

ORDINANCE NO. 2026 – ____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, ADOPTING THE UPDATE TO THE 2010-2035 COMPREHENSIVE PLAN TO BE KNOWN AS THE 2025-2050 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3184, FLORIDA STATUTES; AMENDING AND ADOPTING EXHIBIT A - FUTURE LAND USE ELEMENT; EXHIBIT B - TRANSPORTATION ELEMENT; EXHIBIT C - HOUSING ELEMENT; EXHIBIT D - INFRASTRUCTURE ELEMENT; EXHIBIT E - COASTAL MANAGEMENT ELEMENT; EXHIBIT F - CONSERVATION ELEMENT; EXHIBIT G - ECONOMIC DEVELOPMENT ELEMENT; EXHIBIT H - RECREATION AND OPEN SPACE ELEMENT; EXHIBIT I - INTERGOVERNMENTAL COORDINATION ELEMENT; EXHIBIT J - CAPITAL IMPROVEMENTS ELEMENT; AND EXHIBIT K - PROPERTY RIGHTS ELEMENT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Flagler County provided notice to the Florida Department of Economic Opportunity of its intent to adopt Evaluation and Appraisal Report-based (EAR-based) amendments to its 2010-2035 Comprehensive Plan; and

WHEREAS, Flagler County contracted with Inspire Placemaking Collective, Inc. ("Inspire") to complete the review and update of the 2010-2035 Comprehensive Plan, integrating the County's Strategic Plan and providing recommendations related to changes in Florida Statutes and best practices; and

WHEREAS, the Board of County Commissioners and the Planning and Development Board held joint workshops on February 19, 2024 and August 13, 2024 to provide direction to Inspire and county staff in the preparation of the update to the Comprehensive Plan; and

WHEREAS, on September 10, 2024, October 8, 2024, November 12, 2024 and December 10, 2024, the Planning and Development Board reviewed the updated Goals, Objectives, and Policies and provided its comments to staff and recommendations to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held workshops on August 31, 2023, February 10, 2025, March 3, 2025, March 17, 2025, April 7, 2025, and June 2, 2025 to review and provide comments on the draft Goals, Objectives, and Policies within each proposed amended Element of the updated Comprehensive Plan; and

WHEREAS, Inspire and the County conducted public workshops in the community and solicited public comments through its dedicated website; and

WHEREAS, on July 14, 2025, the Board of County Commissioners conducted a public hearing on the updated Comprehensive Plan and voted to approve the ordinance on first reading and transmit the updated Comprehensive Plan to the state land planning agency and reviewing agencies; and

WHEREAS, on August 8, 2025, the transmittal was withdrawn following comments from the state land planning agency; and

WHEREAS, on July 13, 2026, the Board of County Commissioners conducted a public hearing on the Evaluation and Appraisal Report-based (EAR-based) update of the Comprehensive Plan and voted to approve the ordinance on first reading and transmit the updated Comprehensive Plan to the state land planning agency and reviewing agencies; and

WHEREAS, on _____, 2026, the Board of County Commissioners conducted a public hearing on the EAR-based update of the Comprehensive Plan and voted to approve the ordinance on second reading; and

WHEREAS, in its consideration of the update to the Flagler County Comprehensive Plan, the Board of County Commissioners is sitting in its capacity as the Local Planning Agency (LPA); and

WHEREAS, public notice of this action has been provided in accordance with Section 125.66 and Section 163.3184, Florida Statutes, and Section 2.07.00, Flagler County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. FINDINGS

- A. The above recitals are adopted as findings of fact in support of this Ordinance.
- B. The Board of County Commissioners finds as follows:
 - 1. The proposed 2025-2050 Comprehensive Plan is consistent with the State Comprehensive Plan; and,
 - 2. The proposed amendments coincide with the changes required to update the 2025-2050 Comprehensive Plan for consistency with Florida Statutes.

Section 2. ADOPTION OF EVALUATION AND APPRAISAL REPORT-BASED 2025-2050 COMPREHENSIVE PLAN UPDATE

- A. The Evaluation and Appraisal Report-based (EAR-based) update to the Comprehensive Plan and its amendments – to be known as the 2025-2050 Comprehensive Plan – shall be limited to those included in Exhibit “A” attached.
- B. Updated Data and Analysis related to the EAR-based 2025-2050 Comprehensive Plan shall be limited to those included in Exhibit “B” attached.

Section 3. EFFECTIVE DATE

This ordinance shall become effective as provided by general law. Specifically, pursuant to Section 163.3184(2)(c), Florida Statutes, the amendments described in this ordinance shall not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. However, no development orders, development permits, or land uses dependent on these amendments may be issued or commence before these amendments have become effective.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS ____ DAY OF _____, 2026.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

Leann Pennington, Chair

ATTEST:

Approved as to Form:

Tom Bexley, Clerk of the Circuit Court and Comptroller

Sarah Spector, Assistant County Attorney

Goal FLU-1.

Cultivate diverse, complete communities in a manner which minimizes impacts to natural resources and agricultural lands

Objective FLU-1.1.

Enforce and amend, when necessary, the Flagler County Future Land Use Map (FLUM) to effectively regulate the location, use, density, and intensity of new development.

Policy FLU-1.1.1. Consistency between the Future Land Use Designations of the comprehensive plan and zoning classifications shall be maintained.

Policy FLU-1.1.2. The Board of County Commissioners may approve the development of housing that is affordable, as defined in Chapter 420.0004, Florida Statutes, on any parcel in a residential, commercial, or industrial land use and zoning category.

Policy FLU-1.1.3. The Flagler County Airport Industrial Park shall be developed with the required public facilities and services to attract compatible light industries.

Policy FLU-1.1.4. Flagler County will assist the local industrial development

organizations in planning and securing clean light industry in order to expand and diversify the Flagler County employment base.

Policy FLU-1.1.5. Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development.

Policy FLU-1.1.6. On the specific parcels listed related to the following specific applications, the properties have proffered, and Flagler County agrees to a more limited density and/or intensity than permitted by the Future Land Use Plan, as described:

Table FLUE-1: Parcel Specific Land Use Limitations

FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #2403, Knauth	Approximately 9.5 acres designated as Residential Low Density is limited to a maximum of 20 single-family dwelling units.	The 2004 tax parcel number of the subject property is 38-11-31-0000-02090-0000.

FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
Radiance (formerly known as Eagle Lakes) FLUM Application #3269 Ord. No. 2022-15	Area designated as Residential Low Density/Single Family is limited to a maximum of 7,500 daily trips and a minimum of 30% open space.	The 2022 tax parcel numbers of the subject parcels are: 22-12-31-0000-01010-0011, 26-12-31-0000-01010-0010, 27-12-31-0000-01010-0000, 27-12-31-0000-01010-0030, 27-12-31-0000-01020-0010, 27-12-31-0000-01020-0020, 27-12-31-0000-01020-0030, 34-12-31-0650-000D0-0072, 34-12-31-0650-000D0-0080, and 35-12-31-0000-02010-0040.
FLUM Application #2693 Ord. No. 2008-09	An 11-acre commercial low intensity parcel within the application area that will have a maximum of 125,000 square feet of gross commercial floor area.	A portion of Tax parcel number 28-12-31-0000-01010-0000 having more approximate dimensions of 600 feet by 800 feet.
FLUM Application #2699 Ord. No. 2008-10	Residential densities not to exceed two and two-tenths (2.2) units per gross acre and permitting a maximum of 110 single-family dwelling units.	All of Tax Parcel number 04-13-31-0650-000B0-0011.
FLUM Application #2747, Flagler Airport Industrial, LLC and Flagler Pines Properties, L.L.C. Ord No. 2008-33	Approximately 89.493 acres designated as Industrial (54.05 acres) and Commercial High Intensity (35.443 acres) in the application area is limited to 17,166 daily trips and 1,613 peak hour trips.	The 2008 tax parcel numbers of the subject properties are 08-12-31-0650-000B0-0070, 08-12-31-0650-000B0-0071, and 08-12-31-0650-000D0-0050.
Map A.31 Hammock Dunes; Map A.32 Hunter's Ridge; Map A.33 Matanzas Shores; and Map A.34 Plantation Bay	These maps reflect the approved land use densities/intensities and development patterns for these approved Developments of Regional Impact (DRIs) within the jurisdiction of Flagler County. These maps may be administratively changed if a proposed change is determined to not be a substantial deviation and does not require an amendment to the adopted Future Land Use Map or Element consistent with Florida Statutes.	

FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #2919 Ord. No. 2013-02	Area limits commercial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a commercial pest control business and related ancillary uses.	A 4.65 acre portion of Tax Parcel number 31-13-30-0000-01030-0000 and all of Tax Parcel number 31-13-30-0000-01030-0040
FLUM Application #2923 Ord. No, 2013-03	Area limits industrial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a fireworks manufacturing, storage, and distribution business and related ancillary uses, including periodic onsite fireworks testing.	All of Tax Parcel numbers 21-12-29-5550-00090-0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031, and 21-12-29-5550-00090-0032

FLUM Application #2972, Daryl M. Carter as Trustee of Carter-Flagler Roberts Road Land Trust Ord. No. 2015-07	Area limits commercial development through an approved Planned Unit Development (PUD) to: (a) A surface parking lot and associated stormwater facilities, setback a minimum of four hundred (400) feet from the eastern boundary of the subject parcels or fifty (50) feet from any jurisdictional wetland line, whichever is greater, with the portion of the subject parcels located within the setback area to remain as undisturbed, natural vegetation, consisting of marshland and trees; (b) A finished boat staging area, with the finished boat staging area completely within and no portion of the staging area or related facilities extending beyond a distance of one thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward; and (c) An office building, not to exceed 40,000 square feet (gross floor area) in size, with the office building and related facilities completely within and with no portion of the building or related facilities extending beyond a distance of one thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward. Identified wetlands located on both parcels to be designated as Conservation Future Land Use through the administrative adjustment allowed through Policy FLU 1.6.7 when wetland boundaries have been certified or otherwise determined consistent with Policy FLU 1.6.7	All of Tax Parcel 02-12-31-0000-01010-0140 and 02-12-31-0000-01010-0150, totaling 24.4 acres in size.
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FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #3065, Holiday Travel Park Co-op, Inc. Ord. No. 2017-04	Area limits commercial development through an approved Planned Unit Development (PUD) to transient camping and outside storage uses, inclusive of stormwater and open space areas.	All of Tax Parcel number 34-12-31-0650-000D0-0101 and totaling 4.14 acres in size.
FLUM Application #3072, Falconetti Ord. No. 2017-05	Area limits residential development to no more than five (5) dwelling units.	All of Tax Parcel number 37-10-31-1550-00000-0153 and totaling 1.01 acres in size.
Wexford Cove FLUM Application #3314 Ord. No. 2022-13	Area designated as Residential Low Density/Single Family, is limited to a maximum of 81 dwelling units.	The 2022 tax parcel numbers 34-12-31-0650-000D0-0010, and 35-12-31-0000-02010-0021.

Objective FLU-1.2.

Continue to manage future growth and development through implementation and enforcement of the Flagler County Land Development Code (LDC).

Policy FLU-1.2.1. Continue to ensure that the Future Land Use Map series and the Comprehensive Plan are implemented through consistent and coordinated land development regulations and the Official Zoning Map.

Policy FLU-1.2.2. Adopt or maintain standards and guidelines in the land development code consistent with this comprehensive plan on the topics of:

- A. Subdivision of land
- B. Compatibility of adjacent land uses
- C. Stormwater management
- D. Potable water
- E. Land conservation
- F. Signage
- G. Sanitary disposal / solid waste
- H. Urban services
- I. Parking

Policy FLU-1.2.3. Protect the conservation areas designated on the Future Land Use Map and in the Conservation Element by prohibiting development, requiring mitigation efforts, the use of Transfer of Development Rights, performance standards and incentives, and other innovative zoning techniques when appropriate.

Policy FLU-1.2.4. Protect potable water well fields and aquifer recharge areas through LDC provisions that limit the types of activities that can occur on them, limit the types of chemicals and other substances that can be located on them, and limit impervious surfaces.

Policy FLU-1.2.5. Ensure safe and convenient on-site traffic flow, vehicle parking needs, pedestrian safety, and user experience by requiring appropriate off-site parking, control of access, and interior parking design within the LDC.

Policy FLU-1.2.6. Standards in the LDC shall be consistent with the following

maximum intensity and density standards and in alignment with the Future Land Use Map:

- A. *Non-residential Future Land Use Map categories.* These categories provide a maximum floor area ratio (FAR). FAR represents the total floor area within a buildings measured from exterior walls, on a parcel divided by the parcel area. Impervious surfaces include buildings, paving or other improvements that prevent absorption of stormwater into the soil surface below:

Table FLUE-2: Non-Residential Intensity Standards

Land Use	FAR	Max. Impervious Area
Commercial Low Intensity	0.5	60%
Commercial High Intensity	3.0	70%*
Industrial	2.0	70%*

*Maximum Impervious Areas allowed to increase to 80% if a master stormwater plan in place

- B. *Residential Future Land Use Map categories.* These categories provide a maximum density:

Table FLUE-3: Residential Density Standards

Land Use	Maximum Density (units per gross acre)
Residential Low Density/Rural Estate	1
Residential Low Density	3
Residential Medium Density	7
Residential High Density	10

- C. *Mixed Land Use Map categories.* The location and extent of low intensity and high intensity mixed land use categories include guidelines on type, sizes, densities, and intensities outlined below:

Table FLUE-4: Types of Uses By Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	Low/Medium Density Residential, Low Intensity Professional Office and Neighborhood Commercial, Planned Unit Developments, and Public Uses.
<i>Mixed Use - High Intensity</i>	Medium/High Density Residential, High Intensity General Office and General Commercial, Planned Unit Developments, and Public Uses.

Table FLUE-5: Density by Use and Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	7.0 residential units per gross acre. Retail and office, maximum FAR of 0.5. Residential uses shall occupy a maximum of 70% of the development area. Retail and office uses shall occupy a maximum of 50% of the development area.

	Open space uses shall occupy a minimum of 25% of the development site.
<i>Mixed Use - High Intensity</i>	10.0 residential units per gross acre. Retail and office, maximum FAR of 0.7. Residential uses shall occupy a maximum of 60% of the development area. Retail and office uses shall occupy a maximum of 50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.

Table FLUE-6: Composition and Compatibility of Each Land Use Mix By Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	Low/Medium Density Residential with supporting low intensity professional office and neighborhood commercial uses, Supporting recreational and public facility uses, and Mixed Use Planned Unit Developments (PUDs).
<i>Mixed Use - High Intensity</i>	Medium/High Density Residential, Mixed General Office and General Commercial Uses, Supporting Public Uses (high visibility), and Mixed Use Planned Unit Developments (PUDs).

Policy FLU-1.2.7. Standards in the LDC shall be consistent with the following standards and in alignment with the Future Land Use Map relating to Open Space Land Use Map categories:

- A. Types of uses allowed in the recreation and open space category:
 - (1). Public recreational, education, and institutional uses.
 - (2). Public service/utility uses, post office, and public libraries.
- B. Intensity of each recreation and open space land use:
 - (1). Maximum building coverage (total site area) - 35%
 - (2). Minimum open space - 40%
 - (3). Maximum building height - 35 feet
 - (4). Maximum impervious coverage – 60%

Policy FLU-1.2.8. The LDC shall contain performance standards which:

- A. Address landscape regulations for vehicular use areas, buffering requirements and open space requirements;
- B. Address tree protection requirements; and
- C. Regulate signage.

Policy FLU-1.2.9. Flagler County shall continue to administer land development regulations governing Agricultural Districts as adopted into the LDC. This agricultural district allows bona-fide agricultural pursuits, timber production, and limited residential development at a gross density of one (1) unit per five(5) acres. Solar facilities, as defined in FS 163.3205(2), shall also be a permitted use in agricultural land use districts.

Policy FLU-1.2.10. Flagler County shall continue to administer land development regulations, which govern Limited Office and General Office Districts as needed in the LDC. These districts allow limited and general office uses along collector and arterial roadways.

Policy FLU-1.2.11. Flagler County shall continue to administer land development regulations including the LDC, which protect viable wetlands and sensitive ecological communities identified as Conservation Areas on the Future Land Use Map.

Policy FLU-1.2.12. Flagler County shall eliminate, reduce, or effectively manage uses of land within the County which are inconsistent with community character or desired future land uses.

Policy FLU-1.2.13. Flagler County shall prepare and adopt an antiquated subdivision study providing a baseline assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the LDC. The County shall use this analysis in forming amendments to the regulations to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints.

Policy FLU-1.2.14. The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Code (LDC) and the Comprehensive Plan by the following means:

- A. Parcels being considered for amendment to the Future Land Use Map shall be concurrently evaluated for rezoning to the most appropriate zoning district.
- B. Parcels seeking site plan approval shall continue to be designed, developed and used for activities allowed by the appropriate zoning district.
- C. Property owners will be asked to conform to pending land use/zoning regulations as they request development approval.

Policy FLU-1.2.15. Expansion and replacement of existing land uses which are incompatible with the Future Land Use Element and Map shall be prohibited.

Policy FLU-1.2.16. The LDC shall continue to recognize non-conforming land uses and non-conforming lots of record, provide for their legal status and provide for the conversion of such situations to conforming land uses, where possible.

Policy FLU-1.2.17. Flagler County shall review and analyze innovative land development regulations in other communities to assess their potential value for adaptation to the County.

Policy FLU-1.2.18. Flagler County shall continue to review, adopt, and implement revisions to the LDC in order to ensure that the regulations are up to date and reflect innovative methods of managing growth and encouraging the appropriate development in the appropriate location.

Policy FLU-1.2.19. Flagler County shall continue to encourage development that complies with the goal of sustainable development that reduces impact on the environment through the use of innovative tools such as, but not limited to, Transfer of Development Rights (TDRs), residential clustering, mixed-use redevelopment of vacant commercial sites, and incentive programs emphasizing performance-based standards. Should the County determine that a TDR program is necessary to

implement this Policy, a comprehensive plan amendment shall be necessary to establish the standards and requirements for administering and reviewing the TDR program including: identification of the sending and receiving areas; identification of the density transfer rate; requiring that the receiving area has adequate public facilities to accommodate the transferred density; and that an easement or restrictive covenant be placed on lands from which the densities have been transferred.

Policy FLU-1.2.20. Flagler County shall implement its Comprehensive Plan through land a future land use map and development regulations which shall control the location and extent of new residential development and require mitigation to ensure that new development is compatible with the design and environmental character of the area in which it is located.

Policy FLU-1.2.21. The size, location, and function of shopping centers should be related to the population and market area served.

Policy FLU-1.2.22. The County shall implement its Comprehensive Plan by adopting land development regulations which will regulate commercial development and require vegetative berms, buffers, and visual screens to minimize the impacts of commercial development on surrounding residential uses.

Policy FLU-1.2.23. Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.

Policy FLU-1.2.24. Flagler County shall implement its Comprehensive Plan through land development regulations which require extensive buffering when industrial uses are located near adjacent residential areas.

Policy FLU-1.2.25. Mixed land use areas shall be located as shown on the Future Land Use Map and as amendments are made to that Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.

Policy FLU-1.2.26. Flagler County shall implement its Comprehensive Plan through land development regulations which maintain the quality of existing and proposed residential areas by establishing regulations for roadways buffers, landscape and natural vegetation buffers, fences and walls, and the use of intervening common open space.

Policy FLU-1.2.27. Flagler County shall implement its Comprehensive Plan through land development regulations which protect residential neighborhoods from encroachment by incompatible land uses such as commercial and industrial development. This type of protection may require as part of the Land Development Code (LDC) standards for natural and planted landscape buffers and that less intensive office, commercial, or industrial uses be located adjacent to residential development and that the intensity may increase the further the distance away from residential development.

Objective FLU-1.3.

Facilitate the creation of mixed-use communities and neighborhoods where residential and nonresidential uses are harmoniously collocated and integrated into a sustainable development pattern.

Policy FLU-1.3.1. Consistent with funding sources identified in the Housing Element of this Comprehensive Plan, Flagler County shall continue to redevelop areas within the County, including any substandard housing areas adopted into the Housing Element at a future date, which are in need of assistance.

Policy FLU-1.3.2. Flagler County shall coordinate with community redevelopment agencies to develop programs that implement the redevelopment plan approved for the redevelopment area.

Policy FLU-1.3.3. At a minimum, redevelopment plans, activities, and regulations shall:

- A. Be consistent with other policies set forth in this Comprehensive Plan;
- B. Be coordinated with the ability of the following public facilities and services at the level of service adopted in the Comprehensive Plan: transportation, potable water, sanitary sewer, drainage and aquifer recharge, solid waste and recreation;
- C. Address the impacts of redevelopment activities on the natural systems and historic resources of Flagler County;
- D. Provide for the visual continuity of the study area for the application

of sound principles of design and landscaping; and

- E. Include relocations strategies that ensure residents impacted the by implementation plans are provided timely notification, equitable compensation, and assistance in locating comparable alternative housing in proximity to employment and necessary public services.

Policy FLU-1.3.4. When amending the Future Land Use Map, the County will consider opportunities to bring commercial and office uses into closer proximity with residential areas to reduce the length of trips in the County.

Policy FLU-1.3.5. The County will consider standards in the LDC that expand allowable house types in the County to accommodate a wider variety. This may include design standards for missing middle housing types that fit the character of County neighborhoods.

Policy FLU-1.3.6. The County will consider standards that allow for reduced residential lot sizes when close to commercial or office destinations.

Policy FLU-1.3.7. The County will consider standards for businesses on crossroads in or near residential development that would help these uses coexist harmoniously with existing development patterns

Objective FLU-1.4.

Prevent the proliferation of urban sprawl by directing urban growth and development to those areas where public facilities and services are available.

Policy FLU-1.4.1. The Flagler County Planning and Zoning Department shall maintain a Concurrency Management System which establishes procedures and/or processes that assure that the County issues no development orders or permits which result in a reduction of the

adopted level of service (LOS) standards of the Comprehensive Plan at the time that the impact of development occurs.

Policy FLU-1.4.2. Flagler County will prevent development from occurring until there are adequate urban services

in place to serve the new development. This policy shall be coordinated with concurrency management requirements. The term “adequate urban services” shall mean those services and facilities that Flagler County requires as part of the adopted concurrency management system. The term “available to serve new development” shall be consistent with the standards established in the adopted concurrency management system for Flagler County.

Policy FLU-1.4.3. Locate higher densities and intensities of development within areas where public facilities are available.

Policy FLU-1.4.4. The development of residential, commercial and industrial land shall be coordinated through the Concurrency Management System, in conjunction with the provision of supporting community facilities, such as roads, utilities, parks, fire protection and emergency medical services.

Policy FLU-1.4.5. Flagler County shall ensure through its Concurrency Management System that facilities identified within the Comprehensive Plan are in place, contracted for, or otherwise scheduled to be available concurrent with development.

Policy FLU-1.4.6. Flagler County shall establish and require an urban level of service to unincorporated areas. Urban levels of service vary by district and by facility type. Levels of Service have been adopted for roadways, parks and recreation facilities, solid waste collection, stormwater management systems and water and sewer utility services. The County may implement this policy through the creation and maintenance of a mapped Urban Services Area

Policy FLU-1.4.7. Flagler County shall adopt and maintain a Water Supply Plan for Flagler County. The plan will help ensure adequate supplies of water to serve current and future development

through adherence to the level of service (LOS) standards established in this plan

Policy FLU-1.4.8. The concurrency requirement may be satisfied and approval of a development permit may be granted if potable water, wastewater, solid waste, and drainage service is available to meet adopted level of service (LOS) standards specified in the Capital Improvements Element as follows:

- A. The necessary facilities and services are in place at the time a development permit is issued;
- B. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur;
- C. The necessary facilities are under construction at the time a permit is issued; or
- D. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

Policy FLU-1.4.9. : For parks and recreation, concurrency for a development proposal may be met by complying with either of the following standards:

- A. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed

contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the date of issuance of the development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance; or

- B. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the applicable development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance. An enforceable development agreement may include, but not be limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Policy FLU-1.4.10. For roads, concurrency for a development proposal may be met when the road improvements are scheduled to commence on or before the third year of the adopted 5-year Flagler County Capital Improvements Program, and be completed on or before the fifth year.

Policy FLU-1.4.11. Public and private utility service facilities that support land development will be authorized at the time of development order or permit, available concurrent with the impacts of development.

Policy FLU-1.4.12. All requests for amendments to the Future Land Use

Maps shall include an analysis of the level of service for public facilities, including an analysis of the potable water supply. Applications for land use map amendments shall be provided to the appropriate potable water supplier and the St. Johns River Water Management District (SJRWMD) for their review.

Policy FLU-1.4.13. All requests for preliminary development order approval shall be evaluated by the various responsible Flagler County Departments for an assessment of the levels of service (LOS) for the public being affected:

- A. The Concurrency Management System will allow for the applicant to reserve capacity for one (1) year following the issuance of a development order.
- B. The preliminary approval must be documented at time of final development order approval as complying with LOS requirements as per the Capital Improvements Element.

Policy FLU-1.4.14. Flagler County shall require the dedication of adequate lands for community facilities or purchase such lands through the use of bonds, special assessments, ad valorem revenue, or through impact fees and other development-generated revenue.

Policy FLU-1.4.15. Public facilities and utilities shall be located to:

- A. Provide the most efficient service for the public facility or utility through providing a correct location and size of facility;
- B. Mitigate impacts on nearby existing and planned development;
- C. Eliminate or mitigate their impacts on the natural environment; and

- D. Provide the designated level of service (LOS).

Policy FLU-1.4.16. Flagler County shall acquire or require dedication of adequate lands for parks and recreation facilities to meet the County's future recreational needs, or purchase adequate lands, as identified in the Recreation and Open Space Element and in the Capital Improvements Element. These lands will be dedicated or purchased concurrent with development.

Policy FLU-1.4.17. Flagler County shall establish and enforce land uses such that the resulting development will be efficiently and effectively served by needed public services and facilities.

Policy FLU-1.4.18. Flagler County shall coordinate the utility needs of the private and public utilities and the need to accommodate dredge spoil disposal sites within the County consistent with the policies and criteria of the Flagler County Comprehensive Plan and consistent with the facility implementation plans of the various utilities and other federal and state agencies.

Policy FLU-1.4.19. Flagler County shall include the utilities within their land development process in order to both identify evolving demand, and in order to identify areas of changing service demand.

Policy FLU-1.4.20. The Land Development Code shall allow a public utility as a special use in any zone to provide for necessary locations.

Policy FLU-1.4.21. The service areas for utility providers shall be as defined by the Florida Public Service Commission for the various utilities. Flagler County shall assist the utilities in their long range planning to provide for effective, efficient utility services.

Policy FLU-1.4.22. Dredge spoil disposal site(s) may be permitted in Flagler County, provided they meet site selection criteria which address natural resources, are consistent with environmental protection criteria, and sufficient buffering exists to protect the safety and integrity of surrounding developed areas

Objective FLU-1.5.

Support agricultural operations and preserve the rural character found within the unincorporated area

Policy FLU-1.5.1. Flagler County shall not amend the land use plan to change the land use classifications of agricultural pursuit and timberland production areas as designated on the Flagler County Future Land Use Map if the amendment contributes to any of the following conditions:

- A. If an Interlocal Service Boundare Agreement is adopted, located outside of an approved (ISBA) area.
- B. Permit substantial areas of Flagler County to develop as low-intensity,

low-density or single-use development in excess of demonstrated need;

- C. Permit significant amounts of urban development to occur in rural areas at substantial distance from existing urban areas, while leaping over undeveloped lands which are available and suitable for development;
- D. Permit urban development in radial, strip, isolated or ribbon

patterns generally emanating from existing urban development;

- E. Fails to adequately protect and conserve natural resources as a result of premature or poorly-planned conversion of rural land;
- F. Fails to adequately protect adjacent agricultural areas and activities;
- G. Fails to maximize use of existing public facilities and services;
- H. Fails to maximize use of planned public facilities and services;
- I. Allows for land use patterns or timing which disproportionately increases the cost of services;
- J. Fails to provide a clean separation between rural and urban uses;
- K. Inhibits infill development;
- L. Fails to encourage an attractive and functional mix of uses;
- M. Results in poor accessibility; or
- N. Results in the loss of significant amounts of functional open space.

Policy FLU-1.5.2. The County will work with farmers and the agricultural community to identify ways the County can assist landowners and farmers with preserving high quality agricultural land through government or private programs and grants.

Policy FLU-1.5.3. Flagler County shall protect agricultural and rural resources and will ensure that conflicts between such agricultural lands and other non-agricultural uses will be resolved in favor of the agricultural interests by ensuring that all buffering, screening and protective measures identified in the LDC are required of the owners of non-agricultural uses.

Policy FLU-1.5.4. Low Density Rural Estate Areas will not require central

water and sewer systems in most cases and will be developed at a density of one (1) unit per acre.

Policy FLU-1.5.5. General Rural Areas shall be developed at a density range consistent with the following:

Agricultural pursuits and timber lands - 1 unit per 5 acres to 1 unit per 20 acres.

(1). Flagler County shall limit the extent of the new 1 du/5 acres lands to that amount which is demonstrated to be needed for development during the planning time frame in order to limit urban sprawl and prevent leap frog development. The unified land development code will be modified to require data and analysis gathered by a professionally accepted and applied methodology which addresses the amount of land available for 5 acre communities and clearly demonstrate that additional land is needed during the planning time frame. The burden of proof will be upon the developer to indicate that there is a demonstrated need for such land during the planning time frame.

(2). The LDC shall be modified to permit no ancillary residential uses detrimental to agriculture. A Hold Harmless Agreement will be required for each residential lot that provides that the lot owner will hold adjacent agricultural uses harmless from impacts caused by lawful, bona fide agriculture activities, as established in the adopted LDRs.

Policy FLU-1.5.6. Flagler County shall use performance standards and Transfer of Development Rights (TDRs), when feasible, as planning tools to support the rural lifestyle in the western portion of the County. The performance standards shall be incorporated into the LDC for use in controlling the consistency and compatibility of any residential development that seeks to exceed a gross density of 1 unit per 5 acres.

Policy FLU-1.5.7. In order to provide incentives to landowners to use proper site development tools, such as clustering and Protected Resource Area preservation, Flagler County shall allow a density bonus of 0.1 dwelling unit per acre for residential housing projects on properties located west of U.S. Highway 1 and with a designation of Agriculture and Timberlands on the adopted Future Land Use Map. This incentive shall only apply to residential projects containing between 100 and 499 acres and shall require a rezoning to Planned Unit Development (PUD). There shall be a minimum of sixty percent (60%) of the gross project area preserved in order to obtain the additional density bonus. The preservation of jurisdictional wetlands left in natural conditions or otherwise improved (invasive species removed, man-made interruptions of natural water flows removed, remediation of excavation sites, etc.) shall be required in order to gain additional residential density through the Agricultural Preservation Incentives program (0.1 dwelling unit per acre). The jurisdictional wetlands and upland buffers shall be bound by an easement or covenant and restriction assigned to Flagler County that restrict the use of the property such that it will remain in its natural condition. The County shall require a wetlands management plan that indicates how the existing conditions of the wetlands will be improved, maintained and

monitored. These improvements may include, but are not limited to:

- A. Elimination of man-made impacts to wetland systems, such as drainage ditches, logging road and fire breaks that may be in existence that negatively impact the wetland communities. The removal of the man-made impacts shall include plans to restore the natural hydroperiod and/or flow of water within the wetland community.
- B. The removal of invasive exotic species that threaten native species within the Conservation lands.
- C. Establishing easements consistent with regional wildlife corridors or habitat areas.
- D. Stormwater management facilities that direct treated stormwater to wetlands that restore the natural hydroperiod or assist in aquifer recharge.

Policy FLU-1.5.8. Flagler County shall provide for a balanced land use pattern in western Flagler County by establishing standards in the LDC that provide for the development of non-residential Rural Village Centers to serve existing and future populations.

Policy FLU-1.5.9. The on-going development of land for residential purposes in western Flagler County requires that there be planned Rural Village Centers consisting of commercial and office uses. This mixture of uses will create an efficient land use pattern that minimizes traffic on roadways, reduces greenhouse gas (GHG) emissions and provides for connectivity of cluster development with related non-residential uses. Rural Village Centers are intended to provide for convenience and general needs of residents of western

Flagler County and shall be used to assist in diverting trips from homes to community and regional shopping facilities located in major DRI's and existing centers east of U.S. Highway 1.

Policy FLU-1.5.10. Flagler County shall allow for limited commercial and office uses within Rural Village Centers in order to allow for improved connectivity with rural residential developments. The Rural Village Centers shall be allowed in order to reduce traffic impacts and emission of greenhouse gases. The following criteria shall be used in order to allow for the establishment of commercial and office uses within the Rural Village Centers:

- A. The property has to be located within one-half (½) mile of the following intersections or a PUD for a residential cluster:
 - (1). State Road 100 and Water Oak Road
 - (2). State Road 100 and County Road 305

- (3). County Road 304 and County Road 305
- (4). County Road 304 and State Road 11
- (5). County Road 302 and State Road 100
- (6). County Road 302 and County Road 305
- (7). County Road 13 and County Road 205
- (8). County Road 2006 and County Road 305

B. The proposed non-residential development shall demonstrate general consistency with the following table in order to develop a Rural Village Center. This table provides general standards that apply to a variety of commercial, office and service facilities and is intended to clarify and provide guidance with the variety of needs that will occur over the planning horizon of the Comprehensive Plan:

Table FLUE-7: Generalized Retail Criteria

Type	Principal Retail Uses	Non-residential Floor Area (sq.ft.)	Site Area (acres)	Service Population	Primary Trade Area
Neighborhood Center	Convenience stores, Personal Services, Offices, Supermarket	30,000 to 150,000	3 to 15	2,500 to 40,000 persons	3 miles
Community Center	Supermarket with additional stores; home improvement, large discount/specialty retail	100,000 to 350,000	10 to 40	40,000 to 150,000 persons	3 to 6 miles

Source: International Council of Shopping Centers ICSC Shopping Center Definitions 1999

- C. There shall be connectivity with the adjoining residential cluster project through multiple modes of travel including, but not limited to local roads, sidewalks, multi-use trails or transit services.
- D. The project shall meet minimum certification for Florida Green

Building Coalition (FGBC) Building Construction and Site Development Standards. There shall be covenants and restrictions so that future owners of land within the development are aware of the requirements for compliance to the FGBC site

standards. If FGBC ceases to operate, then Flagler County has the right to designate a suitable alternative organization.

- E. Connectivity to centralized potable water and sanitary sewer shall be required if available within one (1) mile. On-site facilities may be allowed provided they are consistent with the adopted Flagler County Water Supply Plan and Utilities Element.
- F. The development of the Rural Village Center shall require a rezoning to PUD and shall provide for management plans for natural resources, compatibility with adjoining agricultural lands and consistency with adjoining PUD's approved for clustered, residential development.

Policy FLU-1.5.11. To promote economic development, Flagler County may allow industrial uses in conjunction with the development of the rural villages and rural village centers in the Agriculture and Timberlands land use category within the western area of Flagler County (west of U.S. Highway 1) provided that the new industrial uses shall be served by sufficient infrastructure to meet the needs of the proposed development. Those industrial uses directly associated with cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas shall be allowed by right. Otherwise, industrial uses shall only be allowed through the Special Exception or PUD process and following the criteria as listed below. Intensive agricultural-related uses such as, but not limited to slaughterhouses, animal product processing or mineral extraction or processing may be allowed by Special Exception. All other light industrial uses not related to agriculture production or

processing, may be allowed through a rezoning to PUD. In support of the rezoning to PUD, the landowner shall include specific management plans to address compatibility and impacts of the uses on agricultural and natural resources in the western area of Flagler County. The County will adopt land development regulations requiring performance standards to protect adjacent environmental and agricultural lands, consistent with the following criteria:

- A. Industrial uses located within the western area of Flagler County shall be coordinated with the City of Bunnell through the processes listed above and shall be developed into unified industrial areas on a minimum of 50 acres so that there is sufficient area for buffering. The industrial areas shall develop specific landscaping and design standards to ensure compatibility with adjoining agricultural, residential and natural resources.
- B. Industrial uses shall be located within ½ mile of the following roads:
 - (1). US Highway 1;
 - (2). State Road 100;
 - (3). State Road 11;
 - (4). County Road 305 (excluding portion between County Road 304 and the County line); or
 - (5). County Road 304.
- C. There shall be a minimum building setback of 500 feet from adjacent sensitive environmental lands to include, but not be limited to:
 - (1). Wetlands with a contiguous area over 10-acres;

- (2). Outstanding Florida Waterways (OFWs);
 - (3). Aquifer recharge areas that have an infiltration rate greater than four inches per year, as based on the latest information from the St. Johns River Water Management District, or site specific data approved by the St. Johns River Water Management District and Flagler County; and
 - (4). Lands owned or managed by the St. Johns River Water Management District, the U.S. Army Corps of Engineers, Department of Environmental Protection, Flagler County, or other government or not-for-profit entity whose primary purpose is land conservation.
- D. There shall be a minimum building setback of 100 feet from
- lands in active agricultural production.
- E. The proposed development shall comply with the minimum certification for Florida Green Building Coalition (FGBC) Building Construction and Site Development Standards. There shall be covenants and restrictions so that future owners of land within the development are aware of the requirements for compliance to the FGBC site standards. If FGBC ceases to operate, then Flagler County has the right to designate a suitable alternative organization.
- F. The development shall comply with standards in the Land Development Code that address potential impacts to overall safety, appearance and function of adjoining rural, natural and agricultural resources.

Objective FLU-1.6.

Protect environmentally significant resources from the impacts of human activity and development.

Policy FLU-1.6.1. Encourage development to use strategies that reduce the impact on the environment of development and redevelopment as part of Flagler County's efforts for sustainability and the reduction of greenhouse gases.

- A. The comprehensive plan goals, objectives and policies shall focus on the standards, methodologies and procedures used by the real estate and development community for the development of undisturbed lands and redevelopment of existing developed sites.
- B. Industry or business entities housed in a building and site that

was developed in this way should also be encouraged to carrying out the day to day operation of the business/industry with a similar focus on reducing impact on the environment.

- C. Standards, methodologies, procedures, and practices shall be based on those developed by national and regional groups including, but not limited to, the United States Green Building Council (USGBC), Florida Green Building Coalition (FGBC), National Home Builders Association (NHBA), and ENERGYSTAR.

Policy FLU-1.6.2. Private recreation oriented developments on major water

bodies shall mean all developments that utilize water resources for outdoor pursuits including, but not limited to, boating, fishing, water skiing, and swimming. The establishment of docks on single-family lots shall not be interpreted to mean private recreation oriented development since the dock is an accessory to the primary use.

Policy FLU-1.6.3. Flagler County shall coordinate future land uses with topography, soil conditions, and the availability of facilities and services through the implementation of its Comprehensive Plan, LDC, and Concurrency Management System

Policy FLU-1.6.4. During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain, and soils for the areas to be amended will be analyzed and specific findings made as part of the plan amendment process.

Policy FLU-1.6.5. The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain, and soils for specific development sites will be analyzed and their suitability determined as a specific finding during Flagler County's Development Review Process.

Policy FLU-1.6.6. Flagler County shall continue acquisition and preservation activities for the protection of environmentally sensitive features. Flagler County shall implement specific measures to protect environmentally sensitive features. In addition, Flagler County shall protect and preserve historical, cultural, or archaeological resources in the County from the adverse impacts of development. Flagler County shall coordinate acquisitions of these environmentally sensitive lands with the applicable State of Florida agency assigned with the implementation of the

"Florida Forever" program, or its successor.

Policy FLU-1.6.7. The Future Land Use Map designates as Conservation areas of ecologically sensitive species or communities and regionally significant wildlife corridors. This category includes creeks, stream and river banks, , floodplains, prime groundwater recharge areas, and natural systems that contribute to wildlife or greenway corridors. The geographic limits of the Conservation areas adopted on January 3, 2000 were based upon best available data, primarily U.S. Geological Survey (USGS) Quad Sheets dating from the 1970's. The following locational criteria shall apply to the verification of the existing limits of the Conservation Future Land Use as depicted on the County's currently adopted Future Land Use Map, as well as new designations of Conservation for ecologically sensitive species or communities and regionally significant wildlife corridors:

- A. The limits of the Conservation Future Land Use designation as currently mapped may be administratively adjusted based upon an application providing a Formal Wetland Delineation approval by the St. Johns Water Management District or the Florida Department of Environmental Protection to reflect the actual wetland jurisdictional boundary as certified by the St. Johns River Water Management District (SJRWMD) or Florida Department of Environmental Protection (FDEP) that most closely approximates the existing conservation limit.
- B. In no case will the limits of conservation extend less than seventy-five (75) feet from the apparent shoreline of those creeks

listed in Policy FLU-1.6.8 and one hundred fifty (150) feet from the ordinary or mean high water line of those water bodies listed in Policy FLU-1.6.9.

- C. The Board of County Commissioners will certify *de minimis* map adjustments and acreage changes on an annual basis and forward them to FloridaCommerce. When warranted, a Comprehensive Plan Future Land Use Map amendment shall be necessary.

Policy FLU-1.6.8. The harvesting of trees shall be prohibited within seventy-five (75) feet of the water course bank of the following Conservation Areas identified on the Future Land Use Map:

- A. Bulow Creek (Natural Creek)
- B. Pellicer Creek (Natural Creek)
- C. Haw Creek and Little Haw Creek (Natural Creek)
- D. Blackwater Branch (Natural Creek)
- E. Sweetwater Branch (Natural Creek)
- F. Hullet Branch (Natural Creek)
- G. Pringle Branch (Natural Creek)
- H. White Oak Branch (Natural Creek)

Policy FLU-1.6.9. The harvesting of trees shall be prohibited within one hundred fifty (150) feet of the mean high water mark of the following “Conservation Areas” identified on the “Future Land Use Map”:

- A. Lake Disston
- B. Dead lake
- C. Crescent Lake
- D. Black Lake
- E. Speckled Perch Lake
- F. Gore Lake

- G. Tank Lake
- H. Mud Lake
- I. Matanzas River

Policy FLU-1.6.10. Management practices for forested wetlands (Cypress hardwood swamps, bay bottoms, and bottomland hardwoods) shall include the maintenance of the natural resource integrity of the wetland community and its attendant wildlife, vegetative, and hydrological characteristics. Any harvest of timber shall be limited to select cuts or small clearcuts and be performed in a manner that does not alter vital wetland community characteristics such as plant species diversity, composition, canopy cover and age structure on an ecosystem basis. This precaution shall apply to site preparation where earth moving or ditching would generally not be compatible with conservation uses. In some instances, stand composition may be altered beneficially, as in restoring degraded wetlands.

Policy FLU-1.6.11. Silvicultural activities within wetlands shall be conducted in a manner to prevent violations of State water quality standards and to maintain wetland integrity. Silvicultural activities shall not modify the natural hydrology of any wetland. In addition, silvicultural activities shall be undertaken in a manner to ensure that sites with wetland hydrologic conditions are not converted to upland conditions through the manipulation of the natural drainage regime.

Policy FLU-1.6.12. Flagler County will evaluate the land use provisions of the most recent “Silvicultural Best Management Practices Manual” when revised, for elements that may be included in the Comprehensive Plan.

Policy FLU-1.6.13. Species of flora and fauna that are endangered, threatened or species of special concern shall be

protected through inclusion of their habitats in designated Conservation Areas and lands acquired through Flagler County's environmentally sensitive lands acquisition program.

Policy FLU-1.6.14. The LDC shall incorporate standards to ensure that the environmental functions performed by viable wetland systems shall be protected during land development activities.

Policy FLU-1.6.15. Flagler County shall protect the County's wetlands by requiring within the land development regulations the adoption of the use of best management practices (BMPs) that control both the flow and amount of material that could possibly enter wetland systems during land development activities.

Policy FLU-1.6.16. Through LDC provisions, the County shall protect major central potable water well fields and groundwater aquifer recharge areas as identified on the Future Land Use Map, from detrimental impacts of development by:

- A. Requiring the use of best management practices;
- B. Putting limits on impervious surfaces within cones of influence; and
- C. Limiting the amount and types of materials that can be stored on site for commercial and industrial uses.
- D. The following land use restrictions within two hundred (200') feet of an existing or designated protected wellhead: All industrial land uses, landfilling, storage of hazardous or toxic materials, rockpit lakes which penetrate through confining beds; new waste storage, disposal and treatment facilities. The County

will continue review of the Florida Department of Environmental Protection (FDEP) rule for wellhead protection and will revise the Land Development Code (LDC) to be consistent with the applicable rule for FDEP regulated facilities which requires a five hundred (500) foot setback for such facilities, while possibly maintaining the two hundred (200) foot zone for non-FDEP regulated facilities in accordance with the current ordinance. Furthermore, the County may include the following additional restricted land uses as recommended by the St. Johns River Water Management District (SJRWMD):

- (1). All regulated industries by FDEP as defined in Florida Administrative Code.
- (2). Facilities for the bulk storage, handling or processing of materials on the Florida Substance list.
- (3). Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.
- (4). Commercial animal facilities, including veterinarian clinics.
- (5). Mines.
- (6). Industrial land uses.
- (7). Wastewater treatment plants.
- (8). Commercial activities that involve the use of hazardous chemicals such as, but not limited to dry cleaning operations, auto repair and servicing, pool supply, gas

stations, junkyards, and machine shops.

- (9). Injection wells, irrigation wells, domestic, and commercial wells less than six (6) inches in diameter that do not meet the special construction criteria of FDEP.
- (10). The use of drainage wells or sinkholes for stormwater disposal where recharge is into a potable water aquifer.
- (11). Human or animal cemeteries.

Policy FLU-1.6.17. The County shall insure that all necessary approvals from environmental permitting agencies (FDEP, SJRWMD, Flagler County Health Department, EPA, and other agencies as applicable) have been obtained prior to issuance of a Flagler County Development Order.

Policy FLU-1.6.18. Flagler County will amend and revise the Future Land Use Map and the Official Zoning Map when significant historical and archaeological resources receive state and national recognition, and will recognize these resources at the local level.

Policy FLU-1.6.19. Flagler County will strive to encourage a land use pattern that minimizes the generation of greenhouse gases (GHG) by requiring the clustering of mixed-use developments to reduce vehicle miles traveled (VMT). Mixed-use developments will be required to locate non-residential uses along project boundaries adjacent to arterial or collector roadways (but not local roadways). All new mixed-use developments will demonstrate at the time of development permit review interconnectivity of internal streets and sidewalks/trails to achieve a multi-modal transportation circulation system that reduces or eliminates VMT for trips internal to the mixed-use development.

Policy FLU-1.6.20. Flagler County will research and implement LDC regulations that encourage transit oriented development in a pattern that is compatible with transit services that may develop in the County. These regulations shall include appropriate densities and intensities of uses to make transit viable and limit the dependence on the personal automobile.

Policy FLU-1.6.21. Flagler County shall incorporate into the LDC appropriate measures to encourage redevelopment of existing sites in a manner that reduces impact on the environment and strives to reduce greenhouse gas (GHG) emissions. These measures may include, but shall not be limited to: incentivizing redevelopment by reducing or eliminating transportation impact fees for a successive change of use; reduced minimum parking requirements for provision of onsite bicycle, pedestrian, and transit improvements; implementation of development credits that encourage redevelopment by permitting development standards like minimum Floor Area Ratios (FARs) and maximum impervious coverage amounts to be incrementally exceeded; encouraging rideshare and carpool programs; incorporating into the LDRs technological advances; and similar measures.

Policy FLU-1.6.22. Flagler County shall investigate incentives for silviculture and other agricultural pursuits to serve as treatment and mitigation of greenhouse gas (GHG) generated by existing urbanized areas.

Policy FLU-1.6.23. Flagler County shall use the Environmentally Sensitive Lands (ESL) purchase program, when appropriate and financially feasible, as a way of preserving green space that will naturally treat and reduce greenhouse gas (GHG) generated by urban and suburban land uses.

Policy FLU-1.6.24. Flagler County will investigate intergovernmental efforts for education and development of citizen programs that encourage lifestyles that reduce the generation of greenhouse gases (GHG).

Flagler County shall comply with the requirements of Florida Statutes for the reduction of greenhouse gases (GHG) by coordinating the Future Land Use,

Transportation, and Conservation Elements to encourage and promote sustainable development and redevelopment, with the objective of reducing total vehicle miles traveled (VMT) through its implementing Land Development Code (LDC) upon such time as the State of Florida provides appropriate guidance to local governments to quantitatively measure reductions in VMT.

Objective FLU-1.7.

Identify, celebrate, and protect Flagler County's cultural heritage.

Policy FLU-1.7.1. Flagler County shall adopt and implement measures and support private initiatives to preserve and protect historically and archaeologically significant sites, structures, buildings and districts, under public or private ownership including, but not limited to collecting pertinent historic preservation data including information on aging structures, and will use that collected data to ensure that appropriate resources are protected.

Policy FLU-1.7.2. Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the LDC or other land development regulations. Flagler County shall establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy FLU-1.7.3. As an alternative to preserving historic and archaeological sites, a site may be scientifically excavated, then development may proceed without preserving the site providing that it occurs in accordance with other State and Federal regulations governing historic and archaeological sites.

Policy FLU-1.7.4. Flagler County shall accept donations of historic and archaeological sites, whenever legally and financially feasible.

Policy FLU-1.7.5. Historically significant resources shall be identified by qualified consultants or other historic preservation professionals using Florida Department of State Division of Historical Resources guidelines to determine improvement and/or sensitive reuse of historical properties.

Policy FLU-1.7.6. Flagler County shall maintain historic/archeological preservation land development regulations (LDRs) and, if necessary, establish a Historic Resources Review Board to provide for the identification, protection, preservation, and maintenance of significant historic/archeological resources, including those within the coastal zone. At a minimum, the LDRs shall, as necessary or appropriate, address or establish criteria, standards, or procedures to:

- A. Provide protection for resources listed on the Florida Master Site File and/or National Register of Historic Places or any existing or future local register of historic places;

- B. Outline standards for the identification and evaluation of historic and archeological resources;
- C. Establish procedures for evaluating development proposals for their impact upon historic and archeological resources;
- D. Establish procedures to require that all public and private development and redevelopment proposals, including those for infrastructure, should be reviewed for their impact upon designated historic resources; and
- E. Establish procedures to require that all public and private development and redevelopment activities, including those for infrastructure, shall cease for the minimum time necessary when historic or archaeological artifacts are discovered to allow for an evaluation of the find's historic significance, except that in

instances where burial sites or human remains are discovered during development/redevelopment activities, that the provisions of Chapter 872, Florida Statutes, shall be followed.

Policy FLU-1.7.7. Flagler County shall periodically apply for Florida Department of State Division of Historical Resources grants to update the existing Master Site File Surveys.

Policy FLU-1.7.8. Upon the completion of any update to the Master Site File Survey, Flagler County will propose specific sites for nomination to the National Register of Historic Places, as applicable.

Policy FLU-1.7.9. When available from the LDC, utilize, incentive-based techniques for historic and archaeological preservation such as Transfer of Development Rights (TDRs), grants, tax abatement, and waiving certain zoning requirements (setbacks, lot coverage, and parking, etc.

Objective FLU-1.8.

Advance and complete planning efforts, studies, and projects which seek to improve the natural and build environment within the Study Areas. (See FLUE Map - 10)

Policy FLU-1.8.1. The County shall use the following area descriptions in administering location-specific aspects of this plan.

Table FLUE-8: Specific Area Designations

East Study Area
East Area (Barrier Island/Princess Place): This area contains approximately 10,042 acres (see FLUE Map - 10). The boundaries of the area are: the Town of Marineland and St. Johns County on the north; the City of Palm Coast and I-95 to the west; the cities of Beverly Beach and Palm Coast to the south; and the Atlantic Ocean to the east.
Central Study Area
Central Area 1 (Colbert Lane/Graham Swamp): This area contains approximately 4,753 acres (see FLUE Map - 10). The boundaries of the area are: Palm Coast Parkway/Palm Coast on the north; City of Flagler Beach, the Intracoastal Waterway and Colbert Lane to the east; Moody Boulevard (SR 100) to the south; and Palm Coast/Old Kings Road to the west.
Central Area 2 (Bulow Creek): This area contains approximately 7,263 acres (see FLUE Map - 10). The boundaries of the area are: SR 100 (Moody Blvd.) on the north; the Intracoastal Waterway to the east; Volusia County to the south; and I-95 to the west. One of the critical elements is the protection of the rural and natural resources that comprise the Bulow Creek coastal study area by ensuring compatible uses are developed in a

manner that preserve existing natural resources and ensure adequate services for the low density residential/low intensity commercial areas identified on the Future Land Use Map.

Central Area 3 (Airport Study Area): This area contains approximately 3,741 acres and comprises two pockets of unincorporated County surrounded by the City of Palm Coast (see FLUE Map - 10). The boundaries of the area are: SR 100 (Moody Blvd.) on the north; Seminole Woods Parkway to the east; U.S. Highway 1 to the south; and Belle Terre Boulevard to the west.

Central Area 4 (Plantation Bay and Korona): This area contains approximately 5,150 acres (see FLUE Map - 10) and is located east of U.S. Highway 1, west and north of the Volusia County Line, west of Interstate-95, and south of the Palm Coast municipal boundary.

West Study Area

West Area 1 (Smokerise/Hunter's Ridge): This area contains approximately 17,856 acres (see FLUE Map - 10) is located in the southeastern portion of the County with the Volusia County line as the southern boundary, the City of Bunnell as the western boundary, and U.S. Highway 1 as the northern and eastern boundary.

West Area 2 (Northwest Flagler): This area contains approximately 54,872 acres (see FLUE Map - 10) and is located in the northwestern portion of the County. The St. Johns County line is the northern boundary; the Putnam County line is the western boundary; State Road 100 and the City of Bunnell are the southern boundary; and the City of Palm Coast is the eastern boundary.

West Area 3 (Southwest Flagler/Lake Disston): This area contains approximately 63,456 acres (see FLUE Map - 10) and is located in the southwestern portion of the County. State Road 100 and Daytona North are the northern boundary; Putnam and Volusia Counties are the western boundary; Volusia County is the southern boundary; and the City of Bunnell is the eastern boundary.

West Area 4 (Daytona North): This area contains approximately 3,652 acres (see FLUE Map -) and follows the boundary of a plat originally designed in 1972 and titled Daytona North. This is a pocket of one-acre residential sites primarily surrounded by agricultural lands. The boundaries of the area are: County Road 302 (Canal Avenue) on the north; County Road 305 to the east; County Road 90 West (Tangerine Avenue) to the south; and Water Oak Road to the west.

West Area 5 (Flagler Estates): This area contains approximately 2,771 acres (see FLUE Map A -10) and follows the boundary of an unrecorded plat originally designed in 1970. This is a pocket of approximately one-acre residential sites primarily surrounded by agricultural lands. The boundaries of the area are: the St. Johns County boundary on the north; Amos Road to the east (unimproved); Potatoville Road to the south; and Connie Avenue (unimproved) to the west (dirt road).

Policy FLU-1.8.2. The development of the East Study Area in Flagler County is nearing build-out so Flagler County shall coordinate with the cities of Bunnell and Palm Coast to direct future urban development west of U.S. Highway 1 into areas that can be served by adequate urban services. As part of this effort, Flagler County, in coordination with other local governments, private utility providers, and quasi-governmental entities, i.e., Community Development Districts (CDDs), shall use various planning tools and incentives in order to

support the agricultural interests, environmental resources, and rural communities west of U.S. Highway 1.

Policy FLU-1.8.3. The timing and provisions of urban services to the West Study Area of Flagler County shall be coordinated with other local governments, private utility providers and quasi-governmental entities (e.g. Community Development Districts). The development of lands west of U.S. Highway 1 cannot occur unless there are sufficient public facilities and services available including schools, roadways,

parks and recreation facilities, solid waste collection, stormwater management systems, fire and police protection, and emergency medical services. Flagler County shall ensure that adopted Levels of Service (LOS) are enforced within districts and by facility type. For the East Study Area, the County shall continue to coordinate development review and land use decisions with all governmental agencies, including the Dunes Community Development District

Policy FLU-1.8.4. For the East Study Area, on an on-going basis, Flagler County may use the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) Management Plan in the review of proposed amendments to the Comprehensive Plan, Official Zoning Map and the LDC.

Policy FLU-1.8.5. For at least the East Study Area, Flagler County shall develop design standards in the LDC to encourage village centers as methods of discouraging “strip commercial” development.

Policy FLU-1.8.6. Flagler County shall on a continuing basis review and amend the LDC to incorporate changes made to other County planning documents and studies.

Policy FLU-1.8.7. For the East Study Area, Flagler County may review the application of the “Mixed-Use: Low Intensity/Low-Medium Density” land use and RC zoning along the SR A1A corridor. The goal is to amend the future land use map and zoning map to encourage commercial clusters at roadway intersections and eliminate ineffective strip development.

Policy FLU-1.8.8. For the East Study Area, Flagler County shall coordinate with other local governments, private utility providers and quasi-governmental agencies in order to identify an appropriate method of delivering potable

water and sanitary sewer along Old Kings Road in order to serve the future residents along this roadway.

Policy FLU-1.8.9. For at least the East Study Area, Flagler County will maintain standards that provide incentives to develop residential lands in a manner consistent with those developed by national and regional groups including, but not limited to, the United States Green Building Council (USGBC), Florida Green Building Coalition (FGBC), National Home Builders Association (NHBA), and ENERGY STAR, with the overriding goal of protecting the natural resources

Policy FLU-1.8.10. The County will continue to monitor and determine the future conditions of Old Kings Road and John Anderson Highway to determine if improvements to add capacity and/or address safety issues are warranted.

Policy FLU-1.8.11. For at least Central Area 2, the County shall maintain a management plan for the 900+/- acres of land it owns. The plan shall be coordinated with the adopted management plan for Bulow State Park. The study also needs to address the potential impacts resulting from the development of the 550 acres +/- immediately north of Bulow Plantation RV Park and Manufactured Home Community so that the development of this agricultural subdivision does not have negative impacts on either the State or County-owned lands.

Policy FLU-1.8.12. The County shall maintain a management plan for the abandoned landfill located on the west side of Old Kings Road.

Policy FLU-1.8.13. For Central Area 3,; Flagler County has accepted the Palm Coast/Flagler County Airport Area Master Plan for those parcels outside and surrounding the Airport to ensure that the safe operation of the Airport is not compromised by incompatible uses or

development standards. Flagler County shall coordinate this with the City of Palm Coast, realizing the County is not a Charter County and that the County has no legal control of any land use in incorporated city limits.

Policy FLU-1.8.14. For Central Area 3, Flagler County shall strive to ensure that the economic development of the Airport and surrounding properties provide for sustainable and viable economic growth through the adoption of an Airport Protection Overlay.

Policy FLU-1.8.15. Flagler County shall coordinate with the City of Palm Coast so that the uses of land and development standards applied to properties surrounding the Flagler County Airport are compatible with future expansion of the Flagler County Airport.

Policy FLU-1.8.16. For at least Central Area 3, On a continuing basis, Flagler County shall encourage surrounding municipalities to review their land use and development policies to ensure consistency and compatibility with the adopted Flagler County Airport Master Plan.

Policy FLU-1.8.17. Flagler County shall coordinate with the owners of all properties abutting the Airport so that the appropriate land use and development will occur, this includes potential amendments to the Future Land Use Map so that residential and agricultural lands are changed to industrial, institutional, or commercial land uses. These amendments shall be subject to site-specific analysis to determine compatibility with the adjoining properties and sufficient facilities to provide necessary services (transportation, water, sanitary sewer, stormwater, etc.).

Policy FLU-1.8.18. On a continuing basis, Flagler County shall review all existing and proposed developments to ensure

that safety standards pertaining to height, noise, and safe navigation have been followed. The review process shall be coordinated with the Airport Manager to ensure compliance with Federal Aviation Administration (FAA) standards and coordination with the Airport Master Plan.

Policy FLU-1.8.19. Flagler County shall continue to work on developing a cost-effective and efficient method of providing potable water and sanitary sewer to those properties that front or access Old Dixie Highway.

Policy FLU-1.8.20. For at least Central Area 4, Flagler County will maintain performance standards in the LDC regarding the development of the antiquated Bunnell Land Company subdivision plat, north of Old Dixie Highway. The performance standards shall be used as incentives so that lands can be more intensively developed for residential uses if there is provision of centralized potable water, sanitary sewer and adequate capacity on adjoining roadways. Additionally, the performance standards shall encourage preservation of environmental resources and use of Leadership in Energy and Environmental Design (LEED)/Green Building standards as additional incentives to land owners.

Policy FLU-1.8.21. On a continuing basis, Flagler County shall monitor all Development of Regional Impacts (DRIs) to ensure compliance with the adopted and amended Development Order. For at least West Area 5, Flagler County, to the extent of its authority and jurisdiction, shall coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection (FDEP), as applicable, to ensure that the Relay Wildlife Management Area and Hull Swamp are protected from impacts resulting from the development of

adjacent lands for residential and commercial purposes.

For all Western Areas, consistent with the approved Water Facilities Supply Plan, Flagler County shall pursue functional methods of providing potable water and sanitary sewer

Policy FLU-1.8.22. For the West Study Area, the County shall maintain land development regulations that encourage the development of residential clusters in appropriate locations if there is sufficient open space preserved such that agricultural and natural resources are supported.

Policy FLU-1.8.23. For at least West Area 2, the County shall coordinate with the Florida Department of Transportation (FDOT) and private land owners to develop alternative road networks that are needed to access the northwest portions of Flagler County.

Policy FLU-1.8.24. For at least West Area 3, the County shall maintain incentives in the LDC f to use clustering and sustainable compact development to locate residential developments in the appropriate place so that there are no negative impacts to agricultural interests or natural resources in the area. The Flagler County Board of County Commissioners, working with the appropriate special district board, shall develop specific plans for the use of gas tax funds, special assessments, and other financial opportunities to improve and enhance the roads and drainage systems in the study area in Western Area 4.

Policy FLU-1.8.25. For at least West Area 4, the County will coordinate with the Flagler County Health Department and the Florida Department of Environmental Protection as part of the building permit review process. Flagler County shall issue permits for the construction of homes if the previously mentioned agencies approve well fields

and septic tanks for the associated permit. Flagler County shall coordinate with these agencies to ensure that the residents are provided with safe sources of potable water and sanitary sewer (on-site septic tanks).

Policy FLU-1.8.26. The County shall not pursue the installation of centralized water or sanitary sewer in West Area 4 unless there are documentable threats to the quality of groundwater and/or pollution created by the discharge of septic tanks, or sufficient available state grants or funds for fiscally sustainable operation. Flagler County shall pursue grants and other financial assistance for the residents of Daytona North if there are health or environmental safety problems that require that the County provide centralized water and sanitary sewer to the area.

Policy FLU-1.8.26. Flagler County will consider using Environmentally Sensitive Lands (ESL) funds to acquire lots.

Policy FLU-1.8.27. Flagler County shall not take any actions that will encourage the development of West Area 5 for single-family residential homes on one-acre lots. Flagler County shall require that any efforts to develop the area for single-family dwelling units including the provision of infrastructure and services such as roadways and stormwater facilities shall be the financial responsibility of the land owners of parcels within the area.

Policy FLU-1.8.28. If there is a unified development effort from the landowners within Flagler Estates, Flagler County shall identify critical natural resources and stormwater management needs for the development. This information will be used to determine if acquisition of land is necessary to facilitate the protection of natural resources within West Area 5.

Policy FLU-1.8.29. Flagler County reserves the right to amend the designation on the adopted Future Land Use Map from Residential: Low Density Rural Estate to Agriculture and Timberlands if the other planning tools identified previously do not prevent sprawling residential development in areas that cannot be properly served by Flagler County and results in an inefficient, incompatible land use pattern.

Goal TE-1.

Provide a safe, convenient, and efficient multimodal transportation system that is coordinated with the desired future land use pattern, protects natural resources, and maintains adequate capacity to meet demand projected through the planning horizon of 2050.

Objective TE-1.1.

Flagler County will provide a safe and efficient roadway system by maintaining adopted level of service standards as a mechanism for coordinating land use and transportation.

Policy TE-1.1.1. The peak hour Level of Service (LOS) standards shall be consistent with Policy CIE-1.1.1.

Policy TE-1.1.2. The adopted Level of Service (LOS) standard on all current Strategic Intermodal System (SIS) facilities within Flagler County will be consistent with the LOS standards established by the Florida Department of Transportation (FDOT). Flagler County will coordinate with FDOT and the municipalities to develop a common, professionally acceptable methodology for measuring the impacts of new development on transportation facilities for the purpose of implementing the Concurrency Management System (CMS).

Policy TE-1.1.3. Flagler County, through its Concurrency Management System (CMS) adopted in the Land Development Regulations (LDRs), shall determine a

timeline the transportation facility improvements needed to serve new development at the time of development approval.

Policy TE-1.1.4. Flagler County will incorporate into the Land Development Regulations (LDRs) standards that maximize roadway capacity and safety by providing multimodal options and implementing Transportation Demand Management (TDM) measures, such as encouraging off-peak use of transportation facilities, staggered work hours, promoting remote work, improving signal timing, reducing the number of curb cuts and median openings, adding turn lanes and other intersection improvements, and requiring new development to incorporate pedestrian and bicycle facilities.

Objective TE-1.2.

Flagler County will provide a safe and efficient roadway system by maintaining its transportation-related facilities that are owned and maintained by Flagler County, or otherwise subject to an interlocal agreement for maintenance.

Policy TE-1.2.1. Flagler County will perform maintenance activities on the County maintained roadways relative to roadway materials, traffic demand, road grading, and traffic control devices.

Policy TE-1.2.2. Flagler County will maintain and update traffic data to support planning and operational studies, and the Concurrency Management System (CMS).

Policy TE-1.2.3. Flagler County will implement a program to collect traffic counts on a biennial basis and monitor roadway level of service (LOS).

Policy TE-1.2.4. Flagler County will continue to implement a pavement management program which monitors pavement conditions, establishes repair

needs and priorities, and develops resurfacing schedules.

Policy TE-1.2.5. Flagler County will continue to manage the bridge inspection and bridge maintenance program for County roadways and analyze the financial needs for accomplishing repairs.

Objective TE-1.3.

Flagler County will strive to expand the opportunities and use of multimodal transportation systems.

Policy TE-1.3.1. Flagler County will continue to maintain and enforce a Concurrency Management System (CMS) that monitors existing and projected roadway operating conditions on the County's Major Roadway Network for compliance with the adopted Level of Service (LOS) standards.

Policy TE-1.3.2. To ensure adequate transit service provision, Flagler County will, utilize information provided by the Transit Development Plan (TDP) and continue to provide information in Annual Operating Reports (AORs) regarding the number of passengers served by trip purpose.

Policy TE-1.3.3. Flagler County shall use the recommendations of the Transit Development Plan (TDP) and other professional sources in order to establish numerical indicators that measure the mobility of the County's multimodal transportation system and, where appropriate, incorporate these into the Concurrency Management System (CMS).

Policy TE-1.3.4. Flagler County will continue to provide and expand demand response, door to door service with Flagler County Public Transportation.

Policy TE-1.3.5. Flagler County will participate in discussions with regional partners on the potential establishment of commuter rail and potentially connecting to SunRail or Brightline.

Policy TE-1.3.6. Flagler County shall implement complete streets design methods in new and resurfacing/ widening of roadway facilities to accommodate multiple modes based on the appropriate context.

Policy TE-1.3.7. The County shall evaluate opportunities for innovative transportation technologies and solutions to be advanced in new developments or along existing corridors, such as micromobility, intelligent transportation systems(ITS), vertiports, etc.

Objective TE-1.4.

Flagler County shall maintain the existing right-of-way program for acquisition or reservation of needed road rights-of-way by adopting minimum road right-of-way requirements and land development regulations which require mandatory right-of-way dedications as a condition of development approval.

Policy TE-1.4.1. Flagler County shall enforce minimum right-of-way

requirements for new County roadways consistent with the standards contained

in the Land Development Regulations (LDRs).

Policy TE-1.4.2. Flagler County shall continue to require mandatory dedications of necessary road rights-of-way for State, County, and other local roadways as a condition of subdivision plat approval.

Policy TE-1.4.3. : Flagler County shall establish right-of-way protection policies in the Land Development Regulations

(LDRs) to protect the existing and future roadway network (as shown on the Future Transportation Map) from development and building encroachments.

Policy TE-1.4.4. Flagler County shall incorporate opportunities for the provision of pedestrian, bicycle, and other modes within the right-of-way requirements contained in the Land Development Regulations (LDRs).

Objective TE-1.5.

Flagler County shall meet the existing and projected demand for transportation facilities based on the 2050 future land use map by implementing roadway improvements identified on the Future Transportation Map.

Policy TE-1.5.1. Policy B.1.5.1 In order to protect the interregional, intrastate functions of Interstate 95, Flagler County will continue to coordinate with the Florida Department of Transportation (FDOT), the City of Bunnell, City of Flagler Beach, and the City of Palm Coast to maximize the capacity and operational efficiency of the following parallel roadway corridors: Old Kings Road; Belle Terre Parkway/Belle Terre Boulevard; U.S. Highway 1, John Anderson Highway, Colbert Lane, SR 11, and SR A1A.

Policy TE-1.5.2. Improvements to Flagler County's transportation system and associated development should be planned so as to provide the protection of the environment. This includes providing for alternatives to single occupancy vehicles that may include, but not require increased densities and land use mixes to promote transit usage and the provisions for park-and-ride facilities.

Policy TE-1.5.3. Flagler County shall review all proposed development for impacts upon the adopted Level of Service (LOS) standards by maintaining the Concurrency Management System (CMS) and development review procedure in the Land Development Regulations (LDRs). The CMS will ensure

that sufficient capacity is available concurrent with the impacts of new growth.

Policy TE-1.5.4. In coordination with the municipalities in Volusia-Flagler Transportation Planning Organization (TPO), and the Florida Department of Transportation (FDOT), Flagler County shall monitor its transportation system to ensure adequate transportation system capacity prior to issuance of development orders by adopting a development review procedure for the Concurrency Management System (CMS). Flagler County, working in coordination with FDOT and the incorporated municipalities within Flagler County, may implement a long-term transportation concurrency management system to address significant backlogs that may arise after the 2050 planning horizon.

Policy TE-1.5.5. Flagler County shall pursue joint planning agreements, interlocal agreements, interlocal service boundary agreements, or memoranda of understanding with the incorporated municipalities within Flagler County to establish maintenance responsibility and a common transportation concurrency review methodology for maintenance of

Level of Service (LOS) standards on Strategic Intermodal System (SIS) facilities and the County's Major Roadway Network.

Policy TE-1.5.6. Flagler County shall assess new development to determine an equitable pro rata share of the costs to provide roadway improvements that are necessary to serve the new development in a manner consistent with the proportionate fair share provisions of the Land Development Regulations (LDRs)

Policy TE-1.5.7. Flagler County will update the Land Development Regulations (LDRs) to allow developer provision of certain multimodal improvements, e.g., transit bays and shelters, multi-use trails, etc., to be credited toward proportionate fair share costs.

Policy TE-1.5.8. Flagler County shall require formal agreements with the Florida Department of Transportation (FDOT) and the Volusia-Flagler TPO for the reimbursement of local County impact fee funds expended on the State roadway network.

Policy TE-1.5.9. Flagler County shall minimize and evaluate additional impacts on identified evacuation routes within the coastal areas of the County through appropriate land use controls and processes incorporated into the County's Land Development Regulations (LDRs).

Policy TE-1.5.10. Any proposed development which is anticipated to utilize ten percent (10%) of more of an identified evacuation route's level of service (LOS) E hourly directional maximum service volume, will be identified as having an adverse impact. The volume is based on the Florida Department of Transportation's (FDOT's) Generalized Hour/Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual. These adverse impacts shall be mitigated

Policy TE-1.5.11. Flagler County shall continue to coordinate with the owners of the toll bridge facility on Palm Coast Parkway to ensure that the toll is waived during emergency times when a coastal evacuation is required.

Objective TE-1.6.

Flagler County shall review all development proposals, land use classification amendment requests, subdivision plats, and commercial construction site plans to require that they are consistent with and help implement the County's Transportation Element.

Policy TE-1.6.1. Flagler County will coordinate with FDOT and surrounding cities in order to maintain an up-to-date listing of analyzed and prioritized road improvement needs based on the Transportation Element.

Policy TE-1.6.2. Flagler County will protect roadway traffic capacity on the County's Major Roadway Network by restricting the number and spacing of driveway and median cuts.

Policy TE-1.6.3. Flagler County will continue to enforce the transportation access management standards of the Land Development Regulations (LDRs).

Policy TE-1.6.4. The impact resulting from new non-residential development along collector and arterial roadways shall be managed through access management, shared or joint access, traffic signalization, and other similar techniques.

Objective TE-1.7.

Flagler County will study and recommend Transportation System Management (TSM) improvements and travel demand management measures in order to increase roadway capacity, reduce peak hour congestion, and improve roadway safety.

Policy TE-1.7.1. Flagler County shall utilize Transportation System Management (TSM) improvements including, but not limited to, turn lanes, intelligent transportation systems (ITS), synchronization of signals, and intersection improvements to maintain road capacity and function and thereby eliminate unacceptable levels of traffic congestion. Site-specific Transportation System Management (TSM) studies will be conducted as needed and recommended improvements will be implemented through the development review process and/or the capital improvement planning process. TSM studies may include analysis of peak hour travel demand, flextime use with major employers, and other appropriate travel demand management techniques.

Policy TE-1.7.2. Flagler County will work internally and with private sector employers to reduce the number of work-related vehicle trips and peak hour congestion by encouraging carpooling, bicycling and public transit use, promoting remote working, implementing flex time policies, and collocating public facilities.

Policy TE-1.7.3. Flagler County shall require developers along Old Kings Road and John Anderson Highway to conduct studies to determine if improvements to add capacity and/or address safety issues are warranted.

Policy TE-1.7.4. Flagler County will examine the efficacy of providing additional connectivity from the County's barrier islands to the mainland.

Objective TE-1.8.

Flagler County will provide for the coordination of transportation plans and programs with the Florida Department of Transportation (FDOT), municipalities, adjacent local governments, the Volusia-Flagler Transportation Planning Organization (TPO), and other state agencies by creating a forum for communicating plans and programs with these entities.

Policy TE-1.8.1. Flagler County will provide representation on and lead the County Transportation Technical Review Committee. The committee is comprised of County staff, Volusia-Flagler TPO and Florida Department of Transportation (FDOT) representatives, and municipal representatives.

Policy TE-1.8.2. Flagler County shall coordinate with the Florida Department of Transportation (FDOT) and the cities of Palm Coast, Flagler Beach, Bunnell, Beverly Beach, and Marineland to prevent state and county maintained

roadways from becoming constrained or backlogged roadway facilities.

Policy TE-1.8.3. Flagler County will support the implementation of seamless and safe multimodal facilities and services in the transportation network by coordinating across agencies and integrating planned transit, pedestrian and bicycle facilities with roadway widening projects, intersection improvements, and resurfacing projects. Multimodal facilities and services will improve transportation choices, provide for underserved populations, reduce

congestion, and reduce per capita greenhouse gas emissions. Facilities may include marked crosswalks, intersection improvements to enhance pedestrian safety, wider sidewalks, multi-use trails, bicycle lanes, and secure bicycle parking.

Policy TE-1.8.4. Flagler County, in coordination with the City of Palm Coast, shall conduct a feasibility study for a new east-west road between Seminole Woods Parkway and Belle Terre Boulevard.

Policy TE-1.8.5. Flagler County shall coordinate with the Florida Department of Transportation (FDOT) and private landowners to develop alternative road networks that are needed to access the Smokerise and Rima Ridge developments.

Policy TE-1.8.6. Flagler County shall coordinate with the private landowners

to develop methods of crossing the Florida East Coast (FEC) railroad to ensure access to the commercial and industrial uses along the U.S. Highway 1 corridor.

Policy TE-1.8.7. County shall coordinate with the City of Palm Coast for consistency in the proposed Neoga Lakes and Old Brick Township Developments of Regional Impact (DRIs) so that a connected roadway system can be extended to access other areas of northwestern Flagler County.

Flagler County shall coordinate with the City of Bunnell, the City of Palm Coast, Volusia County, and the Florida Department of Transportation (FDOT) to ensure that there is efficiency in the development of facilities and the delivery of services to west of US 1.

Objective TE-1.9.

Flagler County Land Development Regulations (LDRs) will be enforced with regard to landscaping and sign regulations for the County's transportation system and adjacent properties.

Policy TE-1.9.1. All new developments and additions to existing development shall make provisions for safe and convenient internal traffic flow and demonstrate adequate off-street parking facilities for motorized and non-motorized vehicles prior to the issuance of a development order.

Policy TE-1.9.2. Flagler County shall include standards in the Land Development Regulations that requires new development to install native landscape material adjacent to public

rights-of-way in order to minimize the use of water and energy, reduce the localized heat island effect of the development and roadways, and sequester carbon.

Policy TE-1.9.3. Flagler County will include landscape plans in roadway improvement projects and require that landscape plans in new development protect or complement the rural tree canopy adjacent to roadways and add to the urban tree canopy adjacent to and within rights-of-way.

Objective TE-1.10.

Objective B.1.10 Flagler County will promote the use of bicycles and walking by providing adequate facilities for pedestrians and bicyclists.

Policy TE-1.10.1. Flagler County will develop an integrated County-wide Pedestrian, Bicycle, and Multi-Use Trail

Master Plan that is coordinated with the plans of the incorporated municipalities within Flagler County, the Volusia-

Flagler TPO, and the surrounding counties. The plan will be implemented concurrent with land development and public roadway improvement projects.

Policy TE-1.10.2. Flagler County will require all new development to include the installation of bicycle and pedestrian facilities consistent with the Pedestrian, Bicycle, and Multi-Use Trail Master Plan and the Land Development Regulations (LDRs).

Policy TE-1.10.3. Flagler County will plan for and require that new development include bicycle and pedestrian facilities on specified segments of the County's Major Roadway Network, within public and recreation facilities, and as connectors between residential areas and parks, schools, and major shopping areas.

Policy TE-1.10.4. Flagler County will review all proposed development for its accommodation of bicycle and pedestrian traffic needs and require that new development include the installation of bicycle and pedestrian facilities consistent with the Pedestrian, Bicycle, and Multi-Use Trail Master Plan

and Land Development Regulations (LDRs).

Policy TE-1.10.5. Flagler County will require that new development include the installation of pedestrian facilities for access to public transit routes consistent with the Pedestrian, Bicycle, and Multi-Use Trail Master Plan, Land Development Regulations (LDRs), the Park and Recreation Capital Improvement Program, and the Transit Development Plan (TDP).

Policy TE-1.10.6. Flagler County will promote walking and bicycling trips for non-recreational purposes by the development of a regional trail system throughout the County with particular focus on connecting trip generators and developing a highly connected trail network .

Policy TE-1.10.7. Flagler County will coordinate with Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) to understand where complete street design treatments and retrofits are feasible.

Objective TE-1.11.

Flagler County will evaluate the need for future fixed route transit service and update its Transit Development Plan (TDP) to document public transportation services that will be economically feasible and implemented when there is demand for the services and the County qualifies for federal transit funds.

Policy TE-1.11.1. Flagler County will consider fixed route public transportation services when service demand and Federal financial subsidy produce economic feasibility.

Policy TE-1.11.2. At such time fixed route public transportation services are demanded by the public and are economically feasible, Flagler County will establish a public transportation facility that supports future transit operations and maintenance. The County will seek federal funds and all other appropriate

funds to assist in establishing such a facility.

Policy TE-1.11.3. Flagler County will establish measures for the preservation of right-of-way to accommodate existing and planned transit services and stop locations in right-of-way protection policies.

Policy TE-1.11.4. Flagler County will create provisions within the Land Development Regulations' (LDRs') site and building design standards that provide

accessibility to public transportation for new development. The County will require future developments to plan for public transit facilities, including the provision of facilities such as covered shelters, bus bays, and park-and-ride lots, based on the overall size of the development and proximity to existing and planned transit routes. The additional impervious area required for the public transportation facilities shall not be included in the calculation for maximum impervious area, as required by the Flagler County Land Development Regulations.

Policy TE-1.11.5. Flagler County will identify land use policies and transit incentives, mix of uses, and density requirements that promote the use of public transportation in fixed route corridors.

Policy TE-1.11.6. Public transportation will be used to relieve conditions of traffic congestion and constrained roadway segments when warranted based on travel patterns.

Policy TE-1.11.7. All providers of transportation services for the disadvantaged shall ensure compliance with the requirements of the Americans with Disabilities Act (ADA).

Policy TE-1.11.8. Service provision for the transportation disadvantaged shall be monitored to ensure that this segment of the population has adequate mobility. Flagler County shall maintain an annual monitoring program that evaluates the existing and future demand for transportation disadvantaged services.

Objective TE-1.12.

Flagler County shall coordinate its comprehensive planning process with the adopted Airport Master Plan for the Flagler County Airport, the continuing Florida Aviation System Planning process, and the Florida Department of Transportation (FDOT) Adopted Five Year Work Program.

Policy TE-1.12.1. Flagler County shall review the Airport Master Plan and aviation capital improvement projects for consistency with the Future Land Use, Transportation, Coastal Management, and Conservation Elements of the 2050 Comprehensive Plan.

Policy TE-1.12.2. All aviation capital improvement projects in Flagler County shall be consistent with the Florida Department of Transportation's Adopted Five Year Work Program, the Flagler County Capital Improvements Element, and other agency budgets.

Policy TE-1.12.3. Flagler County shall ensure that aviation-related new development and expansions are coordinated with the continuing Florida Aviation System Planning Process through participation in the East Central Florida Metropolitan Region Subcommittee and any successor organization or agency.

Policy TE-1.12.4. Flagler County shall minimize the impacts to natural resources caused by the expansion of existing airport facilities.

Objective TE-1.13.

Flagler County shall strive to ensure that the uses of land and development standards applied to properties surrounding the Flagler County Airport are compatible with the existing operations and potential future expansion of the Airport.

Policy TE-1.13.1. On a continuing basis, Flagler County shall review its land use and development standards to ensure consistency and compatibility with the adopted Airport Master Plan.

Policy TE-1.13.2. Flagler County shall coordinate with the City of Palm Coast and the City of Bunnell, as applicable, to ensure that each City's land uses and development standards are consistent and compatible with the adopted Airport Master Plan.

Policy TE-1.13.3. Flagler County shall forward to the Airport Manager for

review and comment any development proposals and special use permits that may impact aviation operations. The County shall request that the City of Palm Coast and the City of Bunnell, as applicable, also follow this procedure.

Policy TE-1.13.4. To ensure compatibility with the Airport Master Plan, Flagler County shall develop an Airport Overlay in the Land Development Regulations that provides measures for mitigating impacts from sound, obstructions, and other airport related functions.

Objective TE-1.14.

Flagler County shall integrate access routes to airports and related facilities with other modes of transportation.

Policy TE-1.14.1. Flagler County shall develop strategies to address intermodal terminals and access to airport and rail facilities.

Policy TE-1.14.2. Flagler County shall coordinate the intermodal management of transportation within ports, airports, and related facilities.

Policy TE-1.14.3. Flagler County shall coordinate the future needs of aviation

and other related public transportation facilities with roadway and transit service improvements

Policy TE-1.14.4. Flagler County, in coordination with the City of Palm Coast, shall conduct a feasibility study for a new roadway connection into the south end of the Airport from Belle Terre Boulevard, with a possible extension to the east to connect to Seminole Woods Parkway.

Objective TE-1.15.

Flagler County shall assist the Airport in economic development initiatives.

Policy TE-1.15.1. Flagler County shall strive to ensure that the development of the Airport and surrounding properties provide for sustainable and viable economic growth.

Policy TE-1.15.2. Flagler County shall support capacity improvements to allow for an expansion of jet service.

Policy TE-1.15.3. Flagler County shall support development of an industrial park within the Airport boundary and on County owned land adjacent to the Airport.

Policy TE-1.15.4. Flagler County shall coordinate with Palm Coast to develop an economic development strategy for the lands surrounding the airport.

Objective TE-1.16.

Flagler County shall work with the Corridor Management Entity (CME) to preserve the State Road A1A River and Sea Trail Scenic Highway as an historic resource and protect its State designation as a Florida Scenic Highway and its national designation as one of America's Scenic Byways.

Policy TE-1.16.1. Flagler County has designated the State Road A1A Corridor as a constrained facility from the Volusia County line to the St. Johns County line. This policy does not preclude transportation system management (TSM) measures, such as intersection improvements, additional turn-lanes or similar operational improvements.

Policy TE-1.16.2. Flagler County shall require that all applications for development within the designated area of the Scenic Corridor Overlay District must adhere to Ordinance Number 04-11 as incorporated into the County's Land Development Regulations (LDRs).

Objective TE-1.17.

Flagler County will coordinate with the Volusia-Flagler Transportation Planning Organization to promote a safe, efficient, and resilient multimodal transportation system.

Policy TE-1.17.1. Flagler County will coordinate with the Volusia-Flagler Transportation Planning Organization (TPO) to develop a long-range transportation plan, transportation improvement plan, and Unified Planning Work, Program.

Policy TE-1.17.2. Flagler County will coordinate with the Volusia-Flagler Transportation Planning Organization (TPO) to develop special studies, reports, and master plans for specific corridors in the County.

Policy TE-1.17.3. Flagler County will coordinate with the Volusia-Flagler Transportation Planning Organization (TPO) in assisting with tasks, such as access management, functional classification of roads, and data collection.

Policy TE-1.17.4. Flagler County will coordinate with the Volusia-Flagler Transportation Planning Organization (TPO) to expand Flagler County's transportation planning capacity and advancing the County's multimodal goals.

Goal HOU-1.

Ensure quality housing in neighborhoods at affordable costs to meet the needs of the present and future residents of Flagler County.

Objective HOU-1.1.

Flagler County shall continue to partner with and provide support to the public and private sectors to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.

Policy HOU-1.1.1. Flagler County shall work with the private and non-profit sectors to improve the affordable housing process by considering the use of such tools including, but not limited to, incentive zoning, and interlocal agreements.

Policy HOU-1.1.2. Flagler County shall continue to encourage the private sector to provide affordable housing for very-low, low, and moderate income families through the use of the Housing Density Bonus System.

Policy HOU-1.1.3. Flagler County shall continue to use its Affordable Housing Advisory Committee to assess very low, low, and moderate income housing needs and recommend programs that could be instituted to facilitate the implementation of the County's Housing Goals, Objectives, and Policies.

Policy HOU-1.1.4. Flagler County shall support the efforts of the Flagler County Housing Authority and affordable housing developers by assisting in their efforts to identify and develop sites and programs for housing for very low, low, and moderate income persons of the County.

Policy HOU-1.1.5. Flagler County shall pursue Federal and State sources of funding earmarked for very low, low, and moderate income housing.

Policy HOU-1.1.6. The County shall assist the Flagler County Housing Authority and affordable housing developers in the development of interspersed housing rather than concentrating affordable units in a single locations.

Objective HOU-1.2.

Flagler County will continue to review and revise its ordinances, codes, regulations, and the permitting process to allow for a diversity of housing options to meet the needs of all current and future residents.

Policy HOU-1.2.1. Review and amend if necessary, Flagler County's housing and health codes and standards relating to the neighborhood environments and facilities

Policy HOU-1.2.2. Flagler County shall adopt Land Development Regulations (LDRs) that permit the construction of

accessory dwelling units within single-family zoning districts.

Policy HOU-1.2.3. Flagler County shall coordinate with the Affordable Housing Advisory Committee in identifying and developing a housing strategy for-seniors to prevent homelessness.

Policy HOU-1.2.4. Flagler County shall, through its Land Development

Regulations, allow for a diversity of lot sizes, floor areas, setbacks, and other design features which identify appropriate lands for a variety of housing

types and prices including housing for very low, low, and moderate income families and mobile homes.

Objective HOU-1.3.

Flagler County shall develop and maintain local government relationships with the public and private sectors to increase the availability of suitable and affordable rural and farm worker housing.

Policy HOU-1.3.1. Flagler County shall encourage the local Department of Children and Families and the UF/IFAS Flagler County Extension to initiate research to determine if migrant farmworkers' housing needs are being met by housing available in Flagler, Putnam, St. Johns, and Volusia Counties.

Policy HOU-1.3.2. Flagler County shall encourage the local Department of Children and Families and the UF/IFAS Flagler County Extension to develop brochures, pamphlets, and technical assistance for private agricultural businesses to develop and manage housing as needed for migrant farmworkers.

Policy HOU-1.3.3. The Flagler County Health and Human Services shall, on a continuing basis, research possible sources of assistance that would provide non-housing support services for migrant farmworkers and their families.

Policy HOU-1.3.4. Flagler County shall encourage affordable housing developers to obtain state affordable housing assistance funds, when needed, for rural housing and low-cost rental housing through such programs as, but not limited to, U.S. Department of Housing and Urban Development (HUD) Sections 514, 515, and 516, if allowable under federal regulations.

Objective HOU-1.4.

Flagler County shall monitor and maintain the adequate provision and siting of housing for target populations.

Policy HOU-1.4.1. Flagler County shall monitor the publicly-assisted and affordable housing in the County in order to make possible a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentration of publicly-assisted and affordable housing in single neighborhoods.

Policy HOU-1.4.2. Flagler County shall establish a plan to address the provision and siting of workforce housing when there is a gap between the median buying power of a household and the median county home sale price.

Policy HOU-1.4.3. Flagler County's Planning and Zoning Department shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy HOU-1.4.4. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups which considers accessibility, convenience, and infrastructure availability.

Policy HOU-1.4.5. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria that will discourage for the establishment of new housing for the elderly and other special needs groups within the Coastal High Hazard Area (CHHA).

Policy HOU-1.4.6. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of rural and farmworker housing, as defined in Florida Statutes-

Objective HOU-1.5.

Flagler County, in cooperation with local historical organizations including but not limited to Flagler County Historical Society, will ensure that historically significant housing will be preserved and protected for residential use through on-going public awareness programs directed specifically at owners of property.

Policy HOU-1.5.1. Historically significant housing shall be identified by qualified consultants or other historic preservation professionals using Department of State guidelines to determine improvement of historical properties.

Policy HOU-1.5.2. Flagler County shall notify owners of historic properties used for housing about the historic status of

their properties, their eligibility for various programs, and benefits of historic designation.

Policy HOU-1.5.3. Flagler County shall ensure that cost-effective rehabilitation and preservation of historic buildings should be primary considerations with condemnation being used only as a last resort.

Objective HOU-1.6.

In an effort to reduce the number of substandard housing units in Flagler County, Flagler County shall update and amend its plan of action concerning conservation, rehabilitation, and demolition activities

Policy HOU-1.6.1. Flagler County shall continue to seek Federal and State funding for its conservation, demolition, and rehabilitation activities and shall provide partial matching or in-kind services for such activities.

Policy HOU-1.6.2. Flagler County shall establish an intergovernmental coordination mechanism to facilitate conservation, rehabilitation, and demolition activities with its municipalities.

Policy HOU-1.6.3. Flagler County shall continue to pursue Community Development Block Grant (CDBG) funds to rehabilitate and revitalize declining neighborhoods.

Policy HOU-1.6.4. Flagler County shall designate areas of the County as Community Development Block Grant (CDBG) Target Areas and, when funds are awarded, carry out the program activities in a timely and efficient manner.

Policy HOU-1.6.5. Flagler County shall, in coordination with its municipalities and other agencies, continue to develop conservation, rehabilitation and demolition programs for the County through such means as Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), Weatherization and Code Enforcement.

Policy HOU-1.6.6. Flagler County shall encourage individual homeowners to increase private reinvestment in housing

by providing information and technical assistance programs.

Policy HOU-1.6.7. Flagler County will help to assure that affordable standard housing is available to displaced persons if the displacement is the result of an

adopted redevelopment plan and is not the result of enforcement activities.

Policy HOU-1.6.8. Flagler County shall identify those areas with a concentration of substandard housing units for code enforcement.

Objective HOU-1.7.

All existing dilapidated housing units in Flagler County for which any kind of rehabilitation is considered economically unfeasible, shall be removed from the housing stock subject to financial feasibility.

Policy HOU-1.7.1. Flagler County shall update the inventory of identified dilapidated housing units.

Policy HOU-1.7.2. In cases where the removal of the dilapidated unit(s) is accomplished by Flagler County, all incurred costs shall ultimately be absorbed by the existing or future property owner unless public assistance is available.

Policy HOU-1.7.3. Flagler County shall emphasize a financially responsible approach to the elimination of dilapidated housing stock. For those structures that the cost of rehabilitation and preservation would not provide a long term solution, then demolition shall be the preferred course of action.

Goal IE-1.

Flagler County shall plan and coordinate with public and private utility providers for the development, operation and maintenance of cost-effective and efficient potable water, wastewater, and stormwater systems that promote timely, orderly and efficient land development patterns, consistent with goals, objectives, and policies established in the Future Land Use Element, and meet the existing and projected demands, while protecting the public health, environment, and groundwater supply

Objective IE-1.1.

Flagler County shall coordinate with private and public utilities to ensure that the provision of potable water and sanitary sewer is maintained throughout the County in a manner consistent with the adopted Future Land Use Element.

Policy IE-1.1.1. Centralized water and wastewater programs and facilities will be designed to service the densities and intensities of development projected in the Future Land Use Element.

Policy IE-1.1.2. Flagler County shall require through its Land Development Regulations (LDRs) that all central private water and wastewater system owners must prepare, and update every five (5) years, a master plan for system development including a five-year capital improvements program.

Policy IE-1.1.3. Overriding of water and wastewater lines, when requested by Flagler County, will be paid for by the County.

Policy IE-1.1.4. Flagler County shall continue to review and comment on master plans for public and private sewer facilities in existing and future sewer service areas for consistency with Flagler County's Comprehensive Plan.

Policy IE-1.1.5. Flagler County shall continue to implement its concurrency management system to ensure that there is sufficient capacity for the provision of potable water and sanitary sewer based on the LOS standards in the Capital Improvements Element; and, to determine if adequate facility capacities

are available or will be available when needed to serve the development.

Policy IE-1.1.6. Flagler County's Engineering and Planning Departments shall continue to coordinate with utility providers to monitor facility demand and capacity information as development orders or permits are issued.

Policy IE-1.1.7. The Flagler County Planning Department shall coordinate with utility providers to prepare annual summaries of capacity and demand information for each facility and service area.

Policy IE-1.1.8. All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service (LOS) standard for those facilities.

Policy IE-1.1.9. Flagler County shall coordinate with private and public utilities to ensure that the provision of potable water and sanitary sewer is maintained throughout the County in a manner consistent with the adopted Future Land Use Element. The County shall not issue development orders or development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community

Development Districts) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the County of a building permit or its functional equivalent. The County will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy IE-1.1.10. Flagler County shall coordinate with the adjoining cities and private utility providers to ensure that provision of potable water and sanitary sewer in the areas west of U.S. Highway 1 do not contribute to the expansion of urban sprawl and shall be planned in a manner that supports agricultural and natural resources in that area.

Policy IE-1.1.11. Flagler County shall coordinate with adjoining cities/counties, private utility providers, and quasi-governmental organizations (e.g. CDDs) when a request to extend centralized water service into the area west of US Highway 1 with the goal of allowing the extension only under one of the following conditions:

- A. To eliminate an existing health or safety hazard;
- B. To provide for the consolidation of existing central water systems into more efficient, cost-effective systems which are consistent with the Capital Improvements Program;
- C. To provide adequate fire flow to residential subdivisions with lots less than two (2) acres and planned developments which are located within one-half (1/2) mile of an existing water transmission main;
- D. Where deemed by the Flagler County Board of County Commissioners to be essential to

economic development, consistent with the County's Economic Development Element and Capital Improvements Program.

Policy IE-1.1.12. In accordance with Florida Statutes, Flagler County shall require that existing interim package treatment facilities connect to a public area wide wastewater or water system when available.

Policy IE-1.1.13. Flagler County shall utilize all possible grants and low-cost methods of funding extensions of centralized water and sanitary sewer systems to residents of Flagler County who are mandated to discontinue on-site wells or septic tanks due to threats to the public health, safety or welfare resulting from the failure of those on-site facilities

Policy IE-1.1.14. Flagler County shall comply with the Lower St. Johns River Basin Main Stem Basin Management Action Plan and require advanced treatment of septic systems.

Policy IE-1.1.15. Flagler County shall ensure the provision, operation and maintenance of a sanitary sewer system that protects the health of the public and the resource values of the natural environment as a high priority.

Policy IE-1.1.16. The County shall not issue development orders or development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community Development Districts) to determine whether adequate sanitary sewer facilities will be available to serve the new development no later than the anticipated date of issuance by the County of a building permit or its functional equivalent.

Policy IE-1.1.17. Flagler County's Planning Department shall continue to coordinate with the County Health Department and

the Florida Department of Environmental Protection to ensure the effective operation of septic tanks and to reduce the potential for public health hazards.

Policy IE-1.1.18. All wastewater treatment and disposal systems shall, at a minimum, be operated consistent with all state and Federal standards and in full compliance with their respective permits as issued by state agencies.

Policy IE-1.1.19. Utilization of septic tanks shall be limited to rural areas with suitable soils and distribution at low development densities, unless existing site conditions can be modified so that the tank and drainfield designs and operation comply with State standards.

Policy IE-1.1.20. Flagler County shall require all additional governing criteria on the use of septic tanks to be consistent with the adopted comprehensive Land Development Regulations (LDRs).

Policy IE-1.1.21. Where it has been determined by the Flagler County Board of County Commissioners that the application of INF-1.1.23 will result in substantial environmental impacts to the subject or abutting property, the Board may limit the density of the development. Substantial environmental impacts shall be determined by one or more of the following:

- A. Total clearing of on-site vegetation or placement of fill material which results in the substantial destruction of the natural vegetation.
- B. Unacceptable interruption of the natural surface drainage pattern.
- C. Contamination of surface water bodies or groundwater.

Policy IE-1.1.22. Flagler County shall continue to require connections to public

centralized wastewater and water systems consistent with Florida Statutes.

Policy IE-1.1.23. The Flagler County shall provide information upon request to the County Health Department so that it may provide inspections and technical assistance as needed on the operation and maintenance of wastewater treatment systems serving less than twenty five (25) residents on a yearly basis or less than twenty five (25) persons per day for sixty (60) or less days per year.

Policy IE-1.1.24. Flagler County shall continue to review the current delivery programs for public services to identify and eliminate fragmentation, duplication of efforts, overlapping jurisdictions, and unnecessary costs, as part of its annual capital budgeting process.

Policy IE-1.1.25. Flagler County shall continue to maintain and negotiate as needed interlocal agreements with adjacent municipalities and private utilities regulated by the Public Service Commission to establish and maintain discrete planning and service area boundaries in order to provide the most cost-effective service and to avoid unnecessary duplication.

Policy IE-1.1.26. Flagler County shall investigate alternative management systems such as consolidation or the creation of an authority for the delivery of wastewater and water services.

Policy IE-1.1.27. Future growth at urban densities or intensities will be encouraged only in areas which have sufficient existing or planned capacity on central water and wastewater systems and are available for connecting. Areas of planned capacity will be interpreted as those areas where improvements are scheduled in the Capital Improvements Program, or within a designated utility service area.

Policy IE-1.1.28. Flagler County shall continue to require that new development in the area east of US Highway 1 be connected to central water and wastewater systems. The waiver of this requirement to permit the use of septic tanks or wells shall only be considered where the density, environmental conditions, and fiscal commitments so justify.

Policy IE-1.1.29. Water and wastewater systems owned and operated by Flagler County shall be self-supporting and shall not utilize ad valorem taxation, except for special taxing districts or Community Redevelopment Areas.

Policy IE-1.1.30. Consistent with the “user pays” philosophy, future users of wastewater and water systems shall be responsible for bearing the expansion or construction costs of water and wastewater treatment and transmission facilities resulting from their impacts.

Policy IE-1.1.31. Flagler County shall coordinate with adjoining governments, quasi-governmental entities (e.g. Community Development Districts) and private utility providers to ensure an efficient and effective method of providing potable water and sanitary sewer, with the understanding that Flagler County will be the provider of these utilities when the following factors are present:

- A. The proposed development is consistent with the Flagler County Comprehensive Plan and Land Development Regulations (LDRs).
- B. The provision of centralized utilities is necessary for public health, safety and welfare.

- C. The design, construction and final acceptance of public facilities shall be the financial obligation of the private entity requesting the County’s participation.
- D. There are no other opportunities for other utility providers to serve the proposed development.

Policy IE-1.1.32. Flagler County shall encourage infill development by continuing to coordinate with the County Health Department in the issuance of private well and septic tank permits for future development in order to prohibit the permitting of those activities which are otherwise inconsistent with the Comprehensive Plan. In addition, the County will continue to allow density bonuses in R-3 (multifamily residential) zoning districts.

Policy IE-1.1.33. Flagler County will coordinate with wastewater treatment providers that serve unincorporated areas on the reduction of wastewater discharge into surface waters, as specified by Florida Statutes.

Policy IE-1.1.34. Flagler County shall continue to implement Article III and VI of the Land Development Regulations (LDRs) to prohibit discharging untreated wastewater into drainage ditches, surface waters, aquifers or wetlands.

Policy IE-1.1.35. Flagler County shall review and comment on National Pollution Discharge Elimination System (NPDES) permits for consistency with the policies and criteria of this Comprehensive Plan.

Objective IE-1.2.

Flagler County shall ensure that wastewater collection, treatment, and disposal facilities meet the identified existing and projected demands.

Policy IE-1.2.1. In order to alleviate the potential harmful impacts of septic tank usage to ground water supplies, Flagler County shall conduct an engineering study of the Hammock area (beach communities) of Flagler County. The study will investigate the environmental impacts of continued septic tank use, alternatives to septic tank usage, and the feasibility of a public sewage treatment system.

- A. The capital projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of the Flagler County Comprehensive Plan.
- B. Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work program of the Flagler County department responsible for the project.

Policy IE-1.2.2. Flagler County will continue to coordinate with providers of sanitary sewer treatment that serve County residents to ensure the adopted

levels of service (LOS) for sanitary sewer are maintained

Policy IE-1.2.3. The capital projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of the Flagler County Comprehensive Plan.

Policy IE-1.2.4. Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work program of the Flagler County department responsible for the project.

Policy IE-1.2.5. During the preparation of the Flagler County budget, the County Administrator shall review the annual work programs of the County departments to ensure that projects are scheduled to minimize disruption of services, duplication of labor, and to maintain adopted levels of service for all facilities.

Policy IE-1.2.6. All required Federal and State permits shall be obtained before the County undertakes or authorizes construction or operation of public facilities.

Objective IE-1.3.

Flagler County shall coordinate with all local governments, quasi-governmental entities, and private utility providers to ensure that there are sufficient potable water supply, treatment, and distribution facilities to meet the identified existing and projected demands, as based on the County's adopted Water Supply Facilities Work Plan.

Policy IE-1.3.1. Flagler County shall continuously work with other local governments, quasi-governmental entities (e.g. Community Development Districts) and private utilities to analyze existing demand and projected future demand to ensure that the residents and businesses of Flagler County receive potable water services consistent with the adopted levels of service for those facilities.

Policy IE-1.3.2. Flagler County does not plan to be a provider of potable water, but will ensure that decisions as to land use and permitting of development are made based on the adopted Comprehensive Plan and Water Supply Facilities Work Plan of those local governments providing that service. If Flagler County decides that it is financially feasible and in the best interest of the public to provide for

potable water supply, treatment, and distribution, then Flagler County must amend and update its Water Supply Facilities Work Plan in order to assure that there are adequate supplies of potable water.

Policy IE-1.3.3. Flagler County hereby adopts and incorporates the findings and recommendations established in the Flagler County Water Supply Facilities Work Plan and shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that:

- A. Require that coordination of land uses and future land use changes with the availability of water supplies and water supply facilities;
- B. Establish enforceable potable water LOS standards for residential and nonresidential users;
- C. Includes provision for the protection of water quality in the traditional and new alternative water supply sources;
- D. Establish priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs;
- E. Establish provisions for conserving potable water resources, including the implementation of reuse programs, encouraging the use of stormwater in lieu of treated water, and potable water conservation strategies and techniques;
- F. Establish provisions for improved or additional coordination

between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs;

- G. Require the coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level of service (LOS) standards and resource allocations, changes in service areas, and potential for annexation;
- H. Require the coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects;
- I. Determine the need for additional revenue sources and identify how to fund water supply and facility projects;
- J. Future wastewater treatment facilities shall have reuse as part of their design; and
- K. Upon expansion of any wastewater treatment facilities, reuse shall be encouraged.

Policy IE-1.3.4. Flagler County shall continue to monitor, update, and refine the adopted Water Supply Facilities Plan to ensure coordination with the St. Johns River Water Management District (SJRWMD) Regional Water Supply Plan and the individual plans of the local water suppliers (private and public).

Policy IE-1.3.5. Flagler County shall continue to monitor and coordinate with its water service providers. The County shall monitor and participate, as necessary, in water service providers' water supply planning process, including

updates to their water supply facilities work plans and consumptive use permits, to ensure that the water service providers account for and meet the County's current and future water needs.

Policy IE-1.3.6. Flagler County shall not approve any applications for amendment to the Future Land Use Map or Official Zoning Map unless the applicant demonstrates that the provider of potable water that serves the subject property has the ability to access a safe, sufficient supply of raw water in order to serve the potential development feasible under the proposed land use and/or zoning standard. Flagler County shall use the County's adopted Water Supply Facilities Work Plan and the respective Plan for the provider of potable water, as well as Consumptive Use Permits issued by the St. Johns River Water Management District (SJRWMD) to determine if there is adequate supply. Flagler County shall determine the maximum intensity of a proposed amendment by the application of the zoning standards in the Land Development Regulations (LDRs) if there is not a specific plan, such as a Planned Unit Development (PUD) or Development of Regional Impact (DRI) associated with the amendment request.

Policy IE-1.3.7. Flagler County shall strive to reduce the per capita consumption of water by ten percent (10%). The primary purpose shall be that potable water shall be utilized more efficiently on a per capita basis in as compared to current levels of consumption.

Policy IE-1.3.8. Flagler County shall assist the St. Johns River Water Management District (SJRWMD) in its public information programs in an effort to increase public awareness and acceptance of water conservation techniques including wastewater reclamation.

Policy IE-1.3.9. Flagler County will continue to implement its water conservation related ordinances which include the use of low volume plumbing fixtures and the use of xeriscape and Florida-Friendly landscaping techniques.

Policy IE-1.3.10. Flagler County shall amend the Land Development Regulations (LDRs) to incorporate conservation standards, such as WaterStar, so that there are incentives for developers to follow best management practices as cited in A Guide to Florida-Friendly Landscaping (Florida Yards & Neighborhoods Handbook) for landscape installation, irrigation, and fertilizer and pesticide application, specifically addressing:

- A. Landscape design that minimizes the impacts of excessive fertilizer applications;
- B. Preferred plant materials;
- C. Appropriate type of fertilizer to avoid the release of excess nutrients;
- D. Rate and frequency of application;
- E. Appropriate watering schedules; and
- F. Design and maintenance of drainage control systems.

Policy IE-1.3.11. Flagler County shall use water conservation efforts to protect valuable water supplies in order to strive to maintain a reliable, sustainable source of potable water through 2050.

Policy IE-1.3.12. Flagler County shall establish specific standards in the Land Development Regulations (LDRs) to ensure consistency with the water conservation elements of the adopted Water Supply Facilities Work Plan that may include, but are not limited to:

- A. Implementation of native, xeric landscaping requirements for new

development and retrofitting of existing development;

- B. Installation of reclaimed water with augmentation from stormwater storage facilities in order to reduce the use of potable water for irrigation purposes;
- C. Development of incentive to use water saving programs, such as Water Star, in new construction or major renovation of existing development;
- D. Implementation on restrictions/disincentives on

irrigation that uses potable water; and

- E. Adjustment of potable water and sanitary sewer impact fees when meeting specific criteria for conservation purposes.

Policy IE-1.3.13. Flagler County shall coordinate and cooperate with all adjoining water providers (private and public) that serve residents and businesses residing in the unincorporated areas with the development of alternative water sources.

Objective IE-1.4.

Flagler County shall ensure the development, operation and maintenance of a cost-effective and efficient surface water management system which minimizes flood damage and losses, prevents water quality degradation of receiving water bodies and promotes groundwater aquifer recharge.

Policy IE-1.4.1. Flagler County shall correct existing deficiencies to ensure preservation and improvement of surface water quality, according to priorities established within the Capital Improvements Element.

Policy IE-1.4.2. Flagler County staff shall work with other local governments and private entities when it is necessary to study the existing primary drainage canal system serving Flagler County and determine those maintenance and required improvements necessary to service the general public interests.

Policy IE-1.4.3. Flagler County shall encourage the utilization of excess capacity in existing drainage facilities to accommodate the drainage needs of new development shall be permitted in order to discourage urban sprawl.

Policy IE-1.4.4. Flagler County shall continue to require development plans to demonstrate that:

- A. excess drainage capacity can be utilized to accommodate new development;
- B. proper public drainage easements are provided or obtained; and
- C. adequate drainage calculations are submitted for County review and approval to document that sufficient excess capacity does exist.

Policy IE-1.4.5. The Flagler County Board of County Commissioners, with advice of County staff, will ensure through the regulatory process that major drainage systems, both publicly and privately owned, are inspected and receive required functional hydraulic (excluding aesthetics) maintenance on at least an annual basis.

Policy IE-1.4.6. Flagler County shall investigate the feasibility of establishing a water control district(s) as set forth in

Chapter 298, Florida Statutes, to identify and correct existing deficiencies and to provide for future public surface water management needs.

Policy IE-1.4.7. The Flagler County Board of County Commissioners shall continue to enforce County Ordinance 96-04 in order to maintain conditions and standards for acceptance of a private surface water management system by the County. The following criteria are included in this ordinance:

- A. An owner-funded, independent engineering study performed by an engineering firm approved by the County Commission, with the advice of County staff. The study must include an evaluation of the system's design including its existing capacity based upon the predominate types of land uses served within the discreet watersheds, identification of the existing level of service, an analysis of the general performance including an evaluation of the adequacy of the current level of service, the general condition and expected life of the facilities and the impact of the facilities upon the area's surface water quality and adjacent natural resources and that capacity for a 100-year storm event be assured using formulae, impervious percentages, times of concentration, run-off coefficients and other design criteria as established by the County Commission.
- B. All existing deficiencies determined by the County Commission with advise of County staff, must be corrected or repaired by the Owner of the private system.
- C. The Owner of the private system must dedicate all lands necessary

for the County to own, operate and maintain the system.

- D. The Owner must provide to the County, capitalization funds to help alleviate the taxes necessary to own, operate and maintain the system.
- E. Warranties against defects must be provided to the County.

The criteria, above shall be the minimum utilized by the Flagler County Board of County Commissioners when a private system is offered.

Policy IE-1.4.8. Stormwater drainage regulations shall be included in Flagler County's Land Development Regulations (LDRs) and shall protect natural drainage features and ensure that future development utilizes stormwater management systems compatible with existing master surface water management plans.

Policy IE-1.4.9. As provided for the Land Development Regulations (LDRs), Flagler County will continue to enforce the following stormwater drainage provisions:

- A. Water Quantity:
 - (1). new developments and re-development activities are required to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions which is the County's minimum level of service (LOS) standard for drainage improvements;
 - (2). stormwater engineering design and construction

standards for on-site systems are provided;

- (3). erosion and sediment controls are used during development; and
- (4). periodic inspection and maintenance of on-site systems is ensured as a condition of system permit approval.

B. Water Quality:

- (1). The quality of post-development runoff from the developed site must ensure that receiving water criteria established in Rule 17-302.500, F.A.C., are maintained.
- (2). Direct discharge of stormwater runoff into Class II water and Outstanding Florida Water (OFW) is prohibited. A workable filter system must be provided prior to any discharge into Class II water consistent with the standards in (2)(a) above.

Policy IE-1.4.10. Flagler County shall continue to enforce land development regulations that prohibit new development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage.

Policy IE-1.4.11. Flagler County's Land Development Regulations (LDRs) shall be reviewed annually to ensure that it is consistent with the latest available regulations promulgated by the Federal Emergency Management Agency (FEMA) to reduce property damage and loss of life due to flooding.

Policy IE-1.4.12. Flagler County shall continue to minimize flood damage and related losses by prohibiting new

development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage.

Policy IE-1.4.13. Flagler County shall maintain the function of natural drainage features by reducing loss of flood storage capacity, protecting the functional value of wetlands, and by reducing the interbasin diversion of waters from the Lower St. Johns River basin into the Upper East Coast basin.

Policy IE-1.4.14. Flagler County shall continue to enforce regulations specifying limitations on encroachment, alteration, and compatible uses of design storm event floodplains.

Policy IE-1.4.15. The revenues generated by the unincorporated areas of Flagler County to the St. Johns River Water Management District (SJRWMD) should have a cost-benefit ratio of 1:1 or better

Policy IE-1.4.16. Flagler County shall encourage regulatory agencies to consolidate permitting programs to the maximum extent possible, and to provide uniform data requirements for new stormwater management projects.

Policy IE-1.4.17. Flagler County shall, as part of the Evaluation and Appraisal Report (EAR) process, conduct an evaluation of existing related state and regional regulations prior to the adoption of new or revised the Flagler County Land Development Regulations (LDRs) to avoid duplicative or unnecessary government regulation.

Policy IE-1.4.18. Flagler County shall continue to work with other local governments and quasi-governmental agencies (e.g. Community Development Districts) in order for consistency and coordinated review of existing and future stormwater issues.

Objective IE-1.5.

Flagler County shall ensure that the natural functions of aquifer recharge areas serving the County will be protected and maintained in order to ensure the greatest available quantity and highest quality of groundwater supply.

Policy IE-1.5.1. Flagler County shall utilize best management practices for maintenance of aquifer recharge area functions

Policy IE-1.5.2. Flagler County shall continue to depend on the St. Johns River Water Management District (SJRWMD) and its regulatory programs to protect recharge areas that are outside of Flagler County. The County shall rely on the SJRWMD's planning and permitting activities in Volusia County to ensure protection of the recharge area in the DeLand Ridge.

Policy IE-1.5.3. Flagler County shall continue to depend on the St. Johns River Water Management District's (SJRWMD's) regulatory programs including both water use and surface water management to protect groundwater levels and groundwater flow gradients within and surrounding the County.

Policy IE-1.5.4. Flagler County shall continue to rely on existing groundwater protection regulations of the Florida Department of Environmental Protection (FDEP) to protect groundwater quality.

Policy IE-1.5.5. Flagler County shall continue to identify free-flowing wells during its routine field operations and to assist landowners in participating on a voluntary basis with the St. Johns River Water Management District's (SJRWMD's) current program for the plugging of non-valved, abandoned, or improperly-cased wells.

Policy IE-1.5.6. Flagler County shall develop information to enable a consensus to be reached on the nature and functioning of aquifer recharge areas

and identify the maximum safe withdrawal rate from Flagler County's water resources.

Policy IE-1.5.7. Flagler County shall continue to rely on the St. Johns River Water Management District (SJRWMD) to conduct water supply studies and evaluations in advance of development pressure necessary to provide for the orderly and environmentally-compatible development of the County's water resources. These studies should include the identification of recharge areas for all aquifers, safe yield determinations, delineation of optimal wellfield production areas, and evaluation of saline water interface monitoring data from existing wellfields.

Policy IE-1.5.8. Flagler County shall continue to maintain communication and staff coordination between St. Johns River Water Management District (SJRWMD), Flagler County, and surrounding counties regarding water supply issues by regularly attending meetings of the Water Management District and by designating a County employee as the staff coordinator.

Policy IE-1.5.9. Flagler County will take an active role in the resolution of water supply issues that affect the County. This includes continued coordination with many agencies, including, but not limited to St. Johns River Water Management District (SJRWMD), the Northeast Florida Regional Councils (NEFRC), any future regional water supply agency, adjacent counties, and cities within the County.

Policy IE-1.5.10. Flagler County shall continue to encourage and actively participate in the development of

innovative water and wastewater programs sponsored by the existing public and private utilities which protect and conserve Flagler County's water resources.

Policy IE-1.5.11. The County shall continue to enforce Land Development Regulation (LDRs) that protect ground water supplies.

Policy IE-1.5.12. Flagler County shall continue to implement a financially self-supporting permit process to protect the quality of groundwater recharge. This permit process, as provided for in Article VI. of the Flagler County Land Development Regulations (LDRs) provides minimum standards for the use, handling, production and storage of hazardous and toxic materials by non-residential activities. These standards constitute a Wellfield Protection Ordinance regulating potentially adverse activities around wellfields and are most strict within selected travel times or distances that can be reasonably expected to affect groundwater quality.

Policy IE-1.5.13. Wellfield protection zones as identified in the Wellfield Protection Ordinance shall be included in the Comprehensive Plan and indicated on the Future Land Use Map.

Policy IE-1.5.14. The Wellfield Protection Ordinance shall be amended to include future planned wellfields as soon as well locations are known

Policy IE-1.5.15. : Flagler County shall continue to enforce and maintain the standards for wellfield protection contained in the Land Development Regulations (LDRs) in order to ensure that reasonable land use controls protect public water supply wellfields by preventing the inappropriate location of incompatible land uses. These incompatible land uses shall include industrial and commercial land uses, landfills, rockpit lakes which penetrate

through confining beds and new waste storage, disposal and treatment facilities.

Policy IE-1.5.16. Flagler County shall require that all unsewered areas within protection zones in the Wellfield Protection Ordinance for a wellfield should be placed on central sewer system, when available and connection is financially feasible, in order to protect the quality of water recharging the wellfield.

Policy IE-1.5.17. Flagler County shall promote water conservation through the continued implementation of its Water Conservation Program which includes the implementation of low water use residential landscapes, efficient irrigation technologies for agriculture, the installation of low water use plumbing fixtures, and the use of reclaimed water on golf courses.

Policy IE-1.5.18. Flagler County shall work with the City of Palm Coast, the Town of Marineland, and the Dunes Community Development District (CDD) for the provision of utilities to the unincorporated Hammock area on the barrier island, north of Beverly Beach.

Policy IE-1.5.19. Pursuant to the existing agreement with the City of Palm Coast for extension of utilities within the Hammock area, local residents shall continue to receive a safe and reliable supply of potable water.

Policy IE-1.5.20. New development within the unincorporated Hammock area on the barrier island north of Beverly Beach shall not be permitted to develop dwelling units connected to individual drinking wells and septic tanks for potable water and wastewater disposal services, respectively, at densities exceeding three (3) dwelling units per acre. New developments shall be encouraged to provide central water and wastewater services.

Policy IE-1.5.21. Flagler County shall rely on the continued studies of the St. Johns River Water Management District (SJRWMD), and the County's public and private potable water utilities as the primary means for determining whether the number of water facilities in the County should be increased so as to accommodate future growth and as a means of abating potential shortages of freshwater.

Policy IE-1.5.22. Flagler County shall review and comment on studies and reports developed by other state agencies, the St. Johns River Water Management District (SJRWMD), and public and private utilities that investigate the feasibility and cost-

effectiveness of using treatment to produce potable water from saline aquifers in the County.

Policy IE-1.5.23. As part of the development review process, where appropriate, and cost-effective, and consistent with the County's Water Supply Facilities Work Plan, Flagler County shall recommend the development of water treatment systems in new developments in order to provide for a safe and reliable source of potable water.

Policy IE-1.5.24. The County's Water Supply Facilities Work Plan (2022-2035) is incorporated into the Comprehensive Plan as Appendix A of the County's Infrastructure Element.

Goal IE-2.

Flagler County shall ensure the County has efficient solid waste collection and disposal services.

Objective IE-2.1.

Flagler County shall provide efficient solid waste collection and disposal services which promote the general public welfare at the lowest possible cost to meet the identified existing and future demands and minimizes environmental degradation.

Policy IE-2.1.1. Flagler County will review all options and alternatives for regional collection, transfer and treatment/disposal of solid waste over the next 25 years.

Policy IE-2.1.2. Flagler County shall emphasize a system that reduces dependence on landfills and encourages maximum reuse and recycling of solid waste.

- A. Until a suitable alternative has been approved, Flagler County shall locate new solid waste disposal sites and transfer stations using acceptable planning and operational standards that

encourage the most efficient and cost-effective flow of solid waste.

Policy IE-2.1.3. All future Flagler County solid waste transfer and disposal facilities shall be buffered from residential and bona fide, active agricultural areas by a minimum of one hundred (100) feet.

Policy IE-2.1.4. Landfill sites shall not be located within residential areas. Areas with a designation of Agriculture or Agriculture and Timberlands on the adopted Future Land Use Map shall not be considered to be "residential" for the purposes of implementing this policy. This means that a landfill site may be located within the areas of Flagler

County that have a designation of “Agriculture” or “Agriculture & Timberlands” on the adopted Futures Land Use Map.

Policy IE-2.1.5. Transfer stations should be located on the periphery where users will not need to drive through residential areas.

Policy IE-2.1.6. Flagler County shall continue to ensure through its mandatory solid waste collection program that full-service pickup is available to all residents and businesses, except as specifically exempted within Chapter 27 of the Flagler County Code of Ordinances .

Policy IE-2.1.7. Flagler County shall continue to include in its mandatory collection Code provisions specific fines and penalties for illegal dumping.

Policy IE-2.1.8. Flagler County shall strive to increase the number of County road segments that receive volunteer litter pickup by ten percent (10%) over 2010 levels as a means to reduce the litter problem and the indiscriminate disposal of solid waste in the public right-of-way.

Policy IE-2.1.9. Flagler County shall continue to support the “Adopt a Highway” program as one approach to keeping County roads free of trash and litter.

Policy IE-2.1.10. Flagler County will continue to support the franchise collector’s efforts to conserve energy, e.g., improved routing or modifying franchise areas.

Policy IE-2.1.11. Flagler County shall establish a rate structure that is fair to both consumers and collectors.

Policy IE-2.1.12. Flagler County shall evaluate long term alternatives given the potential need for additional disposal areas.

Policy IE-2.1.13. Flagler County shall continue to monitor options for waste disposal to ensure that if there is a need to acquire additional land for solid waste facilities, the land should be acquired in a timely and efficient manner.

Policy IE-2.1.14. As part of the process of selecting the location of future solid waste transfer and disposal sites, Flagler County should evaluate the economics of land acquisition costs and operational costs.

Policy IE-2.1.15. Flagler County may allow private sector participation in any resource recovery systems that may be developed by the County.

Policy IE-2.1.16. Flagler County shall provide land use, zoning, and environmental information about the County to persons or entities involved in assessing the feasibility of developing a resource recovery facility in Flagler County.

Policy IE-2.1.17. Flagler County shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes.

Policy IE-2.1.18. Flagler County will continue to recognize state and Federal authorities as the primary agencies responsible for the regulation of hazardous waste disposal.

Policy IE-2.1.19. Flagler County shall build and operate any future transfer stations and disposal facilities according to established state, local, and regional operational and regulatory requirements to prevent adverse impacts to surrounding areas.

Policy IE-2.1.20. Flagler County shall strive to reduce by thirty percent (30%), the annualized per capita amount of solid waste that would normally be

collected and deposited in the Volusia County Landfill.

Policy IE-2.1.21. Flagler County shall continue to implement a recycling program complying with the requirements specified in Subsection 403.706(2), Florida Statutes.

Policy IE-2.1.22. The Flagler County General Services Department shall continue to report to the Florida Department of Environmental Protection (FDEP) concerning its annual solid waste management program and recycling activities, as mandated by Subsection 403.706(7), Florida Statutes.

Policy IE-2.1.23. The use of for-profit and non-profit organizations to implement Flagler County's recycling program will be promoted through public notices and Requests for Proposals published in regional newspapers within the state.

Policy IE-2.1.24. Flagler County shall continue to maintain interlocal agreements with local municipalities so as to consolidate their recycling efforts.

Policy IE-2.1.25. Flagler County shall provide periodic written progress reports to municipalities concerning the status of the County's recycling program.

Policy IE-2.1.26. Flagler County shall periodically evaluate the economic feasibility of establishing a regional solid waste management or resource recovery program.

Policy IE-2.1.27. Flagler County shall continue to manage solid waste by

continuing to operate the following projects:

- A. Continue the program to fragment whole waste tires prior to being deposited into the sanitary landfill.
- B. Continue to manage monitoring wells at the landfill site to check the potential for aquifer contamination.
- C. Within one (1) year of the adoption of the Evaluation and Appraisal Report (EAR) based Plan Amendment, and every seven (7) years thereafter, update the County's Hazardous Waste Management Assessment.

Policy IE-2.1.28. The Flagler County Administrator shall review the annual work program of the Solid Waste Division to ensure that projects are scheduled to maintain the adopted level of service (LOS).

Policy IE-2.1.29. Projected demands through the planning time frames of 2035 and 2050 will be met by undertaking the following projects:

- A. Continue to use the Volusia County landfill as the sole Flagler County sanitary landfill.
- B. Continue to operate a site in Flagler County as a transfer/temporary storage facility for hazardous wastes which is sufficient in size to accommodate 75 drums on a monthly storage basis.

Flagler County Water Supply Facilities Work Plan

Infrastructure Element

Exhibit A

(2025 - 2045)

Prepared by:
Flagler County

2025

Section 1: Introduction

The purpose of the Flagler County (the County) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the County's jurisdiction. The Work Plan's planning period is 2025-2045.

At a minimum, it will be necessary to update this document prior to the end of the planning period. In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the County must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its North Florida Regional Water Supply Plan (NFRWSP) and affects the County, it will be necessary to update the Work Plan during the planning period. Intergovernmental Coordination Element Policy ICE-1.2.3. and related policies contains enabling language to ensure such coordination with SJRWMD's plans.

Section 2: Potable Water Supplier Information

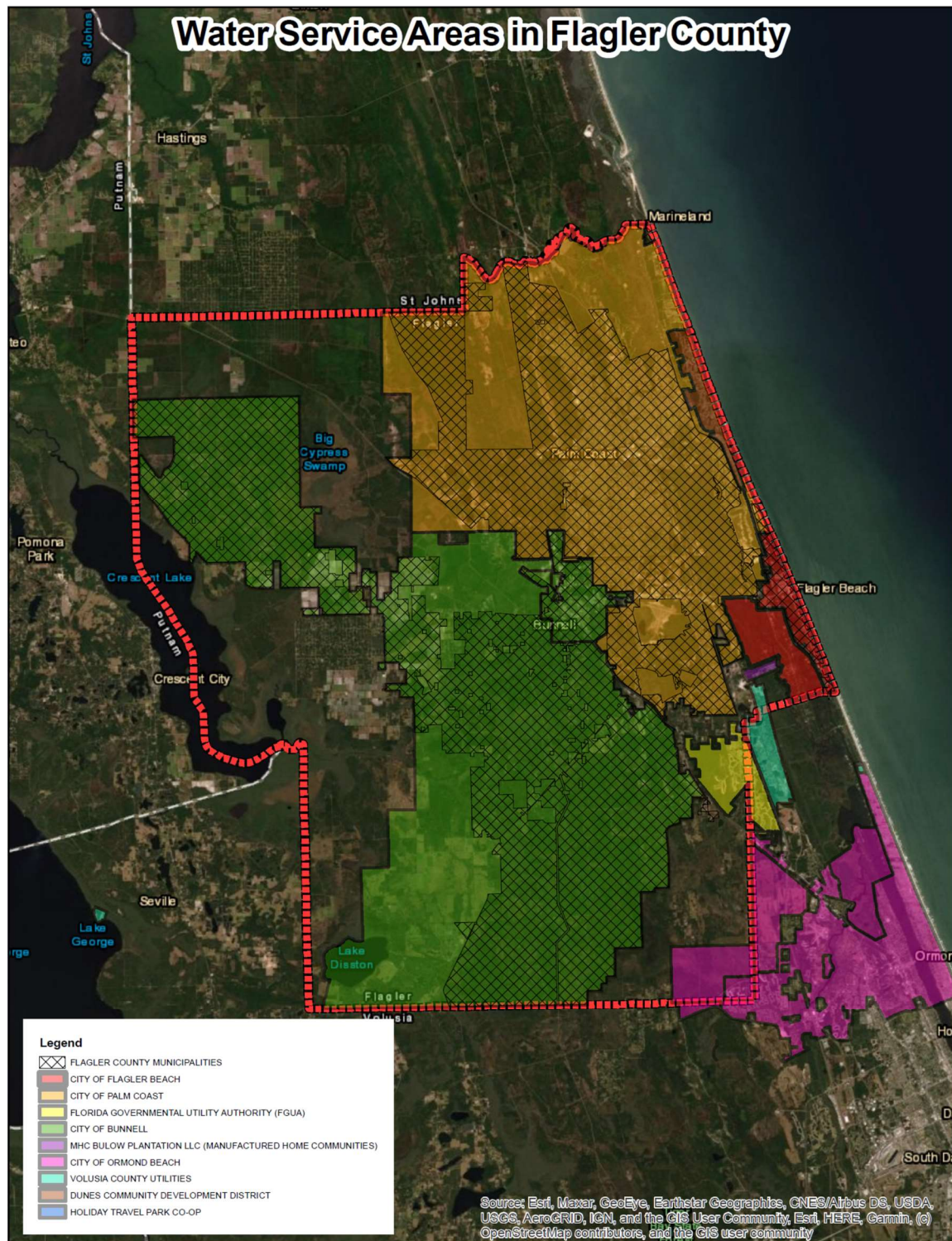
2.1 Public Potable Water Supplier

Flagler County is not a potable water service provider and does not own or maintain a potable water or wastewater system. The County relies on other entities to provide potable water service to unincorporated areas of the County. Each entity is financially responsible for their respective systems. The following entities provide potable water service within unincorporated areas of Flagler County:

Utility
City of Flagler Beach
City of Palm Coast
Florida Governmental Utility Authority (FGUA)
City of Bunnell
MHC Bulow Plantation LLC (Manufactured Home Communities)
City of Ormond Beach
Volusia County Utilities
Dunes Community Development District
Holiday Travel Park Co-Op, Inc

The figure below contains a map showing the service areas of these water suppliers.

Figure 1: Water Supply Service Areas in Flagler County.



Flagler County is dependent on multiple other entities for its potable water service. Therefore, it is important for the County to monitor and participate, as necessary, in its water suppliers water supply planning processes to ensure that these entities accurately account for the County’s current and future water needs. Infrastructure Element Policy IE-1.1.9 establishes enabling language to ensure such coordination.

2.2 Potable Water Service Area Agreements

The County has several agreements (or authorizations) that allow for the provision of potable water, wastewater, and reclaimed water service in the unincorporated area. Policies ICE-1.1.1, ICE-1.1.2, IE-1.1.25, and CIE-1.3.1 contain enabling language for entering and maintaining such interlocal agreements. The following section contains an inventory of agreements/authorizations.

Flagler County, the City of Palm Coast, the City of Flagler Beach, and a private developer entered into a stipulated settlement agreement in 2007 that established respective retail water and wastewater services areas. In addition, the agreement allowed the City of Palm Coast and City of Flagler Beach to provide reclaimed water service to certain areas.

Flagler County and the City of Flagler Beach entered into another agreement in 2016 to allow the City of Flagler Beach to provide water and wastewater services to an area referred to as the John Anderson Corridor.

In 2020, Flagler County transferred the Flagler County Utilities at Plantation Bay water and wastewater system to Florida Governmental Utility Authority (FGUA).

Section 3: Potable Water Sources and Demand

3.1 Public Supply Water Sources and Demand

The County’s water suppliers primarily utilize the Upper Florida aquifer (UFA) for their potable water supply source. However, some entities also utilize the confined surficial aquifer (CSA) to a minimal extent. Below is a listing of the potable water service providers and the corresponding consumptive use permits (CUPs) data.

Utility	CUP Number	CUP Expiration Date	Primary water source
City of Flagler Beach	59	2036	UFA
City of Palm Coast	1947	2041	UFA, CSA
Florida Governmental Utility Authority (FGUA)	1960	2042	UFA
City of Bunnell	1982	2037	UFA, CSA

Utility	CUP Number	CUP Expiration Date	Primary water source
MHC Bulow Plantation LLC (Manufactured Home Communities)	2002	2042	CSA
City of Ormond Beach	8932	2024, renewal pending	UFA
Volusia County Utilities	86278	2021, renewal pending	UFA
Dunes Community Development District	51136	2055	UFA
Holiday Travel Park Co-Op, Inc	1979	2041	UFA

Population and water demand within Flagler County is expected to increase during the planning period. Below are figures from the 2020-2045 NFRWSP relative to projected population and water demand for public water suppliers within Flagler County.

Table X. Public Supply Population Projections and Demand Projections (Source NFRWSP Table B-5)

	Population				Water Demand (mgd)			
	2030	2035	2040	2045	2030	2035	2040	2045
City of Flagler Beach	7,044	7,044	7,044	7,044	1.01	1.01	1.01	1.01
City of Palm Coast	112,734	121,325	125,272	125,437	9.92	10.68	11.02	11.04
FGUA (f/k/a Plantation Bay)	1,617	1,617	1,773	1,784	0.22	0.23	0.24	0.24
City of Bunnell	3,025	3,025	4,207	8,174	0.40	0.40	0.55	1.07
Manufactured Home Communities	1,284	1,284	1,284	1,284	0.08	0.08	0.08	0.08
City of Ormond Beach (Also in Volusia)	398	398	622	622	0.00	0.00	0.00	0.00
Volusia County Utilities (Also in Volusia)	459	459	459	459	0.00	0.00	0.00	0.00
Dunes Community Development District	4,208	4,430	4,551	4,551	0.79	0.83	0.86	0.86
TOTALS	130,769	139,582	145,212	149,355	12.42	13.23	13.76	14.30

3.2 Domestic Self-Supply (DSS)

In addition to public potable water supply service, a significant portion of Flagler County utilizes domestic self-supply to meet their water needs. Table 1 contains population and water demand projections for Domestic Self-Supply (DSS) within Flagler County. The respective DSS population and water demand is anticipated to increase through the planning period. Comprehensive plan policy IE-1.1.22 contains enabling language for the County to require connection to public centralized wastewater and water systems within one year from the date of notice that these services are available

Table 1¹

Population and Water Demand Projections for DSS and Public Supply

	2030	2035	2040	2045
Population Projections (county-wide)	6,612	6,734	6,859	6,864
Water Demand Projections (million gallons per day)	0.37	0.38	0.38	0.38

Section 4: Non-potable Water Suppliers

4.1 Non-Potable Water Services

Flagler County is not a sanitary sewer or reclaimed water service provider. The County relies on other entities to provide sanitary sewer service and reclaimed water service to some unincorporated areas of the County. The following entities have established reclaimed water services areas or provide reclaimed water services within some unincorporated areas of Flagler County:

Utility
City of Flagler Beach
City of Palm Coast
Florida Governmental Utility Authority (FGUA)
City of Bunnell
City of Ormond Beach
Volusia County Utilities
Dunes Community Development District

2.2 Non Potable Water Service Agreements

The County has several agreements (or authorizations) relative to wastewater and/or reclaimed water service in some unincorporated area. The following section contains an inventory of agreement/authorization.

- Flagler County, the City of Palm Coast, the City of Flagler Beach, and a private developer entered into a stipulated settlement agreement in 2007 that established respective retail water and wastewater services areas. In addition, the agreement allowed the City of Palm Coast and City of Flagler Beach to provide reclaimed water service to certain areas.

¹ North Florida Regional Water Supply Plan (2020-2045), Table B-6A

- Flagler County and the City of Flagler Beach entered into another agreement in 2016 to allow the City of Flagler Beach to provide water and wastewater services to an area referred to as the John Anderson Corridor.
- In 2020, Flagler County transferred the Flagler County Utilities at Plantation Bay water and wastewater system to Florida Governmental Utility Authority (FGUA).

Section 5: Water Supply and Facility Concurrency

5.1 Potable Water Level of Service

Flagler County Capital Improvements Element Policy CIE-1.1.1 contains enabling language that the established the County's potable water facilities level of service and all future development and redevelopment in the County shall be compatible with the adopted LOS standards. The County's currently potable water LOS is 125 gpcd and/or 300 gallons per ERU which is consistent with the LOS standards for the County's municipal water suppliers. Below are the LOS standards for the County's municipal water suppliers.

Municipal Utility	LOS
City of Flagler Beach	Residential: 125 gpcd Commercial: 2,000 g/acre per day
City of Palm Coast	125 gpcd
City of Bunnell	120 gpcd
City of Ormond Beach	110 gpcd
Volusia County Utilities	Residential: 300 g/ERU Office: 0.15 gpd/sq. ft. Retail, institutional & industrial: 0.10 gpd/sq ft

5.2 Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2), F.S.] require that the County's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the County anticipates issuing a certificate of occupancy. In addition, the Town must include consultation with the applicable water supplier during the permit review process and prior to the approval of a building permit, to determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. Policies IE-1.1.9, IE-1.1.16 and CIE-1.1.7 provides enabling language for water supply and facility concurrency and address the requirements of Section 163.3180(2)(a), F.S., including coordination with the County's water suppliers.

Section 6: Water Supply and Facility Capacity Projects

6.1 Flagler County Water Supply and Facility Capacity Projects

Flagler County does not currently have any water supply development, water resource development, or water conservation projects identified in the NFRWSP. No conceptual project options are identified within Flagler County or any of its municipalities in the NFRWSP.

Section 7: Water Conservation Practices

The County currently implements water conservation practices, including some that are enabled by comprehensive plan policies. The County's water conservation practices include the following:

- The County shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that would include the establishment of provisions for conserving potable water resources, including implementation of reuse programs, encouraging the use of stormwater in lieu of treated water, and potable water conservation strategies and techniques per Policy IE-1.3.3(E).
- Flagler County shall assist the St. Johns River Water Management District (SJRWMD) in its public information programs in an effort to increase public awareness and acceptance of water conservation techniques including wastewater reclamation per Policy IE-1.3.8.
- Flagler County will continue to implement its water conservation related ordinances which include the use of low volume plumbing fixtures and the use of xeriscape and Florida-Friendly landscaping techniques per Policy IE-1.3.9.
- Flagler County shall use water conservation efforts to protect valuable water supplies in order to strive to maintain a reliable, sustainable source of potable water through 2050 per Policy IE-1.3.11.
- Flagler County shall establish specific standards in the Land Development Regulations (LDRs) to ensure consistency with the water conservation elements of the adopted Water Supply Facilities Work Plan that may include the implementation of native/xeric landscaping requirement for new development, retrofitting of existing development, installation of reclaimed water with augmentation from stormwater storage facilities in order to reduce the use of potable water for irrigation purposes, development of incentives to use water saving programs, implementation on restrictions/disincentives on irrigation that uses potable water, and adjustment of potable water and sanitary sewer impact fees when meeting specific criteria for conservation purposes per Policy IE-1.3.12.

- Flagler County shall coordinate and cooperate with all adjoining water providers (private and public) that serve residents and businesses residing in the unincorporated areas with the development of alternative water sources per Policy IE-1.3.13.
- Coordinating with the SJRWMD to identify and plug abandoned, free-flowing wells per Policies IE-1.1.22 and CON-1.8.5.
- Flagler County shall promote water conservation through the continued implementation of its Water Conservation Program which includes the implementation of low water use residential landscapes, efficient irrigation technologies for agriculture, the installation of low water use plumbing fixtures, and the use of reclaimed water on golf courses per Policy IE-1.5.17.
- Flagler County shall promote and encourage water conservation measures to reduce demand for potable water per Objective CON-1.9.
- Flagler County will coordinate with water suppliers within Flagler County and adjacent jurisdictions to attempt to reduce the demand to 115 gallons per capita per day through conservation measures including, but not limited to, water conservation programs and improved water conservation techniques and technology per Policy CON-1.9.2.
- Flagler County shall promote water conservation coordination with the St. Johns River Water Management District (SJRWMD) in the adoption and enforcement of local water conservation measures. These measures shall be accompanied by the dissemination of public information on water conservation techniques per Policy IE-1.9.4.
- Flagler County shall, as part of its WSFWP and through its LDRs, adopt water conservation measures based on the SRWMD's Florida Water Stat and the U.S. Environmental Protection Agency's (EPA's) Water Sense programs, including but not limited to: low water plumbing fixtures, low-irrigation landscape techniques (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly landscaping); reuse of treated wastewater effluent; and the dissemination of information to the public per Policy CON-1.9.5.
- Flagler County may request periodic reports from the various utilities which supply water from within Flagler County updating the effectiveness of their water conservation programs per Policy CON-1.9.6.
- Flagler County shall appropriately engage in enforcement actions pertaining to non-compliance with the County's Code provisions related to water conservation per Policy CON-1.9.11.

Section 8: Nonpotable Water (reuse) Practices

The County currently implements reuse practices, including some that are enabled by comprehensive plan policies.

8.1 Reuse Practices

Utilization of reuse water is important to reduce potable water demand. The County's reuse practices include the following:

- Flagler County shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that future wastewater treatment facilities shall have reuse as part of their design and upon expansion of any wastewater treatment facilities reuse shall be encouraged per Policy IE-1.3.3.
- In order to encourage all potential occupants of industrial parks to have an approved reclaimed water plan. Flagler County shall, during the development review process, refer these potential occupants either to the Florida Department of Environmental Protection (FDEP or the St. Johns River Water Management District (SJRWMD) depending on the ultimate use per Policy CON-1.9.3.
- Flagler County shall, as part of its Water Supply Facilities Work Plan (WSFWP) and through its Land Development Regulations (LDRs), adopt water conservation measures based on the St. Johns River Water Management District's (SJRWMD's) Florida Water Star and the U.S. Environmental Protection Agency's (EPA's) Water Sense programs, including but not limited to low water use plumbing fixtures; low-irrigation landscape techniques(referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly Landscaping); reuse of treated wastewater effluent, and the dissemination of information to the public per Policy CON-1.9.5.
- Flagler County within its area of legal jurisdiction shall require, consistent with the rules of the St. Johns River Water Management District (SJRWMD), that reclaimed water be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of reclaimed water by best available technology, including for agricultural or landscaping irrigation, percolation, or other permitted measures per Policy CON-1.9.7.
- Flagler County shall consider alternate means and incentives to conserve water including, but not limited to, irrigation meters, reuse of stormwater, cisterns, surface water pumps, and identify other alternative potable water resources per Policy CON-1.9.10.
- Flagler County's Land Development Regulations (LDRs) shall include incentives so that new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. Standards within the Land Development Regulations (LDRs) shall

include water reuse for irrigation of golf courses and, when possible, for other landscapes per Policy CON-1.3.2.

Section 9: Water Source Protection Practices

The County currently implements water source protection practices, including some that are enabled by comprehensive plan policies. These include the following:

- Protecting potable water well fields and aquifer recharge areas by regulating certain land use activities, chemicals/substances, and impervious surfaces per Policies FLU-1.2.4 and FLU-1.6.16.
- Flagler County shall continue to rely on the St. Johns River Water Management District (SJRWMD) to conduct water supply studies and evaluations in advance of development pressure necessary to provide for the orderly and environmentally-compatible development of the County's water resources. These studies should include the identification of recharge areas for all aquifers, safe yield determinations, delineation of optimal wellfield production areas, and evaluation of saline water interface monitoring data from existing wellfields per Policy IE-1.5.7.
- Flagler County shall continue to implement a financially self-supporting permit process to protect the quality of groundwater recharge. This permit process, as provided for in Article VI. of the Flagler County Land Development Regulation (LDRs) provides minimum standards for the use, handling, production and storage of hazardous and toxic materials by non-residential activities. These standards constitute a Wellfield Protection Ordinance regulating potentially adverse activities around wellfields and are most strict within selected travel times or distances that can be reasonably expected to affect groundwater quality per Policy IE-1.5.12.
- Flagler County's Wellfield protection zones as identified in the Wellfield Protection Ordinance shall be included in the Comprehensive Plan and indicated on the Future Land Use Map per Policy IE-1.5.13.
- Flagler County's Wellfield Protection Ordinance shall be amended to include future planned wellfields as soon as well locations are known per Policy IE-1.5.14.
- Flagler County shall continue to enforce and maintain the standards for wellfield protection contained in the Land Development Regulations (LDRs) in order to ensure that reasonable land use controls protect public water supply wellfields by preventing the inappropriate location of incompatible land uses. These incompatible land uses shall include industrial and commercial land uses, landfills, rockpit lakes which penetrate through confining beds and new waste storage, disposal and treatment facilities per Policy IE-1.5.15.
- Flagler County shall require that all unsewered areas within protection zones in the Wellfield Protection Ordinance for a wellfield should be placed on central sewer system,

when available and connection is financially feasible, in order to protect the quality of water recharging the wellfield per Policy IE-5.16.

- Flagler County shall continue to implement its Water Supply Facilities Work Plan (WSFWP) to cooperate with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD), in their groundwater quality monitoring programs by implementing land use controls around public water supply wellfields and working to provide additional water quality protection for water recharging the wellfields per Policy CON-1.8.1.
- Flagler County shall biennially review the Land Development Regulations (LDRs) related to wellfield protection to determine any necessary changes based on the Florida Administrative Code's (FAC) applicable rule for Florida Department of Environmental Protection (FDEP) regulated facilities and the State of Florida's Source Water Assessment Protection Program (SWAPP) as required by the Federal Safe Drinking Water Act (SDWA) and amendments. Flagler County's Land Development Regulations (LDRs) related to wellfield protection shall continue to address, but not be limited to, the following: wellfield protection zones, location and protection of future planned wellfields(as soon as locations are known); and monitoring and restrictions within the wellfield protection zones per Policy CON-1.8.3.
- Flagler County shall utilize the best available information from technical reports, studies, computer models, and guidance from State and Federal agencies to update regulations within the Land Development Regulations (LDRs), as needed, for wellfield and aquifer recharge protection per Policy CON-1.8.7.

Goal CME-1.

Flagler County shall preserve, protect, and enhance the natural and historic resources of the Coastal Management Area as development occurs and increase resiliency against sea level rise and storm surge.

Objective CME-1.1.

Flagler County shall require each proposed development to preserve native vegetation and jurisdictional wetland functions where applicable.

Policy CME-1.1.1. Flagler County shall designate all undeveloped parcels intersecting established oak, sandpine, and coastal hammocks communities larger than forty (40) acres in size and all wetlands impoundments not regulated by a Development of Regional Impact (DRI) Development Order as either low-density residential, low intensity/mixed use, agriculture, or conservation areas on the Future Land Use Map.

- A. All marine wetlands are recognized as environmentally sensitive land and are treated as conservation areas for purposes of site plan and subdivision plat review.
- B. For areas less than forty (40) acres in size, site development plans shall be reviewed as per Land Development Regulations (LDRs) ~~or as part of the DRI review process, whichever is applicable.~~

Policy CME-1.1.2. Flagler County shall limit development in areas of native vegetation within the Coastal Area, to low intensity/mixed use or low density residential.

Policy CME-1.1.3. Flagler County shall require development proposals within the Coastal Area to preserve at least ten percent (10%) of the native vegetation, defined as plant species naturally occurring within the coastal ecosystems of Flagler County, such as those identified by the Florida Natural Area Inventory (FNAI) . Those development

proposals which cannot preserve at least ten percent (10%) of the native vegetation on the site shall submit a mitigation plan with the site plan. Mitigation may take several forms including, but not limited to:

- A. creation of a new habitat of the same type destroyed;
- B. restoration of previously disturbed areas; and

habitat purchase for the purpose of preservation, similar to that destroyed. All mitigation to offset development in the Coastal Area must be performed within the Coastal Area.

Policy CME-1.1.4. Flagler County shall continue to administer the use of low-irrigation landscape techniques and native vegetation requirements as set forth in the Land Development Regulations (LDRs) within the Coastal Area.

Policy CME-1.1.5. Flagler County shall require all applicable developments on any inter-lagoonal system shorelines within the Coastal Area to be planted with marine wetland vegetation in order to minimize potential flood damage, stabilize the shoreline, and trap sediments and other non-point source pollutants.

- A. Hardening of inter-lagoonal system shoreline may be used if erosion is a threat to life or property and the use of vegetation has failed to stabilize the shoreline.

Sloping structures or pervious materials combined with vegetation shall be the preferred method of shoreline stabilization. Where vertical seawalls or bulkheads are used, they may be used in conjunction with a vegetative littoral zone or sloped rip-rap.

Policy CME-1.1.6. Flagler County shall prioritize environmental coastal land acquisitions as follows:

- A. Marine wetlands;
- B. Coastal Area property containing numerous vegetative communities and shoreline;
- C. Shoreline locations with limited habitat diversity;
- D. Coastal hammocks; and then
- E. Any other native vegetative community.

Policy CME-1.1.7. Flagler County shall protect the functional viability and productivity of forested wetland systems (Florida Land Use and Cover Classification System (FLUCCS) 610, 620, and 630) as natural resources, through Silviculture activities as follows:

- A. Shall not significantly alter overall wetland community characteristics (i.e. hydrology, topography, plant species diversity, wetland forest

composition, canopy cover, or average forest age structure);

- B. Shall not result in the conversion of historical forested wetlands into either upland systems or other types of wetland systems, except pursuant to restorative silviculture activities; and
- C. Shall comply with the U.S. Army Corps of Engineers (USACE), Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD), and the Department of Agriculture and Consumer Services (DACS), Division of Forestry's Best Management Practices (BMPs).

Policy CME-1.1.8. Flagler County's Land Acquisition Selection Advisory Committee (LAC) shall make recommendations to the Board of County Commissioners (BCC) on vegetative communities, Strategic Habitat Areas, Biodiversity Hot Spots, Ecosystem Management Areas (EMAs), Greenways, and wetland habitats that may need further protection in the County. The appropriate state agencies(i.e., St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and the Florida Fish and Wildlife Conservation Commission (FWC)) will assist the LAC in their recommendations to the BCC.

Objective CME-1.2.

Flagler County shall seek to protect wildlife and their habitats, including species with special status, from adverse impacts caused by development

Policy CME-1.2.1. Flagler County shall encourage development to protect habitats of viable populations of threatened, endangered, or species of special concern of plants or animals by referencing the following for animal and plant species:

- A. U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) list of animal species, as published in the Commission's Official List of Endangered and

Potentially Endangered Flora and Fauna in Florida.

- B. Plant species shall be referenced from the U.S. Fish and Wildlife Service to include Categories UR1 and UR3 and from the Florida Department of Agriculture and Consumer Services (DACS) ratings to include Threatened, Endangered, and Commercially Exploited.

Policy CME-1.2.2. Flagler County shall prohibit the disturbance of sea turtle nests by:

- A. restricting beach cleaning activities in nesting seasons,
- B. and controlling the emission of light from structures on or adjacent to the beach.

Implementation of this policy shall be by local ordinance, land development controls, and operating procedures.

Policy CME-1.2.3. Flagler County shall require beach re-nourishment projects to

schedule construction activities in turtle nesting areas from November to May, except during declared emergencies.

Policy CME-1.2.4. Flagler County shall coordinate with State and Federal agencies during any study of proposed rules regarding the speed and operation of watercraft for the purposes of manatee protection.

Policy CME-1.2.5. Environmental surveys shall be required for developments of greater than twenty-five (25) residential dwelling units or Planned Unit Developments (PUDs). The focus of these surveys shall be:

- A. jurisdictional wetland boundaries;
- B. natural vegetative communities;
- C. the presence of existing wildlife habitat and/or the presence of threatened, endangered, or species of special concern; and
- D. the presence of protected trees as defined in Flagler County's Land Development Regulations (LDRs).

Objective CME-1.3.

Flagler County shall protect, conserve, or enhance coastal wetlands, living marine resources, and coastal barriers, and continue to maintain the water quality of the inter-lagoonal system as good or better, as classified per Florida Department of Environmental Protection (FDEP) standards.

Policy CME-1.3.1. Oceanfront coquina rocks shall not be displaced or destroyed by development activities or for use by private landowners.

Policy CME-1.3.2. Flagler County shall coordinate and provide technical assistance to State and Federal agencies preparing applicable studies which will maintain and increase water quality, based on established water body classifications.

Policy CME-1.3.3. Flagler County shall provide assistance where possible to scientific studies conducted by the

Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR).

Policy CME-1.3.4. Flagler County shall utilize the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) projects as tools to direct future development activities within the Matanzas drainage basin

Policy CME-1.3.5. Flagler County shall consider any recommendations for increased regulatory protection measures of the St. Johns River Water Management District's study of the Matanzas Basin.

Policy CME-1.3.6. Flagler County shall monitor and, as necessary, coordinate permitting activities with other regulatory agencies for projects which may impact the water quality of the Coastal Area waterways.

Policy CME-1.3.7. Flagler County shall protect or improve Class II and Class III waters by:

- A. Requiring septic tank users to connect to public or private wastewater systems when available;
- B. Prohibiting untreated direct discharge of stormwater runoff into Class II waters all new development;
- C. Working to retrofit existing untreated direct discharging of stormwater runoff;
- D. Designing stormwater systems to remove oil and suspended solids prior to discharge;
- E. Requiring new development to meet the standards and requirements of any regulations adopted by the Florida Department of Environmental Protection (FDEP) or St. Johns River Water Management District (SJRWMD) pursuant to the SJRWMD study on the Matanzas drainage basin;
- F. Coordinating with FDEP on the enforcement of wastewater discharge standards into Class II and Class III waters; and
- G. Encouraging new development to cluster in the Coastal Area through the application of Flagler County's Planned Unit Development (PUD) regulations and allowing for exemptions to the minimum area requirements contained in the Land Development Regulations

(LDRs) for clustered Planned Unit Development (PUDs) located in the Coastal Area.

Policy CME-1.3.8. Flagler County shall coordinate with the applicable State agencies so that docks and piers will not obstruct or alter natural water flow or restrict navigation routes.

Policy CME-1.3.9. All new development shall be designed and constructed according to Federal, State, and Flagler County specifications to minimize stormwater and pollutant discharge.

Policy CME-1.3.10. Flagler County shall continue to coordinate with the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) and the SJRWMD Northern Coastal Basin's (NCB's) studies on water quality issues and their relationship to the land use densities and intensities.

Policy CME-1.3.11. Flagler County may consider the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate a high cost-benefit ratio while having the least impact to the offshore reef and near shore, beach, and dune ecological communities.

Policy CME-1.3.12. Flagler County shall investigate alternatives to funding sources for projects in the Coastal Area including, but not limited to, Tourist Development Tax or a Beach Taxing District to fund shoreline stabilization for the areas of critical erosion, improve and protect water quality, restore degraded natural communities, and manage coastal waterfront community revitalization, redevelopment, and hazard mitigation.

Policy CME-1.3.13. Flagler County shall require new development to not interfere or restrict water from entering

wetlands or estuaries to maintain normal biological productivity.

Policy CME-1.3.14. Flagler County shall establish coordinating procedures with adjacent counties and municipalities for coordinating efforts in preventing estuarine pollution, controlling surface water runoff, and protecting living marine resources.

Policy CME-1.3.15. Flagler County shall include coastal lands vulnerable to hurricane impacts when considering land acquisitions for greenways and conservation/preservation areas.

Policy CME-1.3.16. Flagler County shall forward all applicable development proposals adjacent to the aquatic preserves to the Florida Department of Environmental Protection (FDEP) for its review and comment.

Policy CME-1.3.17. Flagler County shall assist the Northeast Florida Regional Council (NEFRC) in the protection of regionally-significant coastal resources.

Policy CME-1.3.18. Flagler County shall prohibit construction of causeways across estuaries in order to maintain water circulation and avoid habitat loss.

Policy CME-1.3.19. Flagler County shall prohibit construction of new canals and enlargement of existing canals or ditches that connect with the inter-lagoonal system, except in such cases that a detailed study of contaminants in the sediments is performed and adequate safeguards to prevent release of any contaminants are provided. Any contaminated dredge materials shall be disposed of at safe upland sites in compliance with all current U.S. Army Corps of Engineers (USACE), Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD), and any other Federal, State, or local agencies having jurisdiction.

Policy CME-1.3.20. In an effort to control non-point source pollutant loadings, Flagler County's adopted stormwater management regulations shall continue to include requirements for retention/detention of stormwater runoff to maintain surface water quality, as per Florida Department of Environmental Protection (FDEP) standards, to encourage percolation and control impacts to drainage canals, surface water, and groundwater. Type of retention/detention required will be in compliance with as specified in the Florida Administrative Code (FAC).

Policy CME-1.3.21. Flagler County shall prohibit dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, natural and man-made lakes, salt water bodies, and stormwater control structures through State and local litter regulations and code enforcement activities.

Policy CME-1.3.22. Flagler County shall continue to require a periodic inspection program for stormwater control structures to ensure their proper functioning and maintenance.

Policy CME-1.3.23. The following requirements shall apply to lands adjacent to Pellicer Creek and Bulow Creek, within Outstanding Florida Waters, or on lands immediately adjacent to the above and including lands adjacent to Class II Waters:

- A. Flagler County will support State and Federal regulatory agencies implementing increased upland buffer widths composed of native vegetation separating the developed part of the site from wetlands and/or deep water habitats;
- B. Dredge-and-fill activities shall be prohibited unless there is overriding public interests;

- C. Thirty-five percent (35%) of the site must be open space with pervious surfaces; and
- D. Septic tanks and drainfields, percolation ponds, or polishing ponds shall be set back an appropriate distance from the shoreline or wetlands, as defined by the Florida Department of Environmental Protection and Florida Department of Health.

Policy CME-1.3.24. Direct discharge of untreated stormwater runoff into Class II waters shall be prohibited through Land Development Regulations and the adopted stormwater management regulations.

Policy CME-1.3.25. Flagler County shall require construction sites which border

estuarine systems to control surface water run-off during and after construction activities to a level equal to or less than that which occurred prior to construction.

Policy CME-1.3.26. Flagler County shall require all dredge and fill operations to utilize proper mitigation techniques and devices in addition to obtaining all applicable Federal, State, and local permits.

Policy CME-1.3.27. Flagler County shall continue to work with the St. Johns River Water Management District (SJRWMD) on Outstanding Florida Water (OFW) designations for appropriate systems within the County, such as the Matanzas drainage basin system.

Objective CME-1.4.

Flagler County shall aim to equal or exceed the current acreage of beaches and dunes.

Policy CME-1.4.1. Flagler County shall review, all beach renourishment projects recommended by the U.S. Army Corps of Engineers (USACE).

- A. Upon County approval, Flagler County will carry out the local responsibilities as detailed in the Florida Administrative Code for the Beach Erosion Control Assistance Program.

management program to prohibit excavation and destruction of native vegetation and other activities which adversely interfere with the normal transport of dune sediments.

Policy CME-1.4.3. Flagler County shall require beachfront developments to dedicate a coastal easement to the County for beach renourishment purposes.

Policy CME-1.4.2. Flagler County shall continue to operate a dune

Objective CME-1.5.

Flagler County shall maintain the natural integrity of the Atlantic Ocean shoreline

Policy CME-1.5.1. Construction seaward of the Coastal Construction Control Line (CCCL) shall be reviewed on a case by case basis by the Florida Department of Environmental Protection (FDEP) including construction of coastal or shore protection structures. Construction may

be limited seaward of the Coastal Construction Control Line (CCCL), except for the following:

- A. Federal, State, and locally permitted erosion control

stabilization and beach renourishment projects;

- B. The construction of dune cross-over structures and other minor structures;
- C. Public navigational projects, markers, or other control structures;
- D. Maintenance and/or restoration of legal nonconforming structures not requiring greater than fifty percent (50%) reconstruction, per Federal Emergency Management Agency (FEMA) regulations;
- E. Use of emergency equipment and/or activities, such as removal of ordinance and debris, to protect life and/or loss of upland property; and
- F. Structural and non-structural stabilization techniques to protect coastal buildings from a twenty-five year (25-year) or less storm event.

Policy CME-1.5.2. Flagler County shall utilize transportation systems management techniques (TSM) in order to limit driveway cuts and protect integrity by requiring joint driveway use and limiting median cuts on adjacent arterial roadways consistent with Florida Department of Transportation (FDOT) standards.

Policy CME-1.5.3. No motorized vehicles will be allowed on dune systems except in emergency situations or those activities sanctioned by the Florida Fish and Wildlife Conservation Commission (FWCC).

Policy CME-1.5.4. Flagler County shall protect the primary and secondary dune system and mitigate the effects of a storm surge through incorporating the

following criteria into the Land Development Regulations (LDRs):

- A. Site plan review shall be required for all new beachfront construction;
- B. All vegetated oak hammocks, dunes, and dune interface areas, where they exist, shall be preserved to ensure protection of primary and secondary dune systems;
- C. Excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives, and recreational uses with maximum efforts made to minimize damage in all areas of the dune system;
- D. Any non-naturally occurring breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and re-vegetated through permits obtained through the Florida Department of Environmental Protection (FDEP);
- E. Excavation of primary and secondary dunes shall be prohibited, unless there are no other development alternatives on site; and
- F. In the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to pre-damage conditions to the greatest extent possible.

Policy CME-1.5.5. Flagler County shall promote through the Land Development Regulations (LDRs) the use of “Living Shoreline” erosion control principles.

Objective CME-1.6.

Flagler County shall require new development to maintain or enhance existing publicly-controlled access to the beach to increase public awareness and stewardship of natural and historic coastal resources.

Policy CME-1.6.1. Flagler County shall accept donations of shoreline lands suitable for use as public access facilities.

Policy CME-1.6.2. Flagler County will require the dedication of public access to beaches from developments located within the Coastal Area, where applicable.

Policy CME-1.6.3. Flagler County shall extend every effort to increase the number of public beach access points and parking spaces by:

- A. Providing parking facilities at beach access points and facilities as specified in the Recreation and Open Space Element; and
- B. Requiring public shoreline access in all Flagler County-sponsored coastal development projects.

Policy CME-1.6.4. Flagler County will not vacate or relocate existing easements, walkways, and other access points to beaches, shores, and waterways, without requiring the grant or dedication of equal or greater access points or easements in exchange.

Policy CME-1.6.5. Flagler County shall prohibit private landowners adjacent to public beach access points, including easements, from restricting public access to the beach through such access.

Policy CME-1.6.6. Flagler County shall maintain an inventory of existing public beach access points

Policy CME-1.6.7. Flagler County shall establish a beach access goal of one (1) beach access point for every half (1/2) mile of coastline shall be established.

Policy CME-1.6.8. Flagler County shall encourage new development or major reconstruction occurring on private property to include dune walkovers to protect dune vegetation and the removal of informal pathways for the restoration of native dune vegetation. Access through public areas shall also use dune walkovers whenever feasible and shall strive to remove existing informal pathways.

Policy CME-1.6.9. Flagler County shall continue to protect beaches, dunes, coastal vegetation, and coastal wildlife from vehicular and pedestrian traffic by providing off-beach vehicular parking and dune walkovers.

Policy CME-1.6.10. Off-beach vehicular parking areas shall be paved with pervious surfaces including, but not limited to, turf block, stone, or left unpaved with shell to allow stormwater infiltration wherever feasible and appropriate.

Policy CME-1.6.11. Flagler County shall require new beachfront development to show on their site plans existing beach access ways and the proposed development shall continue the access way, relocate it on the site, or donate it to Flagler County. Any relocated access must be similar in character and convenience to the original access point.

Objective CME-1.7.

Flagler County shall give priority to water-dependent uses for development along shorelines.

Policy CME-1.7.1. Flagler County shall prioritize water-dependent uses based on type of water-dependent use, adjacent land use, water quality, impact on critical habitat, and impact on coastal resources.

Flagler County shall rank the priority of water-dependent uses in the marine commercial areas as follows:

1. Public use marina and other water-oriented recreation;
2. Aquaculture;
3. Commercial fishing;
4. Water-dependent industries or utilities; and then
5. Low density residential uses with marinas.

Policy CME-1.7.2. Flagler County shall designate, shoreline land uses outside of marine commercial areas for recreation, conservation, or residential use.

Policy CME-1.7.3. Flagler County shall require water-related uses to be built on uplands. Filling of wetlands or open water in order to accommodate water-related uses shall not be allowed.

Policy CME-1.7.4. New and, where applicable, expanded marinas and multislip (three or more slips) docking facilities shall conform to the following criteria:

- A. Public use marinas shall be allowed only in commercial zoning districts;
- B. Marinas and multislip docking facilities must provide vehicular parking and sewage pump-out facilities or contracted pump-out service. Overnight use requires on-shore sanitary facilities. This criterion also applies to expanded facilities;
- C. All parking, dry storage, and non-water dependent facilities should

be built on existing uplands and shall not be built on functioning wetlands. This criterion also applies to expanded facilities;

- D. Marinas and multislip docking facilities shall prepare hurricane plans which describe measures to be taken concerning damage to marina sites, neighboring properties, and the environment; this hurricane plan shall be reviewed and approved by the Emergency Management Division Chief and the Planning and Zoning Director or their designees. This criterion also applies to expanded facilities;
- E. Dry dock storage facilities shall be encouraged as compared to wet slip docking facilities. This criterion also applies to expanded facilities;
- F. Fueling facilities associated with marinas shall be designed to contain spills from on land equipment and shall be prepared to contain spills in the water. New or expanded facilities must have a fuel management/spill contingency plan prior to the operation of the marina fueling facility;
- G. New or expanded marinas shall not be located in aquatic preserves, Class II waters, or Outstanding Florida Waters (OFW); and
- H. New marinas and boatyards shall participate in the Florida Department of Environmental Protection (FDEP) Clean Marina and/or Clean Boatyard program.

Policy CME-1.7.5. Marinas and other multislip docking facilities shall be located in upland areas and dredging for marinas or multislip docking facilities

shall be the minimum necessary to provide adequate channels for launching boats.

Objective CME-1.8.

Flagler County shall continue to maintain designated Scenic Routes and shall continue to protect areas by establishing a scenic road system in order to help preserve the Coastal Area's natural beauty.

Policy CME-1.8.1. Flagler County shall continue to coordinate with the Corridor Management Entities for the State and/or Federally-designated scenic or historic roadways in order to assist with the implementation of the applicable Corridor Management Plan.

Policy CME-1.8.2. Flagler County's Recreation and Open Space Element shall designate the scenic roads and the Future Land Use Map shall establish land

uses that are consistent with the goal of preserving the natural beauty and scenic vistas along these routes.

Policy CME-1.8.3. Parcels located East of the A-1-A Scenic Corridor with the West boundary of the parcel being State Road A-1-A and the East boundary of the parcel being the Atlantic Ocean shall be zoned for the lowest intensity or density allowed for their respective Future Land Use categories.

Goal CME-2.

Flagler County shall increase resiliency and protect people and property from the effects of natural coastal hazards.

Objective CME-2.1.

Flagler County shall reduce or maintain hurricane evacuation times for areas East of the Intracoastal Waterway, in accordance with the times designated by the Florida Division of Emergency Management in their most current Hurricane Evacuation Study.

Policy CME-2.1.1. Flagler County shall not approve any increases in hotel/motel beds and residential densities in the areas East of the Intercoastal Waterway that would increase evacuation times above the adopted Base Scenario Level E Out-of-County Evacuation Clearance Times as published by the Florida Division of Emergency Management in the most recent Hurricane Evacuation Study.

Policy CME-2.1.2. Offsetting density increases within the East of the Intracoastal Waterway must comply with the following criteria:

- A. The parcel subject to density increase and the parcel subject to the decrease must not result in a net increase to the countywide hurricane evacuation shelter demand
- B. The developer of the increased density property must demonstrate through appropriate data and analysis that the increase will not result in an increase to hurricane evacuation clearance time and shelter demand as verified by the County's Emergency Management Director

and Growth Management Director; and

- C. The parcel subject to density increase must be connected, or demonstrate the ability to connect prior to site development, to central water and wastewater service.

Policy CME-2.1.3. Amendments to the Comprehensive Plan in East of the Intracoastal Waterway resulting in an increase in hurricane evacuation times and/or shelter demand shall not be approved without mitigation of the adverse impact; as approved by the County's Emergency Management Director and Growth Management Director .

Policy CME-2.1.4. Flagler County's Growth Management and Emergency Management Departments shall evaluate Development Orders for their impacts on traffic circulation, evacuation routes, on-site shelter provisions, and hurricane evacuation shelter demand.

Policy CME-2.1.5. All future improvements to roads along the

evacuation routes shall include measures to address and mitigate flooding problems and future sea level rise.

Policy CME-2.1.6. New or improved roads in East of the Intracoastal Waterway shall, where feasible, include turn lanes, parking lanes, or other paved areas which can be used to increase the number of traffic lanes for evacuation.

Policy CME-2.1.7. Flagler County shall update its Comprehensive Emergency Management Plan (CEMP) in compliance with 27P-9, F.A.C., Additionally, evacuation routes; hurricane hazards; procedures; shelters; and and related public information shall be reviewed on an ongoing basis by the County's Emergency Management department.

Policy CME-2.1.8. Flagler County shall maintain a Local Mitigation Strategy (LMS) in compliance with 27P-22, F.A.C.. Additionally, the County's Emergency Management Department shall assist other County Departments in developing and implementing policies regarding hazard mitigation.

Objective CME-2.2.

Flagler County shall ensure building and development activities address risks from hurricanes, flood, and other natural coastal hazards through . assessment of current and future risks to human life and property, implementation of strategic development and redevelopment practices, and application of best planning and engineering practices.

Policy CME-2.2.1. Flagler County shall require new sanitary sewer facilities in the hurricane vulnerability zone lower than the 100-year floodplain to be designed to limit flood risk as specified in the adopted floodplain ordinance.

Policy CME-2.2.2. Flagler County's adopted floodplain management regulations shall include the base flood elevations of the Federal Emergency Management Agency (FEMA) Flood

Insurance Rate Maps, the building requirements of the National Flood Insurance Program, and the Florida Building Code.

Policy CME-2.2.3. General hazard mitigation to reduce the exposure of life and property to natural hazards shall be addressed through implementation of the Land Development Regulations (LDRs) and the development review process.

Policy CME-2.2.4. : Flagler county shall require septic tanks in the Coastal High Hazard Area to be used as an interim measure until centralized facilities are available and hookup is required by Florida State Statute.

Policy CME-2.2.5. To efficiently target mitigation efforts, Flagler County shall maintain and update, as needed, all maps – including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps, extreme high tides (“king tides”), more frequent severe rainfall events, and sea level rise impact maps – identifying current and potential future areas subject to high flood hazard.

Policy CME-2.2.6. Flagler County shall require any development activities seaward of the Coastal Construction Control Line (CCCL) established pursuant to Chapter 161.053, F.S. to be consistent with the statutory provisions.

Policy CME-2.2.7. Flagler County shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the County shall require vulnerability reduction measures for all new development, redevelopment, and infrastructure.

Policy CME-2.2.8. Flagler County shall ensure all lots proposed in new subdivisions are subject to the following standards:

- A. No new subdivision will be approved unless all of the lots proposed for development meet the requirements for control of floodplain areas and unsafe land as included in the Land Development Regulations (LDRs) of Flagler County.

- B. Newly platted subdivisions shall be large enough to contain the proposed activity and all required buffers and preservation areas.
- C. Minimum floor elevations for habitable areas are established at one (1) foot above the projected one hundred year (100-year) flood elevation.

Policy CME-2.2.9. Flagler County shall consider rise in sea level projected by the Federal Government (National Oceanic and Atmospheric Administration) in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policy CME-2.2.10. : Flagler County shall recognize the CHHA as an Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (Section 163.3177, F.S.).

Policy CME-2.2.11. : Flagler County shall consider the implications of the AAA when reviewing changes to the land use, intensity, and density of land within the AAA.

Policy CME-2.2.12. Flagler County shall recognize existing regulations, programs, and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and practices related to flooding. These regulations, programs, and policies include, but are not limited to, the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy, and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulations would otherwise apply to a development or redevelopment project.

Policy CME-2.2.13. Flagler County shall expand communications and messaging related to flood risk and emergency preparedness to identify the existence of and reasons for the AAA. The link between emergency preparedness and adaptation will be strengthened so that residents and businesses understand that readiness for storm events is enhanced by adaptation efforts to increase resiliency.

Policy CME-2.2.14. Flagler County shall further update its floodplain related ordinances for consistency with the Florida Building Code and the Community Rating System (CRS) to ensure that all future modifications of the flood-resistant construction requirements in the County Code and LDR continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy CME-2.2.15. Flagler County shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions, such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserves and protection of tidal beaches that will stand the test of time and be adaptable to future climate changes.

Policy CME-2.2.16. The floodplain manager / Flagler County Administrator or their designee shall review all permit applications to determine whether the proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities – including grading, filling, utility installation and drainage modifications – for all new development

and substantial improvements shall be designed and constructed with methods, practices, and materials that minimize flood damage and that are in accordance with the LDRs.

Policy CME-2.2.17. Flagler County shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by FEMA to reduce flood losses and achieve flood insurance premium discounts for their residents.

Policy CME-2.2.18. Flagler County will coordinate with the Flagler County School Board to ensure that future school sites are located outside areas susceptible to hurricane, storm damage, and/or areas prone to flooding, or as consistent with Florida Statutes and the Florida Administrative Code (FAC) regarding floodplain and school building requirements.

Policy CME-2.2.19. Consistent with the adopted Future Land Use Map, an adverse regional impact is recognized as:

1. Where shelter deficits exist, any proposed development with anticipated public shelter space demand that will require two hundred (200) spaces or five percent (5%) of the shelter space capacity; or
2. Where shelter deficits do not exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will cause a deficit of two hundred (200) spaces or more.

These adverse impacts shall be mitigated.

Policy CME-2.2.20. Consistent with the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (SRPP), Flagler County shall strongly encourage new mobile home and RV parks to have on-site shelter facilities for

their residents or plans for alternative off-site shelters. On-site shelter facilities may include public meeting buildings, community centers, and recreational centers designed to hurricane shelter standards.

Policy CME-2.2.21. Consistent with the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (SRPP), Flagler County shall strongly encourage new apartment complexes and condominiums located outside of hurricane evacuation areas to provide on-site shelter space.

Policy CME-2.2.22. Flagler County Shall limit public funding for new facilities within the Coastal High Hazard Area (CHHA) to public access, resource restoration, fire/public safety, and passive creation facilities.

Policy CME-2.2.23. The County shall continue coordinating resiliency efforts with the NEFRC and implementing the recommendations of the Vulnerability Assessment and Compound Flooding Study.

Objective CME-2.3.

Flagler County shall manage its planning, regulatory, and utility services to steer future population concentrations away from the Coastal High Hazard Area (CHHA).

Policy CME-2.3.1. Land use plan amendments that have the effect of increasing allowable residential density in the Coastal High Hazard Area (CHHA) shall not be approved for parcels, or portions thereof, lying seaward of the Coastal Construction Control Line (CCCL) or within the velocity zone (Zone V or VE as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps) unless one of the following apply:

- A. The change is made to reflect existing legally permitted density that is not designated on the Future Land Use Map;
- B. The requested increase in density on a parcel is offset by a corresponding decrease in density on a different parcel. The offset in density will not result in a net increase in buildout population in the Coastal High Hazard Area (CHHA); or
- C. The requested amendment meets the requirements of applicable sections of Florida Administrative Code (FAC) and is internally

consistent with the goals, objectives, and polices of the Comprehensive Plan.

Policy CME-2.3.2. Flagler County shall amend its Land Development Regulations (LDRs) to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within CHHA and FEMA defined Special Flood Hazard Areas.

Policy CME-2.3.3. Flagler County shall encourage existing hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from within CHHA and FEMA defined Special Flood Hazard Area to relocate to safer locations within the County.

Policy CME-2.3.4. Flagler County shall prohibit redevelopment located in the CHHA unless an engineering study supporting that redevelopment can occur in a safe manner when considering building construction, design, siting, and future storm events.

Policy CME-2.3.5. Flagler County shall limit public expenditures in the CHHA or flood-prone areas by restricting

expansion/improvement of the existing utilities except for improvements necessary to:

- A. correct current deficiencies;
- B. serve planned redevelopment pursuant to the Community Redevelopment Area (CRA)

Community Redevelopment Plan; or

- C. improve environmental quality.

Policy CME-2.3.6. Flagler County shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

Objective CME-2.4.

Flagler County shall provide damage assessment response to post-hurricane situations.

Policy CME-2.4.1. Flagler County's Hurricane Plan shall recognize long-term disaster recovery issues and shall create a smooth continuum of action between the clean-up and rebuilding phases of the recovery process.

Policy CME-2.4.2. After a hurricane but prior to re-entry of the population into evacuated areas, the Flagler County Board of County Commissioners shall review preliminary damage assessments and place a temporary moratorium on building activities not necessary for the public health, safety, and general welfare.

Policy CME-2.4.3. Flagler County Board of County Commissioners shall appoint a Damage Assessment Team, which shall include Flagler County staff consistent with Flagler County's Comprehensive Emergency Management Plan (CEMP) and other members as directed by the County Administrator. The Damage Assessment Team shall:

- A. review and decide upon emergency building permits;
- B. coordinate with State and Federal officials to prepare disaster assistance applications;
- C. analyze and recommend to the Flagler County Board of County Commissioners hazard mitigation options including reconstruction

or relocation of damaged public facilities;

- D. develop a redevelopment plan;
- E. and recommend amendments to the Comprehensive Plan, Comprehensive Emergency Management Plan, and other appropriate policies and procedures.

Policy CME-2.4.4. Flagler County shall continue to provide flood relief and cleanup operations to lessen the residents' hardship after a major storm event.

Policy CME-2.4.5. Flagler County shall document its efforts after the storm to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvement Plan.

Policy CME-2.4.6. Flagler County shall prioritize immediate repair and cleanup activities needed to protect the public health and safety, including repairs to:

- A. potable water, wastewater, and power facilities;
- B. removal of debris;
- C. stabilization or removal of structures about to collapse; and
- D. minimal repairs to make dwellings habitable.

Long-Term redevelopment activities shall be postponed until the Damage Assessment Team has completed its tasks.

Policy CME-2.4.7. If rebuilt, structures which suffer damage that exceeds the standards established in the Florida Building Code (FBC) and the Land Development Regulations (LDRs) shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy CME-2.4.8. : Structures which suffer repeated damage to pilings, foundations, or load-bearing walls shall be required to rebuild landward of their

current location or to modify the structure to eliminate the areas most prone to damage.

Policy CME-2.4.9. Areas needing redevelopment shall be evaluated by Flagler County in a review process for appropriate land uses, eliminating unsafe conditions and restoring coastal resources. The redevelopment activities that would result in an increase in hurricane evacuation times and/or shelter demand shall not be approved without mitigation of the adverse impact, as approved by the County's Emergency Management Director and Growth Management Director .

Goal CON-1.

Conserve, protect, and manage the natural resources of Flagler County to ensure the preservation of the County's environmental assets for future generations.

Objective CON-1.1.

Flagler County shall promote the protection of natural area reservations to lessen the adverse effects which adjacent developments might have on the managed conservation areas through implementation of various Land Development Regulations (LDRs), including transfer of development rights, clustering, Planned Unit Development (PUD) standards, permitting, and wetlands protection.

Policy CON-1.1.1. Flagler County shall develop standards for protecting environmentally sensitive lands that include creeks, streams, rivers, major drainage ways, beaches, shorelines, viable wetlands, floodplains, poor soil areas not suitable for development, wellhead protection areas, prime groundwater recharge areas, and natural systems that contribute to greenway corridors.

Policy CON-1.1.2. Flagler County shall encourage development of incompatible uses to provide at least a one hundred foot (100-foot) wide buffer area adjacent to a state park.

Policy CON-1.1.3. Flagler County shall continue to update Geographical Information System (GIS) data in the process of collecting available environmental data for assessment of proposed natural area reservations, which may include Critical Lands and Waters Identification Project (CLIP) data.

Policy CON-1.1.4. Flagler County will create a Connected Greenways Plan that seeks to provide wildlife/ecological corridors of open space that connect State and County owned lands, water bodies, major and high quality wetland systems and their appropriate upland buffers, conservation easements, parks, and Development of Regional Impact (DRI)

set-asides. The Connected Greenways Plan's corridors will be initially conceptual alignments that should be examined for purchase, donation, or incorporated as a development's required open space.

Policy CON-1.1.5. Flagler County will determine the best data for site analysis. The Greenway lands may be protected by Development of Regional Impact (DRI) regulations, DRI land dedications, regulatory management programs, zoning and Land Development Regulations (LDRs), easements, and fee simple acquisition.

Policy CON-1.1.6. The primary purpose of the Connected Greenways Plan will be to provide for wildlife corridors, open space connectivity, and provide a balance between ecological integrity and public recreation opportunities.

- A. The ecological integrity objectives include:
 - (1). conserving critical elements of Flagler's native ecosystems and landscapes;
 - (2). restoring and maintaining connectivity among native ecological systems and processes;
 - (3). facilitating the ability of these ecosystems and

landscapes to function as dynamic systems; and

- (4). maintaining the evolutionary potential of the components of these ecosystems to adapt to future environmental changes.

B. Recreation opportunity objectives include:

- (1). providing opportunities for the attainment and maintenance of physical health;
- (2). providing access to natural areas;
- (3). connecting trail systems;
- (4). providing camping, ecotourism, and other nature-based recreational opportunities;
- (5). reducing greenhouse gas emissions; and

- (6). promoting ecological education opportunities.

Policy CON-1.1.7. Land management is critical to the long term ecological viability of the Connected Greenways Plan. The Greenways will be planned and managed in consideration of the long-term ecological health and biological productivity. Developments within the Connected Greenways Plan shall acknowledge that land management, including possible controlled burning, are critical to the long-term health of the Greenway system. To accomplish this, Flagler County will consider a variety of funding sources to implement the land management objectives/obligations as well as partnerships with local, regional, and state agencies.

Policy CON-1.1.8. The County shall conduct a study to evaluate whether the Hammock area on the barrier island should be identified as a special ecological district.

Objective CON-1.2.

In an effort to preserve agricultural production, Flagler County shall coordinate with federal and state agencies and develop a program for farmland conservation.

Policy CON-1.2.1. Flagler County shall coordinate with the US Department of Agriculture (USDA) and Rural and Family Lands Protection Program (RFLPP) to facilitate the purchase of farmland conservation easements.

Policy CON-1.2.2. Flagler County shall investigate opportunities for establishing a farmland conservation program.

Policy CON-1.2.3. Flagler County shall develop a map and list of large agricultural producers/property owners to establish priorities for farmland conservation.

Policy CON-1.2.4. Flagler County shall coordinate with the agriculture extension office to determine the long-term viability of agriculture production in the County.

Objective CON-1.3.

All ecological communities, inclusive of habitats of threatened, endangered, or species of special concern, shall be identified, managed, and protected through permitting, monitoring, and evaluation programs based on data from the applicable State and Federal agencies.

Policy CON-1.3.1. Flagler County shall maintain a comprehensive inventory of ecological communities based on data from the applicable State and Federal agencies, which shall include species, habitat conditions, occurrences and disturbances; and shall recommend acquisition of the most vulnerable communities.

Policy CON-1.3.2. Flagler County's Land Development Regulations (LDRs) shall include incentives so that new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. Standards within the Land Development Regulations (LDRs) shall include, but not be limited to, the following:

- A. preservation of existing native vegetation standards shall be five percent (5%) of the net lot area for single-family lots; ten percent (10%) of the net site area for industrial uses; and fifteen percent (15%) of the net site area for multifamily, commercial, and common/open space areas of single-family residential subdivisions;
- B. use of a minimum of fifty percent (50%) low-water irrigation (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly) landscaping and/or drought resistant plant materials (including preservation of existing native vegetation) within open space and common areas for all new development;

- C. construction limitations within the one hundred year (100-year) floodplain, Environmentally Sensitive Lands and St. Johns River Water Management District (SJRWMD) designated significant Surficial and Floridan recharge areas;
- D. limitation of the amount of impervious surface (such as building footprints and parking areas) within St. Johns River Water Management District (SJRWMD) designated significant recharge areas;
- E. reclaimed water for irrigation of golf courses and, when possible, for other landscape areas;
- F. St. Johns River Water Management District's (SJRWMD) Florida Water Star and the U.S. Environmental Protection Agency's (EPA) WaterSense certification, as applicable; and
- G. implementation of water loss prevention programs.

Policy CON-1.3.3. Flagler County, its adjacent counties, and the St. Johns River Water Management District (SJRWMD) shall continue to coordinate regarding water levels and enforcement of the respective floodplain regulations in order to protect ecological communities, inclusive of habitats of threatened, endangered, or species of special concern the along Flagler County's borders.

Policy CON-1.3.4. Concerning development and permitting activities, Flagler County shall require compliance with State and Federal regulations pertaining to habitats of threatened, endangered, or species of special concern.

Policy CON-1.3.5. Flagler County shall consult with the Florida Fish and Wildlife Conservation Commission (FWC) where development or permitting activities will affect habitats of threatened, endangered, or species of special concern, and shall incorporate their comments into the decision-making process.

Policy CON-1.3.6. Through coordination with state agencies, Flagler County shall establish a program to educate property owners on management practices to protect habitats of threatened, endangered, or species of special concern.

Objective CON-1.4.

Flagler County shall promote the conservation and/or appropriate use, and protection of fisheries, wildlife, wildlife habitat, and marine habitat.

Policy CON-1.4.1. During the development review process, care shall be taken to protect, adequately use, and conserve fisheries, wildlife, wildlife habitat, and marine habitat.

Policy CON-1.4.2. Flagler County shall continue to protect habitat of viable populations of threatened, endangered, or species of special concern of plants or animals by use of such available measures including, but

not limited to: conservation easements; transfer of development rights; fee simple acquisition; and zoning.

Policy CON-1.4.3. Flagler County shall amend its Land Development Regulations (LDRs) to include an updated list of prohibited aquatic plants, and noxious weeds according to Florida Natural Areas Inventory (FNAI) Invasive Plant Directory.

Objective CON-1.5.

Flagler County shall protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

Policy CON-1.5.1. Flagler County shall participate in surface water quality testing programs while protecting the public health and the environment.

Policy CON-1.5.2. Flagler County shall work towards protecting the water quality of Crescent Lake, Dead Lake, and Lake Disston, by advancing St. Johns River Water Management District's (SJRWMD's) Surface Water Improvement and Management (SWIM) program and educating property owners about best management practices (BMPs) concerning agricultural runoff and golf course management.

Policy CON-1.5.3. Flagler County shall utilize Florida Department of Environmental Protection's (FDEP) septic tank maintenance program and specific septic tank guidelines.

Policy CON-1.5.4. Flagler County shall periodically review the adopted stormwater management regulations and update these as needed, particularly to incorporate best management practices (BMPs), as appropriate to mirror those adopted and enforced by the St. Johns River Water Management District (SJRWMD).

Policy CON-1.5.5. Flagler County shall prohibit any point source pollution discharges into surface waters including, but not limited to, lakes, estuaries, oceanic waters, creeks, inlets, the Intracoastal Waterway, and wetlands.

Policy CON-1.5.6. Flagler County shall within its jurisdiction monitor construction sites and vacant lots to prevent or abate illegal dumping activities.

Policy CON-1.5.7. In applicable areas, Flagler County shall work with the appropriate Federal and State agencies in authorizing and erecting signage along the Intracoastal Waterway at appropriate locations stating that boaters have entered shellfish harvesting areas and that any overboard sewage disposal is illegal.

Policy CON-1.5.8. Flagler County shall continue to coordinate with the appropriate governmental agencies on programming, reports, and management plans to ensure that Flagler County's resource protection measures are implemented in

conjunction with the existing regional resource protection plans.

Policy CON-1.5.9. Flagler County shall enhance and/or restore the degraded natural areas in conjunction with the appropriate Federal and State agencies on County-owned properties adjacent to major waterways through the removal of non-native vegetation, reforestation, shoreline or dune restoration, and/or the restoration of the natural hydrology as funding permits.

Policy CON-1.5.10. To improve surface water quality, Flagler County shall work with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) to remove non-native vegetation, develop native vegetative restoration plans, and plant native species as resources permit for waterfront park sites within the County.

Policy CON-1.5.11. Flagler County shall evaluate the efficacy of establishing a regional wetland mitigation bank.

Objective CON-1.6.

Flagler County shall protect the natural functions of the one hundred year (100-year) floodplain so that the flood-carrying and flood storage capacity are maintained by continuing to implement and enforce floodplain management ordinances and reviewing development proposals for the presence of impacts on floodplains.

Policy CON-1.6.1. Flagler County shall identify and recommend to the State and the St. Johns River Water Management District (SJRWMD) environmentally sensitive lands that would warrant acquisition under the Florida Forever program or successor program. Flagler County shall also pursue funding, as available, through the above programs for fixed capital outlay for development and

management of facilities associated with such acquisitions, provided that Flagler County is ultimately selected for or assumes management of the acquired lands or facilities.

Policy CON-1.6.2. Flagler County shall also continue to pursue acquisitions recommended by the Land Acquisition Plan funded by the Environmentally Sensitive Lands (ESL)

program, which finances the acquisition of environmentally sensitive lands including, but not limited to, water recharge areas and

lands for parks and recreation. Such funding may be matched with funding from other acquisition programs, when feasible.

Objective CON-1.7.

Flagler County's wetlands shall be conserved and protected from permanent physical and hydrologic alterations.

Policy CON-1.7.1. Flagler County shall continue to implement wetland regulations that improve water quality by protecting wetlands to ensure that there is no net loss of wetland function.

Policy CON-1.7.2. Flagler County shall review and update as necessary the adopted wetlands protection regulations to determine the effectiveness of the ordinance to include seeking direct enforcement by the U.S. Army Corps of Engineers (USACE) and/or the St. Johns River

Water Management District (SJRWMD), as applicable.

Policy CON-1.7.3. Flagler County shall assure dredge and fill permitting compliance with all current Federal, State, regional regulations, and Flagler County ordinances to the greatest extent possible.

Policy CON-1.7.4. Flagler County shall prohibit water management and development projects that adversely impact the natural wet and dry cycles or cause permanent functional disruption of wetlands.

Objective CON-1.8.

Recognizing that Flagler County is in a Water Resource Caution Area (WRCA) and depends on the Volusia-Floridan aquifer – designated as a Sole Source Aquifer – the quality and quantity of Flagler County groundwater resources shall not be degraded.

Policy CON-1.8.1. Flagler County shall continue to implement its Water Supply Facilities Work Plan (WSFWP) and cooperate with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD), in their groundwater quality monitoring programs by implementing land use controls around public water supply wellfields and working to provide additional water quality protection for water recharging the wellfields.

Policy CON-1.8.2. Flagler County shall review the location of new waste disposal sites and transfer stations in order to ensure compliance with Florida Department of Environmental Protection (FDEP) standards for groundwater protection, i.e., monitoring wells.

Policy CON-1.8.3. Flagler County shall biennially review the Land Development Regulations (LDRs) related to wellfield protection to determine any necessary changes based on the Florida Administrative Code's (FAC) applicable rule for Florida

Department of Environmental Protection (FDEP) regulated facilities and the State of Florida's Source Water Assessment Protection Program (SWAPP) as required by the Federal Safe Drinking Water Act (SDWA) and amendments.

Policy CON-1.8.4. Flagler County's Land Development Regulations (LDRs) related to wellfield protection shall continue to address, but not be limited to, the following: wellfield protection zones; location and protection of future planned wellfields (as soon as locations are known); and monitoring and restrictions within the wellfield protection zones.

Policy CON-1.8.5. Flagler County, in cooperation with the St. Johns River Water Management District's (SJRWMD's) well-plugging program, shall ensure that active abandoned free-flowing artesian wells are properly sealed by conducting field inspections, within its regulatory authority.

Policy CON-1.8.6. Flagler County shall coordinate with the St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (FDEP), and other applicable regulatory agencies to pursue additional groundwater monitoring studies on the quality of the Surficial and Floridan water resources within Flagler County.

Policy CON-1.8.7. Flagler County shall utilize the best available information from technical reports, studies, computer models, and guidance from State and Federal agencies to update the Land Development Regulations (LDRs), as needed, for wellfield and aquifer recharge protection .

Policy CON-1.8.8. Flagler County shall make all reasonable efforts to initiate and coordinate with adjacent jurisdictions in an attempt to facilitate measures to protect the quality and quantity of groundwater resources.

Objective CON-1.9.

Flagler County shall promote and encourage water conservation measures to reduce potable water consumption.

Policy CON-1.9.1. Flagler County shall, through conservation measures included in its Water Supply Facilities Work Plan (WSFWP), reduce demand for potable water.

Policy CON-1.9.2. Recognizing that Flagler County at the time of plan adoption is not a potable water supplier, the County will coordinate with water suppliers within Flagler County and adjacent jurisdictions to attempt to reduce the demand to one hundred twenty five (115) gallons per capita per day through conservation measures including, but not limited to, water conservation programs and

improved water conservation techniques and technology.

Policy CON-1.9.3. In order to encourage all potential occupants of industrial parks to have an approved reclaimed water plan, Flagler County shall, during the development review process, refer these potential occupants either to the Florida Department of Environmental Protection (FDEP) or the St. Johns River Water Management District (SJRWMD) depending on the ultimate use.

Policy CON-1.9.4. Flagler County shall promote water conservation coordination with the St. Johns River

Water Management District (SJRWMD) in the adoption and enforcement of local water conservation measures. These measures shall be accompanied by the dissemination of public information on water conservation techniques and advertisement of watering restrictions.

Policy CON-1.9.5. Flagler County shall, as part of its Water Supply Facilities Work Plan (WSFWP) and through its Land Development Regulations (LDRs), adopt water conservation measures based on the St. Johns River Water Management District's (SJRWMD's) Florida Water Star and the U.S. Environmental Protection Agency's (EPA's) WaterSense programs, including but not limited to: low water use plumbing fixtures; low-irrigation landscape techniques (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly landscaping); reuse of treated wastewater effluent; and the dissemination of information to the public.

Policy CON-1.9.6. Flagler County shall request periodic reports from the various utilities which supply water from within Flagler County updating the effectiveness of their water conservation programs.

Policy CON-1.9.7. Flagler County within its area of legal jurisdiction shall require, consistent with the rules of the St. Johns River Water Management

District (SJRWMD), that reclaimed water be used where practical. New wastewater treatment plants shall be required to provide for the reclaimed water and/or disposal of wastewater by best available technology, including for agricultural or landscaping irrigation, percolation, or other permitted measures.

Policy CON-1.9.8. Recognizing that Flagler County at the time of plan adoption is not a water supplier, Flagler County shall, to the extent allowed by law, withhold development rights to future land development unless infrastructure (which includes water supply capacity and facilities) is available concurrent with the impacts of development.

Policy CON-1.9.9. Flagler County shall, consistent with the Florida Building Code, enforce building codes that require water conserving low-flow plumbing fixtures and devices in new construction.

Policy CON-1.9.10. Flagler County shall consider alternate means and incentives to conserve water including, but not limited to, irrigation meters, reuse of stormwater, cisterns, surface water pumps, and identifying other alternative potable water resources.

Policy CON-1.9.11. Flagler County shall appropriately engage in enforcement actions pertaining to non-compliance with the County's Code provisions related to water conservation.

Objective CON-1.10.

Flagler County shall strive to reduce the rate of soil erosion caused by land development, agriculture, and other human activities by promoting the use of best management practices (BMPs) which control and limit the amount of sediment reaching surface waters.

Policy CON-1.10.1. Flagler County shall through its Land Development

Regulations (LDRs) request that relevant information be submitted

with land use amendments and rezoning applications for consideration by development review process.

Policy CON-1.10.2. Flagler County shall utilize its agricultural extension service to promote and educate agricultural producers on the proper methods of controlling soil erosion.

Policy CON-1.10.3. Flagler County shall require the installation and use of best management practices (BMPs) at all development sites to include, but not be limited to: silt fences; ditch blocks; and rapid cover of exposed surfaces.

Objective CON-1.11.

Mining activities shall be regulated through Flagler County's Land Development Regulations (LDRs) to ensure that quality of air, groundwater, surface water, and land and wildlife are not adversely affected.

Policy CON-1.11.1. A mining operation water use plan must be prepared and approved before new mining operations are permitted.

Policy CON-1.11.2. Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

Policy CON-1.11.3. Buffers shall be established and maintained between mining activities and adjacent existing and future uses to achieve an

aesthetically pleasing landscape compatible with adjacent uses.

Policy CON-1.11.4. A reclamation plan shall be approved by Flagler County or appropriate State environmental agency before mining activities are permitted.

Policy CON-1.11.5. Mining shall be prohibited in areas where listed species are known to inhabit and in areas where hardwood and cypress/gum swamps exist.

Objective CON-1.12.

Flagler County shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP) through the management of land use patterns.

Policy CON-1.12.1. Flagler County shall cooperate with the State in monitoring the Florida Air Emissions Inventory in Flagler County if and when they exist.

Policy CON-1.12.2. New industrial land uses shall be located where they

minimize the impact on current air quality standards consistent with Flagler County's performance-based Land Development Regulations (LDRs) for the development of industrially-zoned parcels.

Objective CON-1.13.

Flagler County shall continue to develop and improve the hazardous waste management program for the proper storage, recycling, collection, and disposal of hazardous wastes.

Policy CON-1.13.1. Flagler County's Emergency Management Division shall continue to update the emergency response plan for handling accidents involving hazardous wastes on an annual basis and shall coordinate these updates with the Northeast Florida Regional Council (NEFRC).

Policy CON-1.13.2. Flagler County shall promote the recycling of hazardous wastes by publishing a list of approved recyclers.

Policy CON-1.13.3. Flagler County shall continue to collect hazardous wastes in the County.

Policy CON-1.13.4. Flagler County shall, in cooperation with any contracted private solid waste collection provider, maintain and update as needed the employee training program to properly identify and inspect wastes before they enter any County landfill or transfer station, as applicable.

Policy CON-1.13.5. Flagler County, in cooperation with the Florida Department of Environmental Protection (FDEP) and the Northeast Florida Regional Council (NEFRC), shall maintain established standards for the collection network and any transfer/storage facility, if required in the future.

Policy CON-1.13.6. Flagler County shall seek funding from the Florida Department of Environmental Protection's (FDEP's) Local Hazardous Waste Collection Center Grant Program to manage hazardous wastes.

Policy CON-1.13.7. Flagler County shall approve the waste generation and management techniques of twenty percent (20%) of the hazardous waste generators on the County Master List annually (in a 5 year period it cannot be the same twenty percent (20%) sample and any new generators must be added to the list for approval) and ensure that all hazardous waste generators receive materials, such as the Florida Department of Environmental Protection's (FDEP's) Florida's Handbook for Small Quantity Generators of Hazardous Waste, 2012 designed to inform them of their responsibilities for proper hazardous waste management.

Policy CON-1.13.8. Flagler County shall seek administrative inspection warrants, pursue code enforcement proceedings, initiate nuisance abatement actions, and pursue other appropriate remedies to protect the public against illegal dumping, hazardous spills, and contaminated sites, when appropriate

Objective CON-1.14.

Flagler County will establish and maintain a scenic road system in order to help preserve the area's natural beauty.

Policy CON-1.14.1. Flagler County's Recreation and Open Space Element shall designate the scenic roads and the Future Land Use Map shall establish land uses that are consistent with the goal of preserving the natural beauty and scenic vistas along these routes.

Policy CON-1.14.2. To the extent feasible, Flagler County shall require additional buffers along U.S. Highway 1 north of Old Kings Road to the St. Johns County line and County Road 201 (also known as John Anderson Highway) from the Volusia County line to State Road 100.

Policy CON-1.14.3. Flagler County shall evaluate and update Land Development Regulations (LDRs) buffering/conservation requirements for scenic roadways, as necessary.

Policy CON-1.14.4. Parcels located East of the A-1-A Scenic Corridor with the West boundary of the parcel being State Road A-1-A and the East boundary of the parcel being the

Atlantic Ocean shall be zoned for the lowest intensity or density allowed for their respective Future Land Use categories.

Policy CON-1.14.5. Flagler County shall support the efforts of the A1A Scenic & Historic Coastal Byway and Heritage Crossroads: Miles of History Heritage Highway Corridor Management Entities (CMEs).

Objective CON-1.15.

Pursue and provide the availability of public access for open surface waters including, but not limited to, estuarine systems, lakes, beaches, and the Intracoastal Waterway.

Policy CON-1.15.1. Where appropriate, Flagler County shall participate in intergovernmental agreements with State and Federal agencies regarding the use of land and access to government-owned land for public use.

Policy CON-1.15.2. Flagler County shall expand the availability of public access, fishing facilities, and provide adequate parking facilities adjacent to surface water bodies where appropriate and feasible.

Policy CON-1.15.3. Flagler County shall enforce the Federally mandated public access requirements of the Coastal Zone Protection Act of 1985, as appropriate.

Policy CON-1.15.4. Flagler County will consistently review opportunities that may be available to provide the public with reasonable and safe access to: wetland areas; lakes; beaches; lands abutting the Intracoastal Waterway, canals, and other lands; water bodies; and natural resource areas for the purpose of providing public recreational opportunities consistent with the type of natural resource and its environmental sensitivity.

Policy CON-1.15.5. Flagler County will, when feasible, seek to preserve and protect: wetland areas; lakes; lands abutting the Intracoastal Waterway, beaches, canals, and other lands; water bodies; and natural resource areas by endeavoring, as appropriate in each case, to obtain the legal right to use such land.

Goal ED-1.

Flagler County shall diversify and enhance the tax base to improve the local economy.

Objective ED-1.1.

Flagler County shall continue to provide the necessary resources needed to recruit and retain contributory businesses, which derive their incomes and payrolls from the export of goods or services outside the local economy.

Policy ED-1.1.1. Flagler County shall prepare quarterly reports to summarize the overall economic health of local businesses and industries, and their needs. This profile will determine the potential to attract industry or services, which might strengthen and enhance existing businesses in the County.

Policy ED-1.1.2. Flagler County shall encourage growth in targeted industry clusters (including health and medical, aviation and aerospace, marine, light manufacturing and associated ancillary business other industry sectors as recognized by the Department of Commerce) that provide high-wage

employment and complement changing economic conditions, by supporting existing businesses, and by retaining and improving resource-based sectors, such as tourism, retirement, and recreation.

Policy ED-1.1.3. Flagler County shall support the retention and growth of existing businesses, particularly those that provide high-wage employment or that support or complement those employment sectors.

Policy ED-1.1.4. Flagler County shall support efforts to increase the number, viability, and growth of small business enterprises to further strengthen and diversify the economy.

Objective ED-1.2.

Flagler County shall continue to support economic development organizations recognized by the Board of County Commissioners in order to promote economic development efforts on behalf of Flagler County..

Policy ED-1.2.1. Flagler County shall coordinate economic development efforts with National and State agencies including, but not limited to, U.S. Department of Commerce, Economic Development Administration (and by extension the Northeast Florida Regional Planning Council's CEDS efforts); and Florida Department of Commerce.

Policy ED-1.2.2. Flagler County shall coordinate economic development efforts with all cities and other applicable agencies within the County and

throughout the Northeast Florida region including the Small Business Administration, SCORE and other agencies that provide technical and financial assistance to small businesses.

Policy ED-1.2.3. Flagler County shall support the continued success and future expansion of existing small business incubators within the County. Flagler County will also support the development of additional small business incubator opportunities throughout Flagler County.

Objective ED-1.3.

Flagler County shall develop methods and regulations that preserve agriculture and related agri-businesses to ensure the sustainability of agricultural resources.

Policy ED-1.3.1. Flagler County will minimize negative impacts of development on the community's agricultural resources through location criteria, site design standards, protections for agricultural operations, and education.

Policy ED-1.3.2. Flagler County shall establish regulations for buffering, nuisance easements and notification of agricultural impacts to non-farm developments to minimize the impacts of non-agricultural land uses on agricultural lands and operations.

Policy ED-1.3.3. Flagler County shall continue to encourage the development and retention of agricultural-supported businesses, including those related to support local entrepreneurship, as a valued component of the Flagler County economy.

~~**Policy ED-1.3.4.** Flagler County shall continue to encourage the development and retention of agricultural-supported businesses, including those related to support local entrepreneurship, as a valued component of the Flagler County economy.~~

Goal ED-2.

Flagler County will strive to improve the quality of jobs for Flagler County workers through various economic and workforce development efforts.

Objective ED-2.1.

Flagler County will continue to support economic development projects that result in an increase in average earnings per worker.

Policy ED-2.1.1. Flagler County shall monitor and report annual economic growth regarding increases in the employment and average wages for targeted industries.

Policy ED-2.1.2. Flagler County will support the growth and expansion of target industries and businesses that provide skilled and semi-skilled jobs with salaries higher than the County average wage.

Policy ED-2.1.3. Flagler County shall strive to reduce the unemployment in Flagler County below the rate for the State of Florida, and to raise the average earnings per worker to 120% of the current average salary by 2050.

Policy ED-2.1.4. Flagler County shall strive to reduce economic dependency on residential housing development and seek to expand other opportunities that diversify and support economic development within Flagler County.

Objective ED-2.2.

Flagler County will pursue various policies, partnerships and mechanisms that promote the development and provision of attainable housing opportunities for workers residing within the County.

Policy ED-2.2.1. Flagler County shall develop options and best practices for affordable workforce housing through public-private partnerships.

Policy ED-2.2.2. Flagler County shall develop policies and incentives to expand housing options.

Policy ED-2.2.3. Flagler County shall develop a affordable housing master plan for growth in collaboration with local municipalities.

Policy ED-2.2.4. Flagler County shall reduce regulatory and procedural barriers for affordable and workforce housing.

Policy ED-2.2.5. Flagler County shall through the State Housing Initiatives Partnership (SHIP) program, provide incentives that enable and preserve affordable homeownership and multifamily housing.

Objective ED-2.3.

Flagler County will support K-12 education programs and technical and college level courses, which provide an educated, work-place-ready workforce.

Policy ED-2.3.1. Flagler County shall maintain communications with various colleges, universities, and other institutions of post-secondary education to support the availability of programs accessible to the residents of Flagler County.

Policy ED-2.3.2. Flagler County will assist the School District and the Workforce Development Board in their efforts to secure programs and funding for the education and training of a workforce capable of meeting the needs of the business community.

Policy ED-2.3.3. Flagler County shall encourage education and training

institutions to provide programs that meet the needs of targeted industry clusters, and encourage supplemental education to support existing businesses and programs to stimulate new business development.

Policy ED-2.3.4. Flagler County shall support the location of primary, secondary, vocational, universities, and research and development training institutions, and support those institutions in their endeavors of preparing students for success in workforce.

Goal ED-3.

Flagler County shall strike the appropriate balance between development of the economy and an enhanced quality of life.

Objective ED-3.1.

Flagler County shall provide land use regulations and planning tools to allow for geographically distributed land uses and development opportunities to accommodate economic opportunities throughout the County over the next planning cycle.

Policy ED-3.1.1. Flagler County shall establish reasonable and clear standards for approving industrial and commercial development locating in existing industrial/business parks.

Policy ED-3.1.2. Flagler County shall adopt an expedited development review process for targeted business and industries.

Policy ED-3.1.3. Flagler County shall develop and maintain programs to encourage and facilitate the expansion and relocation of target industries in the County, including, but not limited to: expedited permitting program; review of land development processes to determine opportunities for streamlining approval process; continue working relationships between municipalities, business community and support the economic development efforts of private organizations.

Policy ED-3.1.4. Flagler County shall allocate adequate commercial, industrial and residential acreage through mechanisms such as zoning and land use plans to meet future needs of a diversified economy.

Policy ED-3.1.5. Flagler County shall, in partnership with the County's municipalities, continue to re-examine its number of Industrial site locations and update its Land Development Regulations for Industrial/Commercial uses.

Policy ED-3.1.6. Flagler County shall provide for mixed-use development in areas where such development would be appropriate and where it would help to provide accessible services and jobs for residents.

Policy ED-3.1.7. Flagler County shall maintain a distinction between urban

and rural areas while promoting economic development growth in partnership with the County's municipalities.

Policy ED-3.1.8. Flagler County shall strive to provide adequate economic development opportunities along the US1 and I-95 corridors and encourage commercial and industrial infill, as well as economic development at the Flagler Executive Airport.

Policy ED-3.1.9. Policy G.4.1.2: Flagler County shall encourage airport/business park opportunities in a mixed-use environment.

Policy ED-3.1.10. Flagler County shall strive to limit residential tax burdens while funding facilities and services needed for economic development. This Policy shall be implemented by:

- A. Flagler County shall require that new development will pay the cost of the facilities and services needed to support economic growth through the use of appropriate user and impact fees, unless otherwise eligible for incentives and other programs established by the Florida Department of Commerce and/or Flagler County; and
- B. Flagler County will ensure that required infrastructure improvements comply with the concurrency management systems standards contained in this comprehensive plan and the Flagler County Land Development Code; and
- C. Flagler County will document revenues and expenditures of fees collected from new development.

Objective ED-3.2.

Flagler County shall promote the County's character and quality of life by ensuring the provision of adequate infrastructure.

Policy ED-3.2.1. Flagler County shall coordinate with private and public utilities to ensure that future economic development projects are provided with safe and sanitary means of wastewater disposal to ensure that natural resources are not adversely impacted.

Policy ED-3.2.2. Flagler County shall maintain adequate infrastructure to accommodate managed growth.

Policy ED-3.2.3. Flagler County will coordinate with applicable utility company(s) to prioritize and promote areas where adequate power is available for industries and businesses and to provide additional services where appropriate.

Policy ED-3.2.4. Flagler County will coordinate with public and private service providers to ensure that adequate infrastructure is provided to areas designated for commercial and industrial development in the Future Land Use Element and the Capital Improvements Element.

Policy ED-3.2.5. Flagler County in working with stationary sources that generate routine emissions of air toxics

requiring an Environmental Protection Agency (EPA) or Florida Department of Environmental Protection (FDEP) permit may not be eligible for financial incentives.

Policy ED-3.2.6. Flagler County shall strive to provide adequate economic development opportunities along the US 1 and I-95 corridors and encourage commercial and industrial infill, including economic development at the airport industrial park.

Policy ED-3.2.7. Flagler County shall encourage redevelopment of older commercial corridors.

Policy ED-3.2.8. Flagler County shall implement an incentive program through its regulatory standards to reward the use of environmentally-friendly standards for land development and building construction.

Policy ED-3.2.9. Flagler County shall annually monitor and evaluate incentives for businesses and developments that adhere to accepted environmentally-friendly development and building standards

Goal ED-4.

Flagler County shall maintain a strong tourism industry by implementing the Tourist Development Strategic Plan to promote leisure, business travel, groups, ecotourism, and sports-related tourism.

Objective ED-4.1.

Flagler County shall conserve and enhance the natural and recreational resources that provide the foundation of the County's tourism, recreation, and retirement based economic sectors.

Policy ED-4.1.1. Flagler County shall promote tourism, including eco-tourism, agri-tourism, heritage tourism and tourism-related businesses which

complement the County's environmental, social and economic quality.

Policy ED-4.1.2. Flagler County shall promote industries and businesses that support cultural, nature-based and/or eco-tourism activities.

Policy ED-4.1.3. Flagler County shall promote the County as a tourism destination with an emphasis on nature-based tourism, and tourism-related businesses that complement the County's natural resources.

Policy ED-4.1.4. Flagler County shall support the visual and performing arts

and their related businesses as contributors to the tourism industry.

Policy ED-4.1.5. Flagler County shall continue to support organizations and agencies that stage destination-defining events which enhance the tourism experience.

Policy ED-4.1.6. Flagler County shall promote a regional sports complex capable of hosting tournaments and support local youth sports programming

Policy ED-4.1.7. Flagler County shall promote year-round tourism to moderate seasonal employment fluctuations in the retail and service sectors.

Objective ED-4.2.

Flagler County shall develop a positive image and identity of the County by actively promoting its strengths to target industries and areas across the state and the nation.

Policy ED-4.2.1. Flagler County will seek additional funding sources to promote tourism in Flagler County.

Policy ED-4.2.2. Flagler County will create opportunities that enhance the in-market visitor experience through strategic partnerships that will deliver a high level of service.

Policy ED-4.2.3. : Flagler County shall continue to develop and distribute strategic marketing information for tourists and visitors.

Policy ED-4.2.4. Flagler County shall support the efforts of the Flagler County Tourist Development Council through the Tourism Development Tax and by participation by the Board of County Commissioners.

Policy ED-4.2.5. : Flagler County will develop and promote more recreation, entertainment, and cultural opportunities for an increasing labor force and to attract and retain a strong workforce population.

Goal ROSE-1.

Ensure provision of sufficient parks, open spaces, and recreation facilities and programs to satisfy the health, safety and welfare needs of all Flagler County residents and visitors.

Objective ROSE-1.1.

Develop and maintain a system of parks and recreation facilities through the year 2050 to meet the needs of the existing and projected future population.

Policy ROSE-1.1.1. Flagler County hereby adopts the following Recreation and Open Space level of service standards:

- A. Countywide Parks: LOS standard of 30 acres per 1,000 persons (public lands per total County and incorporated population).
- B. Community Parks: LOS standard of 3 acres per 1,000 persons (public lands per unincorporated population).
- C. Neighborhood Parks: LOS standard of 1 acre per 1,000 persons (public lands per unincorporated population).

Policy ROSE-1.1.2. Flagler County, when participating in a public land acquisition of Countywide significance, will serve as the managing entity either individually or in conjunction with other public agencies or non-profit organizations.

Policy ROSE-1.1.3. Flagler County shall require developers of residential areas to dedicate suitable land for park acreage needs created by projected development population. The County maintains the option of payments in lieu of land that is needed for specific improvements planned within the associated impact zone.

Policy ROSE-1.1.4. Flagler County shall include provisions within the LDRs to ensure that the land and improvements required to meet the requirements of this policy shall be conveyed or provided to the County as provided by the terms established in the Development Order

for the project to ensure that the park and facilities are in place to serve the new residents.

Policy ROSE-1.1.5. Flagler County assumes primary responsibility for ensuring the availability of Countywide parks and facilities, under the ownership and maintained by Flagler County, to all residents and will work with other agencies to facilitate this policy.

Policy ROSE-1.1.6. Flagler County shall establish neighborhood and community parks for communities in unincorporated areas and coordinate with municipalities to obtain adequate facilities and locations.

Policy ROSE-1.1.7. Flagler County shall use, as a guide for programming parks, the the State Comprehensive Outdoor Recreation Plan (SCORP).

Policy ROSE-1.1.8. Flagler County shall provide facilities at parks to maintain service delivery consistent with the size and type of each facility and community needs and desires, consistent with the adopted minimum levels of service and subject to ~~funding availability~~ available funding.

Policy ROSE-1.1.9. Flagler County shall utilize the Parks and Recreation Master Plan to prioritize the type of facility needs based on the community's desires that includes upgrading equipment and fields, increasing accessibility at parks, and providing additional trails and passive recreational opportunities.

Policy ROSE-1.1.10. Flagler County shall evaluate the feasibility of developing a regional sports complex capable of

hosting tournaments and supporting local youth sports programming.

Objective ROSE-1.2.

Lands purchased through the Environmentally Sensitive Lands Program will protect, preserve or restore ecologically significant areas for environmental protection and resource-based recreation.

Policy ROSE-1.2.1. Flagler County shall leverage the purchase of parks, open space and water access through the Environmentally Sensitive Lands Program by seeking grants which may be available for such purposes.

Policy ROSE-1.2.2. Flagler County may consider a referendum to extend or expand the voter-approved millage or ~~establishing~~ establish a specific sales tax for the Environmentally Sensitive Lands Program.

Policy ROSE-1.2.3. Flagler County shall continue to explore enhancement opportunities for its Coastal Greenway and Flagler County Blueway in conjunction with State agencies.

Policy ROSE-1.2.4. Flagler County shall coordinate adjacent land use and management activities with agencies managing those natural areas or open space. Conservation corridors should be coordinated with Volusia, St. Johns and Putnam Counties.

Policy ROSE-1.2.5. Flagler County shall provide educational opportunities related to leisure, health/safety, historic resources and the environment including, but not limited to, creating bird sanctuaries along the Intracoastal Waterway and spoil islands and

providing nature trails to encourage flora and fauna identification and education on wildlife protection.

Policy ROSE-1.2.6. Flagler County shall determine if lands purchased through the Environmentally Sensitive Lands Program are appropriate for the installation or enhancement of stormwater facilities that will improve the quality of surface waters by addressing point and non-point sources pollution or alleviate current flooding problems occurring on land in close proximity. Such stormwater facilities shall be designed to provide wildlife habitat and/or open space in a park-like setting.

Policy ROSE-1.2.7. Land acquisitions should incorporate passive recreation opportunities, such as nature, bike and/or equestrian trails that integrate into the Bicycle/Pedestrian Way Master Plan of the Transportation Element.

Policy ROSE-1.2.8. The development of resource-based parks shall include native vegetation.

Policy ROSE-1.2.9. All lands acquired via Environmentally Sensitive Lands funds shall restore degraded natural areas where feasible.

Objective ROSE-1.3.

The natural, recreational, archaeological, scenic, historical and cultural resources of the A1A Scenic Highway shall be preserved and enhanced for Flagler County residents and visitors.

Policy ROSE-1.3.1. Flagler County shall work towards removal of all billboard signs and the placement of small, low profile informative or educational signage along the Scenic Highway Corridor.

Policy ROSE-1.3.2. Flagler County supports the efforts included in the River and Sea Scenic Highway Corridor Management Plan.

Policy ROSE-1.3.3. Flagler County shall coordinate greenways, signage and bicycle pathways between River & Sea Scenic Byways in unincorporated Flagler County, Oceanshore Scenic Byway in the City of Flagler Beach, River to Sea Preserve in Marineland and Scenic and Historic A1A in St. Johns County.

Policy ROSE-1.3.4. Flagler County shall work towards creating and maintaining a canopied Scenic Highway Corridor through the plantings of native species,

burying power and telecommunications lines, and using directional boring when installing utility lines under canopy root systems.

Policy ROSE-1.3.5. Flagler County shall identify historical, cultural and educational tourist opportunities and improve recreational facilities without adversely impacting natural resources along the Scenic Corridor.

Policy ROSE-1.3.6. Flagler County shall continue to implement and update a Beach Management Plan, as approved and amended by the Board of County Commissioners.

Policy ROSE-1.3.7. Through the development review process, the County shall ensure that all development proposals are designed to limit the visual impact on the corridor, include appropriate natural buffering, and include low impact signage.

Objective ROSE-1.4.

Flagler County will work with local cities, adjacent land owners and residents, St. Johns County and State agencies for funding and implementation of the recommendations of the Old Brick Road Corridor Study for that 11-mile section lying north of Espanola to St. Johns County Road 204.

Policy ROSE-1.4.1. Development orders for parcels potentially utilizing the Old Brick Road shall consider the recommendations of the adopted Heritage Crossroads Corridor Management Plan.

Policy ROSE-1.4.2. Flagler County shall work with the cities of Palm Coast and Bunnell in order to coordinate efforts to support the preservation of the historical character of the Old Brick Road and the provision of safe and adequate vehicular access in a manner consistent with the Heritage Crossroads Corridor Management Plan (CMP).

Policy ROSE-1.4.3. Flagler County shall explore funding options to enhance the attributes that warranted the corridor's inclusion and maintenance on the National Register of Historic Places.

Policy ROSE-1.4.4. Land development regulations affecting the designated portion of the Old Brick Road shall consider the recommendations of the Cultural Resources Management Plan.

Policy ROSE-1.4.5. Continue the partnership with the Florida Department of Transportation (FDOT) in restoring and preserving this historical transportation resource.

Objective ROSE-1.5.

Flagler County shall identify and implement methods to finance the operation and management of all park and open space facilities.

Policy ROSE-1.5.1. Flagler County shall annually update the Capital Improvement Element to develop the facilities needed to maintain the standards of this Element.

Policy ROSE-1.5.2. Flagler County will continue to preserve, rehabilitate, and maintain its parks and recreation facilities through the use of Parks and Recreation Department and Road and Bridge Department operating budgets. These operating budgets shall be adjusted in future years to ensure both adequate and efficient maintenance of the new parks and facilities that are developed.

Policy ROSE-1.5.3. Flagler County shall pursue joint agency funding for the purchase and development of parks and recreational facilities within Flagler County to adequately serve the unincorporated population.

Policy ROSE-1.5.4. Flagler County shall evaluate impact fees for parks on a biennial basis to provide sufficient revenue to acquire land for new parks and to construct recreation facilities in new and existing Countywide, Community, and Neighborhood Parks. A reliable and consistent capital funding source should be established to help implement the policies contained in this Element.

Policy ROSE-1.5.5. Flagler County shall coordinate and develop agreements with non-profit recreation providers to assist in the provision of recreational programming and facilities.

Policy ROSE-1.5.6. Flagler County will investigate and seek alternative funding

sources to provide public park facilities, programs, and management.

Policy ROSE-1.5.7. Flagler County and the School Board should work to co-locate sites for new and existing schools and parks and develop joint opportunities to provide athletic and recreational opportunities for students and residents.

Policy ROSE-1.5.8. Facilities may incorporate revenue generating opportunities that could offset operational costs and enhance the recreational experience of participants.

Policy ROSE-1.5.9. Lands acquired through State grants shall be managed for the protection and conservation of the natural resources on-site and for public recreational uses not inconsistent with the environmental attributes of the site.

Policy ROSE-1.5.10. Flagler County will continue to coordinate County and municipal park and recreation facility development and programs in order to provide the most cost effective services to the public.

Policy ROSE-1.5.11. Flagler County shall work toward creating a model for a Partnership Plan between the municipalities, County, School Board and private sector to finance and operate Park and Open Space facilities.

Policy ROSE-1.5.12. Flagler County shall pursue joint agency funding for the purchase, development and management of parks, recreational facilities, environmental open spaces, trails, greenways, and blueways.

Objective ROSE-1.6.

Flagler County park and recreation facilities shall include vehicular, bicycle or pedestrian access facilities where appropriate, based on the natural resources, physical environment, and available funding for construction and maintenance. All Flagler County parks and recreation facilities will provide accessibility to disabled patrons in accordance with all federal requirements.

Policy ROSE-1.6.1. Public parks and facilities shall be designed and constructed with public access that is compatible with the conservation, protection and enhancement of natural resources found on-site.

Policy ROSE-1.6.2. All existing and newly developed community and neighborhood parks shall be provided with bicycle and pedestrian access-ways funded through Parks Impact Fees or grants available through Florida Department of Transportation or other organizations.

Policy ROSE-1.6.3. All developed Flagler County parks shall continue to have adequate parking facilities and bicycle racks.

Policy ROSE-1.6.4. Connectivity through sidewalks, bikeways and trails shall be provided to link residential areas, schools, community facilities, historic resources, and other parks and open spaces, subject to financial and physical constraints.

Policy ROSE-1.6.5. Flagler County shall provide handicapped parking spaces and barrier-free access to all public recreation facilities.

Policy ROSE-1.6.6. Flagler County will continue to utilize Flagler County Public Transportation in the provision of transportation services to park and recreation facilities for the transportation disadvantaged

Objective ROSE-1.7.

Flagler County shall secure additional access points to open water shorelines.

Policy ROSE-1.7.1. Shoreline access will be provided through development of existing and new rights-of-way and easements, developer contributions and public land acquisitions.

Policy ROSE-1.7.2. Flagler County shall improve existing, and/or construct new, fresh and salt water fishing piers.

Policy ROSE-1.7.3. Flagler County shall provide for beach access every ½ mile and public parking, maintain existing public access points and dune walkovers, and provide public parks at waterfront locations, such as Lake Disston, Crescent

Lake, Dead Lake, and the Intracoastal Waterway.

Policy ROSE-1.7.4. Flagler County shall provide canoe and kayak trails with access and landing areas in several locations including Bulow Creek, Bull Creek, Dead Lake, Crescent Lake, and the Matanzas River.

Policy ROSE-1.7.5. Flagler County shall utilize available park impact fees and the environmentally sensitive lands program to create, expand, or enhance Greenways, Ecological Corridors, or Recreational Trail Systems.

Objective ROSE-1.8.

Flagler County will solicit public input and review and evaluate the development needs of parks and recreation facilities.

Policy ROSE-1.8.1. The Flagler County Board of County Commissioners will continue to rely upon the Flagler County Parks and Recreation Advisory Board for citizen input and coordination of the public and private efforts to provide countywide recreational opportunities.

Policy ROSE-1.8.2. Flagler County shall include nearby residents and other interested parties in a public participation process when developing new parks and facilities.

Policy ROSE-1.8.3. Flagler County shall work with non-profit organizations and the School Board to provide youth activities.

Policy ROSE-1.8.4. Flagler County will expand the use of the County's website or other community engagement platforms specifically for the County's Parks and Recreation Department to provide interactive and real-time information on services and programs.

Goal ICE-1.

Flagler County will develop and maintain intergovernmental coordination mechanisms necessary to achieve consistency among local, county and regional plans and policies and coordinate all development activities in order to improve delivery of services, enhance the quality of life and protect the natural environment.

Objective ICE-1.1.

Flagler County shall establish a formal process for intergovernmental coordination with the municipalities and adjacent counties through various interlocal agreements and/or specific coordination activities.

Policy ICE-1.1.1. Flagler County shall establish a joint planning committee with the municipalities through adoption of a joint planning agreement, interlocal service boundary agreement, interlocal agreement, or memorandum of understanding.

- A. The joint planning committee will direct Planning Department staff to provide formal review and recommendations for development proposals abutting municipal boundaries and municipal annexation petitions. In addition, the joint planning agreement, interlocal service boundary agreement, interlocal agreement, or memorandum of understanding will address collaborative planning and decision making on population projections, public school siting, the location and extensions of public facilities that are subject to concurrency, and will identify locally unwanted land uses.
- B. The joint planning committee will prepare a coastal resources management plan which addresses all natural systems including bays, estuaries and upland communities, on a system wide basis regardless of political boundaries.

- C. The joint planning committee will prepare a plan for establishing interlocal service boundary agreements with Bunnell, Flagler Beach, and Palm Coast to address annexations, roadway maintenance, utility service delivery, law enforcement, and fire service.

Policy ICE-1.1.2. Flagler County shall maintain existing shared service agreements with the municipalities and explore opportunities for additional joint efforts to provide public facilities and services. A key focus of the County's efforts to share services will be to maintain or improve the existing level of services and equitably fund necessary improvements.

Policy ICE-1.1.3. Flagler County shall continue to implement interlocal agreements for countywide recreation and transportation impact fees. The interlocal agreements shall include provisions for impact fee collections and sharing the local option gas tax.

Policy ICE-1.1.4. Flagler County shall continue the use of its Affordable Housing Advisory Committee (AHAC) to advise the County Commission and staff on affordable housing issues, concerns, programs and strategies. The AHAC shall provide advice on, but not be limited to, the State Housing Initiative Partnership

(SHIP) and Community Development Block Grant (CDBG) programs.

Policy ICE-1.1.5. Flagler County shall strive to establish interlocal agreements or memorandums of understanding with the other local governments, private utility providers and/or quasi-governmental organizations that implement the objectives and policies of the respective plans for the sustainable development of western Flagler County. The emphasis shall be on the support of agricultural and natural resources through a variety of planning tools including, but not limited to the transfer of development rights, incentivize sustainable development practices through the use of performance based

development standards, and land acquisition.

Policy ICE-1.1.6. Flagler County shall develop an interlocal agreement with the Flagler County School Board for locating future school sites during the development approval process.

Policy ICE-1.1.7. Flagler County shall coordinate the location of neighborhood and community parks with the Flagler County School Board and participating municipal governments through an interlocal agreement or interlocal agreements. Wherever possible, the parties shall minimize total land costs, share maintenance costs, and enhance the sense of the community with a combined site.

Objective ICE-1.2.

Flagler County shall continue to review the comprehensive plans and plan amendments of adjacent municipalities, adjacent counties, planning activities of the Flagler County School Board, and other state and regional agencies regulatory and planning programs to determine that all planning and land development regulatory activities are consistent and coordinated with the goals, objectives, policies and implementation plans of the Flagler County Comprehensive Plan.

Policy ICE-1.2.1. Flagler County shall continue to review and comment on proposed comprehensive plans of adjacent counties, municipalities within its boundaries, and adjacent municipalities for consistency and compatibility of development proposals and comprehensive plan amendments.

Policy ICE-1.2.2. Flagler County shall continue to support and cooperate with the Northeast Florida Regional Council (NEFRC) and the St. Johns River Water Management District (SJRWMD) for all regional planning and regulatory functions performed by these agencies.

Policy ICE-1.2.3. Flagler County will maintain a Water Supply Facilities Work Plan that is coordinated with the St. Johns River Water Management District's

(SJRWMD) Regional Water Supply Plan by updating the County's Work Plan within 18 months of an update to the District's Regional Water Supply Plan that affects the County.

Policy ICE-1.2.4. Flagler County will participate in the development of updates to the St. Johns River Water Management District's (SJRWMD) Regional Water Supply Plan and in other water supply development-related initiatives facilitated by the SJRWMD that affect Flagler County.

Policy ICE-1.2.5. Flagler County shall review and update its Evacuation Plan on an annual basis and ensure that the plan remains certified by the State Division of Emergency Management.

Policy ICE-1.2.6. Flagler County will continue to coordinate the County Transportation Element with the Florida Department of Transportation (FDOT) Five Year Road Program and the Volusia-Flagler Transportation Planning Organization's (TPO) Long Range Transportation Plan (LRTP).

Policy ICE-1.2.7. Flagler County shall develop a long range transportation Concurrency Management System in coordination with the Florida Department of Transportation, adjacent counties, municipalities within its boundaries, and adjacent municipalities.

Policy ICE-1.2.8. Flagler County shall maintain the interlocal agreement to coordinate planning and land development activities with the Flagler County School Board, particularly joint development of park and recreation facilities.

Policy ICE-1.2.9. Flagler County and the municipalities shall continue to maintain countywide Level of Service (LOS) standards for County and State roads regardless of political boundaries by working with the Volusia-Flagler TPO.

Policy ICE-1.2.10. Flagler County shall on a regular basis notify adjoining cities and management entities of the Dunes Community Development District of Comprehensive Plan amendments and amendments to the Official Zoning Map requested in the Coastal Area.

Policy ICE-1.2.11. Flagler County shall develop a process for coordinating development review through a joint planning agreement or similar mechanism with the cities of Flagler Beach, Bunnell, and Palm Coast to assure efficiency in the provision of utilities and transportation improvements.

Objective ICE-1.3.

Flagler County shall review and provide comments on adjacent local government's 5 Year Schedule of Capital Improvements and to provide a copy of the County's 5 Year Schedule of Capital Improvements to adjacent local governments for their review and comment.

Policy ICE-1.3.1. Flagler County shall initiate a formal joint planning agreement, interlocal service boundary agreement, interlocal agreement, or memorandum of understanding with the municipalities to coordinate the construction of roadways and associated infrastructure across jurisdictional boundaries.

Policy ICE-1.3.2. Flagler County shall initiate a formal joint planning agreement, interlocal service boundary agreement, interlocal agreement, or memorandum of understanding with the municipalities to provide periodic updates indicating recent building permits issued near jurisdictional boundaries and estimates of new infrastructure necessary to serve new development.

Objective ICE-1.4.

Flagler County shall attempt to resolve inconsistencies between adjacent local governments and state or federal permitting agencies through negotiating techniques.

Policy ICE-1.4.1. Flagler County shall continue to use the County staff as its liaison with state and federal agencies that have permitting responsibility in Flagler County.

Policy ICE-1.4.2. Flagler County shall utilize the Northeast Florida Regional Council (NEFRC) as a mediator when development issues or annexation issues cross jurisdictional boundaries and cannot be resolved by Flagler County or other local governments involved.

Objective ICE-1.5.

Flagler County shall initiate and/or continue opportunities for fostering timely and effective dialogue among local government jurisdictions regarding planning and development issues having a County-wide impact and/or of mutual concern.

Policy ICE-1.5.1. Flagler County shall continue to participate in the Northeast Florida Regional Council's monthly meetings in order to exchange information and coordinate development activities.

Policy ICE-1.5.2. Flagler County shall coordinate with local jurisdictions to work concurrently to develop a consistent regional perspective on future growth consistent with the principles of Smart Growth. Flagler County shall convene initial meetings of local officials from the municipalities, as well as a broad range of stakeholders in Flagler County, to discuss Smart Growth issues to develop a Smart Growth Implementation Plan, which may include an inter-jurisdictional transfer of development rights program.

Policy ICE-1.5.3. Flagler County shall cooperate with the municipalities during the establishment of any incentive- or performance-based density bonus program to include, but not be limited to, a transfer of development rights program to geographically identify appropriate areas for development.

Policy ICE-1.5.4. Flagler County shall continue periodic meetings of elected officials and administrators of all municipalities and the County to identify opportunities to share services.

Policy ICE-1.5.5. Flagler County shall arrange regular meetings between the agency heads responsible for providing public services and infrastructure, such as police and fire protection, streets, and water and sewer service with their counterparts in the County and municipalities to explore opportunities to eliminate inefficiencies and duplication of services.

Policy ICE-1.5.6. Flagler County shall collaborate with the municipalities to explore future multi-modal transit-based options to address long-term County-wide transportation needs.

Policy ICE-1.5.7. Flagler County shall collaborate with municipalities and regional agencies outside of formal structures to ensure efficiency of services and improving quality of life throughout the region.

Goal CIE-1.

Flagler County will ensure the provision of adequate public facilities to all residents within its jurisdiction as determined by adopted level of service (LOS) standards. When a five-year capital plan is adopted, it will be an appendix to the County's Capital Improvements Element and shall be provided to the Florida Department of Commerce or successor agency. .

Objective CIE-1.1.

Flagler County shall continue to implement a Concurrency Management System that is coordinated with adjoining local governments, quasi-governmental authorities (e.g., Community Development Districts), and private providers to ensure that existing and future developments are served with sufficient facilities and services consisting of sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities, which will be achieved and maintained in accordance with the adopted level of service standards.

Policy CIE-1.1.1. Flagler County will use the following level of service (LOS) standards and demand criteria in reviewing the impacts of new development and redevelopment:

A. Potable Water Criteria:

125 gallons per capita per day

Equivalent Residential Unit = 300 gallons

B. Wastewater Criteria:

110 gallons per capita per day

Equivalent Residential Unit = 264

C. Solid Waste Criteria:

9.3 pounds per capita per day.

Hazardous waste is assumed to equal 0.5% of solid waste generation

D. Transportation:

Flagler County's road network consists of local, county, state, and Federal roadways that shall comply with the following minimum level of service (LOS) standards:

Table CIE-1: Flagler County Peak Hour Level of Service (LOS) Standards

Facility Type	Urbanized LOS Standard	Rural LOS Standard	Transitioning LOS Standard
Principal Arterials (Limited Access I-95)	D [CHANGED TO BE CONSISTENT WITH FDOT]	C	C
Principal Arterials Other Roadways	D	C	D
Minor Arterials	D	C	D
Major Collectors	D	C	D
Minor Collectors	D	C	D
Local Roadways	D	C	D

E. Recreation & Open Space:

Table CIE -2: Recreation and Open Space

Type of facility	LOS (acres per 1,000 persons)	Conditions
Countywide	30	LOS based on seasonal population inclusive of cities. Over 50 acres in size with a 60-minute drive time as the service area. Services all of the County areas.
Community	3	Permanent residents of unincorporated areas. 3 to 20 acres in size with a 3 to 6 mile service area. Services many neighborhoods.
Neighborhood	1	LOS based on permanent residents of unincorporated areas. 1 to 5 acres in size with a ¼ to ½ mile service area. Typically located adjacent to residential neighborhoods.

F. Stormwater Drainage - The level of service (LOS) standard for stormwater drainage quantity and quality are as follows:

(1). (a) Water Quantity:

- (a). New developments and re-development activities are required to manage runoff from the 25-year frequency, 24-hour duration design storm event onsite so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions which is the County's minimum level of service (LOS) standard for drainage improvements;
- (b). Stormwater engineering design and construction standards for on-systems are provided;
- (c). Erosion and sediment controls are used during development; and

- (d). Periodic inspection and maintenance of on-site systems is ensured as a condition of system permit approval.

(2). Water Quality:

- (a). The quality of post-development runoff from the developed site must ensure that receiving water criteria established in Rule 62-302.500, Florida Administrative Code (FAC), are maintained.
- (b). Direct discharge of stormwater runoff into Class II waters and Outstanding Florida Water (OFW) is prohibited. A workable filter system must be provided prior to any discharge into Class II water consistent with the standards in (F)(2)(a) above.

Policy CIE-1.1.2. Flagler County shall coordinate with the Flagler County

School District in the review and annual update to the five-year schedule of capital improvements to meet the adopted level of service (LOS) of one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity.

Policy CIE-1.1.3. Flagler County shall promote reuse and rehabilitation, or joint-use of facilities over new construction, when feasible..

Policy CIE-1.1.4. Minimize the amount of time needed for the implementation of capital improvements by streamlining and coordinating the internal review process.

Policy CIE-1.1.5. Flagler County shall identify improvements that provide the most capacity for the least cost.

Policy CIE-1.1.6. Flagler County shall promote the leveraging of non-county revenues by making grant applications, promoting state spending in Flagler County and by other means.

Policy CIE-1.1.7. The Flagler County Concurrency Management System shall incorporate methods of analyzing, summarizing and reporting the current and future conditions for capacity of the public services identified in Objective J.1.1. Flagler County shall use this reporting process to ensure compliance with the requirements of Florida Statutes and Florida Administrative Code (FAC) that require:

- A. Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government

shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. The provision of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development shall only be allowed as specified in the Infrastructure Element. Flagler County will apply the following criteria to evaluate the concurrency of development proposals on the impacted facilities. The projected demand will be added to the existing plus committed demand and subtracted from the system's capacity to calculate residual capacities or system deficiencies. The following criteria shall be used determining concurrency and shall be implemented by the Land Development Regulations (LDRs):

- (1). Services are in place at the time the development permit is issued; or
 - (2). The permit is issued conditionally (subject to above facilities being in place at the time impacts occur); or
 - (3). The facility is under construction at permit issuance; or
 - (4). The facility is guaranteed in an enforceable development agreement.
- B. Prior to the issuance of a building permit or its functional equivalent, Flagler County shall verify that parks and recreation facilities to serve new development shall be in

place or under actual construction no later than one (1) year after issuance by the local government of a certificate of occupancy or its functional equivalent. The County shall require a financial surety from developers prior to the issuance of a building permit or its functional equivalent. The surety shall be in a form acceptable to the Board of County Commission and shall be in the amount to cover all expenses associated with the construction. This is required to ensure that the improvement will be in place when needed to address the impacts of the development. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction. The following standards for recreation and open space concurrency will be implemented:

- (1). The proposed facility shall be consistent with Policy J.1.8.3 of the Capital Improvements Element.
- (2). At the time the development permit is issued the necessary facilities are subject to a binding executed contract providing for commencement of actual construction within one (1) year of issuance.
- (3). Necessary facilities are guaranteed in an enforceable development agreement requiring commencement of actual construction or

provision within one (1) year of issuance of development permit.

- C. Except as otherwise provided by Florida Statutes, transportation facilities needed to serve new development shall be in place or under actual construction within three (3) years after the local government approves a building permit or its functional equivalent that results in traffic generation. Flagler County shall verify prior to the issuance of a building permit or its functional equivalent that there is sufficient capacity to accommodate the impacts from the new development. Flagler County will apply the following criteria to evaluate transportation concurrency of development proposals. Pursuant to state law and subject to the Flagler County Long Range Transportation Concurrency Management System, a development permit will be issued if the necessary improvements satisfy any one of the following:

- (1). All new roads, improvements to existing roads and/or improvements to traffic operations needed to maintain the adopted levels of service are in place or have a committed funding source for completion within three (3) years of the issuance of the development order.
- (2). The required roadway improvements are guaranteed in an enforceable development agreement. The agreement will need to guarantee that the necessary roadway improvements will be in place when the impacts of the development occur.

- (3). At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one (1) year of the issuance of the development permit.
- (4). The necessary facilities and services a guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities of the provisions of services within one (1) year of the issuance of the applicable development permit.
- (5). The project is located within a designated Transportation Concurrency Exception or Management Area as defined in Chapter 163, Florida Statutes, and is in compliance with the requirements established by Flagler County for these areas.
- (6). All determinations for transportation concurrency

shall be based on standards established in the Land Development Regulations (LDRs) for a Transportation or Traffic Impact Analysis. The standards established in the Land Development Regulations (LDRs) shall be based on sound transportation engineering and planning principles and practices.

Policy CIE-1.1.8. Flagler County shall require that public facilities and services needed to support developments be available concurrent with the impacts of the developments approved by Flagler County. Flagler County shall ensure that the issuance of certificates of occupancy complies with the requirements for concurrency as established in Florida Statutes and Florida Administrative Code (FAC).

Policy CIE-1.1.9. Flagler County shall continue to implement a concurrency management system that establishes the review process required to assure concurrency is achieved prior to the issuance of a certificate of occupancy.

Policy CIE-1.1.10. Flagler County shall establish an on-going database for each plan element to be used in the concurrency management system.

Objective CIE-1.2.

Flagler County shall develop a Long Range Transportation Concurrency Management System and will pursue a joint planning agreement, interlocal agreement, interlocal service boundary agreement, or memorandum of understanding with adjoining local governments for the purpose of maintaining adopted level of service (LOS) standards by coordinating land use decisions with the schedule of capital improvements.

Policy CIE-1.2.1. Flagler County, working in coordination with the Florida Department of Transportation (FDOT), Volusia-Flagler Transportation Planning Organization (TPO), and adjoining local governments, shall review and establish a Long Range Transportation

Concurrency Management System when needed. The Long Range Transportation Concurrency Management System will include criteria for the prioritization of roadway improvements necessary to maintain the level of service standards established for facilities that are part of

the State of Florida Strategic Intermodal System (SIS).

Policy CIE-1.2.2. Flagler County shall continue to coordinate with the Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) to develop recommendations for transportation improvements such as turn lanes and signal modifications that maximize system capacity.

Policy CIE-1.2.3. Flagler County shall coordinate with the Florida Department of Transportation (FDOT) on roadway improvements that might affect the State road system, as part of the efforts to establish a Long Range Transportation Concurrency System.

Policy CIE-1.2.4. Flagler County shall continue to implement a proportionate fair-share transportation program to ensure impacts of development on the transportation network are mitigated.

Objective CIE-1.3.

Flagler County shall coordinate County provided public facility improvements with other government entities providing public facilities within Flagler County.

Policy CIE-1.3.1. Flagler County shall establish, through joint planning agreements, interlocal agreements, interlocal service boundary agreements, or memorandums of understanding, methods for the coordination for the provision of parks, potable water, sanitary sewer, and stormwater/drainage improvements with municipalities when multiple jurisdictions are affected.

Policy CIE-1.3.2. Flagler County shall to coordinate with the City of Palm Coast, the Town of Marineland, and the Dunes Community Development District (CDD) for the provision of utilities to the unincorporated Hammock area on the barrier island, north of Beverly Beach.

Objective CIE-1.4.

Flagler County shall ensure that there are sufficient facilities in place to address the impacts and demands for emergency services and facilities as required by the adopted Comprehensive Emergency Management Plan (CEMP) and other related documents.

Policy CIE-1.4.1. Flagler County shall review applications for new development and redevelopment within the Coastal High Hazard Area (CHHA), as designated in the Coastal Management Element, to ensure any additional impacts to the minimum evacuation time and/or demand for shelter space shall not be permitted unless the developer funds improvements to the road network or

emergency shelters in order to compensate for the impacts of the proposed development.

Policy CIE-1.4.2. Flagler County shall only expend funds for public facilities within the Coastal High Hazard Area (CHHA) as allowed by the Coastal Management Element.

Objective CIE-1.5.

Flagler County shall fund capital facilities costs with user fees and alternative funding sources to limit reliance on local ad valorem revenues.

Policy CIE-1.5.1. Flagler County shall require that all public facilities, as identified in the Flagler County Comprehensive Plan, constructed in unincorporated Flagler County using County funds, be consistent with the Capital Improvements Element.

Policy CIE-1.5.2. Capital improvement funding, to the extent permitted by the funding source, should be directed first toward correcting existing and anticipated deficiencies; and second to building facilities that accommodate new growth.

Policy CIE-1.5.3. Capital improvement scheduling shall take advantage of opportunities for matching funds, grants and private contributions without violating Policy J.1.5.2

Policy CIE-1.5.4. Flagler County shall maximize the use of grants, donations, and other forms of matching, non-County revenues to the extent they are consistent with other County goals and objectives.

Policy CIE-1.5.5. Flagler County shall continue to implement impact fees to pay for future development's proportionate fair share of capital

improvements and facility costs in order to maintain adopted levels of service (LOS) standards.

Policy CIE-1.5.6. Flagler County shall provide annual updates of the impact fee systems to assure that the fees continue to represent the accurate and proportionate share of the capital costs made necessary by new growth.

Policy CIE-1.5.7. Flagler County shall continue to utilize user fees as a means of generating capital expansion revenues.

Policy CIE-1.5.8. In the event sources of revenue listed require Flagler County Commission action and/or voter approval, and these actions are not forthcoming and/or successful, the Comprehensive Plan will be amended to adjust for the shortfall of revenue thereby created, in any of the following ways needed to maintain the new facilities.

- A. Reduction in the level of service standard for the affected facility.
- B. Increase revenues from other sources.
- C. Combination of (1) and (2) above.

Objective CIE-1.6.

Flagler County shall assure that for all capital improvements made pursuant to this Capital Improvements Element (CIE) that there is an adequate increase in operating revenues, if needed, to properly maintain the new facilities.

Policy CIE-1.6.1. Flagler County shall estimate additional operating costs (if any) for all future capital improvements and compare to available operating revenues to assure funding adequacy.

Policy CIE-1.6.2. Flagler County will not provide a public facility, nor will it accept the dedication of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.

Objective CIE-1.7.

Flagler County shall manage debt in a prudent and efficient manner.

Policy CIE-1.7.1. Flagler County will consider bonding to fund construction of public facilities needed to maintain the public health, safety, and welfare of the citizens.

Policy CIE-1.7.2. Where bonding is used, the term of the debt shall not exceed the life expectancy of the new facility.

Policy CIE-1.7.3. Development Orders issued by Flagler County which require public facilities financed with debt shall be continued on the issuance of debt or the substitution of comparable non-debt revenue.

Objective CIE-1.8.

Flagler County shall develop a schedule of capital improvements that ensures adequate facilities are in place for existing and future residents.

Policy CIE-1.8.1. Flagler County shall define “Capital improvements” as projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year.

Policy CIE-1.8.2. The Flagler County Concurrency Management System is based upon an adequate capital improvement program that:

- A. Addresses existing deficiencies and maintains adopted levels of service with the impact of new development;
- B. Contains a realistic, funding system;
- C. Includes a 5-year schedule of capital improvements;
- D. Requires Flagler County to adopt land development regulations which assure concurrency;
- E. Includes a monitoring system; and
- F. Specifies which improvements will be made with public funds.

Policy CIE-1.8.3. Flagler County will evaluate and rank proposed capital improvements using the following criteria:

- A. Whether the project is needed to protect the public’s health, safety, and welfare or to preserve or achieve full use of existing facilities.
- B. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, promotes in-fill development, provides service to un-served developed areas, or corrects existing deficiencies.
- C. Whether the project represents a logical extension of facilities and services within an area planned for growth in the Future Land Use Element.

Policy CIE-1.8.4. Prior to making any capital improvement, Flagler County will evaluate the opportunities that the improvement may create. For example, the need for sewer improvements will be considered when roadway improvements are made in order to minimize the cost and disruption created by construction, using the timing of the location of capital improvements to support efficient development.

Policy CIE-1.8.5. Flagler County shall perform an annual review of the Capital Improvements Element (CIE).

Policy CIE-1.8.6. Flagler County shall adopt an annual capital budget as part of the annual budget process.

Policy CIE-1.8.7. Flagler County shall assist in the annual review and development of five year capital improvements schedule, Flagler County will establish methods to effectively evaluate and rank proposed projects for inclusion in the five year capital improvements program.

Goal PR-1.

Flagler County shall consider and recognize the constitutionally protected private property rights of all property owners and consider such rights in local decision-making consistent with the intent of Florida Statutes, the State Comprehensive Plan and all other applicable statutory requirements.

Objective PR-1.1.

Flagler County shall recognize that each property owner has constitutionally protected private property rights and shall consider these property rights in local decision-making by referring to a statement of rights identified in this Element.

Policy PR-1.1.1. The following rights shall be considered in local decision-making:

- A. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- B. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- C. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- D. The right of a property owner to dispose of his or her property through sale or gift.

A. FUTURE LAND USE



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1.0 INTRODUCTION

The Future Land Use Element (FLUE) is intended to determine the distribution, location, and intensity of uses necessary for accommodating the unincorporated area's projected population growth, advance its economic interests, minimize impacts to the natural environment, and deliver high-quality public facilities and services to residents of the County. The Data & Analysis portion of this Element provides the basis for future land use decisions and forms the factual foundation for policy changes made by the County within the 2050 planning horizon. Topics related to land use explored as part of this analysis include the unincorporated area's geographic context, demographics and socioeconomic conditions, vacant and existing land uses, natural resources, historic and cultural preservation, public facilities and services, community redevelopment areas, previously identified study areas, developments of regional impact (DRIs), population growth, future land use, and the carrying capacity of vacant and undeveloped DRI lands to accommodate the unincorporated area's projected growth.

1.1 GEOGRAPHIC CONTEXT

Flagler County spans approximately 507 square miles and is located along the Atlantic Ocean in Northeastern Florida. The County is surrounded by Volusia County to the south, Putnam County to the west, and St. Johns County to the north. The County is transected by four major roadways: Interstate 95 (I-95), US Highway 1 (US 1), State Road 100 (SR 100), and State Road A1A (SR A1A). Flagler County is also home to five incorporated municipalities, including the towns of Beverly Beach and Marineland, and the cities of Bunnell, Flagler Beach, and Palm Coast. **Map FLUE-1** provides a regional snapshot of Flagler County, while **Map FLUE-2** shows the location of each municipality within the County boundary.

1.2 DEMOGRAPHIC & SOCIOECONOMIC CONTEXT

According to the 2020 Census, Flagler County possessed a permanent population of 115,378—17,195 (or 14.9%) of which lives within the unincorporated area. According to population estimates provided the Bureau of Economic and Business Research (BEBR) at the University of Florida dated April 1, 2023, the unincorporated area has grown by 1,999 residents since 2020 Census data was released—increasing the community's total population to 19,269 (or 12%). A glimpse of the unincorporated area's current demographic (age, sex, and race/ethnicity) and socioeconomic (income, housing status, and education) profile is provided by ESRI Business Analyst Online (BAO) in **Tables FLUE-1** and **FLUE-2** below, which extrapolates population characteristics from the 2020 Decennial Census and the 2017-2021 American Community Survey. Countywide and State averages are also included within these tables to better understand the challenges and opportunities which may be unique to the unincorporated area.

Table FLUE - 1: Demographic Profile Comparison (2023)

	Unincorporated Area	Flagler County	State of Florida
Median Age	60.6	51.2	42.9
Female Population (%)	49.8	51.6	50.9
Male Population (%)	50.2	48.4	49.1
Senior (Age 65+) Population (%)	40.3	31.1	22.5
Race/Ethnicity			
White Alone (%)	86.7	74.8	57.1
Black Alone (%)	3.6	9.4	15.0
American Indian Alone (%)	0.3	0.4	0.5
Asian Alone (%)	1.3	2.2	3.1
Pacific Islander Alone (%)	0.02	0.1	0.1
Some Other Race Alone (%)	1.3	3.3	7.6
Two or More Races (%)	6.8	10.0	16.7
Hispanic Origin (%)	5.9	11.9	27.0
Race/Ethnicity Diversity Index	32.7	54.2	76.8

Source: ESRI Business Analyst Online, 2023.

Table FLUE - 2: Socioeconomic Profile Comparison (2023) ¹

	Unincorporated Area	Flagler County	State of Florida
Median Household Income	\$78,116	\$65,805	\$65,081
2021 Households Below Poverty Level (%)	8.8	9.5	12.8
Median Home Value	\$382,367	\$314,656	\$330,683
Owner Occupied Housing Units (%)	88.6	78.6	66.4
Renter Occupied Housing Units (%)	11.4	21.4	33.6
Employed Population (%)	97.6	97.1	96.5
Unemployed Population (%)	2.4	2.9	3.5
High School Graduate or Higher (%)	26.3	27.3	23.8
Bachelor's Degree or Higher (%)	21.0	19.6	21.6

¹ Unless otherwise noted above

Source: ESRI Business Analyst Online, 2023.

Highlights from the demographic and socioeconomic data available for these geographies reveal several important characteristics about the unincorporated area, particularly when compared at the County and State level. In terms of demographic makeup, residents comprising the unincorporated area are generally older and less diverse than their comparatives. Socioeconomically, households in the unincorporated portions of the County also tend to have a much higher household income, home value, and rate of owner occupancy, and possess a noticeably lower poverty rate.

However, when looking at population data for the unincorporated area as a whole, it is important to recognize that the demographic and socioeconomic conditions vary significantly between the populations comprising the mainland and the barrier island—areas located to the west and east of

the Matanzas River, respectively. These differences are highlighted in **Tables FLUE-3** and **FLUE-4** below.

Table FLUE - 3: Demographic Profile of the Mainland & the Barrier Island (2023)

	Unincorporated Area	Mainland	Barrier Island
Median Age	60.6	57.4	64.7
Female Population (%)	49.8	50	49.4
Male Population (%)	50.2	50	50.6
Senior (Age 65+) Population (%)	40.3	36.2	49.1
Race/Ethnicity			
White Alone (%)	86.7	85.6	89.0
Black Alone (%)	3.6	4.6	1.2
American Indian Alone (%)	0.3	0.3	0.2
Asian Alone (%)	1.3	1.0	1.9
Pacific Islander Alone (%)	0.02	0.03	0.02
Some Other Race Alone (%)	1.3	1.6	0.7
Two or More Races (%)	6.8	6.8	6.9
Hispanic Origin (%)	5.9	6.3	5.2
Race/Ethnicity Diversity Index	32.7	34.7	28.1

Source: ESRI Business Analyst Online, 2023.

Table FLUE - 4: Socioeconomic Profile of the Mainland & the Barrier Island (2023) ¹

	Unincorporated Area	Mainland	Barrier Island
Median Household Income	\$78,116	\$65,494	\$100,979
2021 Households Below Poverty Level (%)	8.8	10.6	6.0
Median Home Value	\$382,367	\$338,317	\$487,703
Owner Occupied Housing Units (%)	88.6	87.9	90.4
Renter Occupied Housing Units (%)	11.4	12.1	9.6
Employed Population (%)	97.6	97.8	97.4
Unemployed Population (%)	2.4	2.2	2.6
Highest Educational Attainment Achieved			
High School Graduate	26.3	32.8	15.6
Bachelor's Degree	21.0	17.1	28.1

¹ Unless otherwise noted above

Source: ESRI Business Analyst Online, 2023.

When the unincorporated area is divided into the mainland and the barrier island, several differences between the two areas are made clear: the population comprising the barrier island is generally older, less diverse, wealthier, maintain a higher home value, and are more educated. Yet, the socioeconomic conditions of both the barrier island and the mainland are still often more positive than those found at the countywide, regional, and state level. As such, the County should continue to maintain its impressive socioeconomic status within the barrier island as well improve

the socioeconomic conditions found within the mainland as it continues to grow in population within the 2050 planning horizon.

2.0 LAND USE INVENTORY

2.1 EXISTING LAND USE

Using Department of Revenue (DOR) use codes included in the latest Flagler County Property Appraiser tax parcel shapefile, **Map FLUE-3** identifies the current use of each property (not to be confused with ‘future land use’—a regulatory tool discussed in **Section 3.2** of this Element) within the unincorporated area, while **Table FLUE-5** totals the acreage comprised by each use.

Table FLUE - 5: Existing Land Use Composition within the Unincorporated Area

Existing Land Use	Acres ¹	Percentage of Total
Agricultural	102,533.0	64.0%
Conservation	15,092.7	9.4%
Single-Family Residential	9,646.8	6.0%
Parks, Recreation, & Open Space	7,190.0	4.5%
Public/Institutional	6,108.6	3.8%
Residential Common Area	2,683.7	1.7%
Industrial	1,424.0	0.9%
Utilities/Transportation	1,352.2	0.8%
Office/Professional	221.9	0.1%
Commercial	168.5	0.1%
Multi-family Residential	40.0	<0.1%
<i>Subtotal</i>	<i>146,461.4</i>	<i>91.4%</i>
Vacant	11,002.9	6.9%
Water	2,121.8	1.3%
Unclassified ²	574.2	0.4%
Total Area	160,160.4	100.0%
¹ This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated ² Refers to properties which did not have a DOR code assigned to them by the Property Appraiser.		

Source: Flagler County Property Appraiser, 2023.

This inventory reveals that a sizable majority of unincorporated Flagler County is currently being used for *agricultural* activities. Although many of these properties are currently being utilized as large lot single-family homes with no active-agricultural component, the United States Department of Agriculture estimated in 2017 that Flagler County possessed 79,246 acres of active agriculture, inclusive of crops, timberlands, pastures, and other similar uses. Considering the important role agriculture plays in ensuring a long-term food supply for the region and providing jobs to area residents, preserving these lands and any existing agricultural operations continues to be a priority for the County.

The County also has a large inventory of *conservation* lands, including the Pellicer Creek Conservation Area and the Guana Tolomato Matanzas National Estuarine Research Reserve. The only remaining existing land use comprising more than five percent of the unincorporated area is *single-family residential*—which is concentrated within Daytona North and the neighborhoods surrounding the periphery of Bunnell and Palm Coast.

2.2 VACANT LANDS

According to the Flagler County Property Appraiser, approximately seven percent of the unincorporated area is considered *vacant*. Examining these vacant properties further, it appears that they are largely undeveloped lots within platted subdivisions, such as Daytona North and Hunter's Ridge, which are located within the northwest and southeast corners of the County, respectively. Another sizable concentration of vacant lands surrounds the John Anderson Highway south of Flagler Beach; however, significant portions of these lands would likely be unable to develop due to the presence of onsite and nearby wetlands and floodplains, as discussed in the next section of this analysis.

2.3 NATURAL RESOURCES

Unincorporated Flagler County is rich with a wide variety of natural resources. The protection and maintenance of these natural amenities not only serves to elevate the quality of life for residents and visitors alike, but also helps preserve and enhance Florida's native ecosystem as whole. An inventory and analysis of these resources are presented in the following subsections.

2.3.1 Waterbodies, Wetlands, & Floodplains

Flagler County is a coastal community, with much of its total land area abutting the Atlantic Ocean. The length of this coastline is primarily comprised of sandy public beaches. Numerous waterbodies either flow through or are located within Unincorporated Flagler County—the most notable of which is likely the Intracoastal Waterway, which runs through the northeast portion of the County and separates mainland Flagler County from the barrier island. This waterway also flows into other significant waterbodies within the area, including the Matanzas River and Long Creek. The largest lakes within the County are Crescent Lake (in both Flagler and Putnam Counties) and Lake Disston, which are both located in the western half of the County.

As demonstrated in **Map FLUE-4**, wetlands have a sizable presence within the unincorporated area. Wetland features comprise a total of 56,819.4 acres within the unincorporated area, not including wetlands occupied by lakes, ponds, rivers, and lagoons. The predominate type of wetlands within the County are classified as freshwater forested/shrub wetlands, which play a vital role in sustaining a myriad of local ecosystems and provide a natural purification system for groundwater.

A significant portion of the Flagler County's total land area is also home to floodplains (see **Map FLUE-5**), which provide natural flood protection, support biodiversity, and offer fertile soils for agriculture. Floodplains total approximately 69,076.7 acres within the unincorporated area and are prevalent throughout the County as well. The majority of the floodplains within the County are classified as 'A' and 'AE' flood zones, which are subject to inundation by the 1-percent-annual-chance flood event.

2.3.2 Soil Permeability

The development potential of a property is directly influenced by the type and quality of onsite soils. For example, soils that have poor load bearing potential or drainage are frequently more difficult and costly to develop. As such, soils which are most suited for development are typically those that are well-to-excessively drained and are located within sizable, upland areas. As shown in **Map FLUE-6**, a vast majority of the soil within the unincorporated area is classified by the National Resources Conservation Service (NRCS) as *poorly drained* or *very poorly drained*. The area's limited inventory of well- and excessively-drained soils is concentrated within the barrier island, south of Palm Coast, and within or surrounding the Princess Place Preserve—most of which is either developed or under conservation easements. As such, those seeking to develop properties outside of these limited areas of highly permeable soils should expect to face additional financial and engineering considerations prior to development.

2.3.3 Aquifer Recharge

Aquifer recharge is the act of replenishing water levels within underground aquifers, most often through natural processes of percolation from surface waters. As such, protecting areas highly susceptible to aquifer recharge is essential to cultivating sustainable and reliable sources of water. The St. Johns River Water Management District (SJRWMD) classifies recharge areas into one of four categories based on their efficiency in replenishing underground aquifers: *low*, *medium*, *high*, and *discharge* (for areas where water seeps upwards to the surface rather than downward into the aquifer). As shown on **Map FLUE-7**, aquifer recharge areas within unincorporated Flagler County have been designated for low recharge or discharge. As such, land development regulation measures for protecting aquifer recharge within the unincorporated portions of the County are often less stringent when compared to communities with more productive recharge areas.

2.4 HISTORIC & CULTURAL RESOURCES

2.4.1 Historic Resources

As of 2023, Flagler County does not maintain a local registry of historically significant resources, nor a historic preservation ordinance. Instead, the County relies on the resource inventory maintained by the Florida Division of Historical Resources (FDHR), titled the 'Florida Master Site File (FMSF),' to track the status of these resources within the community. Categories of historic resources recorded within the FMSF are divided into four categories: structures, bridges, resource groups (which includes historical districts, landscapes, and building complexes), and cemeteries.

According to the FMSF, 100 surveys have been conducted on historic resources within the unincorporated portion of the County. The status of these resources in relation to the National Register of Historic Places (NRHP) is identified in **Table FLUE-6**. Surveyed resources within the unincorporated area which are currently listed on the NRHP, along with those which have been deemed eligible for potential listing in the future by the FDHR, are shown on **Map FLUE-8** (*note: the one eligible cemetery listed on the FMSF (Eatman Cemetery) is not shown on the aforementioned map due to its limited size/visibility*).

Table FLUE - 6: Surveyed Historic Resources

Type of Resource	Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
Structures	61	3	4	15	39
Bridges	18	0	2	8	8
Resource Groups	17	3	6	7	1
Cemeteries	4	0	1	0	3
¹ As determined by FDHR ² Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR ³ Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FHDR					

Source: Florida Master Site File, 2023.

Of the 100 resources surveyed within the unincorporated area, six are currently listed on the NRHP. The name of each resource, along with its type, location, year built, and date listed is provided in **Table FLUE-7**.

Table FLUE - 7: Resources Currently Listed on the NRHP

Resource Name	Resource Type	Address or General Location	Year Built	Date Listed
Espanola Schoolhouse	Structure	98 Knox Jones Ave	1949	7/22/2020
Cherokee Grove	Structure	2500 Princess Place Rd	1888	5/2/1997
St. Mary's Catholic Church	Structure	230 S Old Dixie Highway	1914	1/25/2024
Washington Oaks Gardens and Groves	Resource Group	6402 Oceanshore Blvd	N/A	9/30/2009
Old Brick Road	Resource Group	N Old Dixie Highway between County Road 205 and Flagler Estates in St. Johns County	N/A	4/20/2005
Bulow Sugar Plantation Ruins	Resource Group	3501 Old Kings Rd	N/A	9/29/1970

Source: Florida Master Site File, 2023.

2.4.2 Cultural Resources

The FDHR also manages the State's inventory of cultural resources, such as archaeological features. Due to the sensitive nature of these resources and the State's desire to protect them from human activity, the precise location of cultural sites are not identified within this document. Instead, the total number of surveyed cultural resources within the unincorporated area, along with their status in relation to the NRHP, have been tabulated in **Table FLUE-8**; while the general concentration of these resources are shown in **Map FLUE-9**.

Table FLUE - 8: Surveyed Cultural Resources

Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
99	1	20	27	51
¹ As determined by FDHR ² Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR ³ Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FHDR				

Source: Florida Master Site File, 2023.

Of the 99 cultural resources surveyed within the unincorporated area, only one is listed on the NRHP: the Mala Compra Plantation Archeological Site, which was listed on the NRHP in 2004 and is located at 5862 N. Oceanshore Blvd within Bing's Landing County Park. The site is currently marked and visitors can walk on an elevated boardwalk around the perimeter of the site's remains and read interpretive displays that explain the resource's historical and cultural value.

Protecting historical and cultural resources within the unincorporated area continues to be of significant importance to the County; historic and cultural resources provide a tangible link to the past and offer opportunities to learn about the County's heritage. As such, provisions have been included within the Flagler County Comprehensive Plan to ensure that if any significant historic or cultural resources are discovered during the development process, work must stop until appropriate preservation measures can be determined and completed.

2.5 PUBLIC FACILITIES & SERVICES

2.5.1 Infrastructure

The relationship between land use and public facilities and services is closely intertwined. As such, Flagler County, in tandem with various private and public entities, continues to maintain, improve, and expand the area's infrastructure network to support and serve development. The existing capacity and projected demand for public facilities and services provided by the County are detailed within other elements of this plan: roadways and nonmotorized paths are discussed within the Transportation Element (B), water, sewer, solid waste, and drainage services are detailed within the Infrastructure Element (D), and parks and recreation facilities are described in the Recreation and Open Space Element (H). When public facilities and services are provided within the unincorporated area but are not maintained or owned by the County, but rather by local partners (as is the case with water and sewer facilities), these partnerships are identified within the Intergovernmental Coordination Element (J).

2.5.2 Airports

The sole airport within county limits is the Flagler County Airport. The airport comprises approximately 1,300 acres of relatively flat land with a published airfield elevation of 33 feet above mean sea level. While the airport is entirely within unincorporated Flagler County, much of the property directly borders the City of Palm Coast. The airport is approximately 24 miles north of Daytona Beach and 70 miles south of Jacksonville. As of 2023, the facility currently acts as executive airport.

2.5.3 Railways

The only rail line located within the County is the Florida East Coast Railway, which is a Class II railroad currently owned by Grupo México. The Florida East Coast Railway largely runs parallel to US 1 and intersects the cities of Bunnell and Palm Coast. As of 2023, the portion of the railway which runs through Flagler County is exclusively utilized for freight transport and does not support passenger rail travel.

2.5.4 Military Installations

The Flagler Palm Coast Readiness Center, a Florida National Guard facility which opened in 2020, is currently the sole military complex located within Flagler County. Section 163.3177, F.S. requires local governments to ensure that new and proposed development located near or adjacent to military facilities are compatible with, and do not diminish the service capabilities of, such facilities. Therefore, the County continues to coordinate with the facility, and monitors and regulates new and proposed development activity around the Readiness Center to ensure the requirements outlined in Section 163.3177, F.S. are met.

2.6 COMMUNITY REDEVELOPMENT AREAS

Community Redevelopment Areas (CRAs) are districts that, due to the presence of slum and blight, have been targeted for redevelopment. Community Redevelopment Agencies oversee and implement revitalization efforts within CRAs using tools like tax increment financing (TIF) to fund projects and initiatives aimed at improving conditions within a CRA. Currently, there are four CRAs within the incorporated area of Flagler County—each overseen by their respective Community Redevelopment Agency. The first was established within the Town of Marineland in 2000, followed by Flagler Beach in 2002, and lastly Bunnell and Palm Coast in 2004. As detailed within the Intergovernmental Coordination Element (II), Flagler County continues to support the actions of each Redevelopment Agency to address conditions of slum and blight within their respective CRAs.

2.7 STUDY AREAS

The Flagler County Comprehensive Plan received its last major update in 2011. As part of that update, a series of Goals, Objectives, and Policies (GOPs) relating to the establishment, management, and growth of ten ‘study areas’ within the County was added to the Plan. That effort was intended to plan for and address the unique challenges and opportunities facing each study area. As part of this update, two major improvements have been made to the study area provisions of the comprehensive plan:

1. the number of study areas have been strategically consolidated from ten to three based upon their similar geographies, conditions, and context, and
2. study area GOPs have been refined to better reflect the community vision and to reduce instances of unnecessary, redundant, or outdated language.

A map of the amended study areas is presented in **Map FLUE-10**, while a brief description of each area is provided as follows:

- The *West Study Area* includes all unincorporated lands located west of US 1. The area is largely rural in nature, as it is predominantly comprised of agricultural lands and large-lot single family homes. Generally, these GOPs associated with this Study Area are intended to:
 - preserve the Study Area’s existing rural character
 - support the continued operations of agricultural facilities
 - protect significant natural resources from development
 - improve transportation connectivity
 - plan for the future provision of potable water and sanitary sewer, where appropriate
 - maintain and refine interlocal agreements with nearby municipalities
 - monitor the build-out of DRIs
- The *Central Study Area* is inclusive of the unincorporated area positioned between US 1 to the west and the Intracoastal Waterway to the east. The northern portion of the Central Study Area is largely comprised of publicly owned environmentally sensitive lands and conservation areas; the southern portion is more diverse in its composition—containing a mix of residential development, limited nonresidential uses, the Flagler County Airport, and conservation lands. The GOPs targeting this area strive to:
 - coordinate development with nearby municipalities
 - plan for the extension of potable water and sanitary sewer services, where appropriate
 - conduct studies and analyses to anticipate and plan for future transportation improvement projects
 - preserve natural resources
 - realize economic development opportunities for the Flagler County Airport and its surrounding environment
 - monitor the build-out of DRIs
- The *East Study Area* includes all unincorporated lands found on the barrier island. Descriptions of this area frequently center around SR A1A, a two-lane, north-south roadway which provides scenic views of the island’s pristine wildlife, vegetation, and waterways. Since the plan received its last major update, development along the corridor has spread and has primarily included a mix of single-family housing, commercial and office uses, and waterfront resorts. The GOPs associated with this area generally seek to:
 - advance coastal resiliency measures addressing coastal flooding, sea level rise, and mitigating impacts from major storms
 - coordinate development with all nearby governmental agencies

- coordinate with the AIA Corridor Management Plan
- continue to protect the area's existing character and natural resources through the provisions of the Flagler County Land Development Code (LDC)

3.0 CARRYING CAPACITY

3.1 PROJECTED POPULATION

For comprehensive planning purposes, Chapter 163 of the Florida Statutes requires local governments to develop **permanent and seasonal** population projections to anticipate the land, housing, and services necessary to accommodate current and prospective residents. The most commonly used source for population projections within Florida are those provided by BEBR. However, BEBR does not provide projections for unincorporated areas, nor do they identify seasonal population growth. As such, the following steps were utilized to establish population projections for Unincorporated Flagler County:

1. Estimated the unincorporated area's share of the County's future population growth by averaging the unincorporated area's contribution to Flagler's total population between 2000 and 2020 (16%).
2. Assumed that the unincorporated area would continue to comprise 16% of the County's overall population growth within the 2050 planning period utilizing BEBR Medium Projections (released in April 2023).
3. Utilizing 2017-2021 ACS seasonal and permanent housing data, it is assumed that the unincorporated area would continue to maintain a 21% seasonal population share compared to its permanent population within the 2050 planning period. *Please note that this projection assumes an average of 2.37 persons per unincorporated household (as determined using 2017-2021 ACS data – calculated by dividing the unincorporated permanent population by the area's total number of occupied units).*

The result of this analysis is shown in **Table FLUE-9**.

Table FLUE - 9: Unincorporated Flagler County Population Projections

	2025	2030	2035	2040	2045	2050
Permanent Population	21,151	23,431	25,252	26,693	27,943	29,083
Seasonal Population ¹	4,424	4,901	5,281	5,583	5,844	6,083
Cumulative Population	25,575	28,332	30,533	32,275	33,788	35,166
Net Gain from Estimated 2023 Population (19,269)	+15,897 residents					

Sources: BEBR, FHDC, Flagler County, 2023.

3.2 FUTURE LAND USE MAP

The County's Future Land Use (FLU) Map (FLUM) includes designated lands throughout the unincorporated area that is intended to accommodate the community's projected population growth through the 2050 planning horizon. The range of uses, densities, and intensities permitted

on each property is determined by the site's FLU designation. A description of each Flagler County Future Land Use Category (FLUC), along with the range of uses, densities, and intensities permitted therein, is provided in **Table FLUE-10**.

Table FLUE - 10: Flagler County Future Land Use Categories

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) ¹	Max. Intensity (FAR) ²
Agriculture & Timberlands	Areas conducive to agricultural and forestry activities interspersed with residential homes provided at a very low density.	agriculture, forestry, and single family residential (detached)	0.20	N/A
Residential: Rural Estate	Areas of rural residential character and density that are not served by centralized water and sewer facilities and often act as a transition between <i>Agriculture & Timberlands</i> and more dense/intense FLU designations.	single family residential (detached) and mobile home units	1	N/A
Residential: Low Density	Areas of low-density residential development and character that are served by centralized water and sewer facilities.	single family residential (detached), and community residential homes	3	N/A
Residential: Medium Density	Residential areas of moderate density that are served by centralized water and sewer facilities and often act as a transition between low- and high-density residential activities.	single family residential (attached and detached), mobile home units, and community residential homes	7	N/A
Residential: High Density	Areas of higher density residential developments that are served by centralized water and sewer facilities.	single family residential (attached and detached), multifamily dwellings, and townhouses	10	N/A
Mixed-Use: Low Intensity	Concentrated areas of medium density residential dwellings complemented by neighborhood scale commercial and office uses. Developments within these areas must be served by centralized water and sewer facilities.	single family residential (attached and detached) and a limited range of commercial and office uses ³	7	0.20
Mixed-Use: High Intensity	Concentrated areas of high density residential dwellings mixed with commercial and office uses, typically along (or at the intersection of) major roadways. Developments within these areas must be served by centralized water and sewer facilities.	single family residential (attached and detached), multifamily dwellings, townhouses, and a wide range of commercial and office uses ⁴	10	0.40
Commercial: Low Intensity	Areas supportive of low intensity commercial and office developments that are served by centralized water and sewer facilities and are primarily intended to serve the surrounding neighborhood's daily needs for goods, services, and employment.	retail, adult living facilities, day care centers, private schools, professional offices, and other similar uses	N/A	0.30
Commercial: High Intensity	Areas supportive of high intensity commercial and office developments that are served by centralized water and sewer facilities and are typically located along (or at the intersection of) major roadways.	retail, adult living facilities, automobile service stations, entertainment businesses, nightclubs, restaurants, day care centers, private	N/A	0.40

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) ¹	Max. Intensity (FAR) ²
		schools, car washes, mini warehouses, professional offices, and other similar uses		
Industrial	Areas accommodating industrial activities and other significant employment generating uses designed to enhance the County's economic base.	manufacturing, warehousing, mining, construction, energy production, materials processing, and other similar uses	N/A	0.45
Recreation & Open Space	Areas inclusive of parks, recreation, and open spaces, typically owned and maintained by the County	Passive and active parks, recreational facilities, and open spaces	N/A	N/A (60% Impervious Surface Area)
Institutional	Areas intended to accommodate major public/quasi-public facilities.	government centers, public education facilities, and other similar uses	N/A	0.40
Conservation	Areas intended to preserve environmentally sensitive resources	floodways, nature sanctuaries, and other areas designated for long-term conservation	N/A	N/A

¹ du/ac = dwelling units per acre

² FAR = floor area ratio

³ The Mixed Use: Low Intensity FLUC requires a mix of residential and nonresidential uses and open space areas, on a parcel-by-parcel basis, consistent with the following ranges:

- *Residential uses* must occupy a minimum of 15% of the parcel's total acreage
- *Nonresidential uses* must occupy a minimum of 15% of the parcel's total acreage
- *Open space* must occupy a minimum of 25% of the parcel's total acreage

⁴ The Mixed Use: High Intensity FLUC requires a mix of residential and nonresidential uses and open space areas, on a parcel-by-parcel basis, consistent with the following ranges:

- *Residential uses* must occupy a minimum of 25% of the parcel's total acreage
- *Nonresidential uses* must occupy a minimum of 25% of the parcel's total acreage
- *Open space* must occupy a minimum of 25% of the parcel's total acreage

Table FLUE-11 identifies how much acreage each FLUC occupies within the unincorporated area while **Map FLUE-11** shows how these categories are applied on the FLUM.

Table FLUE - 11: Flagler County Future Land Use Map Composition

Future Land Use Category	Acres ¹	Percentage of Total
Agriculture & Timberlands	92,240.1	57.6%
Conservation	42,645.4	26.6%
Residential: Rural Estates	10,746.5	6.7%
Mixed-Use: Low Intensity	6,242.6	3.9%
Recreation & Open Space	2,924.5	1.8%
Industrial	1,644.6	1.0%
Residential: Low Density	525.6	0.3%
Residential: Medium Density	449.5	0.3%
Commercial: High Intensity	307.2	0.2%
Mixed-Use: High Intensity	124.6	0.1%
Institutional	45.6	<0.1%

Commercial: Low Intensity	14.8	<0.1%
Residential: High Density	13.3	<0.1%
<i>Subtotal</i>	<i>157,924.4</i>	<i>98.6%</i>
Water ²	2,236.0	1.4%
Total	160,160.4	100.0%
¹ This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated ² The Flagler County Future Land Use shapefile designates certain properties on the FLUM as 'Water,' however Water is not an official Flagler County FLUC.		

3.3 DEVELOPMENTS OF REGIONAL IMPACT

Another regulatory tool which influences the carrying capacity of a jurisdiction is the presence of previously approved developments including Developments of Regional Impacts (DRIs). DRIs are large-scale development projects that, due to their size and potential impacts on the public facilities and services of multiple jurisdictions, are subject to a comprehensive review process by local, regional, and state agencies. As detailed in **Table FLUE-12** below, there are currently five DRIs within the unincorporated area, four of which are permitted to develop further residential development in the future. The locations of each DRI within the County are shown in **Map FLUE-12**.

Table FLUE - 12: Developments of Regional Impact

Project Name	Size (ac)	Res. Units Permitted	Res. Units Developed	Non-res. SF Permitted	Non-res. SF Developed	Additional Notes
Bulow Plantation	323	1,020	276 manufactured home lots, 352 recreational vehicle lots	23,300	11,300 sf of commercial	Phase I of development is completed; Phase II, which has yet to begin construction, proposes a continuation of similar land uses as contained in Phase I.
Hammock Dunes	2,258	3,800	2,200	Not Specified in DRI agreement	130,00	An Essentially Built-Out Agreement was signed in 2011 after the development of 2,200 dwelling units. As such, the DRI is no longer active.
Hunters Ridge (Flagler County portion only)	3,840	6,670	512	567,033	102,214	None.
Matanzas Shores	404	2,302	190 units of multi-family; 2 recreational units	98,000	0	None.
Plantation Bay	2,574	5,000	2,502	90,000	40,000	None.

Source: Florida Commerce, 2023.

3.4 CARRYING CAPACITY ANALYSIS

Table FLUE-13 highlights the unincorporated area's estimated capacity for accommodating its projected growth in population (15,897 additional residents by 2050), as identified in **Table FLUE-9**. This analysis of estimated capacity is based on several assumptions:

1. Developed properties would retain their existing onsite uses and density
2. Undeveloped (vacant) lands would be developed to the maximum density permitted by their current FLUM designation (see **Table FLUE-10**); however, the portions of vacant properties containing wetlands would remain undeveloped
3. Lands located within a DRI would cumulatively achieve the maximum residential units permitted by the DRI's development agreement (see **Table FLUE-12**)

Table FLUE - 13: Residential Carrying Capacity Analysis of Vacant & Undeveloped DRI Lands

Future Lane Use Map / Development of Regional Impact	All Parcels ¹		Vacant Parcels ²		Vacant Areas with Wetland Features	Remain. Vacant Land ³	Max. Res. Share ⁴	Max. Permitted Density ⁵	Carrying Capacity ⁶
	(ac)	(%)	(ac)	(%)	(ac)	(ac)	(%)	(du/ac)	(du)
Future Land Use Map									
Agriculture & Timberlands	91,214.2	57.0	3,545.1	2.2	912.3	2,632.8	100	0.20	527
Residential: Rural Estates	10,693.3	6.7	4,243.4	2.6	619.2	3,624.2	100	1	3,624
Residential: Low Density	525.6	0.3	62.4	0.0	9.0	53.4	100	3	160
Residential: Medium Density	177.8	0.1	2.3	0.0	0.0	2.3	100	7	16
Residential: High Density	13.3	0.01	13.3	0.0	0.0	13.3	100	10	133
Mixed-Use: Low Intensity	883.3	0.6	217.1	0.1	29.2	187.9	60	7	789
Mixed-Use: High Intensity	124.6	0.1	74.8	0.0	10.1	64.8	50	10	324
Commercial: Low Intensity	14.8	0.0	0.0	0.0	0.0	0.0	0	N/A	0
Commercial: High Intensity	307.2	0.2	111.9	0.1	8.6	103.3	0	N/A	0
Industrial	1,644.6	1.0	51.3	0.0	3.6	47.7	0	N/A	0
Institutional	45.6	0.0	0.0	0.0	0.0	0.0	0	N/A	0
Recreation & Open Space	2,846.5	1.8	0.0	0.0	0.0	0.0	0	N/A	0
Conservation	40,164.5	25.1	851.4	0.5	492.6	358.8	0	N/A	0
Water	2,217.3	1.4	6.0	0.0	5.1	0.9	0	N/A	0
FLUM Subtotal	150,872.6	94.2	9,179.0	5.7	2,089.4	7,089.5	N/A	N/A	5,574
Developments of Regional Impact									
Bulow Plantation	325.0	0.2	N/A	N/A	N/A	N/A	N/A	1,020	392
Hammock Dunes	2,168.6	1.4	N/A	N/A	N/A	N/A	N/A	2,200	0 ⁷
Hunters Ridge (Flagler County portion only)	3,868.5	2.4	N/A	N/A	N/A	N/A	N/A	6,670	6,158
Matanzas Shores	316.1	0.2	N/A	N/A	N/A	N/A	N/A	2,302	2,110
Plantation Bay	2,609.5	1.6	N/A	N/A	N/A	N/A	N/A	5,000	2,498
DRI Subtotal	9,287.7	5.8	N/A	N/A	N/A	N/A	N/A	N/A	11,158
Total	160,160.4	100.0	N/A	N/A	N/A	N/A	N/A	N/A	16,732
2050 Carrying Capacity	39,655 Potential Residents ⁸								
¹ The acreage shown below for each FLUC are the lands remaining after excluding properties located within DRIs									
² As identified by the Flagler County Property Appraiser (see Table FLUE-5)									
³ As determined by subtracting 'Vacant Areas with Wetland Features' from 'Vacant Parcels'									
⁴ Refers to the maximum residential share permitted by the FLUC. Unlike the other FLUCs permitting residential uses, the MUL and MUH limit how much of a parcel can be used for residential development									
⁵ For the FLUM, this refers to maximum density permitted within each FLUC (Table FLUE-10); for the DRI properties, it refers to the total number of residential units permitted within each DRI (see Table FLUE-12)									
⁶ For the FLUM, the residential carrying capacity is determined by multiplying 'Remain. Vacant Land,' 'Max. Res. Share,' and 'Max Permitted Density'; for the DRI properties, this refers to the amount of residential units within the DRI which remain undeveloped (See Table FLUE-12)									
⁷ There is an Essentially Built Out Agreement for the Hammock Dunes DRI—therefore, no more residential units are anticipated to be developed									
⁸ Assuming an average household size of 2.37 (See Section 3.1 of this analysis)									

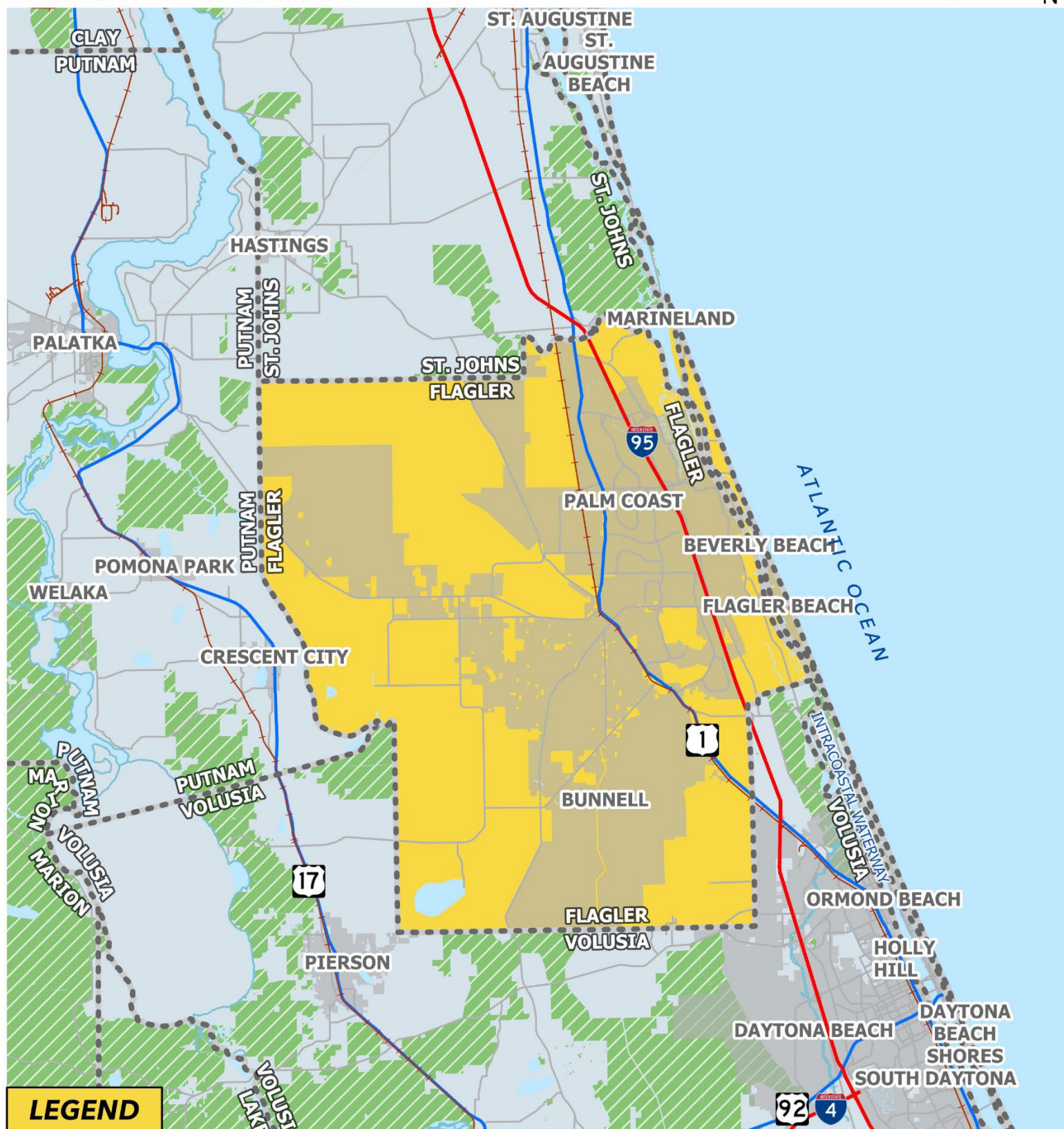
The results of this analysis indicate the County's inventory of vacant lands available for residential development and undeveloped DRI projects have enough permitted capacity (39,655 residents total across 16,732 potential dwelling units assuming a 2.37 average household size) to accommodate the unincorporated area's projected 15,897 additional residents within the 2050 planning horizon. In fact, the combined permitted dwelling units which remain undeveloped in each DRI (11,158 total) alone are likely sufficient to support the unincorporated area's anticipated permanent and seasonal residents. As such, no major increases in maximum permitted densities are anticipated within the County's FLUM as part of this plan update process.

Although no major adjustments to densities were implemented as part of Flagler 2050, several amendments have been made to the FLUE to ensure the unincorporated area's anticipated growth continues to occur in a manner which advances its economic interests, minimizes impacts to the natural environment, and delivers high-quality public facilities and services to residents of the County. A listing of major amendments to the GOPs for this Element are listed below:

- Increased the allowable Floor Area Ratio (FAR) and maximum impervious areas for Commercial and Industrial areas.
- Added policies to explore opportunities to bring commercial and office uses into closer proximity with residential areas when amending the Future Land Use Map to encourage shorter trips.
- Introduced policies supporting reduced residential lot sizes near commercial and office destinations.
- Added language encouraging updates to the Land Development Code (LDC) to allow a broader range of housing types in the County, including "missing middle" housing, supported by clear design standards.
- Strengthened policies to protect agricultural operations and preserve rural character.
- Consolidated study areas to better reflect the community vision and eliminate redundant or outdated language.



REGIONAL CONTEXT



LEGEND

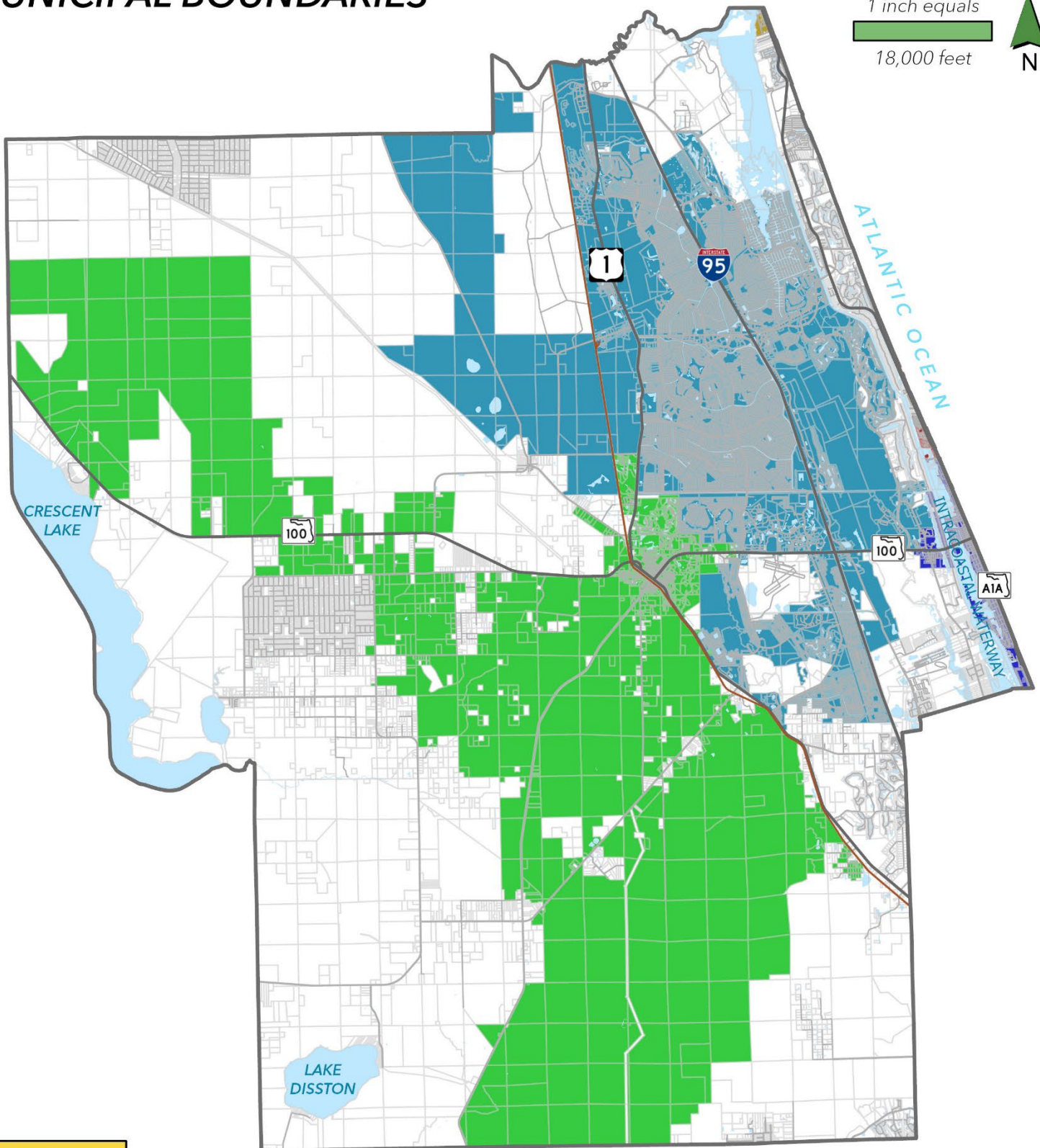
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|-----------------|-------------------|------------|
| County Boundary | Conservation Land | US Highway |
| Flagler County | Waterbody | Rail Line |
| Municipality | Interstate | |



MUNICIPAL BOUNDARIES

1 inch equals

18,000 feet

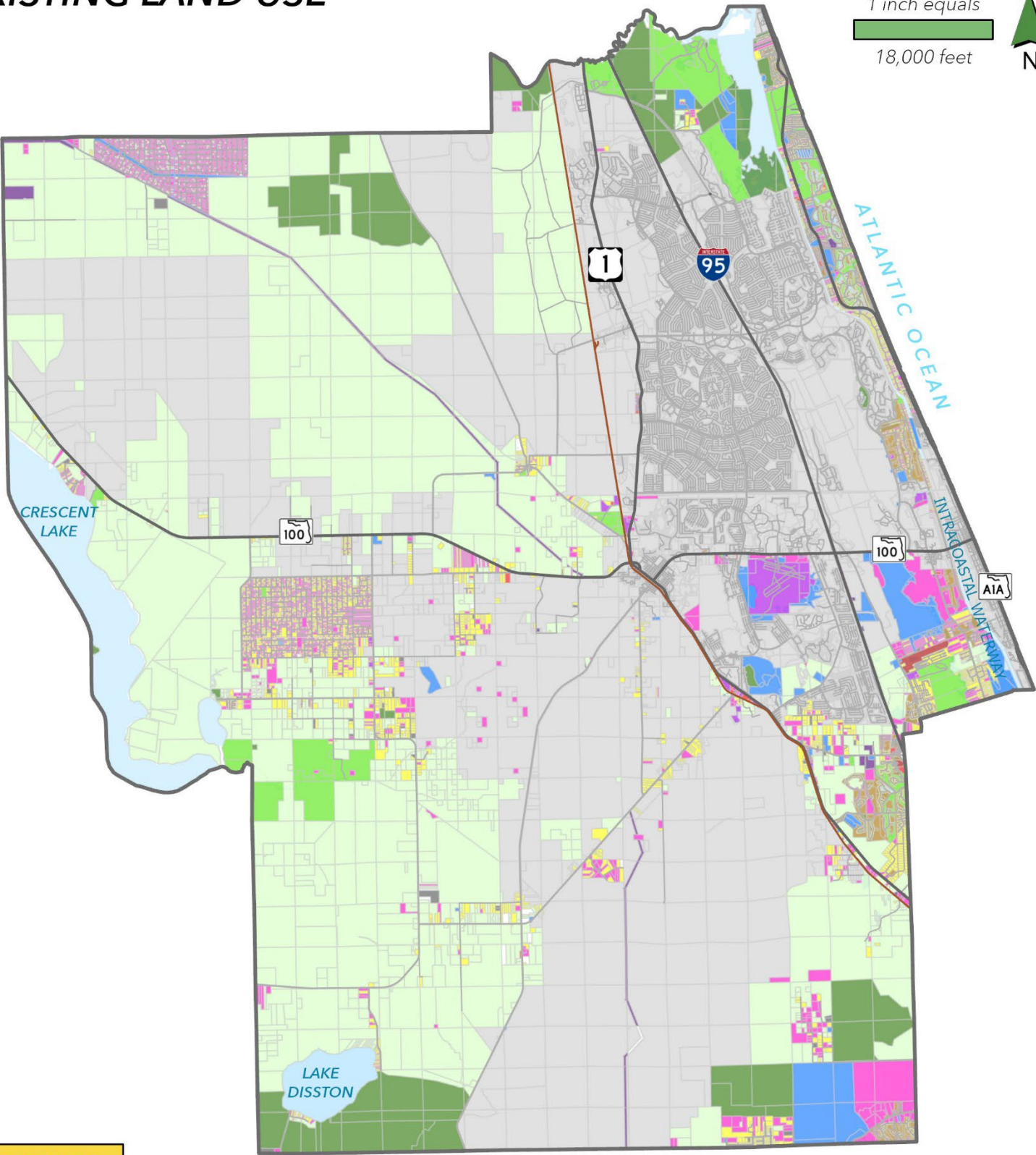
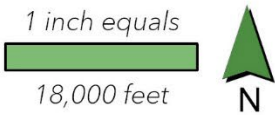


LEGEND

	County Boundary	Municipality		City of Palm Coast	
	Parcel		City of Beverly Beach		Town of Marineland
	Major Roadway		City of Bunnell		
	Railroad		City of Flagler Beach		



EXISTING LAND USE



LEGEND

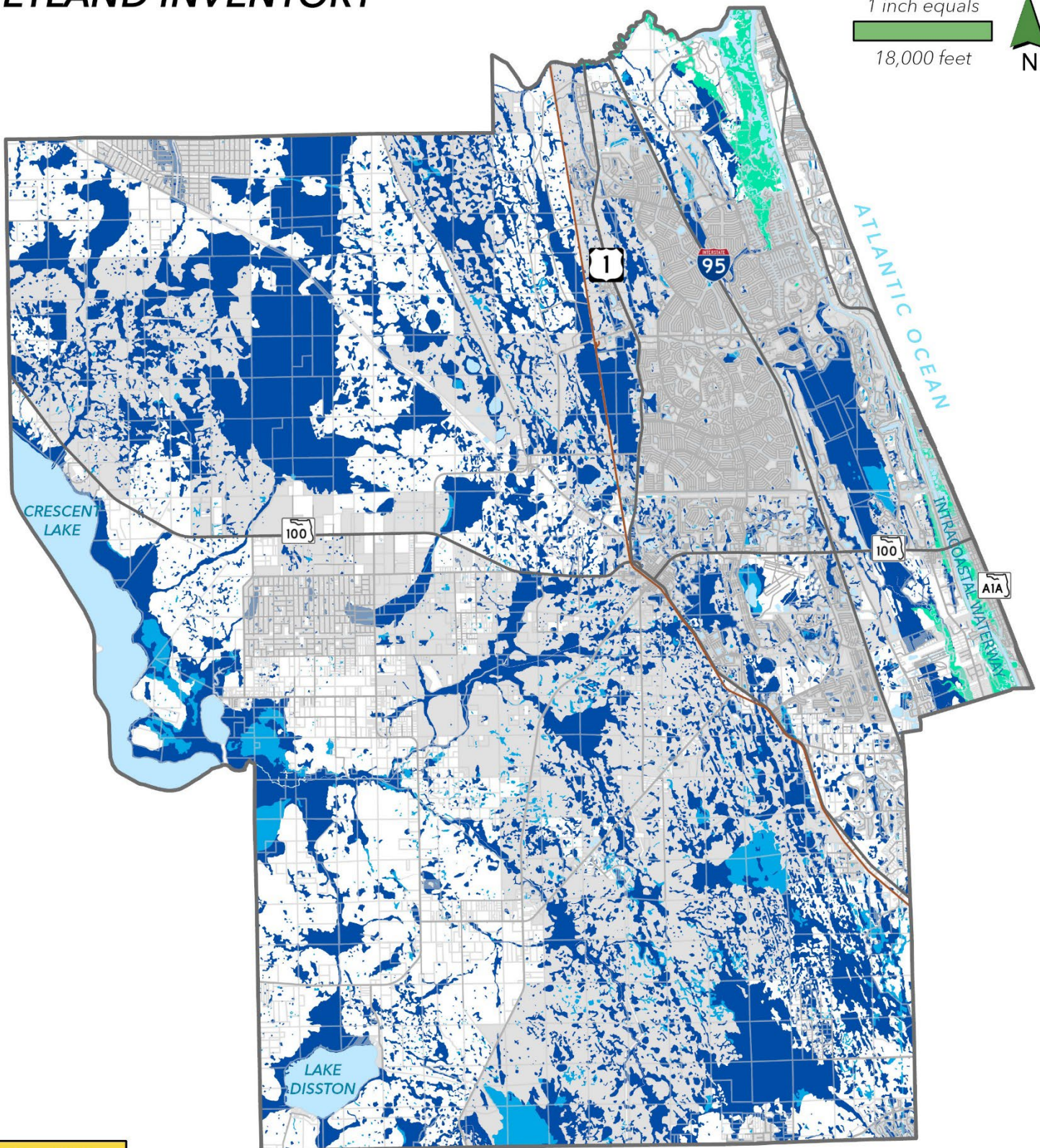
County Boundary	Existing Land Use	Commercial	Conservation
Municipality	Agricultural	Office/Professional	Utilities/Transportation
Parcel	Single-Family Residential	Industrial	Waterbody
Railroad	Multi-Family Residential	Public/Institutional	Vacant
Major Roadway	Residential Common Area	Parks, Recreation, & Open Space	Unclassified



WETLAND INVENTORY

1 inch equals

18,000 feet

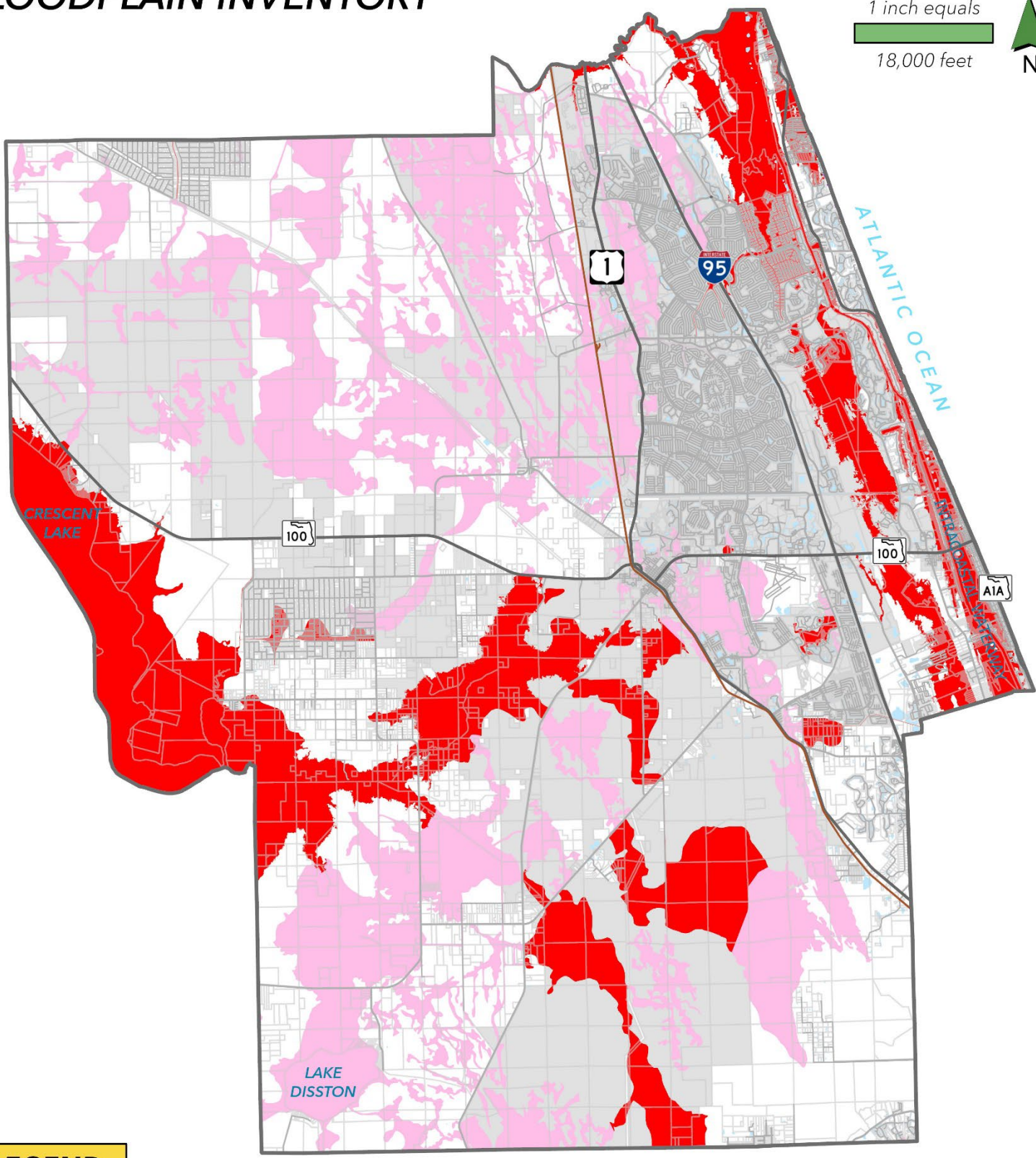
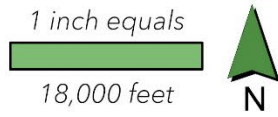


LEGEND

- | | |
|-----------------|-----------------------------------|
| County Boundary | Wetland Type |
| Municipality | Estuarine and Marine Wetland |
| Parcel | Freshwater Emergent Wetland |
| Railroad | Freshwater Forested/Shrub Wetland |
| Major Roadway | |



FLOODPLAIN INVENTORY



LEGEND

	County Boundary		Major Roadway		AO	
	Municipality	Flood Zone				VE
	Parcel		A			
	Railroad		AE			

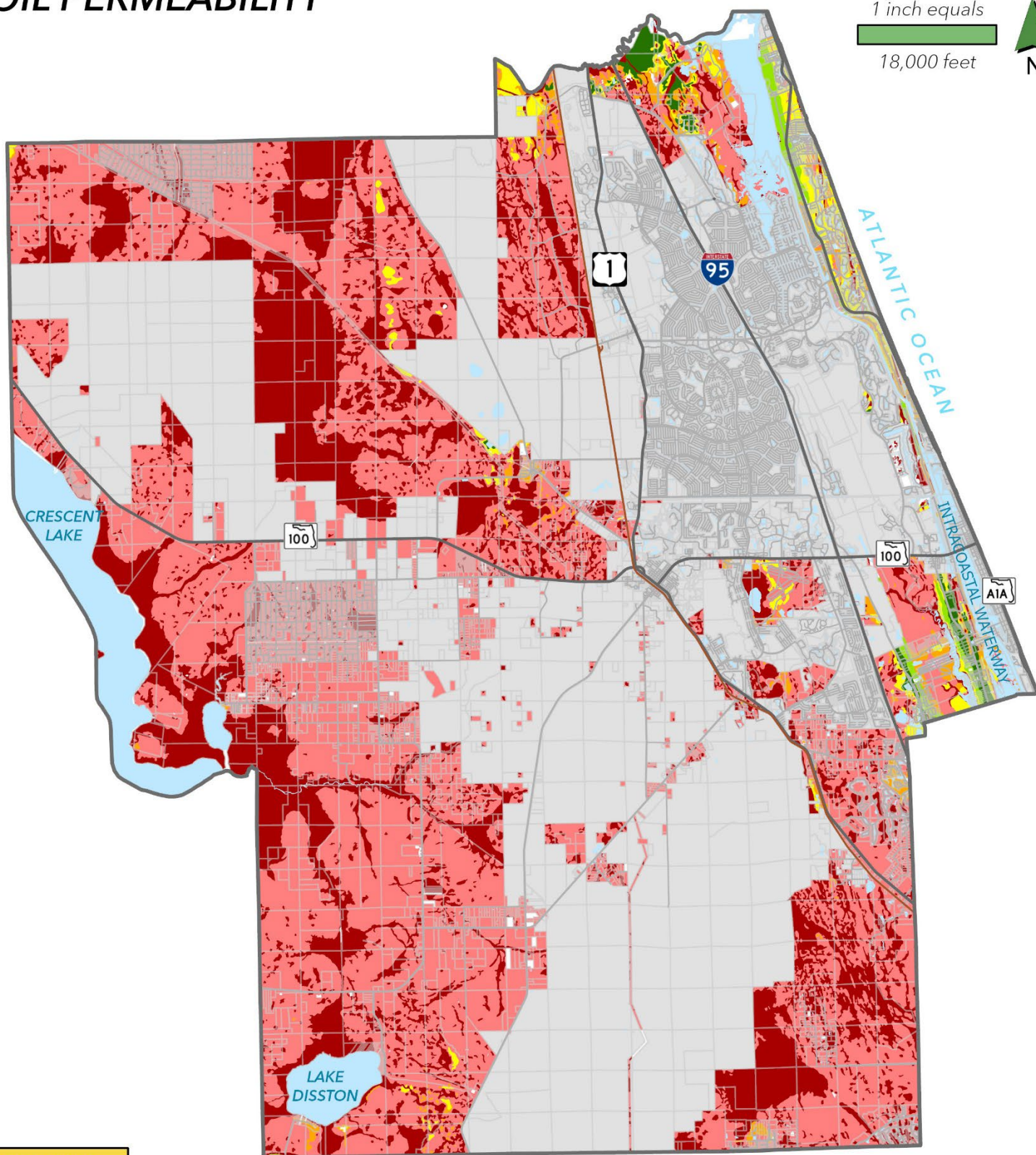


Source(s): Federal Emergency Management Agency, 2021.

SOIL PERMEABILITY

1 inch equals

18,000 feet

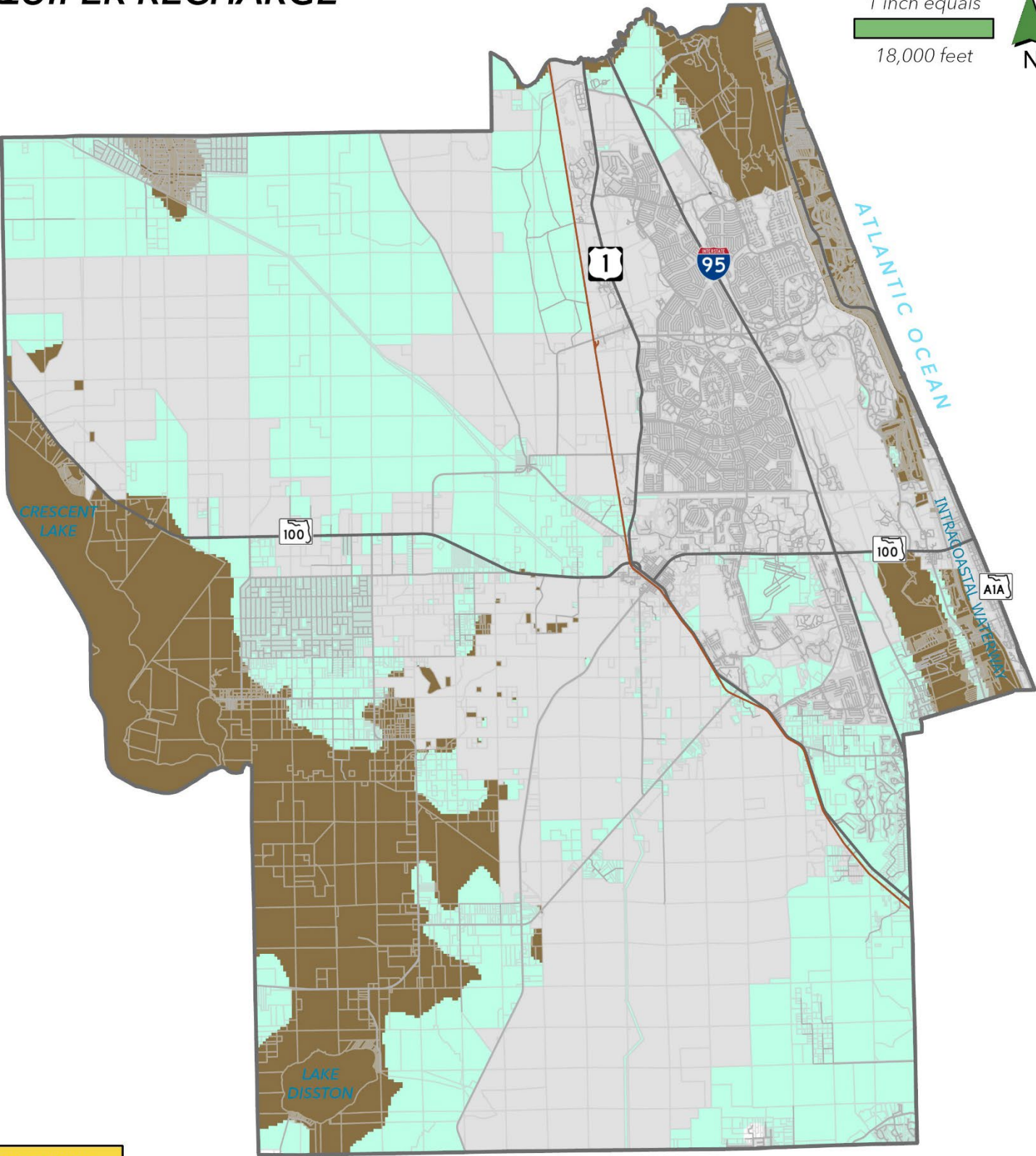
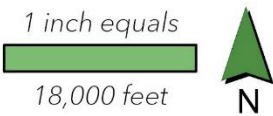


LEGEND

	County Boundary	Drainage Classification		Somewhat Poorly Drained
	Municipality			Poorly Drained
	Parcel			Very Poorly Drained
	Railroad			
	Major Roadway			



AQUIFER RECHARGE



LEGEND

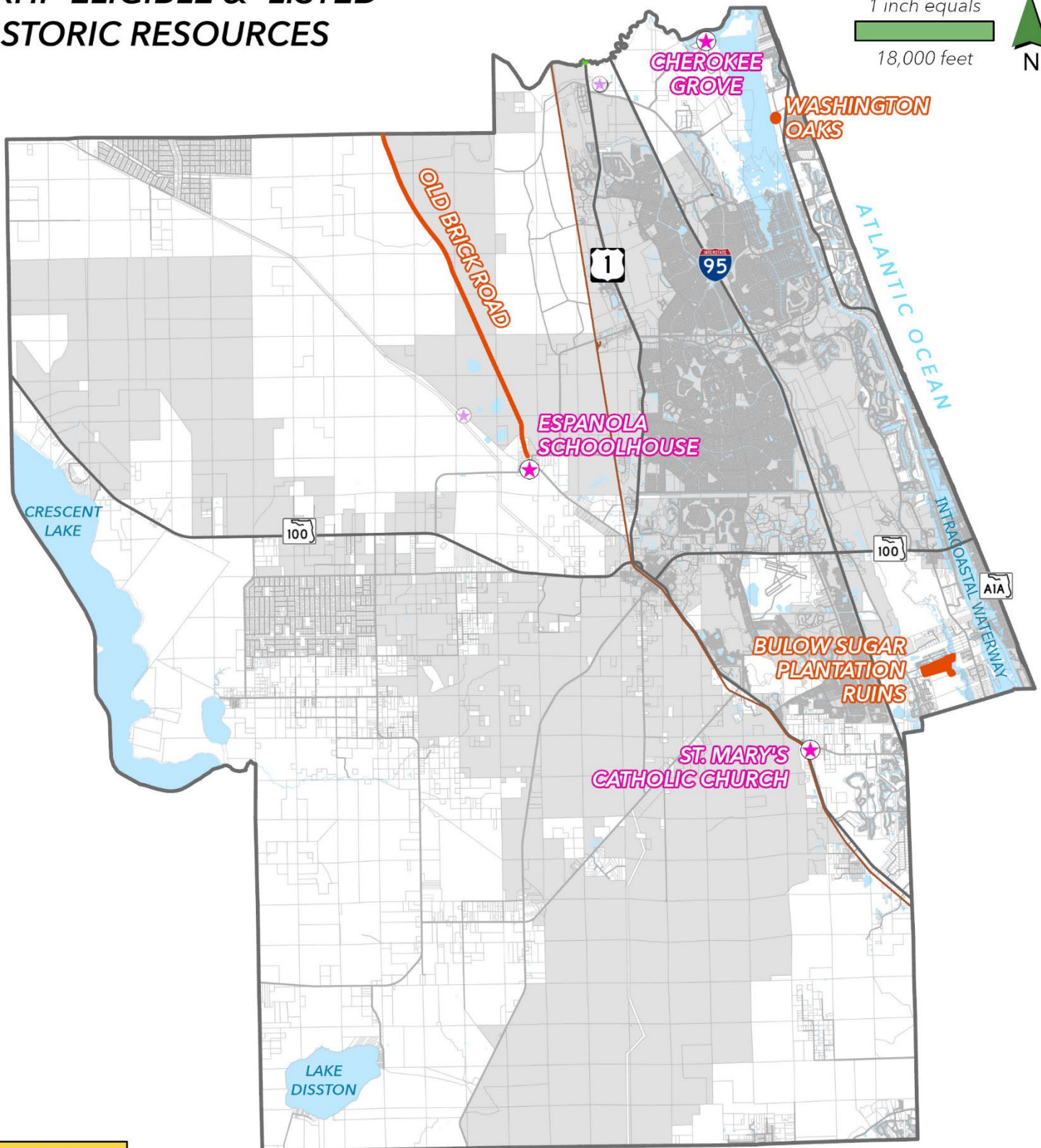
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|--|---|----------------------|---|
|  County Boundary |  Railroad | Recharge Area | |
|  Municipality |  Major Roadway | |  Low |
|  Parcel | | |  Discharge |



Source(s): St. Johns River Water Management District, 2015.

NRHP-ELIGIBLE & -LISTED HISTORIC RESOURCES

1 inch equals
18,000 feet



LEGEND

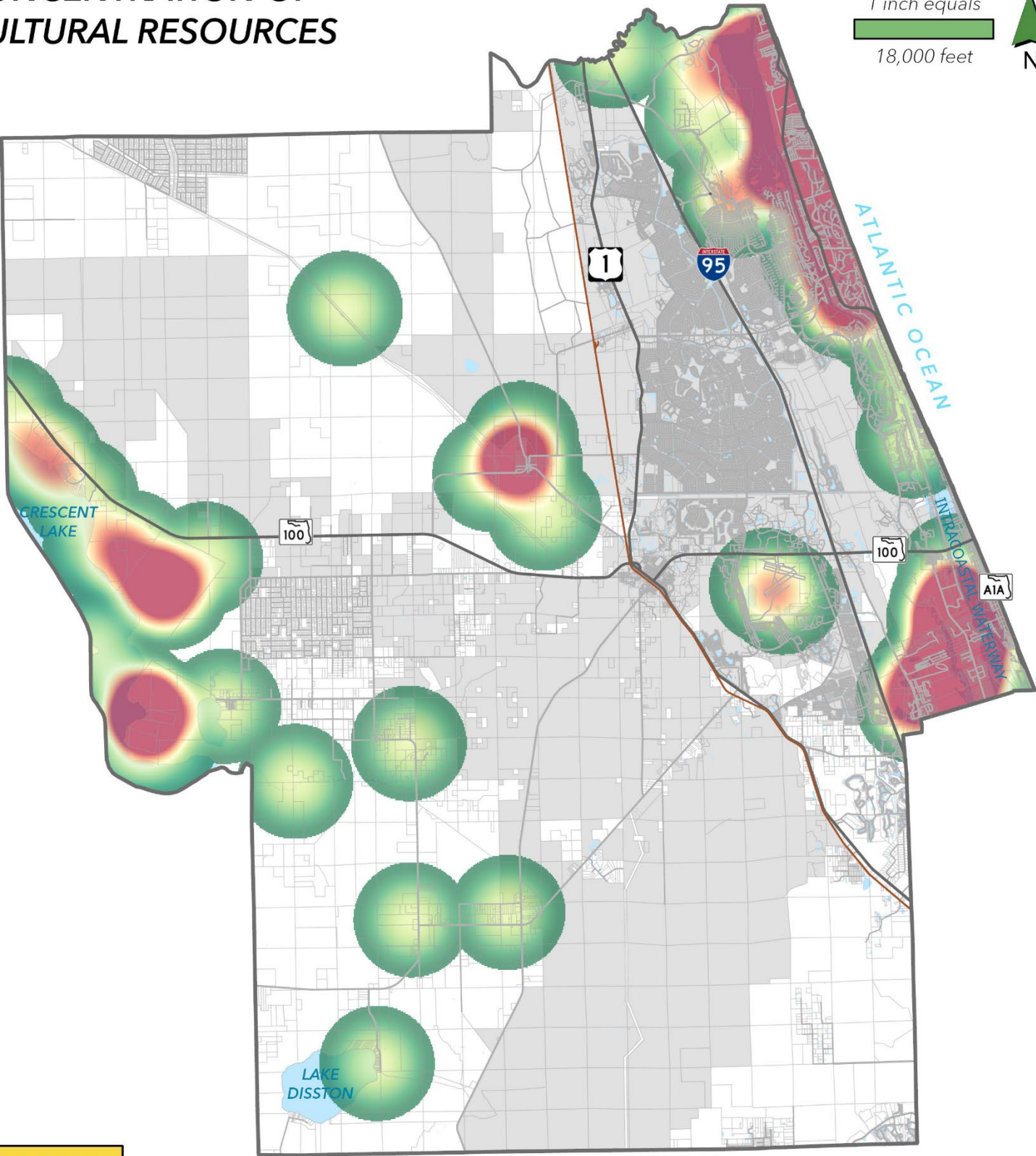
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|-----------------|---------------------------|-----------------------|
| County Boundary | Major Roadway | Listed Resource Group |
| Municipality | Historic Resources | Eligible Bridge |
| Parcel | Listed Structure | |
| Railroad | Eligible Structure | |



CONCENTRATION OF CULTURAL RESOURCES

1 inch equals
18,000 feet

N

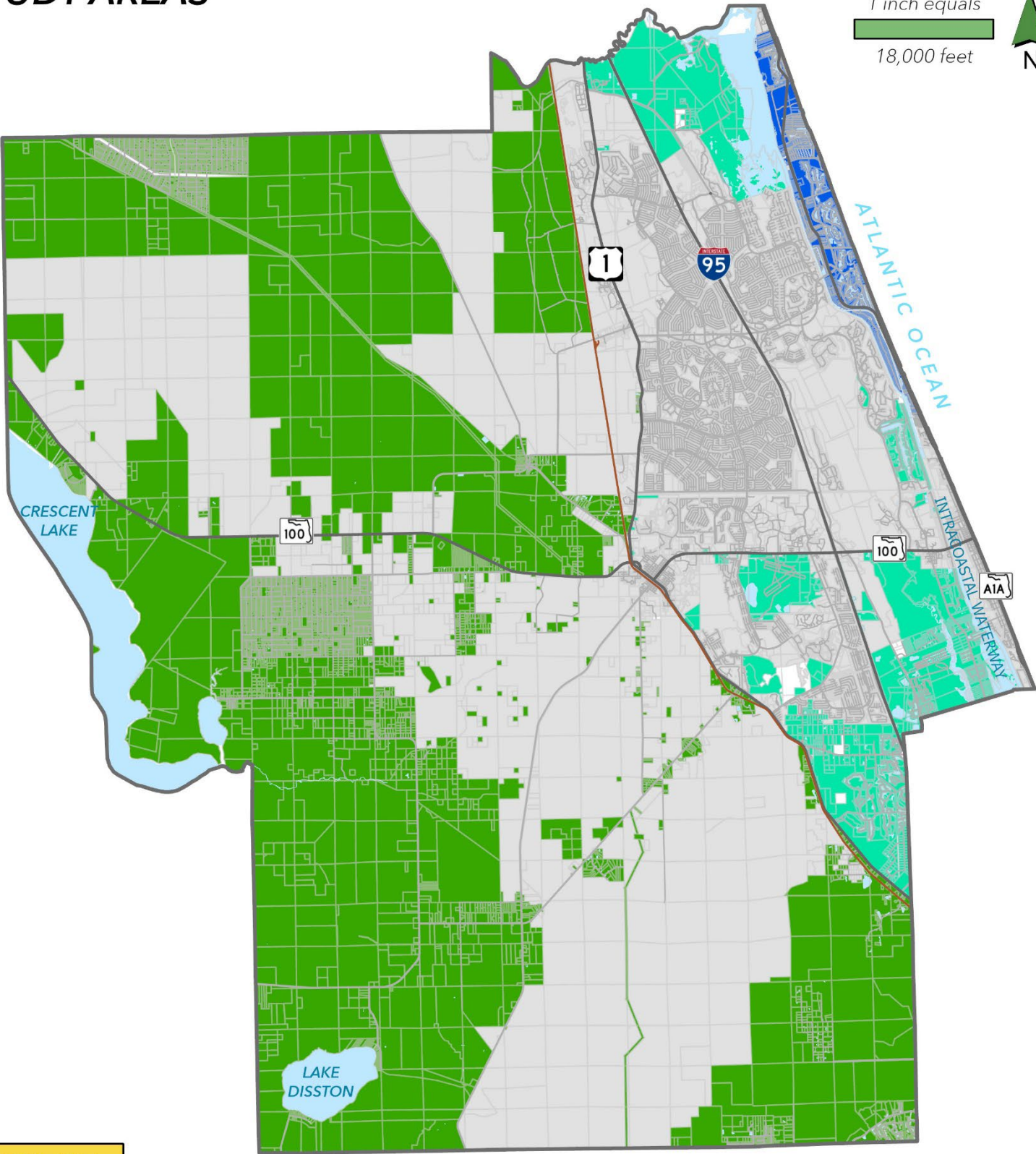
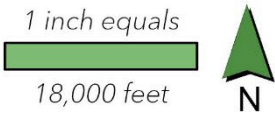


LEGEND

- County Boundary
 - Municipality
 - Parcel
 - Railroad
 - Major Roadway
- Concentration of Cultural Resources**
- Sparse
 - Dense



STUDY AREAS



LEGEND

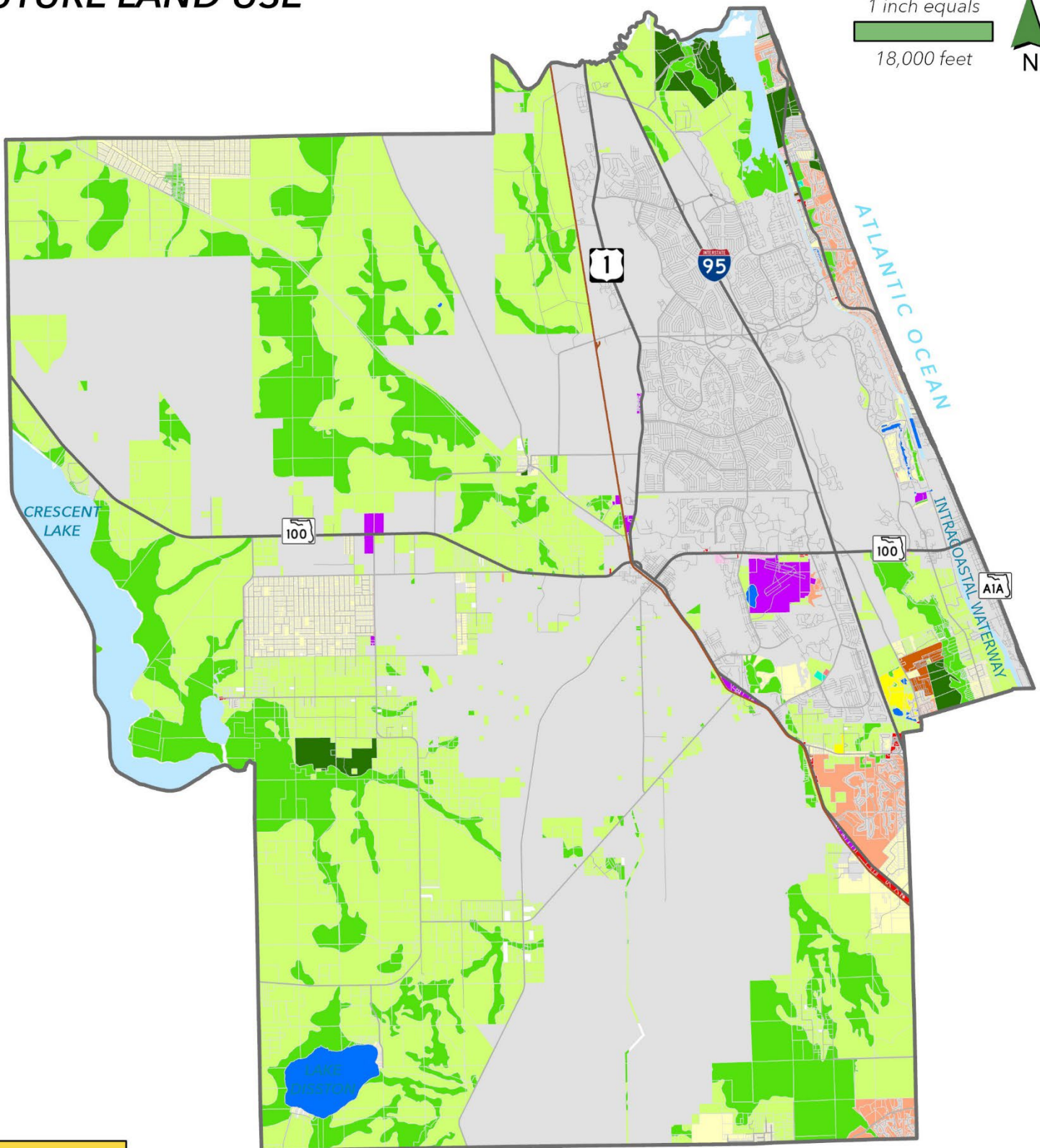
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|--|---|--|
|  County Boundary |  Parcel | Study Area |
|  Municipality |  Major Roadway |  West Study Area |
|  Waterbody |  Railroad |  Central Study Area |
| | |  East Study Area |



FUTURE LAND USE

1 inch equals

18,000 feet

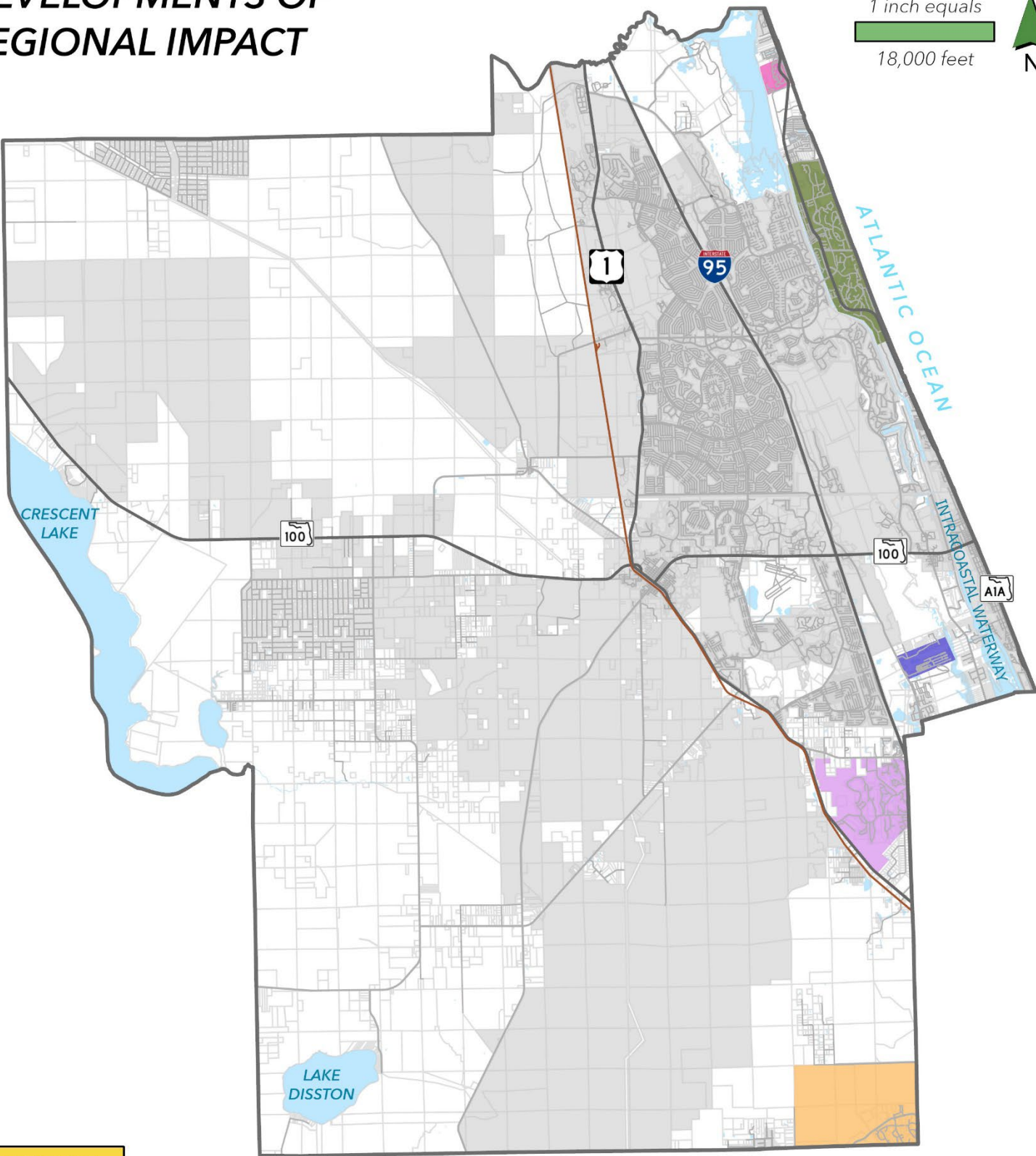
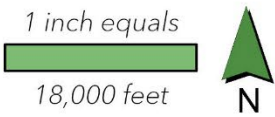


LEGEND

County Boundary	Future Land Use	Residential: High Density	Industrial
Municipality	Agriculture & Timberlands	Mixed-Use: Low Intensity	Institutional
Railroad	Residential: Rural Estates	Mixed-Use: High Intensity	Recreation & Open Space
Major Roadway	Residential: Low Density	Commercial: Low Intensity	Conservation
	Residential: Medium Density	Commercial: High Intensity	Water



DEVELOPMENTS OF REGIONAL IMPACT



LEGEND

- | | | |
|--|--|---|
|  County Boundary |  Major Roadway |  Hammock Dunes |
|  Municipality |  Railroad |  Hunter's Ridge Flagler County |
|  Waterbody | DRI Name |  Matanzas Shores |
|  Parcel |  Bulow Plantation |  Plantation Bay Flagler |



B. TRANSPORTATION ELEMENT



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1.0 INTRODUCTION

A diverse and efficient transportation system is a keystone to strong economic development and promoting a high quality of life. The County currently has a robust and efficient transportation system in place, and this Transportation Element assists in planning for future transportation enhancements and improving the mobility of goods and services. The County is unique with its contrast between the urban and rural areas, which requires a nuanced approach to providing accessible multimodal transportation options in the form of roadway, transit facilities, public parking facilities, bicycle and pedestrian facilities, airport and railroad systems, and other services and programs. This element analyzes the current performance and capacity for the existing transportation facilities, projects future needs for roadways, transit, bicycle and pedestrian facilities, and recommends future system improvements.

2.0 INVENTORY & ANALYSIS

2.1 EXISTING TRANSPORTATION SYSTEM

2.1.1 *Inventory of Major Roadways*

The major roadways within Flagler County are shown in **Map TE - 1** and are as follows:

- Interstate 95 (I-95) – Part of Florida's Strategic Intermodal System (SIS)* infrastructure, is a limited access six lane divided interstate highway and connects southern Florida to the Northeastern US.
- US Highway 1 (US 1) – a major north-south highway that connects southern Florida to the Northeastern US. The facility is a two to four divided highway.
- SR 100 – Part of Florida's SIS infrastructure from I-95 to Putnam County.
- SR A1A – Provides access to many coastal areas along Florida's eastern coast.
- SR 11 – A Florida State Route connecting Bunnell to Volusia County.
- Old Dixie Highway / CR 13 – A County Route connecting Bunnell to north Flagler County.
- CR 304 – A minor rural collector which connects US Highway 1 to SR 11.
- CR 305 – A major rural collector connecting Bimini to Putnam County.
- Palm Coast Parkway – A principal arterial which connects US Highway 1 to Palm Coast and has an interchange with I-95.
- Matanzas Woods Parkway – A principal arterial which connects US Highway 1 to Palm Coast and has an interchange with I-95.
- Marco Polo Boulevard – A collector which connects US Highway 1 to Volusia County and has an interchange with I-95.
- Old Kings Road – A minor arterial which connects Palm Coast to US Highway 1.
- John Anderson Highway – A minor collector which connects SR 100 to Volusia County.
- Seminole Woods Boulevard – A major collector which connects US Highway 1 to SR 100.

***Strategic Intermodal System (SIS)** facilities are considered Florida's highest priority network of transportation facilities, which are important to the state's economy and mobility. The Governor and Legislature established the SIS in 2003 to focus the state's limited transportation resources on the facilities most significant for interregional, interstate, and international travel.

2.1.2 Maintenance & Responsibility

The State maintains several roads within Flagler County including I-95, SR A1A, US 1, SR 100, and SR 11. The County maintains numerous County roads. The most critical concern of the County's road system is to provide for the appropriate maintenance to extend the effective life of the roads. This concern is addressed within the Transportation Element's goals, objectives, and policies through assuring that development activities either make required operational or structural improvements to substandard roads and by maintaining a proactive approach to road maintenance needs.

2.2 LEVEL OF SERVICE

The County continues to maintain and enforce a Concurrency Management System (CMS) that monitors existing and projected roadway operating conditions on the County's Major Roadway Network for compliance with the adopted Level of Service (LOS) standards. The County coordinates with the River to Sea Transportation Planning Organization (R2C TPO), which has traditionally included only the eastern portion of the County until recently. With the 2050 Long Range Transportation Plan (LRTP), R2C TPO will cover the entirety of Flagler County and Volusia County. Additionally, the County coordinates with the Florida Department of Transportation (FDOT) for improvements to state roads and the Flagler Executive Airport. Since the R2C TPO only included the eastern portion of Flagler County until 2023, previous LRTPs have not discussed the transportation infrastructure needs in the less populated western areas of the County. The County is in discussions with the TPO to update the road network function classification and potentially converting to the new level of service standard based on context classification, which will impact the maximum service volume for each roadway. For roadway facilities, the County has established the following standards:

Table TE - 1: Flagler County Peak Hour Level of Service (LOS) Standards

Facility Type	Urbanized LOS Standard	Rural LOS Standard	Transitioning LOS Standard
Principal Arterials (Limited Access I-95)	C	B	C
Principal Arterials Other	D	C	D
Minor Arterials	D	C	D
Major Collectors	D	C	D
Minor Collectors	D	C	D
Local Roadways	D	C	D

Source: Flagler County

In addition, the County promotes the use of bicycles and walking by coordinating with local municipalities as well as requiring all new developments to include the installation of bicycle and pedestrian facilities consistent with the Land Development Regulations. The County will also plan for bicycle and pedestrian facilities on specific sections of the County's major roadway network, within public and recreation facilities, and as connectors between residential areas and parks, schools, and major commercial areas. The R2C TPO has conducted a bicycle and pedestrian planning process for the eastern part of the County as well as Volusia County (R2C TPO Bicycle and Pedestrian Plan) in 2018. The Plan included design considerations, regional trail connections, bicycle facility improvements, pedestrian facility improvements, and an implementation plan. There is an existing policy in the Comprehensive Plan that requires the County to undergo a County-specific bicycle and

pedestrian master plan, which may be effective in outlining potential improvements to the County's infrastructure.

2.2.1 Existing Roadway Performance

Table TE-2 shows the existing level of service for major roadways within the County. The adopted LOS is dependent upon the location (urban, rural, or transitioning) and functional class (arterials, collectors, or local roadways) of each roadway segment. Based on traffic analysis, most major roadway segments have an LOS of C, meaning that the volume of traffic to the roadway capacity is deemed sufficient. A few segments have an LOS of F, specifically Interstate 95 and SR 100, indicating that these segments have traffic volumes which exceed the functional roadway capacity.



Table TE - 2: Flagler County Existing Roadway Performance

Road Name	From	To	Functional Classification	Number Of Lanes (Per Direction)	Peak Hour Volumes	Current LOS	Adopted LOS
A1A	St Johns Co Line	Beach Haven	Minor Arterial Rural	2	495	C	D
A1A	Beach Haven	Old A1A	Minor Arterial Urban	1	594	C	D
A1A	Old A1A	Jungle Hut	Minor Arterial Urban	2	837	C	D
A1A	Jungle Hut	Driftway	Minor Arterial Urban	2	522	C	D
A1A	Driftway	Ocean Marina Dr	Minor Arterial Urban	2	531	C	D
A1A	Ocean Marina Dr	Moody Blvd	Minor Arterial Urban	2	684	C	D
A1A	Moody Blvd	S 14Th	Minor Arterial Urban	2	828	C	D
A1A	S 14Th	Gamble Rogers St Rec	Minor Arterial Urban	2	450	C	D
A1A	Gamble Rogers St Rec	Volusia Co Line	Minor Arterial Urban	2	459	C	D
Colbert Ln	Palm Coast Parkway	Palm Coast Parkway	Major Collector Urban	1	375	C	D
Colbert Ln	Palm Coast Parkway	Waterside Parkway N	Major Collector Urban	1	828	C	D
Colbert Ln	Waterside Parkway N	Waterside Parkway S	Major Collector Urban	1	467	C	D
Colbert Ln	Waterside Park S	South Park Road	Major Collector Urban	1	521	C	D
Colbert Ln	South Park Road	Roberts Road	Major Collector Urban	1	573	C	D
Colbert Ln	Roberts Road	SR 100	Major Collector Urban	1	386	C	D
Commerce Parkway	SR 100	US 1	Major Collector Urban	1			D
CR 13	Flagler Co Line N	CR 205	Local Rural	1	0	C	D
CR13	CR 205	US1	Local Urban	1	0	C	D

Road Name	From	To	Functional Classification	Number Of Lanes (Per Direction)	Peak Hour Volumes	Current LOS	Adopted LOS
CR-2006	Water Oak Road	CR 305	Minor Collector Rural	1	36	C	D
CR-205	CR 13	SR 100	Minor Collector Rural	1	72	C	D
CR-302	CR 305	SR 100	Minor Collector Rural	1	315	C	D
CR 304	CR 305	SR 11	Minor Collector Rural	1	122	C	D
CR 304	SR 11	US 1	Minor Collector Rural	1	122	C	D
CR-305	SR 100	CR 2006	Major Collector Rural	1	122	C	D
CR-305	CR 2006	CR 304	Major Collector Rural	1	72	C	D
CR-305	CR 304	Flagler Co Line	Minor Collector Rural	1	122	C	D
I-95	St Johns Co Line	Matanzas Woods Parkway	Principal Arterial Interstate Rura	3	6,930	F	C
I-95	Matanzas Woods Parkway	Palm Coast	Principal Arterial Interstate Urban	3	6,930	F	C
I-95	Palm Coast	Highway 100	Principal Arterial Interstate Urban	3	8,037	F	C
I-95	Highway 100	Volusia Co Line	Principal Arterial Interstate Urban	3	8,415	F	C
Old Haw Creek Rd	SR 11	CR 304	Local Rural	1	0	C	D
Old Kings Rd	US 1	Princess Place Road	Minor Arterial Rural	1	135	C	D
Old Kings Rd	Princess Place Road	Matanzas Woods Pkwy	Minor Arterial Rural	1	135	C	D
Old Kings Rd	Matanzas Woods Pkwy	Forest Grove Drive	Minor Arterial Urban	2	405	C	D
Old Kings Rd	Forest Grove Drive	Farmsworth Drive	Minor Arterial Urban	1	324	C	D
Old Kings Rd	Farmsworth Drive	Frontier Drive	Minor Arterial Urban	1	876	C	D
Old Kings Rd	Frontier Drive	Fleetwood Drive	Minor Arterial Urban	1	1,126	C	D

Road Name	From	To	Functional Classification	Number Of Lanes (Per Direction)	Peak Hour Volumes	Current LOS	Adopted LOS
Old Kings Rd	Fleetwood Drive	Farragut Drive	Minor Arterial Urban	1	1,458	C	D
Old Kings Rd	Farragut Drive	Palm Coast Parkway	Minor Arterial Urban	2	2,150	C	D
Old Kings Rd	Palm Coast Parkway	Utility Drive	Minor Arterial Urban	2	1,437	C	D
Old Kings Rd	Utility Drive	Oak Trails Boulevard	Minor Arterial Urban	1	860	C	D
Old Kings Rd	Oak Trails Boulevard	Hidden Lakes Boulevard	Minor Arterial Urban	1	840	C	D
Old Kings Rd	Hidden Lake Blvd	Town Center Boulevard	Minor Arterial Urban	2	868	C	D
Old Kings Rd	Town Center Boulevard	SR 100	Minor Arterial Urban	1	890	C	D
Old Kings Rd	SR 100	Volusia Co Line	Major Collector Rural	1	848	C	D
SR 11	Bay St	CR 304	Minor Arterial Rural	1	405	C	D
SR 11	CR 304	Volusia Co Line	Minor Arterial Rural	1	315	C	D
SR 100	Putnam Co Line	CR 205	Principal Arterial Rural	1	423	C	D
SR 100	CR 205	US 1	Principal Arterial Rural	1	873	C	D
SR 100	US 1	Belle Terre Parkway	Principal Arterial Rural	2	2,076	D	D
SR 100	Belle Terre Parkway	Seminole Woods Parkway	Principal Arterial Urban	2	2,217	C	D
SR 100	Seminole Woods Parkway	I-95	Principal Arterial Urban	2	2,191	C	D
SR 100	I-95	Old Kings Road	Principal Arterial Urban	2	2,481	C	D
SR 100	Old Kings Road	Colbert Lane	Principal Arterial Rural	2	3,396	F	D
SR 100	Colbert Lane	Lambert Ave	Principal Arterial Urban	2	3,107	D	D
SR 100	Lambert Ave	SR A1A	Principal Arterial Urban	2	3,085	C	D



Road Name	From	To	Functional Classification	Number Of Lanes (Per Direction)	Peak Hour Volumes	Current LOS	Adopted LOS
US 1	St Johns Co Line	Matanza Woods Parkway	Principal Arterial Rural	2	1,089	C	D
US 1	Matanza Woods Parkway	Hargrove Grade	Principal Arterial Urban	2	1,089	C	D
US 1	Palm Coast	Whiteview Parkway	Principal Arterial Urban	2	1,674	C	D
US 1	Whiteview Parkway	Royal Palms Parkway	Principal Arterial Urban	2	0	C	D
US 1	Royal Palms Parkway	SR 100	Principal Arterial Urban	2	0	C	D
US 1	SR 100	Moody Blvd	Principal Arterial Urban	2	1,674	C	D
US 1	Moody Blvd	Belle Terre Parkway	Principal Arterial Urban	2	0	C	D
US 1	Belle Terre Parkway	CR-304	Principal Arterial Urban	2	1,116	C	D
US 1	CR-304	Seminole Woods Boulevard	Principal Arterial Urban	2	1,129	C	D
US 1	Seminole Woods Boulevard	Old Dixie Highway	Principal Arterial Urban	2	1,305	C	D

2.2.2 *Projected Trends*

Table TE-3 below provides an analysis of the projected roadway performance for 2035, 2045, and 2050, including the projected level of service. The projected travel demand was based on a 3 percent per year growth rate of existing roadway volumes. Interstate 95, SR 100, and Old Kings Road are anticipated to have segments that will exceed their adopted levels of service by 2050, if not earlier.

Table TE - 3: Flagler County Projected Roadway Performance

ROAD NAME	FROM	TO	NUMBER OF LANES (per direction)	ADOPTED LOS	Service Volume	2035 AADT	2035 LOS	2045 AADT	2045 LOS	2050 AADT	2050 LOS
A1A	St Johns Co Line	Beach Haven	2	D	2,980	673		822		896	
A1A	Beach Haven	Old A1A	1	D	2,020	808		986		1,075	
A1A	Old A1A	Jungle Hut	2	D	3,360	1138		1,389		1,515	
A1A	Jungle Hut	Driftway	2	D	3,360	710		867		945	
A1A	Driftway	Ocean Marina Dr	2	D	3,360	722		881		961	
A1A	Ocean Marina Dr	Moody Blvd	2	D	3,360	930		1,135		1,238	
A1A	Moody Blvd	S 14Th	2	D	3,360	1126		1,374		1,499	
A1A	S 14Th	Gamble Rogers St Rec	2	D	3,360	612		747		815	
A1A	Gamble Rogers St Rec	Volusia Co Line	2	D	3,360	624		762		831	
Colbert Ln	Palm Coast Parkway	Palm Coast Parkway	1	D	2,020	510		623		679	
Colbert Ln	Palm Coast Parkway	Waterside Parkway N	1	D	2,020	1,126		1,374		1,499	
Colbert Ln	Waterside Parkway N	Waterside Parkway S	1	D	2,020	635		776		846	
Colbert Ln	Waterside Park S	South Park Road	1	D	2,020	708		865		943	
Colbert Ln	South Park Road	Roberts Road	1	D	2,020	780		952		1,038	
Colbert Ln	Roberts Road	SR 100	1	D	2,020	525		641		699	
Commerce Parkway	SR 100	US 1	1	D	2,020			1,164		1,339	
CR 13	Flagler Co Line N	CR 205	1	D	1,710	0		0		0	
CR13	CR 205	US1	1	D	2,020	0		0		0	
CR-2006	Water Oak Road	CR 305	1	D	1,710	49		60		65	
CR-205	CR 13	SR 100	1	D	1,710	98		120		130	
CR-302	CR 305	SR 100	1	D	1,710	428		523		570	
CR 304	CR 305	SR 11	1	D	1,710	165		202		220	
CR 304	SR 11	US 1	1	D	1,710	165		202		220	
CR-305	SR 100	CR 2006	1	D	1,710	165		202		220	

ROAD NAME	FROM	TO	NUMBER OF LANES (per direction)	ADOPTED LOS	Service Volume	2035 AADT	2035 LOS	2045 AADT	2045 LOS	2050 AADT	2050 LOS
CR-305	CR 2006	CR 304	1	D	1,710	98		120		130	
CR-305	CR 304	Flagler Co Line	1	D	1,710	165		202		220	
I-95	St Johns Co Line	Matanzas Woods Parkway	3	C	3,850	9,425		11,504		12,543	
I-95	Matanzas Woods Parkway	Palm Coast	3	C	4,760	9,425		11,504		12,543	
I-95	Palm Coast	Highway 100	3	C	4,760	10,931		13,342		14,547	
I-95	Highway 100	Volusia Co Line	3	C	4,760	11,444		13,969		15,231	
Old Haw Creek Rd	SR 11	CR 304	1	D	1,710	0		0		0	
Old Kings Rd	US 1	Princess Place Road	1	D	1,710	184		224		244	
Old Kings Rd	Princess Place Road	Matanzas Woods Pkwy	1	D	1,710	184		224		244	
Old Kings Rd	Matanzas Woods Pkwy	Forest Grove Drive	2	D	3,360	551		672		733	
Old Kings Rd	Forest Grove Drive	Farmsworth Drive	1	D	2,020	441		538		586	
Old Kings Rd	Farmsworth Drive	Frontier Drive	1	D	2,020	1,191		1,454		1,585	
Old Kings Rd	Frontier Drive	Fleetwood Drive	1	D	2,020	1,532		1,869		2,038	
Old Kings Rd	Fleetwood Drive	Farragut Drive	1	D	2,020	1,983		2,421		2,639	
Old Kings Rd	Farragut Drive	Palm Coast Parkway	2	D	3,360	2,925		3,570		3,892	
Old Kings Rd	Palm Coast Parkway	Utility Drive	2	D	3,360	1,955		2,386		2,602	
Old Kings Rd	Utility Drive	Oak Trails Boulevard	1	D	2,020	1,170		1,428		1,557	
Old Kings Rd	Oak Trails Boulevard	Hidden Lakes Boulevard	1	D	2,020	1,142		1,394		1,520	
Old Kings Rd	Hidden Lake Blvd	Town Center Boulevard	2	D	3,360	1,181		1,441		1,571	
Old Kings Rd	Town Center Boulevard	SR 100	1	D	2,020	1,211		1,478		1,611	
Old Kings Rd	SR 100	Volusia Co Line	1	D	1,710	1,153		1,408		1,535	
SR 11	Bay St	CR 304	1	D	1,710	551		672		733	
SR 11	CR 304	Volusia Co Line	1	D	1,710	428		523		570	

ROAD NAME	FROM	TO	NUMBER OF LANES (per direction)	ADOPTED LOS	Service Volume	2035 AADT	2035 LOS	2045 AADT	2045 LOS	2050 AADT	2050 LOS
SR 100	Putnam Co Line	CR 205	1	D	1,710	575		702		766	
SR 100	CR 205	US 1	1	D	1,710	1,187		1,449		1,580	
SR 100	US 1	Belle Terre Parkway	2	D	2,980	2,823		3,445		3,757	
SR 100	Belle Terre Parkway	Seminole Woods Parkway	2	D	3,360	3,015		3,680		4,012	
SR 100	Seminole Woods Parkway	I-95	2	D	3,360	2,980		3,637		3,966	
SR 100	I-95	Old Kings Road	2	D	3,360	3,374		4,118		4,490	
SR 100	Old Kings Road	Colbert Lane	2	D	2,980	4,618		5,637		6,147	
SR 100	Colbert Lane	Lambert Ave	2	D	3,360	4,226		5,158		5,624	
SR 100	Lambert Ave	SR A1A	2	D	3,360	4,196		5,121		5,584	
US 1	St Johns Co Line	Matanza Woods Parkway	2	D	2,980	1,481		1,808		1,971	
US 1	Matanza Woods Parkway	Hargrove Grade	2	D	3,360	1,481		1,808		1,971	
US 1	Palm Coast	Whiteview Parkway	2	D	3,360	2,277		2,779		3,030	
US 1	Whiteview Parkway	Royal Palms Parkway	2	D	3,360	0		0		0	
US 1	Royal Palms Parkway	SR 100	2	D	3,360	0		0		0	
US 1	SR 100	Moody Blvd	2	D	3,360	2,277		2,779		3,030	
US 1	Moody Blvd	Belle Terre Parkway	2	D	3,360	0		0		0	
US 1	Belle Terre Parkway	CR-304	2	D	3,360	1,518		1,853		2,020	
US 1	CR-304	Seminole Woods Boulevard	2	D	3,360	1,535		1,874		2,043	
US 1	Seminole Woods Boulevard	Old Dixie Highway	2	D	3,360	1,775		2,166		2,362	

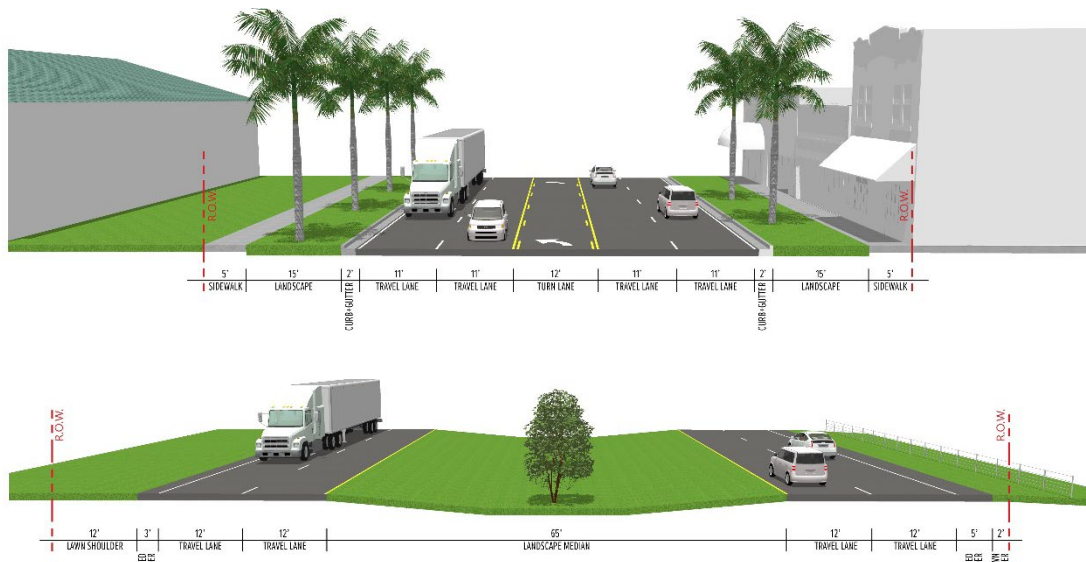
2.3 SCENIC HIGHWAYS/BYWAYS

The U.S. Department of Transportation designated the A1A Scenic & Historic Coastal Highway as a National Scenic Byway in 2002 and Florida's second All-American Road in 2021. The A1A corridor runs for 72 miles between Volusia County to the south and Duval County to the north. A1A is one of 27 scenic highways in the state of Florida and was originally three other Scenic Highways: A1A Ocean Shore, A1A River to Sea Trail, and Scenic and Historic A1A.

2.4 COMPLETE STREETS

The framework for planning and design of transportation systems is shifting throughout the country. Designing auto-centric roadways that bisect crucial core areas and put the burden on pedestrians and cyclists to move safely is becoming less common. The Complete Streets movement seeks to get back to the original design intent of a jurisdiction's roadway network that promotes walkability with functional public spaces which will ultimately inform the development of multi-modal system. Auto-dependency has undermined the character and livability of many of this nation's cities, particularly within historic downtowns. Personal automobile trips by residents, visitors, students, and workers strain the local street network and in downtown areas causes conflicts where pedestrian, wheelchair and bicycle modes are at risk of accidents created by the auto-centric transportation system.

Complete Streets is a context sensitive design concept that informs decisions for roadways that is more focused on the full functional value of a right-of-way rather than the sole focus being on automobile capacity. This is a mobility tool that has been adopted by the FDOT and TPO, which provides funding and design assistance for roadways within the County. The County, along with the R2C TPO and Volusia County, have received a federal grant to address safety in the area. The US Department of Transportation's "Safe Streets and Roads for All" program focuses on accessibility and safety of all users (pedestrians, cyclists, and drivers). The grant allocates \$320,000 in funds for this effort.



2.5 FDOT CONTEXT CLASSIFICATION

FDOT has adopted a roadway classification system for all non-limited-access state roadways with eight classifications. Context classification is a transect based system for classifying roadways that provides location based design criteria according to the built environment, development patterns, and types of uses and users along the roadway. The context classifications range from little-to-no development to dense development and include C1 Natural, C2 Rural, C2T Rural Town, C3R Suburban Residential, C3C Suburban Commercial, C4 Urban General, C5 Urban Center, and C6 Urban Core. The context classifications impact roadway speed, users, and vehicle type.



Source: FDOT

2.6 PUBLIC TRANSPORTATION

Flagler County Public Transportation (FCPT) is a demand response, shared ride, and door-to-door service. FCPT assists with ambulatory and non-ambulatory clients and focuses, generally, on elderly and residents with disabilities. FCPT operates within County boundaries except for major medical appointments which cannot be completed inside the County, and the services extend to Volusia County, St. Augustine, Jacksonville, and Gainesville depending on the day and time. An application is required to determine eligibility, as well as reservations for each ride.

2.7 RAILWAYS

There is one SIS Railway in the County, the Florida East Coast (FEC) Mainline. This railway corridor runs from Miami to Jacksonville and provides freight transit including perishables, building and industrial materials, fuels, and other goods. The FEC Mainline runs west of US-1.

2.8 AIRPORTS

The Flagler Executive Airport is a County-owned, public use general aviation airport. The airport is within unincorporated Flagler County but directly borders the City of Palm Coast. The County updated its Flagler County Airport Master Plan in 2015 which outlines existing conditions of the airport, forecasts for aviation demand, and future facility requirements. There is one private airport, Big G Airport, which is located on the southern edge of the County near Volusia County. Three private heliports are located in the County and are utilized for medical ambulatory transportation.

2.9 PEDESTRIAN AND BICYCLE FACILITIES

Bicycle facilities are concentrated in the eastern part of the County. One designated bike lane follows the southern portion of the FEC mainline toward Volusia County, and one designated bike

lane runs along SR 100 from US-1 to the coastline (the Lehigh Greenway Trail). Four designated bike lanes connect to SR 100 north and south into neighborhoods and the urbanized areas. Another bike lane runs along SR A1A (Flagler County A1A Bike Path). These bike lanes provide recreational and transportation opportunities to local residents, and connecting more of the bike lanes could provide further options for cyclists and potentially commuters.

There are a few shared paths within the incorporated areas of the County, specifically the City of Palm Coast. These are paths which allow both pedestrians and bicyclists. Pedestrian facilities also include sidewalks which can be found throughout the urbanized areas of the County, as well as many of the residential developments.

2.10 TRAILS

Several long recreational trails are available throughout the County. The trails are shown in **Map TE - 5**. Each trail is listed below with a description, the types of uses, and the maintaining agency.

Bulow Plantation Ruins Historic State Park Trail is located in the Bulow Plantation Ruins Historic State Park and is an unpaved hiking trail. It is maintained by the Florida Department of Environmental Protection (FDEP).

Gamble Rogers Memorial State Recreation Area Trail is located in the southeastern area of the County in the Gamble Rogers Memorial State Recreation Area. It is an unpaved hiking trail managed by FDEP.

Graham Swamp Conservation Area Trail is located in the Graham Swamp Preserve near Palm Coast and provides short walking trails and some biking areas. It is managed by Flagler County and is partially paved.

Haw Creek Preserve Trail is an unpaved hiking trail located in the southwestern area of the County, near Bunnell. It is near Haw Creek Preserve State Park and is managed by Flagler County.

Lehigh Greenway Trail is a paved, multi-use trail connecting US-1 to Colbert Lane Bike Path located in Palm Coast. It is managed by Flagler County.

Washington Oaks Gardens State Park Trail is located in the Washington Oaks Gardens State Park near the Intercoastal Waterway and the Atlantic Coast. The trail is an unpaved, multi-use trail managed by FDEP.

Pellicer Creek Conservation Area Trail system is located in the Pellicer Creek Conservation Area near the County's boundary with St. Johns County. The multi-use trails are managed by the St. Johns River Water Management District (SJRWMD) in partnership with Flagler County.

3.0 FUTURE NEEDS

3.1 STRATEGIC INTERMODAL SYSTEM IMPROVEMENTS

Based on the R2C TPO Long Range Transportation Plan 2045, the top priority projects for the SIS in the County are:

- Widening of SR 100 to six lanes from Old Kings Road to Belle Terre Parkway (Construction 2029-2045)
- Widening of I-95 to eight lanes from Palm Coast Parkway to Flagler/St. Johns County boundary (PE & Construction 2029-2045)
- Intersection improvements at the I-95/Matanzas Woods Parkway Interchange (2018 E+C Project List)

3.2 OTHER ARTERIAL NEEDS

The top priority projects for other arterials are as follows:

- Widening Old Kings Road from Palm Harbor Village Way to Farnum Lane to four lanes. Phase 1 of this project is listed in the 2020 CIP, while phases 2 and 3 are complete until construction (currently unfunded).
- Widening Old Kings Road from Farnum Lane to Forest Grove Drive to four lanes. Phase 1 of this project is listed in the 2020 CIP, while phases 2 and 3 are complete until construction (currently unfunded).
- Construction of Old Kings Road – Extension Roadway (Phase 2) from Matanzas Woods Parkway to Old Kings Road as a new two-lane road. Construction is expected to begin before 2025.
- Construction of Commerce Parkway Connector Road from US-1 to SR 100 as a new two-lane road. Construction is expected to begin before 2025.
- Widening Matanzas Woods Parkway from US-1 to I-95 to four lanes. Construction is expected to begin before 2025.

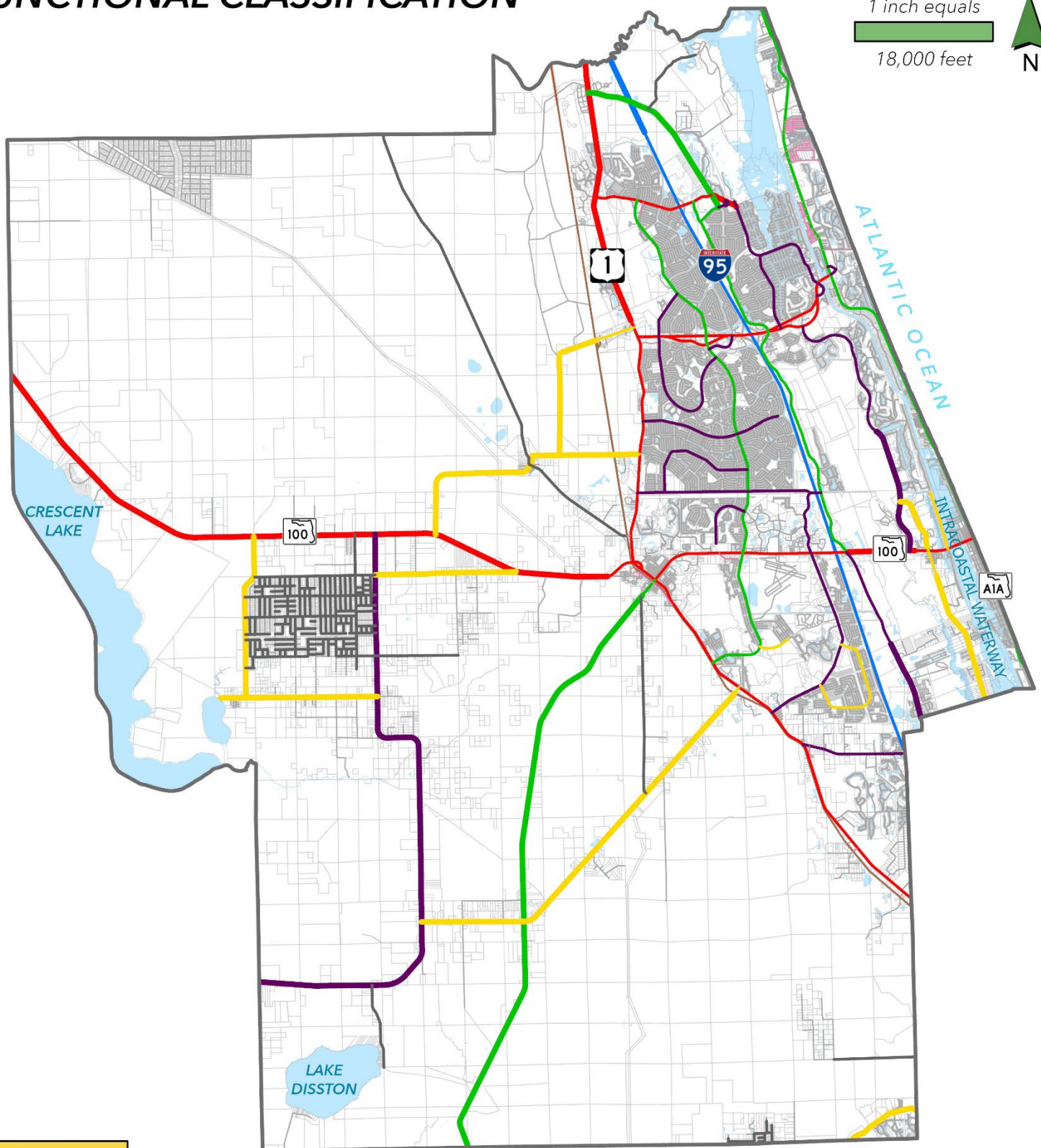
3.3 ADDITIONAL FUTURE CONSIDERATIONS

The following considerations are based on a combination of the public engagement conducted by the for Flagler 2050 and discussions with staff, stakeholders, and outside agencies.

- In order to fully understand roadway capacities within the County, a program to collect traffic counts should be implemented on an annual basis.
- Leveraging the TPO, evaluate the roadway network to understand where complete street treatments are feasible for specific facilities.
- Continue to evaluate the long-term viability of establishing a fixed-route bus system in the County.
- Continue to prioritize the development of the regional trail system throughout the County.
- Through the establishment of an Interlocal Service Boundary Agreement, determine maintenance and ownership responsibilities of County roadways being wholly annexed by municipalities.
- Determine the efficacy of providing additional connectivity from the Barrier Island to the mainland.
- Participate in discussions with regional partners on the potential for establishing a commuter rail network connecting to SunRail or Brightline.

FUNCTIONAL CLASSIFICATION

1 inch equals
18,000 feet



LEGEND

County Boundary

Parcel

Railroad

Functional Classification (FUNCLASS)

01 - Principal Arterial-Interstate RURAL

04 - Principal Arterial-Other RURAL

06 - Minor Arterial RURAL

07 - Major Collector RURAL

08 - Minor Collector RURAL

09 - Local RURAL

11 - Principal Arterial-Interstate URBAN

14 - Principal Arterial-Other URBAN

16 - Minor Arterial URBAN

17 - Major Collector URBAN

18 - Minor Collector (Fed Aid) URBAN

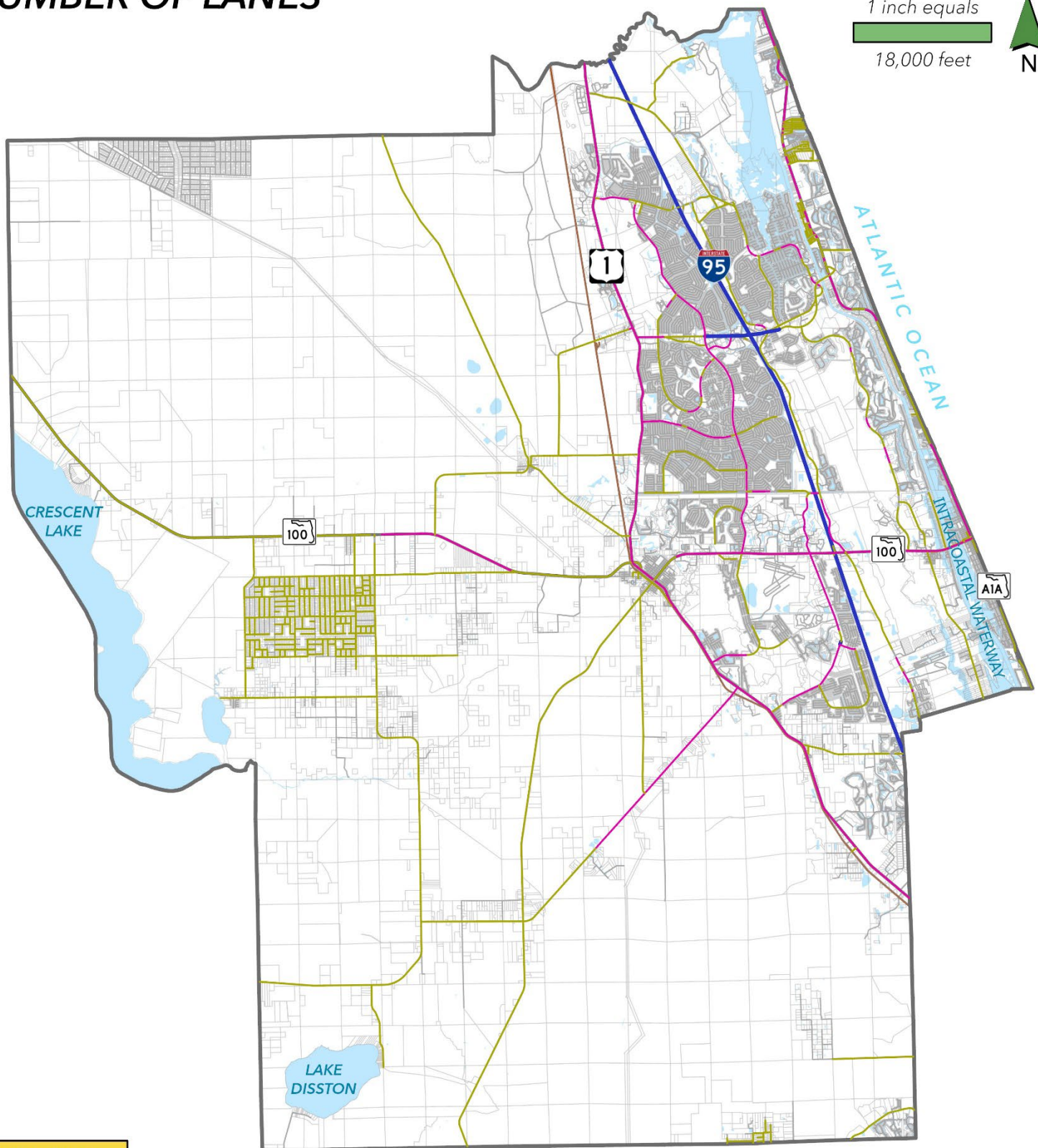
19 - Local URBAN



NUMBER OF LANES

1 inch equals

18,000 feet



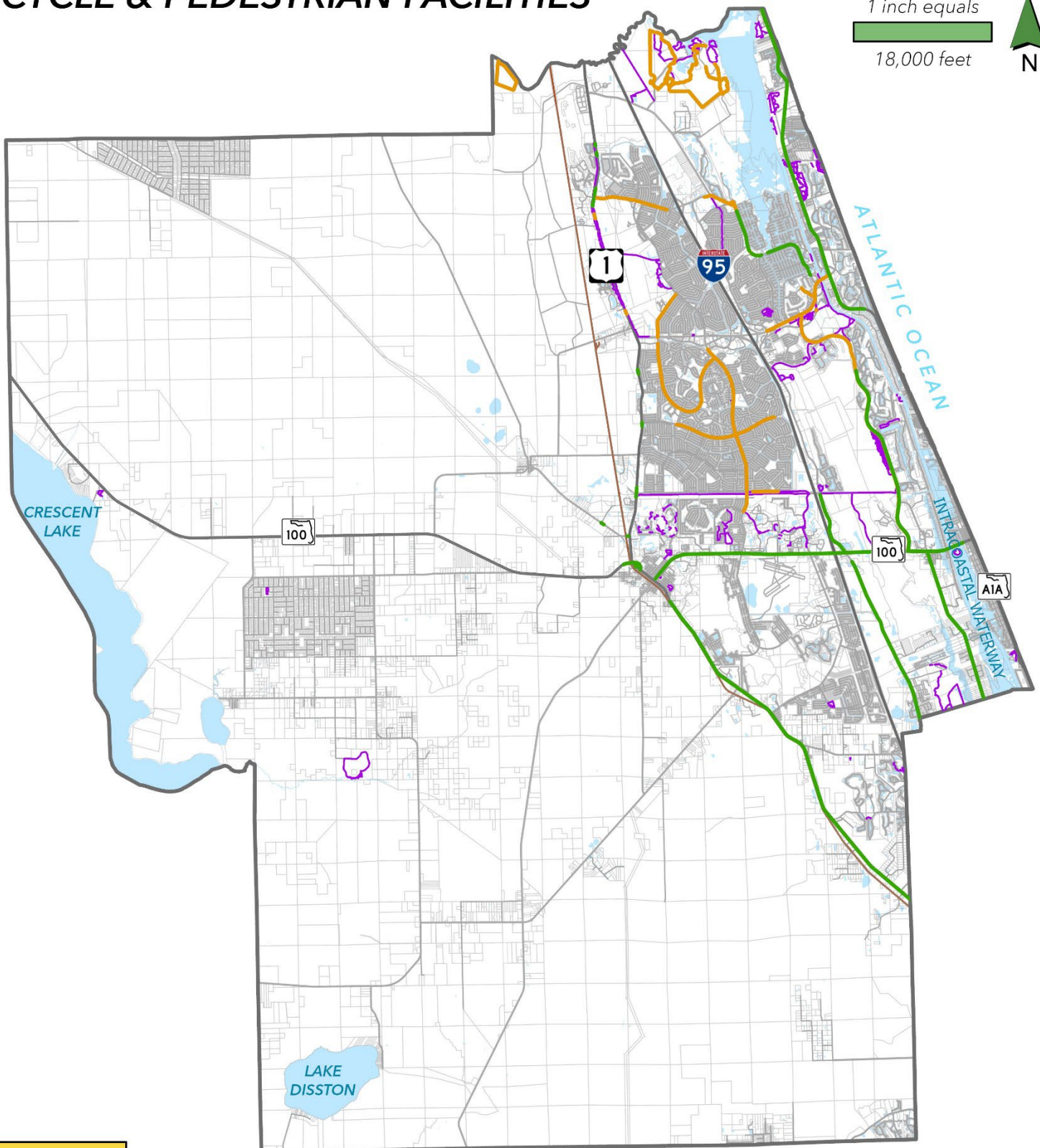
LEGEND

- | | | | |
|--|-----------------|------------------------|---|
| | County Boundary | Number of Lanes | 6 |
| | Parcel | 2 | |
| | Railroad | 4 | |



BICYCLE & PEDESTRIAN FACILITIES

1 inch equals
18,000 feet



LEGEND

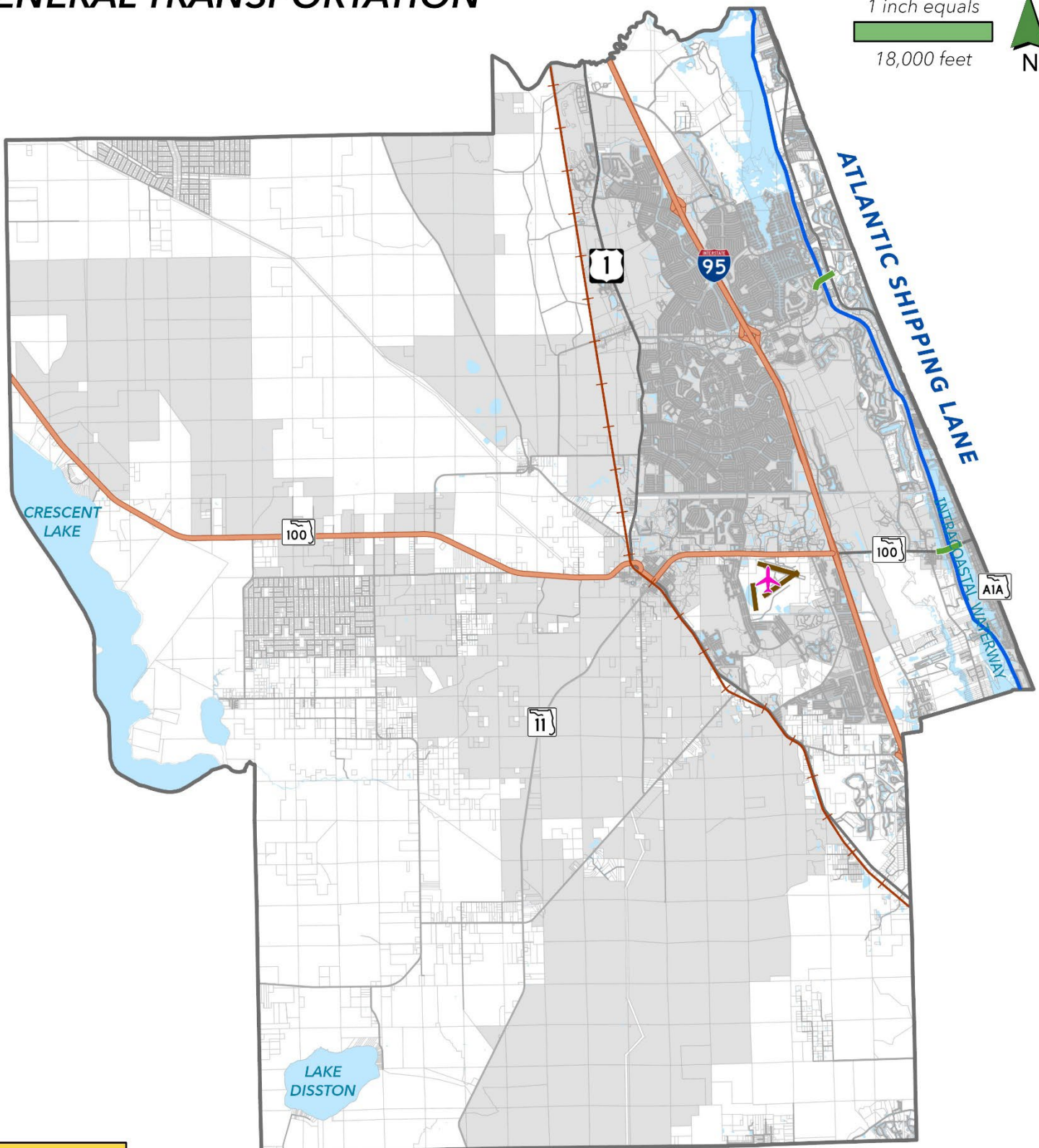
- | | |
|-----------------|---------------------|
| County Boundary | Bike Lane |
| Parcel | Multi-use Path |
| Railroad | Pedestrian Facility |



GENERAL TRANSPORTATION

1 inch equals

18,000 feet



LEGEND

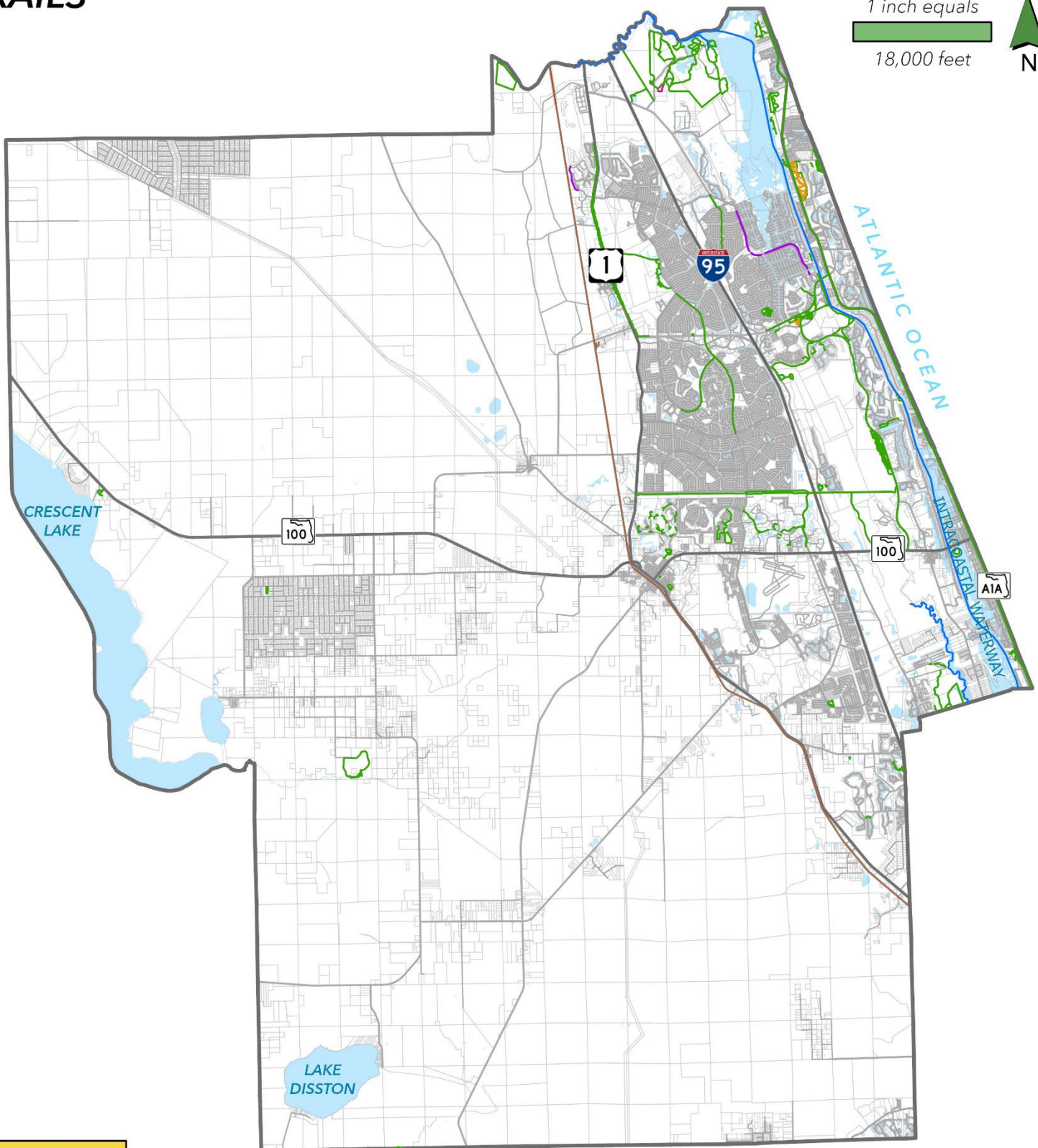
- | | | |
|-----------------|--------------|------------------------|
| County Boundary | SIS Highway | Airport Runway |
| Municipality | SIS Railway | Bridge |
| Parcel | SIS Waterway | Flagler County Airport |



TRAILS

1 inch equals

18,000 feet



LEGEND

	County Boundary	Recreation Type		Blueway
	Parcel			Multi-Use Trail
	Railroad			
	Major Roadway			
				Bike Lane
				Bike Path
				Equestrian Trail



C. HOUSING



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1.0 INTRODUCTION

The purpose of the Housing Element is to ensure that Flagler County regulates residential development in a manner that can equitably, efficiently, and effectively meet the housing needs of the community's existing and projected populations. The Data and Analysis portion of this Element seeks to provide a factual basis for future housing decisions and policy changes made by the County as part of this Comprehensive Plan Update. Housing-related topics examined in this analysis include housing unit counts, types, age, values, occupancy status, costs, subsidies, condition, and existing and projected needs. The data below will discuss housing units within the unincorporated areas of the County, unless otherwise noted.

1.1 ESTIMATED HOUSING INVENTORY

The Data and Analysis for this Element is based upon the latest housing data from a wealth of databases, studies, and reports stemming from state, federal, semi-public, private agencies, and organizations, including: The United States Census Bureau (USCB), the American Community Survey (ACS), ESRI Business Analyst Online (BAO), and the Florida Housing Data Clearinghouse (FHDC) from the University of Florida's Shimberg Center for Housing Studies. It should be noted that housing data from these agencies and organizations often varies by age, source, and methods of estimating. As a result, *the housing data shown in this assessment may vary from section to section.*

1.2 UNIT COUNT

According to the population and household estimates provided in the Future Land Use Element of this Plan (derived from a combination of population projections provided by the Bureau of Economic Business Research at the University of Florida and housing data collected by the FHDC), unincorporated Flagler County had an estimated population of 17,195 residents as of 2020. There are approximately 7,086 households. The ACS estimates that the County's unincorporated housing inventory was comprised of 9,863 units in 2021 and has not released more updated estimates.

1.3 TYPE & CAPACITY

Flagler County contains a majority of detached, single-family residences. This assessment is largely reflected in the latest housing estimates provided by ACS (2021), which breaks down the County's 2021 housing inventory into unit types and is shown below in **Table HSGE - 1**.

Table HSGE - 1: Type of Structure by Units (2021)

Type of Structure by Units	Total Units	Percentage of Total
Single Family	6,101	61.9%
Multi-family (2+ units)	2,030	20.6%
Mobile home unit	1,720	17.4%
Total	9,863	100%

Source: Shimberg, ACS, 2021.

Besides single-family housing types, which comprise nearly 62% of the County's housing stock, the remaining housing unit types within the County are relatively evenly split. Multi-family (accounting for two or more units) represents 21% of the housing units in the County, while mobile home units

account for 17%. Mobile homes can provide an affordable alternative to traditional single-family detached dwellings. An affordable housing stock should also include a variety of multifamily units and attached single-family options as well. By continuing to diversify Flagler County's housing stock with more multifamily and affordable options, the County is more likely to attract new families and individuals in the community who do not prefer or cannot afford single-family homeownership in the future.

1.4 HOUSING AGE

Most of the County's housing stock was constructed between 1990 and 2009 with very few units estimated to have been constructed prior to 1949 in the unincorporated areas, as shown in **Table HSGE - 2**. Although the County lacks a substantial historic housing market, the relative modernity of Flagler County's housing inventory helps keep the average cost of maintaining a home in the County lower than some of its more historic counterparts.

Table HSGE - 2: Age of Housing Inventory (2021)

Housing Units by Year Structure Built	Total Units	Percentage of Total
2010 or later	1,193	12.1%
2000-2009	3,837	38.9%
1990-1999	2,150	21.8%
1980-1989	1,687	17.1%
1970-1979	582	5.9%
1960-1969	158	1.6%
1950-1959	227	2.3%
1940-1949	20	0.2%
1939 or earlier	12	0.1%
Total	9,863	100%

Source: ESRI BAO, ACS, 2021.

1.5 MEDIAN SALES PRICE

The FHDC summarizes the median sales prices for single-family homes for communities throughout the state using property sale data collected by the Florida Department of Revenue. Median sales prices can also be examined at the state level to get a better perspective on the value of Flagler County's housing market by comparison, as provided below in **Table HSGE - 3**.

Table HSGE - 3: Median Sale Prices for Homes (2001-2022)

Year	Flagler County	Florida
2001	\$302,130	\$218,265
2002	\$336,621	\$232,378
2003	\$420,960	\$249,760
2004	\$509,784	\$280,529
2005	\$594,528	\$340,527
2006	\$632,610	\$365,079
2007	\$686,294	\$340,839
2008	\$474,486	\$265,685

Year	Flagler County	Florida
2009	\$336,261	\$226,462
2010	\$364,457	\$214,624
2011	\$327,257	\$201,590
2012	\$326,969	\$209,003
2013	\$382,215	\$233,751
2014	\$429,100	\$251,241
2015	\$425,700	\$267,072
2016	\$441,600	\$276,000
2017	\$425,805	\$284,551
2018	\$446,700	\$293,110
2019	\$434,059	\$300,042
2020	\$481,926	\$324,204
2021	\$513,842	\$360,238
2022	\$630,000	\$385,000

Source: FHDC, 2022.

Over the past 20 years, the fluctuations in the median sale prices for the County largely match those experienced by the State of Florida. Beginning in 2008, there was a large drop in median sale price at both the County and state level, due to a nationwide recession. Flagler County has consistently had higher median sale prices than the state, showing that there is a difference in housing demand and there may be a difference in square footage of available homes and lots. As of 2022, the median sale price of a single family home in Flagler County was almost a quarter of a million dollars more than the state's median sale price. When looking at the incorporated areas of the County; however, the median sale price is more consistent with the state's median sale price. With higher sale prices in the unincorporated areas, there are benefits, such as a higher tax base which provides important funding for community facilities, amenities, parks, schools, and roadways.

1.6 OCCUPANCY STATUS (TENURE)

If not determined to be vacant, a housing unit can be occupied by one of two groups: an owner or renter. Most communities desire higher rates of homeowner-occupancy, as homeowners typically stay within the area longer, are more likely to engage in local elections, and spend greater time, energy, and money maintaining their property and home. However, the availability of rental units plays a critical role in the stability of a community as well. The largest reason being that possessing a sizable rental stock provides affordable alternatives to those who may not be able to afford purchasing a single-family home. According to Housing Policy in the United States by Alex F. Schwartz (2015), possessing a healthy rental market has been shown to reduce homelessness, crime, displacement, foreclosures, evictions, and other disruptive forces within a community.

The ACS (2021) provides estimates for the total number of owner- and renter-occupied households within the County. These values are shown in **Table HSGE - 4** which also includes the number of vacant housing units estimated within the County during this same period. Most units are owner-occupied (66%), which is similar to many Florida communities. On the other hand, only 6% of housing units are occupied by renters, which is significantly lower than the state's average of 28%. Approximately 28% of housing units in the County are considered vacant. Vacancies can be attributed to several different reasons and is discussed in more detail in the next section.

Table HSGE - 4: Occupancy Status (2021)

Occupancy Status	Number of Units	Percent of Total
Owner-Occupied	6,512	66.0%
Renter-Occupied	574	5.8%
Total Occupied	7,086	71.8%
Vacant	2,777	28.2%
Total	9,863	100%

Source: Shimberg, ACS, 2021.

1.6.1 Vacancy Rate

The ACS considers housing units to be “vacant” when the units are:

- Not owner or renter occupied
- Unoccupied because they are in the process of being sold,
- Units that have recently finished construction but do not currently contain tenants,
- Units in which the primary tenant only lives in the home seasonally, and
- other similar circumstances.

A detailed breakdown of housing unit vacancies is provided in **Table HSGE - 5**.

Table HSGE - 5: Vacant Housing Units (2017-2021)

Vacancy Status	Number of Units	Percent of Total
For Rent	99	3.6%
For Sale	127	4.6%
Rented or Sold, But Not Occupied	14	0.5%
For Seasonal, Recreational, or Occasional Use	1,874	67.5%
For Migrant Workers	0	0.0%
For Other Purposes	663	23.9%
Total	2,777	100%

Source: Shimberg, ACS (2017-2021), 2023.

Most vacant units (68%) are used seasonally or recreationally. These units may be vacant part of the year for people who visit for certain seasons, or they may be rented out to visitors. The “for other purposes” category may account for units which are used for vacation rentals, as well, or they may be units which are primarily being used as investment properties. There are very few vacant units which are actively available for residents wishing to live in the unincorporated area of the County (8%). This high rate of vacancy due to seasonal, recreational, and vacation uses may artificially increase cost of living for residents or prospective residents.

1.7 HOMEOWNERSHIP EXPENSES

Homeownership can be a costly endeavor. In addition to the recurring costs associated with taxes, insurance, utilities, association fees, and maintenance costs for repairs and improvements tend to exponentially increase as structures age. Other significant costs to homeownership are down payment costs, mortgage insurance, and mortgage payments, which can influence decisions to

either buy or rent property. The monthly costs for homeowners (as a percentage of household income) in Flagler County is provided below in **Table HSGE - 6**.

Flagler County has a nearly equal proportion of homeowners who have mortgages and those who do not. For households without mortgages, nearly 30% of them spend less than 10% of their monthly incomes on ownership costs. In the following section, homeowner costs and cost burden are discussed further.

Table HSGE - 6: Monthly Ownership Costs for Owner-Occupied Households (2017-2021)

Monthly Costs	Number of Units	Percent of Total
<i>Households with Mortgage Payments</i>		
Less than 10%	319	4.9%
10 to 14.9%	378	5.8%
15 to 19.9%	567	8.7%
20 to 24.9%	365	5.6%
25 to 29.9%	280	4.3%
30 to 34.9%	215	3.3%
35 to 39.9%	274	4.2%
40 to 49.9%	287	4.4%
50% or more	274	4.2%
Not Computed	52	0.8%
Subtotal	2,958	45.4%
<i>Households without Mortgage Payments</i>		
Less than 10%	1,862	28.6%
10 to 14.9%	436	6.7%
15 to 19.9%	215	3.3%
20 to 24.9%	221	3.4%
25 to 29.9%	143	2.2%
30 to 34.9%	293	4.5%
35 to 39.9%	72	1.1%
40 to 49.9%	98	1.5%
50% or more	91	1.4%
Not Computed	78	1.2%
Subtotal	3,554	54.6%
Total	6,512	100.0%

Source: ACS (2017-2021), FHDC, 2023.

1.7.1 Cost-Burdened Owner-Occupied Households

According to the Federal Department of Housing and Urban Development (HUD), a household is considered cost-burdened when housing costs exceed 30% of the household's monthly income. Cost-burdened households are often forced to choose between essential items, such as transportation, food, clothing, or healthcare because they cannot afford to purchase these items once the costs of owning and maintaining a home are paid. These choices can have long term implications on a household, often leading to stress, long-term health concerns, limited employment options, and fewer educational opportunities.

Cost burdens are often more deeply felt by households who make less than the area median income (AMI), which is the midpoint of a region's income distribution. Households making significantly less than the AMI who are considered to be cost-burdened are significantly less likely to afford other basic necessities required to meet their daily needs compared to households whose monthly income exceeds the AMI. The relationship between housing costs and household income for owner-occupied households within Flagler County is shown in **Table HSGE - 7** below.

Table HSGE - 7: Owner-Occupied Households, Cost Burden by Income (2021)

Household Income	Number of Households			Total Households ⁴	Percentage of Total
	Affordable Housing Costs ¹	Cost Burdened ²	Severely Cost Burdened ³		
30% AMI or less	67	111	374	552	8.1%
30.01-50% AMI	379	124	191	694	10.2%
50.01-80% AMI	459	206	68	733	10.8%
80.01-100% AMI	406	100	43	549	8.1%
Greater than 100% AMI	3,912	342	12	4,266	62.8%
Total Households¹	5,223	883	688	6,794	100%
Percentage of Total	76.9%	13.0%	10.1%	100%	--

¹Housing is considered to be "affordable" when a household spends no more than 30% of their monthly household income on housing costs.
²Households are generally considered to be "cost-burdened" when they spend between 30.1-50% of their monthly household income on housing costs.
³Households are generally considered to be "severely cost-burdened" when they spend between more than 50% of their monthly household income on housing costs.
⁴Due to the unavailability of housing data with a matching vintage and source, the total number of households provided in this table is different than the total number of owner-occupied households identified in Table HSGE - 6.

Source: FHDC, 2021.

According to **Table HSGE - 7**, 23% of all owner-occupied households within the County are considered to be cost-burdened. Of the 23% that are cost-burdened, 78% have income that is below the AMI for the Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area which includes the County (\$79,400).¹

1.8 RENTAL EXPENSES

Renting can be an affordable alternative to homeownership; however, when the demand for rental housing exceeds the supply of available units, the cost of renting can escalate rapidly, especially when the rent includes other costs as well, such as taxes, insurance, utilities, and association fees (often referred to as 'gross rent'). The monthly gross rent for renting households in Flagler County is provided below in **Table HSGE - 8**.

Table HSGE - 8: Renter Households by Gross Rent (2017-2021)

Gross Rent	Number of Units	Percent of Total
<\$200	0	0.0%

¹ <https://ami-lookup-tool.fanniemae.com/amilookuptool/>

Gross Rent	Number of Units	Percent of Total
\$200-\$299	6	1.1%
\$300-\$499	17	2.9%
\$500-\$749	75	13.0%
\$750-\$999	61	10.6%
\$1,000-\$1,499	220	38.4%
\$1,500-\$1,999	46	8.1%
\$2,000-\$2,499	20	3.4%
\$2,500-\$2,999	28	4.9%
\$3,000-\$3,499	0	0.0%
>\$3,500	0	0.0%
No Cash Rent	97	16.9%
Not Computed	4	0.1%
Total	574	100%

Source: ACS (2017-2021), 2023.

1.8.1 Cost-Burdened Renter-Occupied Households

The monthly gross rent for renting households in Flagler County is provided below in **Table HSGE - 9**, which shows that 35% of all renter-occupied households within the County are considered cost-burdened by HUD. Of that cost-burdened group, approximately 98% make less than the AMI. Furthermore, it is highly likely that Flagler County is feeling the negative effects of the current nationwide housing shortage. As such, the demand (and thus, cost) for local rental housing has likely risen significantly since this data was originally recorded, resulting in many more renting families within the County becoming cost-burdened within the last several years.

Table HSGE - 9: Renter Households, Cost Burden by Income (2021)

Household Income	Number of Households			Total Households ⁴	Percentage of Total
	Affordable Housing Costs ¹	Cost Burdened ²	Severely Cost Burdened ³		
30% AMI or less	27	1	165	193	22.1%
30.01-50% AMI	22	25	60	107	12.3%
50.01-80% AMI	148	33	2	183	21.0%
80.01-100% AMI	106	1	11	118	13.5%
Greater than 100% AMI	266	5	0	271	31.1%
Total Households¹	569	65	238	872	100%
Percentage of Total	65.3%	7.5%	27.3%	100%	--

¹Housing is considered to be "affordable" when a household spends no more than 30% of their monthly household income on housing costs.

²Households are generally considered to be "cost-burdened" when they spend between 30.1-50% of their monthly household income on housing costs.

³Households are generally considered to be "severely cost-burdened" when they spend between more than 50% of their monthly household income on housing costs.

⁴Due to the unavailability of housing data with a matching vintage and source, the total number of households provided in this table is different than the total number of owner-occupied households identified in **Table HSG-8**.

Source: FHDC, 2021.

1.9 GOVERNMENT SUBSIDIZED HOUSING FINANCING & INVENTORY

1.9.1 Financing

Flagler County offers several services which promote homeownership and the expansion of the housing inventory to support the economic development of the County. This includes programs and assistance aimed at very low to moderate income residents of the County. The County outlines several types of programs: purchase assistance, home rehabilitation, roof replacement, disaster assistance, resilient homes, and senior barrier-free home modification. These programs and other housing programs receive funding through the State Housing Initiative Partnership (SHIP), Hurricane Loss Mitigation Program (HLMP), Section 8 Housing Choice Vouchers, and the Community Development Block Grant (CDBG) programs. These financing programs are described below. Other housing assistance programs which are facilitated by non-profits are available within the County, including Flagler Habitat for Humanity and Mid Florida Housing Partnership.

State Housing Initiatives Partnership

The SHIP program, facilitated by the Florida Housing Finance Corporation, provides funds to expand the production and preservation of affordable housing units in the County. There are several strategies which are included within the SHIP program for qualified households, such as:

- Purchasing assistance for first-time homebuyers
- Owner-occupied housing rehabilitation—particularly households occupied by persons with special needs
- Disaster recovery and emergency repair assistance
- Senior home modification

Hurricane Loss Mitigation Program

The Hurricane Loss Mitigation Program (HLMP) is facilitated by the state's Division of Emergency Management to minimize damage caused by hurricanes through preventative means. The program funds activities that promote property resiliency through retrofits made to residential, commercial, and mobile home properties, as well as the promotion of public education and public information. Retrofit measures include updated shutters, gable-end reinforcement, air conditioner anchoring, attic vent replacement, roof replacement, gutter replacement, and more.

Section 8 Housing Choice Vouchers

The housing choice voucher program is facilitated by the U.S. Department of Housing and Urban Development (HUD) to assist very low income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Flagler County Public Housing Authority (PHA) receives funding from HUD and administers the program locally. Eligible households who receive a voucher must find a suitable housing unit, and the PHA pays a subsidy to the landlord while the household pays the difference between the actual rent charged and the amount of the subsidy paid by the PHA. The program allows households more choice in their housing options, though the program may have a waitlist for eligible households depending on demand and funding. The waitlist may close periodically when applications far outweigh available vouchers.

Community Development Block Grant

The Community Development Block Grant is an entitlement grant awarded to the City of Palm Coast through the U.S. Department of Housing and Urban Development that is based upon ‘need factors’ including population, income, unemployment level, and housing conditions. The program’s primary objective is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities primarily for low to moderate income persons. These programs are aimed at improving the lives of low to moderate income individuals. While this program is facilitated by one of the cities within the County, the benefits of the CDBG program can reach all County residents.

USDA Rural Housing

The USDA Rural Development offers qualifying individuals and families living in rural designated areas the opportunity to purchase or build a new single family home with no money down, to repair their existing home, or to refinance their current mortgage under certain qualifying circumstances.

1.9.2 Inventory

The County’s local housing assistance program provides funding for construction, repair, and financing through State and Federal housing programs. However, none of the following (shown in **Table HSGE – 10**) inventory is located within the unincorporated area of the County. These housing programs are accessible by all households who meet requirements, as inventory allows.

Table HSGE - 10: Assisted Housing Inventory (2023)

Name	Program(s) Provided ¹	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units ²	HUD/RD Rental Assistance Units ³	Total Units ⁴
Affordable Housing Matters	Demonstration Project	Homeless	Not Available	Non-Profit	2034	5	0	6
Bella Vista	Housing Credits 9%; Rental Assistance/RD; Section 515	Elderly; Family	1991	For-Profit	2042	45	36	45
Gambia Woods Apartments	Rental Assistance/RD; Section 515	Family	1980	Limited-Dividend	2050	36	25	36
John McIntosh	Public Housing	Elderly; Family	Not Available	Public Housing Authority	Not Available	131	0	132
Pinecreek Place	Housing Credits 9%; Rental Assistance/RD; Section 515	Elderly; Family	1993	For-Profit	2042	43	42	43
Beach Village at Palm Coast I	Housing Credits 9%; Local Bonds; State HOME; Tax Credit Assistance Program	Family	2010	For-Profit	2062	106	0	106
Central Landings at Town Center	Housing Credits 4%	Family	Not Available	Not Available	2052	150	0	150
Central Landings at Town Center Senior Living	Housing Credits 4%	Family	Not Available	Not Available	2052	83	0	83
Madison Green	Housing Credits 9%	Family	2005	For-Profit	2055	128	0	128
Palm Coast Landing Senior Living	Housing Credits 9%	Elderly; Family; Link	Not Available	For-Profit	2065	52	0	61
Palms at Town Center	Housing Credits 4%; SAIL; State Bonds	Family	Not Available	For-Profit	2069	88	0	88
Total						867	103	878

Name	Program(s) Provided ¹	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units ²	HUD/RD Rental Assistance Units ³	Total Units ⁴
¹ Includes programs administered by the U.S. Dept. of Housing and Urban Development (HUD), U.S. Department of Agricultural and Rural Development (RD), Florida Housing Finance Corporation (Florida Housing), and Local Housing Finance Authorities (LHFA) ² Number of units with rent and/or income restrictions ³ Number of units receiving monthly rental assistance from USDA RD or HUD ⁴ Total number of units in development – includes property management units								

Source: FHDC, 2023.

Due to the high number of families earning below the AMI who are cost-burdened by their monthly rental expenses (and to a lesser extent, mortgage payments) within the County, it is crucial that efforts to expand the County's suite of housing assistance programs should be continued. This can be achieved in part by coordinating with developers, landowners, and current landlords to increase the supply of affordable units within the County.

1.10 SUBSTANDARD UNITS

In its *Urban Blight and Public Health Research Report* (2017), the Urban Institute defined substandard housing "as residential spaces with structural and other physical deficiencies that do not meet health and safety requirements, thereby endangering the health and safety of residents." However, accurately determining the County's total inventory of substandard units is infeasible, as it would likely require in-person inspections for each unit within Flagler County. Consequently, most housing organizations and local government utilize a wide range of indicators to estimate if a housing unit is likely substandard. The most often used indicators in Florida are conditions of overcrowding and/or units lacking complete kitchen or plumbing facilities. The FHDC provides estimates for each of these indicators and estimates that there are no substandard units within the unincorporated areas of the County. This is likely because of Flagler County's housing stock which is comprised of homes constructed within the last 50 years and thus, were required to meet contemporary building standards.

2.0 PROJECTED HOUSING NEEDS

As discussed throughout this Element, detailed housing data and estimates for Flagler County often varies by source, vintage, and methods of estimating. To ensure consistency between Elements of this Plan, the County's projected housing needs were based upon the County's projected 2050 population presented within the Future Land Use Element of this Plan. The result of this is shown in **Table HSGE - 11** as follows.

Table HSGE - 11: Projected Housing Needs (2025 - 2050)

Population/Households (Unincorporated)	2025	2030	2035	2040	2045	2050
Permanent Flagler County Population	21,151	23,431	25,252	26,693	27,943	29,083
Number of <i>Permanent</i> Households	8,930	9,893	10,662	11,270	11,798	12,279
Seasonal Flagler County Population	4,424	4,901	5,281	5,583	5,844	6,083
Number of <i>Seasonal</i> Households	1,868	2,069	2,230	2,357	2,468	2,568
Total Flagler County Population	25,575	28,332	30,533	32,275	33,788	35,166

Total Number of Households	10,798	11,962	12,892	13,627	14,266	14,848
¹ Assuming an average persons per household of 2.37						

Source: ACS, BEBR, Flagler County, FHDC, Inspire Placemaking, 2022.

Assuming each permanent and seasonal household within the County will occupy at least one housing unit each, **Table HSGE - 11** indicates that the County will need approximately 12,279 units for its permanent population and 2,568 units for its seasonal residents by the year 2050 (for an estimated demand of 14,848 units total). As shown in **Table HSGE - 1**, the ACS (2017-2021) estimated that the Unincorporated County possessed a housing inventory of 9,863 units in 2021. To meet the County's projected demand of 14,848 units by 2050, a minimum of 4,985 new units will need to be constructed within the next 27 years.

The FHDC issues projections of households by tenure, household income, and cost burden by applying the current percentages to the projected population (see **Table HSGE - 12**).

Table HSGE - 12: Cost Burden Projections (2025-2050)

	2025	2030	2035	2040	2045	2050
OWNERS						
Total Owners	7,534	8,348	8,966	9,533	10,029	10,479
Owners at or below AMI	2,803	3,106	3,335	3,547	3,731	3,899
30% or less of AMI	612	678	728	775	815	851
30.1-50% of AMI	770	854	916	974	1,024	1,071
50.1-80% of AMI	813	901	968	1,029	1,083	1,131
80.1-100% of AMI	608	673	723	769	809	846
Cost Burdened Owners	1,740	1,928	2,071	2,202	2,317	2,421
Severely Cost Burdened	701	776	834	887	933	975
Percentage Cost Burdened	23.10%	23.10%	23.10%	23.10%	23.10%	23.10%
RENTERS						
Total Renters	967	1,083	1,188	1,281	1,365	1,445
Renters at or below AMI	666	747	819	883	940	996
30% or less of AMI	214	240	263	284	303	320
30.1-50% of AMI	119	133	146	157	167	178
50.1-80% of AMI	202	227	249	268	285	302
80.1-100% of AMI	131	147	161	174	185	196
Cost Burdened Renters	336	376	412	445	474	501
Severely Cost Burdened	252	282	309	333	355	376
Percentage Cost Burdened	34.70%	34.70%	34.70%	34.70%	34.70%	34.70%

Source: FHDC, 2022.

If it is assumed that the County's current percentage of cost-burdened households will remain constant through the 2050 planning horizon, the County can expect its population of cost-burdened households to reach nearly 3,000 within the next 27 years—a significant majority of which will likely

earn a monthly income lower than the AMI. In efforts to assist this growing population in obtaining and keeping stable housing conditions, the County will continue to explore methods to increase the *diversity* of its housing stock and the inventory of available *affordable housing units* in the future.

D. INFRASTRUCTURE



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1.0 INTRODUCTION

The Infrastructure Element provides an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management, and natural groundwater aquifer recharge under the responsibility of Flagler County. Key infrastructure to support the economic and environmental health of a community includes potable water, sewer/wastewater, solid waste, and drainage/stormwater services.

2.0 PUBLIC FACILITIES & SERVICES

2.1 POTABLE WATER

Flagler County is not a potable water supplier. The County relies on other entities to provide potable water to the unincorporated area. These utilities include:

- City of Flagler Beach
- City of Palm Coast
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Florida Governmental Utility Authority (FGUA)
- MHC Bulow Plantation, LLC (Private only)
- Dunes Community Development District (Private only)
- Holiday Travel Park Co-Op, Inc. (Private only)

Unless properties are served by a private potable water well (domestic self supply or public supply), potable water is supplied in the County by the above utility providers. A utility service area map is provided in **Map INFE - 1**. Flagler County will continue to coordinate and support the provision of water service by the various municipal and private service providers.

The County has a county-wide level of service (LOS) for the provision of potable water to County residents and businesses. All future development and redevelopment in the County shall be compatible with the adopted LOS standards. The County's current potable water LOS is 125 gallons per capita daily (gpcd) and/or 300 gallons per equivalent residential unit (ERU) which is consistent with the LOS standards for the County's municipal water suppliers. **Table INFE - 1** shows the LOS standards for the County's municipal water suppliers.

Table INFE - 1: LOS Standards for Municipal Water Suppliers

Municipal Utility	Level of Service
City of Flagler Beach	Residential: 125 gpcd; Commercial: 2,000 g/acre per day
City of Palm Coast	125 gpcd
City of Bunnell	120 gpcd
City of Ormond Beach	110 gpcd
Volusia County Utilities	Residential: 300 g/ERU Office: 0.15 gpd/sq ft Retail, Institutional, & Industrial: 0.10 gpd/sq. ft.

Source: Northeast Florida Regional Council, 2022

The North Florida Regional Water Supply Partnership provides for the planning and management of potable water resources within the St. Johns River and Suwannee River water management districts (SJRWMD and SRWMD, respectively), including Flagler, St. Johns, Putnam, Clay, Duval, Nassau, Alachua, Bradford, Baker, Gilchrist, Columbia, Suwannee, Hamilton, and Union Counties.

2.1.1 Water Supply

The St. Johns River Water Management District (SJRWMD) maintains a Regional Water Supply Plan to coordinate potable water supply resources within the SJRWMD jurisdiction area. Flagler County is part of the Lower St. Johns River Basin and the Northern Coastal Basin. The SJRWMD, as mentioned above, is part of a partnership with the Suwannee River Water Management District to plan for the North Florida area.

SJRWMD and the North Florida Regional Water Supply Plan estimate County residents and businesses utilized approximately 11.79 million gallons per day (MGD) of potable water in 2020. The plan predicts the County's potable water needs will increase to 16.98 MGD in 2035. Currently, the SJRWMD, in partnership with the SRWMD, is updating the North Regional Water Supply Plan which is anticipated to be completed and approved in 2024. Future population growth within the utility service areas is expected to be served by those water suppliers while growth outside of the service areas and areas which are not expected to connect to public services will continue to rely on well water until such a system becomes feasible in the unincorporated area.

Although not a water provider, the County should investigate encouraging or requiring water conservation efforts including, but not limited to, low flow plumbing fixtures, waterwise Florida friendly landscaping, promoting the Florida WaterStarSM program for new communities, promoting water conservation, and establishing low impact development standards for stormwater management.

2.1.2 Existing and Future Demand Capacity

The SJRWMD and SRWMD are currently in the process of updating the North Florida Regional Water Supply Plan, which is anticipated to be completed in 2024. The current water supply plan is from 2017 and provides the following information (shown in **Table INFE - 2**) regarding the existing and future demand capacity of water within the County. The demand for potable water is projected to continue to steadily increase each year until the horizon for the current water supply plan (2035), an increase of 4.82 MGD in 15 years.

Table INFE - 3 shows the population growth and projected demand for domestic self-supply and public supply of water relying on wells. This shows an increase over the horizon year of the regional water supply plan, as well. Approximately 4,600 people relied on wells for their potable water in 2020, and the water management districts project that nearly 11,000 people will rely on these water supplies by 2035.

Table INFE - 2: Water Demand Projections for Flagler County (Public & Private Providers)

	Population				Water Demand (million gallons per day (MGD))			
	2020	2025	2030	2035	2020	2025	2030	2035
City of Flagler Beach	5,726	6,646	7,504	8,125	0.89	1.04	1.17	1.27
City of Palm Coast	98,034	113,771	128,464	142,274	9.31	10.81	12.20	13.52
FGUA	1,587	1,842	2,080	2,304	0.10	0.12	0.14	0.15
City of Bunnell	3,419	3,968	4,480	4,962	0.37	0.43	0.49	0.54
Manufactured Home Communities	1,377	1,377	1,377	1,377	0.08	0.08	0.08	0.08
Volusia County Utilities	1,189	1,189	1,189	1,189	0.19	0.19	0.19	0.19
Dunes Community Development District	5,722	5,722	5,722	5,722	0.56	0.56	0.56	0.56
D&E Water Resources, LLC / Heart Island	78	151	151	151	0.01	0.02	0.02	0.02
Totals	117,132	134,666	150,967	166,104	11.51	13.25	14.85	16.33
<i>Note: The City of Ormond Beach provides potable water to approximately 635 residential properties within the portion of the Hunters Ridge DRI in Flagler County.</i>								

Source: Northeast Florida Regional Council, 2017

Table INFE - 3: Population and Water Demand Projections for Domestic Self Supply & Public Supply (wells)

	2020	2025	2030	2035
Population projections (County-wide)	4,599	6,665	8,664	10,727
Water Demand Projections (MGD)	0.28	0.41	0.53	0.65

Source: Northeast Florida Regional Council, 2017

2.2 WASTEWATER SYSTEM

Flagler County is not a sanitary sewer or reclaimed water service provider. The County relies on other entities to provide sanitary sewer service and reclaimed water service to portions of the unincorporated area of the County. The County has adopted LOS standards for the unincorporated area for wastewater- 110 gallons per capita daily (gpcd) or 264 equivalent residential units (ERU). The flowing entities provide wastewater services to unincorporated area:

- City of Flagler Beach

- City of Palm Coast
- FGUA
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Dunes Community Development District

If a household is not provided services by the above utilities, then the household relies on a septic system or similar infrastructure. Future population growth within the wastewater utility service areas is expected to be served by those suppliers while growth outside of the service areas and areas which are not expected to connect to public service will continue to rely on septic systems until such service becomes feasible in the unincorporated area. The County shall continue to support and coordinate with municipal utility service providers for the provision of wastewater collections and treatment.

2.2.1 Septic to Sewer

Section 163.3177 Florida Statutes requires local governments to identify and address septic-to-sewer conversion plan in their comprehensive plans. This conversion plan must identify any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, it must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years and outline strategies and timelines for converting to centralized sewer systems or upgrading existing systems. The law aims to improve water quality, protect Florida's springs and aquifers, and support coordinated infrastructure planning across jurisdictions.

Flagler County does not operate a wastewater treatment or collection system and has no ability to assess the feasibility of converting septic systems in the unincorporated area.

2.3 SOLID WASTE COLLECTION

The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. The County contracts with Waste Pro to collect household waste, recyclables, and yard waste for the unincorporated area of the County.

Flagler County operates a Household Hazardous Waste Collection center and recycle drop-off center, as well. The County does not charge residents a fee to drop off certain hazardous materials. There is a weight limit to the amount of hazardous waste that can be dropped off in a 30-day period.

According to a solid waste report prepared by FDEP, Flagler County is recycling approximately 44% of its solid waste, which is well below the 75% goal by 2020 established by Section 403.7032, Florida Statutes.

2.4 DRAINAGE & STORMWATER MANAGEMENT

The County principally relies on the permitting requirements of SJRWMD to address drainage and stormwater needs within its jurisdiction. In fact, the adopted level of service standard for drainage and stormwater is the permitting requirements of SJRWMD. Through the County's development review process, development projects are reviewed to assure appropriate mitigation of impacts to drainage and stormwater on the development site. Additionally, a stormwater master plan is currently under development by the County Engineering Department and is anticipated to be completed between October and November of 2024.

2.5 AQUIFER RECHARGE

Rain replenishes or recharges aquifers by percolating through the soil or entering through sink holes and fissures. Aquifers can also be recharged from adjacent aquifers or from surface water bodies. Not all precipitation reaches the aquifers. Of the 51 inches of rain that Florida receives during a typical year, 38 inches evaporate or run off into surface waters prior to soaking into the ground. Only 13 inches (25%) provides recharge to the aquifer. If total water loss and withdrawal exceeds the amount of recharge, the amount of water stored in the aquifer decreases. Aquifer recharge and protection of Florida's key drinking water source is paramount for the future of the state's residents. With the large expanses of preserved state and water management district lands within Flagler County, nearly 40,000 acres, the County is protecting its water resources through the preservation of major wetland systems and surface waters.

2.5.1 Groundwater Recharge Impact

Groundwater is the principal source of water supply for municipal, industrial, and agricultural water in Central Florida. The groundwater is contained in aquifers (water bearing geologic strata) that are separated or confined by layers of less permeable material. Flagler County relies on the surficial aquifer for its source of drinking water.

2.5.2 Aquifer Contamination

The potential for contamination of public water systems is monitored by the Florida Department of Environmental Protection. There are no "delineated areas," which are known to have contamination from agricultural sources.

There are 228 monitored underground petroleum storage tanks that are being monitored through active permits in the County. Most of which either correspond with gasoline stations, automotive service stations, or agricultural purposes.

2.5.3 Regulatory Framework

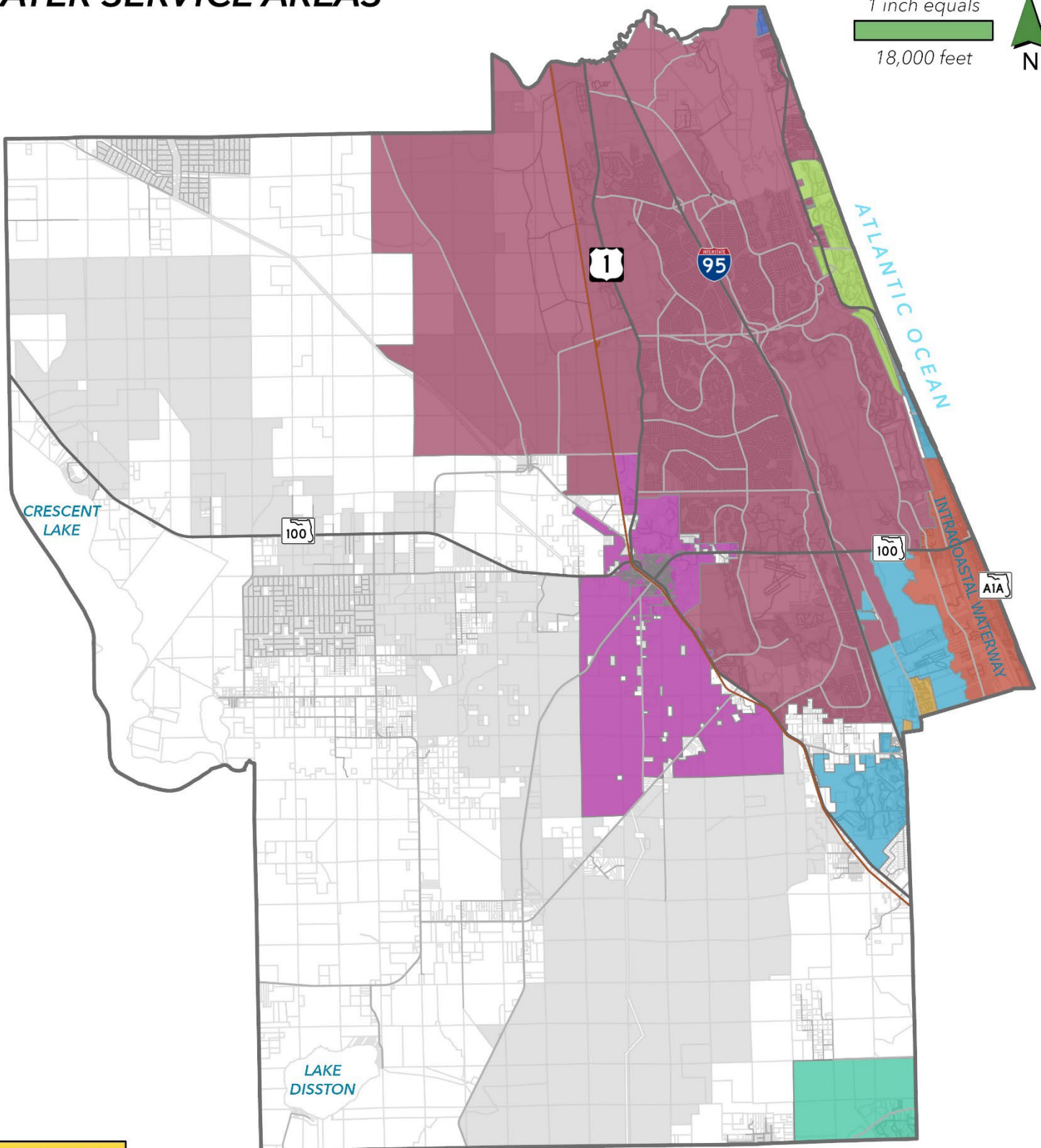
Florida Administrative Code rules, local regulations and state statutes have been enacted to prevent negative impacts of excessive water consumption. Extreme lowering of aquifer levels and surface water flows can adversely impact ecosystems by lowering lake levels, degrading wetlands and other natural systems and habitats. Other related negative impacts as mentioned above can include increased sinkhole frequency.

In Chapter 373, Florida Statutes, the state delegates powers to water management districts to regulate potable water well construction and consumptive use permitting.

WATER SERVICE AREAS

1 inch equals

18,000 feet



LEGEND

County Boundary	Major Roadway	FGUA	City of Palm Coast
Municipality	Water Provider	City of Flagler Beach	Volusia County Utilities
Parcel	City of Bunnell	Town of Marineland	
Railroad	Dunes Comm Dev Dist	City of Ormond Beach	



E. CONSERVATION

Photo by: Palm Coast and the Flagler
Beaches Tourism Development Office



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1.0 INTRODUCTION

The intention of the Conservation Element is to ensure the continued identification and protection of significant natural resources within Flagler County. The data and analysis portion of this Element seeks to provide a factual basis for future conservation decisions and policy changes made as part of the Comprehensive Plan Update process. The significant natural resources inventoried and analyzed for this Element include surface waters, wetlands, floodplains, vegetation, and wildlife. Additionally, other topics related to the natural environment explored in this analysis include soils, beaches and shores, air quality, and water quality and usage.

2.0 NATURAL RESOURCE INVENTORY & ANALYSIS

Three topic areas are explored in the following inventory and analysis sections. Section 2.1 examines major waterbodies, wetlands, and floodplains found in Flagler County; Section 2.2 explores the County's wealth of significant vegetation and wildlife; and Section 2.3 describes other crucial environmental considerations.

2.1 MAJOR WATERBODIES, WETLANDS, AND FLOODPLAINS

2.1.1 *Major Waterbodies*

The most prominent waterbody associated with Flagler County is the Atlantic Ocean. It spans 18 miles along the eastern border of Flagler County and consists of coquina sand beaches and large sand dunes. Along with being a popular destination for tourists, it is also a destination for wildlife, such as right whales and dolphins.

Another major waterbody is the Matanzas River, also known as the Intracoastal Waterway, a narrow saltwater river that contains estuaries throughout the county. Matanzas River is a vital water source and is home to an abundance of Florida fisheries, wildlife, and vegetative species that reside in the estuaries along the river. The river runs throughout the eastern portion of the County, parallel to the shore. Although the river does not meet the ocean in Flagler County, the Matanzas Inlet is located just over two miles north from the County's northern border.

Crescent Lake is another significant waterbody within Flagler County. It is located in the western portion of the County near Andalusia and is connected to the St. Johns River. Crescent Lake is a 15,960-acre freshwater lake home to fisheries and many native bird species.

2.1.1.1 Regulations & Monitoring

Guidelines and water levels for waterbodies in Flagler County are determined and regulated by the St. Johns River Water Management District (SJRWMD). Water levels are managed by establishing flow and level minimums for priority waterbodies under the District's jurisdiction as a means of protecting the region's water resources. The Minimum Flows and Levels (MFL) program allows the District to be aware when flow and water level conditions may adversely impact water resources and connected environmental assets. This monitoring program assists in water management decision-making, particularly in managing water withdrawals from the District's waterbodies.

Some governmental agencies Flagler County coordinates with to help protect and restore their waterbodies include the St. Johns River Surface Water Improvement and Management (SWIM) program, the Northern Coastal basin Reconnaissance Report, The Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) management plan, the Pellicer Creek Aquatic Preserve Management Plan, the Guana River Marsh Aquatic Preserve Management Plan, the Guana Tolomato Matanzas Task Force Progress Report, and any future Management Plans, Habitat Conservation Plans, Florida Fish and Wildlife Conservation Commission (FWC) Manatee Protection Management Plan, and the Estuarine Sanctuary Plans. These collaborations and partnerships help to ensure that the County's resource protection measures are implemented in conjunction with the existing resource protection plans.

2.1.2 *Wetlands*

According to the Environmental Protection Agency (EPA), wetlands occur when water is found near or covering the surface of the soil for significant portions of the year. These critical environmental features serve many purposes, including acting as natural water retention systems, regulating the flow of water, and removing excess nutrients and particulates from stormwater. Wetlands are also integral in supporting much of Florida's rich inventory of native vegetation and wildlife.

Wetlands can be classified into two generalized categories, coastal (tidal) and inland (non-tidal). Coastal wetlands, which often line oceanic bodies of water, tend to remain muddy or sandy with little vegetation. Coastal wetlands are referred to as Estuarine and Marine Wetlands. Alternatively, inland wetlands, which are often found along river floodplains and lake perimeters, tend to be marshy and highly vegetated. Inland wetlands are referred to as Freshwater Emergent Wetland or Freshwater Forested/Shrub Wetland on **Map FLUE - 4**, and inland wetlands are often some of the most productive ecosystems on earth. As a result, wetland features throughout Florida are often heavily regulated and generally protected from development and other human activities.

According to the latest wetland GIS data provided by the National Wetlands Inventory (NWI), Flagler County possesses approximately 108,300 acres of wetlands (excluding lakes, ponds, and rivers) and approximately 57,000 acres are within the unincorporated County. The wetlands are primarily found near Crescent Lake, Lake Disston, the Intracoastal Waterway, as well as flowing bodies of water. The coastal wetlands are located near the Intracoastal Waterway and the Matanzas Inlet, while the inland wetlands are found throughout the western and southern parts of the County.

2.1.2.1 [Regulations & Permitting](#)

Wetlands within the County are primarily regulated by SJRWMD through the Environmental Resource Permit (ERP) and Consumptive Use Permitting (CUP) processes. ERPs help protect wetlands, water quality, and surface waters from new development or construction activities; CUPs ensure that the extraction of water does not result in the deterioration of local water sources and water-dependent ecosystems.

2.1.3 *Floodplains*

Floodplains are important ecological features that contribute to a region's water flow and storage, vegetative health, groundwater refreshment, and water quality protection. Whereas wetlands remain wet throughout the year, floodplain areas are next to bodies of water that experience flooding at different points in time and are therefore wet during varying periods. As shown in **Map**

FLUE - 5, floodplains comprise approximately 122,400 acres (100-year floodplain) within the County and nearly 64,000 acres within the unincorporated area of the County. The floodplains are located primarily in the western area of the County and the areas adjacent to the Atlantic Ocean and Intracoastal Waterway.

When comparing the locations of wetlands and floodplains within the community using **Maps FLUE - 4** and **FLUE - 5**, significant portions of these critical environmental features often overlap. This is because both wetlands and floodplains are typically found within the lowest-lying areas of a community.

2.1.3.1 [Regulations & Management](#)

Managing floodplains in a community is a critical and proactive measure to protect people and property from flood events. Floodplain management is managed by the Floodplain Administrator, according to Chapter 30 of Flagler County Code of Ordinances, who may determine that a floodplain development permit or approval is required in addition to a building permit.

Floodplain management is also discussed in the previous version of the Flagler County Comprehensive Plan which aimed to protect the natural functions of the one-hundred-year floodplain by means of land acquisition for preservation. Some of these programs that can aid in acquisition are the Conservation and Recreation Lands (CARL program), the Save Our Rivers (SOR) program, the Florida Forever program, and the Land Acquisition Plan funded by the Environmentally Sensitive Lands (ESL) program.

In the case of dangerous floods, Flagler County has evacuation zones where flooding is most likely to occur, which is along the eastern border of the County and along the portion of the County that is adjacent to Crescent Lake.

2.2 VEGETATION & WILDLIFE

Flagler County recognizes the importance of protecting its rich and diverse population of local vegetation and wildlife. Vegetation provides materials for shelter, replenishes the air we breathe, regulates our ecosystems, and provides food for consumption by humans and animals. On the other hand, animals (both domestic and wild) serve a purpose in our communities as well. Domesticated animals, such as livestock, provide us with food and materials, while wildlife helps support and regulate healthy ecosystems. Considering the importance of these natural resources to the health and wellbeing of the community, Flagler County continues to work with private and public organizations to preserve significant vegetative and wildlife communities through conservation measures.

2.2.1 *Land Use/Land Cover (Vegetative Inventory)*

Flagler County's vegetative inventory is both diverse and environmentally significant. One of the leading agencies responsible for its continued identification and protection is the SJRWMD, which maintains a geographic database of all the vegetative communities within its jurisdiction with its Land Use/Land Cover GIS shapefile. According to the district's shapefile, Flagler County's ten largest land uses include seven naturally occurring vegetative communities. Many of these communities are home to plant species unique to this coastal County and are critical to supporting the larger ecosystem. **Table CNE - 1** presents the ten largest SJRWMD's Land Use/Land Cover categories found

within Flagler County, while **Map CNE - 1** showcases all the categories assigned within the unincorporated area.

Table CNE - 1: Land Use/Land Cover

Land Use/Land Cover	Acreage
Tree Plantations	74,003.3
Vegetated Non-Forested Wetlands	27,215.8
Cropland and Pastureland	24,466.5
Wetland Hardwood Forests	23,688.4
Wetland Forested Mixed	13,961.4
Upland Coniferous Forests	10,906.9
Upland Mixed Forests	10,145.7
Lakes	8,991.7
Residential Low Density	8,306.1
Wetland Coniferous Forests	7,272.9

Source: FDEP, 2022

The ten most prominent land uses/land coverages in the unincorporated County are Tree Plantations, Vegetated Non-Forested Wetlands, Cropland and Pastureland, Wetland Hardwood Forests, Wetland Forested Mixed, Upland Coniferous Forests, Upland Mixed Forests, Lakes, Residential Low Density, and Wetland Coniferous Forests. Tree plantations and cropland and pastureland uses indicate strong levels of agriculture and silviculture activity in the unincorporated areas of the County. Four of the other most prominent land coverages in the County are wetlands providing and protecting natural systems, habitats, and species. Each of the natural vegetative communities listed above are described as follows by the Water Management District.

2.2.1.1 [Vegetated Non-Forested Wetlands](#)

Vegetated Non-Forested Wetlands include marshes and seasonably flooded basins and meadows. These wetlands are usually confined to relatively level, low-lying areas. This category does not include areas which have a tree cover which meets the crown closure threshold for the forested categories. When the forest crown cover is less than the threshold for wetland forest or is non-woody, it will be included in this category. Sawgrass and cattail are the predominant species in freshwater marshes while spartina and needlecrush are the predominant species in the saltwater marsh communities.

2.2.1.2 [Wetland Hardwood Forests](#)

Wetland Hardwood Forests are those wetland areas which meet the crown closure requirements for forestland as outlined under the Upland Forest Classification (minimum 10% closure). To be included in the Wetland Hardwood Forest category, the stand must be 66% or more dominated by wetland hardwood species, either salt or freshwater.

2.2.1.3 [Wetland Forested Mixed](#)

This category is reserved for those wetland hardwood communities which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill-defined mixture of species.

2.2.1.4 [Upland Coniferous Forests](#)

Any natural forest stand whose canopy is at least 66% dominated by Coniferous species is classified as a Coniferous Forest. This does not include pine plantation monocultures, as they will fall under the Tree Plantation designation.

2.2.1.5 [Upland Mixed Forests](#)

This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66% crown canopy dominance.

2.2.1.6 [Lakes](#)

The Lakes category includes extensive inland water bodies, excluding reservoirs. Islands within lakes that are too small to delineate will be included in the water area. The delineation of a lake will be based on the size of the water body at the time the remote sensor data was acquired.

2.2.1.7 [Wetland Coniferous Forests](#)

Wetland Coniferous Forests are wetlands which meet the crown closure requirements for coniferous forests and are the result of natural generation. These communities are commonly found in the interior wetlands in such places as river flood plains, bogs, bayheads, and sloughs.

2.2.2 *Wildlife*

Flagler County is home to a wide array of wildlife communities—many of which are currently considered to be threatened or endangered species. The primary agency responsible for the continued identification and protection of these vulnerable species within the State is the Florida Fish and Wildlife Conservation Commission (FWC). The Commission classifies Florida’s threatened or endangered wildlife into five (5) categories of special status, which are listed as follows:

- (1) Federally-designated Endangered (FE) - Species in danger of extinction if the deleterious factors affecting their population continue to operate
- (2) Federally-designated Threatened (FT) – Species that are likely to become endangered in the nation within the foreseeable future if current trends continue
- (3) State-designated Threatened (ST) – Species that are likely to become endangered in the state within the foreseeable future if current trends continue
- (4) State-designated Endangered (SE) – Species in danger of extinction if the deleterious factors affecting their population continue to operate
- (5) Species of Special Concern (SSC) - Species that do not fit into the previous categories yet warrant special attention

Table CNE - 2 lists the threatened or endangered species which are potentially, likely, or confirmed (documented) to be located within Flagler County, along with a description of their habitats and current FWC classification.

Table CNE - 2: FWC Classification of Wildlife

Species	Habitat Description	FWC Class	Occurrence Potential
Reptiles			
American alligator <i>Alligator mississippiensis</i>	Alligators inhabit areas from southeast Oklahoma and east Texas on the western side of their range to North Carolina and Florida in the east. They prefer freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water.	FT	Likely
Gopher tortoise <i>Gopherus polyphemus</i>	Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats including pastures and urban areas. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Periodic natural fires historically played an important role in many of the habitats where tortoises are found, as fire reduces canopy cover and promotes growth of herbaceous forage plants. When fire is suppressed from these environments, the habitat may become unsuitable for gopher tortoises. Prescribed fire is frequently used today to maintain these habitats (Gopher Tortoise Council 2019).	ST	Likely
Florida Pine Snake <i>Pituophis melanoleucus mugitus</i>	The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (Franz 1992, Ernst and Ernst 2003). This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001).	FT	Potential
Green sea turtle <i>Chelonia mydas</i>	Green sea turtles can be found in subtropical and temperate oceans of the world (Witherington, 2006). Florida hosts one of the largest groupings of green turtle nests in the western Atlantic. More than 37,000 green sea turtle nests were documented in Florida in 2015, a record number. During the day, green turtles occupy shallow flats and seagrass meadows. In the evening, they	FT	Potential

	return to their sleeping quarters of rock ledges, oyster bars and coral reefs.		
Loggerhead sea turtle <i>Caretta caretta</i>	Loggerheads can be found in subtropical and temperate oceans of the world (Witherington, 2006). Florida's sandy Atlantic and Gulf of Mexico beaches host one of the largest loggerhead nesting aggregations in the world. Females return to their nesting beach every two or more years to lay four to seven nests, one about every 14 days. Each nest contains about 100-126 eggs that incubate about 60 days.	FT	Potential
Birds			
Florida sandhill crane <i>Antigone canadensis pratensis</i>	Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures (Florida Natural Areas Inventory 2001). They occur throughout peninsular Florida north to the Okefenokee Swamp in southern Georgia; however, they are less common at the northernmost and southernmost portions of this range. Florida's Kissimmee and Desoto prairie regions are home to the state's most abundant populations	ST	Likely
Florida scrub-jay <i>Aphelocoma coerulescens</i>	The Florida scrub-jay is the only species of bird that is endemic to Florida. Scrub-jays inhabit sand pine and xeric oak scrub, and scrubby flatwoods, which occur in some of the highest and driest areas of Florida – ancient sandy ridges that run down the middle of the state, old sand dunes along the coasts, and sandy deposits along rivers in the interior of the state. Scrub-jays do best in areas that contain large quantities of oak shrubs that average 3.28-6.56 feet (1-2 meters).	FT	Potential
Least Tern <i>Sternula antillarum</i>	Not only are the birds extremely susceptible to nest disturbance, but they have also lost extensive nesting habitat to beach development and increased human activity there. Least terns are colony nesters, meaning they nest in a group, which allows them to exchange information about food sources, as well as to detect and mob predators. An entire colony can be easily destroyed by predation by red foxes, raccoons, dogs and house cats, by human trampling, or by catastrophic storms.	ST	Likely
Mammals			
Florida manatee	In the United States, the Florida manatee, a subspecies of the West Indian manatee, inhabits the state's coastal waters, rivers, and springs. Some	FT	Likely

	Florida manatees are known to travel up the eastern coastline into Georgia, the Carolinas, and a few travel as far north as Massachusetts during warm months.		
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Source: FWC, 2023

2.2.3 Regulation & Management

As indicated in the above inventory, a range of critical vegetative and wildlife communities can be found throughout the County. In doing so, Flagler County is able to assist regional, state, and federal agencies (such as the SJRWMD, FWC, and USFWS, respectively) in sufficiently protecting some of the local ecosystem's most critical and/or vulnerable assets.

2.2.4 Conservation Areas

The County has nearly 40,000 acres of conservation land managed by various agencies and organizations. This land helps to preserve native flora and fauna and provides passive recreational space for the community. The various public agencies include the St. Johns River Water Management District (SJRWMD), the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Department of Environmental Protection (FDEP), and the Florida Fish and Wildlife Conservation Commission (FWC). **Map CNE – 2** shows these areas according to their managing organizations, and **Table CNE – 3** shows the lands according to their name, managing organization, and size.

Table CNE - 3: Conservation Areas

ID #	Conservation Land	Management	Acreage
1	Lake Disston Conservation Easement	SJRWMD	584.5
2	Bryant Skinner Conservation Easement	SJRWMD	1,568.7
3	Heart Island Conservation Area	SJRWMD	960.8
4	Hagstrom Conservation Easement	SJRWMD	458.4
5	Relay Tract Conservation Easements	SJRWMD	18,541.0
6	Hull Swamp Conservation Area	SJRWMD	2,383.9
7	Evans Conservation Easement	FDACS	685.9
8	Lake Swamp Mitigation Bank	Private Corporation	1,895.6
9	Haw Creek Preserve State Park	FDEP	1,334.1
10	Bulow Creek State Park	FDEP	448.3
11	Bulow Plantation Ruins Historic State Park	FDEP	148.0
12	Gamble Rogers Memorial State Recreation Area at Flagler Beach	FDEP	131.3
13	Flagler County Bulow Gopher Tortoise Longterm Recipient Site	FWC	76.2
14	Graham Swamp Mitigation Bank	Private Corporation	65.9
15	Perry Smith F&SJ Agricultural and Conservation Easement	FDACS	1,549.4
16	Brick Road Mitigation Bank	Private Corporation	1,663.9

17	Fish Tail Swamp Mitigation Bank	Private Corporation	562.9
18	Wilson Green - Dave Branch Conservation Easement	SJRWMD	188.8
19	Pellicer Creek Conservation Area	SJRWMD	2,461.5
20	Palm Coast Park Conservation Easement	FWC	49.5
21	Guana Tolomato Matanzas National Estuarine Research Reserve	FDEP	2,769.8
22	Pellicer Creek Conservation Easement	SJRWMD	477.4
23	Marsh View Preserve	FDEP	183.9
24	Washington Oaks Gardens State Park	FDEP	425.9
25	Matanzas Shores Conservation Easement	SJRWMD	104.7
26	Wadsworth Conservation Easement	SJRWMD	4.5
27	Kelly Conservation Easement	SJRWMD	4.1
28	Faver-Dykes State Park	FDEP	20.7
Total Acreage			39,749.5

2.3 OTHER ENVIRONMENTAL CONSIDERATIONS

2.3.1 Soils

According to the Natural Resources Conservation Service (NRCS), Flagler County's soil composition is overwhelmingly comprised by sandy soil types—the most predominant series of which are Hicoria, Winder, and Wabasso. Each of these soil types drain poorly and thus remain wet for significant portions of the year. As a result, these soils are often found within areas home to significant hydrological features such as surface waters, wetlands, and floodplains.

One of the most common soil-related issues within Florida is the occurrence of erosion. Erosion is a natural process in which soil and rock material is loosened and displaced, which can cause significant damage to the surrounding community if left unaddressed. For example, eroded soil can endanger water resources, harm farmland and crops, and damage infrastructure and property. Erosion can also impact important environmental structures which protect communities from storm surge and flooding, like sand dunes. According to the latest available erosion data from the FDEP, Flagler County experiences issues with erosion as it contains 8.1 miles of critically eroded areas on its coastline. The County currently has no beach management plan but has conducted a Beach and Dune Management Study with a coastal engineering consultant. The County has regulations regarding erosion control during construction in its Land Development Code.

2.3.2 Air Quality

The quality of air is measured by the percentage of pollutant parts in the air within a set monitoring time window. The FDEP Office of Air Monitoring is responsible for conducting this activity throughout the State. This Office currently has one ambient monitoring location (places that measure air quality/pollution) within Flagler County. The ambient monitoring resides in Bunnell on 208 Sawgrass Road, and it measures ozone levels only. The data from the monitoring locations is filtered according to the Air Quality Index (AQI), which ranks air quality in terms of pollution levels into the following categories: good, moderate, unhealthy for sensitive groups, unhealthy, very

unhealthy, and hazardous. In the past 10 years, Flagler County's AQI rankings have consistently been recorded as "moderate" or "good" with few exceptions.

2.3.3 *Hazardous Waste*

There is currently no known issues of inappropriate generation or disposal of hazardous waste (corrosive, toxic, flammable, or reactive substances that may harm public health and the environment) within the County—only hazardous waste commonly associated the day-to-day activities of households and private enterprises. However, it should be noted there are likely some industrial facilities within Flagler County which utilize caustic chemicals as part of their operations, but they continue to be monitored and regulated by the EPA. For households who wish to drop off hazardous materials, Flagler County currently offers one hazardous waste collection site, located at 1700 S. Old Kings Road.

2.3.4 *Water Quality*

The County relies on municipal and private potable water service providers. Continued coordination between the County and its service providers regarding wellhead protection and water source protection is critical to ensure adequate water supply now and in the future. Additionally, the County will continue to seek opportunities to cooperate with the service providers in developing alternative water supply solutions to serve its current and future residents.

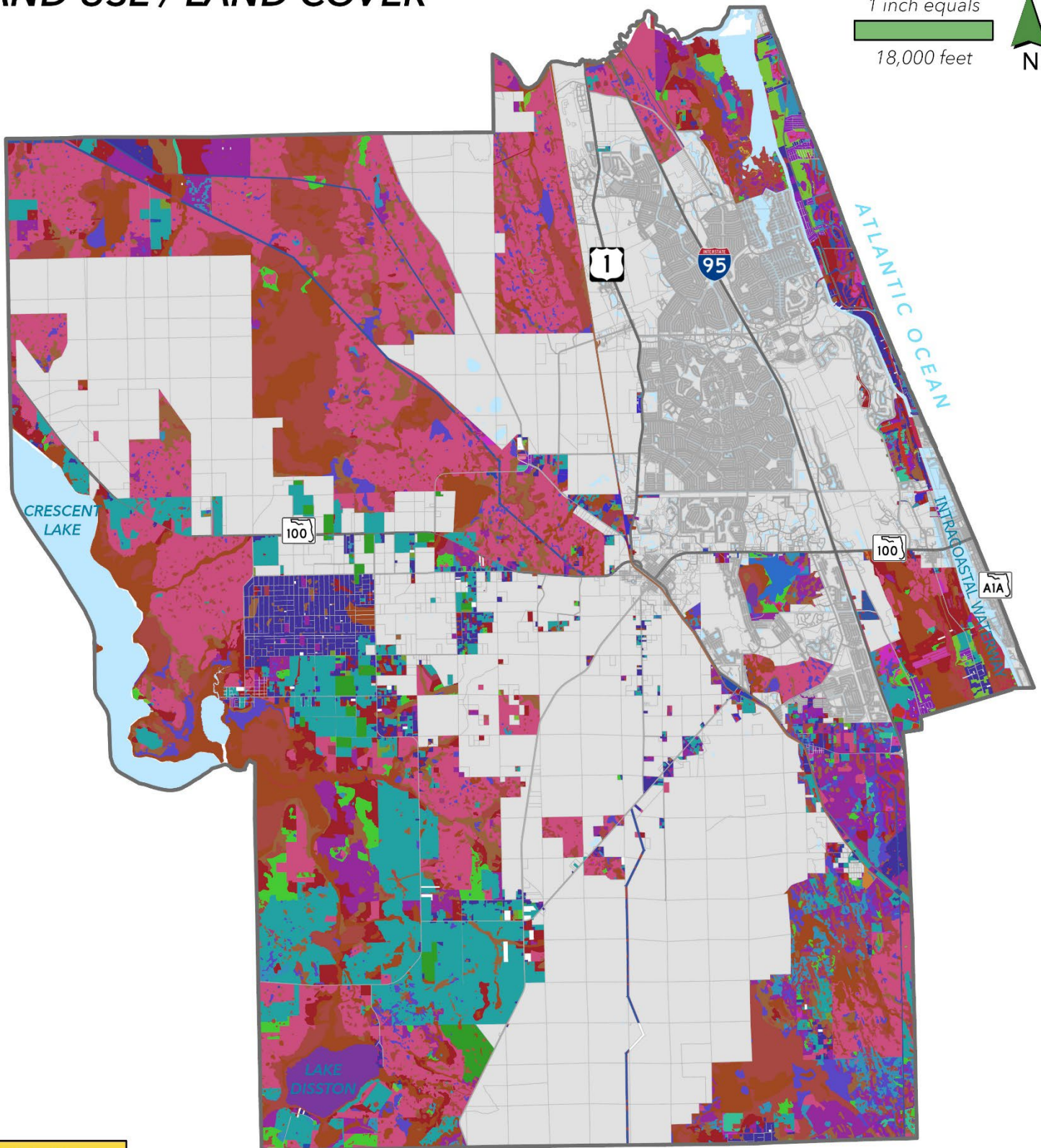
2.3.5 *Water Usage*

As described above, the County is not a potable water provider, but will continue to coordinate with its local service providers for the provision of potable water.

LAND USE / LAND COVER

1 inch equals
18,000 feet

N



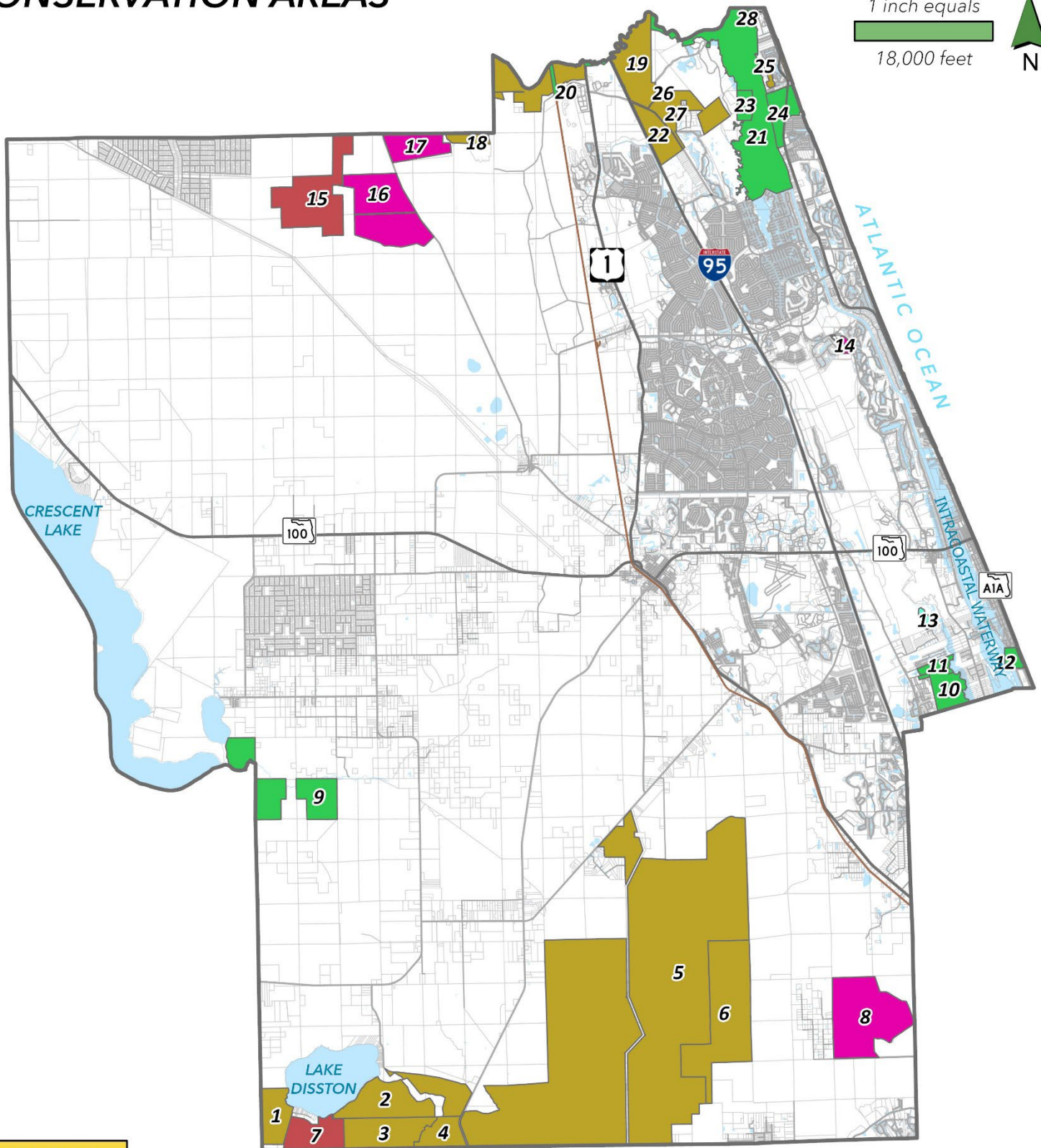
LEGEND

County Boundary	Communications	Institutional	Rural Open Land	Specialty Farms	Upland Mixed Forests
Parcel	Cropland/Pastureland	Lakes	Recreational	Waterways	Utilities
Railroad	Disturbed Lands	Mixed Rangeland	Reservoirs	Transportation	Vegetated Non-Forested Wetlands
Major Roadway	Extractive	Non-Vegetated Wetlands	High Density Res.	Tree Crops	Wetland Coniferous Forests
Land Use/Land Cover	Feeding Operations	Nurseries/Vineyards	Low Density Res.	Tree Plantations	Wetland Forested Mixed
Bays & Estuaries	Herbaceous	Oceans	Medium Density Res.	Upland Coniferous Forests	Wetland Hardwood Forests
Commercial/Services	Industrial	Open Land	Shrub/Brushland	Upland Hardwood Forests	

CONSERVATION AREAS

1 inch equals
18,000 feet

N



LEGEND

- | | |
|-----------------|---|
| County Boundary | Managing Agency |
| Parcel | Florida Department of Agriculture and Consumer Services |
| Railroad | Florida Department of Environmental Protection |
| Major Roadway | Florida Fish and Wildlife Conservation Commission |
| | Private Corporation |
| | St. Johns River Water Management District |



F. COASTAL MANAGEMENT

Photo by: Palm Coast and the Flagler
Beaches Tourism Development Office



Coast to Country: Envisioning Our Future

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1.0 INTRODUCTION

The purpose of the Coastal Management Element is to understand and plan for the protection of natural resources, properties, infrastructure, and human life against the impacts of sea level rise, storm surge, and other flood-related issues associated with coastal living. The Data & Analysis portion of this Element provides the factual basis for future development decisions and policy changes regarding the County's most vulnerable areas prone to coastal flooding. Items inventoried and analyzed as part of this effort included natural and manmade resources, water-dependent and water-related uses, pollution sources, vulnerable populations, and county-wide evacuation measures.

2.0 COASTAL MANAGEMENT AREA

Low-lying and waterfront properties located within coastal communities are uniquely vulnerable to the negative impacts of sea level rise, storm surge, and other flood-related issues. As such, many jurisdictions along Florida's coastline establish Coastal Management Areas (also referred to throughout the State as Coastal Planning Areas, Coastal Management Zones, Coastal Storm Areas, and other variations thereof) to better identify and protect the natural resources, properties, infrastructure, and human lives located within these areas. The Flagler County Coastal Management Area (CMA) includes the Coastal High Hazard Area, as determined by the National Oceanic and Atmospheric Administration's (NOAA) Sea, Lake and Overland Surges from Hurricanes (SLOSH) storm surge model. The CMA is approximately 13,000 acres and is identified in **Map CME - 1**.

2.1 STORM SURGE CONSIDERATIONS

According to NOAA, storm surge is defined as the "abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide." NOAA's Sea, Lake and Overland Surges from Hurricanes (SLOSH) model identifies the maximum extent of a community's anticipated storm surge based upon the category of the storm causing the flooding.

Portions of the community located below the elevation of a category 1 storm surge are known as the Coastal High Hazard Area (CHHA) and are considered by the Florida Legislature as areas particularly vulnerable to the effects of coastal flooding. Coastal communities which choose to delineate a CMA often include the CHHA within its boundaries, as the County has done. **Map CME - 2** shows the impacts of storm surge along the County's coast.

2.2 SEA LEVEL RISE CONSIDERATIONS

Another naturally occurring phenomenon impacting coastal communities is sea level rise. According to NOAA, global sea levels have been rising over the past century, and the rate has increased in recent decades. Higher sea levels also increase the severity of storm surge which has led to more frequent and widespread flooding within coastal communities. Sea level rise mapping shapefiles are provided by the University of Florida GeoPlan Center utilizing sea level rise projection data from NOAA.

Sea level rise projection scenarios are available for 2040, 2050, 2060, 2070, 2080, 2090, and 2100 at varying levels of severity (Low, Intermediate-Low, Intermediate, Intermediate-High, High, and Extreme). The County has chosen to evaluate the impacts of projection scenarios at Intermediate

Low and Intermediate High for the years 2040 and 2070. These scenarios are shown in **Map CME - 3**, **Map CME - 4**, **Map CME - 5**, and **Map CME - 6**. Understanding the impacts of these projections on the CMA is important in planning for future development within the County.

3.0 EXISTING CONDITIONS WITHIN THE CMA

The following overview of the natural resources, development, infrastructure, and populations found within the CMA should not be interpreted as a vulnerability assessment, adaptation action area plan, or resiliency plan. These efforts include extensive and exhaustive assessments of the structural and social assets likely to be impacted by coastal flood-related issues and provide strategies for addressing these impacts. Instead, the following analysis should simply be utilized as a factual basis for future decision making regarding new development within the County's most vulnerable areas prone to flood-related issues and providing the basis for policy development in the Coastal Management Element.

3.1 NATURAL RESOURCES

As evidenced by the Florida Department of Environmental Protection's latest Land Use/Land Cover (LULC) GIS database, Flagler County is rich with diverse habitats which support a wealth of Florida's native vegetation and wildlife. The LULC found throughout the County are provided in **Map CNE-1** and those located within the County's Coastal Management Area are listed below:

- Streams and Waterways
- Vegetated Non-Forested Wetlands
- Wetland Hardwood Forests
- Residential Medium Density
- Upland Mixed Forests
- Upland Hardwood Forests
- Shrub and Brushland
- Residential Low Density
- Upland Coniferous Forests
- Wetland Coniferous Forests
- Wetland Forested Mixed
- Recreational
- Residential High Density
- Reservoirs
- Tree Plantations
- Herbaceous
- Cropland and Pastureland
- Open Land
- Mixed Rangeland
- Non-Vegetated Wetlands
- Utilities
- Institutional
- Bays and Estuaries
- Commercial and Services
- Transportation
- Oceans, Seas, and Gulfs
- Disturbed Lands
- Lakes
- Industrial

Most of the CMA is considered non-developed land, consisting of waterways, wetlands, forests, and other forms of open land. These LULC classifications within the CMA are highly productive and diverse habitats. In fact, many of these habitats contain wetland features (as shown **Map FLUE - 4**) which are critical to the health and well-being of an abundance of Florida's vegetation and wildlife.

The presence of significant vegetative and wildlife communities within the Flagler County CMA further underscores the importance of conducting a more detailed vulnerability assessment of the County's coastal areas, as many of these communities may be at risk from flood-related issues. Although updated Goals, Objectives, and Policies have been included within the Comprehensive Plan regarding natural resources within the CMA, creating a resiliency plan supported by a vulnerability assessment would likely result in their continued protection and preservation.

3.2 DEVELOPMENT & INFRASTRUCTURE

Coastal flooding will also create significant disruptions for development and infrastructure within the County. The following inventory provides a brief overview of the existing land uses and public facilities currently found within the County's CMA which may be impacted by issues of sea level rise, storm surge, and other coastal flood-related issues.

3.2.1 Existing Land Use

As shown in **Map CME - 7**, much of the County's Coastal Management Area is incorporated (approximately 27%), and the portions which are unincorporated are mostly undeveloped. Uses found within the CMA include recreation, conservation, public/institutional with smaller portions including single family residential, multi-family residential, agriculture, office/professional, industrial, commercial, utilities, and vacant land. Recreational land uses are the most predominant, followed by conservation and public/institutional. Some of the parcels held by public/semi-public institutions are waterbodies, marinas, churches, and public schools.

3.2.1.1 Water-Dependent & Water-Related Uses

Water-dependent uses are activities which can be carried out only on, in, or adjacent to shorelines because the use requires access to the waterbody, including ports, marinas, recreation, electrical generating facilities, or for water supply purposes. Water-related uses are activities which are not directly dependent upon access to a waterbody, but which provide goods and services that are directly associated with water-dependent uses, including boat storage, marine repair, boat and trailer sales, marine industrial, commercial, and recreational fishing support. **Table CME - 1** identifies

HISTORIC & CULTURAL RESOURCES WITHIN THE CMA

According to the Florida Master Site File maintained by the State Division of Historical Resources, there are currently three structures, five resource groups, one cemetery, and one bridge which have been surveyed within the County's CMA. Of these surveyed items, two resource groups are listed on the National Registry of Historic Places (NRHP). The first resource group listed on the NRHP in 1970 is the Bulow Sugar Plantation Ruins as a mixed district, and the second is the Washington Oaks Gardens and Groves listed in 2009 for its designed historic landscaping. Both are designated as state parks.

Provisions have been included within the Comprehensive Plan to ensure that historic and cultural resources within the Flagler County CMA continue to be preserved, protected, and enhanced as development occurs.

some of the most notable public and privately owned water-dependent and water-related uses within the County's CMA.

Table CME - 1: Water-Dependent & Water-Related Uses within the CMA

Name/Location	Type of Use/Facility	Ownership Status
Water-Dependent Uses		
Malacompra Park	Beachfront Park	Public
Washington Oaks Gardens State Park	Park	Public
Varn Park	Beachfront Park	Public
Princess Place Preserve	Park	Public
Hammock Beach Yacht Harbor	Marina	Private
Bing's Landing	Beachfront Park	Public
Jungle Hut Park	Beachfront Park	Public
Water-Related Uses		
Ocean Hammock Golf Course & Resort	Resort & Golf Course	Private

Source: Flagler County, 2023

Water-dependent and water-related uses are often significant contributors to the local economy of coastal communities, especially with their contributions to tourism. Many of the water-dependent uses in the County are publicly owned and provide recreational opportunities for residents and visitors. It is also important that these uses are carefully located, designed, constructed, and operated in a way that does not create adverse impacts to adjacent waterbodies and ecosystems. The updated Goals, Objectives, and Policies strive to maintain harmony between considerations for economic development and environmental integrity for new and expanded water-dependent and water-related uses proposed within the County's CMA.

3.2.2 Public Infrastructure

The provision, protection, and maintenance of infrastructure is one of the most important functions of local government, as public facilities are critical to supporting the day-to-day operations of its residents and businesses. As such, the disruption or destruction of infrastructure can create significant impacts to the function of a community and the economy. Public infrastructure is currently operating within the CMA and, thus, is subject to potential damage from coastal flood-related issues. An inventory of the area's most critical and widely utilized infrastructure is provided below.

- **Impacted Highways.** There is a considerable amount of roadway infrastructure within the CMA that is projected to be impacted by sea level rise or storm surge. The notable facilities that are anticipated to be impacted include SR A1A, Palm Coast Parkway, SR 100 (Moody Boulevard), each of which function as part of the evacuation system.
- **Potable water and sanitary system.** As Flagler County does not provide potable water or sanitary sewer systems, municipal and private entities provide these services to unincorporated residents and businesses. The County may continue to coordinate with local municipalities and utility providers to plan for weather events which could impact infrastructure in the CMA.

- **Electrical system.** Above ground electrical powerlines are found throughout the Flagler County CMA. Florida Power & Light (FPL) provides power within the County and owns and operates these powerlines. Although above ground systems are easier and less costly to maintain in the short-term, they are also prone to more outages during significant storm events. Losing power for extended periods can create significant disruptions for the community. However, undergrounding electric infrastructure can be cost-prohibitive which is one of the primary reasons why many power lines throughout the State remain above ground.

As highlighted in this inventory, infrastructure such as major roadways and electrical systems are often both critically important to supporting a community and highly vulnerable to the impacts of coastal flood-related issues. As such, Goals, Objectives, and Policies have been included within this Comprehensive Plan Update which aim to increase the resiliency of infrastructure within the County's CMA over the planning horizon. However, a more detailed plan for protecting critical infrastructure will be necessary if the County wishes to sufficiently protect its public facilities beyond the planning horizon identified within this Plan.

3.3 VULNERABLE POPULATIONS

For those who reside within Florida's coastal communities, preparing and protecting life and property from significant flood and storm damage is often an annual occurrence. However, some segments of the population are often more vulnerable to experiencing significant disruptions to their lives from coastal flood-related than others. According to the U.S. Climate Resilience Toolkit, vulnerable populations are those which face "uneven exposures and sensitivities to growing coastal risks and limit[ed] adaption options" due to a broad range of socioeconomic factors. Factors which often increase the vulnerability of a household include lacking a motor vehicle, earning below the poverty level, sheltering one or more persons with a disability, and lacking an English-speaking person in the household. These vulnerability conditions were explored within the Flagler County CMA using the demographic analysis tools available on ESRI Business Analyst Online (BAO). The result of this analysis is provided in **Table CME - 2** below.

Table CME - 2: Vulnerability Factors for Households within the CMA (2021)

Vulnerability Factor	Number of Households
Total Households	823
Owner Occupied Households with No Vehicle	31
Renter Occupied Households with No Vehicle	5
Households Earning Below the Poverty Level	47
Households with One or More Persons with a Disability ¹	234
Households with No English Speaker	0
¹ The U.S. Census Bureau defines disability broadly as difficulty with one of the following six basic areas of functioning—ambulation, cognition, hearing, independent living, self-care, and vision.	

Source: ESRI Business Analyst Online, 2023.

As shown in the table above, there appears to be several potentially vulnerable households within the CMA. The most prominent vulnerability factors within the CMA are households with one or more persons having a disability, households earning below the poverty level, and a lack of access to a personal vehicle. Households earning below the poverty level are uniquely vulnerable to coastal

flood-related events because they may not have the funds needed to make critical repairs, seek emergency medical treatment, or afford temporary shelters like motels. Additionally, households caring for those with disabilities are at greater risk of failing to escape from hazards, losing access to essential medications or medical devices (especially if there is a power failure), or failing to access transportation accommodations necessary for evacuation.

There are numerous factors which can render certain households more vulnerable to sea level rise, storm surge, and other flood-related issues associated with coastal living. As such, this Comprehensive Plan Update not only includes goals, objectives, and policies to protect these populations, but also lays the groundwork for the creation of a coastal resiliency plan which includes an extensive inventory and assessment of the County's most vulnerable households.

3.4 EMERGENCY MANAGEMENT

As a coastal community in Florida, Flagler County is constantly striving to improve its emergency management processes and procedures to ensure the safety of its residents. As part of these efforts, the County coordinates with state and regional agencies to ensure its evacuation routes and emergency shelter system can assist all residents, regardless of their individual vulnerabilities, to evacuate or obtain safe shelter. The following section describes the County's evacuation procedures and routes, as well as emergency shelters.

3.4.1 Evacuation Procedures and Zones

In the event of a significant storm event, residents located within coastal areas may be required to evacuate by the Flagler County Emergency Management Office depending on the severity of the approaching storm. Evacuation Planning Zones within the County are determined by the County's Emergency Management Office using storm surge modeling data. These zones and their locations are described below:

- **Potential Hurricane Evacuation Zone:** An area in the eastern portion of the County that is at risk of storm surge inundation from the Atlantic Ocean, Intracoastal Waterway, and connected waterways, such as canals and Pellicier Creek. This area includes the evacuation planning areas formerly known as Zones A-E.
- **Potential Lake Flood Zone:** An area in the western portion of the County that is at risk of flooding due to heavy rain and storm surge like conditions, including hurricanes, due to water flow from the St. Johns River, through Dunn's Creek to Crescent Lake, Dead Lake, Haw Creek, and the surrounding low-lying areas. This area includes the evacuation planning area formerly known as Zone F

Residents and visitors seeking to evacuate areas under evacuation orders may use one of many designated evacuation routes, which include I-95, US Highway 1, SR A1A, SR 11, SR 100, and Palm Coast Parkway. These routes, along with their current and projected level of service, are shown on the Transportation Element maps.

3.4.2 Evacuation Clearance Times

Clearance Time is the time necessary for people to evacuate from the point when the evacuation order is issued until the last evacuee can either leave the evacuation zone or arrive at a safe shelter

within the County. Clearance times for Flagler County are studied and projected by the Northeast Florida Regional Planning Council (NEFRC) in coordination with Florida Division Emergency Management and Flagler County Emergency Management. To determine estimated clearance times within Flagler County, two primary analyses are utilized. The first method of analysis, *base evacuation*, is performed using a standardized set of data points and assumptions and, therefore, can easily be compared between counties and regional planning councils across the State. Alternatively, an *operational evacuation analysis* is performed using a set a of data points and assumptions determined by each regional planning council (RPC), and therefore, is tailored to each region.

Using both base and operational evacuation analyses, the NEFRC has produced three sets of estimated clearance times for Flagler County, which are described below and identified in **Table CME - 3**.

1. *Clearance Time to Shelter*. The hours necessary to safely evacuate vulnerable residents and visitors to a “point of safety” within the County based on a specific hazard, behavioral assumptions, and evacuation scenario. Calculated from the point in time when the evacuation order is given to the point in time when the last vehicle reaches a point of safety within the County.
2. *In-County Clearance Time*. The hours required from the point an evacuation orders are given until the last evacuee can either leave the evacuation zone or arrive at a safe shelter within the County. This does not include those evacuees leaving the County on their own.
3. *Out of County Clearance Time*. The hours necessary to safely evacuate vulnerable residents and visitors to a “point of safety” out of the County based on a specific hazard, behavioral assumptions, and evacuation scenario. Calculated from the point an evacuation order is given to the point in time when the last vehicle assigned an external destination exits the County.

Table CME - 3: Flagler County Clearance Times

Clearance Time Type	Evacuation Zone A	Evacuation Zone B	Evacuation Zone C	Evacuation Zone D	Evacuation Zone E
Base Evacuation Clearance Time (Hours)					
Clearance Time to Shelter	12.5	12.5	12.5	12.5	12.5
In-County Clearance Time	18.5	21	23	27.5	30.5
Out of County Clearance Time	18.5	21	23	27.5	30.5
Operational Evacuation Clearance Time (Hours)					
Clearance Time to Shelter	12.5	12.5	12.5	12.5	12.5
In-County Clearance Time	14.5	16.5	19.5	22.5	25.5
Out of County Clearance Time	14.5	16.5	19.5	22.5	25.5

Source: Florida Division of Emergency Management, 2025

As shown in the table above, the Operational Evacuation model which is tailored to the region improves evacuation times for In-County and Out of County clearance times. This indicates that the region may have specific elements which allow for quicker evacuations than other regions. The greatest deviations between the two models were found in Evacuation Zone D when examining the In-County and Out of County scenarios, which showed a difference of five hours. Regardless of the model utilized, the County and RPC should continue to evaluate and implement methods to reduce its clearance times, no matter the destination.

The Coastal Management Element Goals, Objectives, and Policies require the County to either decrease or keep the same evacuation times for County residents.

3.4.3 Emergency Shelters

Many families and individuals which choose to evacuate from a major storm event may elect to stay at an emergency shelter. Flagler County organizes its emergency shelters into three categories. The first is *General Population Shelters (GP)* which are open to families that have been evacuated from their homes, live in low-lying areas, and/or simply want to protect themselves from a major storm event. The second category of shelters are categorized as *Special Needs Shelters (SNS)*, which are intended for populations who require sheltering assistance due to physical, mental, and/or cognitive impairment or sensory disabilities. Eligible populations meeting these criteria will be granted access to these locations and provided additional measures of care during emergency periods. Special needs populations require more space within a shelter, so capacity is decreased when a shelter is used for special needs populations. The final type of evacuation shelter is *Pet-Friendly Shelters (GPp or SNp)*, which allow for limited accommodations for families with pets.

There are currently 16 emergency shelters in Flagler County. All shelters accommodate the general population, while three shelters also accommodate individuals with special needs and four allow family pets. Most shelters located within the County also meet ARC 4496 criteria, which are standards developed with the American Red Cross to select suitable shelters for evacuations. Suitability is based upon three factors: distance, capacity, and the availability of life requirements. *Enhanced Hurricane Protection Area* criteria are established within the Florida Building Code (Section 435.25) and were developed to ensure that new educational facilities which also serve as evacuation shelters are designed and constructed in a manner which meets or exceeds national standards, guidelines, and best practices. A list of all the emergency evacuation shelters within the

County, including their address, capacity, type, and ARC 4496 determination, is provided in **Table CME - 4**. Because capacity is reduced when a shelter is used for special needs populations, the capacity in the table below reflects the capacity for the general population, unless otherwise noted.

Table CME - 4: Emergency Shelters

Name	Street Address	Capacity	Meets ARC 4496 Criteria	Type
Hidden Trails Community Center	6108 Mahogany Boulevard	60	Yes	GP
Haw Creek Community Center	9257 County Road 304	66	Yes	GP
Espanola Community Center	3570 County Road 205	56	Yes	GP
St. Johns Community Center	99 County Road 2006 E	45	Yes	GP
Pellicer Community Center	1380 County Road 2007	45	Yes	GP
Hammock Community Center	79 Malacompra Road	63	Yes	GP
Rymfire Elementary School	1425 Rymfire Drive	5,720	Yes	GPp or SNp
Buddy Taylor MS/Lewis E. Wadsworth ES	4500 Belle Terre Parkway	3,219	Yes	GP or SN
Cattlemans Hall	150 Sawgrass Road	254	Yes	GP
Matanzas High School	3535 Pirate Nation Way	4,154	Yes	GPp
Flagler Palm Coast High School	5500 State Highway 100 E	No data	Yes	GPp
Old Kings Elementary School	301 Old Kings Road S	4,154	Yes ¹	GP
Belle Terre Elementary School	5545 Belle Terre Parkway	2,946	Yes	GP
Bunnell Elementary School	305 N Palmetto Street, Building 1	2,949	Yes	GPp or SNp
Indian Trails Middle School	5505 Belle Terre Parkway	1,731	No	GP or SN
Carver Gym	201 East Drain Street	476	Yes	GP

¹This criteria applies to certain buildings on the campus.

Source: Flagler County, 2023

Unlike emergency evacuation procedures, Florida Statutes do not require (nor provide a criterion for) jurisdictions to establish level of service standards for the provision of emergency shelters. However, the County may choose to explore and implement this system in the future in conjunction with the development of the Resilient First Coast planning effort. Considerations for determining level of service criteria for emergency shelters may include the number of residents in need of evacuation for each zone, the location and accommodations necessary to support the County's special needs populations, households in need of pet-friendly facilities, and the location, capacity, and capabilities of each emergency shelter facility.

4.0 POTENTIAL IMPACTS OF FUTURE DEVELOPMENT WITHIN THE CMA

A significant portion of the CMA is within incorporated areas. Of the areas in the unincorporated land, most are designated as mixed-use (low intensity), agriculture and timberlands, conservation,

and recreation and open space. Since the CMA is largely incorporated, the County works closely with the municipalities to plan for coastal hazards.

As shown in **Map CME – 8**, the CMA includes land with all FLUM designations. Residential land use categories found within the CMA include Residential Rural Estates, Residential Low, Medium, and High Densities, as well as Mixed Use and Agriculture and Timberlands future land use categories. These residential categories permit a diversity of housing types at densities ranging from 0.2 dwelling unit per acre (du/ac) to 10 du/ac. Nonresidential categories found within the CMA are Commercial, Industrial, and Mixed Use. The range of intensities for future land use categories within the CMA range from 0.2 floor area ratio (FAR) to 0.45 FAR.

As developments occur in the CMA, the County will consider potential impacts on (but not limited to): natural resources, water-dependent or water-related uses, public facilities, emergency evacuations and shelters, and drainage. Consideration will also be given to a property's potential for impacts from storm surge, sea level rise, and other coastal flood-related issues. These considerations are explored further throughout this section.

4.1 RESILIENT FIRST COAST

Resilient First Coast is a regional resiliency collaborative meant to increase capacity among the participants and share resources and ideas regarding resiliency matters. This partnership between the seven counties, which comprises the Northeast Florida Regional Planning Council region, is focused on working together to improve the resilience of the region. The collaborative includes local governments, local businesses, non-profits, academic institutions, and federal/ state agencies. Additionally, the collaborative is able to leverage strategies from the network of resiliency collaboratives in Florida and throughout the U.S. Flagler County is a willing participant in the development of the Resilient First Coast efforts and will continue to provide insights and resources to the collaborative in the future. Flagler County, in partnership with the Northeast Florida Regional Council, are conducting countywide and regional vulnerability assessments which are funded via three Resilient Florida planning grants from the Florida Department of Environmental Protection. The estimated completion date for this effort is November 2023.

4.2 NATURAL RESOURCES

As identified and discussed previously within this document, there are several diverse habitats found within the County's CMA. For example, habitats such as wet prairies, mixed scrub-shrub wetlands, wetland hardwood and upland mixed forests support many vegetative and wildlife communities—some of which are considered to be endangered or threatened species. Several of these habitats also include numerous wetland features, which are critical for acting as local retention systems, regulating the flow of water, supporting local vegetative and wildlife communities, and removing excess nutrients and particulates from stormwater. These natural resources are not only protected from the impacts of development through the County's land development regulations, but also through the additional permitting requirements at the regional, state, and federal level from agencies such as SJRWMD, FDEP, FWC, and USACE.

4.3 WATER-DEPENDENT & WATER-RELATED USES

The County's location near natural water bodies can be a significant driver for the local economy. However, many properties along the waterfront are in incorporated areas. The County, or other

public entities, own many beachfront properties and has converted them to public parks. Examples of water-dependent and water-related uses within the County's CMA are provided in **Table CME - 1**. The Goals, Objectives, and Policies of the Comprehensive Plan ensure that these uses continue to be encouraged, preserved, and/or enhanced throughout the planning horizon identified within this Plan.

4.4 PUBLIC FACILITIES

To the extent feasible, the County limits the placement of public expenditures in the CMA. However, County infrastructure and community facilities should be evaluated in a vulnerability assessment as part of a future resiliency plan.

4.5 EMERGENCY EVACUATIONS & SHELTERS

Evacuations and shelters are important functions of emergency planning. As the County continues to grow in population, the need for coordination between the County and local municipalities will increase. These efforts should be focused on identifying ways to prevent the degradation of local evacuation times and to increase the volume and capabilities of area shelters. Provisions have been included within the Goals, Objectives, and Policies to advance these coordination efforts.

4.6 STORMWATER & DRAINAGE

Coastal areas are prone to flooding and potential pollutants from run-off and surge events. Much of the run-off from current development within the coastal area is collected by stormwater retention, treated, and filtered through natural processes to the nearby surface waters. These facilities need to be evaluated during the vulnerability assessment to understand if the systems will be impacted by sea level rise, which could eliminate the function of these systems in the future.

4.7 COASTAL FLOODING

Areas within the County that are prone to nuisance flooding attributed to tidal events are currently threatened by king tide events and increasing sea levels. As sea level rise is projected to impact properties surrounding the CMA, it is possible that these nuisance flooding events will become more prevalent in the community. A vulnerability assessment for this area should analyze the impacts of sea level rise on existing and future land uses as well as impacts on public facilities.

5.0 ESTUARINE POLLUTION

The Matanzas Basin is a watershed covering portions of northeastern Flagler County. It is one of the most valued and threatened areas along Florida's Atlantic coast.¹ The basin is largely undeveloped and managed by public entities, and one of the major tributaries in Pellicer Creek, which forms part of the boundary between Flagler County and St. Johns County. Development pressures are increasing along the watershed which could impact the health of the estuarine system. The County's Goals, Objectives, and Policies, as well as its land development regulations, protect the vulnerable and important habitats in the river basin. Potential impacts could come from construction, non-point source pollution, erosion, as well as sea level rise and storm surge. A project

¹ <https://planningmatanzas.org/matanzas-basin/>

led by the University of Florida and the Guana Tolomato Matanzas National Estuarine Research Reserve (GTM NERR) seeks to protect and plan for the Matanzas Basin.

5.1 REGULATORY PROGRAMS

Flagler County has regulations regarding pollution, floodplain, and stormwater management. The pollution control regulations outline the generation, storage, treatment, disposal, and transportation of hazardous wastes to benefit the public health and environmental health of the community. The County has implemented the following measures to reduce estuarine pollution:

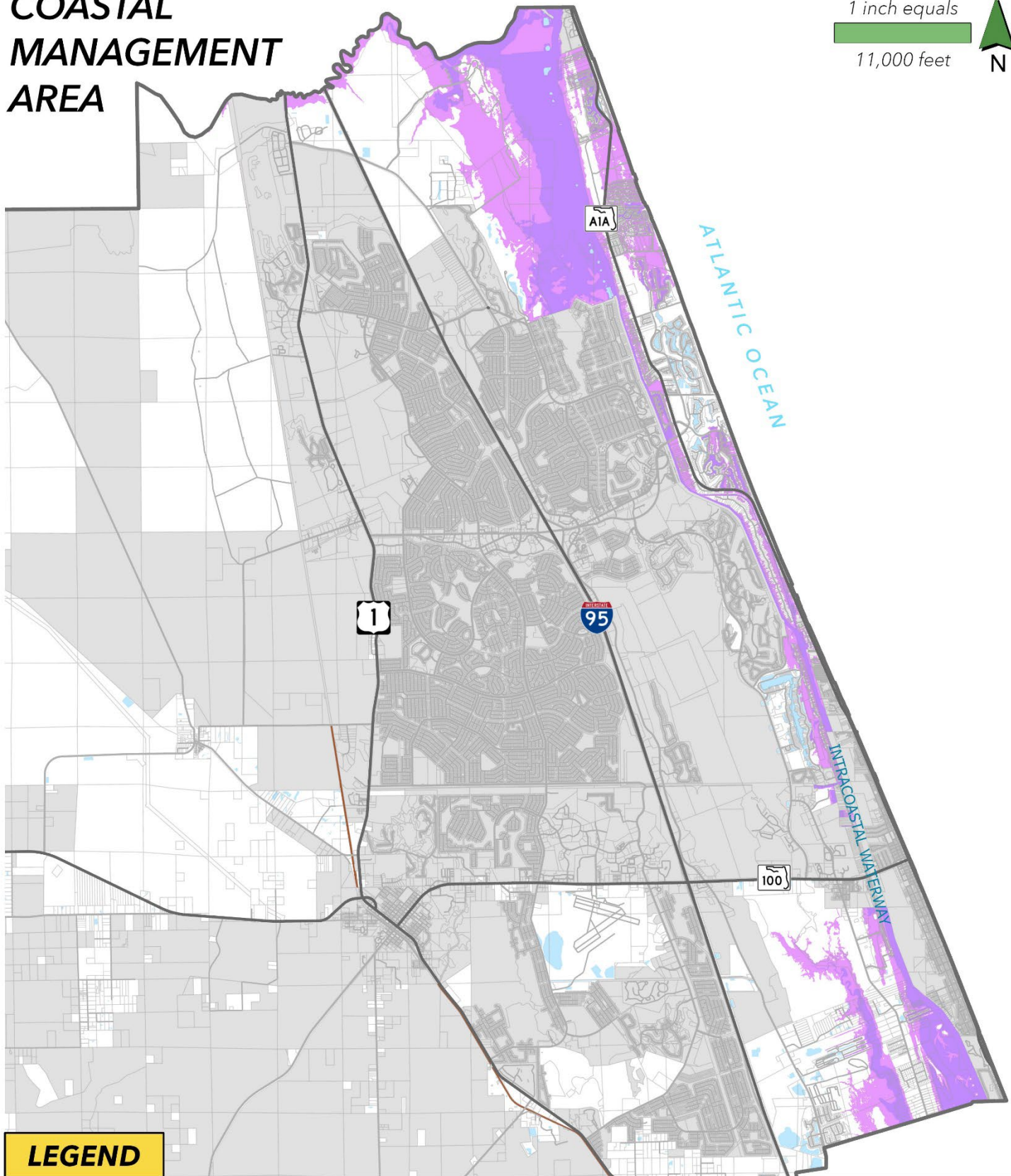
- The right of the County to do unannounced inspections as needed to confirm that storage of hazardous waste is being done according to regulations.
- The establishment of a response alert procedure in coordination with other public agencies.
- Required approval to manufacture, store, or use of certain chemicals.

The St. Johns River Water Management District, the Northeast Florida Regional Council (NEFRC), the Florida Department of Environmental Protection, the Florida Marine Fisheries Commission, the Florida Game and Fresh Water Fish Commission, the U.S. Department of the Interior, U.S. Department of Defense, and U.S. Environmental Protection Agency all have various degrees of regulatory responsibilities within the Flagler County Coastal Management Area.

COASTAL MANAGEMENT AREA

1 inch equals

11,000 feet



LEGEND

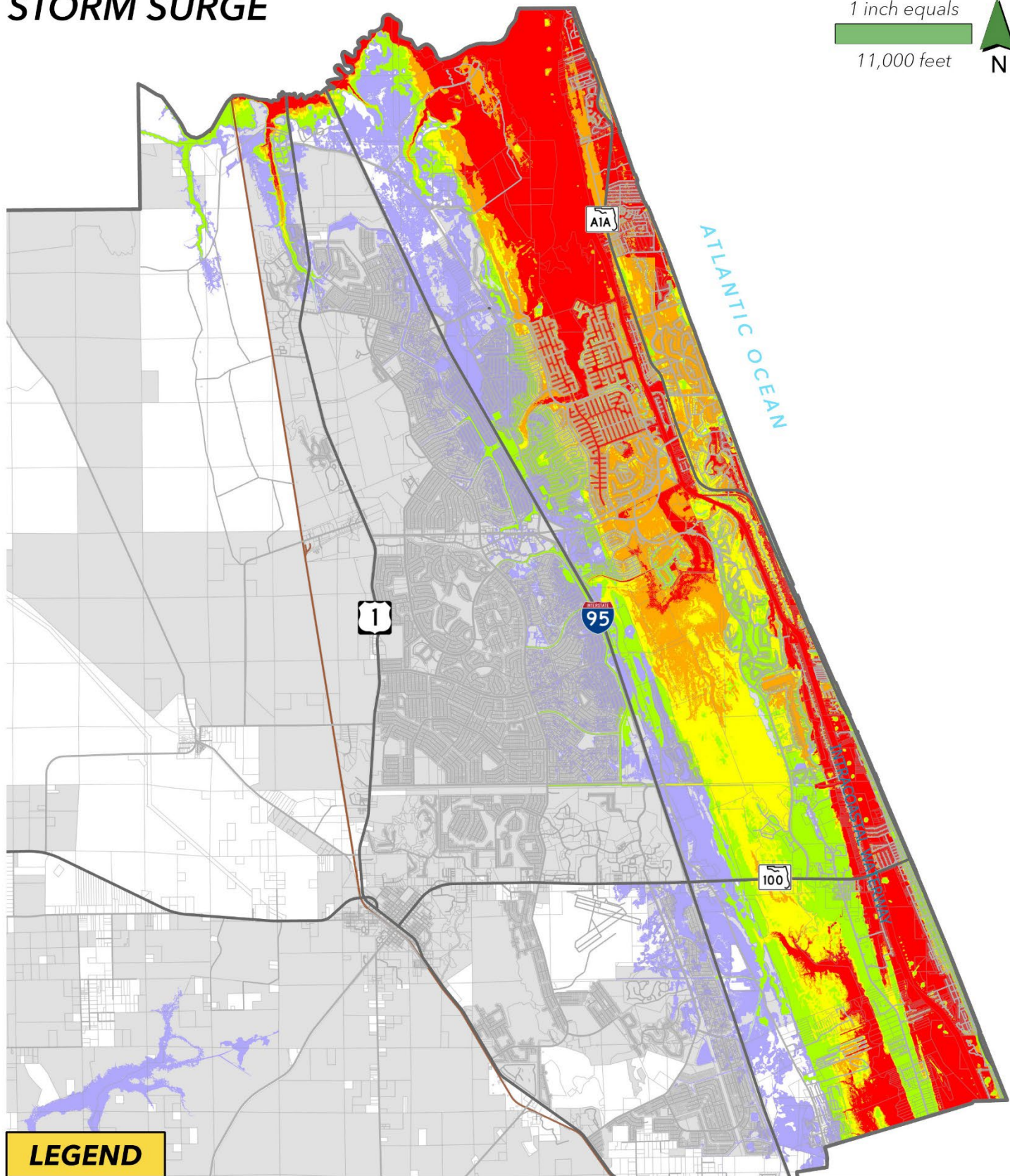
- | | |
|-------------------------|---------------|
| County Boundary | Municipality |
| Coastal Management Area | Railroad |
| Parcel | Major Roadway |



STORM SURGE

1 inch equals

11,000 feet



LEGEND

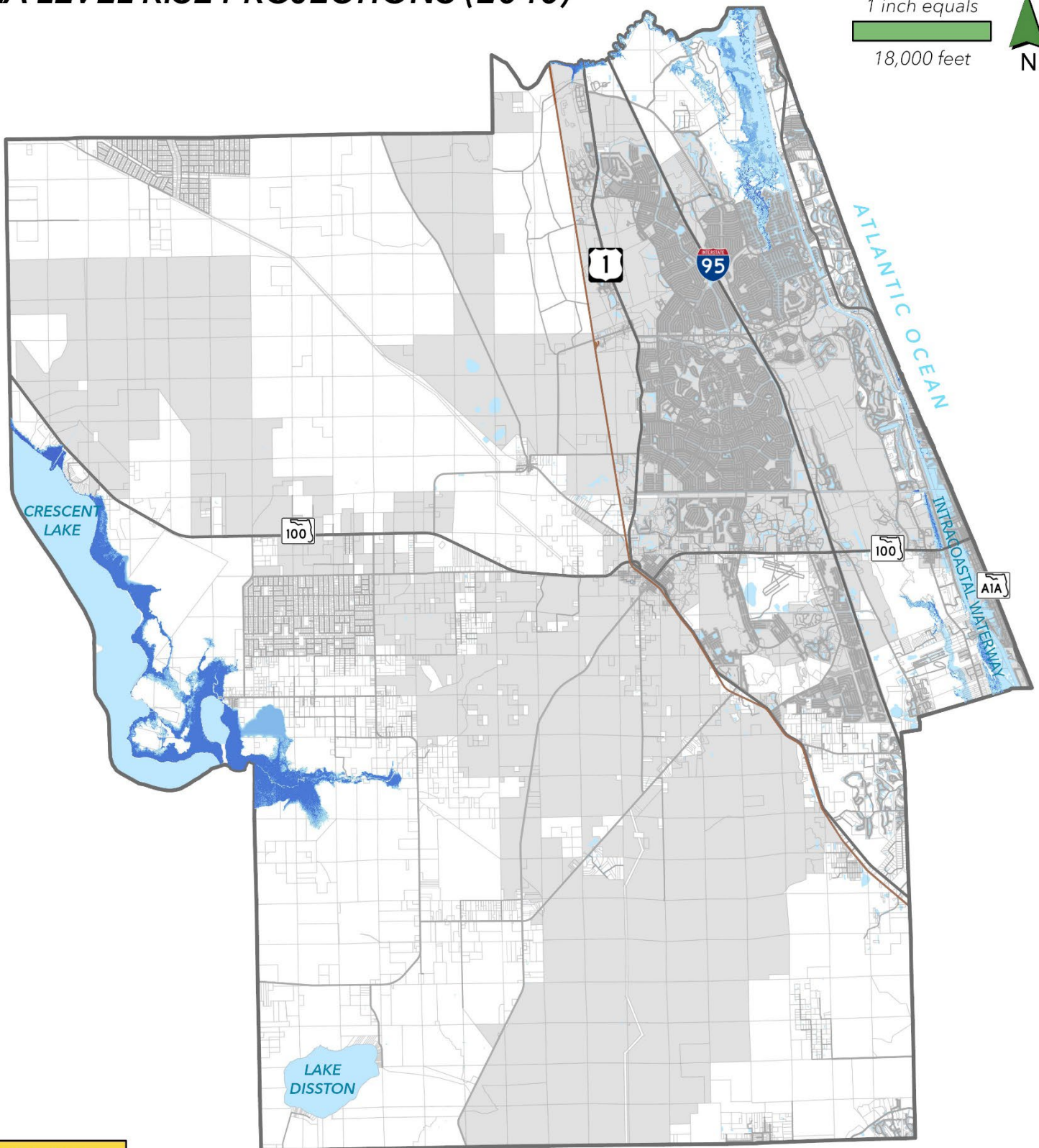
- | | | |
|-----------------|----------------------------|------------|
| County Boundary | Major Roadway | Category 3 |
| Parcel | Storm Surge (SLOSH) | Category 4 |
| Municipality | Category 1 (CHHA) | Category 5 |
| Railroad | Category 2 | |



SEA LEVEL RISE PROJECTIONS (2040)

1 inch equals

18,000 feet



LEGEND

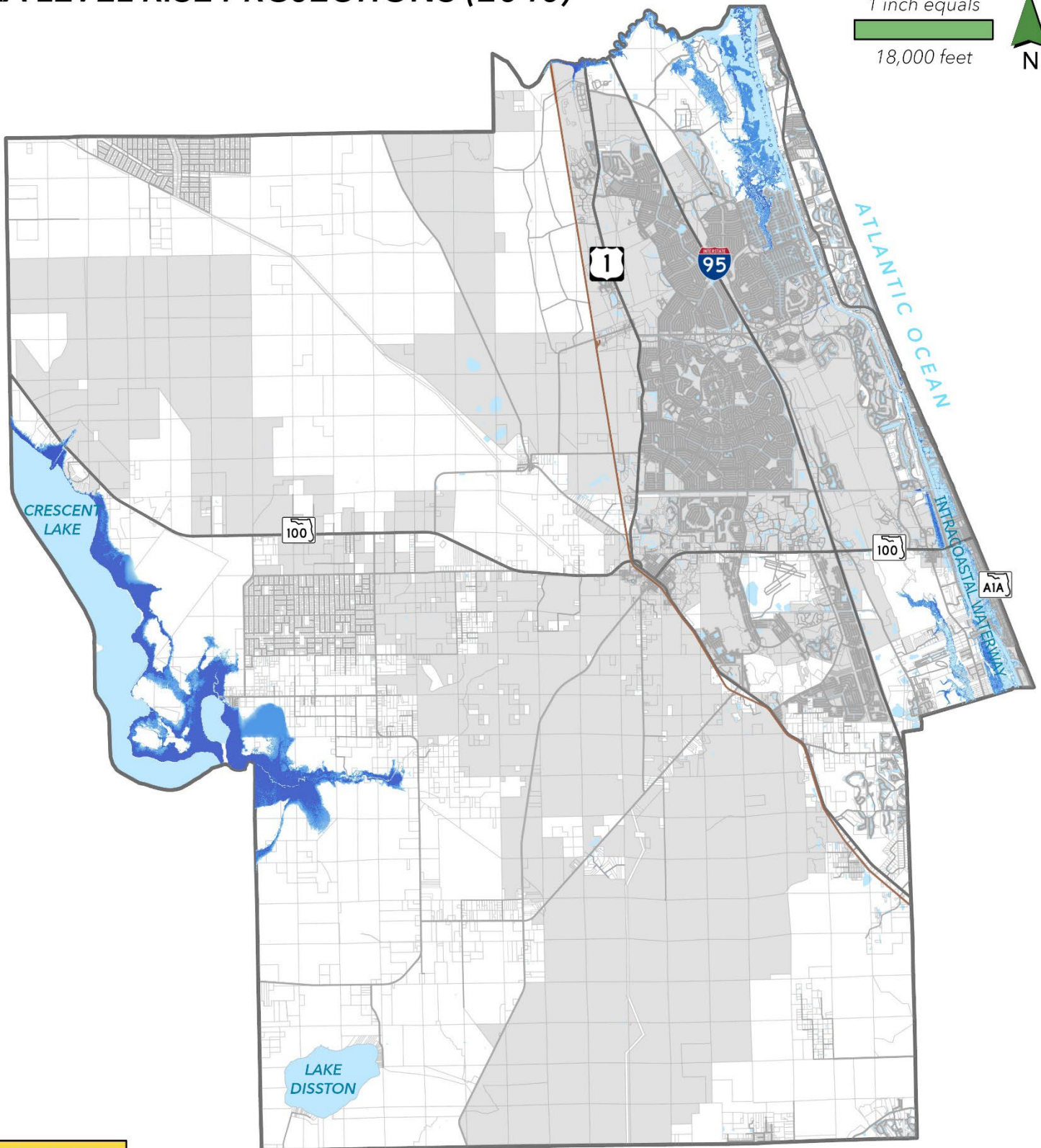
- County Boundary
 - Municipality
 - Parcel
 - Railroad
 - Major Roadway
- SLR Inundation Depth (2040 Intermediate Low)**
- Inches**
- High : 57
 - Low : 0



SEA LEVEL RISE PROJECTIONS (2040)

1 inch equals

18,000 feet



LEGEND

- | | | |
|--|-----------------|---|
| | County Boundary | SLR Inundation Depth (2040 Intermediate High)
Inches

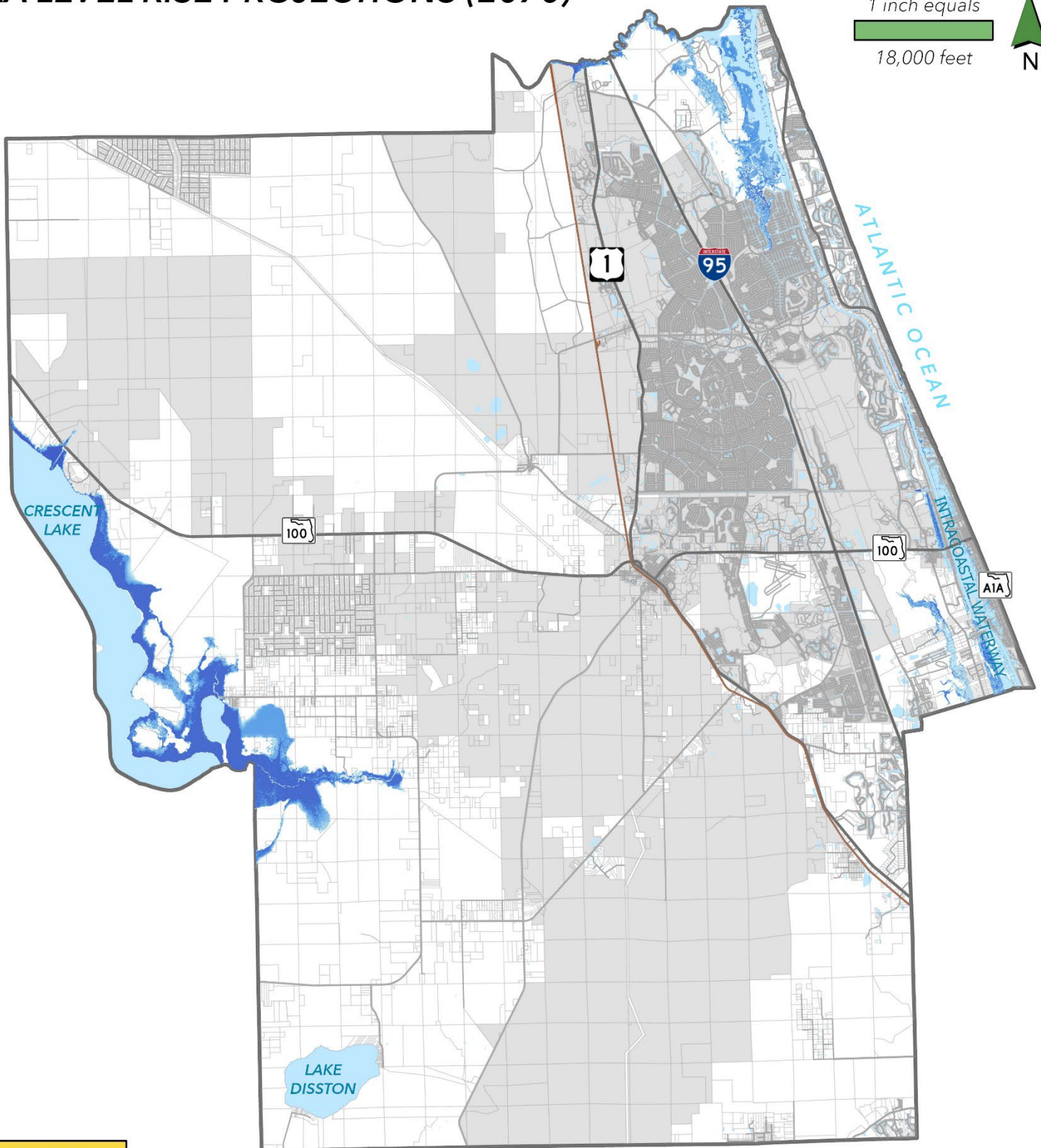
High : 65
Low : 0 |
| | Municipality | |
| | Parcel | |
| | Railroad | |
| | Major Roadway | |



SEA LEVEL RISE PROJECTIONS (2070)

1 inch equals

18,000 feet



LEGEND

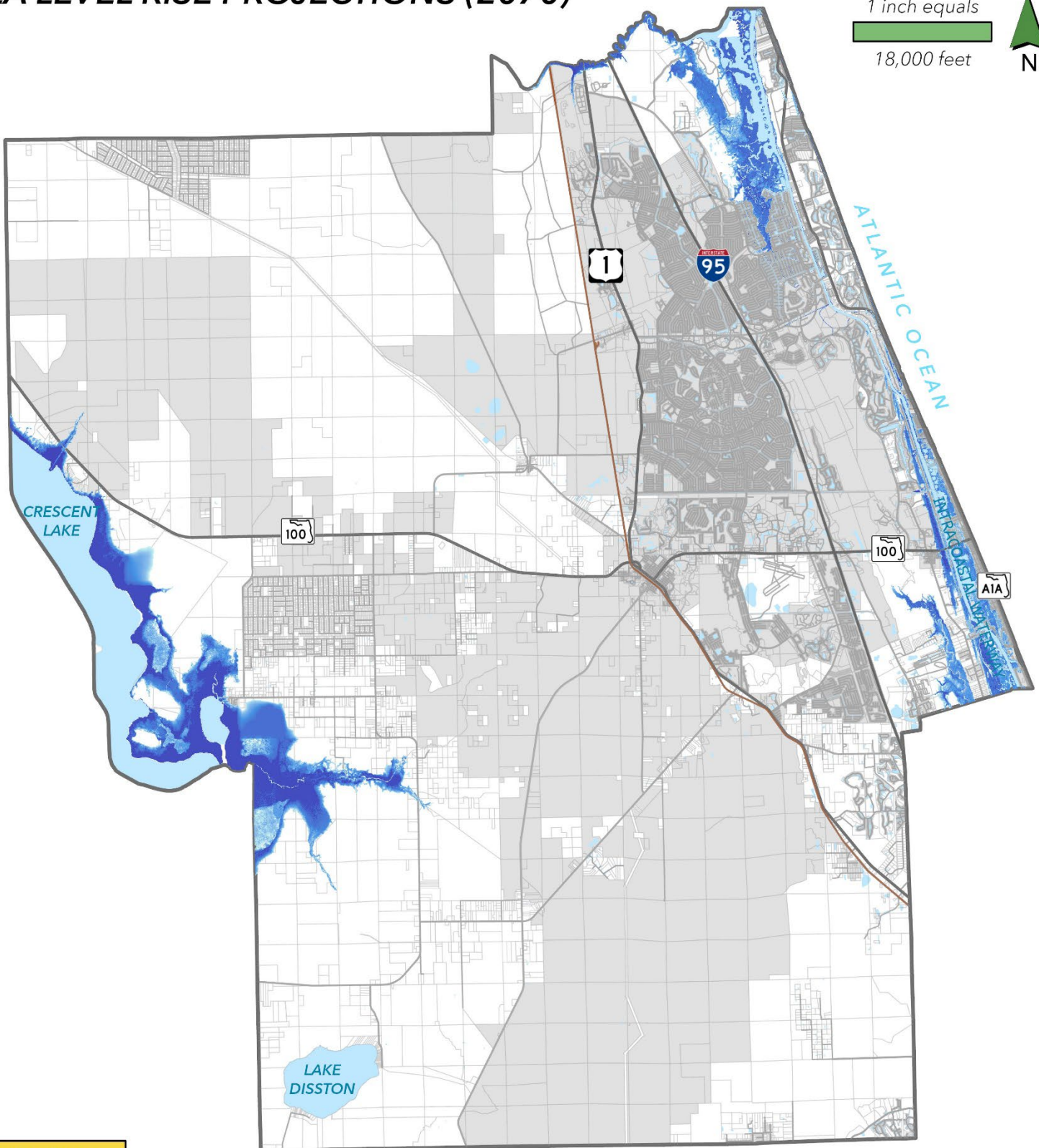
- County Boundary
 - Municipality
 - Parcel
 - Railroad
 - Major Roadway
- SLR Inundation Depth (2070 Intermediate Low)**
- Inches**
- High : 63
 - Low : 0



SEA LEVEL RISE PROJECTIONS (2070)

1 inch equals

18,000 feet



LEGEND

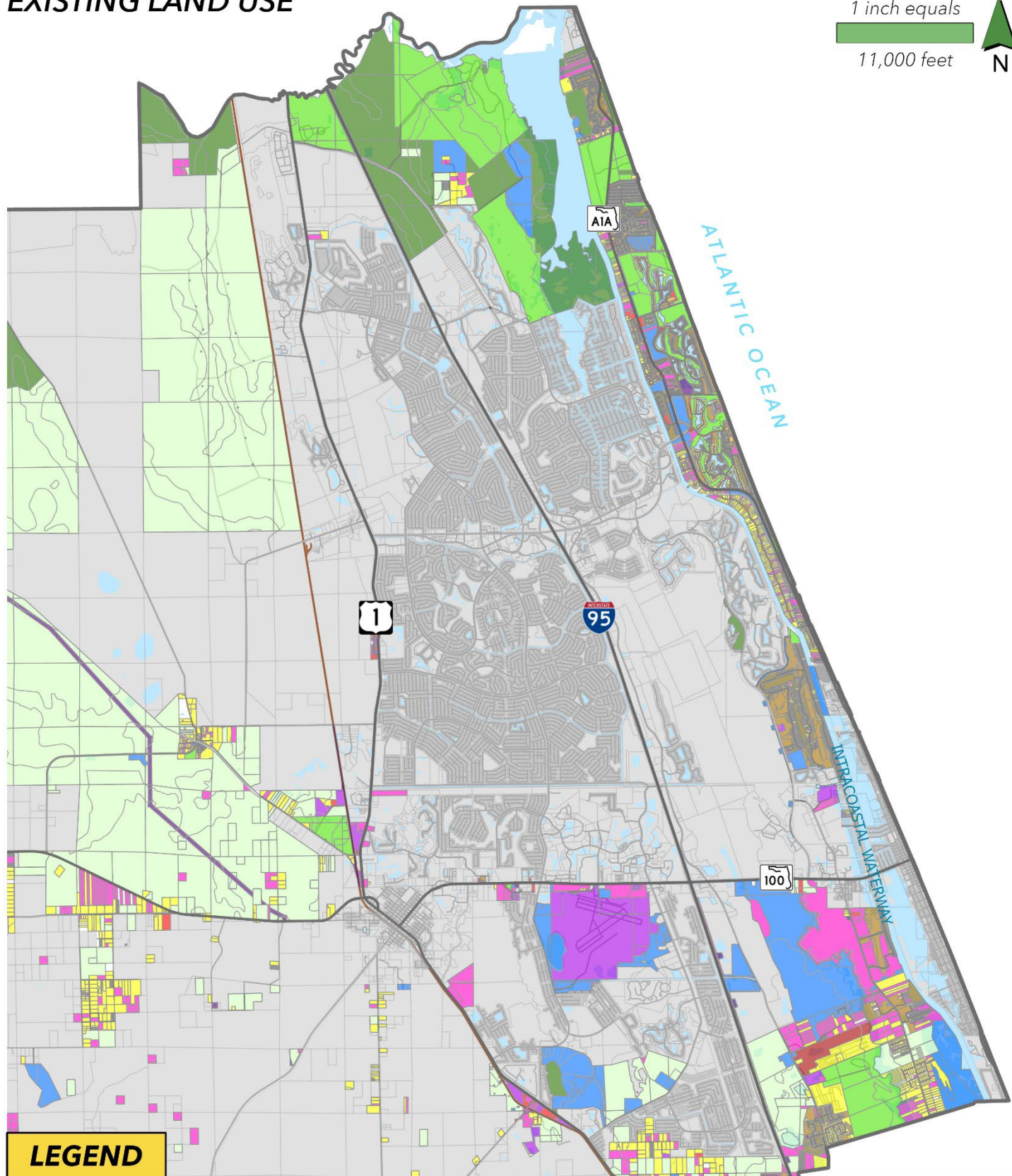
- County Boundary
 - Municipality
 - Parcel
 - Railroad
 - Major Roadway
- SLR Inundation Depth (2070 Intermediate High)**
- Inches**
- High : 88
 - Low : 0



EXISTING LAND USE

1 inch equals

11,000 feet

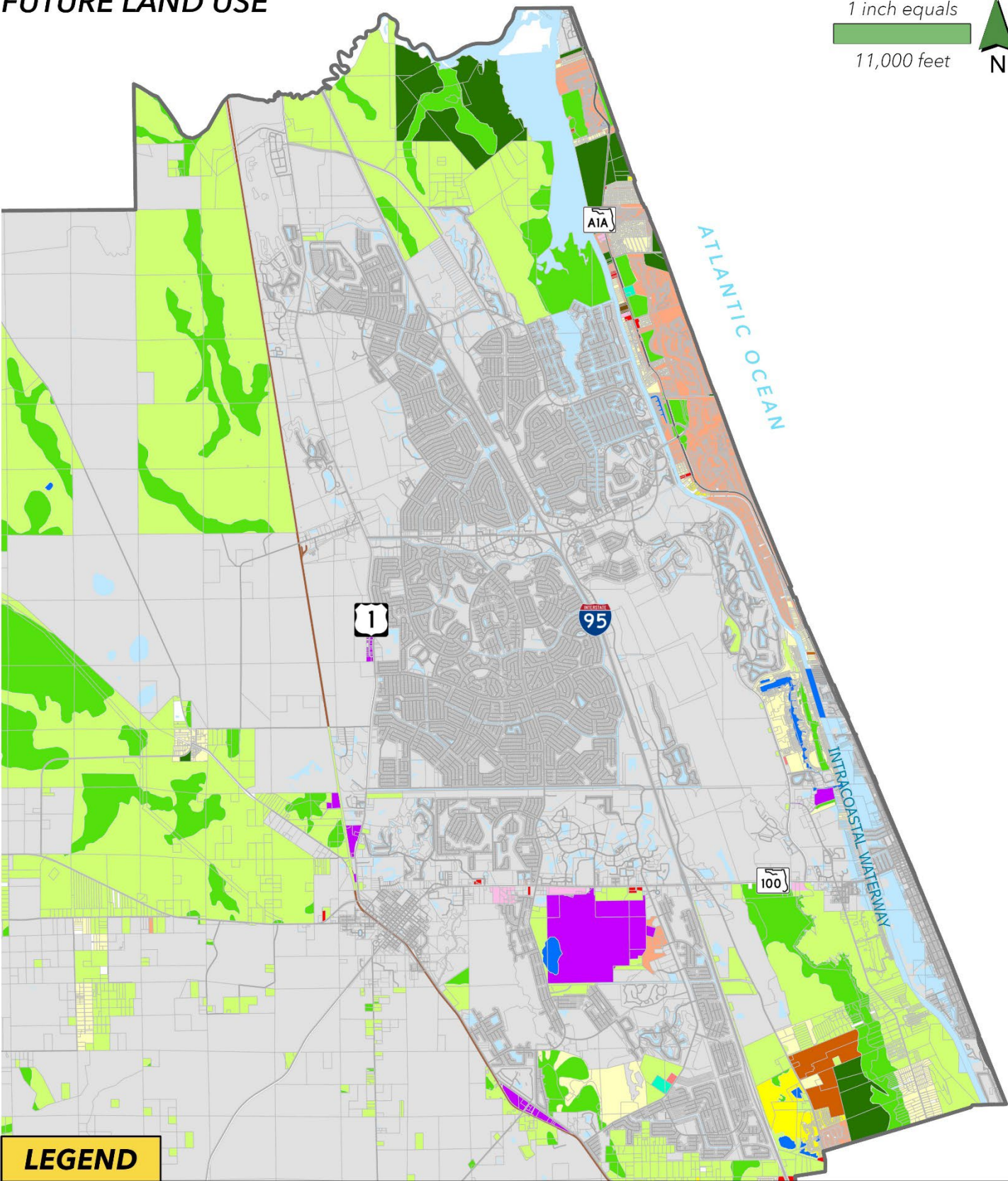
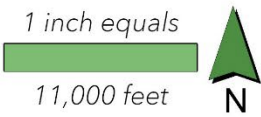


LEGEND

County Boundary	Existing Land Use	Industrial	Single-Family Residential
Parcel	Agricultural	Multi-Family Residential	Unclassified
Municipality	Residential Common Area	Office/Professional	Utilities/Transportation
Railroad	Commercial	Public/Institutional	Vacant
Major Roadway	Conservation	Parks, Recreation, & Open Space	Waterbody



FUTURE LAND USE



LEGEND

- | | | | |
|--|---|--|---|
|  County Boundary | Future Land Use |  Residential: High Density |  Industrial |
|  Parcel |  Agriculture & Timberlands |  Mixed-Use: Low Intensity |  Institutional |
|  Municipality |  Residential: Rural Estates |  Mixed-Use: High Intensity |  Recreation & Open Space |
|  Railroad |  Residential: Low Density |  Commercial: Low Intensity |  Conservation |
|  Major Roadway |  Residential: Medium Density |  Commercial: High Intensity |  Water |



G. ECONOMIC DEVELOPMENT

Photo by: Palm Coast and the Flagler
Beaches Tourism Development Office

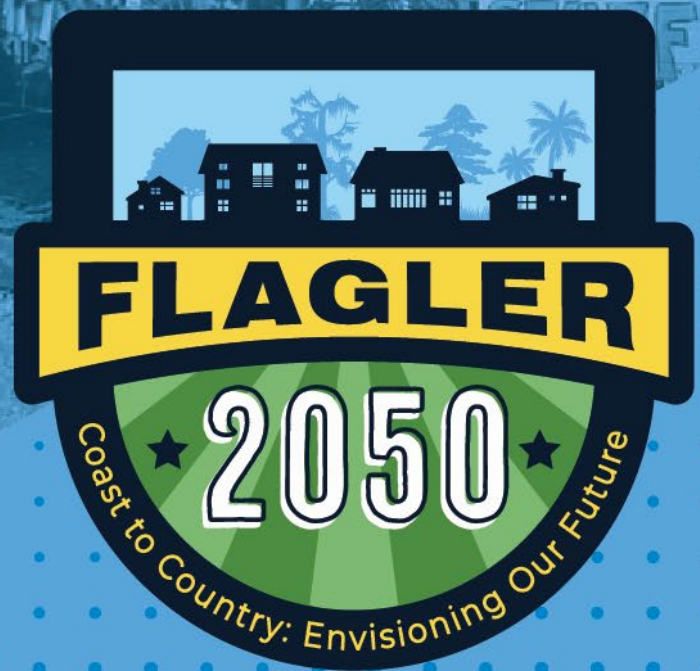


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1.0 INTRODUCTION

The Economic Development Element is an optional element in Flagler County's Comprehensive Plan. The purpose of this element is to address the County's current economic issues and the anticipated challenges. Although not required by Florida Statutes, the subject is important enough to warrant careful consideration during the comprehensive planning process. By doing so, the plan will be able to act as a guide for the future growth of the County's economy. The value of this data and analysis section lies in the documentation of relevant statistics and sharing new ideas and opportunities to spur economic development within the County.

2.0 DESCRIPTION OF THE LOCAL ECONOMY

The following analysis examines the status of Flagler County's current economic conditions through the lens of industry diversity, major employers, educational attainment, cost of living, age of workforce, and unemployment metrics using data collected from industry-leading sources, such as ESRI Business Analyst, American Community Survey (ACS), and Sperling's Best Places.

2.1 INDUSTRY DIVERSITY

The following **Table EDE-1** identifies the County's most prevalent industries (generally categorized by their North American Industry Classification System (NAICS) code) using 2023 population and employment forecasts provided by ESRI Business Analyst (ESRI BAO). The top three largest industries within the County are Retail Trade, Construction, and Health Care & Social Assistance. For the total number of employees, the top three are Accommodation and Food Services; Retail Trade; and Health Care and Social Assistance. These three sectors employ nearly half (41.2%) of the total population. Flagler's local economy depends heavily on providing goods and services, rather than production or manufacturing of goods.

Table EDE - 1: Employment by Industry (2023)

NAICS Code	Businesses		Employees	
	#	%	#	%
Agriculture, Forestry, Fishing & Hunting	17	0.4	57	0.2
Mining	4	0.1	15	0.1
Utilities	5	0.1	57	0.2
Construction	338	8.8	1,563	5.3
Manufacturing	78	2.0	1,130	3.8
Wholesale Trade	71	1.8	461	1.6
Retail Trade ¹	457	11.9	4,287	14.5
Transportation & Warehousing	71	1.8	322	1.1
Information	63	1.6	1,374	4.7
Finance & Insurance	169	4.4	767	2.6
Real Estate, Rental & Leasing	255	6.6	1,598	5.4
Professional, Scientific & Tech	317	8.2	1,395	4.7
Management of Companies & Enterprises	15	0.4	31	0.1
Admin., Support & Waste Mgmt.	185	4.8	1,016	3.4

Educational Services	54	1.4	2,232	7.6
Health Care & Social Assistance	327	8.5	3,581	12.1
Arts, Entertainment & Recreation	78	2.0	509	1.7
Accommodation & Food Services	285	7.4	4,308	14.6
Public Administration	112	2.9	2,343	7.9
Unclassified & Other Services	943	24.5	2,463	8.3
TOTAL	3,844	100	29,509	100

¹Retail Trade groups comprise the following industries: (1) Electronics and Appliance Stores, (2) Sporting Goods, Hobby, Book & Music Stores, (3) Food Stores, (4) Auto Dealers, Gas Stations, and Auto Aftermarket, (5) Apparel and Accessory Stores, (6) Furniture and Home Furnishings, (7) Health and Personal Care Stores, (8) Building, Material and Garden Equipment, and Supplies Dealers, and (9) General Merchandise Stores

Source: ESRI Business Analyst Online, 2023.

According to Palm Coast and the Flagler Beaches Economic Development Office (EDO), the largest public sector employer is the Flagler County School District, and the largest private sector employer is Advent Health. The other major employers in the County are represented in **Table EDE-2** below.

Table EDE - 2: Flagler County's Top 10 Employers (2022)

Employer	Number of Employees
Flagler County School District	1,974
Advent Health	1,177
Publix	830
ALSW/ Yellowstone	766
City of Palm Coast	529
Flagler County Board of Commissioners	476
Sea Ray Boats-Boston Whaler	430
Reunion Club of Orlando	410
Flagler County Sheriff's Office	321
Home Depot	211

Source: Palm Coast and the Flagler Beaches Economic Development Office, 2022

2.2 GROSS DOMESTIC PRODUCT BY INDUSTRY

While the section above shows the industry breakdown by the number of businesses and employees, the Gross Domestic Product (GDP) by Industry shows the effect on the economy overall per each industry. The following **Table EDE-3** identifies the County's highest producing industries based on data from the U.S. Bureau of Economic Analysis. The highest producing industry in the County is Finance, Insurance, Real Estate and Leasing making up almost one-third (32.55%) of the overall County GDP. The second highest producing industry is Professional and Business Services producing 11.31% of the total GDP. Private Industry, overall, contributes 91% of the GDP, which includes all industry in the County outside of GDP generated by the government.

The tourism sector is a major component of the Florida economy, this is the case in Flagler County as well. In 2019, out-of-state visitors contributed \$96.5 billion to the Florida economy. In 2021, the total economic impact of visitors in Flagler County was \$824 million, and the total number of visitors to Flagler County was 963,500 visitors. According to the Florida Department of Commerce, in 2022, 17.8% of the Flagler County workforce was employed in the tourism related industries and that

accounted for 4,713 jobs. Tourism related industries are classified using NAICS categories 71 and 72, which include jobs in traveler accommodations, camps, food services, and arts entertainment and recreation.

Table EDE - 3: Gross Domestic Product Generated by Industry (2021)

Industry	GDP (In Thousands of Dollars)	Percent of Total GDP
Government and Government Enterprises	\$336,286	9.3%
Agriculture, Forestry, Fishing & Hunting	\$1,8071	0.5%
Utilities	\$9,509	0.3%
Construction	\$347,338	9.6%
Manufacturing	\$121,620	3.4%
Wholesale Trade	\$91,119	2.5%
Retail Trade	\$313,716	8.7%
Information	\$131,296	3.6%
Finance, Insurance, Real Estate & Leasing	\$1,177,295	32.5%
Professional, & Business Services	\$409,652	11.3%
Educational Services, Health Care, & Social Assistance	\$260,476	7.2%
Arts, Entertainment, Recreation, Accommodation, & Food Services	\$226,239	6.3%
Other Services	\$179,828	5.0%
Total Flagler County GDP	\$3,622,445	100%

Source: Bureau of Economic Analysis, 2021

2.3 EDUCATION

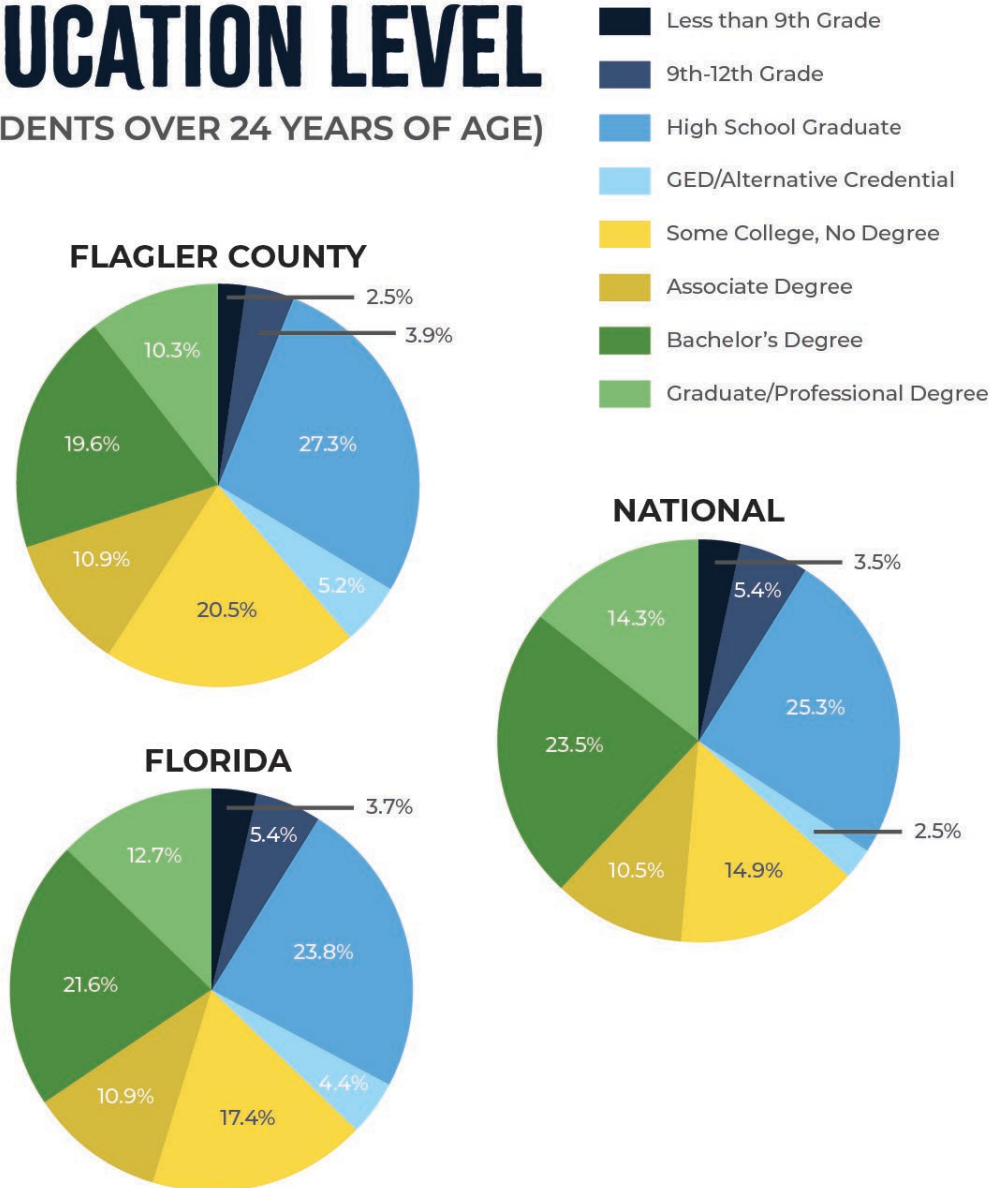
Two trends emerge when looking at County, State, and national educational attainment projections for 2023 (see **Figure EDE-1**). The first trend is that the County has a lower percentage of bachelor's degree earners (19.6%) than the State (21.6%) and Nation (23.5%). The second notable trend is that the County also has less graduate and professional degrees (10.3%) compared to the State (12.7%) and the Nation (14.3%).

In general, individuals with higher levels of educational attainment are more economically mobile than their less formally educated counterparts. Expanded further, a well-educated community is significantly more likely to attract higher-paying industries in need of a well-educated workforces, such as biotech, software development, research, and logistical services. Therefore, it is of the utmost importance that Flagler County can foster a well-educated community (through the provision of high-quality educational facilities and programming) and also retain (and attract) these individuals to the County once their academic careers conclude. However, coupled with the large retirement cohort in the County's population, it is likely that those who have the highest level of educational attainment may not be currently active in the workforce.

Figure EDE - 1: Educational Attainment (2020)

EDUCATION LEVEL

(RESIDENTS OVER 24 YEARS OF AGE)



Sources: ESRI BAO, U.S. Census Bureau, 2023

2.4 HOUSEHOLD INCOME

According to ACS and income data extrapolated by ESRI BAO, the 2023 median household income for Flagler County was \$65,805. In comparison, this value is slightly higher than the median household income for the State of Florida, which is \$65,081. However, with many people in the service industry, the median household income may not represent the incomes of those currently in the workforce, and the median household income may be skewed higher, representing investment incomes earned by retirees. A majority of the tourism industry jobs are hospitality and services sector jobs. **Table EDE-4** below provides the median hourly wage for the food service industry and

personal service industry, which would represent incomes lower than the median household income. As the rates show, Flagler County median hourly wage is lower than the Jacksonville region and the State itself.

Table EDE - 4: Hourly Median Wage (2023)

Type of Job	Florida median hourly wage	Jacksonville Region median hourly wage	Flagler County median hourly wage
Food preparation and Serving Related Occupations	\$13.75	\$12.10-14.44	\$10.76
Personal Care and Service Occupations	\$13.92	\$13.00-13.91	\$11.26

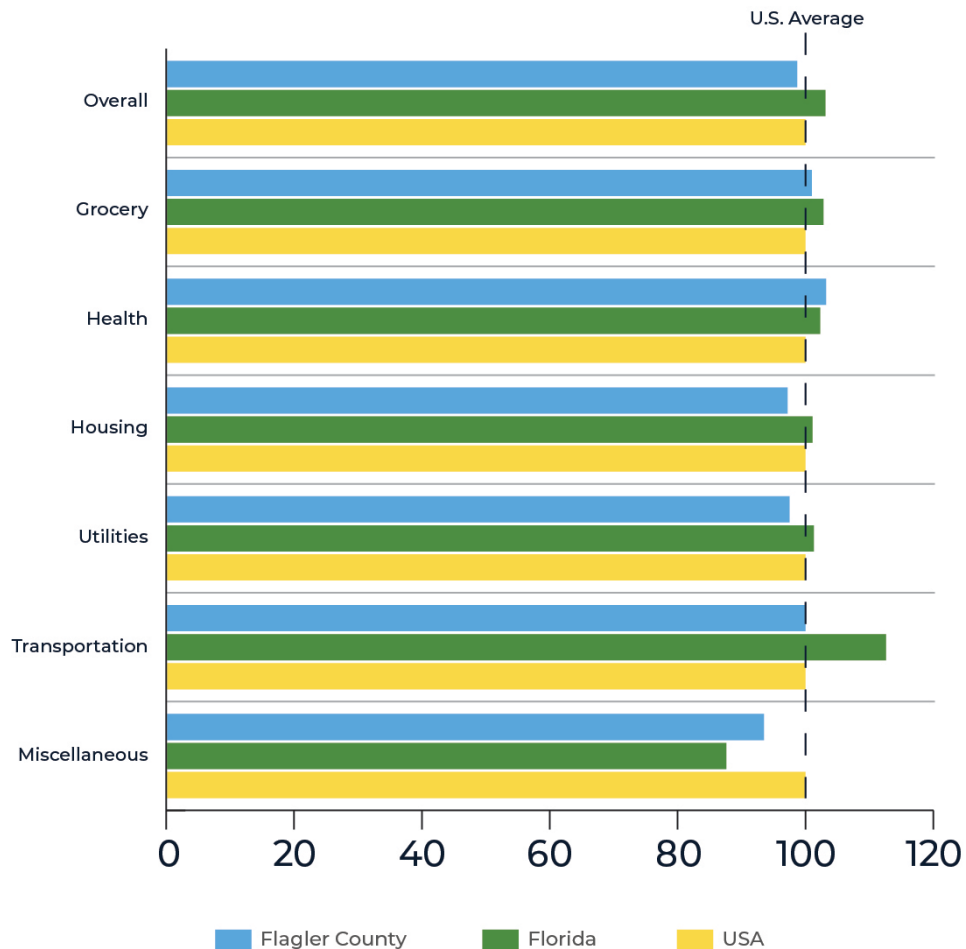
Sources: Flagler County Department of Economic Opportunity, Florida Commerce, U.S. Bureau of Labor Statistics, 2023

2.5 FINANCIAL HEALTH AND COST OF LIVING

Figure EDE-2 examines the 2023 cost of living for Flagler County residents and compares it to the State and national averages. The metrics used for this analysis include: the average cost of groceries, health care, housing, utilities, and transportation.

Figure EDE - 2: Cost of Living Comparisons (2020)

COST OF LIVING COMPARISONS



Source: Sperling's Best Places, 2023

As shown in **Figure EDE-2**, Flagler County currently maintains an overall lower cost of living, as compared to the State and the U.S. and a lower cost in the housing, utilities, and miscellaneous categories. However, the County has a higher cost of living in the categories of groceries and healthcare. Since the overall cost of living of Flagler County is lower than the State of Florida, this can be an incentive to help attract companies and residents because of the comparable decrease in overall costs.

2.6 UNEMPLOYMENT

According to unemployment estimates provided by ESRI BAO, Flagler County has an estimated unemployment rate of 2.9% as of 2023. When compared to unemployment rates for the State of Florida as a whole, the County's rate of unemployment is lower than the State's (3.5%). Post

pandemic shutdowns of 2020, Flagler County's unemployment rate rebounded quickly and has remained stable since.

2.7 AGE OF WORKFORCE

According to 2023 population data by age provided by ESRI BAO, Flagler County has an older population than the State's median age, the County median age was 51.2 as compared to Florida's median age of 42.9. **Figure EDE-3** and **Table EDE-5** below breaks down the percentage of population in Flagler County compared to the rest of Florida. Flagler County is nearly 10 years older when compared to the State and unsurprisingly has a higher percentage of people in the 55 plus age brackets than the State.

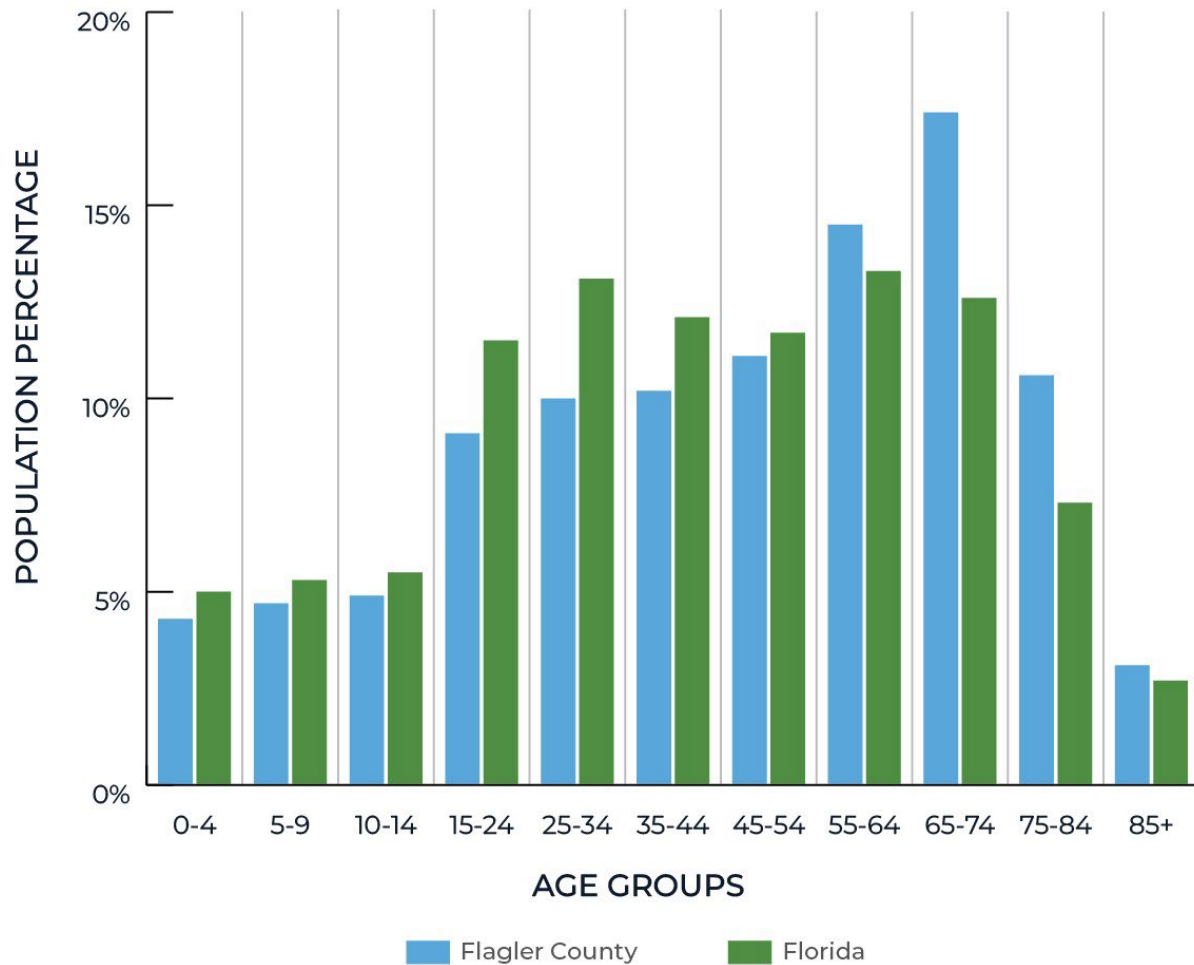
Table EDE - 5: Median Age and Population by Age (2023)

	Flagler County	Florida
Median Age	51.2	42.9
Population by Age		
0 - 4	4.3%	5.0%
5 - 9	4.7%	5.3%
10 - 14	4.9%	5.5%
15 - 24	9.1%	11.5%
25 - 34	10.0%	13.1%
35 - 44	10.2%	12.1%
45 - 54	11.1%	11.7%
55 - 64	14.5%	13.3%
65 - 74	17.4%	12.6%
75 - 84	10.6%	7.3%
85+	3.1%	2.7%

Sources: ESRI BAO, U.S. Census Bureau, 2023.

Figure EDE - 3: Median Age and Population by Age (2023)

POPULATION BY AGE (2023)



Sources: ESRI BAO, U.S. Census Bureau, 2023.

3.0 ECONOMIC DEVELOPMENT GOALS

3.1 DIVERSIFY & ENHANCE THE TAX BASE TO IMPROVE THE LOCAL ECONOMY

Flagler GDP relies heavily on providing goods and services. Most of the jobs and GDP are centered around the tourism industry and residential construction industry. As shown earlier in the Future Land Use Map (FLUM), approximately 5.2% of all future land use designations are designated as industrial, commercial, or mixed use. Increasing the footprint of commercial and industrial on the FLUM can increase the probability of attracting employers looking for business sites.

Additionally, keeping Flagler residents in the County for work is also an issue. Many residents work outside of the County, commuting each day to neighboring counties for work. Increasing the number of local employment opportunities will allow residents to decrease their commute times. The added benefit of establishing more employment opportunities is the increased tax base, which will reduce the tax burden on residential properties. Flagler County should continue to work with the Palm Coast and the Beaches EDO and the Chamber of Commerce to attract and diversify businesses and the employment base.

3.2 PROMOTE TARGETED INDUSTRIES

JaxUSA, Jacksonville's regional economic development initiative, established six target industries for the region: advanced manufacturing, corporate operations, financial services, life sciences, technology services, and transportation and logistics. Flagler County has established five target industries, and they are advanced manufacturing, aviation, life sciences, information technology, and agriculture industries. Additionally, with a larger aging population than the average Florida County, the importance of adequate healthcare will remain a top priority. The growth of life science technology and healthcare industries go hand in hand in elevating the recruitment of companies to relocate or expand into the County.

The Flagler County Commission recently approved additional hangars to be built around the Flagler Executive Airport. With this improvement the desire to increase aviation-related businesses grows. Using the airport as an economic catalyst is a priority in the County's strategic plan and should be considered when assessing the economic development future of the County.

3.3 INCREASE AFFORDABLE, WORKFORCE & ATTAINABLE HOUSING OPTIONS

The median house price in Flagler County is \$369,700, which is higher than the Florida median price and the national median price. According to the existing land use analysis, the majority of residential areas in Flagler County are low density and less than one percent of the existing land use is considered high density. Providing alternative housing types would allow for more workers to be able to elect to live in Flagler County and not look for other places to live to find affordable or different housing options.

4.0 ECONOMIC DEVELOPMENT INITIATIVES

The County, in tandem with Palm Coast and the Flagler Beaches EDO, Palm Coast-Flagler Regional Chamber of Commerce, and the State of Florida offer a number of local, regional, and statewide incentives to encourage firms to relocate and stay within the Flagler County area. These incentives are listed below:

4.1 LOCAL INCENTIVES

1. PACE Program in Flagler County

- Florida Resiliency and Energy District (FRED) PACE program provides an alternative method of financing costs of certain energy efficiency and wind resistance improvements to commercial projects. This financing mechanism can be applied to existing structures, new builds, and greenfield projects.

2. Certified Opportunity Zone

- A Flagler County Census Tract located in the heart of Palm Coast has been designated as a Certified Opportunity Zone. Opportunity Zones were created in 2017 to spur economic development and job creation in communities throughout the United States. It provides tax benefits to investors who invest eligible capital into these specific areas.

3. City of Bunnell Business Incentive Program

- The City offers economic development incentives based on several criteria including amount of capital investment, facility size and location, total employment, and type of industry.

4.2 REGIONAL INCENTIVES

1. Foreign Trade Zone # 64

- Flagler County is part of JAXPORT's Foreign Trade Zone (FTZ), the largest in Florida. A FTZ allows shippers to clear cargo as it leaves the FTZ while saving import clearing costs. Flagler County's participation in the FTZ gives businesses access to JAXPORT's FTZ Administrator for free customized consultation and services.

2. FPL Office of Economic Development- FPL

- FPL serves the entirety of Flagler County, offers incentive programs to attract new investment and jobs to the State of Florida, and has dedicated economic development staff seeking employment generating opportunities.

3. Enterprise Florida offers the following incentives:

- *Quick Response Training Grant* - provides funding for customized training to new or expanding businesses,
- *Incumbent Worker Training Program* - provides funds to train currently employed workers,
- *High Impact Performance Incentive* - provides grants for targeted industries with a certain number of employees and capital costs,
- *Capital Investment Tax Credit* – provides an annual credit for up to twenty years, against corporate income tax,
- *Research and Development Tax Credit* - is a credit available to a business enterprise that has qualified research expenses, and
- Sales tax exemptions on a variety of business purchases.

4.3 COMMUNITY REDEVELOPMENT AGENCIES

Flagler County has four Community Redevelopment Agencies, which are in Flagler Beach, Marineland, Bunnell, and Palm Coast. Community Redevelopment Agencies (CRA) are governed by Chapter 163, Florida Statutes and were established as tools for revitalization of slum and blighted conditions, redevelopment, preservation of historic structures, and overall economic development. Redevelopment is an important economic development strategy in communities that are built-out and have limited opportunities for development within its corporate limits. CRAs are a critical

government function that enables communities to leverage the tax increment on revitalized properties in blighted areas.

H. RECREATION & OPEN SPACE ELEMENT

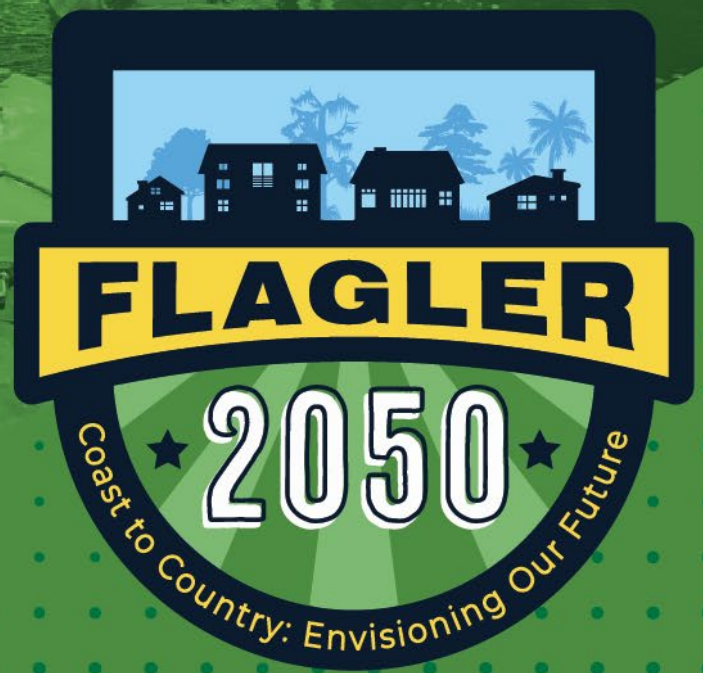


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1.0 INTRODUCTION

The purpose of the Recreation & Open Space Element (ROSE) is to ensure that Flagler County continues to provide high-quality public facilities in a manner which meets the needs of existing and future populations for recreation and open space purposes. The data and analysis portion of this Element seeks to provide a factual basis for future decisions and policy changes made by the County regarding the successful provision of recreation facilities and open space. Operations performed as part of this analysis included conducting a desktop inventory of the County's park facilities and open space, performing existing level of service (LOS) calculations, determining Flagler County's projected needs for parks by 2050, and identifying opportunities in the County's recreation and open space systems.

2.0 INVENTORY OF RECREATION & OPEN SPACE FACILITIES

The provision of high-quality recreation facilities and passive open spaces can generate numerous benefits to a community, including but certainly not limited to preserving natural resources, contributing to the social and physical health and wellness of residents, providing enriching experiences to persons of all backgrounds, abilities, and income levels, and raising local property values. Public parks (and to a lesser degree, open spaces in general) within the County should be designed and equipped in a manner which supports one or more recreational activities. These activities are generally split into one of two categories, active and passive. Active recreation is considered a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment, and passive recreation are activities that do not require prepared facilities like sports fields or courts and are typically compatible with natural resource protection.

Parks can also be classified by size, amenities offered, and population served. Flagler County classifies parks in this manner and categorizes parks as countywide parks, community parks, and neighborhood parks. It should be noted that only sites that are officially designated as parks have been included in this Element. Thus, vacant public lands and open space typically found in medians, buffers, retention areas, and similar facilities are not included as part of this inventory, unless they are commingled with recreational amenities.

Flagler County currently owns, operates, and maintains a range of parks and recreation areas. This inventory includes 30 parks and recreational facilities. Many of the County's parks include facilities which support both active and passive recreational activities, as well as other amenities such as pavilions and restrooms. An inventory of the County's parks and recreation facilities is provided in **Table ROSE-1** and their locations are shown in **Map ROSE-1**.

2.1 NEIGHBORHOOD PARKS

Neighborhood parks are the smallest park classification within the County. Neighborhood Parks, in the Land Development Code, are defined as local parks designed to serve the residents of a single nearby neighborhood and may include landscaping and recreational improvements. Recreational amenities at neighborhood parks generally include playground equipment, ball fields, benches, picnic areas, and shelters. Examples of public neighborhood parks within the County include the Espanola Community Center and the Pellicer Community Center (see **Table ROSE-1**).

Table ROSE - 1: Inventory of Public Parks & Recreation Facilities (2023)

Map Number	Name	Acreage	Facilities & Amenities
Neighborhood Parks			
14	Espanola Community Center	12.0	Active Recreational Facilities: Basketball Courts, Playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
21	Moody Homestead Park	3.5	Active Recreational Facilities: None Passive Recreational Facilities: Birding, Hiking/Nature Trails Other Amenities: Picnicking
17	Hidden Trails Park and Community Center	19.3	Active Recreational Facilities: Basketball Courts, Horseshoe Pits, Playground, Tennis Courts Passive Recreational Facilities: None Other Amenities: Restrooms
19	Pellicer Community Park	10.0	Active Recreational Facilities: Horseshoe Pits, Equestrian Area, playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
26	Haw Creek Community Center	1.0	Active Recreational Facilities: Basketball Courts, Playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
28	Hammock Creek Community Center	41.1	Active Recreational Facilities: Basketball Courts, Horseshoe Pit, Pickleball Courts, Volleyball Courts, Playground Passive Recreational Facilities: Beach, Other Amenities: Picnic Pavilion, Restroom, Community Center
29	St Johns Community Center	1.7	Active Recreational Facilities: Basketball Courts Passive Recreational Facilities: Other Amenities: Picnic Areas, Community Center
Total Acreage		88.6	
Community Parks			
22	Wadsworth Park	61.9	Active Recreational Facilities: Basketball Courts, Canoe/Kayak Launch, Racquetball Courts, Soccer Fields, Tennis Courts, and Volleyball Courts Passive Recreational Facilities: Wildlife Viewing, Fishing, Beaches Other Amenities: Picnicking, Restrooms, Showers
15	Flagler County Recreational Area and Fairgrounds	178.3	Active Recreational Facilities: Baseball, Batting Cages Passive Recreational Facilities: None Other Amenities: Restrooms, Picnic Pavilion, Horse Arena
25	Old Dixie Park	19.6	Active Recreational Facilities: Basketball, Horseshoe Pits, Playground, Tennis, Volleyball Passive Recreational Facilities: None

Map Number	Name	Acreage	Facilities & Amenities
			Other Amenities: Restrooms
5	Bing's Landing	12.1	Active Recreational Facilities: Boat Ramp, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Wildlife Viewing, Fishing Other Amenities: Pavilions, Picnic tables, Restrooms, Historic site, Interpretive Exhibit
11	Herschel King Park	16.5	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Wildlife Viewing Other Amenities: Restrooms
Total Acreage		288.4	
Countywide Parks			
23	Moody Boat Launch	3.5	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Hiking/Nature Trails Other Amenities: Restrooms
18	Bull Creek Campground	5.2	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Camping RV Other Amenities: Concessions, Campfire Rings, Showers, Picnic tables, Restrooms
1	Princess Place Preserve	1,617	Active Recreational Facilities: Canoe/Kayak Launch Passive Recreational Facilities: Hiking/Nature Trail, Horse/Equestrian Trail, Wildlife Viewing, Camping, Fishing Other Amenities: Campfire Rings, Historic Site, Picnic, Pavilion, Restrooms, Interpretive Exhibit
12	Graham Swamp Preserve	3168.4	Active Recreational Facilities: None Passive Recreational Facilities: Hiking/Nature Trails, Birding, Wildlife Viewing, Bicycling, Fishing Other Amenities: Picnic Areas
13	Lehigh Trail	199.6	Active Recreational Facilities: None Passive Recreational Facilities: Hiking/Nature Trail, Wildlife Viewing, Bicycling, Fishing Other Amenities: None
9	Jungle Hut Park	2.6	Active Recreational Facilities: None Passive Recreational Facilities: Beaches, Birding, Beaches Other Amenities: Picnic Pavilion, Picnicking, Restroom, Showers
4	Malacompra Park	23.2	Active Recreational Facilities: Playground Passive Recreational Facilities: Hiking/Nature Trail, Birding, Beach Other Amenities: Restrooms, Showers, Picnic Pavilion
24	Betty Stefluk Preserve	111.7	Active Recreational Facilities: None

Map Number	Name	Acreage	Facilities & Amenities
			Passive Recreational Facilities: Wildlife Viewing, Hiking/Nature Trails, Birding, Canoeing, Kayaking, Fishing Other Amenities: Restrooms, Picnic Pavilion
8	Old Salt Park	.8	Active Recreational Facilities: None Passive Recreational Facilities: Wildlife Viewing, Beaches, Fishing Other Amenities: Picnic tables, Restrooms, Showers
2	River to Sea Preserve	64.8	Active Recreational Facilities: Canoe/Kayak Launch Passive Recreational Facilities: Wildlife Viewing, Hiking/Nature Trail, Bicycling, Beaches, Fishing Other Amenities: Restrooms, Showers, Picnic Pavilion, Campgrounds
16	Shell Bluff Park	68.9	Active Recreational Facilities: Boat Ramp, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Birding, Trail, Wildlife Viewing Other Amenities: Picnic Pavilion, Restrooms
10	Varn Park	8.1	Active Recreational Facilities: Passive Recreational Facilities: Beaches, Fishing, Wildlife Viewing Other Amenities: Picnic Pavilion, Restrooms Shower Facilities
6	Malacompra Greenway Trail	202.8	Active Recreational Facilities: None Passive Recreational Facilities: Trails, Pedestrian Bridges Other Amenities: None
7	AIA Tennis Courts	12.0	Active Recreational Facilities: Tennis Courts, Pickleball Courts Passive Recreational Facilities: None Other Amenities: None
27	Lake Disston Boat Ramp	1.5	Active Recreational Facilities: Boat and Canoe dock/Launch, Passive Recreational Facilities: Fishing, Wildlife Viewing Other Amenities: None
3	Bay Drive Park	14.8	Active Recreational Facilities: Bocce Ball Court Passive Recreational Facilities: Beach, Trail, Fishing Dock Other Amenities: Observation Pavilion, Restrooms, View Finders
20	Haw Creek Preserve	1051.3	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Birding, Hiking/Nature Trail, Fishing Other Amenities: None
30	Flagler County Visitor Eco-Discovery Center	23	Proposed not yet built
Total Acreage		6,579.2	

Source: Flagler County, 2023.

2.2 COMMUNITY PARKS

Community parks vary in size, serve several neighborhoods, and are generally located near major roadways. They typically possess a diverse array of amenities onsite, including but not limited to restrooms, onsite parking, large landscaped areas, lighted sports fields, and other specialized recreational facilities. Most community parks, unless used for a specific activity, such as the Flagler County Fairgrounds, may also serve as neighborhood parks to nearby residents. Examples of public community parks within the County include Old Dixie Park and Herschel King Park.

2.3 COUNTYWIDE PARKS

The largest of the park classifications includes countywide parks. Countywide parks are large, resource-based parks intended to serve the countywide population. These parks contain both active recreational facilities and passive recreation uses, such as water-based recreation, camping, fishing, trails, and natural open space areas. Flagler County owns and operates 6,579 acres of countywide parks, which include the Shell Bluff Park and the Princess Place Preserve.

2.4 TRAILS

There are several recreational trails within the County (See **Map ROSE-2**). Flagler County parks and recreation maintains approximately 13 miles of equestrian trails and 37 miles of hiking/biking trails. Most of the trails are located in the eastern portion of the County. The County trail system also includes a few blueways along the Intercoastal Waterway. Some of the trails throughout the county include the Lehigh Trail, Malacompra Greenway Trail, and the AIA Scenic Loop.

2.5 OPEN SPACE

In addition to its parks and recreational facilities, the County currently strives to provide for and maintain a natural open space system. While calculating the current acreage of open space within the County is not possible as the property appraiser's office does not have a land use code that captures common open space. The Florida Natural Areas Inventory (FNAI) estimated that in 2023 there were 39,750 acres of public and private lands which had been determined to have natural resource value and were managed at least partially for conservation purposes, which are shown on **Map ROSE-3**. This represents the best available data and has been used in the calculations in **Section 3.1** to assess the current surplus/deficiency of open space.

2.5.1 Open Space in the Comprehensive Plan

There is no specific countywide open space percentage in the comprehensive plan. The provision of public open space is achieved through the parks and recreation level of service standard and conservation lands. However, the County currently requires a minimum open space percentage in a few future land use designations. For example, a minimum of 40% open space is required in the Recreation and Open Space future land use designation and 25% in the Mixed Use – Low and High intensity designations. Additionally, the County's Flagler Agricultural Resource Mitigation System (FARMS) program for agricultural preservation requires 60% of total gross area to be preserved for open space.

2.5.2 Open Space (Land Development Code)

The County's Land Development Code (LDC) currently defines open space in Section 3.08.00 as an area open to the sky which may be on the same lot as a building that may include natural environmental features. A minimum of 25% of a development site is required to be open space when rezoning to Mixed Use Low or High Intensity Planned Unit Development (PUD). The County requires, at the time of final development plan approval for Mixed Use Low or High Intensity PUDs, a minimum of 25% of the site be recorded as open space. Maintaining open space requirements in the Code will ensure that natural open space systems are preserved at the time of development.

2.6 BEACH ACCESS

Flagler County has over 18 miles of unincorporated area that borders the Atlantic Ocean, and as development increases and population growth occurs, maintaining public beach access becomes more significant. The County has implemented requirements for new developments along the shoreline to maintain beach access. Existing policies are in place that new developments are required to continue the access way, relocate it on the site or donate it to Flagler County. Currently, the County has an interim goal for beach access of one access point for every mile. However, the County, in order to federalize the beach, will be implementing one beach access point for every half mile in the near future. . The 2023 parks and recreation master plan noted that public beaches were one the most frequently used outdoor natural amenities in the County.

2.7 SCHOOL RECREATION FACILITIES

Traditional comprehensive planning in the State of Florida often recommended the colocation of parks and recreation facilities and public schools. In fact, the County has an interlocal agreement with the school board for this purpose. However, due to safety concerns throughout the country, the colocation practice has restricted access to recreation facilities on school grounds which provides challenges to maintenance and usage, particularly during school hours.

Bella Terre swim and racquet club is owned by the school board but is used as a community center, and the County helps finance it so it is available to the public.

2.8 PRIVATE RECREATION FACILITIES

Some recreational facilities like golf courses require a membership or require the member to be part of a specific residential development (see **Map ROSE-4**). These sites typically include clubhouses with swimming pools, playgrounds, and other amenities appropriate to the age of the residents. While they help meet the recreational needs of County specific residents, those acreages are not included in the LOS calculations as they are not open to the general public.

2.9 STATE FACILITIES

Throughout Flagler County there are four state managed facilities, making up over 1,153 acres. The four state parks include Gamble Rogers Memorial State Recreation Area, Washington Oaks Gardens State Park, Bulow Plantation Ruins Historic State Park, and the Bulow Creek State Park. These four parks are located near the coast. Three of which are located in the southern area of the County, and one, Washington Oaks Gardens State Park, is located in the northern area of the County. **Table Rose-2** provides a chart of the size and amenities these state parks provide.

Table ROSE - 2: Inventory of State Parks & Recreation Facilities

Name	Acreage
Gamble Rogers Memorial State Recreation Area	131.3
Washington Oaks Gardens State Park	425.9
Bulow Plantation Ruins Historic State Park	148.0
Bulow Creek State Park	448.3
Total Acreage	1,153.5

Source: Flagler County, 2023.

3.0 ANALYSIS

Level of service (LOS) standards are the measure used in comprehensive plans for determining the park acreage necessary to accommodate the needs of a community. The LOS criteria may define, in addition to the acreage, facility type and/or service area requirements based on population levels. The County has been using levels of service for three categories of parks (neighborhood, community, and countywide).

3.1 CURRENT LEVEL OF SERVICE

The current comprehensive plan has a level of service for the three park levels assessed within the County for Neighborhood, Community Parks and Countywide Parks. **Neighborhood Parks:** LOS standard of 1 acre per 1,000 persons (public lands per unincorporated permanent population). (2) **Community Parks:** LOS standard of 3 acres per 1,000 persons (public lands per unincorporated permanent population). (3) **Countywide Parks:** LOS standard of 30 acres per 1,000 persons (public lands per total permanent County and incorporated population). The LDC currently has different level of service standards for parks according to LDC Section 8.10.05. However, those LOS standards seem to be outdated as they refer to the Comprehensive Plan from 1987. In order to be consistent with the Comprehensive Plan, the LDC should be amended to include the same LOS standards to eliminate any potential confusion.

Based on the 2020 Census, Flagler County has a total population of 115,378 and an unincorporated area population of 17,195, with an estimated 2023 unincorporated area population of 19,269. The County currently has a surplus for all types of County parks. The current LOS for neighborhood parks is 4.59 acres per 1,000 people, community parks is 14.9 acres per 1,000, and countywide parks is 52.9 acres per 1,000. This represents an existing surplus over the adopted levels of service (1 acre per 1,000 per unincorporated permanent population for neighborhood parks, 3 acres per 1,000 per unincorporated permanent population for community parks, and 30 acres per 1,000 for permanent County and incorporated population for countywide parks).

Similarly, dividing the acreage of open space as reported by FNAI, the County currently enjoys a level of service of 3,975 acres of open space per 1,000 population of permanent County residents. Maintaining a high level of open space will be of great importance as the County continues to grow. The current goals, objectives, and policies does not include a LOS standard for public natural open space in the County (other than the standards for development noted previously).

The Parks and Recreation master plan, in partnership with Palm Coast, was completed in 2023. As part of the plan, it analyzed park location and service areas to determine if parks were located where

they were needed. The parks and recreation master plan assessed whether a park was within either a half-mile travel distance (ten minute walk) a one-mile travel distance, or a three-mile travel distance. The analysis included census data to determine how many residents are within each service area. For the County, 17% of the population is within a half-mile travel distance, 43% of the County is within a one-mile travel distance to a park, and 89% of County residents are within three miles of a park. Currently, the existing park system encapsulates a large part of the County residents. However, as development increases in the western part of the County, ensuring parks facilities are within close proximity will become an increasing issue. When looking at the maps that showed drive time, areas east and north of Highway US 1 are within close proximity to a number of parks; however, areas to the west and south are sparsely populated and have limited access to park facilities.

3.2 PROJECTED NEED

Table ROSE-3 shows the current surplus of parks and open space based on the County's current level of service for neighborhood and community parks, and **Table ROSE-4** shows the current surplus of parks and open space based on the County's current level of service for countywide parks. These tables also show the projected need for neighborhood, community, and countywide park acreage as the County population grows. Based on the adopted LOS, the County does not expect to see a deficit of park acreage past the horizon year of the comp plan 2050.

Table ROSE - 3: Parks & Open Space Surplus/Deficiency for Neighborhood & Community Parks (2023-2050)

Year	Population	NEIGHBORHOOD PARKS			COMMUNITY PARKS		
		Demand (1 ac/1,000 pop)	Acreage	Surplus/ (Deficit)	Demand (3 ac/1,000 pop)	Acreage	Surplus/ (Deficit)
2023	19,269	19.3	88.6	69.3	57.9	288.4	230.5
2025	21,151	21.2	88.6	67.4	63.6	288.4	224.8
2030	23,431	23.4	88.6	65.2	70.2	288.4	218.2
2035	25,252	25.3	88.6	63.3	75.9	288.4	212.5
2040	26,693	26.7	88.6	61.9	80.7	288.4	207.7
2045	27,493	27.5	88.6	61.1	82.5	288.4	205.9
2050	29,083	29.1	88.6	59.5	87.3	288.4	201.1

Source: Flagler County, 2023.

Table ROSE - 4: Parks & Open Space Surplus/Deficiency for Countywide Parks (2023-2050)

Year	Population (Countywide)	COUNTYWIDE PARKS		
		Demand (30 ac/1,000 pop)	Acreage	Surplus/ (Deficit)
2022	124,202	3,726	6,579.2	2,853.2
2025	133,600	4,008	6,579.2	2,571.2
2030	148,000	4,440	6,579.2	2,139.2
2035	159,500	4,785	6,579.2	1,794.2
2040	168,600	5,058	6,579.2	1,521.2



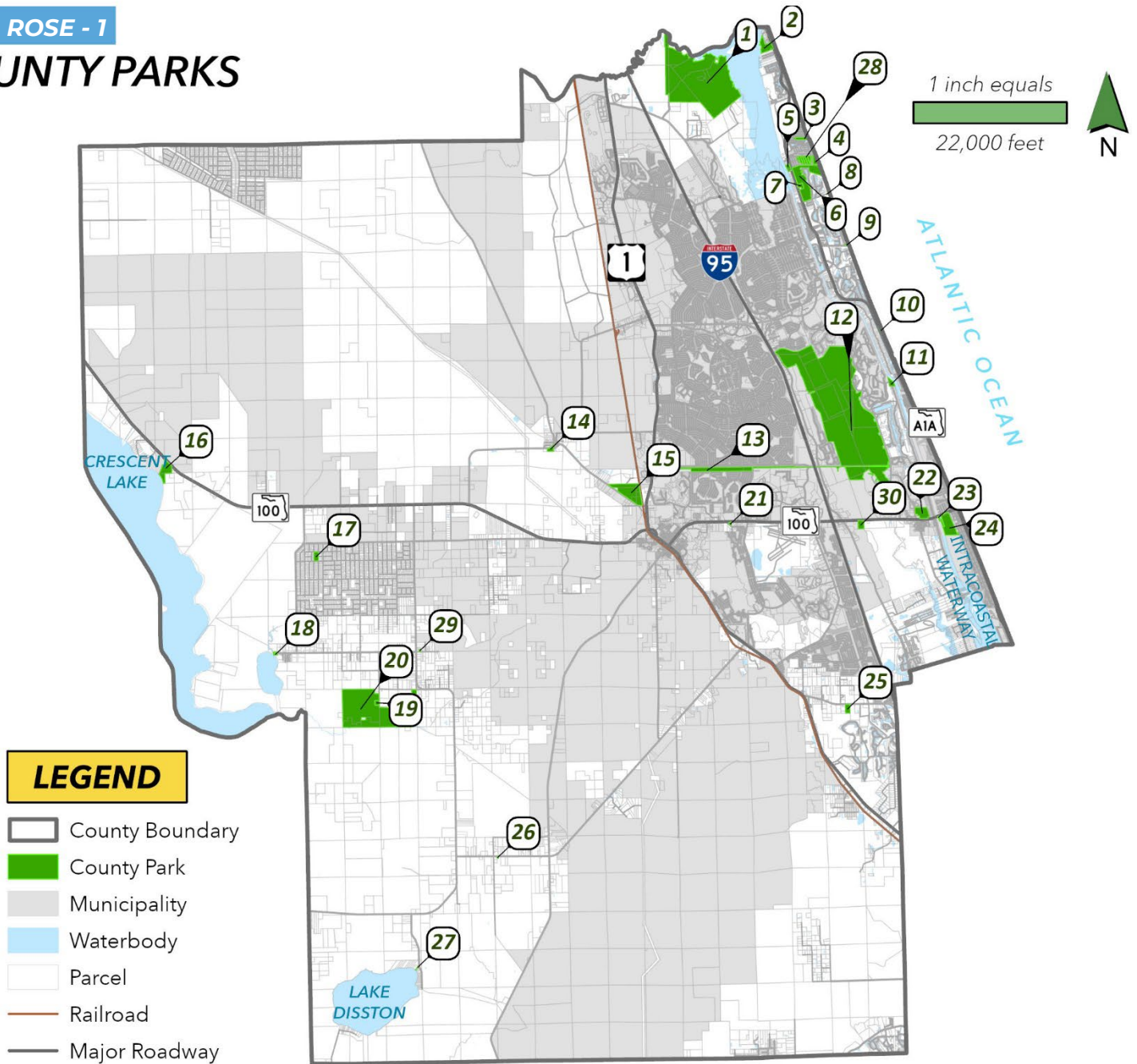
2045	176,500	5,295	6,579.2	1,284.2
2050	183,700	5,511	6,579.2	1,068.2

Source: Flagler County, 2023.

While the previously adopted levels of service have been exceeded and the projected need is not expected to be deficient, this does not necessarily mean that the current parks serve their purpose at their current locations, or that the collection of parks include the preferred equipment, fields, or courts most desired by the community. As previously noted, the parks and recreation master plan showed that the majority of residents are within a three-mile travel distance to a park, but as western development continues in the County, ensuring that these areas have close proximities to park becomes increasingly important. The master plan also included the community's preferences and desire for improvements within the parks system. The community expressed desires to maintain and upgrade equipment and fields, accessibility at parks, and increase trails and passive recreational areas. These should be considered when amending the comprehensive plan or identifying priorities for park improvements in the future.

The county is preparing improvements for Bings Landing and Bull Creek Campground, which include restaurants at both facilities. Additionally, routine maintenance is programmed for all existing parks. No new parks are planned or programmed at this time.

COUNTY PARKS



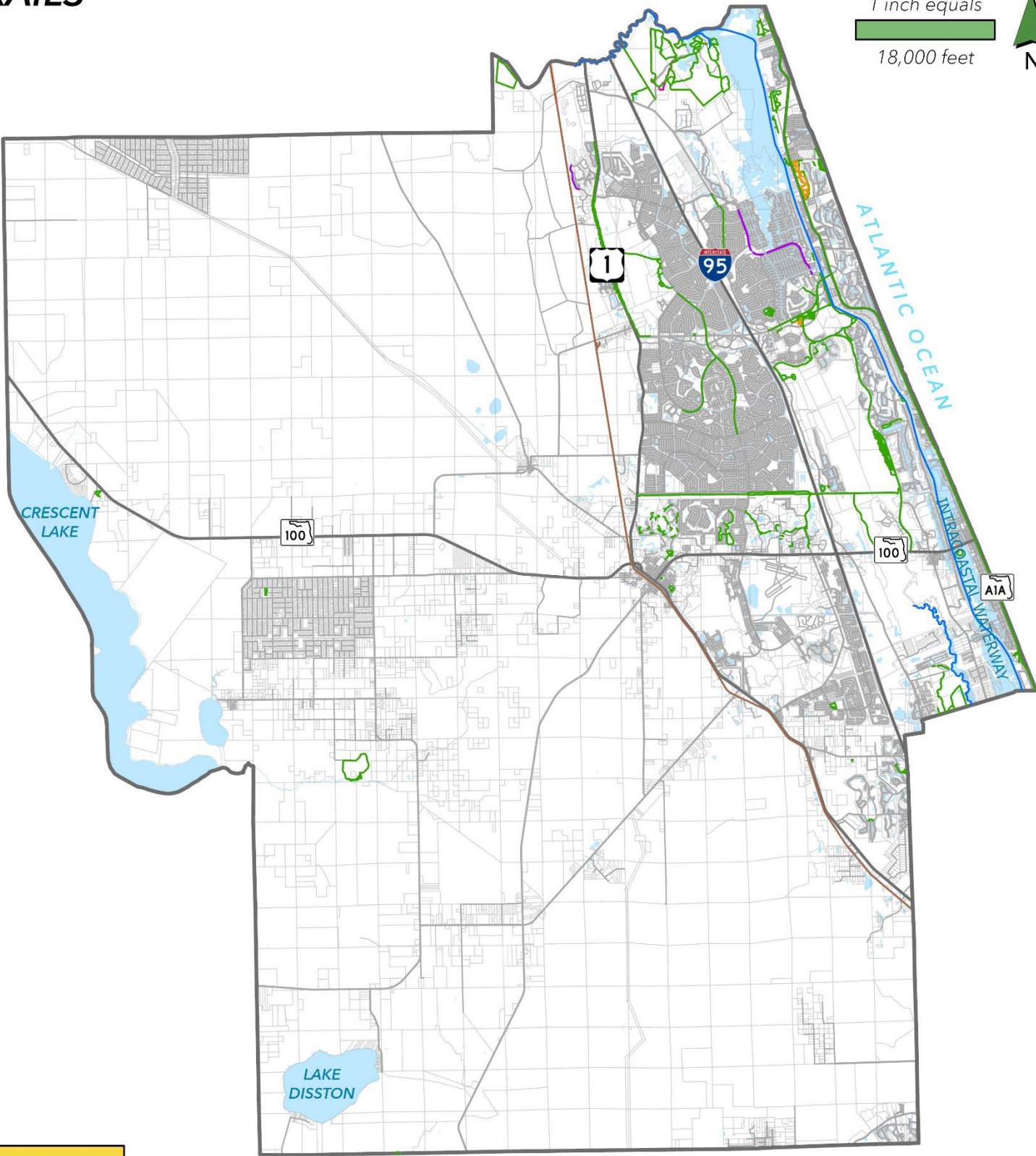
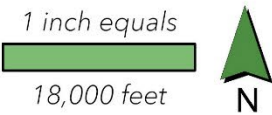
Park Name

- 1 Princess Place Preserve
- 2 River To Sea Preserve
- 3 Bay Drive Park
- 4 Malacompra Park
- 5 Bing's Landing
- 6 Malacompra Greenway Trail
- 7 A1A Tennis Courts
- 8 Old Salt Park
- 9 Jungle Hut Park
- 10 Varn Park
- 11 Herschel King Park
- 12 Graham Swamp Preserve
- 13 Lehigh Trail
- 14 Espanola Community Center
- 15 Flagler County Recreational Area and Fairgrounds

Park Name

- 16 Shell Bluff Park
- 17 Hidden Trails Park and Community Center
- 18 Bull Creek Campground
- 19 Pellicer Community Park
- 20 Haw Creek Preserve
- 21 Moody Homestead Park
- 22 Wadsworth Park
- 23 Moody Boat Launch
- 24 Betty Steflik Preserve
- 25 Old Dixie Park
- 26 Haw Creek Community Center
- 27 Lake Disston Boat Ramp
- 28 Hammock Creek Community Center
- 29 St Johns Community Center
- 30 Flagler County Visitor Eco-Discovery Center

TRAILS



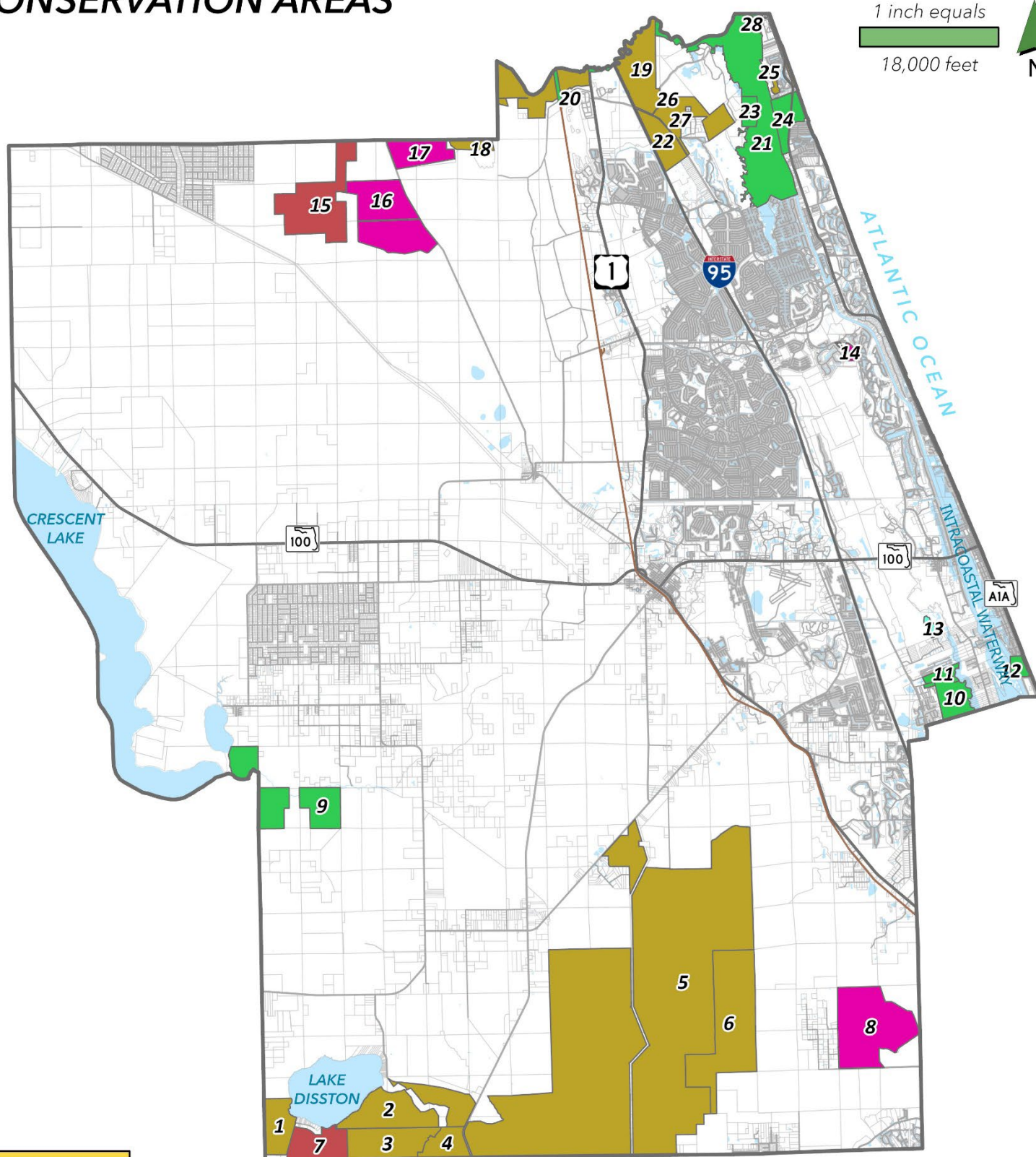
LEGEND

	County Boundary	Recreation Type		Blueway	
	Parcel		Bike Lane		Multi-Use Trail
	Railroad		Bike Path		
	Major Roadway		Equestrian Trail		



Source(s): Flagler County, 2023; FGDL, 2021.

CONSERVATION AREAS



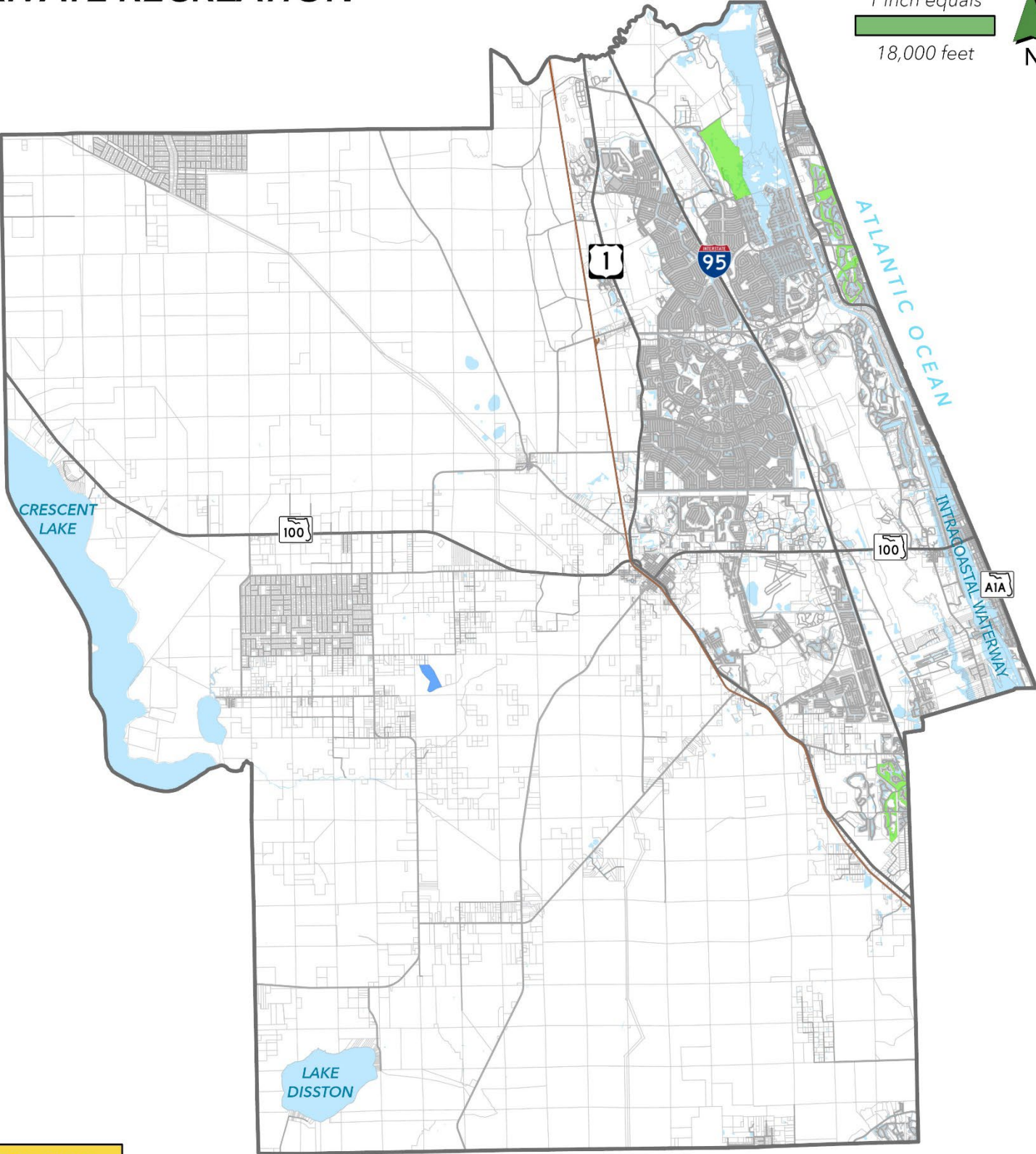
LEGEND

County Boundary	Managing Agency
Parcel	Florida Department of Agriculture and Consumer Services
Railroad	Florida Department of Environmental Protection
Major Roadway	Florida Fish and Wildlife Conservation Commission
	Private Corporation
	St. Johns River Water Management District



PRIVATE RECREATION

1 inch equals
18,000 feet



LEGEND

- | | | |
|--|-----------------|--|
|  | County Boundary | Private Recreation |
|  | Parcel |  Private Club or Hall |
|  | Railroad |  Golf Course |
|  | Major Roadway | |



INTERGOVERNMENTAL COORDINATION

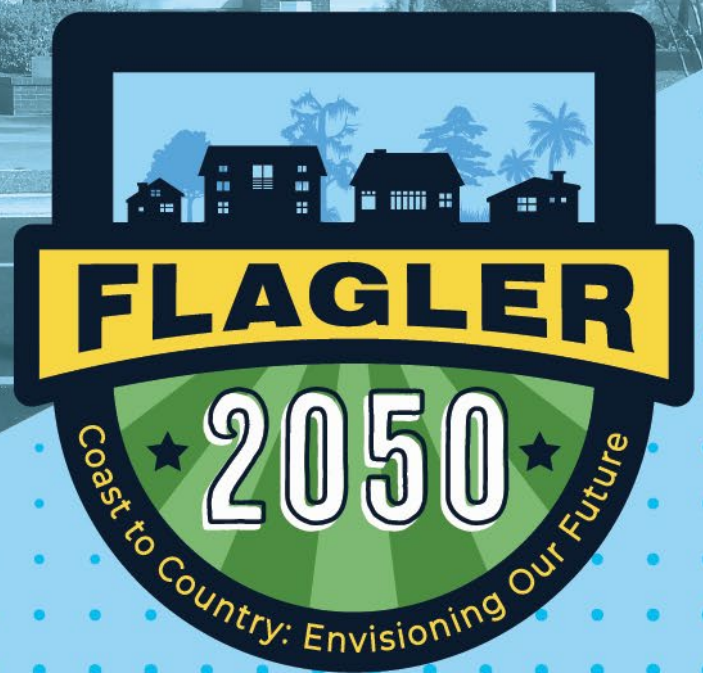


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1.0 INTRODUCTION

The purpose of the Intergovernmental Coordination Element is to ensure the appropriate level of coordination between Flagler County and regional, state, and federal agencies, municipalities, special districts, and adjacent jurisdictions. Numerous programs exist which the County utilizes to implement its Comprehensive Plan and address the increasing demands of population growth on the County's services and public infrastructure. Coordination between Flagler County and its municipalities and surrounding jurisdictions is crucial to ensure growth is managed in an orderly fashion, and future and current residents are provided with the necessary services. The data and analysis portion of this Element provides direction for the future implementation of federal, state, and regional programs, grants, and assistance.

2.0 INVENTORY OF EXISTING INTERGOVERNMENTAL COORDINATION EFFORTS

In order to ensure the adequate provision of services within the County, Flagler County is charged with coordinating with multiple agencies, its municipalities, neighboring counties, and regional and state agencies. This section identifies the mechanisms that are in place for coordination with private entities and governmental agencies at various levels of government. A listing of each formal agreement and their expiration dates (if applicable) are included in **Table ICE-1**, organized by expiration date:

2.1 COORDINATION WITH LOCAL MUNICIPALITIES

The County does not have an Interlocal Service Boundary Agreements (ISBA) with any of its five municipalities (Beverly Beach, Bunnell, Flagler Beach, Marineland, and Palm Coast). However, the County has several interlocal agreements and a joint planning agreement (JPA) for a specific development. The County has a pre-annexation, economic development, and joint planning agreement with the City of Palm Coast for the airport commons development project. The County has another interlocal service agreement with the City of Ormond Beach for the City to provide water and wastewater services to the portion of the Hunter's Ridge DRI that is located within the County. The County and the Town of Marineland have an agreement for the County to process its development review services.

2.2 COUNTYWIDE AGENCIES & ADJACENT MUNICIPALITIES

As shown in **Table ICE - 1**, Flagler County has utilized multiple intergovernmental cooperation mechanisms, such as interlocal agreements, to further its ability to serve its citizens. These mechanisms are described below in alphabetical order.

2.2.1 *Beach Management*

Flagler County has various interlocal agreements with the coastal municipalities regarding beach management issues. The County and the Town of Beverly Beach have an interlocal agreement for the purposes of dune restoration that includes public access improvements, dune crossover maintenance, vegetation planting, and a dune preservation zone. The City of Flagler Beach and Flagler County also have interlocal agreement regarding dune restoration.

2.2.2 Community Development Districts

Flagler County has an interlocal agreement with Hunter's Ridge Community Development District, which is the funding mechanism for the Hunter's Ridge Development of Regional Impact (DRI) that spans both Volusia and Flagler counties.

2.2.3 Community Redevelopment Districts

Bunnell Community Redevelopment Agency

The City of Bunnell established a Community Redevelopment Area (CRA) within its city limits in 2004 and established the agency in 2007. The City Commission was committed to revitalizing its downtown core and to ensure that City growth was harmonious with the downtown understanding that growth outside the downtown could cause detriment and blight on the downtown. The CRA will sunset in 2037.

Flagler Beach Community Redevelopment Agency

The Flagler Beach Community Redevelopment Agency (CRA) was established in 2002 to remove and reduce blight in the district, facilitate economic renewal, and attract new capital investment. The CRA's priorities include revitalizing the downtown, improving the image and recognition of downtown Flagler Beach, diversifying the economic base, and advancing infrastructure improvements.

Marineland Community Redevelopment Agency

Established in 2000, the Town of Marineland established the Marineland Community Redevelopment Agency (CRA) to implement redevelopment activities pursuant to Florida Statutes Chapter 163.

Palm Coast Community Redevelopment Agency

The State Road 100 Community Redevelopment Agency (CRA) was established in 2004 to redevelop the area surrounding the State Road corridor, encourage investment and economic development, and improve the quality of life for current and future residents. The State Road 100 CRA has a thirty-year time frame, which will sunset in 2034.

2.2.4 Communications Tower Equipment

Flagler County has an agreement with Volusia County to allow co-location of a 320-foot public safety communication tower.

2.2.5 Emergency Dispatch

Flagler County Sheriff's Office and Fire Rescue provides service throughout the County. The County has multiple interlocal agreements with the cities within Flagler County and neighboring St Johns County for county-wide dispatch services and mutual aid.

2.2.6 *Fuel Tax*

Flagler County pursuant to Section 336.025(3)(a)(1), Florida Statutes, has entered into an interlocal agreement with Beverly Beach, Bunnell, Flagler Beach, Marineland and Palm Coast to provide for the division and distribution of proceeds stemming from a six-cent local option fuel tax.

2.2.7 *Local Workforce Development Area*

On June 27, 2017, the Flagler County Board of County Commissioners approved an interlocal agreement with Volusia County and the Workforce Development Board of Flagler and Volusia Counties regarding local workforce development, with the purpose to establish and maintain any federal and state workforce initiatives.

2.2.8 *PACE Funding Agency*

On February 20, 2017, Flagler County Board of County Commissioners amended and restated an interlocal agreement relating to the establishment of the Florida PACE Funding Agency. The Agency's mission is to facilitate the implementation, planning, development, funding, financing, marketing, and management of a statewide platform so that counties and cities can easily and economically take advantage of a uniform, scalable program for their property-owning constituents.

2.2.9 *Public Schools*

Flagler County has an interlocal agreement with the School District of Flagler County, along with three municipalities, for the purposes of school siting and planning to address future population growth and school enrollment. Flagler County, the municipalities, and the school board are required to have this agreement pursuant to Florida Statutes Section 163.01, Section 163.31777(1), and Section 1013.33. Benefits from this agreement include better coordination of new schools in time and place with land development, greater efficiency by placing schools to take advantage of existing and planned roads, utilities, and parks, improved student access and safety, better defined urban form by locating and designing schools to serve as community focal points, greater efficiency and convenience by co-locating schools with other community facilities, reduction of pressures contributing to urban sprawl, and support of existing neighborhoods by rehabbing and expanding existing schools.

2.2.10 *Shelter Services*

Flagler County, and the cities of Bunnell, Flagler Beach and Palm Coast have an interlocal agreement to provide cold weather shelter for persons experiencing homelessness at the Church of the Rock on nights that the temperatures are expected to descend below 40 degrees Fahrenheit.

2.2.11 *Solid Waste*

The Flagler County Solid Waste Division contracts with Waste Pro to collect household waste, recyclables, and yard waste for the unincorporated areas of the County. The contract was initiated on June 1, 2023 and is expected to run for five years with additional renewals to extend the contract up to 15 years.

2.2.12 Special Assessment Districts

Flagler County has two special assessment districts, the Dune Restoration Project Special Assessment District and the Painters Hill Seawall Special Assessment District. These special assessment districts are in place to help fund the cost of a protective berm and seawalls due to the impacts of Hurricanes Irma and Matthew.

2.2.13 Transportation

The River to Sea Transportation Planning Organization (TPO) was first established in 1975 to serve the east side of Volusia County. Today it encompasses all Volusia County and the developed areas of eastern Flagler County, Beverly Beach, Palm Coast, and Flagler Beach. The TPO is responsible for transportation planning and programming of federal transportation funds. Recent discussions and evaluations of the growth of the County have resulted in the expansion of the TPO's purview to include the entirety of Flagler County. This means that all of Flagler County will be included in the TPO's update of the Long Range Transportation Plan (LRTP), which is anticipated to begin in 2023.

2.2.14 Water and Wastewater Utilities

In 2020, Flagler County Utilities transferred all water and wastewater utilities and assets to Florida Governmental Utility Authority (FGUA), which is operated by the U.S. Water Service Corporation. The County also has several interlocal agreements with various service providers to provide water and wastewater services within their service area in unincorporated Flagler County. These service providers include Palm Coast, Flagler Beach, Volusia County, Ormond Beach, and Bunnell.

2.3 REGIONAL COORDINATION

The primary regional agencies that the County coordinates with includes the Northeast Florida Regional Council (NEFRC), the St. Johns River Water Management District (SJRWMD), and JAXUSA Partnership (a regional economic development organization).

2.3.1 Northeast Florida Regional Council

The NEFRC, created in 1977, covers Baker, Clay, Duval, Flagler, Putnam, Nassau, and St. Johns counties and their 25 municipalities. The Planning Council maintains a strategic regional policy plan intended to guide and inform local decision makers in a manner that leads towards the implementation of the Northeast Florida Strategic Regional Policy Plan. The plan looks at demographics, communities and affordable housing, economic development, emergency preparedness, energy, regional health, natural resources, regional transportation, and regional cultivation.

2.3.2 St. Johns River Water Management District

The Water Management Districts were created in 1972 when the state legislature passed the Water Resources Act. The St. Johns River Water Management District (SJRWMD) covers 18 counties in northeast and east-central Florida. Its purpose is to ensure a long-term supply of drinking water; to protect and restore the health of the water bodies in the district; to educate the public about water conservation; and to control and set the rules for water use. The district is responsible for developing and maintaining a regional water supply plan (RWSP) to identify needs and recommend strategies for meeting future water demands of urban and agricultural uses, as well as the environment. The plan highlights areas where current sources of water will not meet future demands and evaluates

alternative water source options, including water conservation, to meet those demands. The District has prepared individual plans for 3 planning regions (Central Florida, Central Springs/East Coast, and North Florida). Flagler County is included within the North Florida regional water supply plan. This plan provides the water supply planning information utilized in the Flagler County Water Supply Facilities Plan.

2.3.3 JAXUSA Partnership

The JAXUSA Partnership is the regional economic development initiative overseeing the efforts of Northeast Florida which consists of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. John's counties. The partnership focuses on recruiting new companies and expanding existing businesses.

2.4 STATE COORDINATION

Flagler County also coordinates with a multitude of state agencies. These agencies focus on topics, such as community development, transportation, and natural resources. Many of these agencies set rules and regulations that the County is required to adhere to. The County coordinates with the following agencies regarding state resources and programs.

- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Environmental Protection (FDEP)
- Florida Division of Archives
- Florida Department of Commerce (DOC)
- The Department of Children & Families (DCF)
- Florida Department of State (FDOS)
- Florida Department of Transportation (FDOT)
- Florida Department of Health (DOH)
- Florida Division of Emergency Management (DEM)
- Florida Department of Business and Professional Regulation (DBPR)
- Department of State, Division of Historical Resources (DHR)
- Florida Department of Agriculture and Consumer Services (FDACS)
- Florida Highway Patrol (FHP)

2.5 FEDERAL COORDINATION

In addition to required coordination with state agencies, Flagler County is also required to coordinate with Federal agencies that enforce federal regulations, particularly in the areas of emergency management and environmental protection. Many federal offices also establish standards and regulations that the County is obligated to follow. The federal agencies the County regularly coordinates with are as follows:

- Federal Emergency Management Administration (FEMA)
- Environmental Protection Agency (EPA)
- United States Army Corps of Engineers (ACOE)
- United States Fish and Wildlife Service (FWS)
- Federal Office of Coastal Zone Management
- US Department of Housing and Urban Development (HUD)
- Federal Aviation Administration (FAA)
- United States Department of Agriculture (USDA)

- United States Department of Transportation (DOT)
- Federal Transit Administration (FTA)

Table ICE - 1: Interlocal Agreement Inventory

Type & Purpose of Agreement	Parties Involved in Agreement	Expiration Date (if provided)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • Flagler County Fire Rescue • Flagler County Sheriff's Office • City of Bunnell Police Department • City of Flagler Beach Fire Department • City of Flagler Beach Police Department • City of Palm Coast Fire Department	None (Renews Yearly until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • St. Johns County	None (Renews Yearly until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Flagler Beach • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Bunnell	None (Ongoing until Terminated)
Interlocal agreement for Local Workforce Development Area	Flagler County &: • Volusia County • The Workforce Development Board of Flagler and Volusia Counties, Inc D/B/A CareerSource Flagler Volusia	None (Ongoing until Terminated)
Interlocal agreement for public school facility planning and school concurrency	Flagler County &: • School Board of Flagler County • City of Bunnell • City of Flagler Beach • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for regional transportation planning	Flagler County &: • Volusia County	None

Type & Purpose of Agreement	Parties Involved in Agreement	Expiration Date (if provided)
	- Cities of Bunnell, Daytona Beach, Daytona Beach Shores, De Bary, Deland, Edgewater, Flagler Beach, Holly hill, Lake Helen, New Smyrna Beach, Oak Hill, Orange City, Ormond Beach, Palm Coast, Port Oange, South Daytona - River to Sea Transportation Planning Organization - FDOT	
Interlocal agreement for water and wastewater utilities	Flagler County &: Bunnell Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Palm Coast Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Dunes Community Development District	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Flagler Beach Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Volusia Northwest Water and Sewer Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: West Ormond Beach Water and Sewer Utilities	None (Ongoing until Terminated)

Source: Flagler County, 2023.

2.6 ANALYSIS FOR IMPROVEMENTS TO INTERGOVERNMENTAL COORDINATION

Flagler County currently does not have any ISBAs with its sister municipalities or with neighboring counties. There is a JPA that exists between the County and Palm Coast that only addresses a single property rather than a large area within the County. As the community continues to grow, the County and its municipalities should consider creating ISBAs or JPAs to help establish specific roles and responsibilities for each jurisdiction within their given ISBA/JPA area. Lake and Sumter counties are two examples of county governments successfully engaging in and implementing coordinated planning efforts through ISBAs. Generally, an ISBA/JPA sets guidelines for coordinating annexations, fire protection, utility services, development applications, land development regulations, comprehensive plan amendments, solid waste, economic development programs, and provides a predictable framework for cooperation and growth within the jurisdictions. No additional agreements or coordination efforts are anticipated or needed in the near future. However, as current agreements begin to expire or are up for renewal, each agreement's terms and conditions will be analyzed based on current and future conditions of the County.

J. CAPITAL IMPROVEMENTS ELEMENT

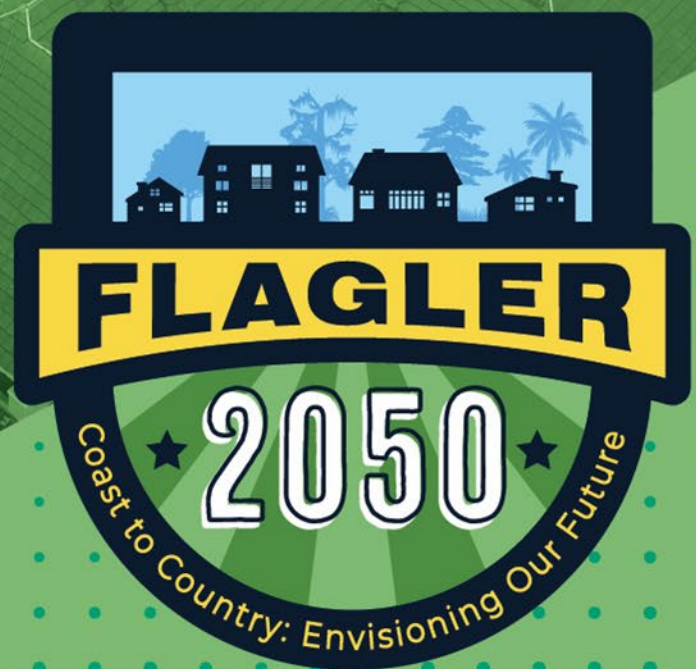




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1.0 INTRODUCTION

The purpose of the Capital Improvements Element (CIE) is to compile a list of potential improvements to public facilities identified in all of the other elements and their potential funding sources. According to state statutes, projects that impact the level of service standard are only required to be addressed. However, many of the projects and improvements mentioned in this element do not provide relief or mitigate adopted LOS for a particular facility. Additionally, the CIE includes a schedule for such improvements to ensure that adequate public facilities are provided in a timely manner.

The County relies on multiple service providers and funding sources to implement their capital improvements schedule (CIS), including the general fund, public private partnerships, local sales tax, grants, bonds, and state and federal funds. For purposes of this element, capital improvement projects are those that impact capacity or the level of service for a particular facility.

2.0 INVENTORY AND ANALYSIS OF NEEDED FACILITIES

Needed capital improvements are those that are necessary to meet the adopted level of service standards identified in other elements of this plan. The public facilities necessary to accommodate the adopted level of service for each facility are as follows:

2.1 PUBLIC EDUCATION FACILITIES

Flagler County participates in school concurrency in accordance with the Interlocal Agreement for Public School Facility Planning between the School District of Flagler County, Flagler County, the City of Palm Coast, the City of Flagler Beach, and the City of Bunnell. The parties originally entered into this agreement in 2008, and then entered into an amended agreement in 2022. Per the agreement, local governments shall not approve a final plat or residential site plan (or the functional equivalent) until after the applicant has obtained a Certificate of School Concurrency from the School Board. This process involves a capacity determination, at which time the School Board will analyze the project's impact on the adopted level of service. If the project exceeds 100% of the Permanent FISH Capacity at any school level, a Proportionate Share Mitigation Agreement (PSMA) will be required to offset the project's impact on the school system. The PSMA amount shall in no case exceed the total educational facilities impact fee amount for the project, and the applicant shall receive dollar-for-dollar credits toward educational facilities impact fees in return for the PSMA payment.

Within the next five years, the School District has two planned high school improvements that will increase student stations. One project includes modifications to existing classrooms to create three additional classrooms at Flagler-Palm Coast High School (85 student stations) and the other is a new addition to Matanzas High School (366 student stations). Both improvements will provide additional capacity for Flagler County residents. The County will continue to coordinate with School District on planning efforts and will assist the district on siting new schools to accommodate population growth in the County.

2.2 TRANSPORTATION

The County currently has a robust and efficient transportation system in place, and improvements will be required to improve and enhance the mobility of people, goods, and services in the future. The County is unique with its contrast between the urban and rural areas, which requires a nuanced approach to providing accessible multimodal transportation options in the form of roadway, transit facilities, public parking facilities, bicycle and pedestrian facilities, airport and railroad systems, and other services and programs.

In the year 2045, Interstate 95, SR 100, Palm Coast Parkway, Belle Terre Parkway, and Old Kings Road are anticipated to have failing levels of service. Based on the R2C TPO Long Range Transportation Plan 2045, the top priority projects for the strategic intermodal system (SIS) in the County are:

- Widening of SR 100 to six lanes from Old Kings Road to Belle Terre Parkway (Construction 2029-2045)
- Widening of I-95 to eight lanes from Palm Coast Parkway to Flagler/St. Johns County boundary (PE & Construction 2029-2045)
- Intersection improvements at the I-95/Matanzas Woods Parkway Interchange (2018 E+C Project List)

The top priority projects for other arterials are as follows:

- Widening Old Kings Road from Palm Harbor Village Way to Farnum Lane to four lanes. Phase 1 of this project is listed in the 2020 CIP, while phases 2 and 3 are complete until construction (currently unfunded).
- Widening Old Kings Road from Farnum Lane to Forest Grove Drive to four lanes. Phase 1 of this project is listed in the 2020 CIP, while phases 2 and 3 are complete until construction (currently unfunded).
- Construction of Old Kings Road – Extension Roadway (Phase 2) from Matanzas Woods Parkway to Old Kings Road as a new two-lane road. Construction is expected to begin before 2025.
- Construction of Commerce Parkway Connector Road from US-1 to SR 100 as a new two-lane road. Construction is expected to begin before 2025.
- Widening Matanzas Woods Parkway from US-1 to I-95 to four lanes. Construction is expected to begin before 2025.

2.3 POTABLE WATER

The County is not a potable water provider. The County relies on the following entities to provide potable water to the unincorporated area:

- City of Flagler Beach
- City of Palm Coast
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Florida Governmental Utility Authority (FGUA)
- MHC Bulow Plantation, LLC (Private only)

- Dunes Community Development District (Private only)
- Holiday Travel Park Co-Op, Inc. (Private only)

Future population growth within the utility service areas is expected to be served by those water suppliers while growth outside of the service areas and areas which are not expected to connect to public services will continue to rely on well water until such a system becomes feasible in the unincorporated area. As such, there are no anticipated water supply capital improvements that will need to be completed by the County to accommodate the projected population through 2050.

2.4 SANITARY SEWER

The County is not a sanitary sewer or reclaimed water service provider. The following entities provide wastewater services to the unincorporated area:

- City of Flagler Beach
- City of Palm Coast
- FGUA
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Dunes Community Development District

Future population growth within the wastewater utility service areas is anticipated to be served by those suppliers, while growth outside of the service areas will continue to rely on septic systems. There are no anticipated wastewater capital improvements that will need to be completed by the County to accommodate the projected population through 2050.

2.5 SOLID WASTE

Solid waste from the County is hauled by Waste Pro, which collects household waste, recyclables, and yard waste. Additionally, the County operates a household hazardous waste collection facility for residents. The County does not own or operate its own landfill and relies on capacity from surrounding facilities. At this time, no capital improvements related to solid waste are anticipated.

2.6 DRAINAGE

The County recently completed a Stormwater Master Plan (SMP) to serve as a resource for County leadership and staff in programming drainage improvements over a ten-year planning cycle. The SMP addresses future stormwater management by identifying capital improvement projects and programmatic processes that result in a proactive stormwater management program, as well as by identifying potential funding sources for needed stormwater operations and maintenance and project implementation. The SMP identifies 58 recommended capital improvement projects to address flooding, water quality, and maintenance issues, of which 20 are recommended to be programmed within the ten-year planning cycle. Those projects are as follows:

Rank	Project Name	Project Type	Project Description	CIP Planning Cost Projection
1	Rima Ridge West	Flooding	Reduce Flooding, Improve Infrastructure	\$1,395,593
2	Rima Ridge Central	Flooding	Reduce Flooding, Improve Infrastructure	\$2,182,318
3	Rima Ridge East	Flooding	Reduce Flooding, Improve Infrastructure	\$1,134,720
4	AIA and Washington Oaks Outfall	Flooding	Reduce Flooding, Improve Infrastructure	\$1,371,736
5	Water Oak Canal	Infrastructure, Conveyance	Channel Upgrades, Easements	\$5,084,092
6	Malacompra Canal Restoration	Infrastructure, Conveyance	Channel and Piping Upgrades	\$8,453,146
7	Old Haw Creek Road / Black Branch North Alt 1	Flooding, Water Quality	Haw Creek Impairment, Crescent Lake TMDL	\$2,714,197
7	Old Haw Creek Road / Black Branch North Alt 2	Flooding, Water Quality	Haw Creek Impairment, Crescent Lake TMDL	
7	Old Haw Creek Road / Black Branch North Alt 3	Flooding, Water Quality	Haw Creek Impairment, Crescent Lake TMDL	
8	CR302 Canal Conveyance	Infrastructure, Conveyance	Channel and Piping Upgrades	\$1,659,865
9	Firecracker Canal Conveyance	Infrastructure, Conveyance	Channel and Piping Upgrades	\$3,270,195
10	Canal Ave Canal Conveyance	Infrastructure, Conveyance	Channel and Piping Upgrades	\$2,890,191
11	Quigley Bay Canal	Infrastructure, Conveyance	Channel and Piping Upgrades	\$2,337,967
12	Mohagany Boulevard Conveyance and Outfall Enhancements	Infrastructure, Conveyance	Channel and Piping Upgrades	\$4,071,302
13	Walnut Avenue Conveyance and Outfall Enhancements	Infrastructure, Conveyance	Channel and Piping Upgrades	\$4,016,811
14	CR305 Ditch Alt 1	Flooding, Water Quality	Bull Creek Ditches / Dead Lake Impairment, Crescent Lake TMDL	\$3,262,566
14	CR305 Ditch Alt 2	Flooding, Water Quality	Bull Creek Ditches / Dead Lake Impairment, Crescent Lake TMDL	
15	CR305 / Little Haw Creek Alt 1	Water Quality	Little Haw Creek Impairment, Crescent Lake TMDL	\$4,604,353

Rank	Project Name	Project Type	Project Description	CIP Planning Cost Projection
15	CR305 / Little Haw Creek Alt 2	Water Quality	Little Haw Creek Impairment, Crescent Lake TMDL	
16	Water Oak & Walnut Avenue Canals	Water Quality	Bull Creek Ditches / Dead Lake Impairment, Crescent Lake TMDL	\$3,431,572
17	Water Oak & Firecracker Canals	Water Quality	Bull Creek Ditches / Dead Lake Impairment, Crescent Lake TMDL	\$4,541,831
18	Big Cypress Swamp Outfall	Flooding, Water Quality	Crescent Lake TMDL	\$4,473,945
19	Salt Creek	Water Quality	Crescent Lake TMDL	\$5,009,432
20	CR305 / Haw Creek North Alt 1	Water Quality	Haw Creek Impairment, Crescent Lake TMDL	\$3,805,986
20	CR305 / Haw Creek North Alt 2	Water Quality	Haw Creek Impairment, Crescent Lake TMDL	

Per the SMP, the total projected cost of the 20 ranked capital improvement projects recommended through the ten-year planning cycle is \$69,711,818. These costs include construction costs, as well as allocations for design, permitting, construction engineering, and inspections.

2.7 RECREATION/OPEN SPACE

The parks and recreation system in Flagler County currently has no deficiencies based on the adopted LOS and is projected to remain that way through the comprehensive plan's horizon year of 2050. The County currently has 88.6 acres of Neighborhood Parks, 288.4 acres of Community Parks, and 6,579.2 acres of Countywide Parks.

In 2023, the County completed a Parks and Recreation master plan, in conjunction with Palm Coast. This master plan included an analysis of the location of existing park facilities in relation to the proximity of residential uses, which determines how many residents are within each service area. The master plan showed that 89% of County residents reside within three miles of a park.

Based on the projected unincorporated population of 29,083 in the year 2050, the County will have a surplus of 59.5 acres of Neighborhood Parks and a surplus of 201.1 acres of Community Parks. Based on the projected Countywide population of 168,600 in the year 2050, the County will have a surplus of 1,068.2 acres of Countywide Parks. As such, the County will be able to maintain its adopted level of service through the 2050 planning horizon.

While no new parks are required to maintain the existing level of service, the County is preparing improvements for Bings Landing and Bull Creek Campground, which include restaurants at both facilities. Additionally, routine maintenance is programmed for all existing parks. No new parks are planned or programmed at this time.

2.8 COORDINATION AND LINKAGE OF CAPITAL IMPROVEMENTS

The Capital Improvements Element serves as one of the implementation tools for the Flagler County Comprehensive Plan. The development of the goals, objectives, and policies contained in the Capital Improvements Element was coordinated with the projects identified in the Schedule of Capital Improvements (SCI). These tables reflect the proposed improvements that are needed to address current deficiencies and future needs resulting from growth. The Future Land Use, Transportation, Infrastructure, Recreation and Open Space, Intergovernmental Coordination, and Public School Facilities Elements include specific requirements as to levels of service, as well as projections of future need, so it is relatively easy to identify improvements that would address existing and future deficiencies. The difficulty arises when there are insufficient revenues to fund the needed improvements. This is why the elected leaders must be able to prioritize and provide direction to staff on the appropriate allocation of funds to best serve the public interest. To provide the necessary guidance to staff, the Flagler County Board of County Commissioners adopted the Strategic Plan that provides the policy guidance to make sure that the County's top priorities are being addressed in order to allocate the County's limited resources to areas of the greatest need. Additionally, the development and approval of the SCI provide the elected leaders with a process that included extensive public input and discussion.

The Comprehensive Plan has a 25-year planning horizon. There are a multitude of changes that can occur during this length of time, but the County leaders can be apprised of future conditions, based on current trends and projections. The Capital Improvement Element and the SCI give a summary of the need in the future and an understanding of the potential improvements. This helps in formatting future discussions in regard to updating the Strategic Plan and the resulting changes to the SCI. It is well understood that this has to be addressed and updated on an annual basis if Flagler County is to maintain the adopted levels of service in a financially sustainable way.

The following summaries are included to assist in the review of the following data:

1. The unincorporated permanent and seasonal population of Flagler County is projected to be 35,166 in the year 2050, which accounts for 16% of the total County population. The data reflected in the data and analysis of this plan show the incremental increasing demand for services resulting from the increase in population.
2. Flagler County will not be actively pursuing the role as a provider of potable water or sanitary sewer. Flagler County will continue to maintain the facilities it currently operates for the City of Beverly Beach, but will look at coordinating with the public, private, and semi-public (e.g., CDD) utility providers to address future needs of County residents (see Infrastructure Element for supporting Goals, Objectives, and Policies).
3. The County will be actively seeking Interlocal Service Boundary Agreements with Bunnell, Palm Coast and Flagler Beach to provide a framework to accommodate growth and development in the areas being served by utilities.
4. The entirety of Flagler County has been absorbed by the River to Sea Transportation Planning Organization (TPO). Projects identified in this plan and moving forward are and will be consistent with the adopted 5-Year Transportation Improvement Program (TIP) from the FDOT and the TPO's Long Range Transportation Plan. Flagler County will continue its commitment to coordinate with the FDOT and the surrounding cities to ensure that



roadway, transit, bicycle, and pedestrian facilities are properly planned, constructed, and maintained.

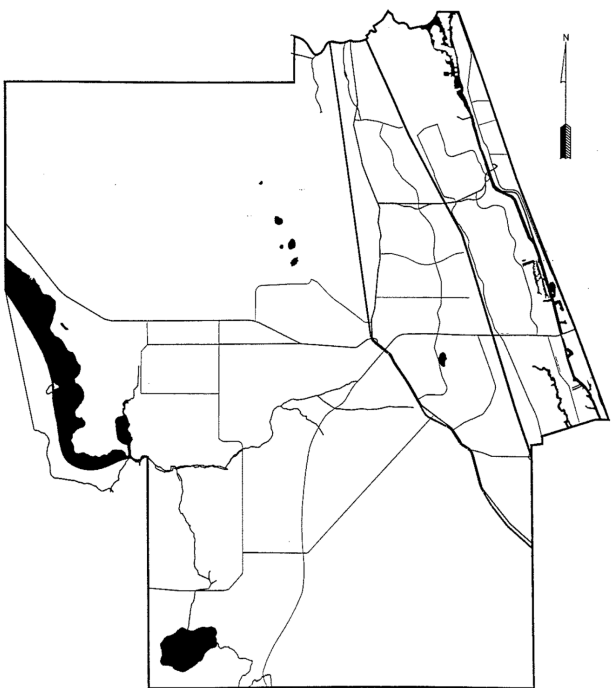
5. Flagler County and Palm Coast's joint venture in creating a Parks and Recreation Master Plan in 2023 has set the stage for enhancing the parks system throughout the County. The County will rely on this plan and other planning activities in determining needed facilities in specific locations in the County, programming at each park, and when new facilities are needed.
6. As part of the Interlocal Agreement with the Flagler County School District, the County will continue to coordinate with the District on new school facilities and will continue to incorporate the Flagler County 5-Year District Facilities Work Program in its SCI.

The allocation of funds for needed capital improvements is a critical aspect of determining how and when new capital facilities are necessary to ensure the adopted level of service standards are maintained during the course of the 5-year SCI. It is equally important to understand that the Capital Improvements Element shall be reviewed and revised as necessary on an annual basis as part of the budget process. This annual review provides the update process that is needed to address changes in population, funding and need.

NOTICE OF PUBLIC HEARING ON TRANSMITTAL OF AMENDMENT TO FLAGLER COUNTY COMPREHENSIVE PLAN

Pursuant to Chapter 163, Florida Statutes, and Section 2.07.00, Flagler County Land Development Code, the Board of County Commissioners hereby gives notice of its intent to transmit the following Ordinance affecting the unincorporated area of Flagler County, including one or more of the following Elements and titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, ADOPTING THE UPDATE TO THE 2010-2035 COMPREHENSIVE PLAN TO BE KNOWN AS THE 2025-2050 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3184, FLORIDA STATUTES; AMENDING AND ADOPTING EXHIBIT A - FUTURE LAND USE ELEMENT; EXHIBIT B - TRANSPORTATION ELEMENT; EXHIBIT C - HOUSING ELEMENT; EXHIBIT D - INFRASTRUCTURE ELEMENT; EXHIBIT E - COASTAL MANAGEMENT ELEMENT; EXHIBIT F - CONSERVATION ELEMENT; EXHIBIT G - RECREATION AND OPEN SPACE ELEMENT; EXHIBIT H - INTERGOVERNMENTAL COORDINATION ELEMENT; EXHIBIT I - CAPITAL IMPROVEMENTS ELEMENT; EXHIBIT J - ECONOMIC DEVELOPMENT ELEMENT; EXHIBIT K - PUBLIC SCHOOL FACILITIES ELEMENT; AND EXHIBIT L - PROPERTY RIGHTS ELEMENT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



A public hearing on the above-captioned matter will be held as follows:

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS - Regular Meeting on July 13, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida, 32110.

The public hearing will be for the purpose of transmittal of amendments to one or more of the Elements listed in the above caption.

Copies of the proposed amendments, their supporting data and analysis, staff reports and other pertinent information are available for review Monday through Friday (except legal holidays) between 8:00 a.m. and 4:30 p.m. at:

Flagler County Planning & Zoning Department
1769 East Moody Boulevard, Bldg. 2, Ste. #105
Bunnell, Florida 32110

All interested persons are urged to attend this public hearing. Comments may also be addressed to:

Flagler County Planning and Zoning Department
1769 East Moody Boulevard, Bldg. 2, Ste. #105
Bunnell, FL 32110
(386) 313-4009
planningdept@flaglercounty.gov

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.