

City of Palm Coast, Florida Agenda Item

Agenda Date: July 17, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: SUBDIVISION MASTER PLAN - SAWMILL BRANCH PHASE 4, APPLICATION # 5783		
Presenter: Estelle Lens, AICP, Planner		
Attachments: <ol style="list-style-type: none">1. Staff Report2. Development Order3. Map – Distant Aerial4. Map – Closer in Aerial5. Map – Future Land Use Map (FLUM)6. Map – Zoning7. Site Plan (Subdivision Master Plan)8. Environmental Report9. Traffic Report Conclusion10. Application		
Background: <p>The Sawmill Branch Phase 4 Subdivision Master (SMP) Plan is a 213.13 +/- acre site located west of US Highway 1, approximately 0.5 miles south of Old Kings Road N. (Subject Property). This phase of the Sawmill Branch Community is proposed to be developed with 425 single family residential lots. Phase 4 was included as a future phase, along with Phase 5, on the plat for Sawmill Branch Phase 3. This was required to accommodate the construction of Sawmill Branch Boulevard (“Spine Road”) from Phase 2 northerly to US Hwy 1 which will provide the required secondary access for these tracts of land.</p> <p>The Subject Property is located within the Palm Coast Park Development of Regional Impact (DRI) and the Palm Coast Park Master Planned Development (MPD). The Palm Coast Park DRI and MPD is a large Development of Regional Impact encompassing 4,700+ acres in the northwest portion of Palm Coast located mostly on the west side of US Hwy 1. The DRI was originally approved in December 2004. The 9th Amendment to the DRI was approved in May 2023. The MPD was originally approved in October 2011. The 5th Amendment to the MPD was approved in May 2023. This project: Sawmill Branch Phase 4, is located on a portion of Tract 9 of the MPD which allows residential development subject to the Residential Low Density Dimensional Standards in the Palm Coast Park MPD Agreement.</p> <p>Staff finds the Subdivision Master Plan in compliance with the MPD agreement and the criteria for approval of a Subdivision Master Plan as provided in the Land Development Code Section 2.10.04 including:</p> <ol style="list-style-type: none">A. Logic of designB. Internal Consistency		

- C. Impact on neighboring sites
- D. Internal vehicular and pedestrian connectivity
- E. Consolidation of utilities and facilities, including stormwater, parking , signage, etc.
- F. Public benefit from the project

Recommended Action:

Land Development Code and the Palm Coast Park MPD and approve the Subdivision Master Plan for Sawmill Branch Phase 4, Application No. 5783, subject to the following conditions:

1. The Preliminary Plat for Phase 4 will be a replat of Future Tract (TBD) of the Sawmill Branch Phase 3 plat.
2. Sheet C-1.0 - Overall Conceptual Master Plan - Shows "Multi-Purpose field constructed with Phase 3 to be included with Phase 4 Recreation Area Calcs."
 - a. Applicant is to clearly label this on both sets of plans (Phase 3 and Phase 4), providing the construction details with the Phase 3 Construction Plans and providing the type of amenity being provided on both sets of plans.
3. The Subdivision Master Plan shows 10-foot easements along the front of lots labeled as FPL. This needs to be relabeled as 10' Utility Easements on the Preliminary Plat and dedicated to City of Palm Coast.
4. The following note must appear on the Plat for Phase 4:
 - a. The recreation facilities for active and passive recreation are being shared between Sawmill Branch Phases 2a, 2b, 3, 4, 5, and 6. All residents in these phases shall share the Amenity Center being constructed at Sawmill Branch Phase 2a - Sawmill Landing Amenity Center, as well as the passive recreational amenities throughout the phases.
5. Ensure sidewalks extend at least halfway around the cul de sac.
6. Multiple lots fall inside Flood Zone A, the Base Flood Elevation shall be determined per 10.02.07.A and 10.02.07.D in the LDC. A Letter of Map Change shall be required to remove them prior to approval of Final Plat or building permit issuance.
7. The environmental assessment stated Gopher Tortoises were located on site. A survey and subsequent relocation of any Gopher Tortoise burrows within 25 feet of construction will be required, once this is complete an after-action report will be required to be submitted before any clearing or development per 10.04.04 of the Land Development Code (LDC).
8. Sawmill Branch Boulevard ("Spine Road") shall be constructed and open (northerly) to US-1 prior to issuing any certificate of occupancies (CO's) for Phases 3, 4 and 5.
9. School Concurrency will be determined at the next stage of the subdivision process which will be the submittal of a Preliminary Plat and Construction Plans.
10. Developer will work with the school board regarding the location of a school bus stop.



**Sawmill Branch Phase 4,
Subdivision Master Plan, Application # 5783
Planning and Land Development Regulation Board
Staff Report
July 17, 2024**

OVERVIEW

Project Name:	Sawmill Branch Phase 4
Application Number:	5783
Agent:	Alliant Engineering/D.R. Horton
Property Owner:	Forestar USA Real Estate Group, Inc.
Location:	Located west of US Highway 1, approximately 0.5 miles south of Old Kings Road N.
Parcel ID #:	17-10-30-0000-01020-0010
Current FLUM designation:	Development of Regional Impact (DRI) Mixed Use and Conservation
Current Zoning designation:	Master Planned Development (MPD) - Palm Coast Park
Current Use:	Vacant
Size of subject property:	213.13 total +/- acres

ANALYSIS

REQUESTED ACTION

The applicant has submitted an application for a proposed residential Subdivision Master Plan, consisting of 425 single family residential lots. Since the project has greater than 100 lots it is considered a “Moderate” (Tier 2) development, which requires approval by the Planning and Land Development Regulation Board (PLDRB).

SITE DEVELOPMENT PLAN SUMMARY:

- TOTAL SITE ACREAGE: 213.13 +/- acres
- NUMBER OF LOTS: 425 single-family
- DENSITY: 2.9 units/per acre (upland acreage)

BACKGROUND

The Sawmill Branch Phase 4 Subdivision Master (SMP) Plan is a 213.13 +/- acre site located west of US Highway 1, approximately 0.5 miles south of Old Kings Road N. (Subject Property). This phase of the Sawmill Branch Community is proposed to be developed

with 425 single family residential lots. Phase 4 was included as a future phase, along with Phase 5, on the plat for Sawmill Branch Phase 3. This was required to accommodate the construction of Sawmill Branch Boulevard (“Spine Road”) from Phase 2 northerly to US Hwy 1 which will provide the required secondary access for these tracts of land.

The Subject Property is located within the Palm Coast Park Development of Regional Impact (DRI) and the Palm Coast Park Master Planned Development (MPD). The Palm Coast Park DRI and MPD is a large Development of Regional Impact encompassing 4,700+ acres in the northwest portion of Palm Coast located mostly on the west side of US Hwy 1. The DRI was originally approved in December 2004. The 9th Amendment to the DRI was approved in May 2023. The MPD was originally approved in October 2011. The 5th Amendment to the MPD was approved in May 2023. This project: Sawmill Branch Phase 4, is located on a portion of Tract 9 of the MPD which allows residential development subject to the Residential Low Density Dimensional Standards in the Palm Coast Park MPD Agreement.

LAND USE AND ZONING INFORMATION

The Subject Property is designated DRI-Mixed Use and Conservation on the Future Land Use Map. A fundamental principle of a Mixed-Use area is to ensure the compatibility between residential, institutional, and commercial uses, thereby creating a more sustainable and self-supporting neighborhood. The subject site is part of the Palm Coast Park MPD and is designated as Residential Low Density on the Palm Coast Park MPD Uses Map. The following table summarizes the general existing land use and zoning information:

SURROUNDING FLUM AND ZONING CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI – Mixed Use and Conservation	MPD
South	DRI – Mixed Use and Conservation	MPD
East	DRI – Mixed Use	MPD
West	County Agriculture and Timberlands	County Agricultural

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the Palm Coast Park DRI, the Palm Coast Park MPD, the Unified Land Development Code and the Comprehensive Plan. The MPD Uses Map shows Tract 9 as Residential Low Density which must comply with the Residential Low-Density standards within the MPD. The following table summarizes the key project and lot development standards:

SITE DEVELOPMENT REQUIREMENTS

Criteria (per Section 9.B of MPD)	Required	Provided
Minimum Lot Size	4,000 sq. ft.	4,800 sq. ft. minimum
Maximum Impervious Surface Ratio	75%	24.7%
Maximum Building Height	35 ft.	Up to 35'

Minimum Building Setbacks	Front: 10* ft. Interior Side: 5 ft. Street Side: 10* ft. Rear: 10* ft.	Front: 10* ft. Interior Side: 5 ft. Street Side: 10* ft. Rear: 10* ft.
Minimum Landscape Buffers	Buffers against the adjacent land uses and zoning are not required.	Landscaped buffers not provided; however, large conservation areas are preserved on the eastern and western boundaries.

*20 ft. for garages

SUBDIVISION MASTER PLAN PROCESS

The Subdivision Master Plan process is one of three types of Master Plans specified in Section 2.10 of the Unified Land Development Code (LDC). The Master Plan review process is intended to provide a review of the basic development concepts without significant engineering design, prior to the preliminary plat. When the Development Order is issued for the Subdivision Master Plan, the applicant can apply for a Preliminary Plat along with construction drawings.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.10.04 MASTER SUBDIVISION PROCESS

Prior to approval of a Development Order for a Subdivision Master Plan, the proposed project must be evaluated for compliance with the standards of LDC Section 2.10.04, which provides the following criteria that must be met.

A. Logic of design.

Planning Staff Finding: The site plan has been conceptually reviewed and found to meet the general standards of the MPD and LDC. As an example, the conceptual plan depicts the appropriate lot sizes and dimensions, the appropriate locations and capacity of stormwater and drainage facilities, the availability and location of utilities, including a lift station, to serve the site, and the interconnectivity of the sidewalks and roadways.

B. Internal consistency.

Planning Staff Finding: The single-family homes will be reviewed by individual permit for compliance and consistency with the LDC requirements for architecture and landscaping. This will include the exterior colors and materials of the residences, the proposed roof pitch, material and color, and the minimum massing and articulation requirements. The City's landscape standards require one tree per 2500 square feet of lot area including at least one shade tree. Foundation plantings are required in the front and along the sides of the residences. If the lot is a corner lot or has public right of way (street or canal) in the rear, additional foundation plantings are required. The number and type of proposed planting materials, including sod, must be compliant with the LDC. These permits are also individually reviewed for compliance with setbacks, maximum impervious area, and driveway dimensions and material.

C. Impact on neighboring sites.

Planning Staff Finding: The common development standards within the Palm Coast Park DRI and MPD will allow all sites in the overall neighborhood to develop in a manner that will be complementary with other nearby sites.

D. Internal vehicular and pedestrian connectivity.

Planning Staff Finding: Internal sidewalks will be provided to serve pedestrians and bicyclists and these sidewalks will connect through the neighboring subdivisions to the 10' wide pedestrian trail along the west side of US Hwy 1. This project meets the access requirements of two access points onto public right of way.

E. Consolidation of utilities and facilities, including stormwater, parking, signage, etc.

Planning Staff Finding: The applicant will be responsible for the development of onsite infrastructure including utilities, a lift station, and the location of stormwater facilities. These will be reviewed in further detail with the Preliminary Plat. To meet parking requirements each residence is required to have a garage accommodating at least two vehicles and to meet driveway standards. Signage will be reviewed and approved by separate permit; however, subdivisions are allowed an entrance monument sign which must be set back a minimum of 10 feet from the public right of way and be appropriately landscaped.

F. Public benefit from the project.

Planning Staff Finding: This development project is within the Palm Coast Park DRI/MPD and much of the base infrastructure to serve the overall DRI/MPD has already been provided. This project will provide alternative choices in housing in Palm Coast by providing recreational amenities for the residents and a variety of smaller lot sizes. Construction of this project will assist in providing for numerous construction jobs over the next few years, assist the City in reducing its significant housing shortage, and the additional rooftops will encourage commercial services in northwest Palm Coast.

ANALYSIS OF LAND DEVELOPMENT CODE, SECTION 2.05.05 DEVELOPMENT ORDER

Prior to approval of a Development Order for the Subdivision Master Plan, the proposed project must also be evaluated for conformance with the requirements of LDC Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as described in detail below.

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

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the project will meet all applicable development standards within the Unified Land Development Code, the Palm Coast Park DRI, and the Palm Coast Park MPD.

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

Planning Staff Finding: The request is consistent with the Comprehensive Plan. The lands for this project are designated DRI Mixed Use, which is described in Chapter 1, Policy 1.1.1.1.G.

The following are a selection of goals, policies and objectives that the project supports:

Chapter 1, Future Land Use Element, Objective 1.3.1 – Ensure Adequate Public Facilities Concurrent with New Development. Require that public facilities, infrastructure, and services shall be provided concurrent with the impacts of new development. *(Road transportation improvements have been identified as outlined in following section D. Sanitation service will be provided by the City. Water, sewer and reuse lines are being extended along Sawmill Branch Boulevard (Spine Road) and will*

be constructed with Phase 3. Phase 4 will tie into this infrastructure. School concurrency will be coordinated during the Preliminary Plat stage.)

Chapter 2, Transportation Element, Policy 2.2.1.2 Each new residential subdivision and all new residential developments of more than 50 dwelling units, or which use as access a street that is 2,500 feet or more in length shall provide a minimum of two external connections at least one of which connects to a public collector or arterial roadway, but both being directly connected to a public road. *(The main, north south road in the project, Sawmill Branch Boulevard, will connect southerly to US-1 through Phases 2A and 2B and northerly with the extension of the “spine road” through Phases 3, 4, 5, 6 and 7.)*

Chapter 3, Housing Element, Goal 3.4 – Diversity in Housing. There shall be a variety of lot sizes and housing types to meet the needs of citizenry. *(The City has an abundance of 10,000 SF ITT lots currently available for development while this project will provide the option of building on smaller lots – most of them proposed as 4,800 – 7,000 SF.*

Chapter 4, Public Recreation and Open Space Element, Objective 4.3.1 – Neighborhood Parks. Plan for the adequate provision of neighborhood parks by establishing minimum requirements for on-site acreage and the provision of open space in new residential developments. **Policy 4.3.1.2** – The City shall encourage the development and operation of neighborhood parks and recreation facilities by non-profit groups and private interest groups to help meet local recreational needs. *(The developer is providing active and passive recreational amenities on the subdivision Master Plan. Additionally, the residents for this phase will have access to the large amenity center that is being constructed with Sawmill Branch Phase 2A.)*

Chapter 4, Public Recreation and Open Space Element, Objective 4.3.2 – Open Space. Manage, preserve, and protect the natural resources within the City in order to maintain a natural and healthy balance between the environment and development; ensuring that lands are set aside in new developments for open space and that environmentally sensitive lands are protected. *(This project is preserving 61.66 acres of wetlands and upland conservation areas along the western and eastern boundaries.)*

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

Planning Staff Findings: The public infrastructure needed to support the project is being extended by the developer at their cost.

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;

Planning Staff Finding: The proposed development poses no unreasonable hazard or nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City’s inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant Palm Coast Park DRI/MPD, the LDC, Building Code, and other agency requirements.

The Site Access Analysis provided by LTG Engineering and Planning determined:

- The development is anticipated to generate 4,008 daily trips, 298 total a.m. peak hour trips and 399 total p.m. peak hour trips.

- Turn lanes are not required from the two access points on to Sawmill Branch Boulevard.
- The required turn lanes (right turn and left turn) at the intersection of Sawmill Branch Boulevard (Spine Road) and U.S. 1 are under construction. (The signalization will be funded by FDOT once Phases 4 & 5 commence construction.)
- The existing westbound left-turn lane at the intersection of US 1 and Matanzas Woods Parkway is expected to provide sufficient deceleration and vehicle queue storage.

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

Planning Staff Finding: The applicant has submitted or shall submit plans and permit applications as required to the various agencies having jurisdiction, and shall meet all requirements of applicable local, state and federal laws, statutes, ordinances, regulations and codes.

The Recommendations in the Environmental Assessment provide that the proposed project has avoided many of the environmental issues associated with new development and demonstrates responsible development practices by avoiding impacts to the majority of on-site wetlands. Gopher tortoise was the sole State protected species located on the site. Prior to commencement of construction the tortoises shall be humanely relocated to an FWC-permitted recipient site.

SUMMARY OF FINDINGS

After review and evaluation of the proposed project for conformance with the requirements of the Palm Coast Park DRI/MPD, the LDC and Comprehensive Plan, staff finds that the proposed Subdivision Master Plan complies with all such requirements. Planning staff wants to emphasize that this is only a conceptual approval of the overall project and that the details of the development will be reviewed and finalized during the balance of the platting process.

RECOMMENDATION

Staff recommends the PLDRB find the project in compliance with the Comprehensive Plan, the Land Development Code and the Palm Coast Park MPD and approve the Subdivision Master Plan for Sawmill Branch Phase 4, Application No. 5783, subject to the following conditions:

1. The Preliminary Plat for Phase 4 will be a replat of Future Tract (TBD) of the Sawmill Branch Phase 3 plat.
2. Sheet C-1.0 - Overall Conceptual Master Plan - Shows "Multi-Purpose field constructed with Phase 3 to be included with Phase 4 Recreation Area Calcs."
 - a. Applicant is to clearly label this on both sets of plans (Phase 3 and Phase 4), providing the construction details with the Phase 3 Construction Plans and providing the type of amenity being provided on both sets of plans.
3. The Subdivision Master Plan shows 10-foot easements along the front of lots labeled as FPL. This needs to be relabeled as 10' Utility Easements on the Preliminary Plat and dedicated to City of Palm Coast.
4. The following note must appear on the Plat for Phase 4:
 - a. The recreation facilities for active and passive recreation are being shared between Sawmill Branch Phases 2a, 2b, 3, 4, 5, and 6. All residents in these phases shall share the Amenity Center being constructed at Sawmill Branch

Phase 2a - Sawmill Landing Amenity Center, as well as the passive recreational amenities throughout the phases.

5. Ensure sidewalks extend at least halfway around the cul de sac.
6. Multiple lots fall inside Flood Zone A, the Base Flood Elevation shall be determined per 10.02.07.A and 10.02.07.D in the LDC. A Letter of Map Change shall be required to remove them prior to approval of Final Plat or building permit issuance.
7. The environmental assessment stated Gopher Tortoises were located on site. A survey and subsequent relocation of any Gopher Tortoise burrows within 25 feet of construction will be required, once this is complete an after-action report will be required to be submitted before any clearing or development per 10.04.04 of the Land Development Code (LDC).
8. Sawmill Branch Boulevard ("Spine Road") shall be constructed and open (northerly) to US-1 prior to issuing any certificate of occupancies (CO's) for Phases 3, 4 and 5.
9. School Concurrency will be determined at the next stage of the subdivision process which will be the submittal of a Preliminary Plat and Construction Plans.
10. Developer will work with the school board regarding the location of a school bus stop.

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
DEVELOPMENT ORDER APPROVAL
SAWMILL BRANCH PHASE 4
SUBDIVISION MASTER PLAN

On July 17, 2024, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A PORTION OF SECTIONS 16, 17, 20, 21 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,
ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21
AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: FORESTAR USA REAL ESTATE GROUP, INC.
14785 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258

Project Name: SAWMILL BRANCH PHASE 4

Application: SUBDIVISION MASTER PLAN

Project No.: 2024050061

Application No.: 5783

Requested Development Approval: Subdivision Master Plan Approval

Parcel Nos: 17-10-30-0000-01020-0010

Acreage: 213.13 +/- acres

Zoning: Master Planned Development (MPD)

Proposed Number of Single Family Lots: 425

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of*

Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:

Conditions of Approval:

- a. The Preliminary Plat for Phase 4 will be a replat of Future Tract (TBD) of the Sawmill Branch Phase 3 plat.
- b. Sheet C-1.0 - Overall Conceptual Master Plan - Shows "Multi-Purpose field constructed with Phase 3 to be included with Phase 4 Recreation Area Calcs."
 - i. Applicant is to clearly label this on both sets of plans (Phase 3 and Phase 4), providing the construction details with the Phase 3 Construction Plans and providing the type of amenity being provided on both sets of plans.
- c. The Subdivision Master Plan shows 10-foot easements along the front of lots labeled as FPL. This needs to be relabeled as 10' Utility Easements on the Preliminary Plat and dedicated to City of Palm Coast.
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 - i. The recreation facilities for active and passive recreation are being shared between Sawmill Branch Phases 2a, 2b, 3, 4, 5, and 6. All residents in these phases shall share the Amenity Center being constructed at Sawmill Branch Phase 2a - Sawmill Landing Amenity Center, as well as the passive recreational amenities throughout the phases.
- e. Ensure sidewalks extend at least halfway around the cul de sac.
- f. Multiple lots fall inside Flood Zone A, the Base Flood Elevation shall be determined per 10.02.07.A and 10.02.07.D in the LDC. A Letter of Map Change shall be required to remove them prior to approval of Final Plat or building permit issuance.

- g. The environmental assessment stated Gopher Tortoises were located on site. A survey and subsequent relocation of any Gopher Tortoise burrows within 25 feet of construction will be required, once this is complete an after-action report will be required to be submitted before any clearing or development per 10.04.04 of the Land Development Code (LDC).
- h. Sawmill Branch Boulevard (“Spine Road”) shall be constructed and open (northerly) to US-1 prior to issuing any certificate of occupancies (CO’s) for Phases 3, 4 and 5.
- i. School Concurrency will be determined at the next stage of the subdivision process which will be the submittal of a Preliminary Plat and Construction Plans.
- j. Developer will work with the school board regarding the location of a school bus stop.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.

(5) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(6) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

Done and Ordered on the date first written above.

As approved and authorized for execution by the City of Palm Coast Planning and Land Development Regulation Board on July 17, 2024.

Attest:

CITY OF PALM COAST, FLORIDA

Irene Schaefer, Recording Secretary

Clint Smith, Chairperson

_____ Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: SAWMILL BRANCH SUBDIVISION PHASE 4
Application Type: SUBDIVISION MASTER PLAN
Application No.: 5783

COMES NOW, FORESTAR USA REAL ESTATE GROUP, INC., the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for SAWMILL BRANCH SUBDIVISION PHASE 4:

FORESTAR USA REAL ESTATE GROUP, INC.
14785 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258

Authorized Signer

ACKNOWLEDGEMENT

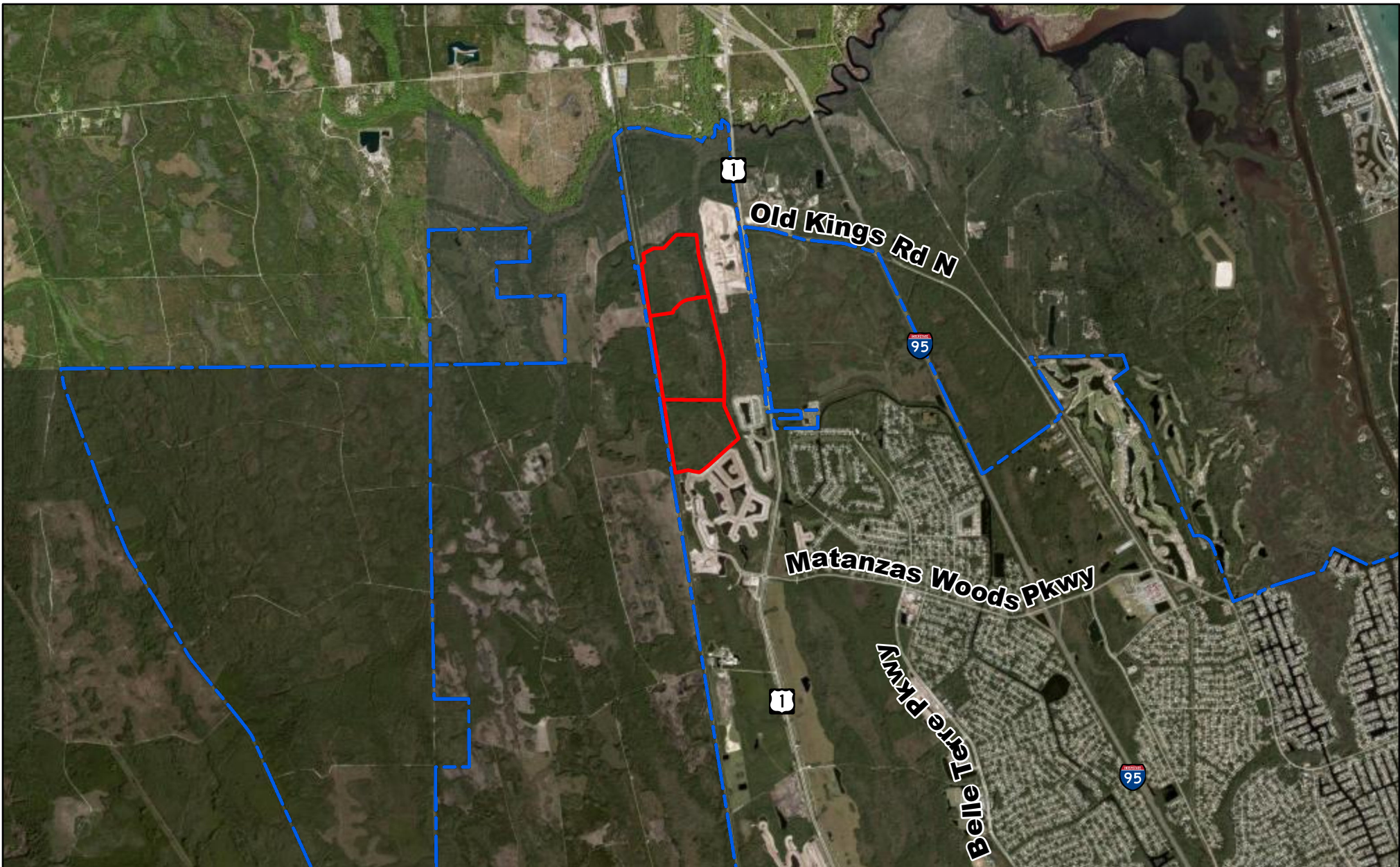
STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this ____ day of _____, 2024, by _____ of FORESTAR USA REAL ESTATE GROUP, INC. who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

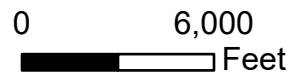
Notary Public



Distant Map

- Sawmill Branch Subject Site
- - - Palm Coast City Limits

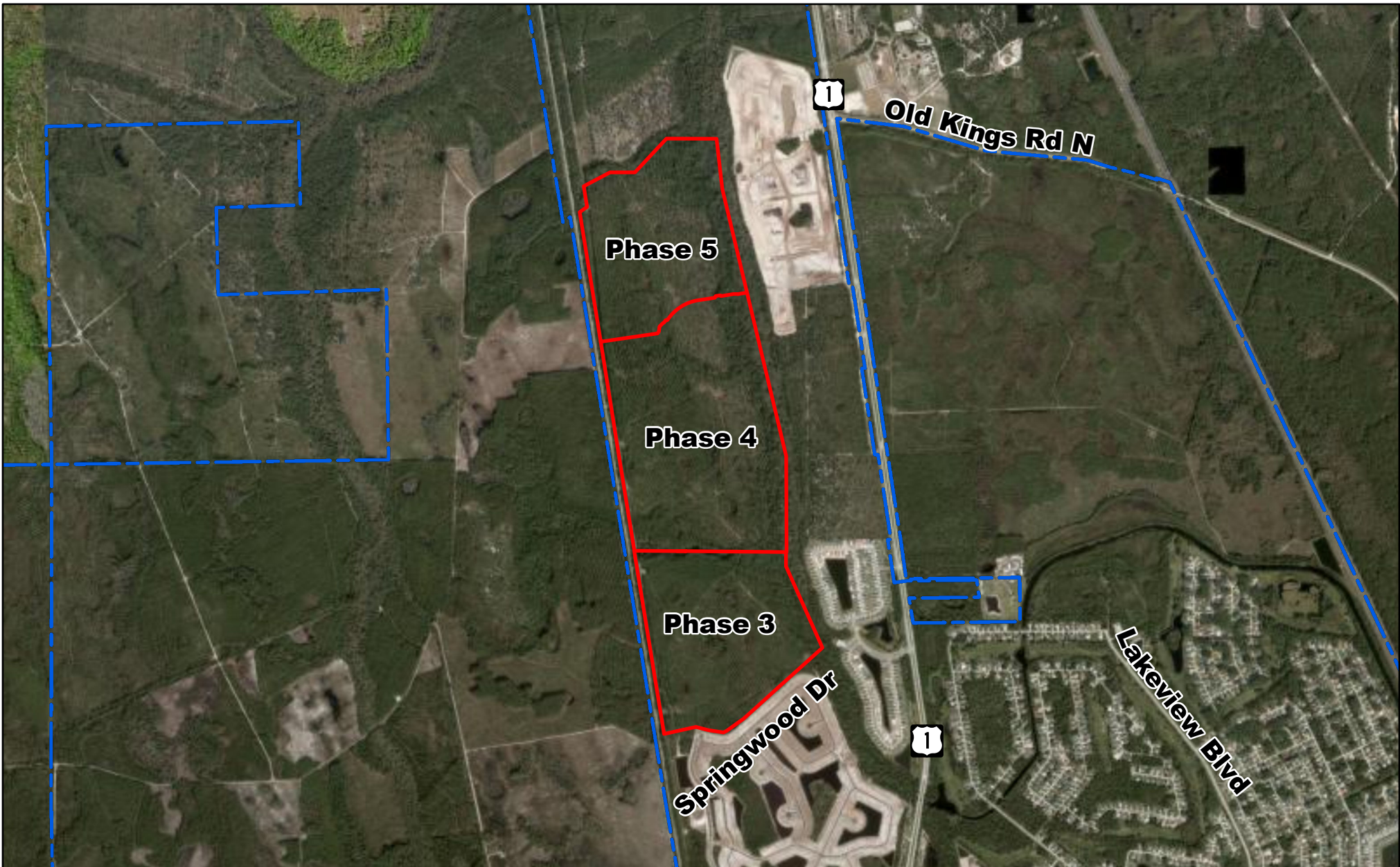
2022 MAXAR Imagery



Map Provided by the Planning Division

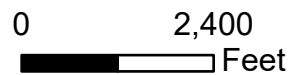
Date: 2/29/2024

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.



Close-in Map

- Sawmill Branch Subject Site
- - - Palm Coast City Limits

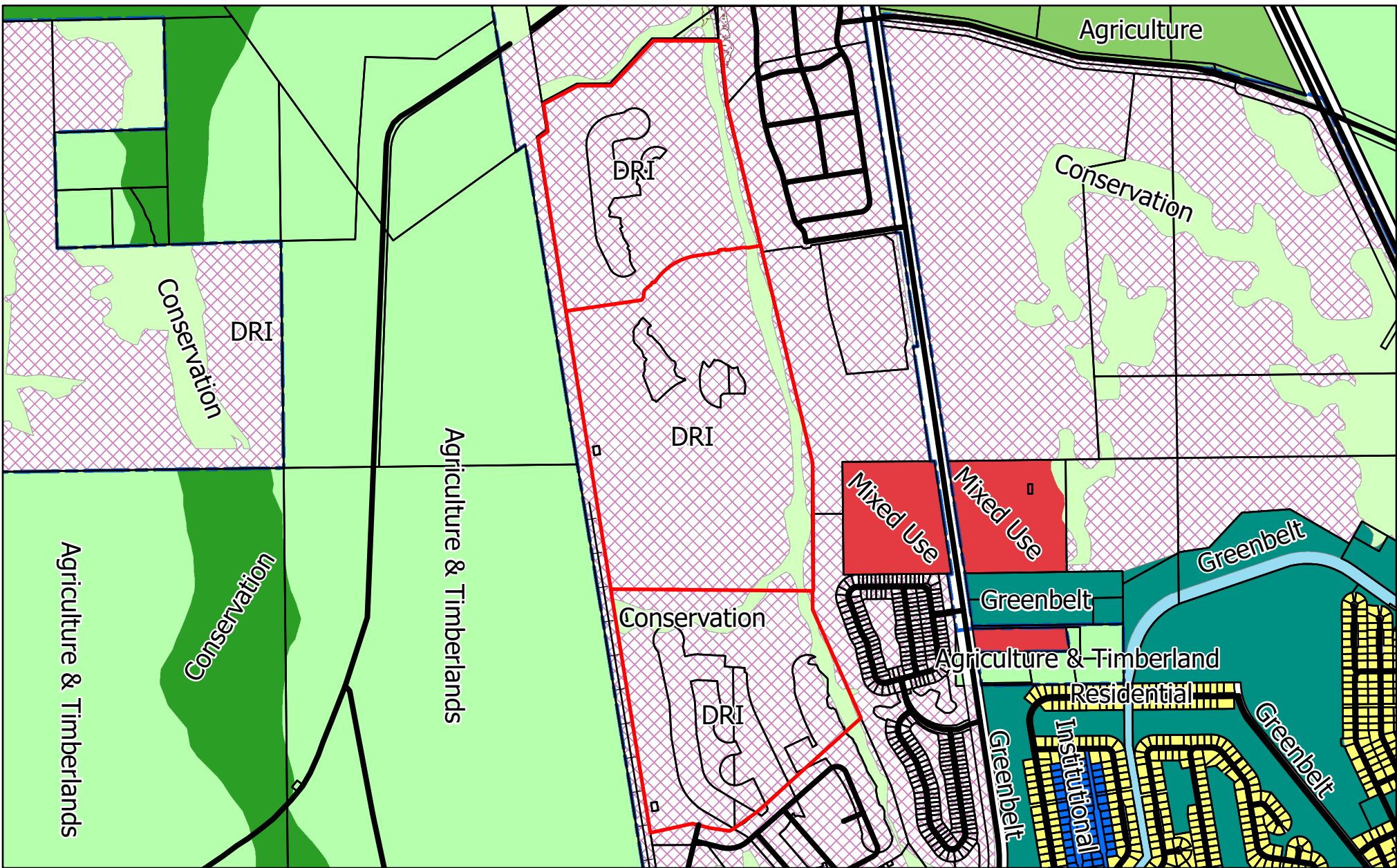


Map Provided by the Planning Division

Date: 2/29/2024

2022 MAXAR Imagery

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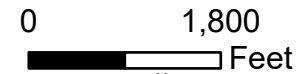


Future Land Use Map

- Sawmill Branch Subject Site
- Palm Coast City Limits
- Canals
- Conservation
- DRI-Mixed Use
- Greenbelt
- Institutional
- Mixed Use
- Residential
- AGRICULTURE & TIMBERLANDS, Annexed Area, Flagler County FLUM adopted
- Coastal High Hazard Area

Palm Coast FLUM

2022 MAXAR Imagery



Flagler FLUM

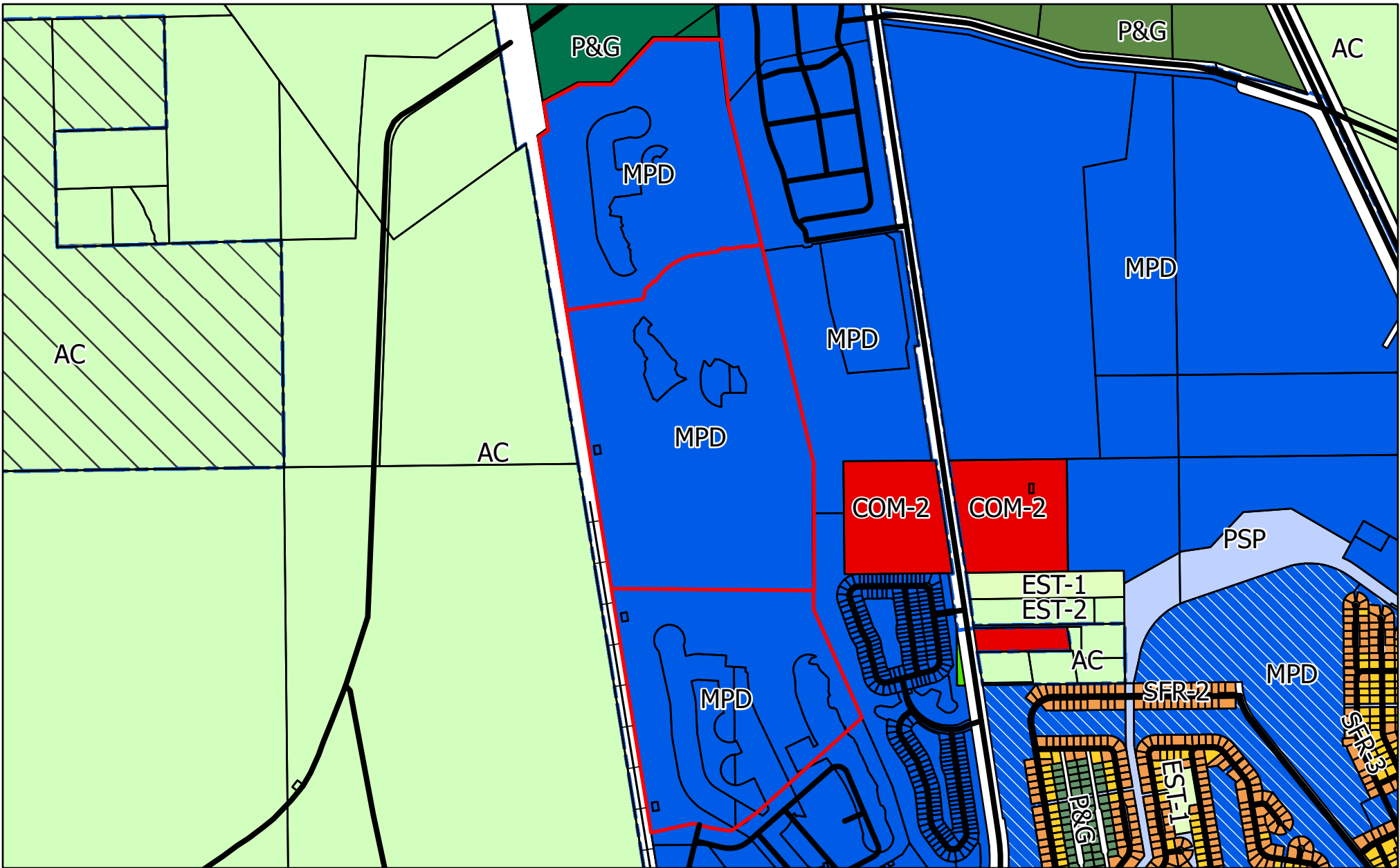
- AGRICULTURE
- AGRICULTURE & TIMBERLANDS
- CONSERVATION



Map Provided by the Planning Division

Date: 3/14/2024

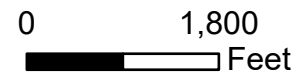
The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed 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.



Zoning Map

- Sawmill Branch Subject Site
- Palm Coast City Limits
- Palm Coast Zoning Districts**
- EST-1
- EST-2
- P & G
- PRS
- AGR
- COM-2
- SFR-1
- SFR-2
- SFR-3
- AC : Annexed Area, Flagler County Zoning adopted
- MPD, MPD post 11-16-08 designation

- MPD, MPD pre 11-16-08 designation
- Unincorporated Flagler Zoning**
- AC
- P&G



Map Provided by the Planning Division

Date: 3/14/2024

2022 MAXAR Imagery

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

October 27, 2023

BY EMAIL:
AKSharp@drhorton.com

Anthony Sharp
DR Horton of Jacksonville
4220 Racetrack Road
St. Johns, FL 32259

SUBJECT: Environmental Assessment
DR Horton – Sawmill Phases 3-5
Flagler County, Florida

PINs: 17-10-30-0000-01020-0010, 17-10-30-0000-01020-0000, 17-10-30-0000-01010-00A0
20-10-30-0000-01020-0000, 21-10-30-0000-01010-0000

Dear Mr. Sharp,

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). The results of this environmental assessment follow. Also, per previous permits and determinations, wetlands on the site have already been established by the U.S. Army Corps of Engineers (ACOE) and St. Johns River Water Management District (SJRWMD). Currently, Phases 1-2 and 6-7 of Sawmill have been granted a SJRWMD Environmental Resource Permits as well as an overall conceptual permit which covers all phases. ACOE issued an Individual Permit which covers all phases of Sawmill.

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.

Ryan A. Carter, PWS
Vice President



1.0 CURRENT SITE CONDITIONS

The subject property (Phases 3-5) totals approximately 500.31 acres and is bound to the north by the Florida Agricultural Museum land, Hulett Branch to the east, single-family residential (under construction) to the south and a Florida East Coast railway to the west. More specifically, the property is located in Sections 16, 17, 20 and 21, Township 10 South, Range 30 East in Flagler County, Florida. Upon inspection by CES, the property was found to be a combination of both uplands and wetlands with one (1) upland community type and three (3) wetland communities. The species composition within these communities is consistent with what is frequently found in the region.

1.1 **Wetlands**

An Approved Jurisdictional Determination (AJD) from the ACOE (SAJ-2006-04268) was previously obtained for this property as well as an Individual Permit for construction. A Conceptual Permit from the SJRWMD (102595-23) also was issued in November 2020 for Sawmill Phases 1-7. SJRWMD issued construction permits for phases 1-2 and 6-7. Those phases are currently under construction. Currently, a SJRWMD application for Phases 6A (bridge crossing) has been submitted and should be issued in the near future. The existing ACOE AJD and SJRWMD Conceptual ERP established the extent of the onsite wetlands depicted on the attached FLUCFCS/Existing Site Conditions Map (Figure 3).

1.2 **Soils and Hydrology**

Following a literature review, nine (9) 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 soil types found in the vicinity.

Myakka fine sand (11) – This is a very deep, nearly level, very poorly drained soil that is in broad flatwood areas. The areas range from 5 to 500 acres. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months of the year. It is at a depth of 10 to 40 inches for more than 6 months of the year.

Placid, Basinger, & St. Johns soils, depressional (12) – These are very deep, poorly drained soils which are present in depressions along flatwoods. Undrained areas are ponded for long periods. They range from 3 to 400 acres in size. In most years, undrained areas are ponded for more than 6 months, and the seasonal high water table is as much as 2 feet above the surface.

Pomello fine sand (15) – This is a very deep, nearly level moderately well drained soil associated with low ridges and knolls on the flatwoods and coastal ridge. They range from 5 to 400 acres in size. The seasonal high water table is at a depth of 24 to 42 inches for 1 to 4 months of the year.

Valkaria fine sand (19) – This is a very deep, nearly level, poorly drained soil on low broad flats and in sloughs connecting depressions. Areas in this soil are irregular and range from 5 to 100 acres in size. The seasonal high water table is at a depth of 0 to 6 inches for 2 to 6 months of the year.

Smyrna fine sand (21) – This is a very deep, poorly drained soil which is present in nearly level



flatwoods areas. They range from 4 to 400 acres. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months during wet seasons and at 10 to 40 inches for more than 6 months.

Adamsville fine sand (23) - This is a very deep, nearly level somewhat poorly drained soil associated with low knolls, broad flats and side slopes of ridges on the flatwoods and coastal ridge. They range from 5 to 100 acres in size. The seasonal high water table is at a depth of 24 to 42 inches for 2 to 6 months of the year.

Samsula and Placid soils, frequently flooded (24) – This is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainage ways. Areas of this soil range from 5 to 60 acres. This soil is subject to flooding for 1 to 3 months during the rainy season. The water table is at a depth of less than 10 inches for more than 6 months during most years.

Tavares fine sand (25) – This a very deep, nearly level, moderately well drained soil associated with board ridges and knolls on the flatwoods and upland sand ridges near streams and drainages. Areas of this soil range from 5 to 150 acres. The seasonal high water table is at a depth of 42 to 72 inches for about 6 months.

Cassia fine sand (27) – This very deep, nearly level, somewhat poorly drained soil is on low ridges and knolls on the flatwoods. They range from 4 to 150 acres. The seasonal high water table is at a depth of 18 to 42 inches for about 6 months. It can recede to depth more than 42 inches during prolonged dry periods.

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 one (1) upland habitat type occurring on the property. A description of this community is 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*). Based on aerial photographs dating back to the 1940's, the site has been routinely clear cut and allowed to revegetate.

CES identified three (3) wetland habitats occurring on the site. Descriptions of these communities are as follows:

Bottomland Swamp (FLUCCS 615) – This community consists of floodplain swamp associated with Hulett Branch. The canopy is closed and is comprised primarily of a mix of cypress (*Taxodium* spp.), swamp tupelo (*Nyssa salvatica* var. *biflora*), red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), American elm (*Ulmus americana*), slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), sweetbay magnolia (*Magnolia virginiana*), and dahoon holly (*Ilex cassine*). The ground cover is limited due to the



closed canopy but does have areas of swamp dogwood (*Cornus foemina*), buttonbush (*Cephalanthus occidentalis*), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), lizard's tail (*Saururus cernuus*), beakrush (*Rhynchospora* spp.).

Hydric Pine Flatwoods/Hydric Pine Plantation (FLUCCS 625) – Approximately 7.36 acres of hydric pine plantation is found on the project site. This area includes predominately slash pine silviculture areas which contain rows and furrows. The canopy is dominated by slash pine, though affected by the seasonal high water levels. The understory includes myrtle-leaved holly (*Ilex myrtifolia*), saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), Virginia chain fern, cinnamon fern (*Osmunda cinnamomeum*), and bracken fern (*Pteridium aquilinum*).

Wetland Mixed Forest (FLUCCS 630) – These depressional wetlands (approximately 58.29 acres in total area) are mixed forested wetlands with no crown species at greater than 66%. The canopy is a mix of loblolly bay (*Gordonia lasianthus*), slash pine, cypress, laurel oak (*Quercus laurifolia*), and red maple (*Acer rubrum*). The understory consists of species such as myrtle-leaved holly, dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), saw palmetto, gallberry, Virginia chain fern, swamp fern, royal fern, beakrush, bogbutton, and lizard's tail.

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 2023
- **Florida Fish and Wildlife Conservation Commission (FWC)**
FWC December 2022 list of Imperiled Species. Accessed online 2023
- **Florida Natural Areas Inventory (FNAI)**
Biodiversity Matrix online database 2023 (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*)

Gopher Tortoise are listed as threatened by the State and a federal candidate species. The proposed project is located within an existing gopher tortoise FWC take permit (FLG-055). However, prior to commencement of construction, any gopher tortoise individuals will be humanely relocated to an approved FWC recipient site.

2.1.2 Wading Birds

A review of the current FWC internet database of wading bird colonies (via FWC online Waterbird Locator) revealed no known colonies within a one-mile radius of the on-site wetlands. No wood storks (*Mycteria americana*) were observed on the subject property, though wood storks have been observed throughout the area, and no nesting rookeries were observed. Therefore, this project is not likely to adversely affect the wood stork population. Additionally, wetland impacts associated with the project are unlikely to affect any wading birds at this the site.

2.1.3 Bald Eagle (*Haliaeetus leucocephalus*)

Using the FWC Eagle Nest Locator Database (2023), CES found no bald eagle nests on record within a 1-mile radius the property boundary. The nearest recorded nest (3028) was approximately 2.8 miles northeast of the property boundary. However, it was listed as last being active in 2013. Further, no nests were located onsite 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 (October 1 to May 15).

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. Coordination would not 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 agreement made in December 2020, ACOE retains jurisdiction over navigable and coastal waters, including wetlands less than 300 feet from navigable/tidal waters. The project site contains a retained water (Hulett Branch) and thus was permitted by ACOE. On August 31, 2023, ACOE issued their Individual Permit for all phases of Sawmill.

3.1.2 U.S. Fish and Wildlife Service (USFWS)

USFWS handles permitting associated with adverse impacts to federally listed wildlife or its habitat. Generally, separate coordination is required with USFWS and federal permits are contingent upon receiving authorization from USFWS. CES has addressed all federal concerns with federally listed species. CES did not identify any federally listed species onsite. At this time, coordination should not be necessary with USFWS.

3.2 State Permitting

3.2.1 St. Johns River Water Management District (SJRWMD)

The proposed project is contained within a valid conceptual permit. The conceptual permit conceptually approved the wetland lines, wetland impacts, and wetland mitigation. The proposed project will require an Individual Environmental Resource Permit for the construction activities. This permit is approved by the SJRWMD staff and frequently takes 5-8 months from date of submittal to obtain. SJRWMD has issued construction permits for phases 1,2,6 and 7.

If the project follows the same impact footprint, the conceptual permit will have outlined the wetland impact scores and mitigation. If the impact footprint changes, the conceptual permit may need to be modified to reflect the changes.

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. The proposed project is located within an existing gopher tortoise FWC take permit (FLG-055). However, prior to commencement of construction, all gopher tortoise individuals will be humanely relocated to an approved FWC recipient site.

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.

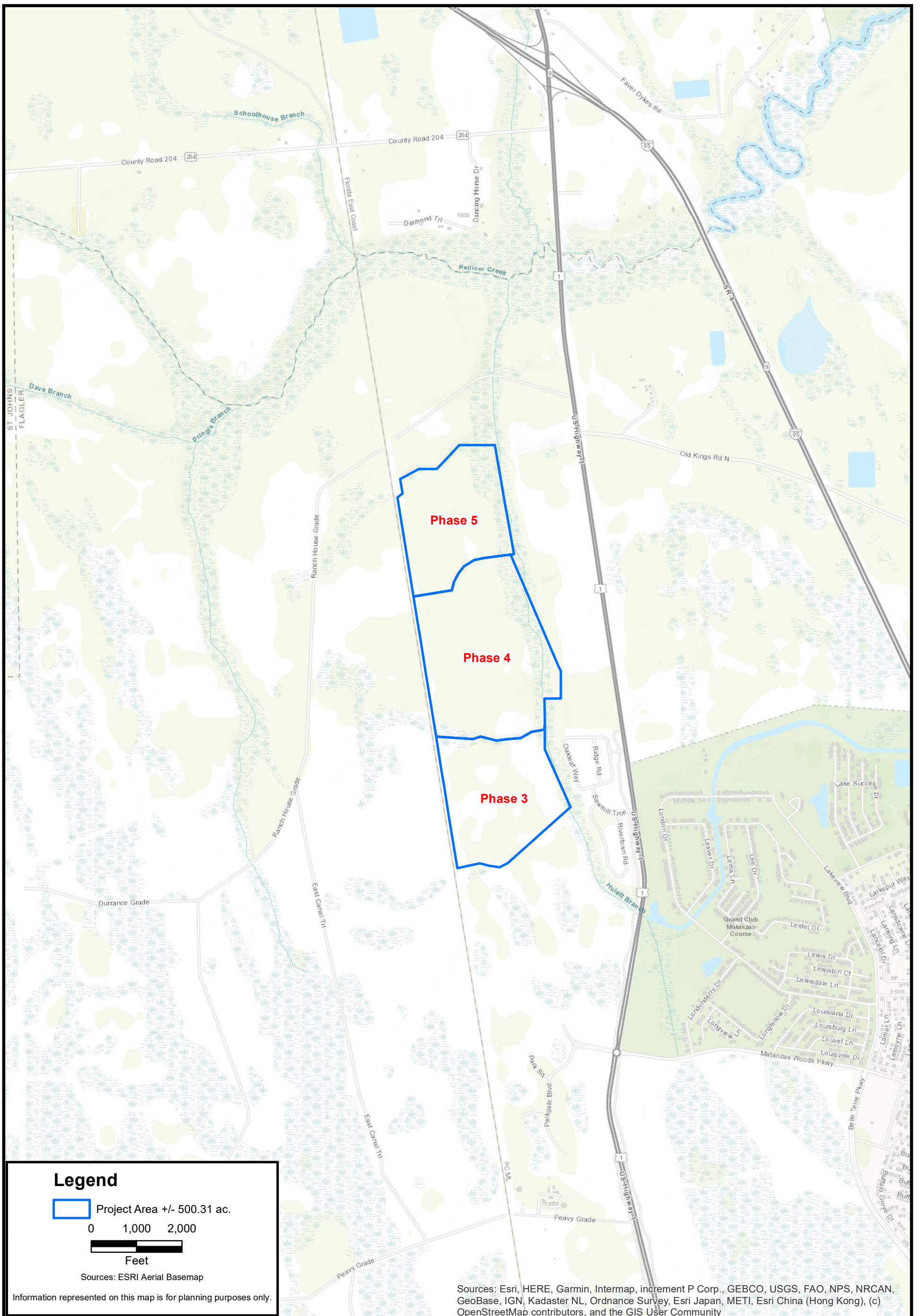


Wetland impacts will also be assessed by the City with emphasis placed on avoiding impacts to higher quality wetlands and concentrating any wetland impacts to areas which provide a lesser ecological value. Impacts to higher quality wetlands may not be permissible unless mitigation is provided onsite. Typically, the City defers to the SJRWMD's UMAM analysis to determine the wetland impact quality. The only conceptually permitted higher quality impact is the road crossing of Hulett Branch. This impact can not be avoided as it will be in the northern ingress/egress for Phases 3-5.

4.0 RECOMMENDATIONS

Based on the assessment outlined above, the proposed 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 State protected species located on the site. The proposed project is located within an existing gopher tortoise FWC take permit (FLG-055). However, prior to commencement of construction, CES will coordinate a humane relocation and all tortoises will be taken to an FWC-permitted recipient site. CES did not identify any other protected species 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.



CARTER ENVIRONMENTAL SERVICES, INC.

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

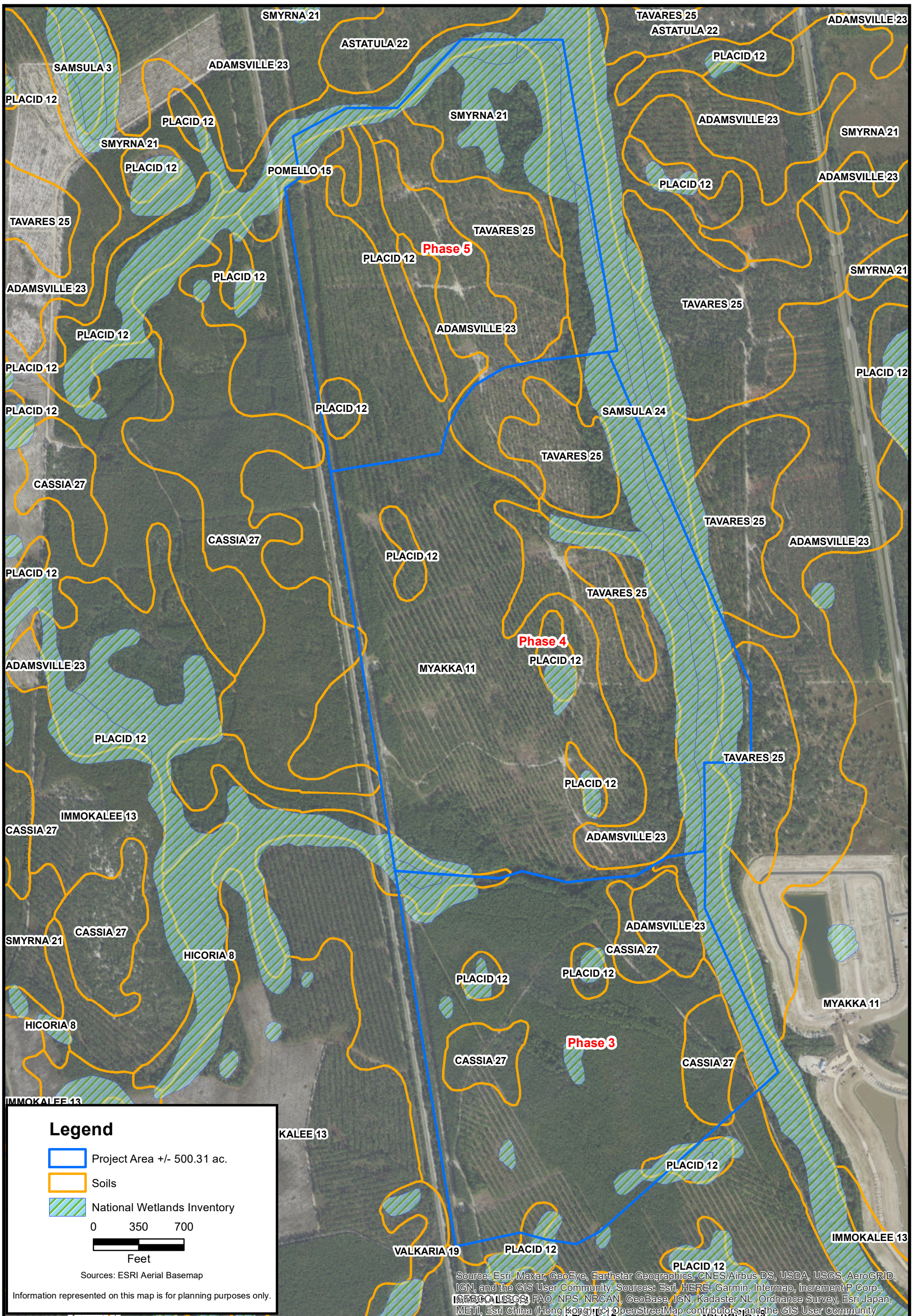
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Location Map

Sawmill Phases 3-5

Flagler County, Florida

Project:	5.22373
Date:	Aug 02 2022
Figure:	1



Legend

- Project Area +/- 500.31 ac.
- Soils
- National Wetlands Inventory

0 350 700
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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St. Augustine, FL 32084
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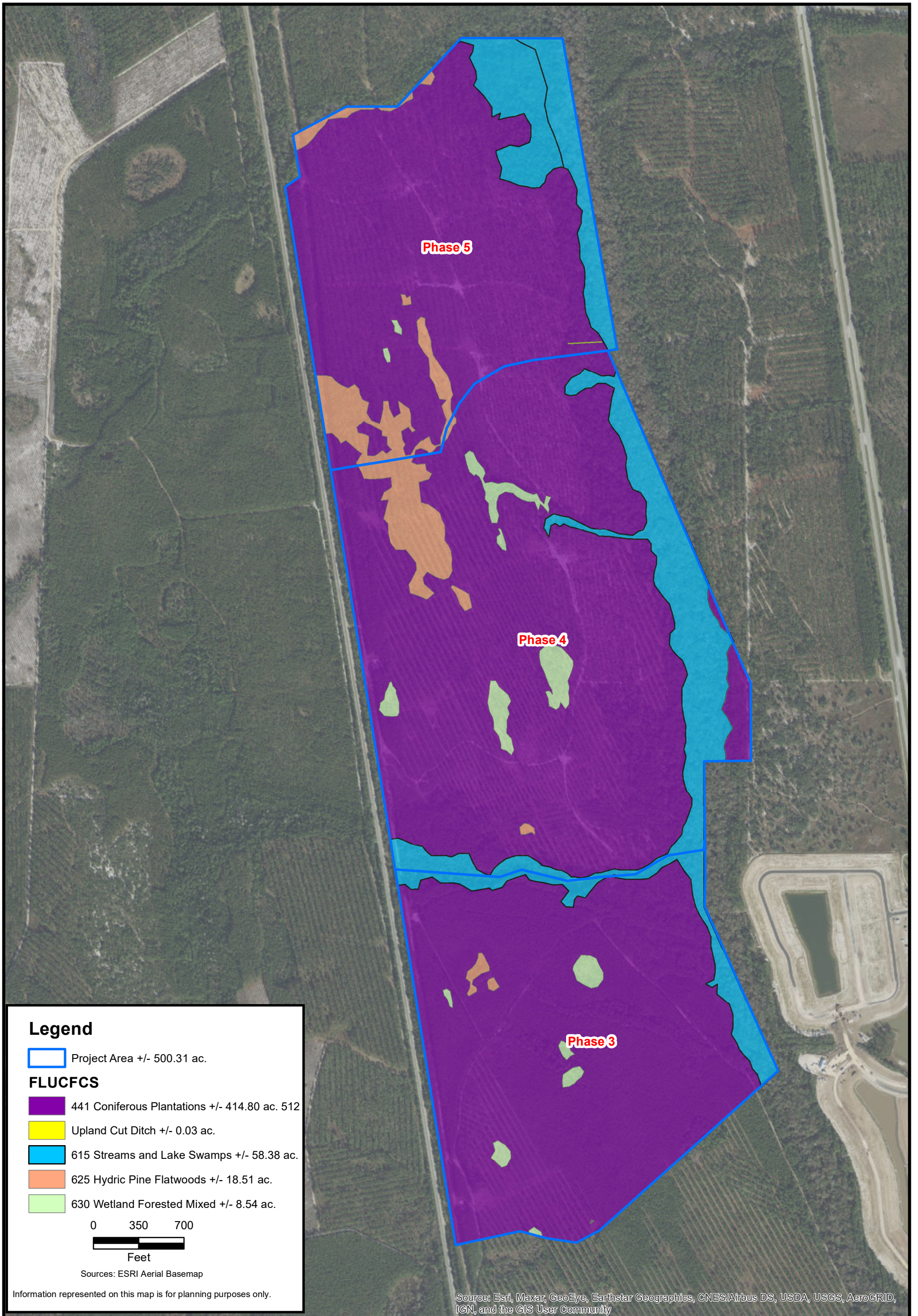
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Soils/NWI Map

Sawmill Phases 3-5

Flagler County, Florida

Project:	5.22373
Date:	Aug 02 2022
Figure:	2



Legend

Project Area +/- 500.31 ac.

FLUCFCS

441 Coniferous Plantations +/- 414.80 ac. 512

Upland Cut Ditch +/- 0.03 ac.

615 Streams and Lake Swamps +/- 58.38 ac.

625 Hydric Pine Flatwoods +/- 18.51 ac.

630 Wetland Forested Mixed +/- 8.54 ac.

0 350 700



Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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FLUCFCS

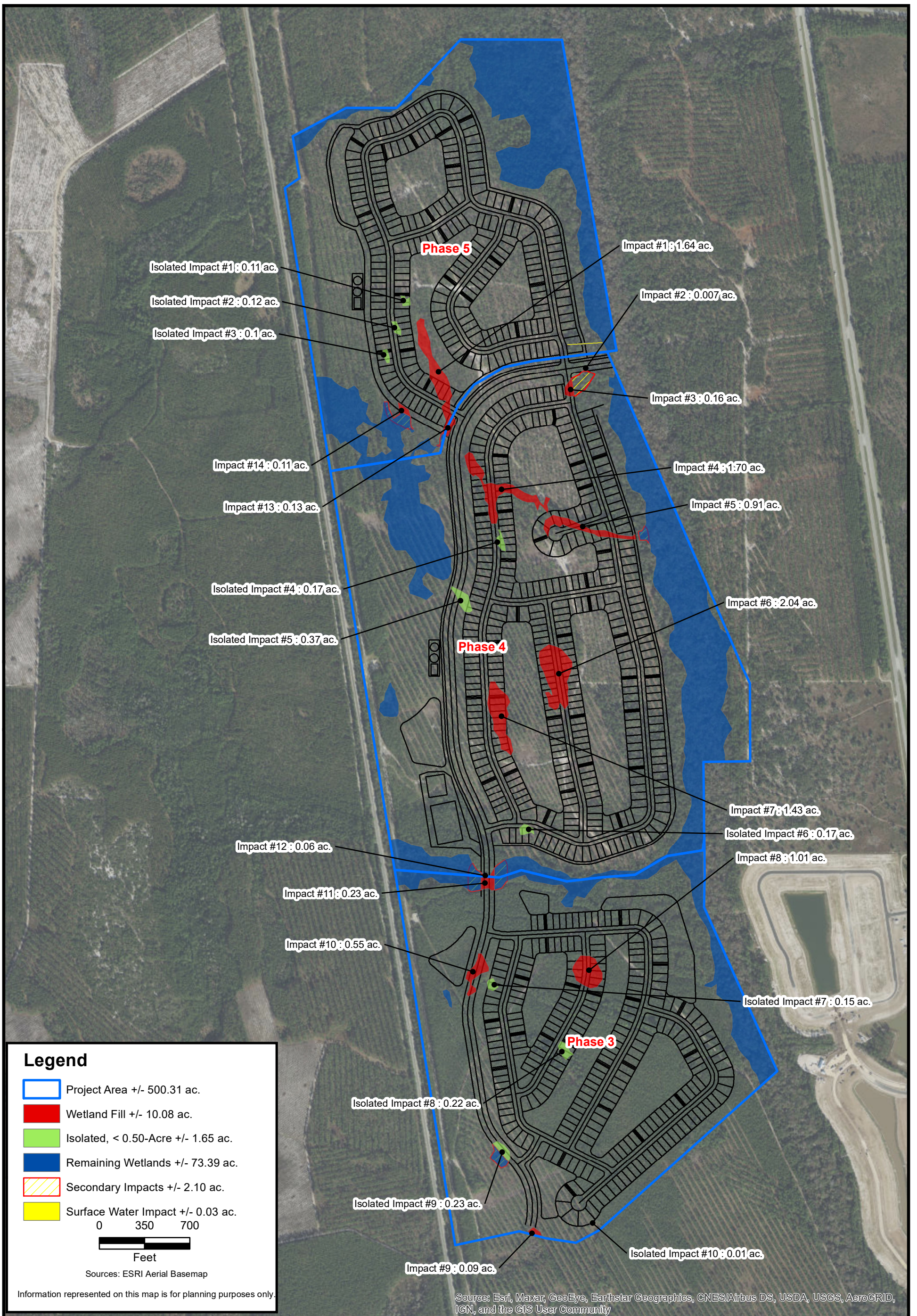
Sawmill Phases 3-5

Flagler County, Florida

Project: 5.22373

Date: Aug 02 2022

Figure: **3**



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Overall Proposed Conditions

Sawmill Phases 3-5

Flagler County, Florida

Project: 5.22373

Date: Aug 02 2022

Figure: 4



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

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

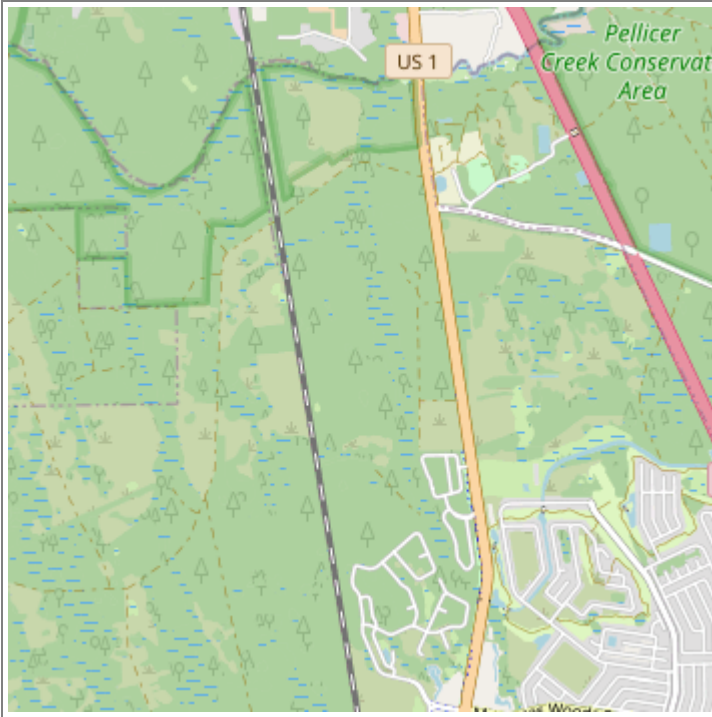
UNOFFICIAL REPORT

Created 10/26/2023

(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 2 Matrix Units: 48528 , 48529



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: 48528

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
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 48529

3 Documented Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Aphodius dyspistus</i> Surprising Pocket Gopher Aphodius Beetle	G3G4	S3?	N	N
<i>Aphodius hubbelli</i> Hubbell's Pocket Gopher Aphodius Beetle	GNR	S3?	N	N
<i>Aphodius laevigatus</i> Large Pocket Gopher Aphodius Beetle	G3G4	S3?	N	N

0 Documented-Historic Elements Found**4 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 48528, 48529**17 Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	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.

CONCLUSION

A site access analysis was conducted to evaluate the access requirements for the Palm Coast Park DRI Phase 3, Phase 4, and Phase 5 development in the City of Palm Coast, Florida. The results of the analysis are summarized below:

- Phase 3, Phase 4, and Phase 5 of the development will consist of the following:
 - Phase 3: 278 Single-Family Detached Housing dwelling units
 - Phase 4: 420 Single-Family Detached Housing dwelling units
 - Phase 5: 275 Single-Family Detached Housing dwelling units
- The development is anticipated to generate 8,922 daily trips, 651 total a.m. peak hour trips, and 900 total p.m. peak hour trips.

Existing Conditions

- Under existing conditions, the study area unsignalized intersections are currently operating within the adopted LOS.
- Under existing conditions, the study area roadway segments are currently operating within the adopted LOS.

2028 Background Conditions

- Under future 2028 background conditions, the study area unsignalized intersection is expected to continue to operate within the adopted LOS.
- Under future 2028 background conditions, the study area signalized intersection is expected to continue to operate within the adopted LOS.
- Under future 2028 background conditions, the study area roadway segments are expected to continue to operate within the adopted LOS.

2028 Build-Out Conditions

- Under future 2028 build-out conditions, the unsignalized study area intersections are anticipated to operate within the adopted LOS with the exception of US 1 at Matanzas Woods Parkway. The intersection was analyzed with the following improvements:
 - Add southbound right-turn by-pass lane
 - The intersection of US 1 at Matanzas Woods Parkway is expected to operate outside of the adopted LOS even with the additional improvements. However, the v/c ratio for the critical approach (southbound) is below 1.0. Additional monitoring is recommended to determine if additional improvements are needed in the future.
- Under future 2028 build-out conditions, the study area signalized intersection is expected to continue to operate within the adopted LOS.
- Under future 2028 build-out conditions, the study area roadway segments are expected to continue to operate within the adopted LOS.

Site Access Evaluation

- Access to the development is proposed by two full access driveways along Sawmill Branch Boulevard.
- Based on the current left-turn and right-turn warrant thresholds adopted by the City of Palm Coast:
 - Left turn and right turn lanes are not required at Phase 3 Driveway #1, Phase 3 Driveway #2, Phase 4 Project Driveway #3, Phase 4/5 Project Driveway #4, and Phase 5 Project Driveway #5.
- A 510-ft. northbound left-turn lane will be provided for access with the signalization of US 1 and Sawmill Branch Boulevard. Based on the posted speed limit of 65 mph and the expected 300-foot queue length during the peak-hour, the required northbound left-turn length is 810 feet under build-out conditions. With the inclusion of Phase 3, Phase 4, and Phase 5 project traffic, the 510-foot northbound left-turn lane will be required to be extended by 300 feet to 810 feet in total length.
- An existing 300-ft. westbound left-turn lane at the intersection of US 1 and Matanzas Woods Parkway is expected to provide sufficient deceleration and vehicle queue storage. The maximum anticipated queue during the peak hour is 3 vehicles (75-ft).



GENERAL APPLICATION:

<input type="checkbox"/> Nonstatutory Land Division/Parcel Reconfiguration	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Exception
<input checked="" type="checkbox"/> Subdivision Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Vacating Plat
<input type="checkbox"/> Master Site Plan	<input type="checkbox"/> Nonresidential Controlling Master Site Plan	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Technical Site Plan	<input type="checkbox"/> Site Plan Addition	<input type="checkbox"/> Development Order Modification
<input type="checkbox"/> Variance	<input type="checkbox"/> Parking Flexibility	
<input type="checkbox"/> 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: Sawmill Branch Subdivision, Phase 4

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): NW Quadrant of U-1 & Matanzas Woods Parkway, Palm Coast, Florida 32137

C. PROPERTY APPRAISER'S PARCEL NUMBER(S): 17-10-30-0000-01020-0010

D. LEGAL DESCRIPTION: _____ Subdivision Name; _____ Section; _____ Block; _____ Lot

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 213.13 AC

F. FUTURE LAND USE MAP DESIGNATION: Mixed Use EXISTING ZONING DISTRICT: _____
OVERLAY DISTRICT: _____

G. FLOOD ZONE: A, X COMMUNITY PANEL NUMBER: 12035C0110E DATE: 6/6/2018

H. PRESENT USE OF PROPERTY: Active Tree Farm

I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):
Single Family Residential Neighborhood.

J. PROPOSED NUMBER OF LOTS: 1

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:

M. WATER/SEWER PROVIDER: City of Palm Coast Utilities

N. IS THERE AN EXISTING MORTGAGE? Yes No



CITY OF PALM COAST TECHNICAL MANUAL

OWNER:**APPLICANT / AGENT:**

Name: Forestar USA Real Estate Group, Inc.	Name: Curt M. Wimpée, PE
Mailing Address: Forestar USA Real Estate Group, Inc. 14785 Old St. Augustine Road, Suite 300 Jacksonville, FL 32258	Mailing Address: Alliant Engineering, Inc. 10475 Fortune Parkway, Suite 101 Jacksonville, FL 32256
Phone Number: (904) 436-4003	Phone Number: (904) 647-5383
E-mail Address: heatherallen@forestar.com	E-mail Address: cwimpee@alliant-inc.com

MORTGAGE HOLDER:**ENGINEER OR PROFESSIONAL:**

Name:	Name: Curt M. Wimpée, PE
Mailing Address:	Mailing Address: Alliant Engineering, Inc. 10475 Fortune Parkway, Suite 101 Jacksonville, FL 32256
Phone Number:	Phone Number: (904) 647-5383
E-mail Address:	E-mail Address: cwimpee@alliant-inc.com

PLANNER:**TRAFFIC ENGINEER:**

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

SURVEYOR:**LANDSCAPE ARCHITECT:**

Name: Clayton Walley, P.S.M.	Name: Brett Godard
Mailing Address: Alliant Florida 10475 Fortune Parkway, Suite 101 Jacksonville, FL 32256	Mailing Address: Godard Design Associates 541 Oleander Street Neptune Beach, FL 32266
Phone Number: (904) 240-1351	Phone Number: (904) 421-4612
E-mail Address: cwalley@alliant-inc.com	E-mail Address: bg@godarddesign.com

ATTORNEY:**DEVELOPER OR DOCKMASTER:**

Name:	Name: Anthony Sharp
Mailing Address:	Mailing Address: D.R. Horton 4220 Race Track Road St. Johns, FL 32259
Phone Number:	Phone Number: (904) 421-4612
E-mail Address:	E-mail Address: aksharp@drhorton.com

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

Signature of owner OR person authorized to represent this application

Signature(s) Sarah Wicker _____

Printed or typed name(s): Sarah Wicker _____

NOTARY: This instrument was acknowledged before me by means of physical presence or online notarization, on this

4th day of April, 2024 by SARAH WICKER who is/are personally known

to me, or who has/have produced _____ as identification. (SEAL)

H. Allen _____

Signature of Notary Public, State of Florida



HEATHER L. ALLEN

General Application # HH 506638

Expires July 20, 2028