



Flagler County Board of County Commissioners Workshop Agenda

Wednesday, September 4, 2024 • 6:00 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 Chair
4. Bulow Plantation 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.



Bulow Plantation Discussion

September 4, 2024



Agenda

- Transient Campground Compliance Progress
- Water and Sewer System Condition and Maintenance
- Next Steps and Board Direction



Transient Campground Compliance

- January 8, 2024, Board Workshop – Board approves six month stay in enforcement, expired July 31, 2024
- At July 15, 2024, Board Regular Meeting, staff presented option to extend compliance deadline for another six months
- 62 campsites not in compliance in January, down to 20 campsites in July with no evictions
- Six-month extension would allow more time for additional compliance
- Six-month extension granted, with a three-month update on progress
- Board scheduled September 4, 2024, Workshop
- Workshop intent “to hash out the details”



Concerns

- Attached versus abutting structures
- Periodic updates requested
- Identify process to compliance (each campsite is different)
- Board direction for County not to inspect RV campsites for compliance
- Owner enforces requirements through rental agreement
- Six-month occupancy limit
- Development Order permits accessory structures to campground (i.e., “Clubhouse Meeting Hall, Shower and Bathroom Facilities, Laundry...”), not accessory structures for individual campsites
- Appurtenances to park trailers allowed (must be permitted, including “steps and stairways”), but cannot be affixed to park trailers

Water and Sewer System

- Utilities – potable water with an onsite well, and sanitary sewer through an onsite package plant with solids trucked offsite
- Potable water and sanitary sewer permitted through FDEP
- Operations subject to reporting and sampling requirements, with periodic inspections
- FDEP has a complaint process
- County is not a party to the ownership, operation, or maintenance of Bulow's utility services



Bulow water and
sewer plant site



Systems Permitted by FDEP

Potable Water System

- FDEP Facility ID No. 2180132
- Operated and maintained by U.S. Water Services Corporation
- Re-rating of the water plant in 2012 set max day operating capacity at 0.322 MGD
- Warning Notice Letter (WL22-126) requiring ground storage tank replacement
- Last precautionary boil water notice was July 12, 2024, due to system shutdown to replace a 2-inch water main valve, boil water notice rescinded on July 17, 2024

Sanitary Sewer System

- FDEP Facility ID No. FLA011601
- Operated and maintained by Biometric Utility Consultants, Inc., and U.S. Water Services Corporation
- Domestic Wastewater permit issued April 8, 2024, expires April 7, 2029
- Existing 0.088 MGD AADF, permitted to expand to 0.171 MGD AADF
- No regulatory actions found

Next Steps and Board Direction

- Potable water and sanitary sewer service permitted through FDEP, not under any consent order.
- Option for Bulow Plantation Campground to connect to City/FGUA water and sewer services (should they desire).
- Will the Owner Self-Report to the County? Or will County staff inspect and report?
- Reports due at three-month intervals? With the Next report due November 1st?