

Land Development Code

Planned Unit Development

3.03.20. - PUD—Planned unit development.

A. *Purpose and intent.* The purpose and intent of the planned unit development (PUD) is to provide an opportunity for innovative urban design techniques, improved use of land, protection of valuable natural features in the community, desirable land use mix, open space, and more *economical public services*. The purpose of this provision is to encourage the unified development of large tracts of land using more creative and flexible concepts in site planning than would otherwise be possible through the strict application of minimum and maximum requirements of conventional land use districts established in this article. The proposed PUD must be in harmony with the general purpose of the article and the county's comprehensive plan. The design and construction of a PUD project shall follow a carefully devised plan of development which must be prepared in accordance with the requirements, procedures and approvals herein prescribed.

1. innovative urban design techniques, improved use of land,
2. The purpose of this provision is to encourage the unified development of large tracts of land using more creative and flexible concepts in site planning than would otherwise be possible through the strict application of minimum and maximum requirements of conventional land use districts established in this article.
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4. The design and construction of a PUD project shall follow a carefully devised plan of development which

N. 16th Rd.



Land Use Legend

RESIDENTIAL
 RECREATION AND OPEN SPACE
 COMMERCIAL, INSTITUTIONAL, UTILITY,
 TRANSPORTATION

LAND USE
RESIDENTIAL

DU TYPE DENSITY RANGE	DENSITY DATE/LOFT	NET DENSITY	GROSS DENSITY
0-5 DU/AC	LOW	4 TO DU/AC	
4-25 DU/AC	LOW/MEDIUM		
6-50 DU/AC	MEDIUM/HIGH		

RECREATION AND OPEN SPACE

- MAJOR OPEN GREENWAY / FENCING APPLICABLE
- WATER MANAGEMENT
- GOLF COURSE OPEN SPACE
- GOLF, BEACH AND TENNIS CLUBS**
- PARKS / EXISTING PARKS (MATCHED)
- BEACH AND PRESERVATION
- SPECIAL DEVELOPMENT PERIOD
- RETRACTION

C

1998 MDP

MPD/PUD DESIGNATED USES

CONSISTENCY EVALUATION: Flagler County Comprehensive Plan

Revised Exhibit 3A
2/10/98

As reflected by the HD PUD MDP, Flagler County has acknowledged and affirmed that an ocean creation hotel which includes hotel lodging units, specialty commercial, conference, and beach and golf club uses is compatible with the following adjacent uses: golf, beach, medium/high and low/medium residential density, water management, and roadway (private or public).

Footnote(1) residential, specialty commercial, conference center, hotel lodging units, tennis, beach and golf club

C Golf, Beach & Tennis Clubs



Footnote (1)

PROJECT # 20120154 12/09/2014

BUILDING FOOTPRINT COVERAGE

EXISTING LODGE

(Estimated)

Lodge Area Footprint: 1.36 +/- ac.

Lodge Footprint: .33 +/- ac. = 33%

Lodge Amenities/Acc.: .90 +/- ac. = 67%

PROPOSED LODGE

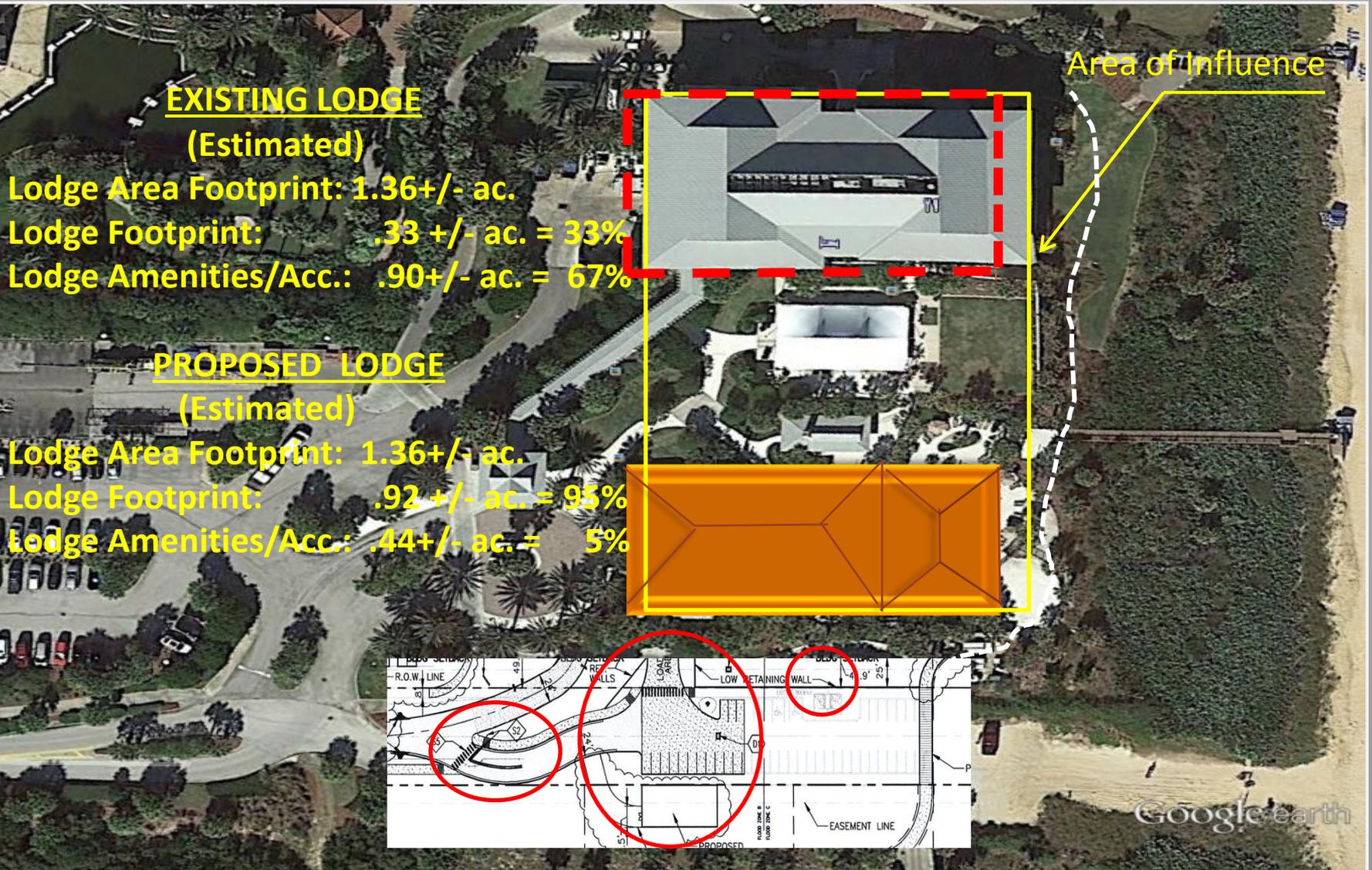
(Estimated)

Lodge Area Footprint: 1.36 +/- ac.

Lodge Footprint: .92 +/- ac. = 95%

Lodge Amenities/Acc.: .44 +/- ac. = 5%

Area of Influence



VISUAL IMPACT



Existing Vista



Proposed Vista

VIEW FROM 16TH St. East STREET LEVEL

