA    X

Before me this 26 day of July, 2023 personally appeared  
Jared Trent who after providing personally known as  
identification and who    did,     **did not** take an oath, and who being duly sworn, deposes

and says as follows: "I have read and fully understand the provisions of this instrument".

Three (3) signs have been posted on the subject property subject to a rezoning as described  
(# of signs) with **Application #** 5107 & 5109

At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the Planning & Land Development Regulation Board (PLDRB)

**AND/OR**

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the City Council 1st public hearing.

**AND/OR**

   At least ten (10) calendar days before the hearing date advertising the date, time, and location of the City Council 2nd public hearing.

[Signature]

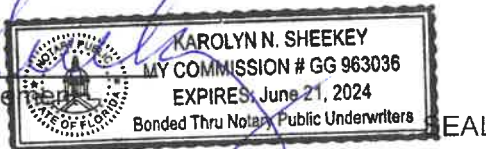
Signature of Responsible Party

Jared Trent

Print Name & Mailing Address

[Signature]

Signature of Person Taking Acknowledgement



Name of Acknowledger (Typed, Printed or Stamped)

**This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.**

**Please attach a photo of posted sign(s).**



Michael D. Chiumento  
Michael D. Chiumento III  
William J. Bosch  
Vincent L. Sullivan  
Diane A. Vidal  
Kareen Movsesyan  
Jared T. Trent  
Sydney L. Nix  
Eric R. Sloan, *of-counsel*  
Andrew C. Grant, *of-counsel*

*Michael D. Chiumento III*  
*Managing Partner*  
*Michael31@legalteamforlife.com*



# CHIUMENTO LAW

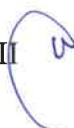
145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

5048 N. Ocean Shore Blvd.  
Palm Coast, FL 32137

*By Appointment Only:*  
57 W. Granada Blvd.  
Ormond Beach, FL 32174

## MEMORANDUM

**TO:** Ray Tyner  
Bill Hoover

**FROM:** Michael D. Chiumento III 

**RE:** The Cascades

**DATE:** August 10, 2023

---

We had a meeting at Hijackers last night, August 9, 2023 from 6:00pm to 7:00pm. Eight (8) people showed up. Attached is the sign-in sheet. At the meeting, the following issues were brought to the attention of the Developer.

1. Traffic: Parties were concerned about traffic on the road including the alignment of the entrance.
2. Flooding & Stormwater: Parties were concerned about flooding of the neighborhood. Where would the flood waters go; how would they accommodate the stormwater?
3. Buffer: Given there was no plan presented, they are very concerned about the buffer. City Staff informed the community that there was a 25-foot minimum buffer. Developer presented that they would work on that issue as it moves forward into the future.
4. Schools: Where are these children going to go to school? They were told by Attorney Jay Livingston that the school sites were undevelopable.
5. Fire Hydrants: Parties in the community represented that the City had removed fire hydrants from that part of Palm Coast and that they were concerned about fire protection.



**THE CASCADES  
BYRNDOG PCP, LLC**

**NEIGHBORHOOD MEETING**

**Wednesday, August 9, 2023  
6:00 p.m.**

Name	Address	E-Mail Address	Phone Number
Joel Ostrowski	18 Slippery	69MSTRO69@gmail.com	570-466-0653
Landra Ostrowski	Rock Pl		
Joy Cook	1 Slipper Creek	Joycook24@gmail.com	386-812-0688
William Cook	" "	"	"
Jeff + Karyn May	3/ Slippe	"	"
Bill & Terry STOLTZ	29 SLIPPERZ	btstoltz@charter.net	
Dick Smith ICI Homes	2379 Beville Rd Daytona Beach 32119	dsmith@icihomes.com	386-547-4729
George Hough	2 Slingshot	ghough13@gmail	386-263-2858

Michael D. Chiumento  
Michael D. Chiumento III  
William J. Bosch  
Vincent L. Sullivan  
Diane A. Vidal  
Kareen Movsesyan  
Jared T. Trent  
Sydney L. Nix  
Eric R. Sloan, *of-counsel*  
Andrew C. Grant, *of-counsel*

*Michael D. Chiumento III*  
*Managing Partner*  
*Michael31@legalteamforlife.com*



## CHIUMENTO LAW

145 City Place, Suite 301  
Palm Coast, FL 32164  
Tel. (386) 445-8900  
Fax: (386) 445-6702

5048 N. Ocean Shore Blvd.  
Palm Coast, FL 32137

*By Appointment Only:*  
57 W. Granada Blvd.  
Ormond Beach, FL 32174

July 27, 2023

To Whom It May Concern:

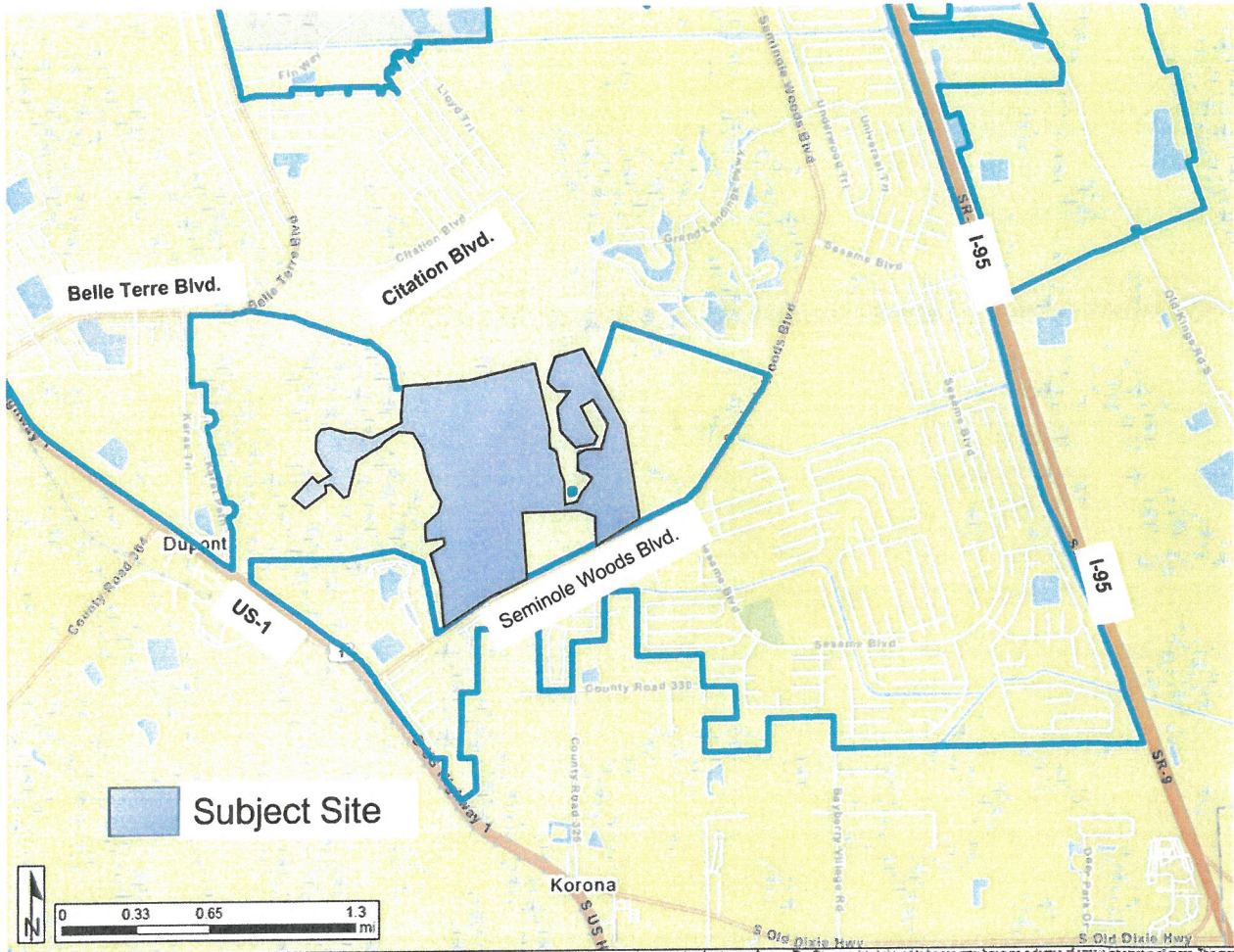
Byrndog PCP, LLC is the owner of the property shown on the map in **Exhibit "A"** attached hereto. Currently the owner has a rezoning application into the City of Palm Coast to amend the existing zoning from the Planned Unit Development (PUD) and New Rural Communities (NRC) Zoning Districts to the Single-Family Residential-1 (SFR-1), Multi-Family Residential – 2 (MFR-2) and Preservation (PRS) Zoning Districts. The location of the three proposed zoning districts is shown on **Exhibit "B"**.

As required by City's Land Development Code, we will be having a neighborhood meeting on **Wednesday, August 9, 2023 at 6:00 p.m. at High Jackers Restaurant, 202 Airport Road, Private Room, Palm Coast, Florida 32164** to show you an overview of the project and answer any of your questions. It is open to the public.

Sincerely yours,

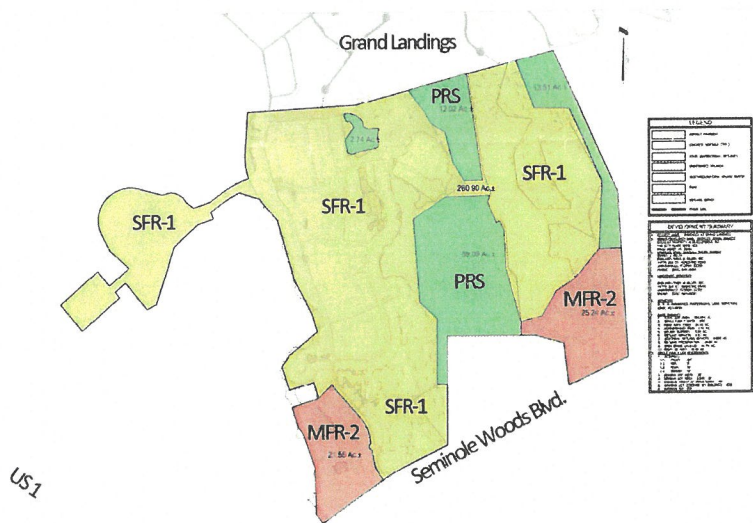
Michael D. Chiumento III

EXHIBIT "A"





**EXHIBIT "B"**



THE CASCADES	
Proposed Zoning Designation	Acres
Preservation (PRS)	67.36
Single Family Residential-1 (SFR-1)	260.9
Multi-family Residential-2 (MFR-2)	46.79
<b>Total</b>	<b>375.05</b>



CHIUMENTO LAW  
LEGAL TEAM FOR LIFE

145 City Place, Suite 301  
Palm Coast, FL 32164

ORLANDO FL 328

28 JUL 2023 PM 3 L

*Trend Roming*

CITY OF PALM COAST  
160 LAKE AVENUE  
PALM COAST, FL 32164

32164-240099



B75105.22

**\$0.870** stamps

US POSTAGE  
FIRST-CLASS  
062S0014950470  
32164

stamps



**NOTIFICATION AFFIDAVIT FOR OFFICIAL ZONING MAP AMENDMENT (REZONING)**

COUNTY OF FLAGLER    X  
STATE OF FLORIDA    X

Before me this 26 day of July, 2023 personally appeared  
Jared Trent who after providing personally known as  
identification and who    did,     **did not** take an oath, and who being duly sworn, deposes

and says as follows: "I have read and fully understand the provisions of this instrument".

Three (3) signs have been posted on the subject property subject to a rezoning as described  
(# of signs) with **Application #** 5107 & 5109

At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the Planning & Land Development Regulation Board (PLDRB)

**AND/OR**

   At least fourteen (14) calendar days before the hearing date advertising the date, time, and location of the City Council 1st public hearing.

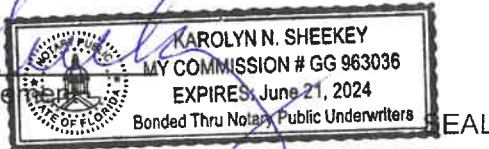
**AND/OR**

   At least ten (10) calendar days before the hearing date advertising the date, time, and location of the City Council 2nd public hearing.

  
Signature of Responsible Party

Jared Trent  
Print Name & Mailing Address

  
Signature of Person Taking Acknowledgement



    
Name of Acknowledger (Typed, Printed or Stamped)

**This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.**

**Please attach a photo of posted sign(s).**



City of Peter Coast  
**NOTICE OF PUBLIC HEARING**  
Application Number: 2022-007  
4.28.22  
The City of Peter Coast is holding a public hearing on the proposed  
Application for a Special Use Permit for a  
4.28.22  
The City of Peter Coast is holding a public hearing on the proposed  
Application for a Special Use Permit for a  
4.28.22  
The City of Peter Coast is holding a public hearing on the proposed  
Application for a Special Use Permit for a  
4.28.22







City of Palm Coast  
**NOTICE OF PUBLIC HEARING**  
Application Number: 2023-0123  
The City of Palm Coast Planning Board will hold a public hearing on the application of  
1234567890 on 11/15/23.  
The City of Palm Coast City Council will hold a public hearing on the application of  
1234567890 on 11/22/23 at the 10:00 AM meeting.  
At the \_\_\_\_\_ at the public hearing  
The applicant hereby requests:  
Description of Request:  
 Special Exception  Planned Unit Development  
 Rezoning  Other: \_\_\_\_\_  
 Planned Land Use Amendment (PULA)  \_\_\_\_\_  
PULA: State Executive Order 12 (S.E. 12) requires that all rezoning, special exception, and planned unit development applications be accompanied by a PULA. The PULA must be submitted to the Planning Board and the City Council at the same time as the application. The PULA must be submitted to the Planning Board and the City Council at the same time as the application. The PULA must be submitted to the Planning Board and the City Council at the same time as the application.  
Public Hearing to be held at  
1234567890  
City of Palm Coast, Florida





- GENERAL APPLICATION:**  Rezoning  Special Exception  
 Nonstatutory Land Division/Parcel Reconfiguration  Vacating Plat  
 Subdivision Master Plan  Preliminary Plat  Final Plat  
 Master Site Plan  Nonresidential Controlling Master Site Plan  
 Technical Site Plan  Site Plan Addition  Development Order Modification  
 Variance  Parking Flexibility  
 Wireless Communication Facility (new structure)

CD Plus Application #: \_\_\_\_\_ Application Submittal Date: \_\_\_\_\_  
 Fee Paid: \$ \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_  
 Employee Name Accepting Application (print name): \_\_\_\_\_  
 Rejected on \_\_\_\_\_ Rejected by: \_\_\_\_\_  
 Reason for Rejection: \_\_\_\_\_

- A. PROJECT NAME:** Cascades at Grand Landings
- B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):** South of Citation Boulevard; North of Seminole Woods Blvd and Southwest of Grand Landings Phase 4.
- C. PROPERTY APPRAISER'S PARCEL NUMBER(S):** 29-12-31-0000-01010-0021, 30-12-31-0000-01020-0040, 31-21-31-0000-01070-0030, and 32-12-31-0650-000B0-0020
- D. LEGAL DESCRIPTION:** See Attached Subdivision Name;     Section;     Block;     Lot
- E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE:** 334.60 acres / 14,575,176 square feet
- F. FUTURE LAND USE MAP DESIGNATION:** Residential Low Density EXISTING ZONING DISTRICT: PUD  
 OVERLAY DISTRICT:
- G. FLOOD ZONE:** X & A COMMUNITY PANEL NUMBER: 0240 DATE: 06/06/2018
- H. PRESENT USE OF PROPERTY:** Vacant
- I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):** Single Family residential and Conservation
- J. PROPOSED NUMBER OF LOTS:**
- K. CHECK APPROPRIATE BOX FOR SITE PLAN:**  
 Tier 1 (up to 40,000 sq. ft. / 40 units)  
 Tier 2 (up to 100,000 sq. ft. / 100 units)  
 Tier 3 (exceeding 100,000 sq. ft. / 100 units)
- L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:**  
FLUM Amendment and Annexation petition
- M. WATER/SEWER PROVIDER:** City of Palm Coast
- N. IS THERE AN EXISTING MORTGAGE?**  Yes  No





**OWNER:**

**APPLICANT / AGENT:**

Name: Seminole Woods Blvd, LLC	Name: Michael D. Chiumento, III
Mailing Address: 605 E. Robinson Street, Suite 552, Orlando, FL 32801	Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164
Phone Number:	Phone Number: 386-445-8900
E-mail Address:	E-mail Address: Michael3@legalteamforlife.com

**MORTGAGE HOLDER:**

**ENGINEER OR PROFESSIONAL:**

Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

**PLANNER:**

**TRAFFIC ENGINEER:**

Name:	Name: Lassiter Transportation Group, Inc.
Mailing Address:	Mailing Address: 1450 West Granada Blvd, Suite 2, Ormond Beach, FL 32174
Phone Number:	Phone Number: 386-257-2571
E-mail Address:	E-mail Address: info@ltg-inc.us

**SURVEYOR:**

**LANDSCAPE ARCHITECT:**

Name: Shannon Surveying, Inc.	Name:
Mailing Address: 499 North S.R. 434, Suite 2045, Altamonte Springs, FL 32174	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

**ATTORNEY:**

**DEVELOPER OR DOCKMASTER:**

Name: Michael D. Chiumento, III	Name:
Mailing Address: 145 City Place, Suite 301, Palm Coast, FL 32164	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application

Signature(s) [Signature]

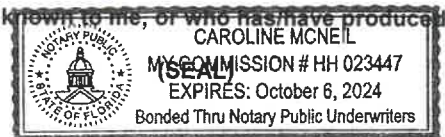
Printed or typed name(s): Michael D. Chiumento III

NOTARY: This instrument was acknowledged before me on this 19 day of April, 20 22 by

Michael D. Chiumento III who is/are personally known to me, or who has/have produced

[Signature] as identification.

Signature of Notary Public, State of Florida



General Application (sheet 2 of 2)





Property Owner Letter of Authorization

\*\*\*\*\*IF APPLICANT IS NOT THE PROPERTY OWNER\*\*\*\*\*

Dear Planning Manager,

I / We,

Samuel D. Oswald, Manager of Seminole Woods Blvd, LLC

(All property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)

29-12-31-0000-01010-0021, 30-12-31-0000-01020-0040, 31-12-31-0000-01070-0030, 32-12-31-0650-000B0-0020

and also described as Subdivision \_\_\_\_\_,

Section \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_, OR

Street Address or Physical Location: Approximately 335.72 acres comprised of contiguous parcels that form a part of government sections 29, 30, 31, and 32, Township 12 South, Range 31 East, Flagler County, Florida.

Do hereby designate and authorize

Michael D. Chiumento III, esq.

(name of agent / applicant)

representing

Chiumento Law, PLLC

(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a

Re-Zoning, Annexation, and FLUM Amendment

(type of application)

for the property described above.

Samuel D. Oswald

Signature of property owner

Signature of property owner

SAMUEL D. OSWALD

Print name

Print name

NOTARY: This instrument was acknowledged before me on this 28 day of March,

2022 by Samuel D Oswald

who is/are personally known to me, or

who has/have produced \_\_\_\_\_

Mary Kay Riley

Signature of Notary Public, State of Florida







**AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

COMES NOW, Samuel D. Oswald, being first duly sworn, who deposes and says:

(1) That he/she is the manager, an officer of Seminole Woods Blvd, LLC corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: Property Owner Letter of Authorization relating to the following described real property: Approximately 333.51 acres in Flagler County comprised of four contiguous parcels that are South of Citation Blvd, North of Seminole Woods Blvd., and Southwest of Grand Landings (Phase Four)

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

**Signature of owner OR person authorized to represent this application**

*Samuel D Oswald*  
Signature  
SAMUEL D. OSWALD  
Print name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name

NOTARY: This instrument was acknowledged before me on this 13 day of April, 2009 by Samuel D Oswald who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

*Mary Kay Riley*  
Signature of Notary Public, State of Florida





# **EXHIBIT A**



A PART OF GOVERNMENT SECTIONS 29, 30, 31, AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 32; THENCE SOUTH 00°45'50" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1224.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 54°30'21" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°42'22" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 444.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'15" WEST AND A CHORD DISTANCE OF 334.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°13'09" WEST, A DISTANCE OF 26.42 FEET; THENCE NORTH 03°30'47" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 36°11'00" WEST, A DISTANCE OF 131.13 FEET; THENCE NORTH 59°28'43" EAST, A DISTANCE OF 82.30 FEET; THENCE NORTH 28°33'26" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 66°49'26" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 144.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°05'15" WEST AND A CHORD DISTANCE OF 140.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°53'15" WEST, A DISTANCE OF 132.81 FEET; THENCE NORTH 83°44'41" WEST, A DISTANCE OF 162.45 FEET; THENCE NORTH 17°06'30" WEST, A DISTANCE OF 292.28 FEET; THENCE NORTH 14°47'18" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 136.71 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 15.52 FEET; THENCE SOUTH 18°34'29" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 71°25'31" EAST, A DISTANCE OF 100.68 FEET; THENCE NORTH 21°33'01" WEST, A DISTANCE OF 82.53 FEET; THENCE NORTH 61°12'04" EAST, A DISTANCE OF 66.95 FEET; THENCE NORTH 41°21'12" EAST, A DISTANCE OF 40.07 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°54'34" WEST AND A CHORD DISTANCE OF 212.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°01'59" WEST, A DISTANCE OF 48.33 FEET; THENCE SOUTH 70°29'11" WEST, A DISTANCE OF 72.33 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°18'27" WEST AND A CHORD DISTANCE OF 349.89 FEET TO THE END OF SAID CURVE; THENCE NORTH 42°24'06" WEST, A DISTANCE OF 51.18 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 99.39 FEET; THENCE NORTH 26°40'30" EAST, A DISTANCE OF 70.76 FEET; THENCE NORTH 12°17'04" EAST, A DISTANCE OF 84.43 FEET; THENCE NORTH 23°30'30" EAST, A DISTANCE OF 101.77 FEET; THENCE SOUTH 66°15'40" EAST, A DISTANCE OF 103.83 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1183.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°19'07" WEST AND A CHORD DISTANCE OF 164.37 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°37'07" WEST AND A CHORD DISTANCE OF 85.33 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°26'59" WEST AND A CHORD DISTANCE OF 51.44 FEET TO THE END OF SAID CURVE; THENCE



SOUTH 83°58'47" WEST, A DISTANCE OF 67.38 FEET; THENCE NORTH 03°17'29" WEST, A DISTANCE OF 32.58 FEET; THENCE NORTH 79°50'54" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 78°44'40" WEST, A DISTANCE OF 70.73 FEET; THENCE NORTH 15°30'24" WEST, A DISTANCE OF 133.32 FEET; THENCE NORTH 42°05'59" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 49°14'06" EAST, A DISTANCE OF 113.35 FEET; THENCE NORTH 06°24'03" EAST, A DISTANCE OF 75.63 FEET; THENCE NORTH 15°17'20" WEST, A DISTANCE OF 151.75 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 116.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°06'01" WEST AND A CHORD DISTANCE OF 116.00 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 692.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°21'24" WEST AND A CHORD DISTANCE OF 295.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 582.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°48'41" WEST AND A CHORD DISTANCE OF 85.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1214.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 53.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°51'33" WEST AND A CHORD DISTANCE OF 53.51 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°52'40" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 507.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°56'54" WEST AND A CHORD DISTANCE OF 338.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°41'42" WEST, A DISTANCE OF 11.82 FEET; THENCE SOUTH 69°27'08" WEST, A DISTANCE OF 39.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°08'36" WEST AND A CHORD DISTANCE OF 187.91 FEET TO THE END OF SAID CURVE; THENCE SOUTH 58°53'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 31°30'01" WEST, A DISTANCE OF 97.29 FEET; THENCE SOUTH 72°01'17" WEST, A DISTANCE OF 73.49 FEET; THENCE SOUTH 53°56'11" WEST, A DISTANCE OF 170.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°12'02" WEST AND A CHORD DISTANCE OF 13.83 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 66.83 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 19°31'27" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 70°28'33" WEST, A DISTANCE OF 222.56 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°05'51" WEST AND A CHORD DISTANCE OF 66.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 44°42'49" EAST, A DISTANCE OF 38.23 FEET; THENCE SOUTH 04°24'29" EAST, A DISTANCE OF 57.39 FEET; THENCE SOUTH 23°08'51" WEST, A DISTANCE OF 157.59 FEET; THENCE SOUTH 84°09'56" WEST, A DISTANCE OF 88.02 FEET; THENCE NORTH 76°31'00" WEST, A DISTANCE OF 61.67 FEET; THENCE SOUTH 33°00'24" WEST, A DISTANCE OF 153.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 969.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 492.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°26'42" WEST AND A CHORD DISTANCE OF 487.50 FEET TO THE POINT OF REVERSE CURVE OF A CURVE,



CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°43'25" WEST AND A CHORD DISTANCE OF 309.01 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°04'12" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°26'03" EAST AND A CHORD DISTANCE OF 95.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°14'25" EAST, A DISTANCE OF 35.46 FEET; THENCE NORTH 73°12'35" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 146.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°21'53" WEST AND A CHORD DISTANCE OF 141.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°56'21" WEST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1135.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°09'11" WEST AND A CHORD DISTANCE OF 36.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°37'58" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1230.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°39'57" WEST AND A CHORD DISTANCE OF 201.67 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°17'05" EAST, A DISTANCE OF 46.94 FEET; THENCE SOUTH 14°59'46" WEST, A DISTANCE OF 62.44 FEET; THENCE SOUTH 12°20'37" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 46°22'21" EAST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 01°00'31" WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 86°42'07" EAST, A DISTANCE OF 144.98 FEET; THENCE NORTH 41°20'41" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 70°48'37" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 02°33'13" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 36°07'13" WEST, A DISTANCE OF 85.92 FEET; THENCE NORTH 57°06'19" WEST, A DISTANCE OF 156.83 FEET; THENCE NORTH 33°12'18" EAST, A DISTANCE OF 29.33 FEET; THENCE SOUTH 86°42'07" WEST, A DISTANCE OF 131.46 FEET; THENCE SOUTH 24°24'44" WEST, A DISTANCE OF 18.02 FEET; THENCE NORTH 87°51'56" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 13°11'13" WEST, A DISTANCE OF 74.87 FEET; THENCE NORTH 57°11'17" WEST, A DISTANCE OF 83.28 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°39'19" WEST AND A CHORD DISTANCE OF 97.55 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 220.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°05'32" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'21" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 59°29'11" EAST, A DISTANCE OF 88.23 FEET; THENCE NORTH 23°08'02" EAST, A DISTANCE OF 139.98 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°45'33" EAST AND A CHORD DISTANCE OF 121.28 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1520.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 218.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°14'55" EAST AND A CHORD DISTANCE OF 218.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 35°36'42" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1415.30 FEET; THENCE NORTHEASTERLY



ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°09'49" EAST AND A CHORD DISTANCE OF 38.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°56'21" EAST, A DISTANCE OF 44.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'21" EAST AND A CHORD DISTANCE OF 100.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°25'38" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°33'56" EAST AND A CHORD DISTANCE OF 153.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°17'37" EAST, A DISTANCE OF 11.36 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 779.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 710.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°04'25" WEST AND A CHORD DISTANCE OF 686.33 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°21'32" EAST AND A CHORD DISTANCE OF 196.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°07'39" WEST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 89°16'24" WEST, A DISTANCE OF 307.76 FEET; THENCE SOUTH 69°45'47" WEST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 49°59'01" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 36°16'26" WEST, A DISTANCE OF 171.87 FEET; THENCE NORTH 87°01'20" WEST, A DISTANCE OF 167.32 FEET; THENCE NORTH 12°41'32" WEST, A DISTANCE OF 111.63 FEET; THENCE NORTH 17°24'53" EAST, A DISTANCE OF 146.82 FEET; THENCE NORTH 16°21'20" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 42°05'14" WEST, A DISTANCE OF 101.85 FEET; THENCE NORTH 07°04'46" EAST, A DISTANCE OF 147.63 FEET; THENCE NORTH 18°27'49" EAST, A DISTANCE OF 237.18 FEET; THENCE SOUTH 73°05'38" EAST, A DISTANCE OF 76.78 FEET; THENCE SOUTH 44°03'10" EAST, A DISTANCE OF 292.20 FEET; THENCE SOUTH 28°55'57" EAST, A DISTANCE OF 299.86 FEET; THENCE NORTH 89°16'24" EAST, A DISTANCE OF 370.38 FEET; THENCE SOUTH 56°07'39" EAST, A DISTANCE OF 39.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°59'29" EAST AND A CHORD DISTANCE OF 83.86 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°39'56" EAST AND A CHORD DISTANCE OF 113.75 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 316.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°01'07" EAST AND A CHORD DISTANCE OF 298.93 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 258.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°54'27" EAST AND A CHORD DISTANCE OF 255.35 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°45'08" EAST AND A CHORD DISTANCE OF 61.20 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°27'11" EAST AND A CHORD DISTANCE OF 242.91 FEET



TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°51'24" EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 70°28'33" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°35'43" EAST AND A CHORD DISTANCE OF 27.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°17'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°19'32" EAST AND A CHORD DISTANCE OF 6.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 24.79 FEET; THENCE NORTH 36°03'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°56'11" EAST, A DISTANCE OF 179.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 280.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°41'40" EAST AND A CHORD DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°27'08" EAST, A DISTANCE OF 28.57 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°37'38" WEST AND A CHORD DISTANCE OF 223.72 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°44'46" WEST AND A CHORD DISTANCE OF 77.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°20'13" EAST, A DISTANCE OF 504.26 FEET; THENCE NORTH 86°33'58" EAST, A DISTANCE OF 1262.18 FEET; THENCE NORTH 74°58'14" EAST, A DISTANCE OF 1393.40 FEET; THENCE SOUTH 08°33'17" EAST, A DISTANCE OF 1204.63 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 231.71 FEET; THENCE SOUTH 19°36'50" WEST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 23°03'10" EAST, A DISTANCE OF 266.90 FEET; THENCE NORTH 61°27'01" EAST, A DISTANCE OF 72.25 FEET; THENCE SOUTH 21°31'33" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 24°44'50" EAST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 02°50'42" EAST, A DISTANCE OF 443.43 FEET; THENCE SOUTH 38°46'38" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 05°31'05" EAST, A DISTANCE OF 521.33 FEET; THENCE NORTH 73°59'21" EAST, A DISTANCE OF 259.08 FEET; THENCE NORTH 30°18'30" EAST, A DISTANCE OF 338.21 FEET; THENCE NORTH 56°02'13" EAST, A DISTANCE OF 256.60 FEET; THENCE NORTH 17°18'02" WEST, A DISTANCE OF 245.64 FEET; THENCE NORTH 87°58'47" WEST, A DISTANCE OF 188.15 FEET; THENCE NORTH 43°23'44" WEST, A DISTANCE OF 70.31 FEET; THENCE NORTH 15°25'25" EAST, A DISTANCE OF 131.43 FEET; THENCE NORTH 08°57'10" WEST, A DISTANCE OF 221.74 FEET; THENCE NORTH 87°20'40" EAST, A DISTANCE OF 215.08 FEET; THENCE SOUTH 61°08'13" EAST, A DISTANCE OF 365.39 FEET; THENCE NORTH 12°27'20" WEST, A DISTANCE OF 282.17 FEET; THENCE NORTH 22°28'43" EAST, A DISTANCE OF 424.41 FEET; THENCE NORTH 28°35'48" WEST, A DISTANCE OF 795.82 FEET; THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 426.05 FEET; THENCE SOUTH 17°21'11" EAST, A DISTANCE OF 363.39 FEET; THENCE SOUTH 27°42'03" EAST, A DISTANCE OF 252.43 FEET; THENCE SOUTH 43°50'42" EAST, A DISTANCE OF 194.13 FEET; THENCE SOUTH 03°24'22" WEST, A DISTANCE OF 68.13 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 376.08 FEET; THENCE NORTH 40°54'31" WEST, A DISTANCE OF 373.09 FEET; THENCE NORTH 07°01'37" WEST, A DISTANCE OF 373.59 FEET; THENCE NORTH 27°35'02" EAST, A DISTANCE OF 477.92 FEET; THENCE NORTH 83°09'02" WEST, A DISTANCE OF 296.11 FEET; THENCE NORTH 39°33'00" WEST, A DISTANCE OF 205.29 FEET; THENCE NORTH 16°56'05" EAST, A DISTANCE OF 492.36 FEET; THENCE NORTH 75°07'44" EAST, A DISTANCE OF 547.25 FEET; THENCE SOUTH 24°13'34" EAST, A DISTANCE OF 1824.65 FEET; THENCE SOUTH 03°31'05" EAST, A



DISTANCE OF 1951.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NORTH 06°32'52" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NORTH 74°26'31" WEST, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89°59'26" WEST, A DISTANCE OF 1033.69 FEET; THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 1283.56 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE SOUTH 64°15'15" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'48" WEST AND A CHORD DISTANCE OF 339.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°30'21" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.45 FEET TO THE POINT OF BEGINNING.