

**City of Flagler Beach**  
**2035 COMPREHENSIVE PLAN**  
**Goals, Objectives and Policies**

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## A. FUTURE LAND USE ELEMENT

### GOALS, OBJECTIVES, AND POLICIES

#### INTRODUCTION

This section contains the Goals, Objectives, and Policies the City of Flagler Beach will use to guide future development and growth. Land use management plans, programs and projects to be used by the City in attaining the stated goals are to be in accord with the following planning objectives and policies.

#### Goal A.1

Maintain and improve the quantity and quality of life services available to the residents of the City, both present and future.

##### Objective A.1.1

The City shall regulate future land use and development through the adoption and implementation of Land Development Regulations (LDR) based on the Comprehensive Plan and the availability of public facilities and services in accordance with the requirements of the State Growth Management legislation.

##### Policy A.1.1.1

The City shall not issue a building permit or other development orders until the City Manager or his or her designee certifies that required public facilities and services will be provided concurrent with the needs of development. No Certificate of Occupancy shall be issued until facilities and services are in operation.

##### Policy A.1.1.2

The City shall maintain Land Development Regulations (LDRs), which contain the specific and detailed provisions that are necessary to implement the adopted Comprehensive Plan, including related development control ordinances.

##### Policy A.1.1.3

The LDRs shall address the location and extent of land uses in accordance with the categories, densities, and intensities of land uses contained in this Element and depicted on the Future Land Use Map.

#### A. Residential

The residential land use category provides for a variety of land use densities and housing types. The category includes single family detached (including mobile and manufactured homes), single family attached, duplex, and multi-family housing.

Parcels of land designated for residential land are intended to be used predominately for housing and should allow compatible uses as reflected by the LDR's and be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

1. Low Density Residential - Provides for a range of densities from two (2) units per acre to five (5) units per acre.
2. Medium Density Residential - Provides for a range of densities from above five (5) units per acre to eighteen (18) units per acre.
3. High Density Residential - Provides for a range of densities from above eighteen (18) units per acre to twenty (20) units per acre.

B. Mixed Use

The mixed use designation provides for land that could support a variety of urban land uses, including commercial and office facilities, and medium density residential. Mixed use development shall be served by central water and sewer systems. The types, sizes, densities and intensity of land uses in this classification are outlined below:

Type of Use: Commercial professional office, business office, and medium density residential uses are permitted in this category. Industrial processing, manufacturing, and animal research facilities are not permitted. It is anticipated that the land use in this category will be principally commercial, with residential uses of between 15% and 30% of the land use mix encouraged, but location, community context and site characteristics may be considered in determining the mix of allowable uses appropriate for a site.

Intensity of Each Use: In order to maintain adequate open space and control the intensity of uses in this classification, the maximum allowable impervious surface for each use shall be 65%. Maximum building height is three (3) stories or 35 feet.

Density of Use: The residential component within this classification provides for a density of five (5) to eighteen (18) residential units per acre.

C. Commercial

Land designated for commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service. The Commercial Land Use category may also accommodate residential uses to establish mixed-use neighborhood nodes. Residential uses include mobile and manufactured homes in accordance with Chapter 553.382, F.S., at a density of up to fifteen (15) dwelling units per acre and up to eighteen (18) units per acre for recreational vehicle use. Commercial land uses should be appropriately buffered

(i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use, as provided in the LDRs.

The intensity of commercial land use is controlled by the LDR, which specifies Floor Area Ratios (maximum of 65 percent land coverage), parking area requirements for various types of commercial activity, height restrictions, signage, etc.

D. Conservation

The Conservation Land Use shall include public and private areas such as marshes, lakes, spoil areas, and maritime hammock shall designate land areas of ecological or historical value within the City on which development must proceed with restrictions. The use categories are restricted to: 1) open space parks, 2) recreation areas, 3) essential public facilities, and 4) uninhabitable structures. The uses shall not impede the functioning of wetlands.

E. Preservation

The Preservation Land Use shall include areas of land that are of significant ecological or historical value. Preservation lands include wildlife and/or vegetative habitat that are designated as endangered or threatened. No new development or expansion of existing development shall be permitted within areas designated as Preservation. Use categories shall be limited to: 1) open space not requiring development and land clearing activities, and 2) passive recreational uses i.e. hiking and canoeing (excluding motorized land vehicles).

F. Public Facilities

Lands designated as Public Facilities are facilities or services that may be public or privately owned, and are established and intended to provide public benefit. This includes, but is not limited to, government buildings; libraries; religious facilities; civic and community centers; police, fire and emergency services facilities; child/day care; and schools.

G. Recreation

Land designated for recreation is intended for a variety of leisure time activities. Though a commercial use of these areas may be allowed subject to City regulations, commercial structures other than specified as accessory will be excluded. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, hiking trails, wilderness campsites, etc.

Policy A.1.1.4

The City Manager or his or her designee shall apply concurrency management to all new development and subdivisions to ensure that private development and public facility

construction remain coordinated. Such a test for concurrency will be a requirement of the developer and will be based upon developer commitment.

Concurrency shall be measured against Levels of Service (LOS) established for water, sewer, recreation, drainage, roads, and solid waste identified in each appropriate element and the Capital Improvement Element of this plan. Application of LOS criterion will be in accordance with the minimum requirements for concurrency as identified in 163.3180(2), F.S.

#### Objective A.1.2

The City shall regulate the location of future land use and development with regard to appropriate topography and soil conditions.

##### Policy A.1.2.1

The City shall review all future rezoning applications and subdivisions for development compatibility with topography, soil conditions, and natural resources.

##### Policy A.1.2.2

Application filing procedures shall require topographic, soil condition, flood hazard zone, and wetland zone surveys filed in support of a land use amendment, zoning change, or land subdivision.

#### Objective A.1.3

The City shall require that the developer provide utility facility sites as may be needed for the service of each new development.

##### Policy A.1.3.1

The donation of utility service facility sites to the City shall be a condition of development approval where applicable.

#### Objective A.1.4

The City shall seek to improve its ad valorem tax base by encouraging development.

##### Policy A.1.4.1

The City shall investigate opportunities for annexation of commercial and value-added properties.

##### Policy A.1.4.2

The City shall support the development of multi-family housing where appropriate in proximity with downtown business, and strengthen commercial facilities oriented to serve tourists along the A1A corridor.

##### Policy A.1.4.3

The City shall encourage the use of innovative LDRs, which may include provisions for

master planned developments, mixed land use development techniques and the clustering of commercial uses in appropriate nodes.

Policy A.1.4.4

The City shall support and encourage redevelopment of the core downtown area in accordance with its Downtown Master Plan, through public investments and the development design elements to guide private development within the Central Business District.

Objective A.1.5

In addition to the efforts to establish a plan for parking as reflected in Transportation Element Objective B.1.5, the City supports the creation of beach parking facilities and a parking management system on local streets adjacent to A1A to serve residents, businesses, tourists and other beach users.

Policy A. 1.5.1

The City shall review general parking needs, and beach parking needs in the downtown area, and prepare and maintain a parking master plan.

Objective A.1.6

The City shall encourage the development of bikeways and pedestrian ways on SR 100 in conjunction with Florida Department of Transportation (FDOT) highway construction or other improvements.

Policy A.1.6.1

The City shall strive to enhance state support of City projects through a continual program of reviewing the City's needs with state departments.

Policy A.1.6.2

The City shall review all construction plans by FDOT for highway improvements on SR 100 and comment on any perceived deficiencies in the provision of pedestrian ways and bikeways.

Objective A.1.7

The City shall continue implementing the Florida Building Code to establish minimum housing standards for development and rehabilitation.

Policy A.1.7.1

The City shall require the City Manager or his or her designee to prepare a schedule of housing code inspections so as to identify houses that pose safety hazards and may be suitable for condemnation.

Policy A.1.7.2

The City shall periodically monitor the housing stock for signs of deterioration and

substandard buildings, and enforce the building and housing codes when required.

**Objective A.1.8**

The City supports reducing uses that are inconsistent with the Future Land Use plan and will coordinate all new development and rezoning with the land use categories, densities and intensities as outlined in the City's adopted Comprehensive Plan.

**Policy A.1.8.1**

The City will identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area. The City will continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

**Policy A.1.8.3**

The City shall discourage the issuance of variances, special use permits, building permits or zoning changes in any case where the proposed land use is not consistent with the City's duly adopted Comprehensive Plan.

**Objective A.1.9**

Population densities in the barrier island portion of the City shall be limited to a density that can be removed from danger within the constraints of the Flagler County Hurricane Evacuation Plan.

**Policy A.1.9.1**

The City shall include limits on population density for hurricane evacuation considerations when reviewing proposed development for approval of a development order by the City.

**Policy A.1.9.2**

The City shall continue to review and update its portion of the Flagler County Hurricane Evacuation Plan and coordinate with Flagler County.

**Objective A.1.10**

All new development shall be planned and built so as to minimize the danger of life and property losses due to coastal and inland flooding.

**Policy A.1.10.1**

All new development and substantial rehabilitation found to be in a flood hazard zone shall be planned and built in accordance with the Florida Building Code and FEMA requirements.

**Policy A.1.10.2**

The City shall inform all potential property buyers and builders of the possibility of flood and hurricane hazards.



Policy A.1.10.3

The City shall encourage the use of innovative zoning techniques, where possible, to locate buildings on upland portions of properties impacted by flood hazards.

Goal A.2

The City shall preserve, protect and enhance the natural environment, natural and historical resources, and the City's unique sense of place.

Objective A.2.1

The City shall protect the natural and historic resources and preserve them from destruction or encroachment by development. This shall include such activities as ensuring the availability of dredge spoil disposal sites only for the purpose of maintenance dredging of the Intracoastal Waterway.

Policy A.2.1.1

The City shall require that no permit or other development order shall be issued without a review of the property to ensure that all other agency environmental permits are issued.

Policy A.2.1.2

The City shall continue to review all lands within the City for possible unique vegetation, wetlands, and recorded or unrecorded historical value, with the technical assistance of the appropriate federal, state and regional agencies.

Policy A.2.1.3

The City Manager or his or her designee shall review all building permit and subdivision applications to determine whether the property falls within a Conservation or Preservation area on the Future Land Use Map. Development on such lands will be subject to specific controls regarding density and intensity of use defined in the City's LDR. Exact conservation boundaries for individual parcels is dependent upon land survey evidence produced by a Florida State Certified Land Surveyor made on a case by case basis when applying for a land use amendment, zoning change or land subdivision.

Policy A.2.1.4

The City shall require a buffer of no less than 25 feet adjacent to and surrounding all wetlands (including saltwater marsh). This buffer shall consist of existing vegetation native to the site, which shall be preserved or replanted between the site of actual development activity and the boundary of the wetland/saltwater marsh.

Policy A.2.1.5

Activities or development, which does not have an adverse effect on the natural function of the buffer, may be allowed within the buffer. These activities or development include, but are not limited to, pruning, planting of suitable native vegetation, removal of exotic and nuisance pioneer plant species, the creation and maintenance of walking

trails, reasonable access to a water body, and development of minor drainage structures as swales or outfall pipes.

Policy A.2.1.6

A building site situated adjacent to a wetland, saltwater marsh, lake, canal or other body of water shall be contoured so as to prevent the degradation of adjacent waters through contaminated run-off.

Policy A.2.1.7

Density allocated to parcels, which are partially upland/partially saltwater marsh, or wetland shall be calculated based upon the upland acreage of the parcel.

Policy A.2.1.8

The City shall preserve and continually provide availability for the appropriate state and federal agencies to access identified dredge spoil disposal sites solely for the purpose of maintenance dredging of the Intracoastal Waterway.

Policy A.2.1.10

Due to the difference in geographic constraints and development patterns of the Barrier Island and mainland, the City shall explore the possibility of creating two separate development standards within the LDR for both the Barrier Island and mainland.

Objective A.2.2

Coordinate City development with all resource planning and management plans prepared pursuant to Chapter 380, F.S.

Policy A.2.2.1

Maintain the water quality of the Tomoka Marsh Aquatic Preserve through the limitation of polluting discharges from properties under the City's jurisdiction into the Intracoastal Waterway.

Policy A.2.2.2

The City shall require, as a condition of development, that a buffer of natural pieces and right-of-way drainage swales are constructed and maintained adjacent to the Intracoastal Waterway and the saltwater marshes to manage storm water run-off. The City shall require a buffer of no less than 25 feet adjacent to and surrounding all wetlands (including saltwater marsh).

Objective A.2.3

The City shall protect private property rights and recognize the existence of private interests in land use.

Policy A.2.3.1

The City will regulate the use of land only for valid public purposes in a reasonable

manner, in accordance with due process.

#### Policy A.2.3.2

When a property owner is required by the City to provide public benefit through downgrading the land use designations of property, the City shall provide equitable compensation to the land owner through means such as tax incentives (Section 193, F.S.), transfer of development rights, or preferred consideration for special use permitting under the City LDR.

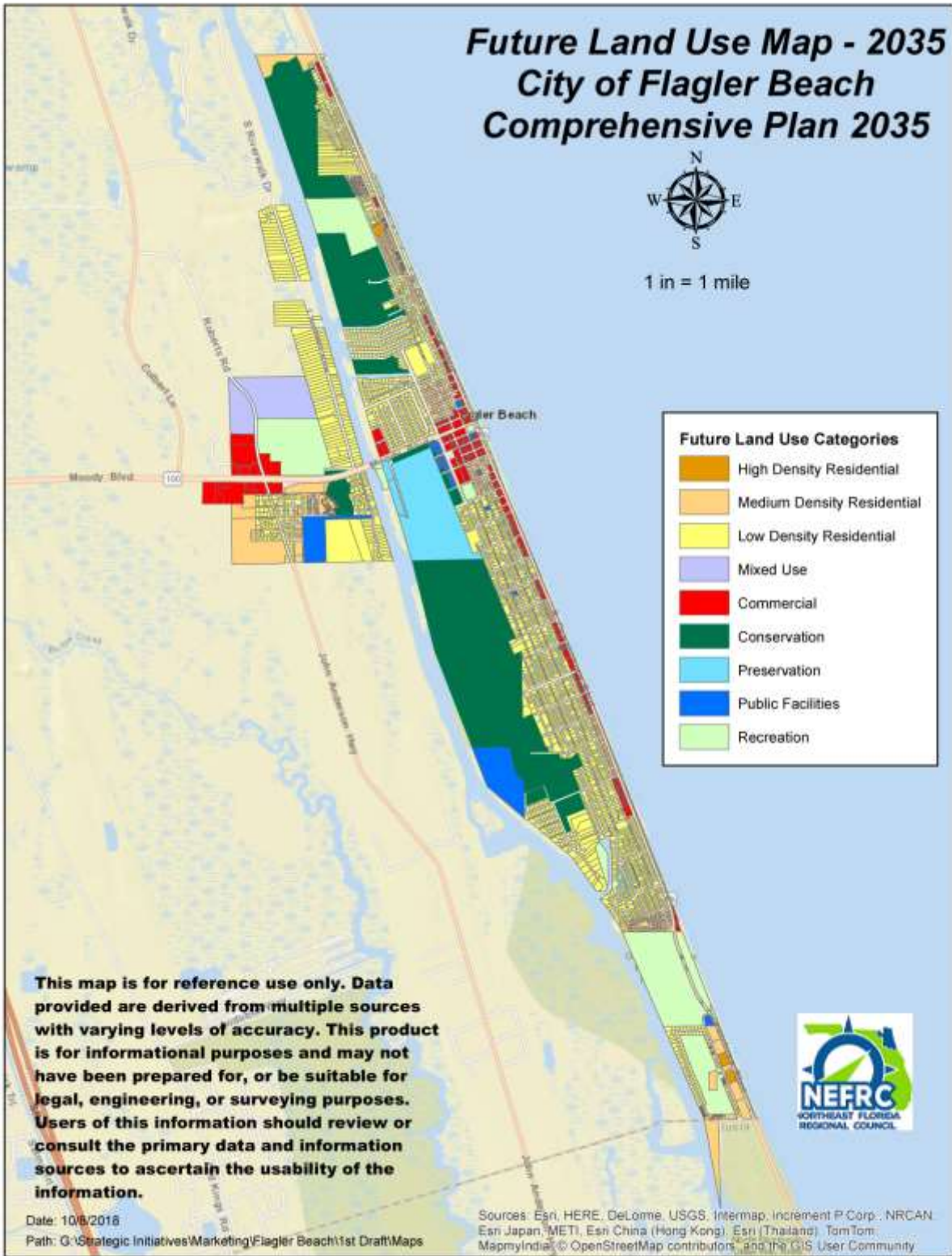
#### Objective A.2.4

The amount of land designated for future land uses in the City shall allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business.

#### Policy A.2.4.1

Future Land Use Map amendments shall include the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the sustainability of the plan amendment for its proposed use considering the character of undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of Objective A.2.4.



**Map 1: Future Land Use Map**

Map 2: Coastal High Hazard Area (CHHA)



## **B. TRANSPORTATION ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

The Transportation Element outlines the direction of transportation planning for the City. It identifies the major priorities that the City needs to address to ensure the development of a transportation system that enhances the quality of life for its residents and visitors while providing for a variety of transportation choices.

#### **Goal B.1**

Develop and maintain an integrated and multi-modal transportation system, which provides both accessibility and mobility for pedestrians, bicyclists, transit users, and motorized-vehicle users while conserving energy, and being sensitive to the environmental, cultural, and historic resources of the City.

#### **Objective B.1.1**

The City shall provide for a safe, convenient, and efficient motorized and non-motorized transportation system by correcting all existing multi-modal deficiencies and maintaining acceptable operating conditions in the future. Further, the City shall balance the needs of residential neighborhoods and the downtown district with the operational and mobility needs of the respective city, county and state transportation systems.

#### **Policy B.1.1.1**

The City hereby adopts a LOS standard D for each individual roadway facility within the City, consistent with the standards contained in the FDOT Quality/Level of Service Handbook.

#### **Policy B.1.1.2**

The City shall use operational improvements, such as traffic signals, turn lanes, signs, and pavement striping in those instances where it is determined by the City Commission, after their review of input from FDOT, Flagler and/ or Volusia Counties and the City that such improvements will ensure smooth and safe traffic flow.

#### **Policy B.1.1.3**

The City shall pursue federal, state, and local funding sources, which will supplement the City of Flagler Beach's budget for road construction and maintenance.

#### **Policy B.1.1.4**

The City shall not accept the dedication of roads within subdivisions unless they meet the City's standards.

Policy B.1.1.5

The City shall review all proposed construction plans by FDOT for highway improvements to SR 100 and A1A and comment on planned and existing pedestrian and bikeway infrastructure.

Policy B.1.1.6

The City shall continue to maintain or improve existing pedestrian facilities by: repairing and replacing sidewalks as needed, including handicap accessible curb cuts at crosswalks; continuing to provide benches for public seating along the oceanfront and other areas; and continuing to provide signs and maps directing pedestrians in the downtown area to public restrooms and other points of interest.

Policy B.1.1.7

The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to multi-modal systems without requiring use of the major thoroughfare system.

Policy B.1.1.8

The City shall identify neighborhood and commercial areas that could further benefit from the Downtown Flagler Beach Master Plan to manage automobile use and reduce the impact of noise, safety, and improve livability and walkability.

Objective B.1.2

The City shall formally identify transportation improvement needs and establish a priority schedule, which will be updated as necessary based on available traffic data and land development proposals.

Policy B.1.2.1

The City shall coordinate with the River-to-Sea Transportation Planning Organization (TPO) regarding the TPO's Transportation Improvement Program (TIP) and other TPO activities.

Policy B.1.2.2

The City shall propose transportation projects for inclusion in the TIP.

Objective B.1.3

All transportation improvement plans within the City shall be coordinated with related local, state, regional, and federal agencies for an integrated and cost effective transportation system by establishing the City Commission as the entity responsible for reviewing all planned improvements and soliciting comments from the other agencies.

Policy B.1.3.1

The City shall coordinate roadway improvements with Flagler and/or Volusia Counties

and the FDOT to ensure effective application of available revenue by reviewing and commenting on FDOT and County proposals on their consistency with this element. The City shall submit its proposals to those entities for their review and comment.

Policy B.1.3.2

The City shall research and apply for federal, state, and local funding sources, which could supplement the City's budget, for road construction and maintenance.

Policy B.1.3.3

The City shall review for compatibility with this element, the transportation elements and programs of unincorporated Flagler County, the Town of Beverly Beach, the City of Palm Coast and Volusia County, as they are amended in the future, and submit written comments to those governmental entities when necessary to ensure coordination between the City and the others local agreements.

Objective B.1.4

The City shall formally identify right-of-way needs and establish a priority schedule for acquisition.

Policy B.1.4.1

The City shall implement a program for acquiring necessary rights-of-way, as needed.

Policy B.1.4.2

The City shall require that the official roadways map include the preservation of sufficient roadway for accommodating all bikeways and pedestrian ways as planned by FDOT in any improvements to SR 100.

Objective B.1.5

The City recognizes the current parking dilemma during certain times in the downtown area and the additional impact future growth will impose on public parking for businesses, residents, beach users and visitors in the downtown area and to those areas in the perimeter downtown area. To address this challenge the City shall prepare a Parking Master Plan taking into consideration parking studies that have been undertaken by, and for the City.

Policy B.1.5.1

The City shall develop and implement a Parking Master Plan to maximize on-street and off-street parking opportunities and facilities.

Policy B.1.5.2

The City shall consider on-street paid parking and other technology systems as viable parking management tools.

Policy B.1.5.3



The City shall consider parking management systems and park and ride facilities linked to public transit.

Objective B.1.6

City shall consider the creation of a Mobility Plan. The purpose of the plan would be to recognize the need for assessing proposed development based on its potential to impact the ability of residents, businesses, tourists and others to move freely and safely in the City, regardless of their chosen mode of travel. The plan will consider, at a minimum, the following factors:

Policy B.1.6.1

The provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes of travel.

Policy B.1.6.2

Requirements for new or existing developments to provide for convenient and safe access by and securing of bicycles on-site.

Policy B.1.6.3

Mobility fees that positively recognize developments that minimize their transportation impact through location, physical characteristics, demand management programs or other approaches that enhance mobility in the City.

Policy B.1.6.4

A comprehensive bicycle and pedestrian inventory and/or master plan to identify gaps in those networks and needed connections and improvements.

Non-Applicable Items:

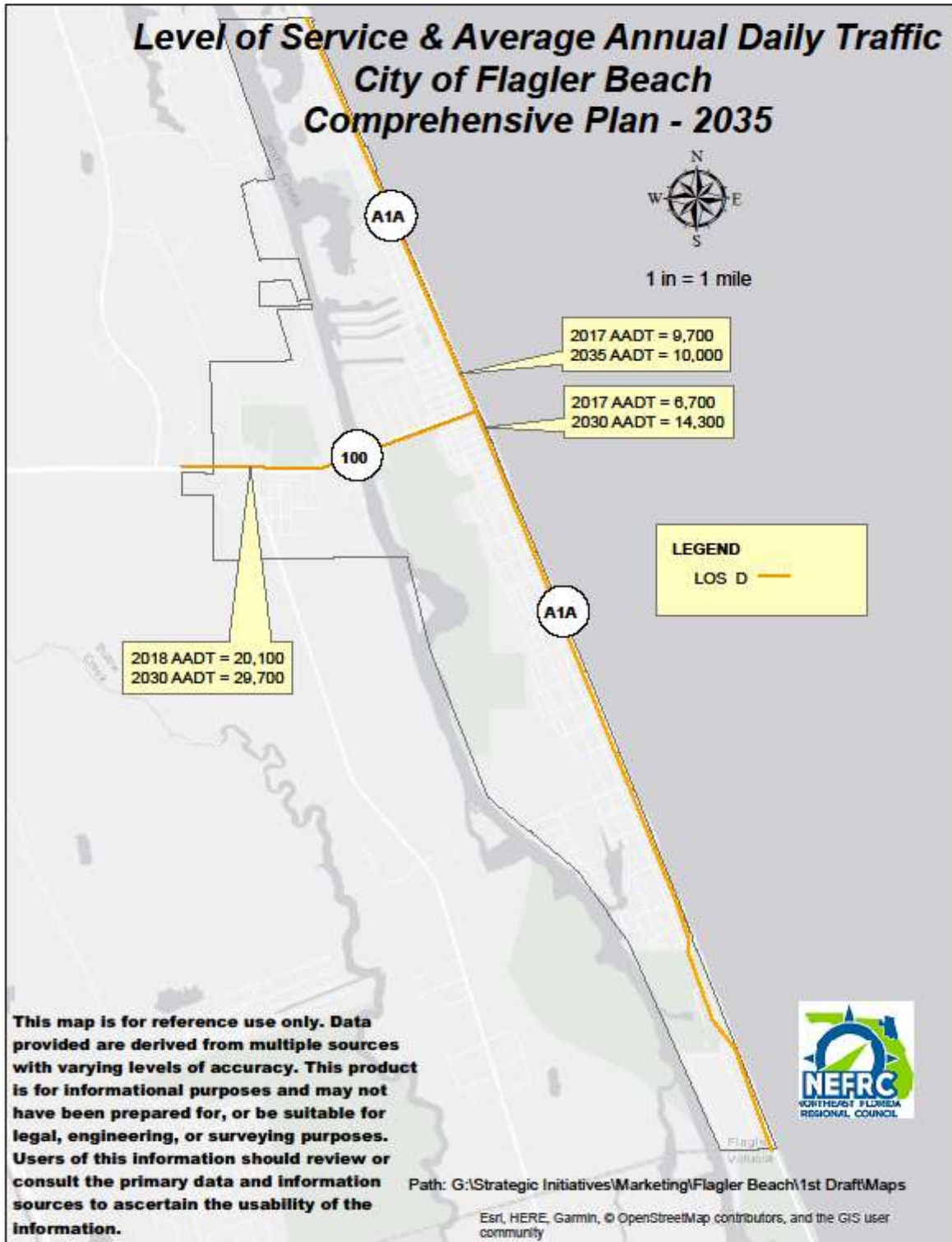
1. Per Florida Statute 163.3177(3)(a)(5), “The schedule must include transportation improvements included in the applicable metropolitan planning organization’s transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization’s long-range transportation plan adopted pursuant to s. 339.175(7).” This is only partially applicable because:
  - a. The City is located outside the limits of any Metropolitan Planning Organization Coordination and is addressed in the Intergovernmental Coordination Element.
  - b. There are no public transportation agencies nor Chapter 380 resource planning and management plans that will be affected by or have an impact on this element.

2. Florida Statute 163.3177 requires that the transportation element map depicts ports, airports, rail lines, high-speed rail lines, and related facilities located within the jurisdiction be shown. No such features are present within the boundaries of the City.

## Map B-1: Future Transportation Map



Map B-2: Level of Service and Average Annual Daily Traffic



## **C. HOUSING ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

The purpose of the Housing Element is to provide guidance to the City in developing appropriate plans and policies which demonstrate the City's commitment to meet identified and projected deficits in the supply of housing. In addition, this element intends to develop alternative housing policies and strategies for coordinating a wide range of public and private sector programs to meet the City's current and future housing needs.

#### **Goal C.1**

The City shall provide safe and adequate housing for all of the City's current and projected populations through the application of regulatory activities and the pursuit of intergovernmental housing assistance programs.

#### **Objective C.1.1**

The City shall address the housing needs of all citizens of the City including very low, low, and moderate-income households. In addition, the City will coordinate with Flagler and/or Volusia Counties in order to participate in federal and state housing programs.

##### **Policy C.1.1.1**

The City shall coordinate with the Flagler County Housing Authority and Florida Housing Finance Corporation to initiate applicable state and federal housing programs.

##### **Policy C.1.1.2**

The City Manager or his or her designee shall provide technical guidance on land use techniques, permitting, zoning and financing mechanisms to local builders, developers, and bankers to assist in the development of housing opportunities for low and moderate income households.

##### **Policy C.1.1.3**

To reduce the high cost of land for development of affordable housing, the City shall consider the use of innovative land development techniques such as zero-lot-line, Master Planned Development, use of smaller sized lots and density bonuses for development of affordable housing units.

#### **Objective C.1.2**

The City shall provide for the conservation and rehabilitation of existing substandard dwelling units in the City.

##### **Policy C.1.2.1**

The City shall identify and prioritize housing rehabilitation projects and will pursue

applicable Community Development Block Grant Program (CDBG) and other grants and funding.

Objective C.1.3

The City shall ensure adequate sites for low and moderate-income households and for mobile homes.

Policy C.1.3.1

The City shall encourage local developers to avail themselves of City zoning and procedural support to construct affordable housing within the City limits.

Policy C.1.3.2

The City will maintain its LDR to permit mobile homes and manufactured homes to be sited in accordance with Chapter 553.382, FS.

Policy C.1.3.3

The City shall facilitate education on and explore policies and procedures to permit affordable construction methods and buildings within the City's jurisdiction.

Policy C.1.3.4

The City shall locate uses for which land is not available on the barrier island, such as affordable housing, on the mainland and shall support improved transit to and from the barrier island to allow for access.

Policy C.1.3.5

To lower the cost of land for development, the City LDR will be examined to permit zero-lot line development for low and moderate income housing and will investigate other cost savings procedures that will be incorporated into the Future Land Use Element as they are shown to be feasible.

Objective C.1.4

The City shall provide in its zoning for group homes licensed by the Department of Health.

Policy C.1.4.1

The City shall enforce a non-discriminatory policy regarding the location of group homes and foster care facilities within the City's single-family or multifamily zoning in accordance with Chapter 419, Sections (2) through (5) and (10), F.S.

Objective C.1.5

The City shall continue to ensure that existing residential neighborhoods are maintained and upgraded.

Policy C.1.5.1

The City shall enforce and revise its land use controls that protect residential neighborhoods from incompatible land uses.

Objective C.1.6

The Planning and Architectural Review Board, or successor body, shall implement the following policies:

Policy C.1.6.1

The City shall maintain and update its survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Policy C.1.6.2

The City shall assist owners of historically significant residential structures in acquiring available state and federal preservation revenues in order to maintain and preserve those structures. The City shall accept as historic all buildings and sites within the City limits that are listed on the Florida Master Site File Inventory. The City shall assist in protecting these historic resources by referring owners of historic property to the Florida Department of State, Division of Historical Resources. Referrals will be made when the property owner(s) apply for a building permit to restore or rehabilitate their property. The purpose of this referral is so that the owner(s) can obtain technical assistance related to the restoration and preservation of their historic structures.

Objective C.1.7

The City will support the increased use of renewable energy resources.

Policy C.1.7.1

The City will support the use of alternate, renewable sources of energy including the use of solar panels in new and renovation development.

Policy C.1.7.2

The City shall evaluate its LDRs to remove impediments to the utilization of alternate and renewable energy sources including the use of solar panels and wind generators.

## **D. PUBLIC FACILITIES ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

The Public Facilities Element provides for the public buildings, structures and grounds to meet the needs of the community. It includes schools, parks, libraries, civic buildings, distribution systems for water and electrical power and collection systems for sanitary sewers and storm drainage.

#### **Goal D.1**

The City shall ensure the provision of potable water, sanitary sewer, drainage, and solid waste facilities and services meet existing and projected demands at the Level of Service (LOS) identified in this Element.

##### **Objective D.1.1**

The City shall implement programs to correct existing facility deficiencies.

##### **Policy D.1.1.1**

The City 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's five-year Capital Improvement Plan with sufficient lead time to avert facility short falls.

##### **Policy D.1.1.2**

The City 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 five-year Capital Improvement Plan.

##### **Policy D.1.1.3**

The City shall continue to require, through implementation of its Flood Hazard Prevention Ordinance and Zoning Ordinance, that new development adheres to quality standards for stormwater discharge. Such standards shall be consistent with the provisions of Chapter 373.4131, F.S. and with the stormwater discharge standards of the St. Johns River Water Management District.

##### **Objective D.1.2**

The City shall apply a concurrency management system that describes the procedures for development and the conditions under which a development order will or 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 136.3180, F.S. Such a test for concurrency will be a requirement of the developer and will be based upon developer commitment.

Policy D.1.2.1

The LOS standards identified in the Capital Improvements Element 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

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

Policy D.1.2.3

Consistent with public health and safety, 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.

Policy D.1.2.4

The City shall allow school facilities to be sited on undeveloped land designated on the Future Land Use Map as Mixed Use or Public Facilities subject to a Land Use Element amendment and further provided that all other provisions of the Comprehensive Plan and land development codes are met.

Objective D.1.3

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 that allows for coordination of various infrastructure improvements among appropriate public/private interest.

Policy D.1.3.1

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

Policy D.1.3.2

Post-development stormwater discharge rate for a given site will not exceed pre-development rates.

Policy D.1.3.3

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.1.3.4

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

Policy D.1.3.5

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.1.3.6

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

Policy D.1.3.7

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

Objective D.1.4

The City shall undertake the following to meet projected demands through the year 2035.

Policy D.1.4.1

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

Objective D.1.5

The City shall maximize the use of existing facilities to discourage urban sprawl.

Policy D.1.5.1

To ensure maximum efficiency of the City water and sanitary sewer systems, the City

shall direct new development to infill existing vacant parcels as a development policy.

Policy D.1.5.2

The City shall extend roads and other utilities only when they promote compact contiguous patterns of development.

Policy D.1.5.3

The City shall permit development only where the capacity of public facilities meets concurrency requirements as established by Section 163.3180, F.S. and that the developer shall be required to guarantee that adopted LOS be maintained.

Policy D.1.5.4

The City shall enter into joint agreements with surrounding jurisdictions to provide water and sewer services where such service will encourage development infill.

Objective D.1.6

The City shall conserve potable water resources by implementing specific measures in the policies listed below.

Policy D.1.6.1

The City shall coordinate with the St. Johns River Water Management District (SJRWMD) 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.1.6.2

The City will cooperate with the SJRWMD to develop procedures for the use of water-saving devices, limit landscape watering to the SJRWMD's lawn and landscape rules, provide for the use of drought resistant native/natural plants and, in general, promote public education and awareness of the benefits of conserving water through the City's public information program that encourages responsible use of water.

Policy D.1.6.3

The City shall require that all new development comply with Florida Building Code requirements for maximum flow rates and consumption for plumbing fixtures and fixture fittings.

Policy D.1.6.4

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

Policy D.1.6.5

The City shall require meters to be installed in the water service line to each residential or commercial unit in accordance with the applicable requirements of

the LDR.

Objective D.1.7

The City shall comply with its Water Supply Facilities Work Plan (Work Plan) as required by section 163.3177(6)(c), FS. The Work Plan will be updated eighteen months after the St. Johns Water Management District (SJRWMD) has adopted their North Florida Regional Water Supply Plan. The City's Work Plan is designed to assess current and projected potable water demands, evaluate the sources and capacities of available water supplies, and identify those water supply projects, using all available technologies necessary to meet the City's water demands for the planning period.

Policy D.1.7.1

The City shall comply with its Work Plan, which is incorporated as Appendix A to this Element of the Comprehensive Plan.

Policy D.1.7.2

Coordinate appropriate aspects of its Comprehensive Plan with SJRWMD's Regional Water Supply Plan. The City shall amend its Comprehensive Plan and Work Plan, as required, to provide consistency with the SJRWMD and County.

Objective D.2.1

The City shall take specific flood protection measures, which will also protect the Intracoastal Waterway from pollutants.

Policy D.2.1.1

The City shall implement a routine maintenance program of the ditches.

Policy D.2.1.2

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

Policy D.2.1.3

The City shall maintain LDRs that will protect unaltered drainage features from the disruption of natural hydro periods, flows and water quality. Development that may impact altered drainage features will be directed to use existing drainage works where engineering will allow.

Policy D.2.1.4

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

Policy D.2.1.5

The City shall not issue a building permit until permits from jurisdictional agencies

for dredged fill, stormwater, and drainage are secured.

Policy D.2.1.6

All development shall be constructed above base flood elevations.

Policy D.2.1.7

The post-development stormwater discharge rate for a given site will not exceed pre-development rates.

Objective D.2.2

The City shall encourage technological innovations in waste disposal, recycling, reduction, and reuse through conformance with Florida Statutes.

Policy D.2.2.1

Continue residential recycling program and promote maximizing the percent of the wastes generated are recycled, annually.

Objective D.2.3

The City shall continue to provide its residents and visitors with solid waste collection and disposal based on a minimum LOS.

Policy D.2.3.1

The City shall establish a minimum LOS for solid waste collection and disposal planning of 3.7 pounds per capita per day as an average generation rate.

Policy D.2.3.2

The City shall ensure that it will provide resources, as necessary, to collect up to 3.7 pounds of solid waste per capita per day on average.

Policy D.2.3.3

The City, through its Public Works Department, shall continue to promote the proper disposal of potentially hazardous wastes with the goal of reducing the amount of such waste entering the solid waste stream. The program shall include education about, and enforcement of, existing local, state, and federal laws governing illegal dumping, public education on what constitutes a hazardous waste product, and will provide information to ease collection and proper disposal of household hazardous wastes, training programs for public and private employees on the identification and handling of hazardous wastes, and identification and cleanup of old dump sites if any exist.

**Appendix A of the Public Facilities Element**

**CITY OF FLAGLER BEACH**

**WATER SUPPLY FACILITIES WORK PLAN**

**2018-2030**

**Prepared by:**

**North East Florida Regional Council**

**February 2018**

## 1.0 INTRODUCTION

The *North Florida Regional Water Supply Plan (2015-2035)* [NFRWSP] was approved by the St. Johns River Water Management District's (SJRWMD's) Governing Board on January 17, 2017. The NFRWSP was developed as part of the North Florida Regional Water Supply Partnership in coordination with the Suwannee River Water Management District. The NFRWSP identified the North Florida area, including the City, as a Water Resource Caution Area (WRCA). WRCA's are geographic areas identified by the SJRWMD as having existing water resource problems or areas in which water resource problems are projected to develop during the next twenty years.

In accordance with Section 163.3177(6)(c), *Florida Statutes* (F.S.), local governments within the NFRWSP area are required to amend their comprehensive plans to include a new or updated a Water Supply Facilities Work Plan (WSFWP). A WSFWP and its related comprehensive plan amendment identify and plan for the water supply sources and facilities needed to serve existing and new development within a local government's jurisdiction. In addition, a WSFWP and its related amendment generally identify a local government's program to implement traditional and alternative water supply projects, service delivery, and the reuse and/or water conservation practices and projects necessary to meet existing and future water demands.

The City previously adopted a WSFWP in 2008 that covered a period of 2008-2017. Accordingly, this document is the City's updated WSFWP and addresses the planning period of 2018-2030. In accordance with Section 167.3177(6)(c), F.S., the City is required to adopt and maintain WSFWP. At a minimum, it will be necessary to update the WSFWP prior to the end of the planning period, or at such time as SJRWMD updates the NFRWSP. Public Facilities Element Policy D.1.7.1 contains enabling language that incorporates the WSFWP into the comprehensive plan as Appendix A of the Public Facilities Element. Intergovernmental Coordination Element policies G.1.4.4, G.1.4.5, G.1.4.6, G.1.4.7 contain enabling language to ensure maintenance of the work plan and coordination of the City's comprehensive plan with SJRWMD's NFRWSP.

## 2.0 POTABLE WATER SUPPLIER INFORMATION

### 2.1 Service area and agreements

The City of Flagler Beach is the only potable water supplier within its municipal limit. In addition, the City provides sewer service to a portion of the City of Palm Coast. Palm Coast reimburses the City of Flagler Beach each month for the sewer services.. The City of Flagler Beach provides water and sewer service to Ocean Palm Villas South Condos in northeast Volusia County. This service is not a wholesale agreement. In January 2007, the City, Flagler

County, the City of Palm Coast, and a private developer (i.e., The Gardens at Hammock Beach Property Owners Association, Inc) entered into a stipulated settlement agreement that delineated the water and wastewater services areas for each utility provider. The City is financially responsible for the maintenance and improvements to the potable water system within its service area. The City currently has no plans to expand its potable water service area within the next 10 years.

Because the City provides water service outside its municipal limit, it is important for the City to monitor and participate, as necessary, in Flagler County's, Palm Coast's, and Volusia County's land use and water supply planning processes. This will help the City to accurately account for the current and future water needs, outside its municipal limits, but within its service area.

Intergovernmental Coordination Element Policy G.1.4.4 and G.1.4.5 contains enabling language for the City's intergovernmental agreements relative to water supply, service, and planning. In addition, Intergovernmental Coordination Element Policy G.1.4.6 contains enabling language for this coordination activity.

## **2.2 Potable water system and consumptive use permit**

The City's wellfield is located outside City limits, in unincorporated Flagler County, just south of the Flagler County airport. Currently, the City has four (4) existing and four (4) proposed Upper Floridan aquifer wells for public supply. The City's currently owns and operates one (1) low pressure reverse osmosis water treatment plant (WTP), which has a maximum capacity of 2.0 million gallons per day (mgd).

The City's current consumptive use permit (CUP) [#59-5] was issued in October 2016 and expires in 2036. The CUP has an allocation of 0.912 mgd annual average of groundwater from the UFA. Based on the City's billing records, there are There are no residents on individual wells and twenty-two (22) residential septic tanks in the City's service area.

## **3.0 NONPOTABLE WATER SUPPLIER INFORMATION**

The City's currently owns and operates one (1) wastewater treatment plant (WWTP), located three (3) miles east of the WTP, which has a maximum capacity of 1.0 mgd. The WWTP provides advanced secondary treatment and disposes of the effluent into the Intracoastal Waterway. The City's wastewater service area is essentially identical to the potable water service area, shown in Figure 1.

The City does not currently have a reuse service area. The City completed a Reuse Feasibility Study in 2013. The Study concluded that wastewater flow is expected to increase only modestly, 1% per year, from 0.602 mgd AADF in 2013 to 0.665 mgd by 2023. The Study



demonstrated that it was cost prohibitive to produce and distribute reuse within the City's service area until the City is anticipated to experience significant growth in the future which could support the costs of installation of reuse piping, required WWTP upgrades and pre-treatment to remove chlorides. The City's CUP contains a permit condition (#40) that requires the City to conduct another Reuse Feasibility Study by October 2026 to address the potential to beneficially reuse or recharge wastewater discharge.

#### 4.0 WATER DEMAND AND SUPPLY

Table 1 contains historical and projected water demand for the City's potable water service area. Table 2 contains historical and projected per capita water use and shows that the City has sufficient CUP allocation and WTP capacity for at least the 10-year planning period. The data was obtained from the City's most recent CUP application.

**Table 1. Water Demand Components**

Year		Residential Water Use Average Day (mgd)	Commercial / Industrial / Institutional Average	Recreation and Landscape Irrigation Average	Water Utility Average Day (mgd)	Water Losses Average Day (mgd)	Water Treatment Reject Average Day	Annual Average Daily Raw Water Demand
Historical	2011	0.465	0.042	0.010	0.005	0.023	0.111	0.656
	2012	0.473	0.042	0.011	0.005	0.010	0.106	0.647
	2013	0.497	0.045	0.011	0.006	0.027	0.081	0.667
	2014	0.379	0.034	0.008	0.005	0.122	0.084	0.631
	2015	0.378	0.034	0.008	0.005	0.114	0.108	0.647
Projected	2021	0.491	0.044	0.011	0.006	0.067	0.110	0.730
	2026	0.529	0.047	0.012	0.006	0.072	0.119	0.786
	2031	0.570	0.051	0.013	0.007	0.078	0.128	0.847
	2036	0.614	0.055	0.014	0.007	0.084	0.138	0.912

**Table 2. Population per Capita Use**

Year		Average Number of Active Residential Connections	Residential Population Served	Residential Water Use Average Day (mgd)	Uniform Residential Per Capita Use
Historical	2011	2,899	4,551	0.465	102.07
	2012	2,923	4,589	0.473	102.97
	2013	2,965	4,655	0.497	106.78
	2014	2,871	4,507	0.379	84.00
	2015	2,943	4,621	0.378	81.76
Projected	2021	3,320	5,212	0.491	94.28
	2026	3,576	5,615	0.529	94.28
	2031	3,853	6,049	0.570	94.28
	2036	4,151	6,517	0.614	94.28

Table 3 shows the correlation between project water demand, population, the City’s CUP allocation, and WTP capacity.

**Table 3. Projected Water Demand, Population and Supply**

Year	Population within City Limits	Residential Population Served	Annual Average Daily Raw Water Demand (mgd)	CUP Allocation (mgd)	WTP Facility Capacity (mgd)
2015	4,563	4,621	0.647	***	***
2021	4,858	5,212	0.730	0.912	2.0
2026	5,063	5,615	0.786	0.912	2.0
2031	5,251	6,049	0.847	0.912	2.0
2036	5,429	6,517	0.912	0.912	2.0

**5.0 CAPITAL IMPROVEMENTS**

The NFRWSP (Appendix L) identified one (1) project option related to the City: ‘Replacement of Well 12R’. This project was a replacement well for one that had collapsed in 2009. The new well/project was completed in 2017.

Table 3 shows that the City has sufficient water supply and facility capacity to meet

demand for the WSFWP's 10-year planning period. Except for maintenance-related projects associated with routine use of the water and wastewater system, the City has no other capital improvements scheduled for the WSFWP's 10-year planning period.

## **6.0 LEVEL OF SERVICE STANDARD AND WATER SUPPLY CONCURRENCY**

The City's service area has a variety of water users including residential, commercial and industrial users. The City has adopted a level of service standard for potable water in the Capital Improvements (i.e., Objective H.6.1). The adopted level of service is summarized below.

- Residential potable water usage is calculated at a rate of 125 gpcd
- Commercial potable water usage is calculated at a rate of 2,000 gallons per acre per day
- The City has a price per gallon measurement and tied to set amounts of water in usage or tiers. The number and size of the usage is based on the customer classification. The City has a tiered rate system to encourage water conservation.

The City ensures compliance with the State's water supply and facility concurrency requirements (i.e., Section 163.3180, F.S.) through implementation of Objective D.1.7. Further, Table 3 shows that the City has sufficient water supply and facility capacity to meet demand for the WSFWP's 10-year planning period.

## **7.0 WATER SOURCE PROTECTION PRACTICES**

The City's wellfield is located outside of the City's municipal limit, in unincorporated Flagler County. Therefore, the City coordinates with Flagler County relative to water source protection. In order to protect the City's sources of water the City does not allow house construction within 1,000 feet of a well. The City's comprehensive plan includes water source protection for quality and quantity of water as well as aquifer recharge protection. A summary of source protection policies is below.

- Land use restrictions to protect water quality (Policies E.1.1.1, E.1.1.2, E.1.1.5)
- Restrictions in septic tanks (Policy E.1.1.4, D.2.1)
- Intergovernmental coordination for wellfield protection (Policy E.1.2.5)

## **8.0 WATER CONSERVATION PRACTICES**

The City has implemented a variety of water conservation practices. For example, the City implements a water conservation rate structure. In addition, the City is implementing its Water Conservation Plan that was submitted as part of the CUP process. The City's comprehensive plan also includes some other water conservation practices. A summary of these policies is below. The City plans to maintain these practices, and improve upon them when feasible.

- Implementation of City’s Water Conservation Plan (Policy D.1.6.2)
- Implementation of water conservation rate structure
- Requirements for native plants (Policies E.2.5.3 and E.2.6.3)
- Education program (Policies D.1.6.2 )
- Building regulation enforcement (Policies D.1.6.1-D.1.6.5)
- )
- Monitoring water consumption trends (Policy D.1.4.1)
- Intergovernmental coordination of water conservation (Policies G.1.4.4-G.1.4.7)
- Coordination for limiting landscape watering (Policy D.1.6.2)
- Metering requirements (Policy D.1.6.5)

## 9.0 REUSE WATER PRACTICES

The City does not currently have a reuse system or service area. But, it will be conducting another Reuse Feasibility Study by October 2026, as required by its CUP. At such point that a reuse system becomes feasible, the City would then develop some reuse practice and incorporate them into its comprehensive plan. However, the City’s comprehensive plan already does contain some reuse practices, as summarized below.

- Investigating use of gray water for irrigation in multifamily developments (Policy D.1.6.4)

## **E. COASTAL MANAGEMENT AND CONSERVATION ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

##### **A. Coastal Management**

The quality and accessibility of coastal resources have supported the City's growth. The coastal environment has been degraded by urbanization, yet continues to provide important aesthetic, biological and recreational benefits. In addition to environmental quality, vulnerability to higher sea levels and storm impacts requires careful planning to preserve public safety and the natural protective features of the coast. The purpose of this document is to protect and prevent loss of human life, public infrastructure and private property from coastal hazards.

##### **B. Conservation**

The natural systems which govern hydrology, climate, vegetation and wildlife are the fragile foundation that supports all human activity. Decades of urban development –have irrevocably changed the natural systems, not only within the municipal boundaries, but also in the surrounding air, waters and underground aquifers. Because human development requires natural resources of clean air, clean water, open space, and food sources, it is imperative that attention be paid to the remaining existing resources, including protection from adverse development impacts, enhancement of natural communities, and safeguarding natural resources for future inhabitants.

##### **Goal E.1**

To develop and maintain the Coastal Management area in a manner that protects human life, but limits public expenditures in areas subject to destruction by natural disasters, while preserving beach, shoreline, marine life, wildlife, and recreational resources.

##### **Objective E.1.1**

The City shall continue to enforce all applicable local, state, and federal coastal environmental regulations, while providing for the development and redevelopment of waterfront properties.

##### **Policy E.1.1.1**

The City shall continue to participate in and, where appropriate, locally enforce all existing coastal regulatory activities of the Environmental Protection Agency, the Florida

Department of Transportation (FDOT), the Florida Department of Environmental Protection (FDEP), Saint John’s River Water Management District (SJRWMD), Flagler County, and Flagler County Health Department.

Policy E.1.1.2

The City shall continue to modify when necessary local development regulations to ensure that development projects utilize best management construction techniques for natural resource protection.

Policy E.1.1.3

The City shall continue to require building construction elevations.

Objective E.1.2

The City shall coordinate with FDEP, SJRWMD, Flagler County, and other affected parties in meeting the requirements of FDEP’s Total Maximum Daily Load Program.

Policy E.1.2.1

The City shall continue to implement the local water quality improvement program for the City's portion of the Intracoastal Waterway using current stormwater data.

Policy E.1.2.2

The City will continue to maintain a program of street sweeping roadways and parking areas that drain into the Intracoastal Waterway.

Policy E.1.2.3

The City, in cooperation with SJRWMD, will continue to enforce the local building construction threshold criteria such that major modifications to existing uses conform to local and regional stormwater pre-treatment standards.

Policy E.1.2.4

The City shall continue to enforce the Land Development Regulations to require future marinas to be designed to maximize flushing of the marine basin and to provide for proper sanitary sewer hook-ups.

Policy E.1.2.5

The City shall continue to seek support and funding from county, state, and federal agencies relative to establishing a long-term water quality improvement program for the Intracoastal Waterway.

Objective E.1.3

After Plan adoption, or when mandated by State Statute, the City, in cooperation with county, state, and federal entities and adjacent governments, will protect and restore the

existing coastal dune system and establish standards to minimize the beach and dune impacts of man-made structures.

Policy E.1.3.1

The City shall coordinate with the Florida Oceans and Coastal Council and other agencies to identify county, state and federal grants available for establishing a local dune protection program.

Policy E.1.3.2

The City supports ongoing efforts to establish and initiate a local Strategic Beach Management Plan, consistent with the statewide strategy outlined by the Florida Department of Environmental Protection.

Policy E.1.3.3

The City supports area-wide beach renourishment efforts, if determined to have no significant negative impact on reefs and other living marine resources.

Objective E.1.4

The City shall continue to protect, conserve and improve local wildlife, coastal wetlands, estuaries, coastal barriers and marine habitats.

Policy E.1.4.1

The City shall continue to discourage site clear-cutting and protect, restore and enhance existing natural areas and native species, such as beaches and dunes, wetlands, estuaries and drainage systems.

Policy E.1.4.2

The City shall continue to encourage responsible agencies to support and enforce the designation of low speed, wake free areas along the Intracoastal Waterway.

Policy E.1.4.3

The City shall continue to assist with the mitigation strategy programs of transplanting seedlings of mangroves and marsh grass into the intertidal mangrove areas.

Policy E.1.4.4

The City shall continue to cooperate with the appropriate agencies on the installation of channel markers to protect sea grasses from propeller dredging.

Policy E.1.4.5

The City shall continue to enforce the use of native vegetation species in meeting local landscaping requirements.

Policy E.1.4.6

The City shall continue to enforce the establishment of buffer areas adjacent to natural areas, open space provisions, tree protection, storm drainage, and best management practices, and amend to comply with policies in this Element.

Policy E.1.4.7

The City shall continue to enforce the permitting and mitigation requirements of county, state, and federal agencies in developing in natural, wetland, and mangrove areas.

Policy E.1.4.8

The City shall continue to support and cooperate in efforts to preserve and encourage turtle nesting along the City's beach and dune system.

Policy E.1.4.9

The City shall continue to consider the specific and cumulative impacts of development or redevelopment on wetlands, estuaries, water quality, water quantity, wildlife habitats, living marine resources and beach and dune system-.

Policy E.1.4.10

The City shall abide by Flagler County's Manatee Protection Plan and shall support the County's efforts to protect manatees and their habitats.

Objective E.1.5

The City shall continue to seek opportunities to increase the number of water-dependent and water-related uses and strive to ensure public access to beach and waterfront areas.

Policy E.1.5.1

The City shall evaluate LDR to ensure accommodation of and expand provisions for water-dependent and water-related uses to enhance its brand of a coastal community and to increase business.

Policy E.1.5.2

The City shall ensure that redevelopment projects on waterfront properties provide waterfront access to the general public, while encouraging developers to include waterfront uses and amenities fostering pedestrian traffic.

Policy E.1.5.3

The City shall continue to support through resolutions area-wide efforts to acquire and develop additional waterfront and beachfront sites on the condition that such increases do not harm natural resources.

Policy E.1.5.4



The City shall ensure that any new marina or marina expansion minimizes impacts on coastal and marine resources by coordinating review of marina development with input from all appropriate county, state, regional, and federal agencies.

Policy E.1.5.5

The City shall only allow for location of marinas, boat ramps and other water-dependent uses in a manner that protects seagrass and manatees. Upon the siting of such water-dependent uses, the City shall continue to implement adequate provisions to protect seagrass and manatees such as, but not limited to, minimizing dredging, marking navigation channels, supporting boat speed restrictions, speed zone enforcement, informative and restrictive signage, and construction standards so as not to entrap manatees or damage seagrass. To further this goal, new marinas shall only be permitted within the areas identified as a “Preferred” siting category in accordance with the Flagler County Manatee Protection Plan.

Objective E.1.6

The City shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.

Policy E.1.6.1

The City shall maintain and update, as needed, all maps—including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps—identifying current and potential future areas subject to high flood hazard.

Policy E.1.6.2

The City shall continue to document and maintain maps of extreme high tides (“king tides”), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

Policy E.1.6.3

The City shall continue to provide flood relief and cleaning operations to lessen the residents’ hardship after a major rainstorm and document the City’s after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvement- Plan.

Policy E.1.6.4

The City shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time.

Policy E.1.6.5

The City shall manage its planning, regulatory and utility services to steer future

population concentrations away from the Coastal High Hazard Area- (CHHA), which is defined as the area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy E.1.6.6

The City shall not approve any increases in hotel/motel beds and residential densities in the CHHA that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a Category 5 Storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(7)(b), F.S.

Policy E.1.6.7

The City shall amend LDR 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 Area, and also encourage such existing facilities to relocate to safer locations within the City.

Policy E.1.6.8

Redevelopment of existing dwelling units located in the CHHA is prohibited unless an engineering study supports that - redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.

Policy E.1.6.9

The City shall limit public expenditures in the CHHA or flood-prone areas by restricting expansion/improvement of the existing utilities except for improvements necessary to: 1) correct current deficiencies; 2) serve planned redevelopment pursuant to the Community Redevelopment Area (CRA) Community Redevelopment Plan; or 3) improve environmental quality.

Policy E.1.6.10

The City shall require that any development activities seaward of the Coastal Construction Control Lines (CCCL) established pursuant to Chapter 161.053, F.S. be consistent with the statutory provisions.

Policy E.1.6.11

The City 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 City shall require vulnerability reduction measures for all new development, redevelopment and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.

Policy E.1.6.12

The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

Policy E.1.6.13

Rise in sea level projected by the Federal Government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policy E.1.6.14

The City 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. (§163.3177(6)(g)(10), F.S.) .

Policy E.1.6.15

The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy E.1.6.16

The City 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 redevelopment 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 regulation would otherwise apply to a development or redevelopment project.

Policy E.1.6.17

The City shall expand the 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. The following definitions are relevant to this effort:

Definitions

Flood hazard area: The greater of the following two areas:

- (a) The area within a floodplain subject to a one percent or greater chance of flooding in any year.
- (b) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

*Flood Insurance Rate Map (FIRM)* – The official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated both special flood hazard areas and the risk premium zones applicable to the community.

*Flood Insurance Study (FIS)* – The official report provided by FEMA that contains the FIRM, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data.

*Floodway* – The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

#### Objective E.1.7

The City shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the LDRs and other relevant regulatory documents as needed.

##### Policy E.1.7.1

The City shall further update its floodplain related ordinances for consistency with the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the City 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 E.1.7.2

The City 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 E.1.7.3

The floodplain administrator/City Manager or his or her designee shall review all permit applications to determine whether 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 modification-, 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 City Code.

##### Policy E.1.7.4

The City 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.

#### Objective E.1.8

The City shall continue to provide for the local implementation of the Flagler County emergency preparedness plans with respect to residential notification, evacuation and disaster management techniques, with particular emphasis towards the City's multi-family and mobile home areas, and to encourage public participation in the planning process.

##### Policy E.1.8.1

The City shall establish procedures to maintain local emergency services personnel familiar with Flagler County's adopted Comprehensive Emergency Management Plan.

##### Policy E.1.8.2

The City shall continue to participate in all countywide emergency preparedness preparation and practice sessions.

##### Policy E.1.8.3

The City shall provide input to the County's informational program, which identifies the location and magnitude of the coastal area population requiring assistance in evacuation.

##### Policy E.1.8.4

The City shall participate in a long-term, countywide, comprehensive shelter program coordinated with public, private, and non-profit organizations to ensure adequate shelter space is available for the long-term needs of the City and the County.

#### Goal E.2

The City has the goal of conserving, protecting, and appropriately managing its natural resources to ensure the highest environmental quality possible. The following objectives and policies are established to meet this goal:

##### Objective E.2.1

The City shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection.

##### Policy E.2.1.1

The City shall cooperate with the State in monitoring the existing Air Pollution Inventory System.

##### Policy E.2.1.2

The City shall work to minimize the adverse effects of automotive emissions by continuing to promote alternative transportation modes, including car-pooling, public transit, bike paths and pedestrian ways.

### Objective E.2.2

The City shall act within its authority to protect all surface waters within its corporate limits in accordance with the following policies:

#### Policy E.2.2.1

The City shall approve no new package Sewage Treatment Plant (STP), nor issue any new septic tank permits. Where feasible, existing septic tanks must be taken out of service and the users must be connected to the municipal sewerage system by 2020.

#### Policy E.2.2.2

The City shall adopt and implement, consistent with the guidelines established by the SJRWMD, a comprehensive stormwater management ordinance establishing:

1. The requirement that new subdivision and commercial development- provide on-site retention of stormwater in accordance with the minimum levels of service established by this Plan and the criteria established by the SJRWMD, with facilities constructed using approved techniques and practices.
2. Shoreline conservation and buffer zones adjacent to estuarine salt marsh, extending landward a minimum of 50 feet from Mean High Water or the landward extent of the salt marsh vegetative association, whichever is the more landward, in which natural vegetation is left undisturbed to provide detention and filtration of runoff. Priority will be given to areas of existing storm water outfalls. Channelized discharge of storm water runoff will be specifically discouraged.

### Objective E.2.3

The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained.

#### Policy E.2.3.1

The City shall identify and recommend to the State any floodplains that would warrant acquisition under the Conservation and Recreation Lands (CARL) or any subsequent related Program.

### Objective E.2.4

The City's conservation-protected wetlands shall be protected from physical and hydrologic alteration. No net loss of estuarine wetlands shall be permitted without mitigation, preferably on-site.

#### Policy E.2.4.1

All undeveloped estuarine wetland areas, as delineated under Florida DEP and/or SJRWMD criteria, shall be designated as conservation-protected areas on the Future Land Use Map. All palustrine wetlands are classified as conservation-restricted areas and are depicted on Figure CO-1, Natural Resources and Vegetative Communities.

#### Policy E.2.4.2

The City shall amend, adopt and implement LDRs to ensure that:

1. Site plans for new development identify the location and extent of wetlands located on the property;
2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; or
3. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction; and
4. To the maximum extent possible, all wetland mitigation will be performed "on-site."

#### Policy E.2.4.3

The City shall cooperate with FDEP, SJRWMD, and the U.S. Army Corps of Engineers to improve compliance with existing dredge and fill permit regulations.

#### Objective E.2.5

All native vegetation communities, wildlife habitats, and native fauna shall be identified, managed, and protected.

#### Policy E.2.5.1

The City shall maintain a comprehensive inventory of ecological communities within its incorporated limits, which shall include species, populations, habitat conditions, occurrences, and disturbances; and shall recommend acquisition through the CARL program of the most vulnerable communities.

#### Policy E.2.5.2

No new subdivision will be approved unless all lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

#### Policy E.2.5.3

The City's ordinances shall be modified to require that all new development subject to Development Plan review preserve 30% of Land Development Code required open space in the form of existing native vegetation on the site, including both the understory and the ground cover, emphasizing the largest contiguous areas practical. Exceptions shall be allowed for existing lots that are not sufficiently large to accommodate both the preservation area and the proposed activity, but only if loss of native vegetation is mitigated.

Policy E.2.5.4

Development proposals that cannot preserve the required buffer regions or percentages of the native vegetation on the site as appropriate shall submit a mitigation plan with the site plan. Mitigation may take several forms, including the creation of new habitats of the same type destroyed, restoration of previously disturbed areas, and purchase for the preservation of habitat similar to that destroyed. To the maximum extent possible, all mitigation must be performed “on-site.” Mitigation areas shall be planted with native, drought tolerant plant species.

Policy E.2.5.5

The City shall protect endangered and rare species by use of conservation easements, transfer of development rights, fee simple acquisition, and zoning.

Policy E.2.5.6

The City shall assist the Florida Fish and Wildlife Commission (FWC) in developing an education program to promote the preservation of endangered and rare species.

Policy E.2.5.7

The City shall assist in the application of, and compliance with, all state and federal regulations that pertain to endangered and rare species.

Policy E.2.5.8

The City shall consult with FWC prior to the issuance of any building permit that would result in an adverse impact to any endangered or rare species.

Policy E.2.5.9

The City shall consider the restoration or enhancement of degraded natural areas, when purchasing environmentally sensitive lands for use as a public preserve for passive recreation through the following: Removal of non-native vegetation, reforestation, shoreline or dune restoration, and restoration of natural hydrology.

Objective E.2.6

The City shall continue to protect and conserve the natural functions of existing soils, fisheries, lakes, floodplains, estuarine marshes, and marine habitats.

Policy E.2.6.1

The City shall protect and conserve the natural functions of existing soils, fisheries, lakes, floodplains, estuarine marshes, and marine habitats through the implementation of the policies regarding these resources set forth in the various elements of this Plan, and enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.

Policy E.2.6.2



The City shall consider lands with aquatic grass beds as a priority when selecting environmentally sensitive lands for acquisition and use as a public preserve for passive recreation.

**Policy E.2.6.3**

In order to help conserve water, the City shall prepare LDRs that require the use of xeriscape landscaping techniques using native vegetation for all new development.

## **F. RECREATION AND OPEN SPACE ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

The purpose of this element is to provide for the protection, maintenance and enhancement of existing recreation and open space resources and to plan for the needs of future populations.

#### **Goal F.1**

The City shall maintain parks and provide sufficient recreational facilities to meet the health, safety, and welfare needs of the City of Flagler Beach's citizens and visitors.

##### **Objective F.1.1**

The City shall continue to adequately and efficiently maintain the parks and recreation facilities under City ownership and ensure public access to recreation sites identified in this element, including the beach front.

##### **Policy F.1.1.1**

The City adopts the level of service standards recreation as noted in Table F-2 in the Recreation and Open Space Element.

##### **Policy F.1.1.2**

If not in conflict with other elements of this Comprehensive Plan, the City shall continue to maintain the existing levels of beach access by sustaining the public dune walkovers/stairs within the City.

##### **Policy F.1.1.3**

The City shall preserve and maintain existing parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

##### **Policy F.1.1.4**

The City shall support programs targeted for youth, seniors, and community group programs.

##### **Objective F.1.2**

The City shall ensure the provision of open space by public agencies and private enterprise.

##### **Policy F.1.2.1**

The City shall periodically review LDR to include current definitions of open space,

and to maximize the preservation of open space.

Policy F.1.2.2

Permanent open space/recreation lands shall be designated on the Future Land Use Map. Lands shall be protected from adjacent incompatible land uses and development through the adoption and maintenance of sound LDRs.

Policy F.1.2.3

The City shall apply a concurrency management plan 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. Application of LOS criteria will be in accordance with the minimum requirements for concurrency as identified in 163.3180(2). The determination that facility capacity is available shall be based on information provided by the applicant to the satisfaction and approval of the City Manager or his or her designee.

Objective F.1.3

The City shall maintain a coordination mechanism for public and private resources to meet recreation demands.

Policy F.1.3.1

The City shall adopt incentives to encourage the provision of open space areas within future developments.

Policy F.1.3.2

The City shall pursue grants to fund recreation improvements.

Goal F.2

Completion and full implementation of the St. Johns River-to-Sea Loop Trail (the Loop).

Objective F.2.1

The City shall review and consider the St. Johns River-to-Sea Loop Strategic Plan as a long-range policy plan for the portions of the Loop within the City of Flagler Beach.

Policy F.2.1.1

The map of the Loop is included in the background data and analysis for this Element.

Policy F.2.1.2

The City shall consider the steps necessary for full implementation of the Loop within the City of Flagler Beach. As property acquisitions, property dispositions, capital improvements, private development, economic development, maintenance of public facilities or any other proposal that may impact the Loop site is proposed, its impact on

the Loop and its completion will be considered.

Policy F.2.1.3

The City shall actively seek funding to construct and maintain the Loop within the City of Flagler Beach, or support partnerships with this intent. Implementation will be considered as the Capital Improvements Plan is updated.

Objective F.2.2

The City shall support government agencies, advocacy organizations such as the River-to-Sea TPO and other jurisdictions in their efforts to complete the overall Loop and maximize its effectiveness as an economic development, recreational and quality of life resource.

Policy F.2.2.1

The City shall participate in initiatives that support Loop development, completion and success. This may include partnerships with other jurisdictions and partnership will aligned programs such as the State's Scenic Byways. It may also include partnerships with tourism and economic development agencies and advocates.

Policy F.2.2.2

City marketing and public outreach efforts shall include the Loop as an asset to be highlighted.

Objective F.2.3

The City shall seek data that will demonstrate the value of the St. Johns River-to-Sea Loop.

Policy F.2.3.1

The City shall participate in regular user and non-user surveys that help to identify the economic impacts of the Loop. This will include encouraging City employees to take the survey, marketing the surveys to the public and publicizing it at City and local events.

Policy F.2.3.2

The City shall consider other data measures that may help to demonstrate the value of the Loop. These may include measures of business and tourism activity, business adoption of maintenance of portions of the Loop, health outcomes and savings, property values, the number of businesses that provide bike racks or showers, or any measure that indicates how the Loop contributes to the economy or the quality of life in the City.

## **G. INTERGOVERNMENTAL COORDINATION ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **INTRODUCTION**

The purpose of this Element is to identify and resolve incompatible goals, objectives, policies, and development proposed by other governmental entities, and to determine and respond to the needs for coordination processes and procedures with adjacent local government, and regional and state agencies.

#### **Goal G.1**

The City shall coordinate with Flagler and Volusia County, adjacent jurisdictions and with local, regional, and state agencies in order to 1) enhance the quality of life and protect the environment, and 2) improve development activities and to facilitate the services needed to accommodate the needs of the City's existing and future growth.

#### **Objective G.1.1**

The City shall coordinate development with adjacent jurisdictions or annex surrounding areas whose proposed land uses may impact the City.

#### **Policy G.1.1.1**

The City shall discuss intergovernmental issues such as police and fire protection, water and sewer systems, drainage impacts on natural resources, and provide information and make recommendations to the respective government agencies to improve services.

#### **Policy G.1.1.2**

The City shall participate in intergovernmental coordination activities with other governmental, public, and private entities.

#### **Policy G.1.1.3**

The City shall participate in local government review and adoption proceedings of comprehensive plans and amendments for Flagler County, Volusia County the City of Palm Coast and the Town of Beverly Beach.

#### **Policy G.1.1.4**

Any annexation procedures undertaken by the City shall be subject to State annexation laws and the City shall coordinate with the Northeast Florida Regional Council and the Department of Economic Opportunity to assist in mediating any annexation issues.

Policy G.1.1.5

The City will coordinate with Flagler County in securing State and Federal funds to implement the development and allocation of low income/affordable housing within the County.

Policy G.1.1.6

The City shall continue to review and update the City's portion of the County's Hurricane Evacuation Plan and coordinate with Flagler County on a five year basis.

Policy G.1.1.7

The City shall coordinate with Flagler County to help prepare for evacuation and minimize evacuation times as part of the City's portion of the County's Hurricane Evacuation Plan.

Policy G.1.1.8

The City shall coordinate City development with all resource planning and management plans prepared pursuant to Chapter 380, F.S., and approved by the Governor and Cabinet.

Policy G.1.1.9

The City shall continue to cooperate with Flagler County in maintaining the County owned Wadsworth Park, particularly in the City providing water, sewer, and maintaining restrooms and in the County's maintaining the built facilities at the Park.

Policy G.1.1.10

The City shall coordinate with agencies involved with protecting the resources and water quality of the Tomoka Marsh Aquatic Preserve.

Policy G.1.1.11

The City shall coordinate with all adjacent jurisdictions and other appropriate agencies in the creation of a revised unified land development code and related development ordinances so as to minimize interagency land use conflicts.

Objective G.1.2

The City shall coordinate the local government Comprehensive Plan with the Flagler County School Board, the Flagler County Sheriff's Office, Flagler County, Volusia County, The City of Palm Coast and the Town of Beverly Beach.

Policy G.1.2.1

The Planning and Architectural Review Board, acting as the Local Planning Agency, will review development proposals and Comprehensive Plan amendments prior to public hearing before the City Commission.

Policy G.1.2.2

The City shall use the Comprehensive Plan and LDRs as the primary basis for coordinating development activities when reviewing development proposals and Comprehensive Plan amendments.

**Policy G.1.2.3**

The City shall request all adjacent jurisdictions to send copies of proposed Comprehensive Plans or Plan amendments for review.

**Policy G.1.2.4**

The City shall send its proposed Comprehensive Plan and Plan amendments to Flagler County, the Town of Beverly Beach, the City of Palm Coast, and Volusia County for review and comment.

**Policy G.1.2.5**

The City shall utilize the Northeast Florida Regional Council as a mediator when development issues cross jurisdictional boundaries and cannot be resolved by the City and any other local governments so involved.

**Policy G.1.2.6**

The City shall coordinate with the Flagler County School Board on school siting and related issues that affect the City of Flagler Beach. The coordination mechanism shall be the exchange of school siting plans and correspondence between the School Board and the City when the School Board's Five-Year Plan proposes a new school facility to be built within the City limits.

**Objective G.1.3**

The City shall have adopted official procedures whereby all transportation improvement plans within the City shall be coordinated with related local, state, regional, and federal agencies for an integrated, cost effective transportation system by establishing the City Commission as the entity responsible for reviewing all planned improvements and soliciting comments from other agencies.

**Policy G.1.3.1**

The City shall request appropriate and effective state action through a continual program of review of the City's highway needs with the State.

**Policy G.1.3.2**

The City shall pursue obtaining federal, state and local funding sources that could supplement the City's budget for road construction and maintenance.

**Policy G.1.3.3**

The City shall review all construction plans by FDOT for highway improvements on SR A1A and SR 100 and comment on any perceived deficiencies in the provision of pedestrian ways and bikeways in accordance with the City Bicycle Plan.

#### Policy G.1.3.4

The City shall review for compatibility with this Element the traffic circulation plans and programs of Flagler County, the Town of Beverly Beach, the City of Palm Coast, and Volusia County, as they are amended in the future. The City shall submit written comments to those governmental entities necessary to ensure coordination between the City and others.

#### Objective G.1.4

The City shall establish a process whereby level of service standards for public facilities are coordinated with state, regional, and local entities that have operational, monitoring, or maintenance responsibilities for such facilities.

#### Policy G.1.4.1

The City shall coordinate with the Florida Department of Transportation (FDOT), Flagler County, the Town of Beverly Beach, and the City of Palm Coast concerning levels of service pertaining to SR A1A and SR 100.

#### Policy G.1.4.2

The City shall coordinate the timing, capacity of location and public facilities to ensure that required services will be available when needed.

#### Policy G.1.4.3

The City shall continue to cooperate with Flagler County in maintaining the County-owned parks, particularly in the City's providing water and sewer and in maintaining the restrooms and in the County's maintaining the built facilities at the Park.

#### Policy G.1.4.4

The City shall continue to coordinate its water supply planning with other water suppliers in Flagler County and the SJRWMD.

#### Policy G.1.4.5

The City shall continue to coordinate its water supply planning with the governmental entities that it serves or may serve to ensure and provide future water supply as needed and enter into intergovernmental agreements as deemed appropriate by the City and the entities.

#### Policy G.1.4.6

The City shall maintain a Water Supply Facilities Work Plan that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP) by updating the work plan and related comprehensive policies within 18 months of an update to the NFRWSP that affect the City, as required by Chapter 163.3177(6)(c), F.S.



Policy G.1.4.7

The City shall participate in the development of updates to SJRWMD's NFRWSP, and in other water supply development-related initiatives facilitated by the District that affect the City.

Objective G.1.5

The City shall ensure that any impacts of development proposed in its plan are coordinated with development in Flagler and Volusia Counties, with adjacent jurisdictions, with regional and state plans and with agencies with which the City maintains coordinating mechanisms.

Policy G.1.5.1

The City shall coordinate all planning activities of its Plan with Flagler and Volusia Counties, with all agencies with which the City maintains coordinating mechanisms.

Policy G.1.5.2

The City shall review the relationship of proposed development in its area with Flagler and Volusia Counties, and with all agencies with which the City maintains coordinating mechanisms.

Policy G.1.5.3

The City shall review the relationship of development proposed in its Comprehensive Plan with Flagler and Volusia Counties, with adjacent jurisdictions, and with all agencies with which the City maintains coordinating mechanisms.

Policy G.1.5.4

The City, Volusia County, Flagler County, and the City of Palm Coast and the Town of Beverly Beach have agreed to provide notice within one week of receipt to each other whenever a site plan, building plan, rezoning, land use change or variance is proposed on a site that borders upon or enters another jurisdiction.

## H. CAPITAL IMPROVEMENTS ELEMENT

### GOALS, OBJECTIVES, AND POLICIES

#### INTRODUCTION

The purpose of the Capital Improvements Element is to demonstrate the fiscal feasibility of the City's Comprehensive Plan. This objective is accomplished by estimating costs of improvements, analysis of the City's fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding.

#### Goal H.1

To provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner.

#### Objective H.1.1

Replace or improve capital facilities as they become deficient through the year 2035. Capital facilities that have existing deficiencies should be replaced and improved as part of the 2018-2023 five-year schedule of capital improvements. The City shall adopt a short range (5-year) capital improvements program that begins in 2018 and runs to the end of 2023 to be part of a long term or continuing program. These improvements and facility modifications shall be coordinated amongst the various public and private interests so as to provide for the best cost effectiveness.

#### Policy H.1.1.1

Review all current deficiencies reported in the Comprehensive Plan and identify facility needs.

1. Facilities that are needed to protect or that eliminate a hazard to the public health, welfare or safety.
2. Facilities that must be upgraded to eliminate existing capacity deficits.
3. Facilities required to serve development areas that have vested development approval prior to the adoption of the Plan.
4. Facilities required to serve redevelopment areas identified in the Comprehensive Plan.
5. Facilities needed to provide service to new development in accord with the Land Use Element of the Plan.

6. Facilities that will serve the identified needs in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the City.

Policy H.1.1.2

Include all identified facility needs found in the Five Year Schedule of Improvements.

Policy H.1.1.3

Within the adopted Capital Improvements Program, the City shall include a list of grant funded capital facility improvements to be funded each year.

Objective H.1.2

Develop and annually maintain a list of inefficient, worn-out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement before the year 2035.

Policy H.1.2.1

City departments shall review capital facilities annually to determine the extent of effective economic life remaining in each facility.

Policy H. 1.2.2

City departments shall review outmoded and other economically inefficient public facilities for inclusion in new proposed infrastructure.

Objective H.1.3

Upon Plan adoption, maintain and annually update a five-year capital budget detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.

Policy H.1.3.1

Review and rank need for new and additional public infrastructure as detailed in Comprehensive Plan with the advice of the City department heads and public advisory groups annually.

Policy H.1.3.2

Review projects with each department and appropriate consultants or other sources to provide for the best scope, schedule, and budget for each proposed facility annually.

Policy H.1.3.3

Review the City budget and other available revenue sources and estimate future funds available for public facility debt service.

Policy H.1.3.4

Review outstanding land development orders to ensure public facility impacts of development are included in the capital budgeting process annually.

Policy H.1.3.5

Include adoption of a five-year capital budget with an annually updated five-year Schedule of Improvements at the time of the adoption of the annual governmental budget of the City.

Policy H.1.3.6

There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of the City.

Policy H.1.3.7

The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of: Ten percent (10%) of the general fund revenues and 50% of the total enterprise fund revenues as estimated to be collected by the City in that year.

Policy H.1.3.8

The ratio of outstanding capital improvement bonded indebtedness shall not exceed 10% of the total nonexempt real property just value (ad valorem tax base) of the City.

Goal H.2

Eliminate, reduce and otherwise limit public expenditures that subsidize development in high hazard coastal areas. The Coastal High Hazard Area (CHHA) is defined as the Category 1 Storm Surge Zone.

Objective H.2.1

The City shall limit the expenditure of public funds, which would promote private development within the CHHA.

Policy H.2.1.1

The City shall limit public facilities within the CHHA other than dune walkovers and ancillary facilities for public access or natural preservation purposes.

Policy H.2.1.2

The City shall monitor and control the expenditure of public funds within the CHHA relative to the maintenance of existing infrastructure and the placement of new infrastructure.

Goal H.3

Coordinate land use decisions with projected new or improved public facilities to maintain the required Level of Service (LOS).

#### Objective H.3.1

All new development shall be provided with infrastructure at the required LOS, as stated in the Comprehensive Plan, concurrent with the needs of development.

##### Policy H.3.1.1

Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements Schedule for maintenance of required LOS.

##### Policy H.3.1.2

Require the City Manager or his or her designee to certify that required LOS will be maintained concurrent with the project needs before the project is permitted to be heard by the City Planning Board for approval of development order or before building permits are issued.

##### Policy H.3.1.3

The City shall negotiate with developers to provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order to maintain the LOS as provided in the Comprehensive Plan. Upgraded, expanded, or new facilities that require ongoing operating and maintenance (O&M) costs shall require an estimated O&M impact analysis to the City's general fund.

#### Goal H.4

Require future development to pay exaction and impact fees by providing public infrastructure at the levels of service included in the Comprehensive Plan.

#### Objective H.4.1

The City shall adopt LDR to obtain fair share exaction or impact fee from developers to hold harmless present residents and taxpayers of the City for the provision of public infrastructure at the required LOS.

##### Policy H.4.1.1

Set fair share exaction where necessary by evaluating impact of new development against LOS, existing facilities capacity and the fair share cost of improving infrastructure capacity to maintain an adequate LOS.

##### Policy H.4.1.2

Collect a fair share exaction in those cases where the new development will create the necessity that the City construct new capital facilities or expand existing capital facilities to maintain a required LOS or as may be provided for in an Intergovernmental Coordination Agreement with Flagler County.

#### Goal H.5

The City shall periodically monitor and review LOS standards as contained in the Comprehensive Plan to maintain and improve the quality of the City's life services.

#### Objective H.5.1

Public or private infrastructure serving all areas of the City shall meet or exceed the required LOS.

##### Policy H.5.1.1

Evaluate LOS presently in existence and actions necessary to achieve levels of service in the Comprehensive Plan.

##### Policy H.5.1.2

Require all developers or builders of new subdivisions or commercial development to prove to the City Manager or his or her designee's satisfaction that the needed LOS will be available concurrent with development impact before a development order is issued.

#### Goal H.6

That all new and existing development be provided with infrastructure adequate to meet that required by the LOS standards.

#### Objective H.6.1

The following LOS standards for sanitary sewer usage and wastewater treatment shall be required for all new development:

1. Peak design flow shall be calculated at a rate of 161 gallons per capita per day.
2. Residential sewer usage shall be calculated at a rate of 119 gallons per capita per day.
3. Commercial sewer usage shall be calculated at a rate of 2,000 gallons per acre per day.
4. All housing units that are located within 200 feet of a collector sewer shall be required to hook-up to the City sewer system.

##### Policy H.6.1.1

The City shall not issue a building permit or other development order in any case where the above standards for sanitary sewer and wastewater treatment LOS are not met.

#### Objective H.6.2

The level of service standards to be met by the City for solid waste shall be the equivalent of 3.7 pounds per capita per day.

##### Policy H.6.2.1

The City shall review its Interlocal Agreements on Solid Waste Disposal with Flagler County and Solid Waste Services with the Town of Beverly Beach to ensure that it includes specific and adequate resources and capacity.

### Objective H.6.3

The LOS standards to be met for stormwater drainage and treatment shall be as required by the St. Johns River Water Management District and any other applicable state or federal agency.

#### Policy H.6.3.1

The City shall not issue a building permit or other development order in any case where the above standards for the storm water drainage level of service are not met. Further, the City shall use local funds and grants, if available, to correct existing drainage problem areas.

#### Policy H.6.3.2

The City shall pursue grants to assist in the development of a Citywide “Stormwater Drainage Master Plan.”

#### Policy H.6.3.3

The City shall require all new private and public developments or redevelopments to employ best management practices for the control of stormwater drainage and treatment. These practices may include such options as wet/dry retention areas, xeric landscape design that utilizes runoff for irrigation, bioswales, the proper placement of roof gutters, or similar control activities.

### Objective H.6.4

The LOS standards to be met for potable water shall be as follows:

1. Residential potable water usage shall be calculated at a rate of 125 gallons per capita per day.
2. Commercial potable water usage shall be calculated at a rate of 2,000 gallons per acre per day.
3. Total storage capacity shall be 1,340,000 gallons.
4. The water main pressure level shall be maintained in the range between 40 and 60 pounds per square inch (psi).
5. Water main fire flow pressure shall be maintained at a minimum of 1,000 gpm at 20 psi residual pressure.

#### Policy H.6.4.1

The City shall not issue a building permit or other development orders in any case where the above standards for the potable water LOS are not met.

#### Policy H.6.4.2

Ensure that future land use changes and future development are consistent with the water supply facilities work plan and related policies.

**Objective H.6.5**

Upon Plan adoption, the LOS standards to be met for recreation facilities shall be:

<b>Facility</b>	<b>Number Required</b>	<b>Population Served</b>
Community Center	1	6,000
Basketball courts	1	3,000
Tennis Courts	1	3,500
Racket ball courts	1	3,000
Softball fields	1	2,000
Equipped playgrounds	1	1,500
Fishing pier	1	6,000

**Objective H.6.6**

The LOS standards to be met for the City roadway system shall be an LOS standard D for each individual roadway facility within the City, consistent with the standards contained in the FDOT Highway System Plan.

**Policy H.6.6.1**

The City Manager or his or her designee shall not issue a building permit or other development order in any case where the above standards for the LOS on state roadways within the City are not met.

**Objective H.6.7**

Capital improvements, which shall be defined under 163.3164(7), F.S. and include any publicly funded projects of federal, state, or local government, shall ensure that LOS standards are achieved and maintained for a five-year period. The capital improvements must be identified as either funded or unfunded and given a level of priority for funding.

**Policy H.6.7.1**

The City shall review all proposed transportation plans and improvements to determine the impacts such projects or proposals will have on the City's transportation network.

**Policy H.6.7.2**

The City shall review all proposed development, and require developers of new subdivisions or commercial development to submit information concerning the traffic impact of the project. The impact upon the adopted LOS standard and consistency with the Comprehensive Plan and shall follow the provisions of the concurrency management system in ensuring that the LOS is maintained for all roadways shown on the Transportation Map.



Policy H.6.7.3

The City shall coordinate and refer connections for access points of driveways and roads on A1A and SR 100 to FDOT concerning driveway permit applications. The City shall coordinate and refer connections and access points of driveways and roads of CR 201 to Flagler County concerning driveway permit applications.

Policy H.6.7.4

The City shall review site plans to ensure adequate on-site traffic flow and parking.

**IMPLEMENTATION**

Five-Year Capital Improvements Schedule

The five year schedule of capital improvements required for identification as the program to be adopted to ensure that the goals, objectives and policies established in the Capital Improvements Element are met or exceeded is contained in Appendix A, Capital Improvements Schedule-Fiscal Years 2017-18 to 2021-2022. It contains the project description, location, determination of consistency, and projected costs and revenue sources needed to construct the project.

The Schedule will be the basis for the annual capital improvement program that will be adopted by ordinance. As the Capital Improvements Element is updated each year, projects will be considered for inclusion or deletion from the program. The date for this assessment will be reviewed by a city staff committee annually.

## Appendix A – 5 Year Capital Improvement Schedule

City of Flagler Beach - 5 Year CIP Schedule							
Funding Source	Project	Total Project Cost By Fund	Actuals FY17/18	Actuals FY18-19	Actuals FY19-20	Actuals FY20-21	Actuals FY21-22
R2C TPO	SR A1A S 28th St. to S 7 St. Road/Slope Protection Stabilization - Construction	\$ 3,842,463	\$ 3,842,463				
R2C TPO	SR A1A Trail S 26th St. N 9th St. - Engineering	\$ 3,115,000	\$ 610,000	\$ 2,505,000			
R2C TPO	SR A1A S 28th St. to S 9th St. & N 18th St. to Osprey Dr. Retaining Wall, dune & revetment - Engineering	\$ 2,599,000	\$ 2,599,000				
R2C TPO	SR A1A S 26th St. to S 22nd St. Revetment - Construction	\$ 7,051,999		\$ 7,051,999			
R2C TPO	SR A1A S22nd St. to S 9th St. Road Reconstruction - Construction	\$ 3,496,177		\$ 3,496,177			
R2C TPO	SR A1A N 18th St. to Osprey Dr. Retaining Wall and Dune - Construction	\$ 34,865,574		\$ 34,865,574			
R2C TPO	SR A1A 1.08 Mile Dune Restoration - Construction	\$ 12,000,000		\$ 12,000,000			
Utility Enterprise Funds	Well #14 Engineering 16/17, Construction 17/18	\$ 290,000	\$ 40,000	\$ 250,000			
TBD	Well #15 Engineering 18/19, Construction 19/20	\$ 290,000			\$ 40,000	\$ 250,000	
TBD	Well #16 Engineering 20/21	\$ 40,000					\$ 40,000
Water Impact Fees	John Anderson Water Main	\$ 400,000	\$ 400,000				
Utility Enterprise Funds	Meter Reading Telemetry System	\$ 1,000,000		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Utility Enterprise Funds	Phase III Wastewater Treatment Plant	\$ 2,000,000	\$ 2,000,000				
Utility Enterprise Funds	Sliplining Project	\$ 420,000		\$ 270,000		\$ 150,000	
Stormwater Funds	Women's Club Stormwater Project	\$ 40,000	\$ 40,000				
Stormwater Funds	Lambert Avenue Stormwater Project	\$ 75,000	\$ 75,000				
Stormwater Funds	City Wide Swale Design 16/17 & Construction 18/19-21/22	\$ 240,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
General Fund	Gas Depot Construction	\$ 225,000		\$ 225,000			
TBD	Ocean Walk Park	\$ 200,000					\$ 200,000
General Fund	Pal & Irma Parker Park (Canoe Launch)	\$ 197,000	\$ 12,000		\$ 185,000		
<b>TOTAL</b>		<b>\$ 72,387,213</b>	<b>\$ 9,658,463</b>	<b>\$ 60,963,750</b>	<b>\$ 525,000</b>	<b>\$ 700,000</b>	<b>\$ 540,000</b>