

CITY OF FLAGLER BEACH COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

Introduction

This section proposes Goals, Objectives and Policies by which the City of Flagler Beach Commissioners and residents will guide their efforts to manage future development and growth. Further, the formulation and implementation of land use management plans, programs and projects to be used by the City of Flagler Beach in attaining the stated goals are to be in accord with the following planning objectives and policies.

Goal A.1 9J-5.006(3)(a)

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

Objective A.1.1 9J-5.006(3)(b)1

Upon plan implementation, The City of Flagler Beach shall regulate future land use and development through the adoption and implementation of land development regulations based on the Comprehensive Plan and the availability of public facilities and services in accord with the requirements of the state growth management legislation. The City of Flagler Beach shall adopt a planning time frame to include an initial planning time period that begins in 2000 and runs to the end of 2004. A second planning period would run from the year 2004 to 2010. This further includes the establishment of a planning time frame which should include a list of grant funded capital facility improvements to be funded by the year 2010.

Policy A.1.1.1 9J-5.006(3)(c)3

The City of Flagler Beach shall not issue a building permit or other development order until the City Building Official 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 9J-5.006(3)(c)1

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

Policy A.1.1.3 9J-5.006(3)(c)7

Revised unified land development regulations shall be adopted which 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. Land uses within each land use category shall be consistent with the following standards: Upon plan implementation the interim FLUM that is currently being redrafted and digitized will be completed and made an official of the City's Comprehensive Plan.

A. Residential

A total of 690 acres of land dedicated to residential use is required to support population projections to the year 2010. The total number of acres required to support total population for each land use category is presented below.

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 be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

1. Low Density Residential (564 acres)  
Provides for a range of densities from two units per acre to five units per acre.
2. Medium Density Residential (88 acres)  
Provides for a range of densities from above 5 units per acre to 10 units per acre.
3. High Density Residential  
Provides for a range of densities from above 10 units per acre to 18 units per acre.
4. Group Housing (included in low/medium density)  
Group housing is permitted within any low or medium density residential land use area upon approval of application as specified by Land Development Regulations and Chapter 419, Sections (2) through (5) and (1), F.S.
5. P.D. - High Density Residential  
Provides for a density of more than 18 units per acre not to exceed 30 units per acre in appropriate locations with approval of a Planned Development; such high density PDs shall be contingent upon prior adoption and amendment to the Future Land Use maps and shall not be located within the barrier island or within a Category 1 hurricane vulnerability zone which is also the evacuation/storm surge zone.
6. Mobile Home Park (included in medium/high density)  
Provides for various types of mobile home developments with a density range up to 15 dwelling units per acre. This category of land use also provides for Recreation Vehicle use at a density up to 18 units per acre. This category of land use shall not be permitted within the category 1 hurricane vulnerability zone.

B. Commercial (91 acres)

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. Commercial land uses should be appropriately buffered (i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use.

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

C. Industrial (3.5)

Although there is only a single location on the Future Land Use Map identified as "Industrial," it is probable that this land use category may be expanded in the future in potential annexation areas. With that consideration in mind, the following discussion describes future potential Industrial Land Use in Flagler Beach: Land designated for industrial use is intended for activities that are predominately associated with the light industrial, processing, handling or storage of products. Industrial land use provides for a limited intensity of light industrial activities, which are compatible with the character, and profile of the community. Such uses shall be physically (wall, vegetation, etc.) or spatially (distance) buffered from adjacent land uses of lesser density or intensity of use.

The intensity of industrial land use is controlled by the City's Zoning Code (Land Development Regulations) which specifies permitted uses on industrial lands designated as industrial or light industrial. Such uses are limited to warehousing in enclosed structures; communications and utility activities; transportation activities; freight handling; wholesale activities; manufacturing any assembly of precision instruments and goods; laboratories, research and development activities; veterinary hospitals and kennels; public and administrative service facilities; essential public services and facilities and hospitals. The Zoning Code also controls amount of parking area required, Floor Area Ratios, (maximum of 85 percent land coverage), height restrictions, signage, etc.

D. Recreation (191 acres)

Land designated for recreation is intended for a variety of leisure time activities. It is intended that residential uses and structures will be excluded from these areas. Though a commercial use of these areas may pertain, 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.

E. Public Buildings and Grounds (16 acres)

Lands designated in this category of use are intended for the construction of schools, churches, governmental buildings.

F. Public Facilities (418 acres)

Lands designated as Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, storm water/drainage control structures.

G. Conservation (1033 acres)

The Conservation Land Use shall include areas such as marshes, lakes, spoil areas and maritime hammocks and shall designate land areas of ecological or historical value within the City on which development must proceed with restrictions. The maximum intensity of development allowed by land development regulations is passive recreation, which limits development to 1) open space parks, and recreation areas 2) essential public facilities 3) uninhabitable structures. Conservation lands under private ownership shall be placed under a Limited Development Overlay. Conservation lands under public ownership shall be placed under a Preservation Overlay.

H. Overlays

1. Planned Development

Planned Development may be applied as an optional overlay district or floating zone over any underlying land use when application is made by the developer under the Zoning Code (Land Development Regulations) and when the City Planning Board approves such application as being an improvement in land use utilization over that permitted by Zoning Code categories.

Use of the PUD land use overlay will require a Land Use Element amendment in accordance with S.163.3187, F.S.

The PUD overlay can allow mixed uses and can disregard traditional zoning requirements, such as set back lines and lot coverage requirements in order to achieve better site design. The PUD designation allows the developer and City to negotiate elements of site design and density in order to achieve individual goals.

There exist parcels of undeveloped land of sufficient size to be considered for PUD overlay only to the west of the City south of State Road 100. The PUD overlay, when applied shall be predominately medium to high density in nature (5 to 18 units per acre) with a mix of recreation/open space (a minimum of 10 percent of land area) and commercial (a maximum of 20 percent of land area).

Limited Development

The Limited Development overlay shall be placed on conservation lands in private ownership. Development of these lands must take place only in such a manner that will not diminish the long term function of major natural hydrologic or ecological systems. Historic properties may also be included in the category of Limited Development.

Land Use in areas defined by a Limited Development overlay will be restricted to low density residential or lesser intensity use. Density in saltwater marsh, or wetland areas defined by a Limited Development Overlay will be restricted to a maximum of 1 unit per 5 acres with permitted density clustered on the least environmentally sensitive upland portion of the site.

All areas shown on the Future Land Use Map as Saltwater Marsh or Spoil Area that are in private ownership are to be protected by the Limited Development Overlay.

Density on spoil islands shall be restricted to a maximum of 5 units per acre (using the transfer density provision when the parcels include both spoil island and wetland/saltwater marsh). Development on spoil islands at a density greater than 1 unit per 5 acres will require central sanitary sewer service.

Additional areas to be designated for Limited Development will be identified as part of the research effort conducted under Policy A.2.1.2.

2. Mixed Use

This mixed use designation recognized 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. A pre-planned mix of uses is consistent with the City's objectives and policies that promote economic development, innovative land planning, improves the City's tax base, and serves as a transition zone between other uses. At the present time, a 75+ acre parcel located north of Route 100 along Roberts Road is the only undeveloped parcel within the City large enough to accommodate this mix of uses. Twelve (12) acres in the eastern part of the parcel consisting of saltwater marshland shall be designated as conservation on the Future Land Use Map. Appropriate zoning classifications include GC or a PUD commercial/office park overlay. Site plan review and approval by the City shall be required prior to any mixed use development.

Use of the Mixed Use Overlay will require a Land Use Element amendment in accordance with S.163.3187, F.S.

Mixed Use Development Guidelines: The types, sizes, densities and intensity of land uses in this classification are outlined below:

Type of Use: Predominant land is anticipated to be commercial/office in nature. However, residential development constitutes between 15 to 30 percent of the land use mix. Commercial professional office business office, and medium density residential (Does not include industrial processing, manufacturing, or animal research facilities).

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 5.0 to 10.0 residential units per acre. Bonus density may be applied as provided in the PUD review process.

Development Process: The pre-planned mix of uses is encourage to follow the PUD classification; however, all uses shall be required to submit for site plan review and approval.

### Preservation

This overlay will be placed on lands that are of significant ecological or historical value. Preservation lands include wildlife and/or vegetative habitats that are designated as endangered or threatened. No new development or expansion of existing development shall be permitted within areas designated as Preservation. The Preservation Overlay shall be placed only on lands that are publicly owned and shall be limited to 1) open space not requiring construction and land clearing activities 2) passive recreational uses i.e. hiking, canoeing excluding motorized land vehicles.

Lands currently protected by the Preservation Overlay include the Flagler Beach beaches (approximately 25 acres), the Flagler Beach State Park (approximately 110 acres), (Wadsworth Park, and publicly owned saltwater marsh and spoil island. Additional areas to be designated for Preservation will be identified as part of the research effort conducted under Policy A.2.1.2.

#### Policy A.1.1.4 9J-5.006(3)(c)5

The revised unified land development regulations shall include a provision mandating that all required infrastructure improvements shall be constructed and accepted, or otherwise guaranteed through a letter of credit, cash or other form of guarantee acceptable to the City before subdivision parcels or lots may be sold.

#### Policy A.1.1.5 9J-5.006(3)(c)5

The revised unified Land development regulations shall include alternative available land use control techniques and programs including:

- a) Planned Development;
- b) Overlay Districts.

#### Policy A.1.1.6 9J-5.006(3)(c)3

The City Building Official 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 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 9J-5.0055(2).

#### Policy A.1.1.7 9J-5.006(3)(c)3

The City shall review all City codes as necessary to ensure that the codes require an acceptable level of service to provide for all City needs as described in the Land Use Element.

#### Policy A.1.1.8 9J-5.006(3)(c)6

The City shall require, as a condition of obtaining development rights, that all new development shall obtain all required permits from the appropriate federal, state, and regional agencies.

Policy A.1.1.9

Flagler Beach shall continue to enforce its tree and clearing ordinances which establish standards and incentives for the retention of native vegetation on all new developments.

Policy A.1.1.10

Flagler Beach shall initiate a schedule of planning programs which shall include specific time frames and funding options to address such issues as coordinated land development, enhancement of community facilities, and revising current regulations and practices.

Policy A.1.1.11

Flagler Beach shall allow school facilities to be sited on undeveloped land designated on the Future Land Use Map as Mixed Use Overlay, Public Buildings and Grounds and Other 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.

Policy A.1.1.12

Flagler Beach shall adopt its EAR based Plan Amendment with the inclusion of a revised Future Land Use Map that designated the Lambert Avenue annexation as medium density residential and Ocean Palm Villas annexation as low-density residential land use.

Policy A.1.1.13

The City shall use local funds and seek available grants to correct existing drainage problem areas.

Policy A.1.1.14

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

Objective A.1.2 9J-5.006(3)(b)1

Upon plan implementation, the City of Flagler Beach shall regulate the location of future land use and development with regard to appropriate topography and soil conditions, as described by the following policies:

Policy A.1.2.1 9J-5.006(3)(c)(6)

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

Policy A.1.2.2

In order to help conserve water, Flagler Beach shall prepare Land Development Regulations that require the use of xeriscape landscaping techniques using native vegetation for all new construction.

Policy A.1.2.3

The City shall carefully enforce the State Uniform Energy Building Code which requires water conservation devices in all new developments.

Policy A.1.2.4 9J-5.006(3)(c)6

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

Policy A.1.2.5

The Planning and Architectural Review Board will review possible land uses for the approximate 85-acre parcel surrounding Wadsworth Park and upon receipt of a report from this Board proceed with the Comprehensive Plan amendment process described in s. 163.3187, F.S., to redesignate the land use as the Commission deems appropriate.

Policy A.1.2.6 9J-5.006(3)(c)3

New development may be constructed only in those areas where drainage and soils permit septic tanks or where City utility services are available.

Objective A.1.3 9J-5.006(3)(b)3 & 7

Upon plan adoption the City shall coordinate development with adjacent jurisdictions or annex surrounding areas whose proposed land uses may adversely impact the City.

Policy A.1.3.1 9J-5.006(3)(c)2

The City shall monitor and take positive action to guide development, or annex surrounding areas whose proposed land uses may create an adverse impact on adjacent City land use.

Policy A.1.3.2 9J-5.006(3)(c)6

Upon plan adoption, the City shall establish an intergovernmental agreement with the County and the St. John's River Water Management District to ensure that any action by or in the County that may impair the efficacy of the potable water well field and/or affect its cone of influence shall be reviewed by the City.

Policy A.1.3.3 9J-5.006(3)(c)2

The City shall enter into joint agreements with surrounding jurisdictions to provide water/sewer services where appropriate and feasible.

Objective A.1.4 9J-5.006(3)(b)7

In order to discourage the proliferation of urban sprawl, upon plan adoption, new residential construction shall be guided to infill lots on existing paved streets in areas already served with water and sewer facilities.

Policy A.1.4.1 9J-5.006(3)(c)7

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



Policy A.1.4.2 9J-5.006(3)(c)7

The City shall permit development only where the capacity of public facilities meets concurrency requirements as established by 9J-5.0055 and that the developer shall be required to guarantee that adopted levels of service be maintained.

Policy A.1.4.3 9J-5.006(3)(b)7

The City shall enter into joint agreements with surrounding jurisdictions to provide water/sewer services where such service will encourage development in-fill.

Policy A.1.4.4 9J-5.010(3)(b)7

The City shall limit the use of septic tanks on new construction to those areas of the City not yet served by sanitary sewer and require that existing septic tank units within 200 feet of a sanitary sewer line be connected to the central sewer system as required by Land Development Regulations.

Objective A.1.5 9J-5.006(3)(b)8

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

Policy A.1.5.1 9J-5.006(3)(c)3

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

Policy A.1.5.2 9J-5.006(3)(c)3

The City of Flagler Beach shall review the City's future needs for public facilities annually and shall maintain a map showing reserved sites and road rights-of-way for future acquisition.

Objective A.1.6 9J-5.006(3)(b)3

Within one year from the date of the EAR based plan amendment is adopted the City shall revise its zoning map and adopt a unified land development code to reflect the land use designations described by the Future Land Use Element and Future Land Use Map.

Policy A.1.6.1

The City Zoning Code, as part of the Land Development Regulations, shall be revised to include permitting procedures for mobile home and group housing by Special Exception in areas designated for residential land use.

Policy A.1.6.2 9J-5.006(3)(c)3

The City shall issue building permits promptly when City criteria are met thereby encouraging developers to locate on approved sites.

Policy A.1.6.3 9J-5.006(3)(c)4

The Building Official shall review site plans in terms of physical layout including on-site traffic flow, parking demand and storm water management facilities. The review shall be in accordance with the requirements of adopted Zoning Codes and Subdivision Regulations.

Policy A.1.6.4 9J-5.006(3)(c)2

The Building Official shall review all site plans and building permit applications for compatibility of the proposed development with adjacent land uses and require buffering between uses of incompatible density or intensity of use.

Policy A.1.6.5 9J-5.006(3)(c)4

Review site plans in terms of physical layout including on-site traffic flow, parking demand and storm water management facilities.

Objective A.1.7 9J-5.006(3)(b)3

Upon plan implementation, the City shall seek to improve its ad valorem tax base by encouraging development of light industry and manufacturing north and west of Wadsworth Park.

Policy A.1.7.1 9J-5.006(3)(c)2

The City shall investigate opportunities for annexation of industrial County property west of the City line for which the City now provides potable water.

Policy A.1.7.2 9J-5.006(3)(c)2

Rezone light industrial properties shown on Comprehensive Plan to industrial land use.

Policy A.1.7.3

Since the entire City of Flagler Beach is located within the designated Coastal High Hazard Area all new development and redevelopment shall meet the appropriate standard.

Objective A.1.8 9J-5.006(3)(b)3

Upon plan implementation, review zoning and land use requirements to ensure the regulations allow the development of multi-family housing in proximity with central business and light industrial areas.

Policy A.1.8.1 9J-5.006(3)(c)6

Adopt unified land development regulations to conform to the Comprehensive Plan within one year of the adopted EAR based plan amendment. The revised land development regulations will encourage the use of innovative land development regulations, which may include provisions for planned unit developments and other mixed land use development techniques.

Policy A.1.8.2

To lower the cost of land for construction, the City Zoning Code 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 A.1.9 9J-5.006(3)(b)3

Upon plan implementation, strengthen commercial facilities oriented to serve tourists along the A1A corridor.

Policy A.1.9.1 9J-5.006(3)(c)1

Revise zoning to cluster commercial uses in-groups as shown on the Comprehensive Plan as part of the creation of the revised land development regulations.

Objective A.1.10 9J-5.006(3)(b)3

Create beach parking facilities on local streets adjacent to A1A to serve tourists and other beach users.

Policy A.1.10.1 9J-5.006(3)(c)1

The City shall review beach parking needs and prepare a parking master plan for beach accessibility.

Objective A.1.11 9J-5.006(3)(b)1

Encourage the construction of bikeways and pedestrian ways on SR 100 in conjunction with FDOT highway construction or improvements.

Policy A.1.11.1

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

Policy A.1.11.2 9J-5.006(3)(c)5

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.1.12 9J-5.006(3)(b)2

The City of Flagler Beach shall continue implementing the Southern Standard Building Code to establish minimum housing standards for construction and rehabilitation.

Policy A.1.12.1

The City shall prepare and adopt a Minimum Housing Code at the same time as the Land Development Regulations.

Policy A.1.12.2 9J-5.006(3)(c)1

The City shall require the City Building Official to prepare a schedule of housing code inspections so as to identify houses that are safety hazards and suitable for condemnation.

Policy A.1.12.3 9J-5.006(3)(c)1

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.1.13 9J-5.006(3)(b)3

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.1.13.1 9J-5.006(3)(c)2

Upon adoption of the Comprehensive Plan, the City shall discourage the issuance of variances, special use or other permits to non-conforming land uses or take any other action that may prolong their existence as a non-conforming land use.

Policy A.1.13.2 9J-5.006(3)(c)2

The City of Flagler Beach 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 of Flagler Beach duly adopted Comprehensive Plan.

Policy A.1.13.3 9J-5.006(3)(c)2

At the time of the EAR based plan amendment, the City shall inform owners of the non-conforming status of properties developed with land uses that are not consistent with the adopted Comprehensive Plan or upon adoption of future LDR revisions.

Objective A.1.14 9J-5.006(3)(b)5

Upon adoption of the Comprehensive Plan, population densities in the barrier island portion of the City of Flagler Beach shall be limited to a density that can be removed from danger within the constraints of the Flagler County Hurricane Evacuation Plan.

Policy A.1.14.1 9J-5.006(3)(c)1

The City of Flagler Beach 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.1.14.2 9J-5.006(3)(c)1

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

Objective A.1.15 9J-5.006(3)(b)1

Upon plan adoption, all new construction shall be planned and built so as to minimize the danger of life and property losses due to coastal and inland flooding.

Policy A.1.15.1 9J-5.006(3)(c)1

All new construction and substantial rehabilitation found to be in a flood hazard zone shall be planned and built in accordance with FEMA requirements.

Policy A.1.15.2 9J-5.006(3)(c)1

Inform all potential property buyers and builders of the possibility of flood and hurricane hazards.

Policy A.1.15.3 9J-5.006(3)(c)1

Use innovative zoning techniques where possible to locate buildings on upland portions of properties impacted by flood hazards.

Policy A.1.15.4 9J-5.006(3)(c)1

The City of Flagler Beach shall review the construction plans for new development to ensure that they meet FEMA requirements for the flood hazard zone.

Goal A.2 9J-5.006(3)(a)

Preserve, protect and enhance the City of Flagler Beach's natural environment and natural and historical resources.

Objective A.2.1 9J-5.006(3)(b)4

Upon adoption of the Plan, 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 9J-5.006(3)(c)6

The City of Flagler Beach 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 9J-5.006(3)(c)6

The City of Flagler Beach shall continue to review all lands within the City for possible unique vegetation, wetlands, recorded or unrecorded historical value with the technical assistance of the appropriate federal, state and regional agencies. If a review reveals that a parcel may have a high probability of containing a significant historic resource, the product of this review will provide data from which the "Limited Development" map overlay for the City will be expanded beyond those areas already specified under Policy A.1.1.3 "Overlays."

Policy A.2.1.3 9J-5.010(3)(c)6

Upon Plan adoption, the City Building Official shall review all building permit and subdivision applications to determine whether the property falls within a conservation or overlay designated 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 Land Development Regulations as expanded from Policy A.1.1.3.

Policy A.2.1.4

The City of Flagler Beach shall review for adverse impact all development or redevelopment affecting or adjacent to the following properties which are included in the Florida Master Site File Inventory of Historic Properties:

<u>Address/Location</u>	<u>Date</u>	<u>Style</u>
1440 AlA South	c. 1926	Masonry Vernacular
512 S. Central Ave.	c. 1926	Frame Vernacular
312 S. Central Ave.	c. 1920	Bungalow
402 S. Central Ave.	c. 1926	Masonry Vernacular
701 N. Central Ave.	c. 1926	Frame Vernacular
301 Connecticut Rd.	c. 1926	Bungalow

Policy A.2.1.4A.

Note: Demarcation of Salt Water Marsh, Spoil Areas, and Open Waterways and Lakes is approximate. 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.2.1.5

The City of Flagler Beach 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 construction activity and the boundary of the wetland/saltwater marsh.

Policy A.2.1.5a

Activities or construction, which do not have an adverse effect on the natural function of the buffer, may be allowed within the buffer. These activities or construction include, but are not limited to, pruning, planting of suitable native vegetation, removal of exotic and nuisance pioneer plant species, and the creation and maintenance of walking trails, and reasonable access to a water body, and construction 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 purposes of maintenance dredging of the Intracoastal Waterway.

Objective A.2.2 9J-5.006(3) (b) 6

Upon plan adoption, 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 A.2.2.1 9J-5.006(3) (c) 6

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 9J-5.011(2) (c) 4

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

Developments adjacent to Class II Waters, Aquatic Preserves, and outstanding Florida Waters shall be required to meet the regulations of the St. Johns River Water Management District, the Department of Environmental Protection and any other appropriate agency with respect to retention, detention, filtration of onsite and offsite degradation of adjacent waters.

Policy A.2.2.3 9J-5.006(3)(c)6

The City of Flagler Beach shall require as a condition of development, that a buffer of natural species and right-of-way drainage swales are constructed and maintained adjacent to the Intracoastal Waterway and the salt-water 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.2.3 187.201(15)(a)(b)1,2,3

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

Policy A.2.3.1

The City of Flagler Beach will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.

Policy A.2.3.2 187.201(15)(b)1,2

When a property owner is required by Flagler Beach 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 (as provided by Ch. 193, Florida Statutes), transfer of development rights, or preferred consideration for special use permitting under the City Zoning Code.

Objective A.2.4 9J-5.006(3)(b)3 198.201(16)(a)

Encourage the elimination or reduction of existing land uses which are incompatible or inconsistent with the Future Land Use Plan.

Policy A.2.4.1 9J-5.006(3)(c)2

Land Development Regulations shall be adopted which encourage the elimination or reduction of land uses which are incompatible with the Future Land Use Plan.