



Flagler County Board of County Commissioners and Planning and Development Board Joint Workshop Agenda

Tuesday, August 13, 2024 • 5:00 p.m.

Government Services Complex, 1769 E. Moody Blvd., Bldg 2, Board Chambers, Bunnell, FL 32110

View the meeting broadcast live on cable television: Spectrum Channel 492

View the meeting streamed live on the County's YouTube Channel: www.YouTube.com/FlaglerCounty

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board of County Commissioners Chair and Flagler County Planning and Development Board Chair
4. Comprehensive Plan Discussion
5. Public Comment
6. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.



08.13.2024

JOINT BOARD WORKSHOP

BOARD OF COUNTY COMMISSIONERS / PLANNING & DEVELOPMENT BOARD

AGENDA

1 PLAN UPDATE

2 INPUT SUMMARY

3 IMPLEMENTATION

4 NEXT STEPS



THE PLAN UPDATE



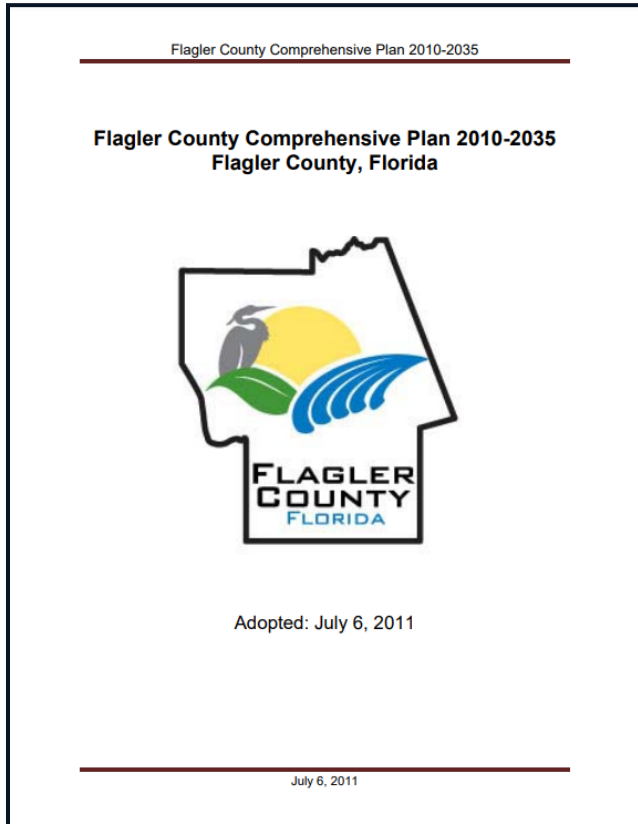
What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies



The comprehensive plan also serves to:

- Help residents identify their vision for the future of the community
- Coordinate local decision making
- Provide guidance to landowners and developers

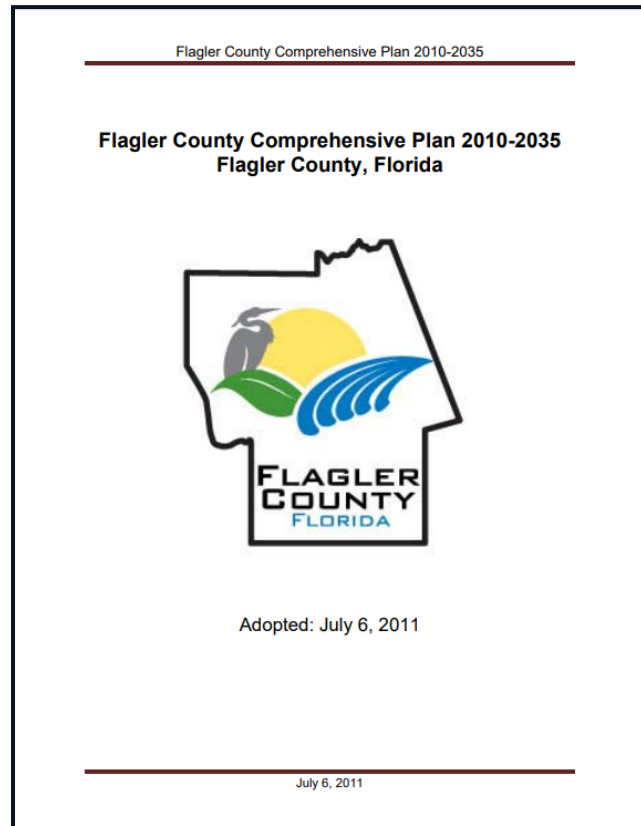


THE PLAN UPDATE

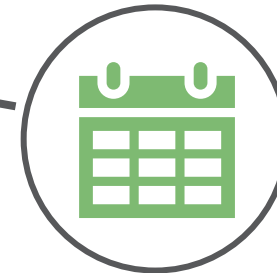


Why Update?

- **Allows for the community to update its vision for future growth**
- **Empowers the jurisdiction to plan, rather than react, to new development**
- **Provides an opportunity for the community to re-evaluate its current decision-making practices**
- **Allows for a reevaluation of service standards for public facilities and services**
- **Empowers the community to identify and address existing and projected opportunities**
- **Required by Florida Statutes**



THE PLAN UPDATE



Tinyurl.com/Flagler2050



THE PLAN UPDATE



Jun. 16, 2023



Project Kickoff

Jul. 17, 2023



Joint BOCC/PDB Kickoff

Aug. 9, 2023



Listening Sessions

Aug. 31, 2023



Public Workshop #1 (WHERE ARE WE NOW?)

Aug. '23–Jan. '24



Update Data & Analysis

Jan. 17, 2024



Public Workshop #2 (WHERE DO WE WANT TO GO?)

Feb. 19, 2024



Joint BOCC/PDB Kickoff

Feb. – May 2024



Update Goals, Objectives, & Policies

Jun. 2024



Public Workshop #3 (HOW DO WE GET THERE?)

Aug. 13, 2024



JOINT BOCC/PDB WORKSHOP

Aug. - Oct. 2024

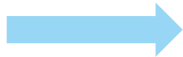


Adoption Hearings

Nov. 2024



Plan Publishing & Promotion



INPUT SUMMARY

LISTENING SESSIONS (08.09.2023)



Strengths

- Rich natural resources, particularly along the coast
- Abundance of outdoor recreation opportunities
- Diversity of local businesses
- Several historic communities
- 'Old Florida'/'small town' feel
- Lots of development potential

Weaknesses

- Increasingly unaffordable housing market
- Lack of housing diversity
- Destruction of natural resources by new development
- Community-wide flooding
- Limited youth and senior services and activities
- Poor coordination between local governments

INPUT SUMMARY

PUBLIC WORKSHOP #1 (08.31.2023)



LAND USE

- Expand conservation inventory
- Diversify commercial market
- Cluster residential development
- Enhance scenic corridors
- Preserve cultural resources

PARKS & CON.

- Strengthen natural resource protection
- Maintain & Improve County parks and recreation system
- Connect and improve bike paths
- Develop and provide environmental education programs

HOUSING

- Concentrate new residential growth
- Diversify housing stock
- Increase the affordability of homeownership
- Address short term rentals
- Establish open space requirements for new development

INPUT SUMMARY

PUBLIC WORKSHOP #1 (08.31.2023)



ECONOMY

- Facilitate small business development
- Diversify industries and employment opportunities
- Encourage farm-to-table experiences
- Promote local ecotourism
- Increase presence of food trucks

TRANSPORTATION

- Enhance the safety of the local transportation network
- Expand local mobility options
- Expand sidewalk network
- Increase bus service hours, frequency, and route variety
- Build additional bridge over the Matanzas River

UTILITIES

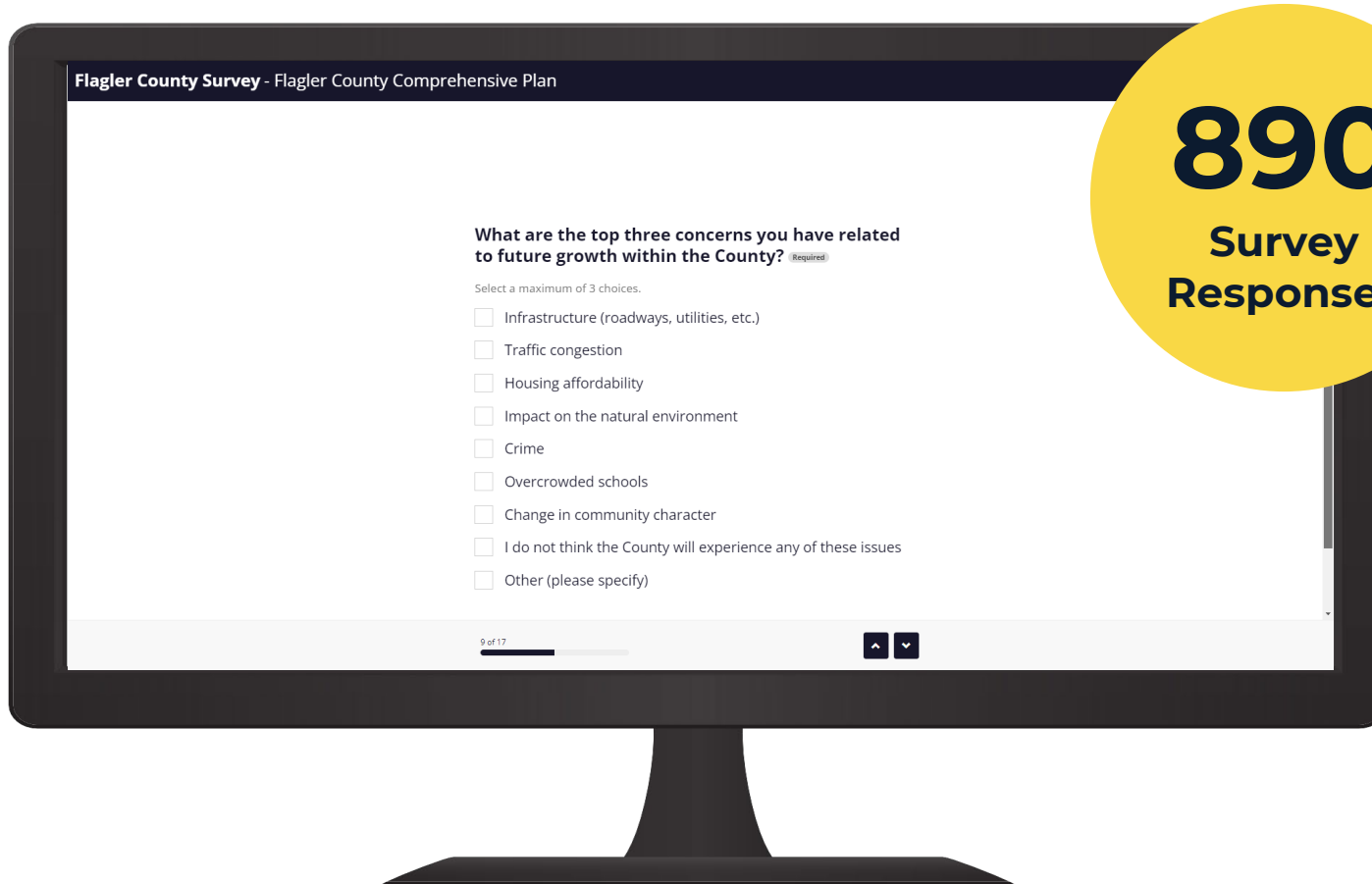
- Increase infrastructure maintenance funding
- Incorporate green infrastructure into new developments
- Expand broadband access
- Address failing septic tank systems
- Underground electric utility lines

INPUT SUMMARY

PROJECT WEBSITE SURVEY



[Tinyurl.com/Flagler2050](https://tinyurl.com/Flagler2050)



890
Survey
Responses

Addresses topics such as:

- Land Use
- Housing
- Transportation
- Infrastructure
- Parks & Open Space
- Natural Resources
- Future Planning Initiatives
- And more!

INPUT SUMMARY



*“Which **initiatives** should be prioritized within the plan update? Select up to six options.”*



Preserve & conserve our natural environment and wildlife habitats



Address stormwater drainage and flooding concerns



Preserve rural areas & character



Ensure an adequate water supply for existing and future populations



Ensure residents of all income levels have safe and affordable housing options



Improve the County's public school system

INPUT SUMMARY

PROJECT WEBSITE SURVEY



*“What are the top three **concerns** you have related to future growth within the County?”*



Infrastructure (e.g., roadways, utilities, etc.)



Traffic congestion



Impact on natural environment



Crime



Housing affordability

*“Which of the following public facilities and services are you most **satisfied** with in the County?”*

TRANSPORTATION-RELATED

1. Greenways & Trails
2. Connectivity of Roads
3. Bicycle Facilities

NON-TRANSPORTATION-RELATED

1. Fire & EMS
2. Law Enforcement
3. Libraries

INPUT SUMMARY



“What type(s) of housing do you think should be developed to accommodate Flagler's growing population?”

Participants could select more than one option.



SINGLE-FAMILY



MIXED-USE



TOWNHOMES

74%

OF PARTICIPANTS
SELECTED THIS
CHOICE

36%

OF PARTICIPANTS
SELECTED THIS
CHOICE

30%


OF PARTICIPANTS
SELECTED THIS
CHOICE

INPUT SUMMARY

PUBLIC WORKSHOP #2 (01.17.2024)



WORKSHOP SUMMARY AVAILABLE FOR DOWNLOAD



TO: Adam Mergel, AICP, LEED AP BD+C, Growth Services Director
FROM: Chris Daugherty, AICP, Major Project Manager, Economic Services, Development Review Division
DATE: August 30, 2023
SUBJECT: Flagler 2050 - Public Workshop #1 Summary

The purpose of this memorandum is to provide a summary of the first Public Workshop for Flagler 2050. The workshop took place on Thursday, August 10, 2023, at the community center, 1200 N. Central Ave., Palm Bay, FL 32909. A list of meeting attendees is provided in Attachment A.

PREPARATION

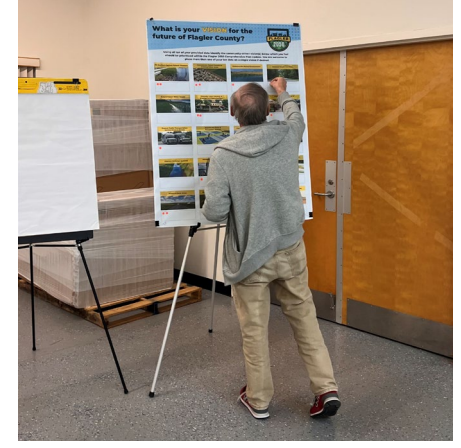
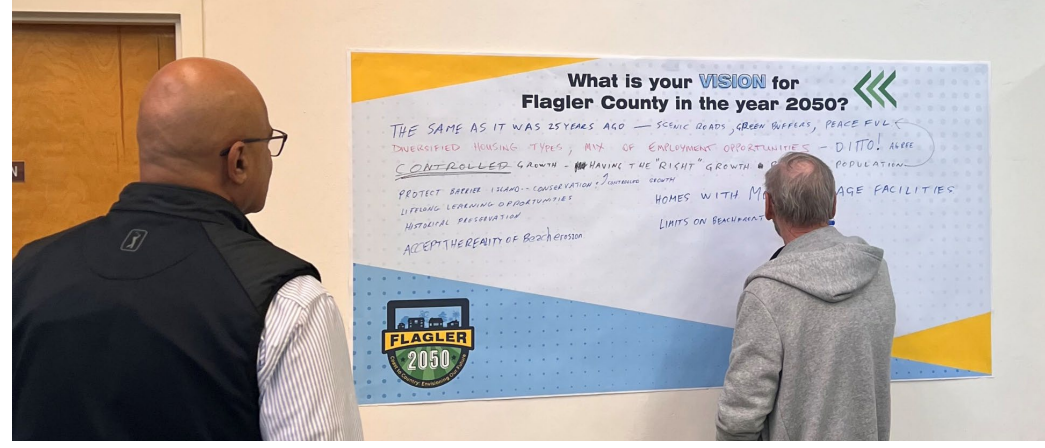
The workshop began when Flagler County planner, Simon Kenny, introduced the project and the current status of the Flagler 2050 plan. Chris Daugherty, AICP, Major Project Manager for Flagler 2050, introduced the workshop agenda and the workshop materials. The workshop materials included a presentation, a map, and a survey. The workshop materials were distributed to the attendees at the beginning of the workshop. The workshop materials were distributed to the attendees at the beginning of the workshop.

MEETING ACTIVITIES

After the presentation, attendees participated in a series of activities. The first activity was a survey. The survey was distributed to the attendees at the beginning of the workshop. The survey was distributed to the attendees at the beginning of the workshop.

Activity #1 - Digital Survey

Attendees used their smartphones to answer a series of questions. The questions were related to the workshop agenda. The questions were related to the workshop agenda. The questions were related to the workshop agenda.

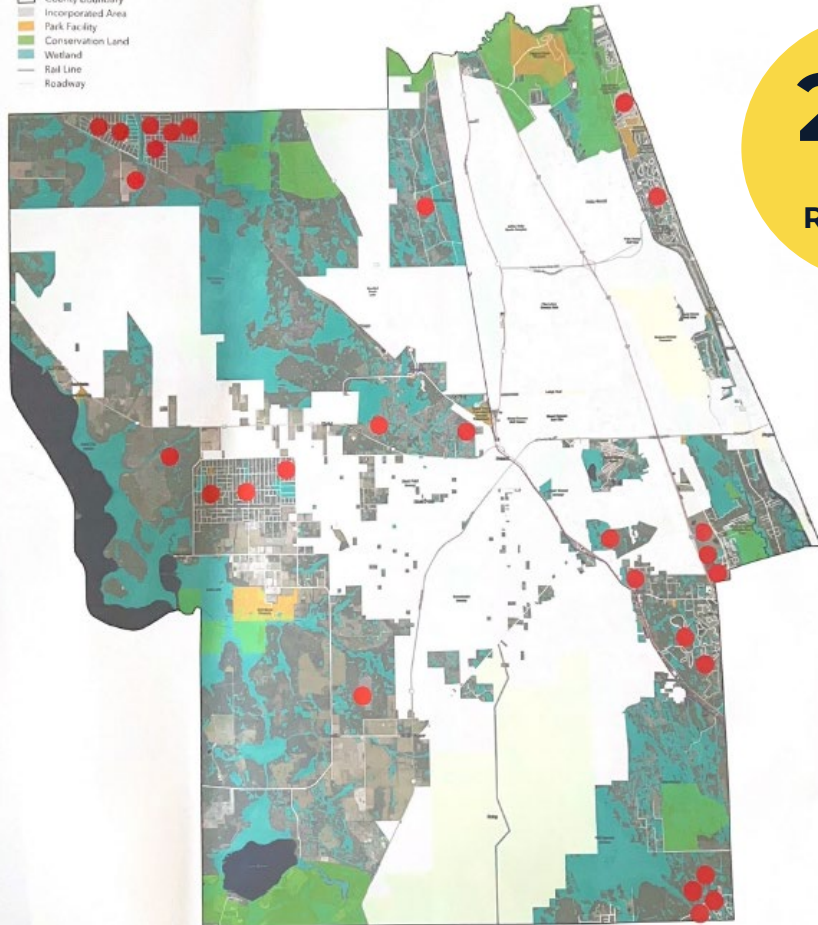


INPUT SUMMARY

PUBLIC WORKSHOP #2 (01.17.2024) & ONLINE



LEGEND
□ County Boundary
■ Incorporated Area
■ Park Facility
■ Conservation Land
■ Wetland
— Rail Line
— Roadway



230
Online Responses

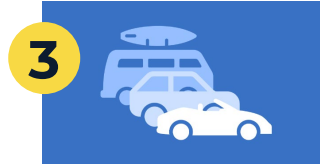
TRANSPORTATION **PRIORITIZATION** ACTIVITY



MAINTAIN & REPAIR ROADWAYS



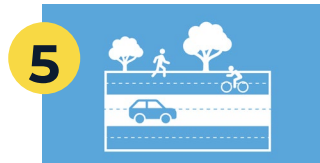
EXPAND & CONNECT SIDEWALKS



EXPAND & WIDEN ROADWAYS



EXPAND & CONNECT TRAILS



STREETS INCLUSIVE OF PEDESTRIAN, CYCLIST, & VEHICLE-FRIENDLY INFRASTRUCTURE

POPULATION **GROWTH** ACTIVITY

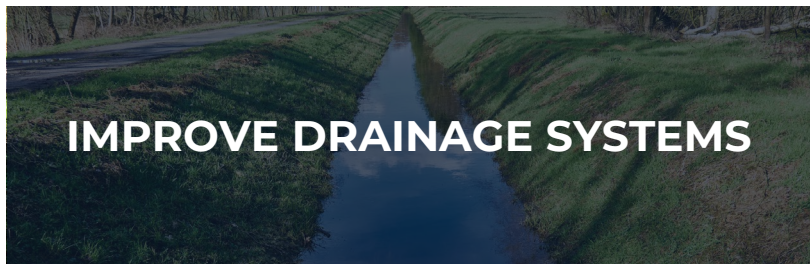
INPUT SUMMARY

PUBLIC WORKSHOP #2 (01.17.2024) & ONLINE



COMMUNITY VISION ACTIVITY

84
Online Responses



VISION DOCUMENT



2050 COMMUNITY VISION STATEMENT:

In the year 2050, Flagler County will represent the best Florida has to offer: scenic waterfronts, working farmlands, and charming rural communities preserved through the strategic cultivation and growth of walkable and vibrant neighborhoods served by resilient and sustainable infrastructure.

VISION DOCUMENT



VISION DIRECTIVES:



Increase resiliency against Natural Disasters



Improve Ongoing Drainage Systems



Diversify Local Industry & Employment Opportunities



Concentrate Future Growth to Existing Urban Areas



Cultivate a More Affordable & Diverse Housing Market



Ensure a Sufficient & Clean Water Supply



Conserve the Natural Environment



Maintain & Improve Public Facilities & Services



Support Working Agricultural Operations & Industries



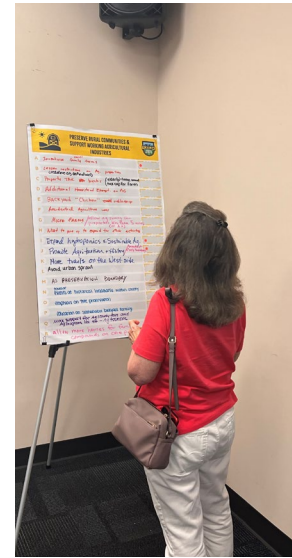
Establish a Connected & Safe Bicycle, Sidewalk, & Trail Network



Preserve the Charm and Character of Rural Communities

INPUT SUMMARY

PUBLIC WORKSHOP #3 (06.24.2024)



PIZZA, PASTRIES & PLANNING

PLANNING FOR FUTURE DEVELOPMENT

What are the top issues facing Flagler County? What topics do you think Flagler County government should prioritize in the coming years? And how can Flagler County continue to be an attractive place to live and do business?

ATTEND THE WORKSHOP

If you'd like an opportunity to help plan for Flagler County's future AND enjoy complimentary PIZZA and PASTRIES, please join us for a public workshop on Flagler County's Comprehensive Plan:



Monday, June 24, 2024



6:00 PM



Flagler County Emergency Operations Center (EOC), 1769 E. Moody Blvd, Building 3, in Bunnell

A presentation will be followed by an open house, which will invite attendees to circulate to stations representing topic areas in the Comprehensive Plan to learn more and offer feedback.



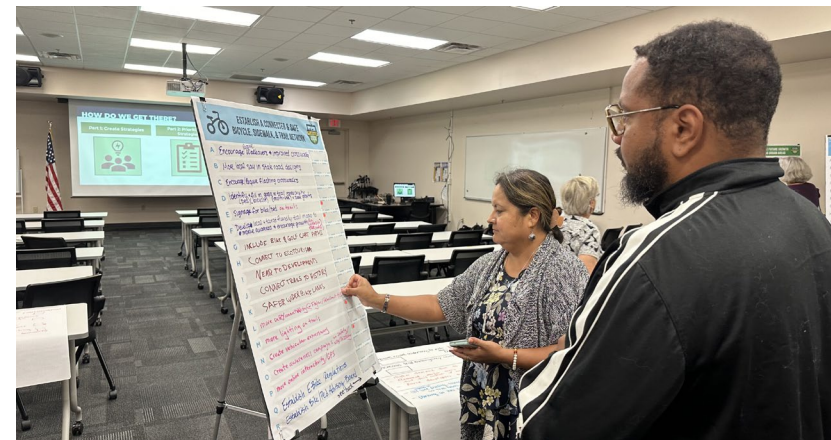
VISIT THE PROJECT WEBSITE!
tinyurl.com/flagler2050



The project consultant, *Inspire Placemaking Collective*, will offer a presentation on the process of developing the comprehensive plan and findings from public engagement and analysis, as well as detail the next steps of the planning process.

Questions and comments – including requests for special accommodations – can be sent to planningdept@flaglercounty.gov

WORKSHOP SUMMARY AVAILABLE FOR DOWNLOAD



TO: Adam Mergel, AICP, LEED AP BD+C, Growth Services Director
FROM: Chris Douglas, AICP, Impact Project Manager, Economic Development Business Partner
DATE: August 30, 2023
SUBJECT: Paper 2023 - Public Workshop #3 Summary

The purpose of this memorandum is to provide a summary of the first Public Workshop for the Comprehensive Plan. The workshop took place on Monday, June 24, 2024, at the Emergency Operations Center (EOC) located at 1769 E. Moody Blvd, in Bunnell. A list of meeting attendees is provided in Attachment A.

REGISTRATION

The workshop began when Flagler County Governor, Governor Kenny, introduced the project and the project's objectives. He then welcomed attendees to the workshop and thanked them for their participation. He then introduced the project's goals and objectives. He then introduced the project's goals and objectives. He then introduced the project's goals and objectives.

PRESENTATION ACTIVITIES

After the presentation, attendees participated in a series of activities. The first activity was a presentation on the project's goals and objectives. The second activity was a presentation on the project's goals and objectives. The third activity was a presentation on the project's goals and objectives.

ACTIVITY #1 - Digital Survey

Attendees completed a digital survey to provide input on the project's goals and objectives. The survey results will be used to inform the project's goals and objectives. The survey results will be used to inform the project's goals and objectives.

IMPLEMENTATION



Increase Resiliency Against Natural Disasters

- Update GOPs in CME to emphasize resiliency
- Ensure consistency with vulnerability assessment & compound flooding study
- Coastal hardening in areas that have experienced significant erosion



Concentrate Future Growth to Existing Urban Areas

- Update the FLUE & ICE to create an initiative to establish ISBAs with Bunnell, Palm Coast & Flagler Beach
 - Address annexation, infrastructure, and future growth areas

IMPLEMENTATION



Conserve the Natural Environment

- Continue to support the environmentally sensitive land program & establish a sales tax for a dedicated funding source
- Ensure passive recreation opportunities are prioritized as part of the land conservation
- Partner with organizations to ensure preservation of the natural shoreline and waterways
- Require specific open space requirements for residential in LDRs
- Identify specific habitats or ecosystems worthy of protections and potential purchase
- Enhance Tree Preservation requirements
- Require cultural resource survey for development along waterbodies



Establish a Connected & Safe Bicycle, Sidewalk, & Trail Network

- Create a priority list of connections
- Ensure trails connect with green spaces and recreational spaces throughout the County
 - Florida Wildlife Corridor
- Complete streets with bike/pedestrian facilities

IMPLEMENTATION



Improve drainage systems

- Continue to implement stormwater master plan
- Coordinate with local utilities and cities on larger/regional stormwater initiatives
- Establish a countywide stormwater utility fund



Cultivate a More Affordable & Diverse Housing Market

- Prioritize affordable housing opportunities for low-income seniors
- Allow ADUs in residential zoning districts
- Allow for missing middle in appropriate future land use categories

IMPLEMENTATION



Maintain & Improve Public Facilities & Services

- Enhance park system
- Explore developing a Regional Sports Complex
- Require sewer connections along the coast
- Improve/maintain road surfaces
- Stormwater improvements along intracoastal
- Improve beach access



Preserve Rural Charm & Character & Support Agricultural Industries

- ISBA in FLUE & ICE
- Promote agritourism
- Farmland conservation easements
- Protect, emphasize, & promote the historical & cultural resources of the County

IMPLEMENTATION



Diversify Local Industry & Employment Opportunities

- Develop a plan for creating a covered outdoor arena / entertainment & convention center
- Incentivize trade schools and apprentice programs and ensure a clear conduit between the in-demand labor force and employers
- Identify and incentivize local targeted industries
- Promote heritage, eco & agri-tourism opportunities in the County
- Create a Strategic Economic Development Plan, Department, and Incentives



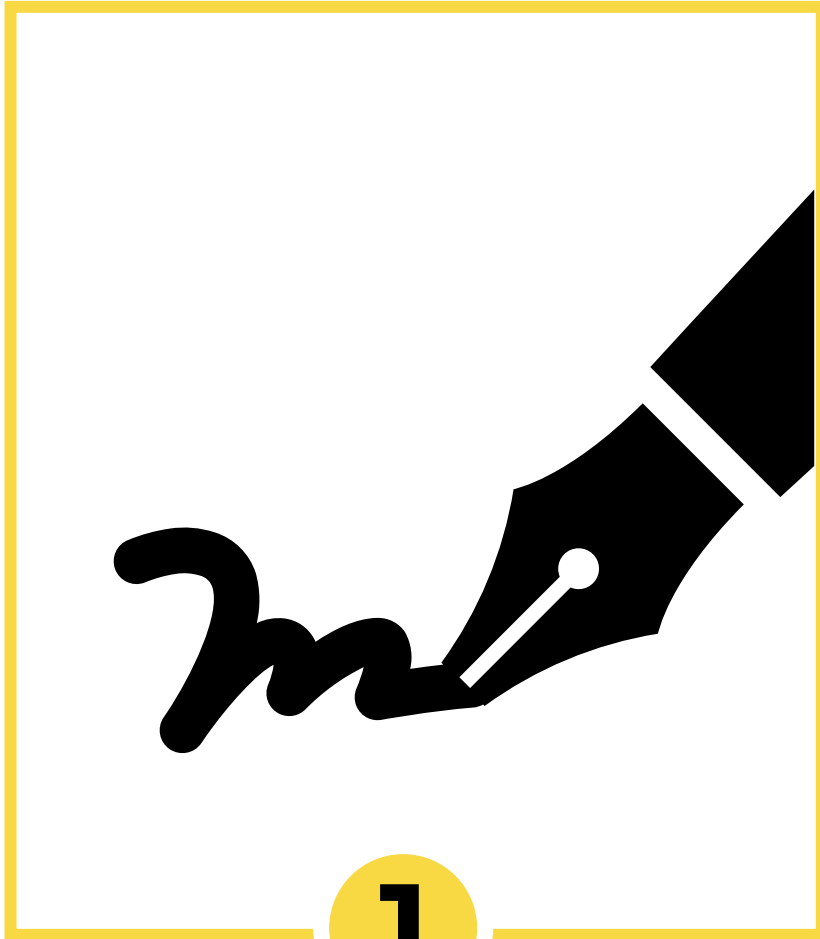
Ensure a Sufficient & Clean Water Supply

- Explore desalinization
- Establish a plan to convert septic to sewer particularly near surface waters
- Test surface water for contaminants (PFAS)
- Explore alternative water supply sources
- Explore creating a stormwater/ wetlands park for treating run-off

NEXT STEPS



DRAFT & FINALIZE GOPs



1

TRANSMITTAL & ADOPTION HEARINGS



2



08.13.2024

THANK YOU!

GOAL FLU-1. Cultivate diverse, cohesive, and complete communities in a manner which minimizes impacts to natural resources and agricultural lands.

Objective FLU-1.1. Enforce and amend, when necessary, the Flagler County Future Land Use Map (FLUM) to effectively regulate the location, use, density, and intensity of new development.

New, existing, and amended policies to address: establishment of FLUCs (table format), generalized uses, densities, and intensities; conservation FLUC delineation; relationship to zoning map; parcel specific density limitations (as needed – can be simplified into a table); [STAFF: ANY OTHERS?]

Objective FLU-1.2. Continue to manage future growth and development through the implementation and enforcement of the Flagler County Land Development Code (LDC).

New, existing, and amended policies to address: implementation of the comprehensive plan; general standards and principles to address within the LDRs. [STAFF: ANY OTHERS?]

Objective FLU-1.3. Facilitate the creation of mixed-use communities and neighborhoods where residential and nonresidential uses are harmoniously collocated and integrated into a sustainable development pattern.

New, existing, and amended policies to address: redevelopment and mixed-use incentives; density bonus systems (if desired); commercial and office uses within close proximity to residential development; office as a transitional and infill use; monitoring of DRIs; airport compatibility; school siting; LDC opportunities for cultivating more sustainable development (urban design standards, expanding housing types, permitting smaller lot sizes, reducing parking requirements, etc.). [STAFF: ANY OTHERS?]

Objective FLU-1.4. Prevent the proliferation of urban sprawl by directing urban development and to areas where public facilities and services are available.

New, existing, and amended policies to address: establishment of the Urban Service Area; potential land use planning and development within the ISBA. [STAFF: ANY OTHERS?]

Objective FLU-1.4. Support agricultural operations and preserve the rural character found within the Unincorporated Area.

New, existing, and amended policies to address: density/intensity limitations and performance measures; boundary evaluation and expansion criteria; exploration and implementation of agricultural preservation tools; minor rural subdivisions; FARMS program; rural village centers. [STAFF: ANY OTHERS?]

Objective FLU-1.6. Protect environmentally significant resources from the impacts of human activity and development.

New, existing, and amended policies to address: buffering and protection strategies and measures to be implemented within the LDC for environmentally sensitive resources (Conservation Areas, wetlands, protected species, coastal resources, etc.); investigation of greater protection requirements than what is required by state and regional agencies; protection of coastal amenities and viewsheds. [STAFF: ANY OTHERS?]

Objective FLU-1.7. Identify, celebrate, and protect Flagler County’s cultural heritage.

New, existing, and amended policies to address: exploration of a historic preservation ordinance; assist local cultural heritage identification and celebration efforts; consideration of cultural heritage property acquisition program. [STAFF: ANY OTHERS?]

Objective FLU-1.8. Advance and complete planning efforts, studies, and projects which seek to improve the natural and built environment within the East, Central, and West Study Areas.

*New, existing, and amended policies to address: **East Study Area** (investigate countywide A1A development standards, [STAFF: ANY OTHERS?]); **Central Study Area** (land management planning efforts (adopted Policies A.2.5.4. and .5), [STAFF: ANY OTHERS?]); **West Study Area** (transfer of development rights study, investigate agricultural preservation programs, [STAFF: ANY OTHERS?])*

Goal HOU-1.

Ensure decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of Flagler County.

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Objective HOU-1.1.

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

Deleted: Objective C.1.1

Deleted: develop local government relationships with

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

could be instituted to facilitate the implementation of the County's Housing Goals, Objectives, and Policies.

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Policy HOU-1.1.2. Flagler County shall continue to encourage the private sector to provide affordable housing for very-low, low, and moderate income families through the use of the Housing Density Bonus System. **[STAFF: DOES THIS EXIST? IF NOT, A DENSITY BONUS SYSTEM SHOULD BE IMPLEMENTED.]**

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

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Policy HOU-1.1.3. Flagler County shall continue to use its Affordable Housing Advisory Committee to assess very low, low, and moderate income housing needs and recommend programs that

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

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Policy HOU-1.1.6. The County shall assist the Housing Authority in the development of scattered housing rather than concentrating affordable units in a singular locations.

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Objective HOU-1.2.

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

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Policy HOU-1.2.1. Flagler County shall encourage the local Department of Children and Families and the UF/IFAS Flagler County Extension to initiate research to determine if migrant farmworkers' housing needs are being met by housing available in Flagler, Putnam, St. Johns, and Volusia Counties.

Children and Families and the UF/IFAS Flagler County Extension to develop brochures, pamphlets, and technical assistance for private agricultural businesses to develop and manage housing as needed for migrant farmworkers.

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Deleted: Agricultural Extension Service

Policy HOU-1.2.2. Flagler County shall encourage the local Department of

Policy HOU-1.2.3. The Flagler County Health and Human Services **[IS THIS CORRECT?]** shall, on a continuing basis,

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research possible sources of assistance that would provide non-housing support services for migrant farmworkers and their families.

Policy HOU-1.2.4. Flagler County shall encourage the Flagler County Housing Authority to obtain state affordable

housing assistance funds, when needed, for rural housing and low-cost rental housing through such programs as, but not limited to, U.S. Department of Housing and Urban Development (HUD) Sections 514, 515, and 516, if allowable under federal regulations.

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Objective HOU-1.3.

Flagler County, in cooperation with the Flagler County Historical Society, will ensure that historically significant housing will be preserved and protected for residential use through on-going public awareness programs directed specifically at owners of property.

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Policy HOU-1.3.1. Historically significant housing shall be identified by qualified consultants or other historic preservation professionals using Department of State guidelines to determine improvement of historical properties.

Policy HOU-1.3.2. Flagler County shall notify owners of historic properties used for housing about the historic status of their properties, their eligibility for various programs, and benefits of historic designation.

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Deleted: shall be notified by Flagler County

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Objective HOU-1.4.

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

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Policy HOU-1.4.1. Flagler County shall ensure that cost-effective rehabilitation and preservation of historic buildings should be primary considerations with condemnation being used only as a last resort.

to rehabilitate and revitalize declining neighborhoods.

Deleted: Flagler County should also realize that there is housing stock that can be rehabilitated through cost-effective renovation, but it must be demonstrated that the renovations will provide a long term solution and prevent expending additional public funds in the future for additional maintenance.

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Policy HOU-1.4.2. Flagler County shall continue to seek Federal and State funding for its conservation, demolition, and rehabilitation activities and shall provide partial matching or in-kind services for such activities.

Policy HOU-1.4.5. Flagler County shall, in coordination with its municipalities and other agencies, continue to develop conservation, rehabilitation and demolition programs for the County through such means as Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), Weatherization and Code Enforcement.

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Deleted: Policy C.1.4.1:

Policy HOU-1.4.3. Flagler County shall establish an intergovernmental coordination mechanism to facilitate conservation, rehabilitation, and demolition activities with its municipalities.

Policy HOU-1.4.6. Flagler County shall designate areas of the County as Community Development Block Grant (CDBG) Target Areas and, when funds are awarded, carry out the program activities in a timely and efficient manner.

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Policy HOU-1.4.4. Flagler County shall continue to pursue Community Development Block Grant (CDBG) funds

Policy HOU-1.4.7. Flagler County shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

Deleted: Policy C.1.11.3:

Deleted: Policy C.1.3.5:



Policy HOU-1.4.8. Flagler County will help to assure that affordable standard housing is available to displaced persons if the displacement is the result of an adopted redevelopment plan and is not the result of enforcement activities.

Policy HOU-1.4.9. Flagler County shall identify those areas with a concentration of substandard housing units for code enforcement.

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Deleted: Policy C.1.11.4:

Commented [INS4]: Similar to policy 1.3.1

Commented [INS3]: Think we can combine these into one objective / policy

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Deleted: [PROPOSED NEW OBJECTIVE ABOUT SITING AFFORDABLE HOUSING]

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Deleted: <#>price that exceeds \$170,000, as determined by the Florida Housing Finance Corporation, and which is not designated as an area of critical state concern shall adopt a plan for ensuring affordable workforce housing. At a minimum, the plan shall identify adequate sites for such housing. For purposes of this policy, the term "workforce housing" means housing that is affordable to natural persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

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Commented [INS5]: Could fit under a zoning objective

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Deleted: <#>[PROPOSED NEW POLICY ABOUT SITING MOBILE HOMES].1

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Deleted: [PROPOSED NEW OBJECTIVE ABOUT ZONING ORDINANCE CHANGES]

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Commented [INS6]: Doesn't really fit under this objective - see if it makes sense elsewhere

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Policy C.1.1.3: Flagler County shall continue to review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare, and safety of the residents

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Objective HOU-1.5.

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

Policy HOU-1.5.1. Flagler County shall monitor the publicly-assisted housing in the County in order to make possible a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentration of publicly-assisted housing in single neighborhoods.

Policy HOU-1.5.4. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups which considers accessibility, convenience, and infrastructure availability.

Policy HOU-1.5.2. Flagler County shall establish a plan to address the provision and siting of workforce housing when there is a gap between the buying power of a family of four and the median county home sale price.

Policy HOU-1.5.5. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups within the Coastal High Hazard Area (CHHA).

Policy HOU-1.5.3. Flagler County's Planning and Zoning Department shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy HOU-1.5.6. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of rural and farmworker housing, as defined in Florida Statutes and infrastructure availability

Objective HOU-1.6.

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

Policy HOU-1.6.1. Review and amend if necessary, Flagler County's housing and health codes and standards relating to the neighborhood environments and facilities.

sizes, floor areas, setbacks, and other design features which identify appropriate lands for a variety of housing types and prices including housing for very low, low, and moderate income families and mobile homes.

Policy HOU-1.6.2. Flagler County shall, through its Land Development Regulations, allow for a diversity of lot

Policy HOU-1.6.3. Flagler County shall adopt Land Development Regulations

(LDRs) that permit the construction of accessory dwelling units within single-family zoning districts to be used for housing extremely-low-income persons consistent with Florida Statutes.

Policy HOU-1.6.4. Flagler County shall coordinate with the Affordable Housing Advisory Committee in identifying and developing a housing strategy for low-income seniors to prevent homelessness.

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Moved up [2]: Flagler County should also realize that there is housing stock that can be rehabilitated through cost-effective renovation, but it must be demonstrated that the renovations will provide a long term solution and prevent expending additional public funds in the future for additional maintenance. Flagler County also realizes that the rehabilitation and preservation of historic buildings should be primary considerations with condemnation being used only as a last resort.

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Moved up [1]: <#>Policy C.1.5.1: Flagler County will help to assure that affordable standard housing is available to displaced persons if the displacement is the result of an adopted redevelopment plan and is not the result of enforcement activities.¶

Objective HOU-1.7.
All existing dilapidated housing units in Flagler County for which any kind of rehabilitation is considered economically unfeasible, shall be removed from the housing stock subject to financial feasibility.

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

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

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



Goal CON-1.

Conserve, protect, and manage the natural resources of Flagler County to ensure the preservation of the County's environmental assets for future generations.

Objective CON-1.1.

Flagler County shall promote the protection of natural area reservations to lessen the adverse effects which adjacent developments might have on the managed conservation areas through implementation of various Land Development Regulations (LDRs), including transfer of development rights, clustering, Planned Unit Development (PUD) standards, permitting, and wetlands protection.

Policy CON-1.1.1. Flagler County shall develop standards for protecting environmentally sensitive lands that include creeks, streams, rivers, major drainage ways, beaches, shorelines, viable wetlands, floodplains, poor soil areas not suitable for development, wellhead protection areas, prime groundwater recharge areas, and natural systems that contribute to greenway corridors.

Policy CON-1.1.2. The County shall require development to provide at least a one hundred foot (100-foot) wide buffer area adjacent to a state park.

Policy CON-1.1.3. Flagler County shall continue to update Geographical Information System (GIS) data in the process of collecting available environmental data for assessment of proposed natural area reservations, which may include Critical Lands and Waters Identification Project (CLIP) data.

Policy CON-1.1.4. The County will create Connected Greenways Plan that seeks to provide wildlife/ecological corridors of open space that connect State and County owned lands, water bodies, major and high quality wetland systems and their

appropriate upland buffers, conservation easements, parks, and Development of Regional Impact (DRI) set-asides. The Connected Greenways corridors will be initially conceptual alignments that should be examined for purchase, donation, or incorporated as a development's required open space.

Flagler County will determine the best data for site analysis. The Greenway lands may be protected by Development of Regional Impact (DRI) regulations, DRI land dedications, regulatory management programs, zoning and Land Development Regulations (LDRs), easements, and fee simple acquisition.

Policy CON-1.1.5. The primary purpose of the Connected Greenways Plan will be to provide for wildlife corridors, open space connectivity, and provide a balance between ecological integrity and public recreation opportunities.

A. The ecological integrity objectives include:

- (1) conserving critical elements of Florida's native ecosystems and landscapes;

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The Conservation Element is one of the required elements of the Comprehensive Plan, as specified by Section 163.3177, Florida Statutes. This Element provides the goals, objectives, and policies for programs used by the County for the conservation, use, and protection of natural resources in the area. The Future Land Use, Infrastructure and Conservation Elements need to be coordinated with the goals, objectives, and policies contained in the Conservation Element in order to facilitate the preservation and protection of valuable natural resources in Flagler County. The Conservation Element has a primary focus is on the following:¶

1. Existing and planned water wells and cones of influence, where applicable. ¶
2. Beaches and shores, including estuarine systems. ¶
3. Rivers, bays, lakes, flood plains, and harbors. ¶
4. Wetlands. ¶
5. Minerals and soils. ¶
6. Energy conservation. ¶

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- (2). restoring and maintaining connectivity among native ecological systems and processes;
- (3). facilitating the ability of these ecosystems and landscapes to function as dynamic systems; and
- (4). maintaining the evolutionary potential of the components of these ecosystems to adapt to future environmental changes.

B. Recreation opportunity objectives include:

- (1). providing opportunities for the attainment and maintenance of physical health;
- (2). providing access to natural areas;
- (3). connecting trail systems;
- (4). providing camping, ecotourism, and other nature-based recreational opportunities;

- (5). reducing greenhouse gas emissions; and
- (6). promoting ecological education opportunities.

Policy CON-1.1.6. Land management is critical to the long term ecological viability of the Connected Greenways Plan. The Greenways will be planned and managed in consideration of the long-term ecological health and biological productivity. Developments within the Connected Greenway shall acknowledge that land management, including possible controlled burning, are critical to the long-term health of the Greenway system. To accomplish this, Flagler County will consider a variety of funding sources to implement the land management objectives/obligations as well as partnerships with local, regional, and state agencies.

Policy CON-1.1.7. The County shall conduct a study to evaluate whether the Hammock area on the barrier island should be identified as a special ecological district.

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Objective CON-1.2.

In an effort to preserve agricultural production, Flagler County shall coordinate with federal and state agencies and develop a program for farmland conservation.

Policy CON-1.2.1. Flagler County shall coordinate with the US Department of Agriculture (USDA) and Rural and Family Lands Protection Program (RFLPP) to facilitate the purchase of farmland conservation easements.

Policy CON-1.2.2. The County shall investigate opportunities for establishing a farmland conservation program.

Policy CON-1.2.3. The County shall develop a map and list of large agricultural producers/property owners to establish priorities for farmland conservation.

Policy CON-1.2.4. Flagler County shall coordinate with the agriculture extension office to determine the long-term viability of agriculture production in the County.

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Objective CON-1.3.

All ecological communities and wildlife, especially endangered and rare species, shall be identified, managed, and protected through permitting, monitoring, and evaluation programs based on data from the applicable State and Federal agencies.

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Policy CON-1.3.1. The County shall maintain a comprehensive inventory of ecological communities based on data from the applicable State and Federal agencies, which shall include species, habitat conditions, occurrences and disturbances; and shall recommend acquisition through the Save Our Rivers (SOR) Program, the Forever Florida Program, Florida Wildlife Corridor, or their successors, of the most vulnerable communities.

B. use of a minimum of fifty percent (50%) low-water irrigation (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly) landscaping and/or drought resistant plant materials (including preservation of existing native vegetation) within open space and common areas for all new development;

Policy CON-1.3.2. The County's Land Development Regulations (LDRs) shall include incentives so that new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. Standards within the Land Development Regulations (LDRs) shall include, but not be limited to, the following: [THESE ALL SEEM GOOD; HOWEVER, IT DOES NOT APPEAR THAT THEY HAVE ALL BEEN IMPLEMENTED. THERE'S NO HARM IS LEAVING THESE IN.]

C. construction limitations within the one hundred year (100-year) floodplain, Environmentally Sensitive Lands and St. Johns River Water Management District (SJRWMD) designated significant Surficial and Floridan recharge areas;

D. limitation of the amount of impervious surface (such as building footprints and parking areas) within St. Johns River Water Management District (SJRWMD) designated significant recharge areas;

E. reclaimed water for irrigation of golf courses and, when possible, for other landscape areas;

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A. preservation of existing native vegetation standards shall be five percent (5%) of the net lot area for single-family lots; ten percent (10%) of the net site area for industrial uses; and fifteen percent (15%) of the net site area for multifamily, commercial, and common/open space areas of single-family residential subdivisions;

E. St. Johns River Water Management District's (SJRWMD) Florida Water Star and the U.S. Environmental Protection Agency's (EPA) WaterSense certification, as applicable; and

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G. implementation of water loss prevention programs.

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Policy CON-1.3.3. Flagler County, its adjacent counties, and the St. Johns River Water Management District (SJRWMD) shall continue to coordinate regarding water levels and enforcement of the respective floodplain regulations in order to protect the swamp hardwood communities along Flagler County's borders.

Policy CON-1.3.4. Concerning development and permitting activities, the County shall require compliance with State and Federal regulations pertaining to endangered and rare species.

Policy CON-1.3.5. Flagler County shall consult with the Florida Fish and Wildlife Conservation Commission (FWC) where development or permitting activities will affect endangered or rare species and shall incorporate their comments into the decision-making process.

Policy CON-1.3.6. Through coordination with state agencies, the County shall establish a program to educate property owners on management practices to protect habitats of threatened, endangered, or species of special concern,

Objective CON-1.4.

COVERED BY PRIOR POLICY. The County shall promote the conservation and/or appropriate use, and protection of fisheries, wildlife, wildlife habitat, and marine habitat.

Policy CON-1.4.1. Policy F.1.10.1: During the development review process, care shall be taken to protect, adequately use, conserve fisheries, wildlife, wildlife habitat, and marine habitat.

Policy CON-1.4.2. Flagler County shall continue to protect habitat of viable populations of imperiled, threatened, endangered, or species of special concern of plants or animals by use of such available measures including, but

not limited to: conservation easements; transfer of development rights; fee simple acquisition; and zoning.

Policy CON-1.4.3. The County shall amend its Land Development Regulations (LDRs) to include an updated list of prohibited aquatic plants, and noxious weeds, according to Florida Natural Areas Inventory (FNAI) Invasive Plant Directory.

Objective CON-1.5.

Flagler County shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

Policy CON-1.5.1. The County shall participate in surface water quality testing programs by supporting the development, operation, and maintenance of cost-effective and efficient potable water and wastewater systems that promote timely, orderly, and efficient land development patterns while

protecting the public health and the environment.

Policy CON-1.5.2. Flagler County shall work towards protecting the water quality of Crescent Lake, Dead Lake, and Lake Disston, by advancing St. Johns River Water Management District's (SJRWMD's) Surface Water

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Objective F.1.10: During development review processes, Flagler

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Improvement and Management (SWIM) program and educating property owners about best management practices (BMPs) concerning agricultural runoff and golf course management.

Policy CON-1.5.3. The County shall utilize Florida Department of Environmental Protection's (FDEP) septic tank maintenance program and specific septic tank guidelines.

Policy CON-1.5.4. Flagler County shall periodically review the adopted stormwater management regulations and update these as needed, particularly to incorporate best management practices (BMPs), as appropriate to mirror those adopted and enforced by the St. Johns River Water Management District (SJRWMD).

Policy CON-1.5.5. Flagler County shall prohibit any point source pollution discharges into surface waters including, but not limited to, lakes, estuaries, oceanic waters, creeks, inlets, the Intracoastal Waterway, and wetlands.

Policy CON-1.5.6. The County shall within its jurisdiction monitor construction sites and vacant lots to prevent or abate illegal dumping activities.

Policy CON-1.5.7. In applicable areas, the County shall work with the appropriate Federal and State agencies in authorizing and erecting signage along the Intracoastal Waterway at appropriate locations stating that boaters have entered shellfish harvesting areas and that any overboard sewage disposal is illegal.

Policy CON-1.5.8. Flagler County shall continue to coordinate with the appropriate governmental agencies on the St. Johns River Surface Water

Improvement and Management (SWIM) program, the Northern Coastal Basin Reconnaissance Report, the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) Management Plan, the Pellicer Creek Aquatic Preserve Management Plan, the Guana River Marsh Aquatic Preserve Management Plan, the Guana Tolomato Matanzas Task Force Progress Report, and any future Management Plans, Habitat Conservation Plans, Florida Fish and Wildlife Conservation Commission (FWC) Manatee Protection Management Plan, and Estuarine Sanctuary Plans to ensure that the County's resource protection measures are implemented in conjunction with the existing resource protection plans.

Policy CON-1.5.9. The County shall enhance and/or restore the degraded natural areas in conjunction with the appropriate Federal and State agencies on County-owned properties adjacent to major waterways through the removal of non-native vegetation, reforestation, shoreline or dune restoration, and/or the restoration of the natural hydrology as funding permits.

Policy CON-1.5.10. To improve surface water quality, the County shall work with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) to remove non-native vegetation, develop native vegetative restoration plans, and plant materials native species as resources permit for waterfront park sites within the County.

Policy CON-1.5.11. The County shall evaluate the efficacy of establishing a regional wetland mitigation bank.

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Objective CON-1.6.

Flagler County shall protect the natural functions of the one hundred year (100-year) floodplain so that the flood-carrying and flood storage capacity are maintained by continuing to implement and enforce floodplain management ordinances and reviewing development proposals for the presence of impacts on floodplains.

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Policy CON-1.6.1. Flagler County shall identify and recommend to the State and the St. Johns River Water Management District (SJRWMD) environmentally sensitive lands that would warrant acquisition under the Florida Forever program. Flagler County shall also pursue funding, as available, through the above programs for fixed capital outlay for development and management of facilities associated with such acquisitions, provided that Flagler County is ultimately selected for or assumes management of the acquired lands or facilities.

Policy CON-1.6.2. Flagler County shall also continue to pursue acquisitions recommended by the Land Acquisition Plan funded by the Environmentally Sensitive Lands (ESL) program, which finances the acquisition of environmentally sensitive lands including, but not limited to, water recharge areas and lands for parks and recreation. Such funding may be matched with funding from other acquisition programs, when feasible.

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Objective CON-1.7.

Flagler County's wetlands shall be conserved and protected from permanent physical and hydrologic alterations.

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Policy CON-1.7.1. Flagler County shall continue to implement wetland regulations that improve water quality by protecting wetlands to ensure that there is no net loss of wetland function.

Water Management District (SJRWMD), as applicable.

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Policy CON-1.7.2. Flagler County shall review and update as necessary the adopted wetlands protection regulations to determine the effectiveness of the ordinance to include seeking direct enforcement by the U.S. Army Corps of Engineers (USACE) and/or the St. Johns River

Policy CON-1.7.3. Flagler County shall assure dredge and fill permitting compliance with all current Federal, State, regional regulations, and Flagler County ordinances to the extent possible.

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Policy CON-1.7.4. Flagler County shall prohibit water management and development projects that adversely impact the natural wet and dry cycles or cause permanent functional disruption of wetlands.

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Objective CON-1.8.

Recognizing that Flagler County is in a Water Resource Caution Area (WRCA) and depends on the Volusia-Floridan aquifer – designated as a Sole Source Aquifer – the quality and quantity of Flagler County groundwater resources shall not be degraded.

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Policy CON-1.8.1. Flagler County shall continue to implement its Water Supply Facilities Work Plan (WSFWP) and cooperate with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD), in their groundwater quality monitoring programs by implementing land use controls around public water supply wellfields and working to provide additional water quality protection for water recharging the wellfields.

zones; location and protection of future planned wellfields (as soon as locations are known); and monitoring and restrictions within the wellfield protection zones. MAKE A POLICY

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Policy CON-1.8.2. Flagler County shall review the location of new waste disposal sites and transfer stations in order to ensure compliance with Florida Department of Environmental Protection (FDEP) standards for groundwater protection, i.e., monitoring wells.

Policy CON-1.8.5. Flagler County, in cooperation with the St. Johns River Water Management District's (SJRWMD's) well-plugging program, shall ensure that active abandoned free-flowing artesian wells are properly sealed by conducting field inspections, within its regulatory authority.

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Policy CON-1.8.3. Flagler County shall biennially review the Land Development Regulations (LDRs) related to wellfield protection to determine any necessary changes based on the Florida Administrative Code's (FAC) applicable rule for Florida Department of Environmental Protection (FDEP) regulated facilities and the State of Florida's Source Water Assessment Protection Program (SWAPP) as required by the Federal Safe Drinking Water Act (SDWA) and amendments.

Policy CON-1.8.6. Flagler County shall coordinate with the St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (FDEP), and other applicable regulatory agencies to pursue additional groundwater monitoring studies on the quality of the Surficial and Floridan water resources within Flagler County.

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Policy CON-1.8.4. Flagler County's Land Development Regulations (LDRs) related to wellfield protection shall continue to address, but not be limited to, the following: wellfield protection

Policy CON-1.8.7. Flagler County shall utilize the best available information from technical reports, studies, computer models, and guidance from State and Federal agencies to update regulations within the Land Development Regulations (LDRs), as needed, for wellfield and aquifer recharge protection. ITEMS ALREADY ADDRESSED IN THE CODE!

Deleted: (1) Requiring development projects, where appropriate, to submit data approved by the St. Johns River Water Management District (SJRWMD) or licensed professional engineer or geologist that provide assurances that post-development quantity and quality of recharge, at minimum, shall be at least equivalent to pre-development conditions. ¶
(2) Providing for a minimum percentage of open space and limitation on the percentage of impervious surface. ¶
(3) Establishing stormwater management practices. ¶
(4) Requiring application of best management practices (BMPs), where appropriate, as a proactive procedure for handling and using potential polluting materials, and managing stormwater runoff and construction activities. ¶
(5) Protecting environmentally sensitive waterways and wetlands through the establishment of policies limiting development and encouraging enhancement in these areas. ¶
Policy F.1.5.7:

Policy CON-1.8.8. Flagler County shall make all reasonable efforts to initiate and coordinate with adjacent jurisdictions in an attempt to facilitate measures to protect the quality and quantity of groundwater resources.

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Policy CON-1.8.9. Flagler County shall coordinate with the St. Johns River Water Management District (SJRWMD) in preparing a three-

dimensional potentiometric map of the Surficial aquifer recharge areas in the County. **[DOES THE COUNTY DO THIS?]**

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Objective CON-1.9.
Flagler County shall promote and encourage water conservation measures to reduce potable water consumption.

Policy CON-1.9.1. Flagler County shall, through conservation measures included in its Water Supply Facilities Work Plan (WSFWP), reduce demand for potable water.

water conservation techniques and advertisement of watering restrictions.

Policy CON-1.9.5. Flagler County shall, as part of its Water Supply Facilities Work Plan (WSFWP) and through its Land Development Regulations (LDRs), adopt water conservation measures based on the St. Johns River Water Management District's (SJRWMD's) Florida Water Star and the U.S. Environmental Protection Agency's (EPA's) WaterSense

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Policy CON-1.9.2. Recognizing that Flagler County at the time of plan adoption is not a potable water supplier, the County will coordinate with water suppliers within Flagler County to attempt to reduce the demand to one hundred twenty one (121) gallons per capita per day through conservation measures including, but not limited to, water conservation programs and improved water conservation techniques and technology.

programs, including but not limited to: low water use plumbing fixtures; low-irrigation landscape techniques (referred to in various programs as Xeriscape, Right Plant Right Place, and Florida Friendly landscaping); reuse of treated wastewater effluent; and the dissemination of information to the public. **[SOME OF THESE HAVE BEEN IMPLEMENTED. SHOULD THIS BE LEFT IN?]**

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Policy CON-1.9.3. **[REDUNDANT POLICY]** In order to encourage all potential occupants of industrial parks to have an approved reclaimed water plan, Flagler County shall, during the development review process, refer these potential occupants either to the Florida Department of Environmental Protection (FDEP) or the St. Johns River Water Management District (SJRWMD) depending on the ultimate use.

Policy CON-1.9.6. Flagler County shall request periodic reports from the various utilities which supply water from within Flagler County updating the effectiveness of their water conservation programs.

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Policy CON-1.9.4. Flagler County shall promote water conservation coordination with the St. Johns River Water Management District (SJRWMD) in the adoption and enforcement of local water conservation measures. These measures shall be accompanied by the dissemination of public information on

Policy CON-1.9.7. Flagler County within its area of legal jurisdiction shall require, consistent with the rules of the St. Johns River Water Management District (SJRWMD), that reclaimed water be used where practical. New wastewater treatment plants shall be required to provide for the reclaimed water and/or disposal of wastewater by best available technology, including

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for agricultural or landscaping irrigation, percolation, or other permitted measures.

Policy CON-1.9.8. Recognizing that Flagler County at the time of plan adoption is not a water supplier, Flagler County shall, to the extent allowed by law, withhold development rights to future land development unless infrastructure (which includes water supply capacity and facilities) is available concurrent with the impacts of development.

Policy CON-1.9.9. Flagler County shall, consistent with the Florida Building Code, enforce building codes that require water conserving **low-flow** plumbing fixtures and devices in new construction.

Policy CON-1.9.10. Flagler County shall consider alternate means and incentives to conserve water including, but not limited to, irrigation meters, reuse of stormwater, cisterns, surface water pumps, and identifying other alternative potable water resources.

Policy CON-1.9.11. Flagler County shall partner with the St. Johns River Water Management District (SJRWMD) in the dissemination of public information related to water conservation.

Policy CON-1.9.12. Flagler County shall appropriately engage in enforcement actions pertaining to non-compliance with the County's Code provisions related to water conservation.

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Objective CON-1.10.

Flagler County shall strive to reduce the rate of soil erosion caused by land development, agriculture, and other human activities by promoting the use of best management practices (BMPs) which control and limit the amount of sediment reaching surface waters.

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Policy CON-1.10.1. Flagler County shall through its Land Development Regulations (LDRs) request that **relevant** information be submitted with land use amendments and rezoning applications for consideration **by** development review process.

Policy CON-1.10.2. Flagler County shall **utilize** its agricultural extension service

to promote and educate agricultural producers on the proper methods of controlling soil erosion.

Policy CON-1.10.3. Flagler County shall require the installation and use of best management practices (BMPs) at all development sites to include, but not be limited to: silt **fences**; ditch blocks; and rapid cover of exposed surfaces.

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Objective CON-1.11.

Mining activities shall be regulated through Flagler County's **existing** Land Development Regulations (LDRs) **to ensure that** quality of air, groundwater, surface water, and land and wildlife **are not adversely affected**.

Policy CON-1.11.1. A mining operation water use plan must be prepared and approved before new mining operations are permitted.

Policy CON-1.11.2. Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.



Policy CON-1.11.3. Buffers shall be established and maintained between mining activities and adjacent existing and future uses to achieve an aesthetically pleasing landscape compatible with those land uses.

Policy CON-1.11.4. A reclamation plan shall be approved by Flagler County or

appropriate State environmental agency before mining activities are permitted.

Policy CON-1.11.5. Mining shall be prohibited in areas where listed species are known to inhabit and in areas where hardwood and cypress/gum swamps exist.

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Objective CON-1.12.

Flagler County shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP) through the management of land use patterns.

Policy CON-1.12.1. Flagler County shall cooperate with the State in monitoring the Florida Air Emissions Inventory, in Flagler County if and when they exist.

Policy CON-1.12.2. New industrial land uses shall be located where they minimize the impact on current air

quality standards consistent with Flagler County's performance-based Land Development Regulations (LDRs) for the development of industrially-zoned parcels.

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Objective CON-1.13.

Flagler County shall continue to develop and improve the hazardous waste management program for the proper storage, recycling, collection, and disposal of hazardous wastes.

Policy CON-1.13.1. Flagler County's Emergency Management Division shall continue to update the emergency response plan for handling accidents involving hazardous wastes on an annual basis and shall coordinate these updates with the Northeast Florida Regional Council (NEFRC).

Policy CON-1.13.2. Flagler County shall promote the recycling of hazardous wastes by publishing a list of approved recyclers.

Policy CON-1.13.3. Flagler County shall continue to collect hazardous wastes in the County.

Policy CON-1.13.4. Flagler County shall, in cooperation with any contracted private solid waste collection provider, maintain and update as needed the employee training program to properly identify and inspect wastes before they enter any County landfill or transfer station, as applicable.

Policy CON-1.13.5. Flagler County, in cooperation with the Florida Department of Environmental Protection (FDEP) and the Northeast Florida Regional Council (NEFRC), shall maintain established standards for the collection network and any transfer/storage facility, if required in the future.

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(2) requiring vegetative buffer strips between arterial roadways and residential development; and ¶
(3) promoting alternative transportation modes such as car pooling, public transit, and bicycle and pedestrian paths. ¶
(4) developing Land Development Regulations that serve as incentives for "Green" development and redevelopment. ¶
(5) conserving and protecting natural resources that effect energy conservation through regulation and land acquisition. ¶
Hazardous Wastes Sub-Element

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Policy CON-1.13.6. Flagler County shall seek funding from the Florida Department of Environmental Protection's (FDEP's) Local Hazardous Waste Collection Center Grant Program to manage hazardous wastes.

generators receive materials, such as the Florida Department of Environmental Protection's (FDEP's) Florida's Handbook for Small Quantity Generators of Hazardous Waste, 2012 designed to inform them of their responsibilities for proper hazardous waste management.

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Policy CON-1.13.7. Flagler County shall approve the waste generation and management techniques of twenty percent (20%) of the hazardous waste generators on the County Master List annually (in a 5 year period it cannot be the same twenty percent (20%) sample and any new generators must be added to the list for approval) and ensure that all hazardous waste

Policy CON-1.13.8. Flagler County shall seek administrative inspection warrants, pursue code enforcement proceedings, initiate nuisance abatement actions, and pursue other appropriate remedies to protect the public against illegal dumping, hazardous spills, and contaminated sites, when appropriate.

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Objective CON-1.14.

Flagler County will establish and maintain a scenic road system in order to help preserve the area's natural beauty.

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Policy CON-1.14.1. Flagler County's Recreation and Open Space Element shall designate the scenic roads and the Future Land Use Map shall establish land uses that are consistent with the goal of preserving the natural beauty and scenic vistas along these routes.

Development Regulations (LDRs) buffering/conservation requirements for scenic roadways, as necessary.

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Policy CON-1.14.4. Properties located between designated scenic roads and wetlands or open water shall be zoned for the lowest intensity allowed for their respective Future Land Use categories.

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Policy CON-1.14.2. U.S. Highway 1 north of Old Kings Road to the St. Johns County line and County Road 201 (also known as John Anderson Highway) from the Volusia County line to State Road 100 shall be designated as scenic roads.

Policy CON-1.14.5. Flagler County shall support the efforts of the AIA Scenic & Historic Coastal Byway and Heritage Crossroads: Miles of History Heritage Highway Corridor Management Entities (CMEs).

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Policy CON-1.14.3. Flagler County shall evaluate and update Land

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Objective CON-1.15.

Pursue and provide the availability of public access for open surface waters including, but not limited to, estuarine systems, lakes, beaches, and the Intracoastal Waterway.

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Policy CON-1.15.1. Where appropriate, Flagler County shall participate in intergovernmental agreements with State and Federal agencies regarding the use of land and access to government-owned land for public use.

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Policy CON-1.15.2. Flagler County shall expand the availability of public access, fishing facilities, and provide adequate parking facilities adjacent to surface water bodies where appropriate and feasible.

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Policy CON-1.15.3. Flagler County shall enforce the Federally mandated public access requirements of the Coastal Zone Protection Act of 1985, as appropriate.

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Policy CON-1.15.4. Flagler County will consistently review opportunities that may be available to provide the public with reasonable and safe access to: wetland areas; lakes; beaches; lands abutting the Intracoastal Waterway, canals, and other lands; water bodies; and natural resource areas for the purpose of providing public recreational opportunities consistent with the type of natural resource and its environmental sensitivity.

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Policy CON-1.15.5. Flagler County will, when feasible, seek to preserve and protect: wetland areas; lakes; lands abutting the Intracoastal Waterway, beaches, canals, and other lands; water bodies; and natural resource areas by endeavoring, as appropriate in each case, to obtain the legal right to use such land,

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Goal ICE-1.

Flagler County will develop and maintain intergovernmental coordination mechanisms necessary to achieve consistency among local, county and regional plans and policies and coordinate all development activities in order to improve delivery of services, enhance the quality of life and protect the natural environment.

Objective ICE-1.1.

Flagler County shall establish a formal process for intergovernmental coordination with the municipalities and adjacent counties through various interlocal agreements and/or specific coordination activities.

Policy ICE-1.1.1. Flagler County shall establish a joint planning committee with the municipalities through adoption of a joint planning agreement, [interlocal service boundary agreement](#), interlocal agreement, or memorandum of understanding.

A. The joint planning committee will direct Planning Department staff to provide formal review and recommendations for development proposals abutting municipal boundaries and municipal annexation petitions. In addition, the joint planning agreement, [interlocal service boundary agreement](#), interlocal agreement, or memorandum of understanding will address collaborative planning and decision making on population projections, public school siting, the location and extensions of public facilities that are subject to concurrency, and will identify locally unwanted land uses.

B. [The joint planning committee will prepare a coastal resources management plan which addresses all natural systems including bays, estuaries and upland communities, on a system wide basis regardless of political boundaries.](#)

C. [The joint planning committee will prepare a plan for establishing interlocal service boundary agreements with Bunnell, Flagler Beach, and Palm Coast to address annexations, roadway maintenance, utility service delivery, law enforcement, and fire service.](#)

Policy ICE-1.1.2. Flagler County shall maintain existing shared service agreements with the municipalities and explore opportunities for additional joint efforts to provide public facilities and services. A key focus of the County's efforts to share services will be to maintain or improve the existing level of services and equitably fund necessary improvements.

Policy ICE-1.1.3. Flagler County shall continue to implement interlocal agreements for countywide recreation and transportation impact fees. The interlocal agreements shall include provisions for impact fee collections and sharing the local option gas tax.

Policy ICE-1.1.4. **[MOVED FROM FLUE AND ULTIMATELY DELETED DUE TO BEING DUPLICATIVE]** Flagler County shall continue the use of its Affordable Housing Advisory Committee (AHAC) to advise the County Commission and staff on affordable housing issues, concerns,

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programs and strategies. The AHAC shall provide advice on, but not be limited to, the State Housing Initiative Partnership (SHIP) and Community Development Block Grant (CDBG) programs.

Policy ICE-1.1.5. Flagler County shall strive to establish interlocal agreements or memorandums of understanding with the other local governments, private utility providers and/or quasi-governmental organizations that implement the objectives and policies of the respective plans for the sustainable development of western Flagler County. The emphasis shall be on the support of agricultural and natural resources through a variety of planning tools including, but not limited to the transfer of development rights, incentivize sustainable development practices

through the use of performance based development standards, and land acquisition. **[MOVED FROM FLUE]**

Policy ICE-1.1.6. Flagler County shall develop an interlocal agreement with the Flagler County School Board for locating future school sites during the development approval process. **[MOVED FROM FLUE]**

Policy ICE-1.1.7. Flagler County shall coordinate the location of neighborhood and community parks with the Flagler County School Board and participating municipal governments through an interlocal agreement or interlocal agreements. Wherever possible, the parties shall minimize total land costs, share maintenance costs, and enhance the sense of the community with a combined site. **[MOVED FROM FLUE]**

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Objective ICE-1.2.

Flagler County shall continue to review the comprehensive plans and plan amendments of adjacent municipalities, adjacent counties, planning activities of the Flagler County School Board, and other state and regional agencies regulatory and planning programs to determine that all planning and land development regulatory activities are consistent and coordinated with the goals, objectives, policies and implementation plans of the Flagler County Comprehensive Plan.

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Policy ICE-1.2.1. Flagler County shall continue to review and comment on proposed comprehensive plans of adjacent counties, municipalities within its boundaries, and adjacent municipalities for consistency and compatibility of development proposals and comprehensive plan amendments.

Policy ICE-1.2.3. Flagler County will maintain a Water Supply Facilities Work Plan that is coordinated with the St. Johns River Water Management District's (SJRWMD) Regional Water Supply Plan by updating the County's Work Plan within 18 months of an update to the District's Regional Water Supply Plan that affects the County.

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Policy ICE-1.2.2. Flagler County shall continue to support and cooperate with the Northeast Florida Regional Council (NEFRC) and the St. Johns River Water Management District (SJRWMD) for all regional planning and regulatory functions performed by these agencies.

Policy ICE-1.2.4. Flagler County will participate in the development of updates to the St. Johns River Water Management District's (SJRWMD) Regional Water Supply Plan and in other water supply development-related

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initiatives facilitated by the SJRWMD that affect Flagler County.

Policy ICE-1.2.5. Flagler County shall review and update its Hurricane Evacuation Plan on an annual basis and ensure that the plan remains certified by the State Division of Emergency Management.

Policy ICE-1.2.6. Flagler County will continue to coordinate the County Transportation Element with the Florida Department of Transportation (FDOT) Five Year Road Program and the River to Sea Transportation Planning Organization's (TPO) Long Range Transportation Plan (LRTP).

Policy ICE-1.2.7. Flagler County shall develop a long range transportation Concurrency Management System in coordination with the Florida Department of Transportation, adjacent counties, municipalities within its boundaries, and adjacent municipalities.

Policy ICE-1.2.8. Flagler County shall maintain the interlocal agreement to coordinate planning and land development activities with the Flagler County School Board, particularly joint development of park and recreation facilities.

[NOT REQUIRED BY F.S. ANYMORE]

Policy ICE-1.2.9. Flagler County and the municipalities shall continue to maintain countywide Level of Service (LOS) standards for County and State roads regardless of political boundaries by working with the River to Sea TPO.

Policy ICE-1.2.10. Flagler County shall on a regular basis notify adjoining cities and management entities of the Dunes Community Development District of Comprehensive Plan amendments and amendments to the Official Zoning Map requested in Coastal Area 1. [MOVED FROM FLUE]

Policy ICE-1.2.11. Flagler County shall develop a process for coordinating development review through a joint planning agreement or similar mechanism with the cities of Flagler Beach and Palm Coast to assure efficiency in the provision of utilities and transportation improvements. [MOVED FROM FLUE]

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Objective ICE-1.3.

Flagler County shall review and provide comments on adjacent local government's 5 Year Schedule of Capital Improvements and to provide a copy of the County's 5 Year Schedule of Capital Improvements to adjacent local governments for their review and comment.

Policy ICE-1.3.1. Flagler County shall initiate a formal joint planning agreement, interlocal service boundary agreement, interlocal agreement, or

memorandum of understanding with the municipalities to coordinate the construction of roadways and associated



infrastructure across jurisdictional boundaries.

Policy ICE-1.3.2. Flagler County shall initiate a formal joint planning agreement, [interlocal service boundary agreement](#), interlocal agreement, or

memorandum of understanding with the municipalities to provide periodic updates indicating recent building permits issued near jurisdictional boundaries and estimates of new infrastructure necessary to serve new development.

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Objective ICE-1.4.

Flagler County shall attempt to resolve inconsistencies between adjacent local governments and state or federal permitting agencies through negotiating techniques.

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Policy ICE-1.4.1. Flagler County shall continue to use the County staff as its liaison with state and federal agencies that have permitting responsibility in Flagler County.

Policy ICE-1.4.2. Flagler County shall utilize the Northeast Florida Regional Council (NEFRC) as a mediator when development issues or annexation issues cross jurisdictional boundaries and cannot be resolved by Flagler County or other local governments involved.

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Objective ICE-1.5.

Flagler County shall initiate and/or continue opportunities for fostering timely and effective dialogue among local government jurisdictions regarding planning and development issues having a County-wide impact and/or of mutual concern.

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Policy ICE-1.5.1. Flagler County shall continue to participate in the Northeast Florida Regional Council's monthly meetings in order to exchange information and coordinate development activities.

discuss Smart Growth issues to develop a Smart Growth Implementation Plan, which may include an inter-jurisdictional transfer of development rights program.

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Policy ICE-1.5.2. Flagler County shall coordinate with local jurisdictions to work concurrently to develop a consistent regional perspective on future growth consistent with the principles of Smart Growth. Flagler County shall convene initial meetings of local officials from the municipalities, as well as a broad range of stakeholders in Flagler County, to

Policy ICE-1.5.3. Flagler County shall cooperate with the municipalities during the establishment of any incentive- or performance-based density bonus program to include, but not be limited to, a transfer of development rights program to geographically identify appropriate areas for development.

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Policy ICE-1.5.4. Flagler County shall continue periodic meetings of elected officials and administrators of all municipalities and the County to identify opportunities to share services.

[STAFF SHOULD THIS BE QUARTERLY OR ANNUALLY?]

Policy ICE-1.5.5. Flagler County shall arrange regular meetings between the agency heads responsible for providing public services and infrastructure, such as police and fire protection, streets, and water and sewer service with their counterparts in the County and municipalities to explore opportunities to eliminate inefficiencies and duplication of services.

Policy ICE-1.5.6. Flagler County shall collaborate with the municipalities to explore future multi-modal transit-based options to address long-term County-wide transportation needs.

Policy ICE-1.5.7. Flagler County shall collaborate with municipalities and regional agencies outside of formal structures to ensure efficiency of services and improving quality of life throughout the region.

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Policy I.2.1.4: Flagler County shall pursue expanded collaboration among government jurisdictions and agencies to share services and facilities more cost-effectively when providing public services.¶

Policy I.2.1.5: Flagler County shall encourage intergovernmental collaboration in the siting, design, and use of facilities and services in the County, including recreational and other services.¶

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