

CITY OF FLAGLER BEACH COMPREHENSIVE PLAN

PUBLIC FACILITIES ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal D.1 9J-5.011 (2) (a)

The City of Flagler Beach shall ensure the provision of potable water, sanitary sewer, drainage, and solid waste facilities and services to meet existing and projected demands identified in this plan. The City of Flagler Beach shall adopt a planning time frame to include an initial planning time period that begins in 2000 and runs to the end of 2004. A second planning period would run from the year 2004 to 2010. This further includes the establishment of a planning time frame should include a list of grant funded capital improvements to be funded by the year 2010. The City shall use local funds and grants if available to correct existing drainage problem areas.

Objective D.1.1 9J-5.011(2) (b) 1

Upon plan adoption the City shall implement programs to correct existing facility deficiencies.

Policy D.1.1.1 9J-5.011(2) (c) 1

The City of Flagler Beach shall, through a concurrency management program, continually review facility capacity versus demand--current and projected--and ensure that capital improvements are entered into the City 5-year Capital Improvement Plan with sufficient lead time avert facility short falls.

Policy D.1.1.2 9J-5.011(2) (c) 1

The City of Flagler Beach shall review current demand versus capacity for water, sanitary sewer, recreation, and road systems to identify deficiencies in LOS and subsequently schedule improvements in the City's 5-year Capital Improvement Plan.

Policy D.1.1.3 9J-5.011(2) (c) 1

By 1993, The City of Flagler Beach shall initiate a study to identify drainage needs within the City. The study to be completed by September 1994 will produce a City Master Drainage Plan. Upon approval of the study by the City Commission, the Comprehensive Plan will be amended to include the findings and recommendations of the Drainage Master Plan including a revision of the current level of service standards.

Policy D.1.1.4

Adopt a revised unified land development code which contains those specific and detailed provisions which are necessary to implement the adopted Comprehensive Plan, including related development control ordinances.

Policy D.1.1.5

Flagler Beach shall continue to require-through implementation of its Flood Hazard Prevention Ordinance and Zoning Ordinance, that new construction adhere to quality standards for stormwater discharge. Such standards shall be consistent with the provisions of Chapter 17-25 F.S. and with the stormwater discharge standards of the St. Johns Water Management District.

Objective D.1.2 9J-5.011(2)(c)2

The City of Flagler Beach shall apply a concurrency management system that describes the procedures for development and the conditions under which a development order will and will not be issued based on the availability of public infrastructure to serve the proposed development and to promote good design in future development. Application of LOS criteria will be in accordance with the minimum requirements for concurrency as identified in 9J-5.006(s)c) 3. Such a test for concurrency will be a requirement of the developer and will be based upon developer commitment.

Policy D.1.2.1 9J-5.011 (2)(c)2

The following level of service standards identified in Objective H.6.3 shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Such standards will be state and federal regulations and generally accepted engineering standards.

Policy D.1.2.2 9J-5.011 (2)(c)2

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy D.1.2.3

The Building Official will deny a development permit to any proposed development that will exacerbate an identified existing drainage problem area. A development permit will be issued if the applicant can demonstrate that the proposed development does not exceed the level of service standard for the identified existing drainage problem area.

Objective D.1.4 9J-5.011 (2)(b) 1 and 2

To coordinate the extension, maintenance and repair of facilities to meet future needs, the City shall develop and maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with a well-coordinated review process which allows for coordination of various infrastructure improvements among appropriate public/private interest.

Policy D.1.4.1

The City shall implement a concurrency management program to identify and forecast infrastructure current demand and future needs.

To further improve the City's ability to manage concurrency, the "level of service" table adopted on Page DD-2 of the City Comprehensive Plan will be expanded to include additional measurable levels of service as presented in Table DD-1, attached.

Aside from the safeguards provided to ensure concurrency by the above listed policies, the questions remains of "how will the changes in land use provided in adopted City of Flagler Beach Amendment 92S1 impact upon infrastructure available within the City's resources". Table DD-2 provides an assessment of the cumulative impact on infrastructure that will result from implementing the 14 land use changes presented in Flagler Beach amendment 92-1 (as revised). As shown, the land use changes will have a positive impact on all infrastructure services but solid waste. In a worse case scenario, the amendment 92-1 land use changes will cause an additional 932 pounds per day of solid waste to be added to the County land fill burden. This burden is more than off-set by a reduction of 49,570 gallons per day demand for potable water, 42,580 gallons per day reduction in sanitary sewerage, and a reduction of 802 units of demand on recreational facilities.

To ensure that Drainage associated with development within the City does not create problems in development areas, the City will adopt Policy D.2.2.9 as taken from the Comprehensive Plan Public Facilities Element:

Policy D.2.2.9. Upon Plan adoption, it shall be required that the post-development stormwater discharge rate for a given site will not exceed pre-development rates.

Policy D.1.4.2 9J-5.011 (2)(c)1

The City Commission will coordinate, evaluate, and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, according to the following priority level guidelines:

Level One - Whether the project is needed to protect public health and safety, and to provide the City's legal commitment to provide services.

Level Two - Whether the project provides service to developed service areas shown for such facilities in the Future Land Use element of this plan.

Level Three - Whether the project represents a logical extension of facilities and services within a designated service area.

Policy D.1.4.3 9J-5.011 (2)(c)1

Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.

Policy D.1.4.4 9J-5.011 (2)(c)1

Projects needed to correct existing deficiencies, particularly where the public's health and safety would be jeopardized, shall be ranked and completed as a priority level one in the schedule of programs in the Capital Improvements element.

Policy D.1.4.5 9J-5.011 (2)(c)1

The City shall maintain up to date inventories of all public facilities.

Policy D.1.4.6 9J-5.011 (2)(c)1

The City's Capital Improvements Element shall be coordinated with the Future Land Use element and also with the adopted Capital Improvements elements of the state and regional agencies as appropriate.

Objective D.1.5 9J-5.011 (2)(b)2

The City shall continue to implement the following projected demands through the year 2010.

Policy D.1.5.1 9J-5.0111 (2) (C)1

The City will closely monitor water consumption trends and will list improvements that are determined necessary for enhanced operating efficiency of the City's Water Treatment Plant as part of a determination of need for expansion of the plant.

Objective D.1.6 9J-5.011 (2)(b)2

The City of Flagler Beach shall undertake the following projects to meet projected demands through the year 2000.

Policy D.1.6.1 9J-5.011 (2)(c)1

Periodically monitor demand on the potable water treatment plant and the sewerage treatment plant.

Objective D.1.7 9J-5.011(2)(b)

Upon Plan adoption the City shall maximize the use of existing facilities to discourage urban sprawl.

Policy D.1.7.1 9J-5.011(2)(c)

To ensure maximum efficiency of the City water and sanitary sewer systems, the City shall direct new development infill existing vacant parcels as a development policy.

Objective D.1.8 9J-5.011 (2)(b)4

During the planning period (1998-2002), the City shall conserve potable water resources by implementing specific measures in the policies listed below.

Policy D.1.8.1 9J-5.011(2)(c)3

The City shall coordinate with the Water Management District to conduct a public information program alerting water customers of wasteful water usage practices and encouraging responsible and practical use of the water system.

Policy D.1.8.2 9J-5.011(2)(c)3

The City of Flagler Beach will cooperate with the Water Management District to develop procedures for the use of water-saving devices, limit landscape watering to certain hours during droughts, provide for the use of drought resistant native/natural plants and, in general, promote public education and awareness of the benefits of conserving water.

Policy D.1.8.3 9J-5.011 (2)(c) 3

The City of Flagler Beach shall require that all new development follow the Building Construction Standards of Chapter 553, F.S., which states that no new building shall be constructed which employs a tank-type water closet having a tank capacity in excess of three and one-half gallons of water, or employs a shower head or faucet that allows a flow of more than an average of three gallons of water per minute at 60 pounds of pressure per square inch.

Policy D.1.8.4

The City of Flagler Beach shall investigate the potential for requiring multi-family residential units to utilize gray-water in onsite irrigation systems.

Goal D.2 9J-5.011 (2)(a)

The City of Flagler Beach shall ensure that natural resources are protected from potential adverse impacts associated with sewer facilities, stormwater drainage, and with solid waste disposal.

Objective D.2.1 9J-5.011 (2)(b)5

Upon plan implementation, the City shall protect surface water bodies by enforcing specific measures concerning septic tanks so listed in the policies below.

Policy D.2.1.1 9J-5.011 (2)(c)4

Building permits shall be conditioned upon the receipt of a permit for a septic tank.

Policy D.2.1.2 9J-5.011 (2)(c)(4)

The City of Flagler Beach shall continue to enforce Ordinance No. 76-8, which stipulates that a septic tank will be used only if the property is more than 200 feet from the sewer line.

Policy D.2.1.3 9J-5.011 (2)(c) 4

The City of Flagler Beach shall continue to enforce its Zoning Codes and subdivision regulations to control the amount of surface areas covered by street, parking areas and structures.

Policy D.2.1.4 9J-5.011 (2)(c) 4

The City of Flagler Beach shall require that requests for injection well permits within the City limits meet DER permitting regulation Rule 17-28 FAC.

Objective D.2.2 9J-5.011 (2)(b)5

Upon plan implementation, the City shall take specific flood protection measures, which will also protect the Intracoastal Waterway from pollutants. All measures are listed in the policies below.

Policy D.2.2.1 9J-5.011(2)(c)4

The City of Flagler Beach shall pursue grants to fund a master drainage plan for the first five year planning period which runs from 2000 to 2004. If grant funds cannot be obtained within this time frame to fund the drainage plan, the City will reevaluate the need for such a plan. If the need still exists, the City will coordinate with the Water Management District to develop a locally funded, low cost, master drainage plan.

Policy D.2.2.2 9J-5.011 (2)(c)4

The City of Flagler Beach shall implement a routine maintenance program of the ditches, the costs of which are incorporated into the City's operating budget.

Policy D.2.2.3 9J-5.011 (2)(c)4

The City of Flagler Beach shall maintain buffers of native vegetation adjacent to water bodies and wetlands which provide filtration of storm water pollutants.

Policy D.2.2.4 9J-5.011 (2)(c)4

The City of Flagler Beach shall adopt Land Development Regulations which will protect unaltered drainage features from the disruption of natural hydro periods, flows and water quality. Construction that may impact altered drainage features will be directed to use existing drainage works where engineering will allow.

Policy D.2.2.5 9J-5.011 (2)(c)4

The City of Flagler Beach shall regulate land use and development in accordance with Land Development Regulations and the Future Land Use Maps to protect the functions of natural drainage features.

Policy D.2.2.6 9J-5.011 (2)(c)4

In order to help protect the Tomoka Preserve, the City Commission shall adopt Policy 9.2.2.5 of the Northeast Florida Comprehensive Regional Policy Plan, which states:

Developments adjacent to Class II Waters, Aquatic Preserves, and Outstanding Florida Waters shall be required to provide retention or detention with filtration of the first three-quarters of an inch of runoff or the runoff from the first 1-1/2 inches of rainfall, shall provide offline retention or offline detention with filtration of the first 1/2 inch of runoff of the total amount required to be treated; and shall be required to demonstrate that the project will not result in the degradation of the water quality in Outstanding Florida Waters, Class II Waters, and Aquatic Preserves.

Policy D.2.2.7 9J-5.011 (2)(c)4

The City of Flagler Beach shall not issue a building permit until permits from jurisdictional agencies for dredge and fill, stormwater, and drainage are secured.

Policy D.2.2.8 9J-5.011 (2)(c)4  
All development shall be constructed above base flood elevations.

Policy D.2.2.9  
Upon Plan adoption, it shall be required that the post-development stormwater discharge rate for a given site will not exceed pre-development rates.

Objective D.2.3 9J-5.011(2)(b)5  
During the first five-year planning period (2000-2004), the City shall take the following measures to meet the requirements for safe and sanitary disposal of solid waste, as listed in the policies below:

Policy D.2.3.1 9J-5.011 (2)(c)4  
The City of Flagler Beach shall negotiate an agreement with Flagler County wherein the County shall provide the disposal capacity to meet the generation rate that the City projects through the planning period.

Policy D.2.3.2 9J-5.011 (2)(c)4  
The City of Flagler Beach shall continue its joint effort with the County concerning a cooperative recycling effort as spelled out in the "Interlocal Agreement for Solid Waste Recycling and Processing," entered into on July 24, 1989.

Policy D.2.3.3 9J-5.011(2)(c)4  
The City of Flagler Beach has requested by resolution for Flagler County to fund, construct and staff a solid waste transfer station for use by the City residents.

Non-Applicable Items

- A. 9J-5.011(2)(b)5, "Address the functions of natural groundwater recharge areas..." and 9J-5.011(2)(c)4, "Regulating land use and development to protect the functions of...natural groundwater aquifer recharge areas," are not applicable as Flagler Beach is not a high groundwater recharge area for the Floridian Aquifer, as designated by the St. Johns River Water Management District.
- B. Since the City's water and wastewater systems are relatively new and will support projected growth throughout the planning period, 9J-5.011(2)(c)1 does not apply for potable water and sanitary sewer.