



Flagler County Board of County Commissioners Workshop Agenda

Monday, February 10, 2025• 1:00 p.m.
(Special Meeting to Follow)

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. Lobbying 101
5. Legislative Updates
6. Old Brick Road Discussion
7. Land Acquisition Committee Ranking Board Discussion
8. Budget Kick Off
9. Airport Ordinance Discussion
10. Comprehensive Plan Discussion
11. Other Items for Discussion as Needed
12. Public Comment: *This thirty-minute time period has been allocated for public comment. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.*
13. 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.



Flagler County Board of County Commissioners Special Meeting Agenda

Monday, February 10, 2025 Following Workshop

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1. Call to Order
2. Public Comment
3. Consideration of a Purchase and Sale Agreement
4. Request the Board take actions as deemed necessary regarding issues discussed at the workshop this date.
5. Adjournment

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



**An overview of the
State Government and
Lobbying Practices.**

FLAGLER COUNTY
FEBRUARY 10, 2025

Leadership Priorities

Governor Ron DeSantis

- ➡ Reducing State Spending.
- ➡ Property Insurance.
- ➡ Pay down overall outstanding tax-supported state debt.

President Ben Albritton

- ➡ Reducing State Spending.
- ➡ "Rural Renaissance" – focus on Agriculture and Rural Florida.
- ➡ Providing Fresh Food for Underserved Kids.

Speaker Daniel Perez

- ➡ Reducing State Spending.
- ➡ State Infrastructure.
- ➡ Affordability.



GOVERNOR DESANTIS' 2025-2026 BUDGET RECOMMENDATIONS

“FOCUS ON FISCAL RESPONSIBILITY”

Governor Ron DeSantis released his 2025-2026 Budget Recommendations to the Florida Legislature on February 2nd. The “Focus on Fiscal Responsibility” spending plan totals \$115.6 billion, with highlights including funds placed in reserves, state debt reduction and continued tax incentives for Florida consumers.

The Governor’s budget proposal is typically more of a high-level plan, outlining specific areas and programs for funding allocations. While the Governor’s recommendations can serve as a blueprint for writing the state budget bill, the complete itemized budget is crafted solely by the Legislature. Local, member-driven projects will be included later in the process, when lawmakers craft and pass the budget during the upcoming 60-day legislative session.

Budget Highlights

- General Revenue increased to \$50.2 billion, a \$383.4 million increase over the current Fiscal Year.
- \$2.2 billion in tax relief focusing on permanently repealing the business rent tax, creating a new venture tax credit program, and providing new and traditional tax holidays to help keep more money in the pockets of Florida’s families.
- \$1.7 billion for Florida’s state colleges; and \$3.9 billion for Florida’s state universities.
- \$1.24 billion is provided for disaster preparation, response, recovery and mitigation, including \$344.0 million in state match for costs relating to disasters.
- \$795.5 million in funding for education capital outlay initiatives.
- \$275 million for the expanded Water Quality Improvement Grant Program for projects to construct, upgrade or expand wastewater facilities, including septic to sewer conversions, stormwater management projects, and agricultural nutrient reduction projects.
- \$69 million to infrastructure improvements and resource management for Florida’s State Parks.
- An additional investment of \$261 million for infrastructure projects in local communities
- \$100 million, a \$50 million increase over the current year, in renourishment of Florida beaches.
- \$13.8 billion for the State Transportation Work Program

2025 LEGISLATIVE TIMELINE

January

- | | |
|---------------|---|
| January 13-17 | Interim Legislative Committee Week 2. |
| January 21-24 | Interim Legislative Committee Week 3. |
| January 29 | Deadline for Submission of House and Senate Bill Requests (must be submitted to Bill Drafting by 5:00pm). |
| January 29 | Publication of Notice for House Local Bills Deadline. |

February

- | | |
|----------------|---|
| February 10-14 | Interim Legislative Committee Week 5. |
| February 14 | Deadline for Submission of Required 2025-2026 Appropriations Project Request Forms. |
| February 17-21 | Interim Legislative Committee Week 6. |
| February 28 | All House and Senate Bills Must Be Approved for Filing by 5:00 p.m. |

2025 LEGISLATIVE TIMELINE

March

March 4 Legislative Session Begins & Deadline for Filing Bills for Introduction.

House and Senate Appropriations Subcommittees will meet throughout the month of March to craft their individual sections of the 2025-2026 state budget proposal. Later in the month, the full House and Senate Appropriations Committees will discuss and debate the full spending proposals for their respective chambers, each of which will be based on the subcommittee budgets.

April

Early April Budget Proposals are Finalized. Budget efforts will continue, with the full House and Senate Appropriations Committees finalizing their respective proposed spending plans, which will be negotiated during budget conference.

Mid April Once final budget proposals have been crafted in each chamber, the House and Senate will begin the budget conference process during the final weeks of session. During this time, differences between the spending plans are negotiated between legislative leaders.

April 22 "50th Day Rule" – Last Day for Regularly Scheduled Committee Meetings.

Late April During the final weeks of April, lawmakers will finalize the negotiated budget proposal. The final plan must be "laid on the table" for a 72-hour "cooling off" period.

May

May 2 2025 Legislative Session Adjourns.

Government Relations Overview



Messaging

Working to ensure Flagler County requests align with priorities and initiatives of elected officials and state leaders.



Relationships

Building and maintaining relationships with elected officials and state leaders that have direct impact to the needs of Flagler County.



Strategy

Working with Flagler County to determine a pathway to success for not only the 2025 Legislative Session, but for many years to come.

WINNING STRATEGY

Meetings with Elected Officials

Strategically timed meetings and discussions with elected officials and state leaders to effectively convey the priorities of Flagler County.

Supporting Documents

Providing one-pagers for elected officials to review and reference in future discussions on Flagler County needs.

Flagler County Day at The Capitol

A day in Tallahassee for Commissioners and County staff to advocate with elected officials on Flagler County priorities.

Legislative Tracking

Staying on top of bills and amendments filed to ensure language does not harm Flagler County.

We are happy to answer any questions you may have.

If you think of any additional questions following this meeting, please do not hesitate to contact anyone on our team.

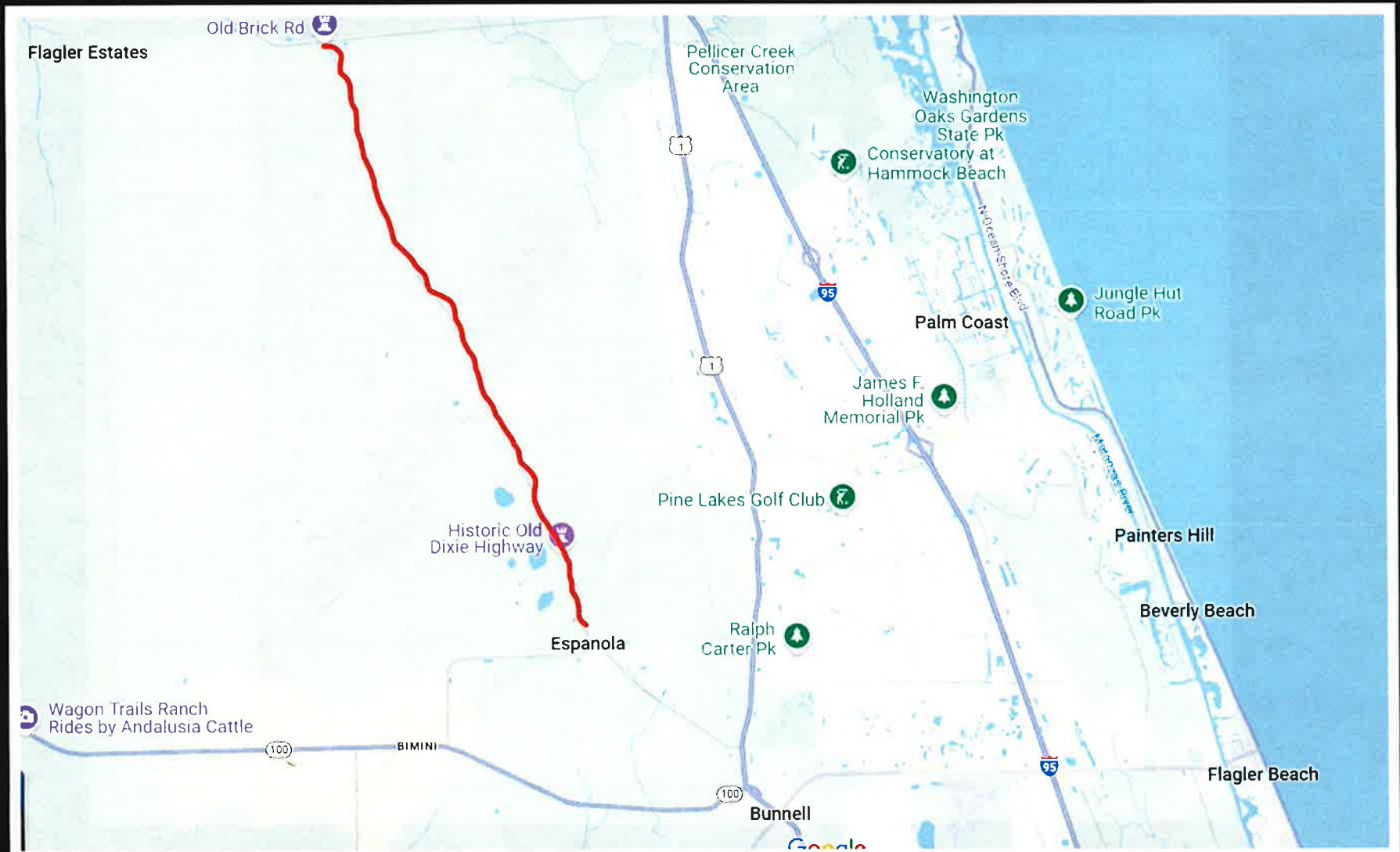


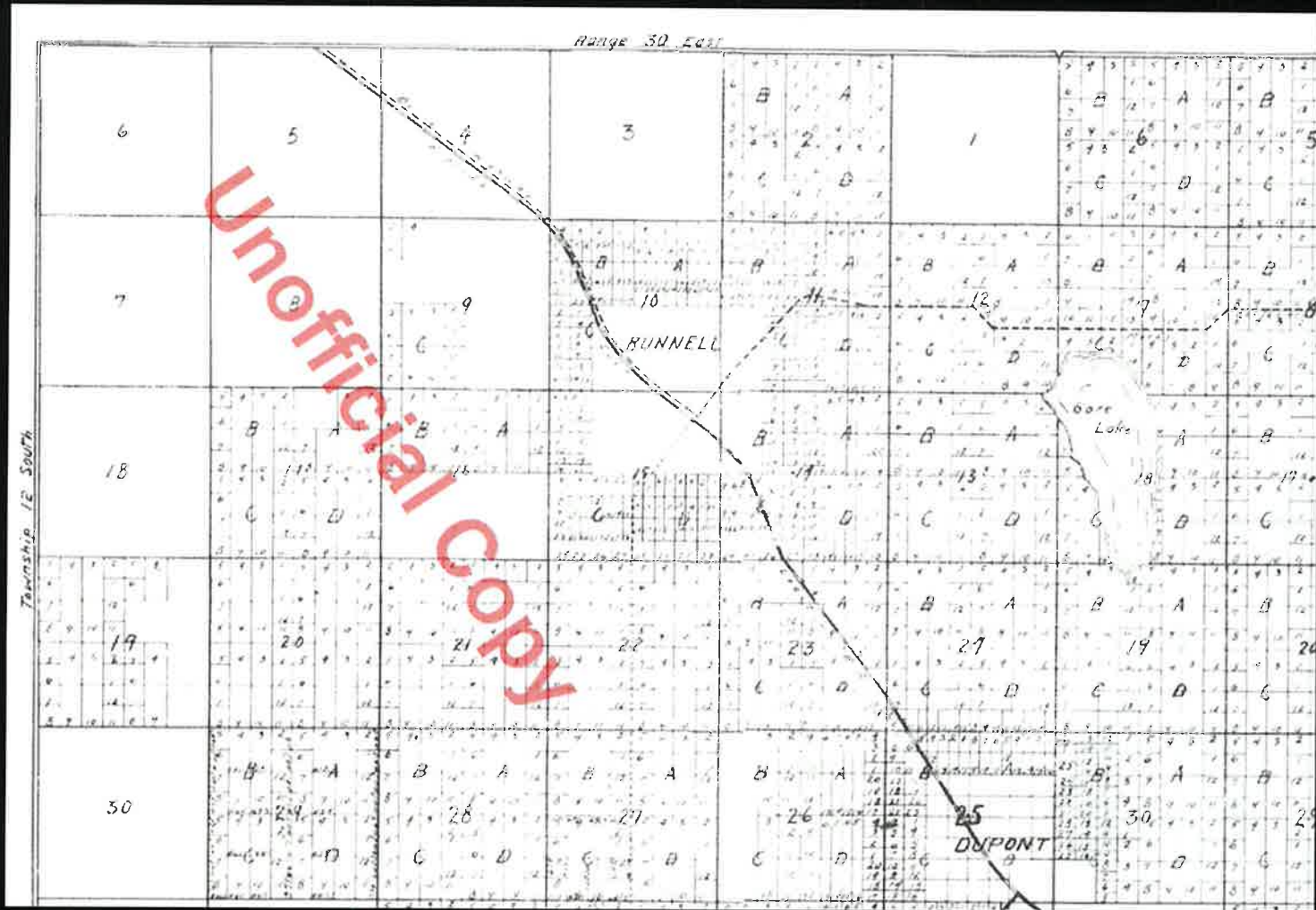
**DIXIE HIGHWAY
“OLD BRICK ROAD”**



Nick Paul © 2017







Historical Recognition

- National Register of Historic Places, 2005
- Florida Master Site File, 2005
- Florida Heritage Crossroads
- Longest, Continuous Portion of Rural Brick Road in Florida

Comprehensive Plan

- Objective ROS-1.4. Objective H.1.4: Flagler County will work with local cities, adjacent landowners and residents, St. Johns County and State agencies for funding and implementation of the recommendations of the **Old Brick Road Corridor Study** for that 11-mile section lying north of Espanola to St. Johns County Road 204.
- Policy ROS-1.4.1. Policy H.1.4.1: Development orders for parcels potentially utilizing the Old Brick Road shall consider the recommendations of the adopted Heritage **Crossroads Corridor Management Plan**.
- Policy ROS-1.4.2. Policy H.1.4.2: Flagler County shall work with the Cities cities of Palm Coast and Bunnell in order to coordinate efforts to support the preservation of the historical character of the Old Brick Road and the provision of safe and adequate vehicular access in a manner consistent with the **Heritage Crossroads Old Brick Road Corridor Management Plan** (CMP).

Comprehensive Plan

- Policy ROS-1.4.3. Policy H.1.4.3: Flagler County shall explore funding options to enhance the attributes that warranted the corridor's inclusion and maintenance on the National Register of Historic Places.
- Policy ROS-1.4.4. Policy H.1.4.4: Land development regulations affecting the designated portion of the Old Brick Road shall consider the recommendations of the **Cultural Resources Management Plan**.
- Policy ROS-1.4.5. Policy H.1.4.5: Continue the partnership with the Florida Department of Transportation (FDOT) in preserving, restoring and preserving providing this historical transportation resource.

The Dixie Highway

- Good Roads Movement of Progressive Era; philanthropists publicized roads and lobbied for funding.
- 1911: Charles Glidden of Boston conducted highly publicized tour from NYC to Jacksonville on behalf of American Automobile Association
- By 1915, Ford manufactured one millionth Model T. Thousands of cars came to Florida each year.
- 1903: first races on Ormond's beach.
- State Road Department founded in 1915, but rural highway construction remained county responsibility until 1920s.
- U.S. Postal Service was impetus for first major system of federal roads.

Carl G. Fisher

- Sold Prest-O-Lite and Built the Indianapolis Speedway
- Connected NYC to San Francisco, the Lincon Highway
- Miami Beach developer, from Indiana, conceived the “Dixie Highway” extending from Michigan to Miami in 1914
- Organized the Dixie Highway Association; monthly magazine.
- Towns and Cities Competed for the Route
- Florida had a dual parallel route, one in central peninsula and one eastern

The Dixie Highway

- Eastern Route mostly followed what is today U.S. 1, from Jacksonville to St. Augustine, Hastings, Bunnell, Ormond, and south to Miami.
- Western/Central Route went from Tallahassee to Ft. Myers
- East-West Connectors along the way, including Hastings to Orlando
- WWI helped speed roadway development.
- By 1926, Dixie Highway was mostly complete; Feds implement federal signage and numbering system.

“Old” Dixie Highway

- Dixie Hwy Assn disbanded in 1927, its functions replaced by state and local governments
- Dixie Highway faded from Nomenclature and historical signage fell out of usage.
- Some Counties and Towns invoked their heritage locally with the names, Old Dixie Highway and Old Brick Road
- In 1920s, more easterly routes drew attention away from Dixie Highway: the New Dixie Hwy and Ocean Shore Boulevard

St. Johns County Highway Improvement

- Henry Flagler admonished St. Johns business and government leaders for neglecting shell roads and urged pavement. (Ohio was first state to pave its roads with brick.)
- St. Johns sent out bids for the paving of John Anderson Highway from Duval County line to north boundary of St. Augustine and from Hastings to Volusia County line.

I.I. Moody

- I.I. Moody was chair of St. Johns County Commission.
- Moody and Chamber of Commerce embarked on public relations campaign to ensure bonding needed to pave the highway: “Good Roads, Progress, and Prosperity.”
- Referendum passed 822 to 432. 87 to 2 in Bunnell! 18 to 0 in Espanola.
- Moody felt road was necessary to link Bunnell to more established cities of Daytona Beach and St. Augustine.
- Flagler County created in 1917 at Moody’s urging; died 1918.

Flagler County Commission Meetings 1917

- BCC Dissatisfied with Construction of OBR by St. Johns County's Engineer/Contractor
- Contractor Refused to Make Repairs
- BCC Ordered Convicts to do the Work
- BCC paid St. Johns for that portion of the OBR through a Sinking Fund

Post WWII Era

- 1946, BCC paved portion between Bunnell and Espanola
- 1950s: State redesignates OBR as State Road 13
- Mid-1960s: State gave road to Flagler County
- Post-WWII era: Timber Companies purchased lands around OBR.
- 1990s: Concern over timber companies use of OBR caused BCC to place sand/soil on the road.

Cultural Resource Management Plan

- BCC Obtained Funding from FDOT in 2003 to prepare a study for inclusion on National Historic Register.
- Plan Completed in 2004 by Environmental Services, Inc. of Jacksonville and Zev Cohen & Associates

Plan Recommendations

- Heavy Trucks Should Not Use OBR
- Heritage Tourism
- Equestrian Trail; parallel bike path
- Interpretive Kiosks and Historical Era Signage
- State Historical Marker at South End
- Clear ditches; replace culverts
- Crossings where necessary in concrete and using bricks removed from crossings to repair other parts of OBR

Other Issues

- Ownership; Fla. Stat. 95.361
- Restrictive Covenants
- Annexation and Comp Plan; Future Development Crossings



Land Acquisition Committee Ranking

Primary Program Objectives

- a) Preserve wildlife habitats and protect the health and diversity of wildlife, especially threatened and endangered species of plants and animals.**
- b) Promote improved water quality and protect the Floridan aquifer and preserve water recharge areas.**
- c) Preserve rare natural communities and wildlife habitats/ecosystems.**
- d) Preserve unique cultural, historic, scenic, and significant geologic features.**
- e) Promote economic development through the creation of nature tourism property, infrastructure, and opportunities.**
- f) Promote appropriate public use and enjoyment of acquired lands including public access to water bodies for recreation activities that are consistent with ESL stewardship principles.**

Secondary Program Objectives

- a) Preserve green space as passive recreation in close proximity to development to provide refuge for residents, visitors and wildlife, in coordination with the Land Development Code and Comprehensive Plan where possible.**
- b) Reduce capital acquisition and land management costs by partnering with other agencies.**
- c) Enhance existing recreation facilities and natural reserve areas throughout the County by acquiring adjoining properties.**
- d) Establish wildlife corridors throughout the county promoting wildlife protection, habitat preservation and migration, in coordination with the Land Development Code and Comprehensive Plan where possible.**

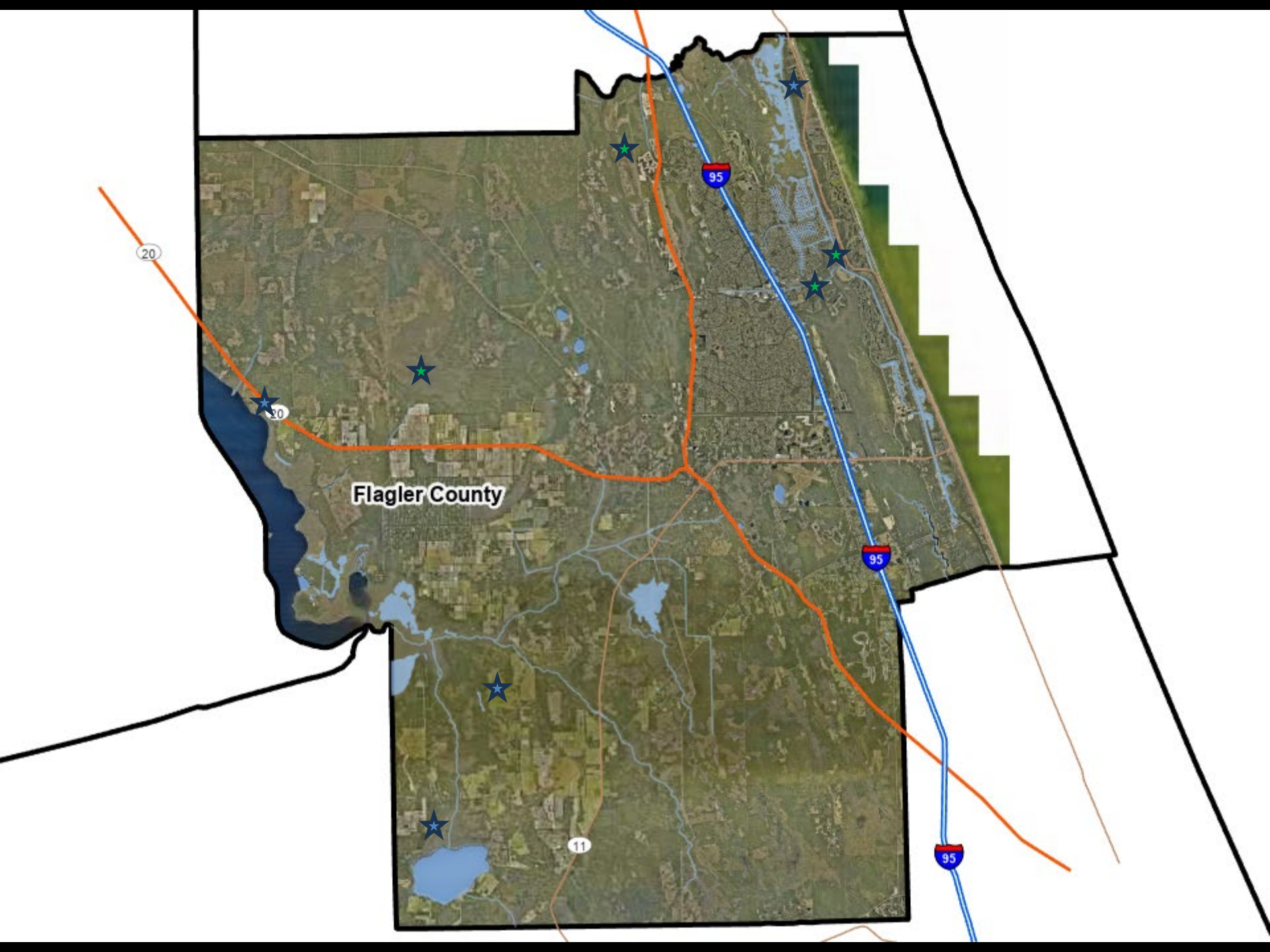
Secondary Program Objectives

- e) Establish recreational trail corridors throughout the County promoting alternative transportation modes, nature viewing, and fitness/exercise recreation opportunities.**
- f) Restore damaged habitats that can have substantial positive environmental impacts with restoration. Higher weight will be given if this action can produce a tangible financial return to offset purchase or land management costs.**

Prioritization and Ranking

The A list is reserved for the projects found to be the highest priority of the LAC. Listing on the A list should be based on:

- 1. Comparing the project to other listed projects based upon the number of project objectives the project meets,**
- 2. Availability of matching funds,**
- 3. Urgency of purchase based on imminent threat of loss,**
- 4. The “weight” or significance of the program objectives met, and**
- 5. Other factors deemed appropriate by the LAC.**



**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP / AGENDA ITEM # 8**

SUBJECT: Consideration of Fiscal Year 2025-26 Budget Guidelines and Calendar.

DATE OF MEETING: February 10, 2025

OVERVIEW/SUMMARY: Every year the budget office creates a calendar and guidelines to provide direction on how to build the upcoming fiscal year's budget.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: E. John Brower, Financial Services Director (386) 313-4036

RECOMMENDATION: Request the Board accept and approve the initial guidelines and calendar for the creation of the FY26 Tentative Budget.

ATTACHMENTS:

1. FY 2025-26 Budget Calendar
2. Presentation

External (Public) Dates	
Budget Workshop	12/16/24
Budget Workshop	1/13/25
Budget Guidelines & Calendar Presented to BOCC	2/10/25
Budget Workshop for Non-General Fund & CIP	6/2/25
Budget Workshop for Constitutionals	6/9/25
Budget Workshop for General Fund	6/16/25
Budget Workshop (if necessary)	6/23/25
FY26 Tentative Budget Review Notice of Proposed Spec Assesment Set Proposed Millage Rates Announce 1st Public Hearing	7/14/25
Final Review of Tenatitive Budget Presented to BOCC Policy Updates	8/4/25
CIP Adoption & Budget Workshop (if necessary)	8/18/25
First TRIM Public Hearing to Adopt: Tentative Millage Rates, Assessment Fees, Tentative Budget, and to set Final Public Hearing Date, Time, and Place	9/11/25
Final Public Hearing to Adopt Final Millage	9/22/25

2025 Calendar

BOCC Agenda Meeting Dates in Red / Holidays & Weekends in Gray

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Internal Dates	
1/23/25	CIP Kickoff
1/6/25-1/10/25	1:1 Meetings with Commissioners
2/11/25	CA Kickoff Meeting & Budget Module Open for Entry CA Kickoff with Constitutionals
3/14/25	CIP Year 1 Due
3/21/25	FY26 Budgets, Operating & Capital Outlay, & Decision Units Due
4/8/25-4/25/25	CA Department Meetings
4/25/25	CIP Year 2-5 Due
4/28/25	Performance Measures Due
5/13/25-5/16/25	Additional CA Budget Meetings with all Depts (if necessary)
6/1/25	FCSO, Clerk, SOE, and PA Submit Budget to BOCC Preliminary Estimate of Property Tax Value Due from Prop. Appraiser
7/1/25	Certification of Taxable Value by the Property Appraiser
8/1/25	Tax Collector Submits Certified Budget to BOCC
9/25/25	Submit Budget Adoption Resolutions to Property Appraiser & Tax Collector



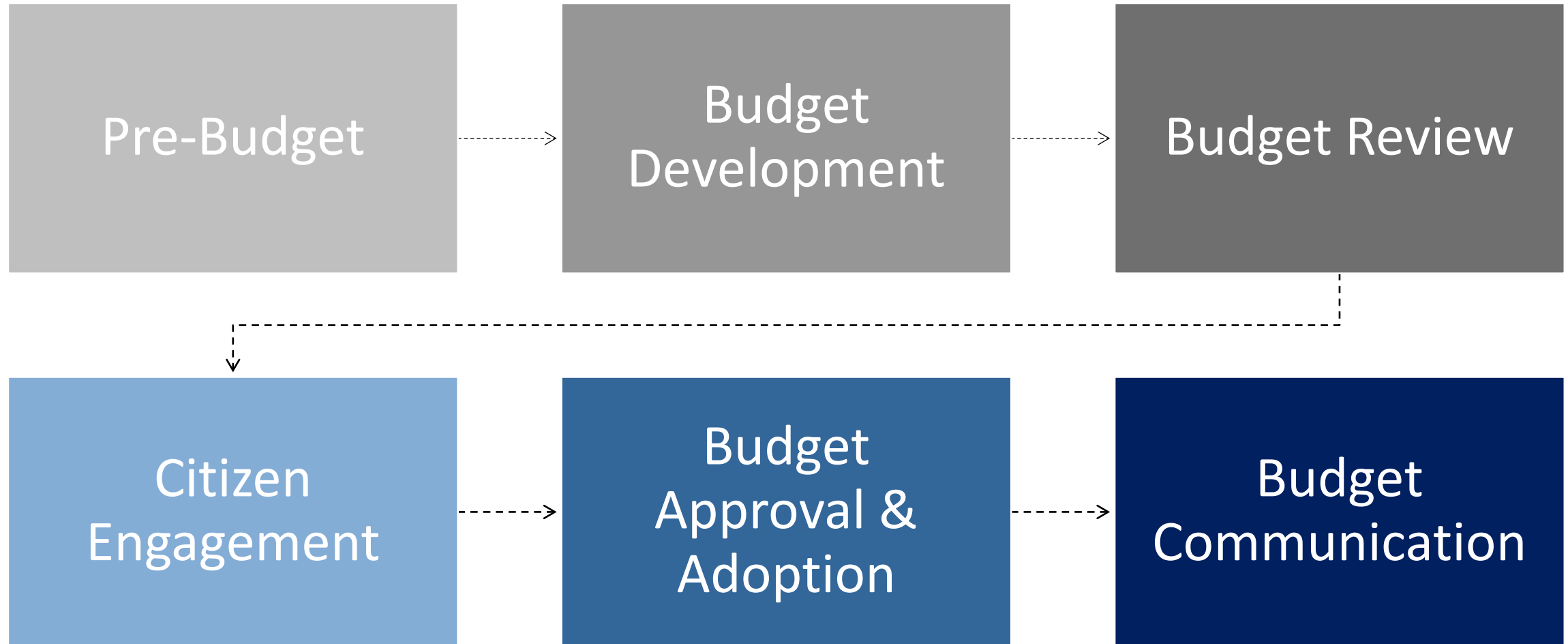
February 10, 2025

Board Workshop
FY26 Budget Development

FY2026 Budget Development

- Budget Process and Calendar
- Board Policies & Priorities
- Budget Focus
- Key Budget Factors
- Budget Guidance

Budget Process



External (Public) Dates	
Budget Workshop	12/16/24
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Budget Preparation Timeline

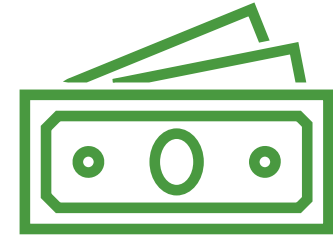
December - February	• Initial Planning & Guidelines • Budget Kickoff
March/April	• Budget Development (CIP, Operating, Performance Measures) • Department Budget Requests
May/June	• Commission Meetings & Workshops • Constitutional Officers Budgets
July/August	• County Administrator's Tentative Budget • Commission Meetings & Workshops
September	• Public Hearing & TRIM • Budget Adoption
October/December	• New Fiscal Year Begins • Implementation & Monitoring

FY26 Budget Board Policies and Priorities



Board Budget Policies and Priorities – FY2026

- Flagler County Strategic Plan - Vision
 - Effective Government
 - Economic Vitality
 - Growth and Infrastructure
 - Public Health and Safety
- Economic Impacts and Financial Feasibility
- Leverage Available Sources of Funding
- Resource Optimization
- Effective Financial Planning



Budget Guidance – FY2026

- Flat or Reduced Millage Rate
- Focus on Beach Management Funding
- Employee Retention and Merit Pay
- Control Expenditures/Hold the Line (Board and Constitutionals)
- Capital projects reviewed for necessity and approved based on funding availability

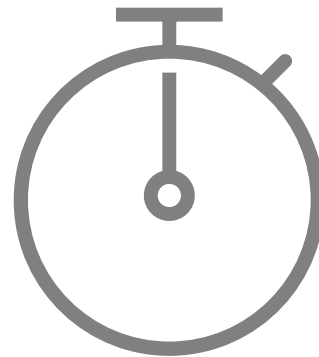
Key Budget Factors – FY2026

- Employer Contribution Health Insurance
- Collective Bargaining Negotiations
- Liability/Property Insurance
- Cost Allocation to Constitutional Officers
- Cost of Living & CPI
- Contractual Costs
- Board Policy Decisions
- Legislative Impacts

Next Steps



Consideration of
Approval



Budget Kick Off
2/11/2025



Continued Discussions



Questions?

Comments

ORDINANCE 2025-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES), BY AMENDING SECTION 3.06.00, SPECIAL PROVISIONS OTHER, ARTICLE III, ZONING DISTRICT REGULATIONS, BY ESTABLISHING AIRPORT ZONING REGULATIONS; PROVIDING FOR FISCAL IMPACTS; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Flagler County is a political subdivision of the State of Florida, as established through Section 1 of Article VIII of the Constitution of the State of Florida, as revised in 1968 and as subsequently amended; and

WHEREAS, Flagler County is the owner and operator of a general aviation public airport identified as Flagler Executive Airport (KFIN); and

WHEREAS, the Flagler Executive Airport is within the unincorporated area of Flagler County and is subject to the land use regulations as established by the Board of County Commissioners of Flagler County, Florida, through its Land Development Code, as established in Appendix C to the Flagler County Code of Ordinances; and

WHEREAS, while the Flagler Executive Airport is located within the unincorporated area of Flagler County and is subject to the County's Land Development Code, the Airport is bordered by lands within incorporated municipalities which are subject to the applicable land development regulations of the respective municipalities; and

WHEREAS, the County is desirous of adopting airport zoning protection as provided in Section 330.35(2), Florida Statutes, so as to protect the Airport's infrastructure and in recognition of the public's substantial investment in the Airport's development; and

WHEREAS, the adoption of airport protection overlay zoning formalizes review processes that the County and municipalities have been utilizing for the evaluation of development within the vicinity of the Airport, and the adoption of airport protection overlay zoning is in the best interest of the public; and

WHEREAS, while airport protection overlay zoning primarily concerns airport obstruction hazards which may impact the vertical and horizontal airspace surrounding the Airport, airport protection overlay zoning, among other things, additionally identifies incompatible uses that should be discouraged or prohibited proximate to the Airport; and

47 **WHEREAS**, airport obstruction hazards endanger the lives and property of users
48 of an airport and of the occupants of land in its vicinity by reducing the size of the area
49 available for aircraft taking off, maneuvering, or landing, thus tending to destroy or impair
50 the utility of the Airport and the public investment therein; and
51

52 **WHEREAS**, it is further found that certain activities and uses of land in the
53 immediate vicinity of airports as enumerated in Section 333.03(2), Florida Statutes, are
54 not compatible with normal airport operations, and may, if not regulated, also endanger
55 the lives of the participants, adversely affect their health, or otherwise limit the
56 accomplishment of normal activities; and
57

58 **WHEREAS**, the creation or establishment of an airport hazard and the
59 incompatible use of land in airport vicinities are public nuisances and injure the community
60 served by the airport in question; and
61

62 **WHEREAS**, it is therefore necessary in the interest of the public health, public
63 safety, and general welfare that the creation or establishment of airport hazards and
64 incompatible land uses be prevented; and
65

66 **WHEREAS**, the limitation of land uses incompatible with normal airport operations,
67 the prevention of the creation or establishment of airport hazards, and the elimination,
68 removal, alteration, mitigation, or marking and lighting of existing airport hazards are
69 public purposes for which political subdivisions may raise and expend public funds and
70 acquire land or property interests therein, or air rights thereover; and
71

72 **WHEREAS**, every political subdivision having an airport hazard area within its
73 territorial limits is required by Section 333.03(1)(a), Florida Statutes, to adopt, administer,
74 and enforce, under the police power and in the manner and upon the conditions
75 prescribed in this section, airport protection zoning regulations for such airport hazard
76 area; and
77

78 **WHEREAS**, the Board of County Commissioners has determined that it is in the
79 best interest of the citizens of Flagler County to adopt the proposed Airport Zoning
80 Regulations, that these Regulations meet the requirements of Chapter 333, Florida
81 Statutes, with regards to Airport Zoning, and that this amendment to the Land
82 Development Code is consistent with the Comprehensive Plan; and
83

84 **WHEREAS**, the Board of County Commissioners approved this ordinance on first
85 reading at its March 3, 2025 regular meeting; and
86

87 **WHEREAS**, following public hearings on March 3, 2025 and on March 17, 2025,
88 including the presentation by staff and public comments as part of the public hearings,
89 the Board of County Commissioners adopted this ordinance on second and final reading
90 at its March 17, 2025 regular meeting; and
91

92 **WHEREAS**, public notice has been provided in accordance with Section 125.66,
93 Florida Statutes.

94
95 **NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD**
96 **OF COUNTY COMMISSIONERS:**

97
98 **Section 1. RECITALS.**
99

100 A. The foregoing whereas clauses are incorporated herein by reference and made a part
101 hereof.

102
103 **Section 2. CODE AMENDMENT.**
104

105 A. Section 3.06.17, Airport Zoning Regulations, Article III, Zoning District Regulations, of
106 the Flagler County Land Development Code (Appendix C to the Code of Ordinances
107 of Flagler County, Florida), is hereby created:

108
109 **Sec. 3.06.17. Airport zoning regulations.**
110

- 111 a. *Title.* These regulations shall be known as the Flagler County Airport
112 Zoning Regulations.
- 113
114 b. *Purpose and intent.* The purpose of these airport zoning regulations is to
115 provide both airspace protection and land use compatibility in relation to the
116 normal operation of the Flagler Executive Airport (KFIN) licensed for public-
117 use by the State of Florida Department of Transportation (FDOT) in Flagler
118 County, Florida. These regulations, through the establishment of airport
119 zones and corresponding regulations, provide for the independent review
120 of development proposals in order to promote the public interest in safety,
121 health, and general welfare within the territorial limits over which Flagler
122 County has jurisdiction, and to ensure that all airports licensed for public-
123 use in the County can effectively function.

124
125 Therefore, Flagler County deems it necessary to regulate the uses of land
126 located around said airports relative to the:

- 127 • Height of structures and objects of natural growth on such land;
128 • Uses of land in areas subject to airport noise;
129 • Uses of land in areas subject to aircraft overflight potential;
130 • Establishment of residential use or educational facilities of public and
131 private schools on such land;
132 • Uses of land which result in the generation of in-flight visual or electronic
133 interference; and
134 • Uses of land which result in aircraft bird strike hazards.
135

There is hereby adopted and established these airport zoning regulations pursuant to the authority conferred on Flagler County by Chapters 163 and 333, Florida Statutes (F.S.), as they may be amended from time to time.

c. *Definitions.* The following terms shall be defined herein as follows:

1. *Aeronautical study:* a Federal Aviation Administration study, conducted in accordance with the standards of 14 C.F.R. part 77, subpart C, and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace.
2. *Affected local governments:* any municipality or county having jurisdiction over the airport and any municipality or county located within two (2) miles of the boundaries of the land subject to the airport master plan. For purposes of this section, Flagler County is the owner and operator of the Flagler Executive Airport (KFIN), while the City of Bunnell and the City of Palm Coast are municipalities located within two (2) miles of the boundaries of the land subject to the airport master plan.
3. *Airport:* any area of land or water designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose. The term “airport” shall mean the Flagler Executive Airport (KFIN), a general aviation public-use airport owned and operated by Flagler County. For purposes of airport protection and land use compatibility regulations in this section, the term “airport” also includes all land lying vertically under the designated approach zones.
4. *Airport elevation:* the highest point of an airport’s usable landing area measured in feet above Mean Sea Level.
5. *Airport hazard:* an obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.
6. *Airport hazard area:* any area of land or water upon which an airport hazard might be established.
7. *Airport land use compatibility zoning:* airport zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.

- 181 8. *Airport layout plan*: a set of scaled drawings that provide a graphic
182 representation of the existing and future development plan for the
183 airport and demonstrates the preservation and continuity of safety,
184 utility, and efficiency of the airport.
185
- 186 9. *Airport master plan*: a comprehensive plan of an airport which
187 typically describes current and future plans for airport development
188 designed to support existing and future aviation demand.
189
- 190 10. *Airport protection zoning regulations*: airport zoning regulations
191 governing airport hazards.
192
- 193 11. *Airport zoning administrator*: the Airport Director shall serve as the
194 Airport Zoning Administrator.
195
- 196 13. *Avigation easement*: an agreement that compels property owners to
197 surrender their property's air rights to the government.
198
- 199 14. *Day/night sound level (DNL)*: the system used by the FAA and the
200 Department of Housing and Urban Development (HUD) to measure
201 noise. Contours representing DNL levels are generated from the
202 INM. The military also uses the DNL methodology to express noise
203 impacts. Sound levels in the DNL contours are expressed in decibel
204 units.
205
- 206 15. *Decision height*: the height at which a decision must be made during
207 all ILS instrument approach to either continue the approach or to
208 execute a missed approach.
209
- 210 16. *Department*: the Department of Transportation as created under
211 Section 20.23, Florida Statutes.
212
- 213 17. *Educational facility*: any structure, land, or use that includes a public
214 or private kindergarten through 12th grade school, charter school,
215 magnet school, college campus, or university campus. The term
216 does not include space used for educational purposes within a multi-
217 tenant building.
218
- 219 18. *Landfill*: has the same meaning as provided in Section 403.703,
220 Florida Statutes.
221
- 222 19. *Minimum descent altitude*: the lowest altitude, expressed in feet
223 above Mean Sea Level, to which descent is authorized on final
224 approach or during circling-to-land maneuvering in execution of a
225 standard instrument approach where no electronic glide slope is
226 provided.

20. *Nonconforming use*: for purposes of this section, any preexisting structure, object of natural growth or use of lands which is inconsistent with the provisions therein.
21. *Object of natural growth*: a woody plant.
22. *Obstruction*: any existing or proposed object, terrain, or structure construction or alteration that exceeds the federal obstruction standards contained in 14 C.F.R. part 77, subpart C that obstructs the airspace required for flight of aircraft in landing and takeoff at an airport or is otherwise hazardous to such landing or takeoff of aircraft. The term includes: any object of natural growth or terrain; permanent or temporary construction or alteration, including equipment or materials used and any permanent or temporary apparatus; or alteration of any permanent or temporary existing structure by a change in the structure's height, including appurtenances, lateral dimensions, and equipment or materials used in the structure.
23. *Person*: any individual, firm, co-partnership, corporation, company, association, joint-stock association, or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof.
24. *Political subdivision*: the local government of any county, municipality, town, village, or other subdivision or agency thereof, or any district or special district, port commission, port authority, or other such agency authorized to establish or operate airports in the state. For purposes of this section, this term shall mean Flagler County as the owner and operator of the Flagler Executive Airport (KFIN).
25. *Precision instrument runway*: a runway having an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an FAA-approved airport layout plan; a military service's approved military airport layout plan; any other FAA planning document, or military service's military airport planning document.
26. *Public-use airport*: an airport, publicly owned and maintained, licensed by the state, which is open for use by the public. For the purposes of this section, the publicly owned and maintained airport within Flagler County is Flagler Executive Airport (KFIN).
27. *Runway*: A defined rectangular surface on an airport prepared or suitable for the landing or takeoff of airplanes.

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28. *Runway protection zone (RPZ)*: an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.
29. *Sound exposure level*: see “Day/night sound level (DNL)”.
30. *Sound level*: see “Day/night sound level (DNL)”.
31. *Structure*: any object constructed, erected, altered, or installed, including, but not limited to, buildings, towers, smokestacks, utility poles, power generation equipment, and overhead transmission lines.
32. *Substantial modification*: any repair, reconstruction, rehabilitation, or improvement of a structure when the actual cost of the repair, reconstruction, rehabilitation, or improvement of the structure equals or exceeds 50 percent of the market value of the structure.
33. *Visual runway*: a runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedures and no instrument designation indicated on an FAA approved airport layout plan, a military service approved military layout plan, or by any planning document submitted to the FAA by competent authority.

- d. *Airport zones of influence*. Flagler County hereby establishes two (2) airport zones of influence. Said zones are established to regulate land development in relation to the Flagler Executive Airport in Flagler County. The location of these airport zones of influence and restrictions on the use of land within said zones are hereby established by these regulations. The boundaries of said zones and restrictions on the use of land within said zones shall be changed only through the amendment of these regulations by the Flagler County Board of County Commissioners.

Any application for land development within these airport zones of influence shall comply with these regulations, any applicable state or federal regulations, and any applicable requirements of the land development regulations of Flagler County. The airport zones of influence established in these regulations include:

- Airport Height Notification Zone; and
- Airport Overflight Zone.

1. *Airport height notification zones and regulations*.

- a. Establishment of zone.

For the Flagler Executive Airport in Flagler County, the boundary of the Airport Height Notification Zone established in these regulations is based on the runway configuration which is planned and documented as such in its approved airport layout plan, which is defined as the airport layout plan submitted by the owner of each such airport to the FAA for approval.

An Airport Height Notification Zoning Map series shall be maintained by Flagler County based on an application of the boundaries set forth herein. This map shall be updated as necessary to reflect any changes in the documentation of the runway configuration on which said zone is based. The dimensions of the Airport Height Notification Zone boundaries as prescribed in these regulations shall serve as the authoritative source for said boundaries.

In the event a discrepancy arises between an Airport Height Notification Zone boundary depicted on the map and the boundary located by application of the definition of said boundary as set forth in these regulations, the boundary as prescribed by the latter shall prevail.

There is hereby established the Airport Height Notification Zone as an airport zone of influence. The Airport Height Notification Zone is established to regulate the height of structures and objects of natural growth in areas lying beneath the primary, approach, transitional, horizontal, and conical surfaces around Flagler Executive Airport in Flagler County. A site located in more than one of the described surfaces shall apply the most restrictive height limitation. The various surfaces as defined in 14 CFR, Part 77 are hereby established as the Airport Height Notification Zones.

b. Airport height notification regulations.

All development proposals for land lying within an Airport Height Notification Zone shall be reviewed for conformance with the federal obstruction standards contained in 14 CFR, Part 77, for civil airports.

Relative to the Flagler Executive Airport in Flagler County, any proposed land development shall be considered a "potential airport obstruction," if the proposed land development would

364 result in a structure or object of natural growth having a height
365 which would exceed the previously prescribed standards.

366
367 Any person that is planning to sponsor construction or
368 alterations which may affect navigable airspace, must file a
369 Notice of Proposed Construction or Alteration (FAA Form
370 7460-1) either electronically or manually with the FAA. No
371 land development proposal determined to result in a structure
372 or object of natural growth that constitutes a “potential airport
373 obstruction” shall be approved for construction unless an
374 Airport Obstruction Permit is issued by the Airport Zoning
375 Administrator and has been coordinated through the FAA.
376

377 2. *Airport overflight zones and regulations.*

378
379 a. Establishment of zone.

380
381 There is hereby established the Airport Overflight Zone as an
382 airport zone of influence. The Airport Overflight Zone is
383 established to regulate the uses of land lying in specified
384 areas above which aircraft must routinely operate at low
385 altitudes and climb from or descend to the runways of public-
386 use airports. Within an Airport Overflight Zone, certain land
387 uses are restricted or prohibited due to land use
388 characteristics which could result in further death, injury, and
389 property damage in the event of an aircraft accident, as such
390 areas are more likely, statistically, to be exposed to accidents
391 involving aircraft climbing from or descending to the runway
392 at low altitudes.
393

394 The Airport Overflight Zone includes the area over which
395 aircraft routinely operate at low altitudes and includes
396 protections against:

- 397
- 398 • Development within runway protection zones
 - 399 • Development within airport noise zones
 - 400 • Development of educational or residential land uses
 - 401 • Development within FAA approved noise studies
 - 402 • Development of landfills

403 For the Flagler Executive Airport in Flagler County, the
404 boundary of the Airport Overflight Zone established in these
405 regulations is based on the runway configuration documented
406 in its approved airport layout plan, which is defined as the
407 airport layout plan submitted by the owner of each such airport
408 to the FAA for approval.
409

An Airport Overflight Zoning Map series shall be maintained by Flagler County based on an application of the boundaries set forth herein. These maps shall be updated as necessary to reflect any changes in the documentation of the runway configuration on which said zone is based. The Airport Overflight Zone boundaries as prescribed in these regulations shall serve as the authoritative source for said boundaries.

In the event a discrepancy arises between an Airport Overflight Zone boundary depicted on the maps and the boundary located by application of the definition of said boundary as set forth in these regulations, the boundary as prescribed by the latter shall prevail.

b. Airport overflight zone regulations.

i. Prohibited land uses.

All development proposals for land lying within an Airport Overflight Zone shall be reviewed for conformance with the state standards contained in Ch. 333, F.S. Referencing and adhering to the guidelines set forth in this statute when planning future development is required.

c. Determination of boundaries.

In determining the location of airport zone boundaries, the following rules shall apply:

- Where boundaries are shown to follow streets or alleys, the centerline of such streets or alleys as they exist at the time of adoption of these regulations, shall be the airport zone boundary;
- Where boundaries are shown to enter or cross platted lots, property lines of lots as they exist at the time of adoption of these regulations shall be the airport zone boundary;
- Notwithstanding the above, where boundaries are shown on any platted lot, provisions of the more restrictive airport zone shall apply;
- Where boundaries are shown on unsubdivided property of less than five (5) acres in area, provisions of the more restrictive airport zone shall apply; and
- Where boundaries are shown on unsubdivided property of five (5) or more acres in area, the location shall be determined by the Airport Noise Zone boundary the Airport Height Notification Zone or Airport Overflight Zone

boundary located by application of the definition of said zone boundaries set forth in these regulations.

d. Nonconforming uses.

If a nonconforming obstruction has been abandoned or is more than eighty (80) percent torn down, destroyed, deteriorated, or decayed, a permit may not be granted if it would allow the obstruction to exceed the applicable height limit or otherwise deviate from the Airport Zoning Regulations. Whether or not an application is made for a permit, the owner of the nonconforming obstruction may be required, at his or her own expense, to lower, remove, reconstruct, alter, or equip such obstruction as may be necessary to conform to the current Airport Zoning Regulations. If the owner of the nonconforming obstruction neglects or refuses to comply with such requirement for ten (10) days after Notice, the County may proceed to have the obstruction so lowered, removed, reconstructed, altered, or equipped and assess the cost and expense thereof upon the owner of the obstruction or the land whereon it is or was located.

If a nonconforming obstruction is determined to be an airport hazard and the owner will not remove, lower, or otherwise eliminate it, the approach protection necessary cannot, because of constitutional limitations, be provided by the Flagler County Airport Zoning Regulations; or it appears advisable that the necessary approach protection be provided by acquisition of property rights rather than by the Flagler County Airport Zoning Regulations, the County may acquire, by purchase, grant, or condemnation in the manner provided by Chapter 73 and 74, F.S.

e. *Administration and enforcement.*

1. *Duties of the airport zoning administrator.*

It shall be the duty of the Airport Zoning Administrator to administer and enforce the regulations prescribed herein. Permits shall be requested through the submission of an application to the Airport Zoning Administrator.

Temporary or conditional permits pending completion of review, comment, or approval by any other local, state, or federal agency shall not be issued.

2. *Permits.*

Any applicant receiving a “Notice of Potential Airport Obstruction” may apply to the Airport Zoning Administrator for an Airport Obstruction Permit.

a. Procedures for requesting and airport obstruction permit.

The applicant shall submit a completed Airport Obstruction Permit application, as provided by the Airport Zoning Administrator, to include the final written Determination of the “Notice of Proposed Construction or Alteration” issued by the FAA.

Upon receipt of a complete permit application, the County shall provide a copy of the application to the FDOT Aviation Office by certified mail, return receipt requested, or by a delivery service that provides a receipt evidencing delivery. To evaluate technical consistency, FDOT shall have a 15-day review period following receipt of the application, which shall run concurrently with the County permitting process. Cranes, construction equipment, and other temporary structures in use or in place for a period not to exceed eighteen (18) consecutive months are exempt from the FDOT’s review, unless such review is requested by FDOT. The FDOT shall, within thirty (30) days after receipt of an application for a permit, issue or deny a permit for the construction or alteration of an obstruction. The Department shall review permit applications for issuance by the Department in conformity with Section 120.60, F.S.

b. Criteria for granting an airport obstruction permit.

In determining whether to issue or deny a permit, the following shall be considered:

- i. The safety of persons on the ground and in the air;
- ii. The safe and efficient use of navigable airspace;
- iii. The nature of the terrain and height of existing structures;
- iv. The effect of the construction or alteration on the state licensing standards for a public-use airport contained in Chapter 330, F.S., and rules adopted thereunder;
- v. The character of existing and planned flight operations and developments at public-use airports;

- vi. Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the FAA;
- vii. The effect of the construction or alteration of the proposed structure on the minimum descent altitude or the decision height at the affected airport;
- viii. The cumulative effects on navigable airspace of all existing structures and all other known proposed structures in the area; and
- ix. The County shall require the owner of the obstruction to install, operate, and maintain thereon, at his or her own expense, marking and lighting in conformance with the specific standards established by the FAA.

Where the FAA has reviewed a proposed development and determined it would not affect the safe and efficient use of navigable airspace and the operation of planned or existing air navigation and communication facilities, the Airport Zoning Administrator may grant an Airport Obstruction Permit for a proposed development, provided that conditions are attached to said permit to ensure the installation, operation, and maintenance of appropriate obstruction marking, lighting, and/or flagging, if such obstruction marking, lighting, and/or flagging is required in its written Determination. No Airport Obstruction Permit shall be issued after the expiration date indicated on the FAA's written Determination. Each Airport Obstruction Permit issued shall specify a reasonable expiration date as a condition.

Where the FAA has reviewed a proposed land development request and determined it would affect the safe and efficient use of navigable airspace and the operation of planned or existing air navigation and communication facilities for civil airports, or the establishment of a "Hazard to Air Navigation," or both, no Airport Obstruction Permit shall be granted by the Airport Zoning Administrator.

3. *Notification requirements.*

a. Notification of airport noise potential.

The following notification requirement shall apply to property lying within any Airport Noise Zone defined in these regulations.

591 Constructive knowledge shall be made available to all
592 purchasers of property located in any Airport Noise Zone
593 defined in these regulations.

- 594 • Public notice, via maps depicting said zones, shall be
- 595 made available by the (Name of Political Subdivision).
- 596 • A disclosure statement shall be completed upon the sale
- 597 of all residential property located in any such zone and
- 598 shall be filed with the property deed.

600 b. Notification of aircraft overflight potential.

601
602 The following notification requirement shall apply to property
603 lying within any Airport Overflight Zone defined in these
604 regulations.

605
606 Constructive knowledge shall be made available to all
607 purchasers and users of property in any Airport Overflight
608 Zone defined in these regulations.

- 609 • Constructive knowledge shall be accomplished in the
- 610 manner and form prescribed in Section 3.06.17.e.3.a. of
- 611 these regulations.
- 612 • When the end user of any property located in any Airport
- 613 Overflight Zone defined in these regulations is not the
- 614 purchaser, the purchaser shall convey the notification
- 615 condition to the user. Such notification shall be in writing,
- 616 shall be acknowledged by user's signature, and shall be
- 617 accomplished prior to the user occupying or making any
- 618 type of legally binding obligation to occupy said property.
- 619 A copy of the user's acknowledgment shall be filed with
- 620 the property deed.

621
622 When said property also lies partially or entirely within any
623 Airport Noise Zone defined in these regulations, notification
624 shall include specific reference to both airport noise and
625 aircraft overflight potential.

626
627 f. *Judicial review.*

- 628
629 1. Any person, political subdivision, or joint airport zoning board
630 aggrieved by a decision of Flagler County or its administrative
631 agency may seek judicial relief by filing an application within thirty
632 (30) days after the decision is rendered. The review shall be
633 conducted through a petition for writ of certiorari, governed by the
634 Florida Rules of Appellate Procedure.

- 636 2. The circuit court in the Seventh Judicial Circuit shall have exclusive
637 jurisdiction to affirm, reverse, or modify the decision on the permit or
638 other determination being appealed. The court may also order
639 further proceedings by Flagler County or its administrative agency, if
640 deemed necessary. The court shall accept the findings of fact made
641 by Flagler County or its administrative agency as conclusive if
642 supported by substantial evidence. Only objections raised during the
643 underlying proceeding shall be considered by the court.
644
- 645 3. In the event that airport zoning regulations adopted under this
646 chapter are determined by a court to unduly interfere with the use
647 and enjoyment of a specific structure or parcel of land, to the extent
648 that it constitutes a taking or deprivation of property in violation of the
649 State Constitution or the Constitution of the United States, such
650 holding shall not affect the application of such regulations to other
651 structures and parcels of land not involved in the particular decision.
652
- 653 4. A judicial appeal to any court under this section shall not be permitted
654 until the appellant has exhausted all available remedies through the
655 application for local government permits, exceptions, and appeals.
656

657 g. *Acquisition of air rights.*
658

659 If a nonconforming obstruction is deemed to pose a hazard to the airport
660 and the owner refuses to remove, lower, or otherwise eliminate it, and if
661 providing necessary approach protection through airport zoning regulations
662 under Chapter 333, F.S., is not feasible due to constitutional limitations, or
663 if it is determined that acquiring property rights would be more advisable
664 than relying on airport zoning regulations, the political subdivision in which
665 the property or nonconforming obstruction is located, or the political
666 subdivision that owns or operates the airport or is served by it, may acquire
667 the necessary property, air rights, avigation easements, or other interests
668 in the property or nonconforming obstruction through purchase, grant, or
669 condemnation as provided by Chapter 73, F.S. In the case of
670 condemnation, the political subdivision shall have the right to take
671 immediate possession of the property, interest in property, air rights, or
672 other rights sought to be condemned in accordance with the provisions of
673 Chapter 74, F.S. Additionally, if any property, easement, or interest therein
674 is purchased or acquired through eminent domain, the political subdivision
675 shall be responsible for not only compensating for the taking, injury, or
676 destruction of the property, but also for covering the costs associated with
677 the removal and relocation of any structure or public utility that needs to be
678 moved to a new location.
679

680 h. *Enforcement and remedies.*
681

1. Each violation of Chapter 333, F.S., or of any airport zoning regulations, orders, or rulings adopted or made pursuant to Chapter 333, F.S., shall constitute a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, F.S., and each day a violation continues to exist shall constitute a separate offense.
2. In addition, Flagler County may institute in any court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of Chapter 333, F.S., or of airport zoning regulations adopted under Chapter 333, F.S., or of any order or ruling made in connection with their administration or enforcement, and the court shall adjudge to the plaintiff such relief, by way of injunction, which may be mandatory, or otherwise, as may be proper under all the facts and circumstances of the case in order to fully effectuate the purposes of this chapter and of the regulations adopted and orders and rulings made pursuant thereto.
3. The Department may institute a civil action for injunctive relief in the appropriate circuit court to prevent violation of any provision of this chapter.

Section 3. FISCAL IMPACT STATEMENT.

The amendment to the Land Development Code included in this Ordinance should have a negligible effect upon property owners relative to the cost of compliance.

Section 4. APPLICABILITY.

This Ordinance shall be effective within the unincorporated areas of Flagler County, Florida, and shall include such incorporated areas of Flagler County if provisions of this Ordinance are specifically recognized through one or more interlocal agreements as applicable and enforceable within such incorporated areas.

Section 5. CODIFICATION.

- A. Only Section 2 of this Ordinance shall be codified and included within the Code of Ordinances of Flagler County, Florida.
- B. It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Flagler County Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulations," or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason,

declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared.

Section 7. EFFECTIVE DATE.

- A. This Ordinance shall become effective upon filing of this Ordinance with the Department of State.
- B. A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after enactment by the Board of County Commissioners.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, UPON SECOND AND FINAL READING THIS 17TH DAY OF MARCH, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA**

Andrew S. Dance, Chair

ATTEST:

APPROVED AS TO FORM:

Tom Bexley, Clerk of the
Circuit Court and Comptroller

Al Hadeed, County Attorney

Edits:

10/31/2023 – removed references to ASR-9 radar site

01/08/2025 – changed ordinance year in heading from 2023 to 2025

01/08/2025 – changed Chair from Hansen to Dance

02/06/2025 – revised ordinance to FDOT model ordinance text as provided on pages 70-77 in the [FDOT Aviation Airport Land Use Compatibility Guidebook](#) published in 2024.

Serial Number
25-00016F

Observer

You. Your Neighbors. Your Neighborhood.
Palm CoastObserver.com

Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Hailey McMillan who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Meeting

in the matter of February 11th, March 3rd & March 17th

in the Court, was published in said newspaper by print in the

issues of 1/23/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Hailey McMillan
Hailey McMillan

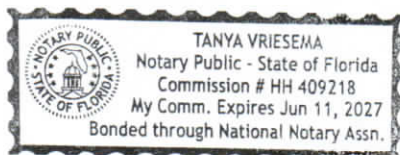
Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of January, 2025 A.D.

by Hailey McMillan who is personally known to me.

Tanya Vriesema

Notary Public, State of Florida
(SEAL)



NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE

Pursuant to Chapter 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES), BY AMENDING SECTION 3.06.00, SPECIAL PROVISIONS OTHER, ARTICLE III, ZONING DISTRICT REGULATIONS, BY ESTABLISHING AIRPORT PROTECTION AND LAND USE COMPATIBILITY OVERLAY ZONE REGULATIONS; PROVIDING FOR FISCAL IMPACTS; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held in the location listed below at the dates and times provided:

PLANNING AND DEVELOPMENT BOARD - Public Hearing - Tuesday, February 11, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS - First Reading - Monday, March 3, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS - Second Reading and Adoption - Monday, March 12, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

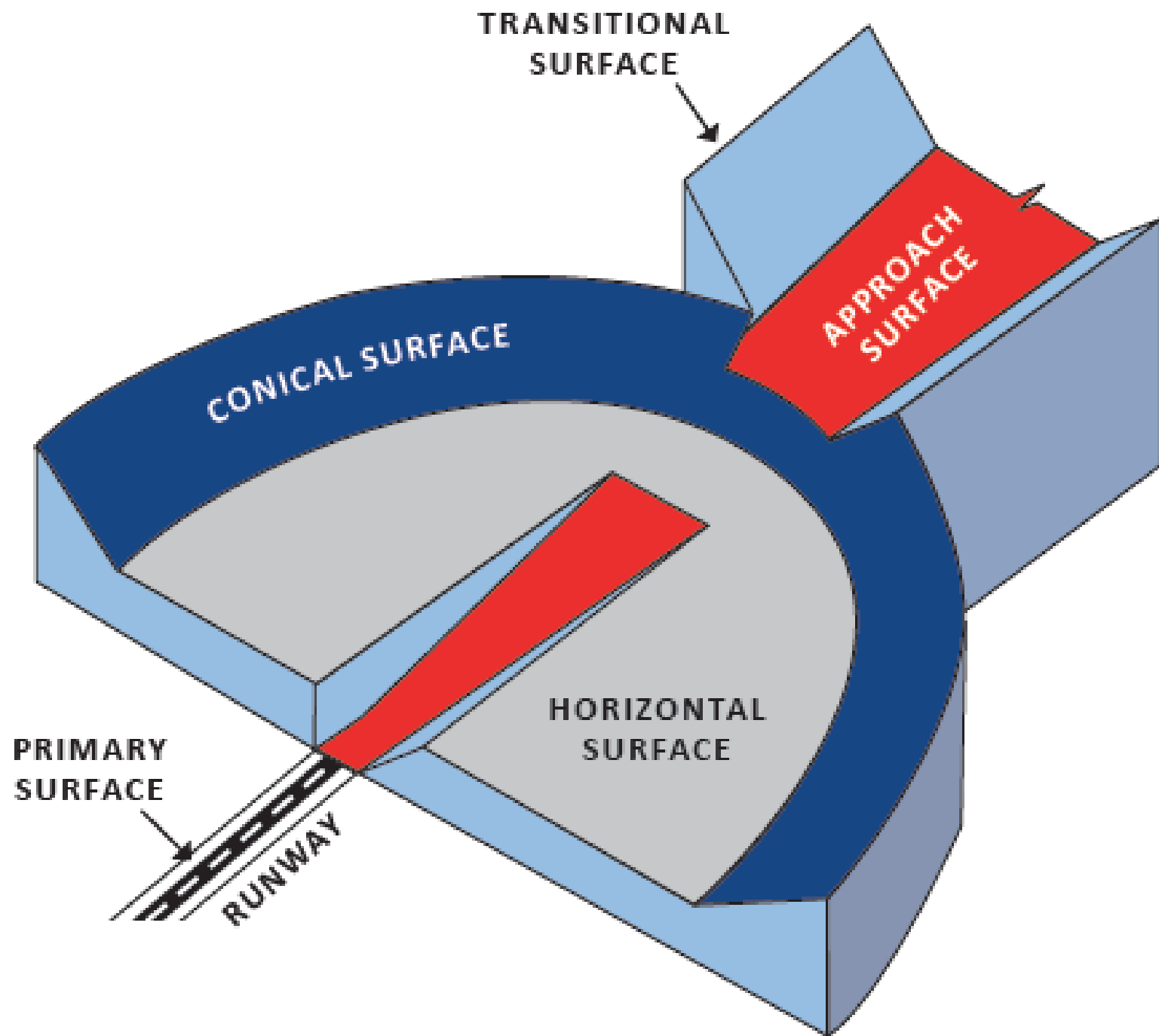
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Jan. 23

25-00016F



Airport Zoning Regulations



14 CFR Part 77

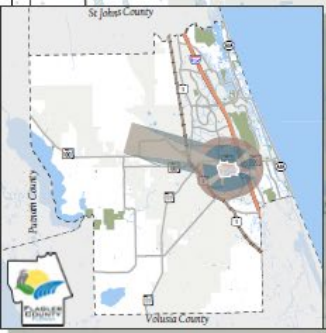
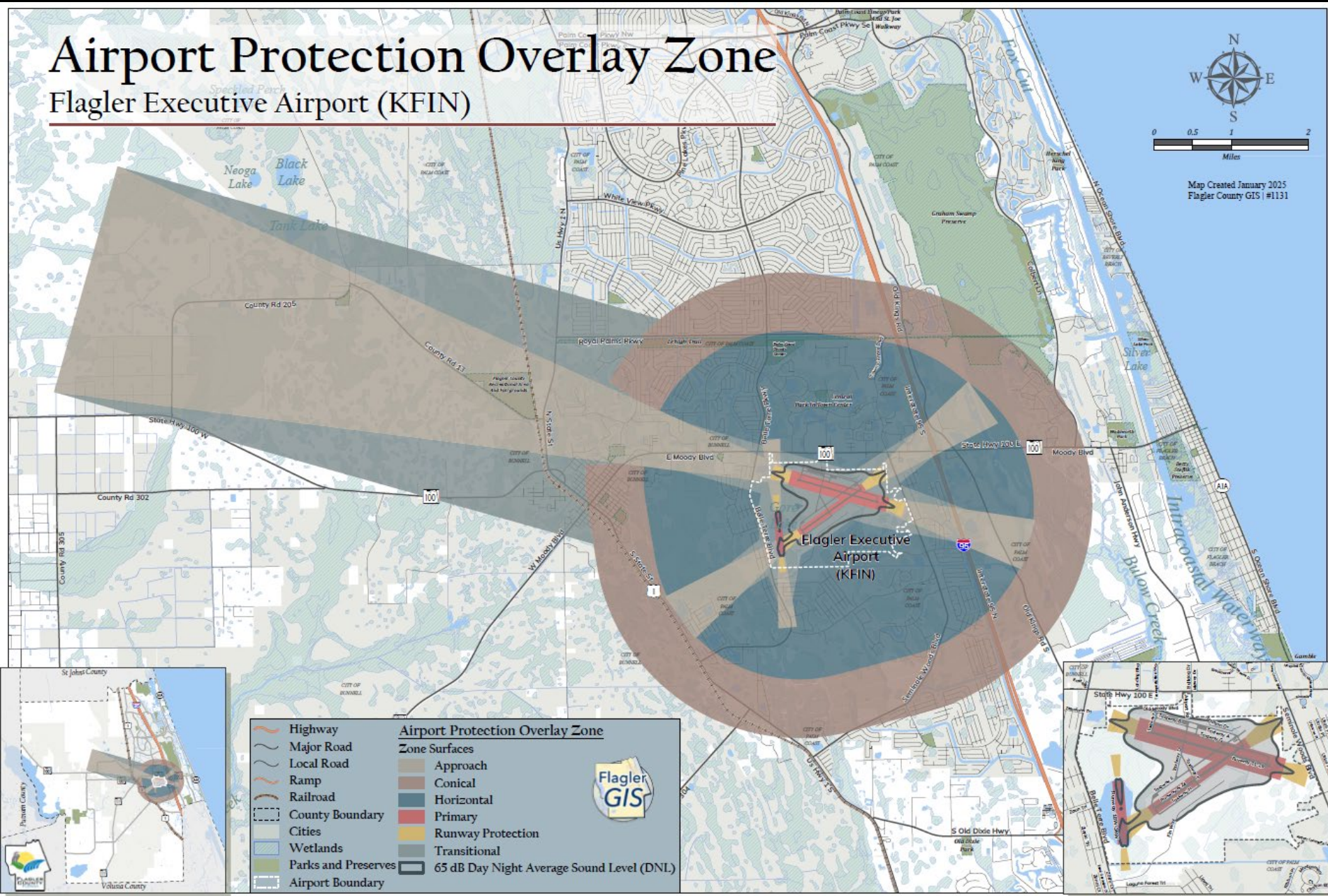
- **Horizontal Surface.** A flat plane extending 150 feet above the airport, encompassing a larger area for larger runways.
- **Conical Surface.** An outward sloping zone from the horizontal surface, providing additional clearance.
- **Primary Surface.** A centered area along the runway, extending slightly beyond each end. The width varies based on the runway type and approach procedures.
- **Approach Surface.** An extended area beyond the runway end, ensuring a clear path for landing aircraft. The width and length depend on the approach precision (visual or instrument). Precision runways have much larger approach surfaces.
- **Transitional Surfaces.** Sloped areas connecting the other surfaces, ensuring a smooth transition between them.

Airport Protection Overlay Zone

Flagler Executive Airport (KFIN)



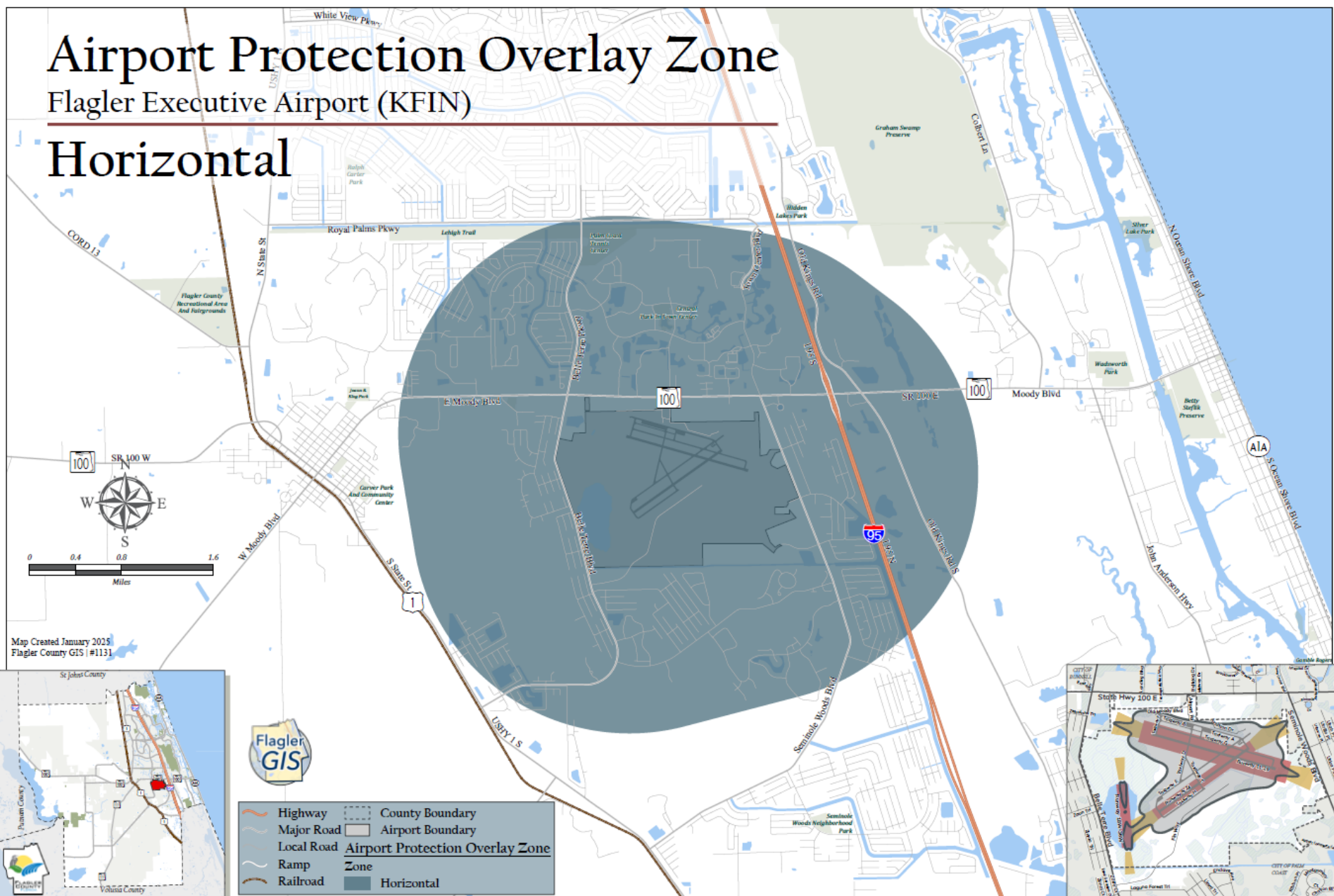
Map Created January 2025
Flagler County GIS | #1131



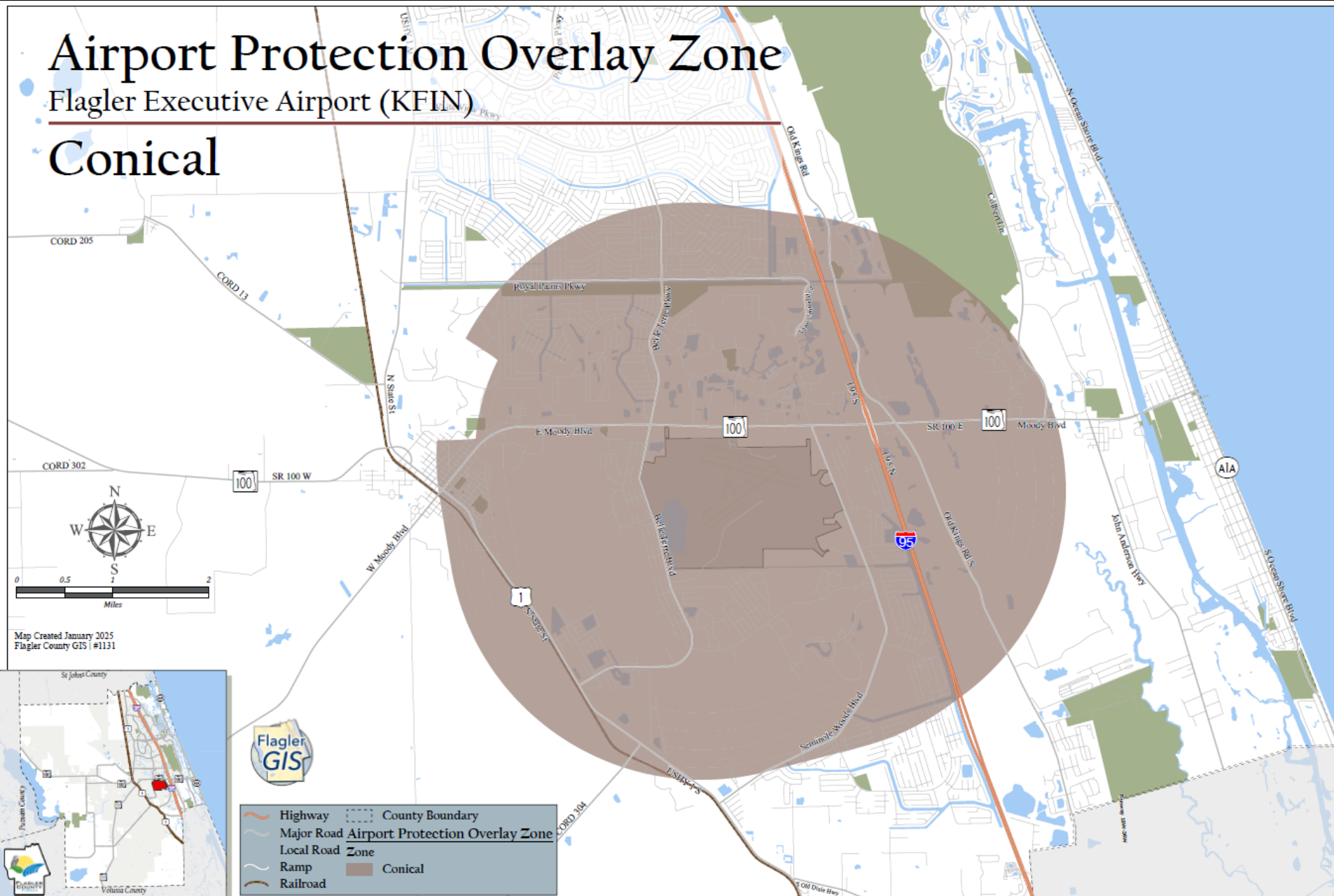
- | | |
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| <ul style="list-style-type: none"> Highway Major Road Local Road Ramp Railroad County Boundary Cities Wetlands Parks and Preserves Airport Boundary | <p>Airport Protection Overlay Zone</p> <p>Zone Surfaces</p> <ul style="list-style-type: none"> Approach Conical Horizontal Primary Runway Protection Transitional 65 dB Day Night Average Sound Level (DNL) |
|---|--|



Horizontal



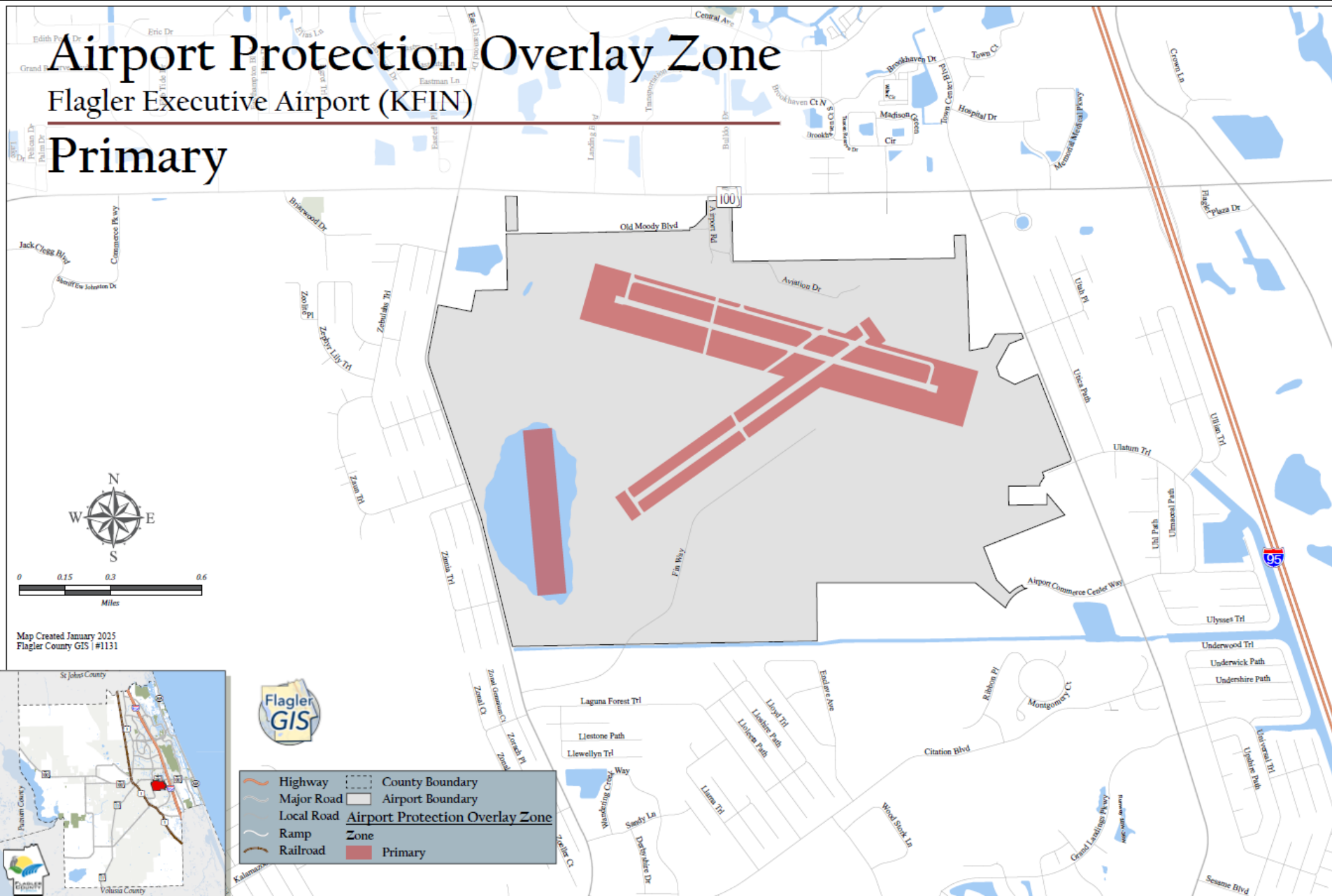
Conical



Airport Protection Overlay Zone

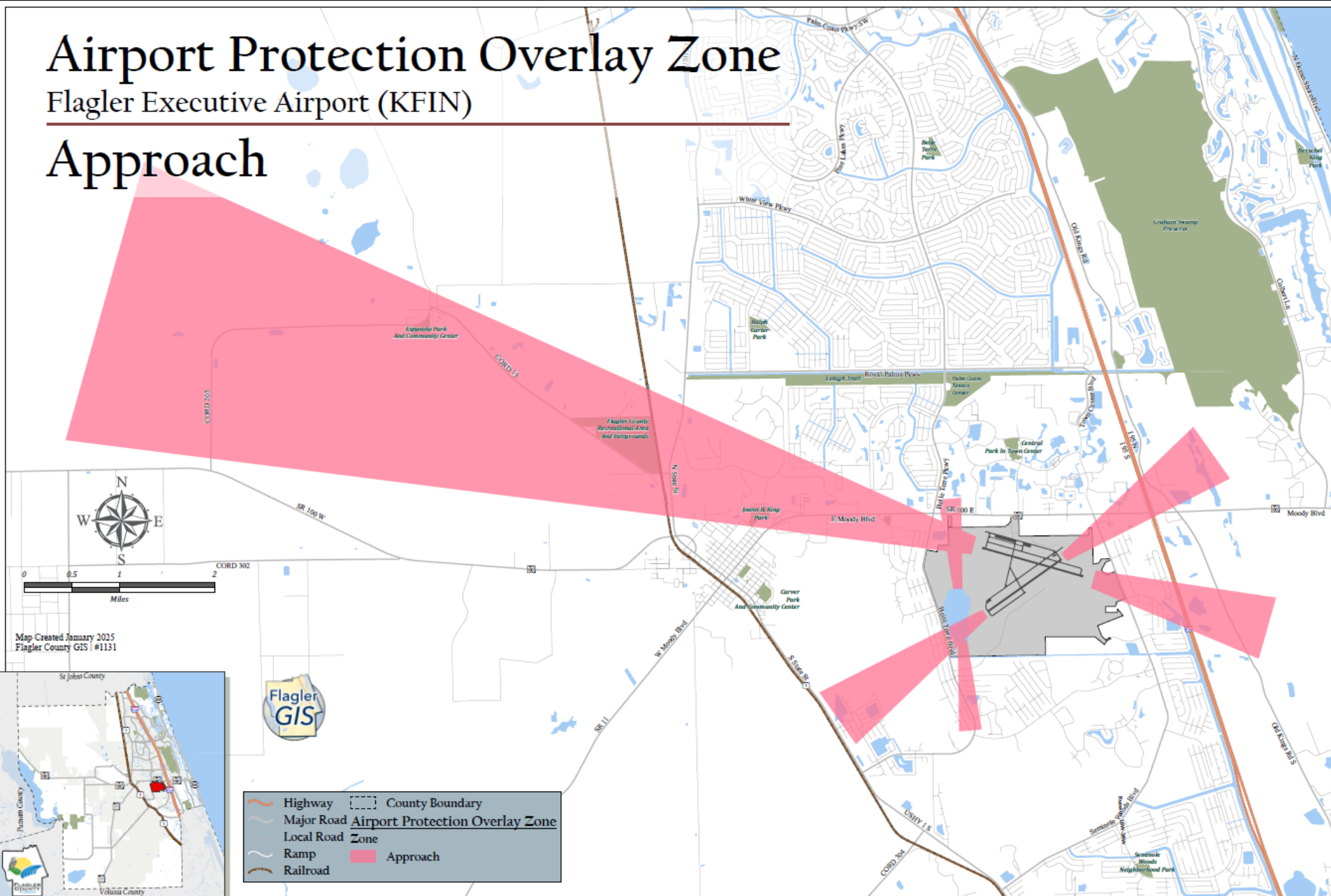
Flagler Executive Airport (KFIN)

Primary



Flagler Executive Airport (KFIN)

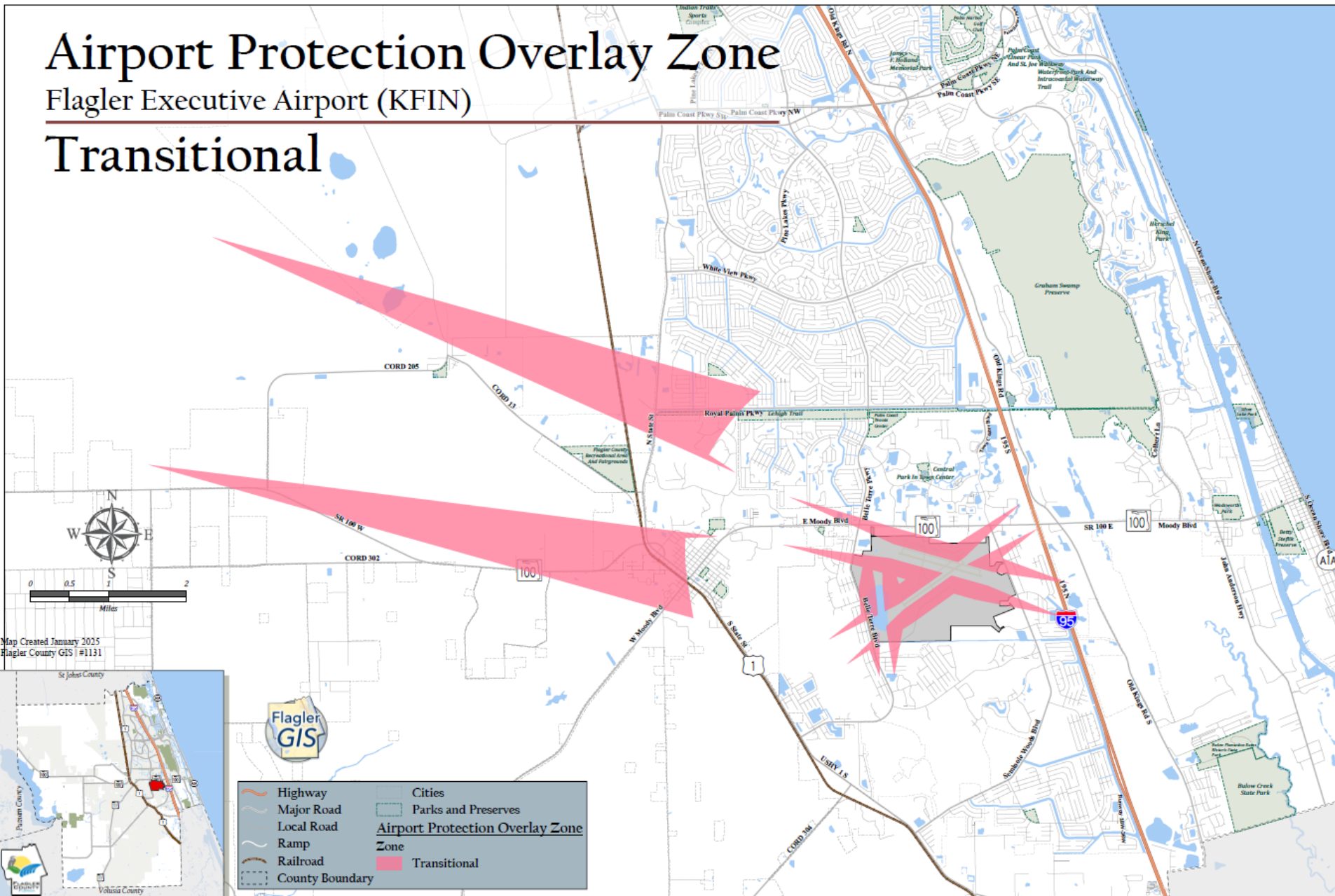
Approach



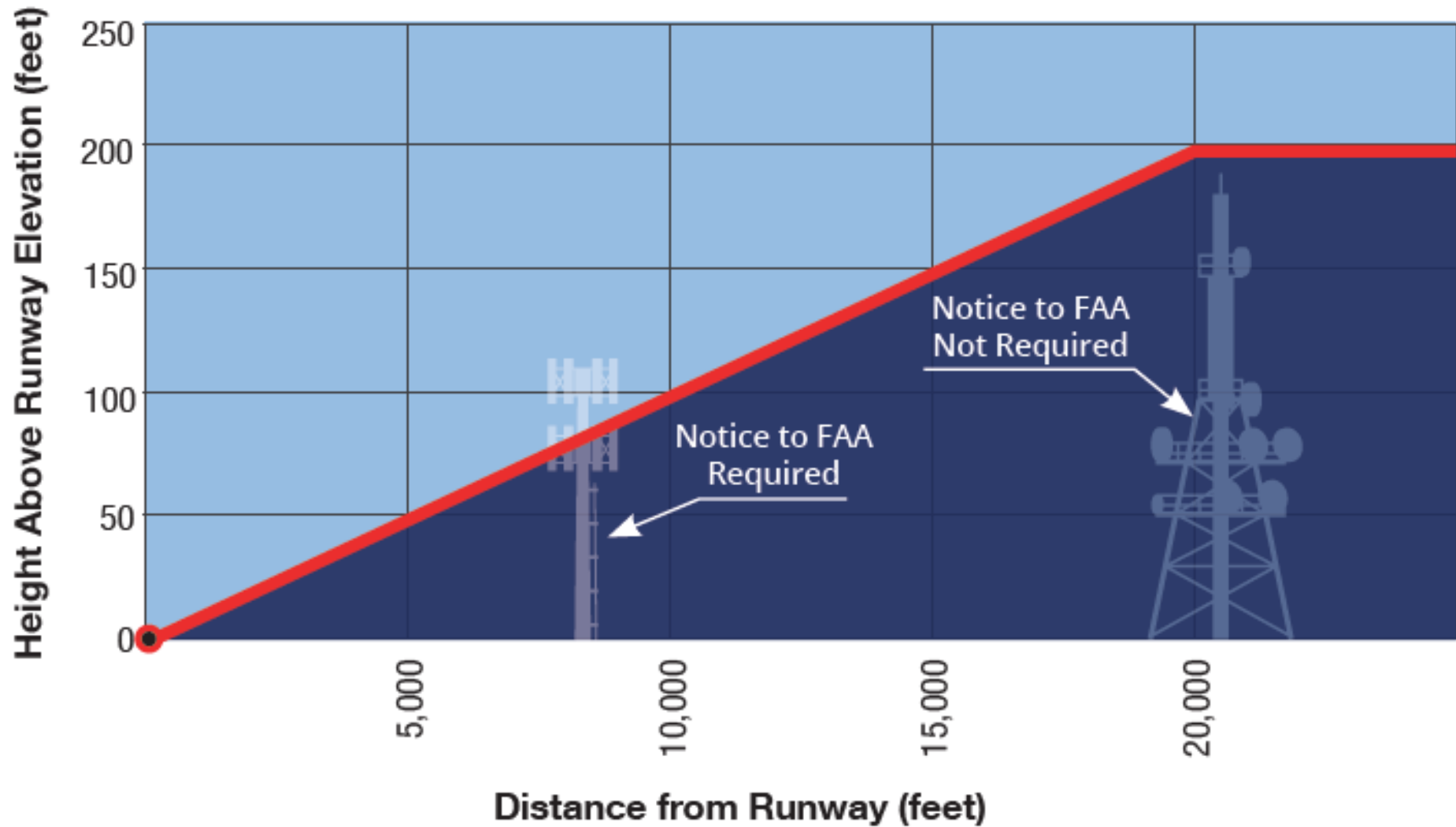
Airport Protection Overlay Zone

Flagler Executive Airport (KFIN)

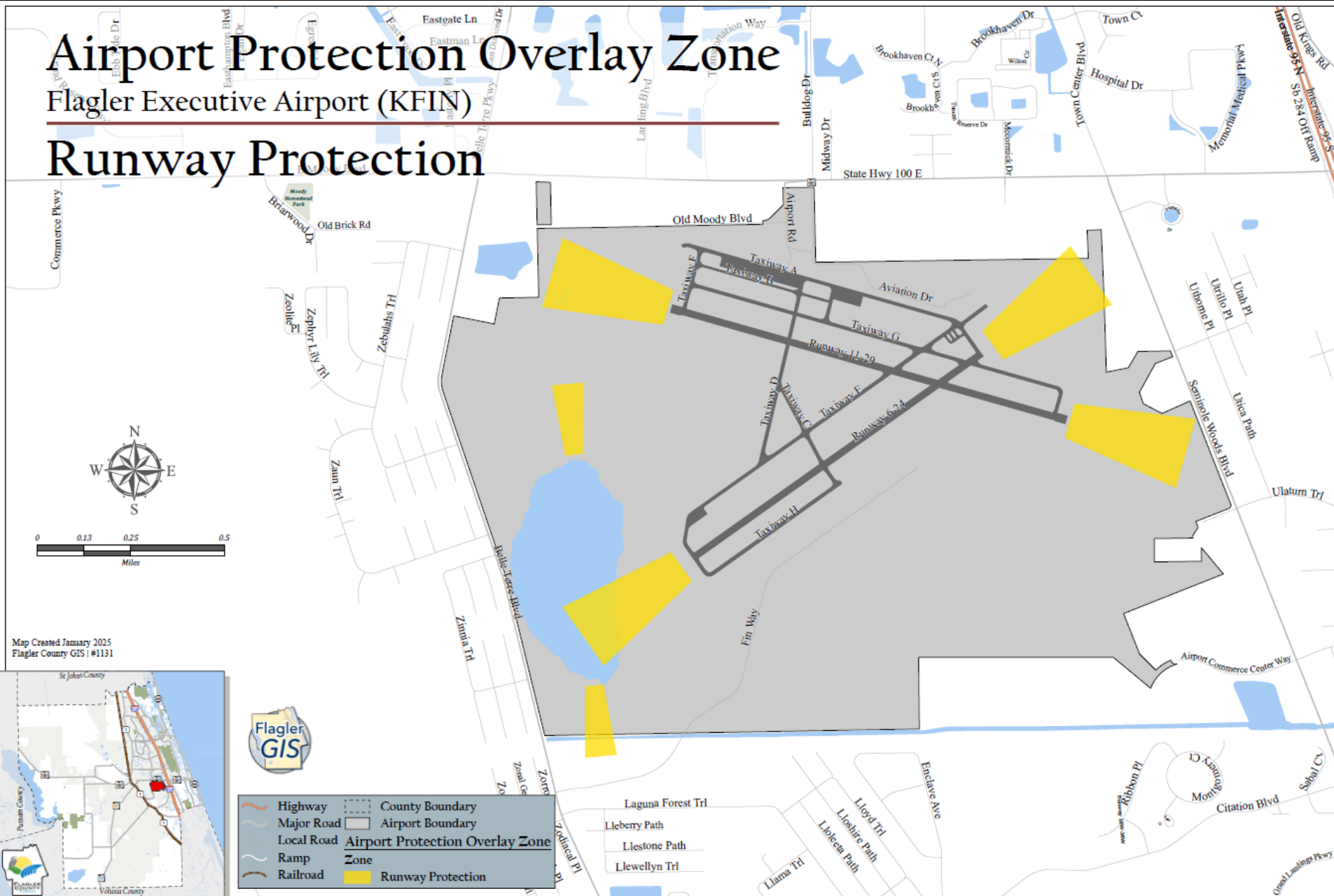
Transitional



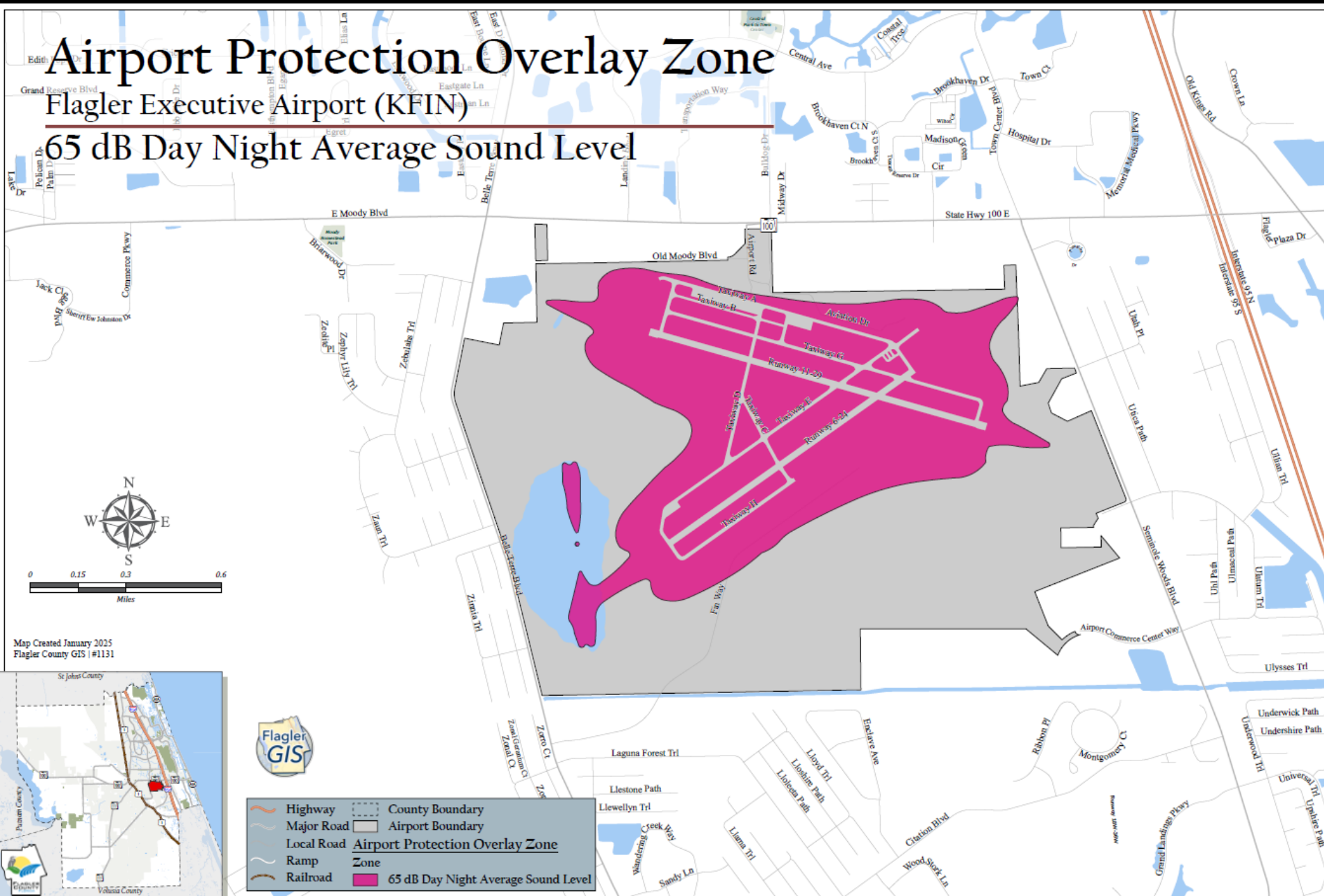
Part 77 100:1 Notification Surface



Runway Protection

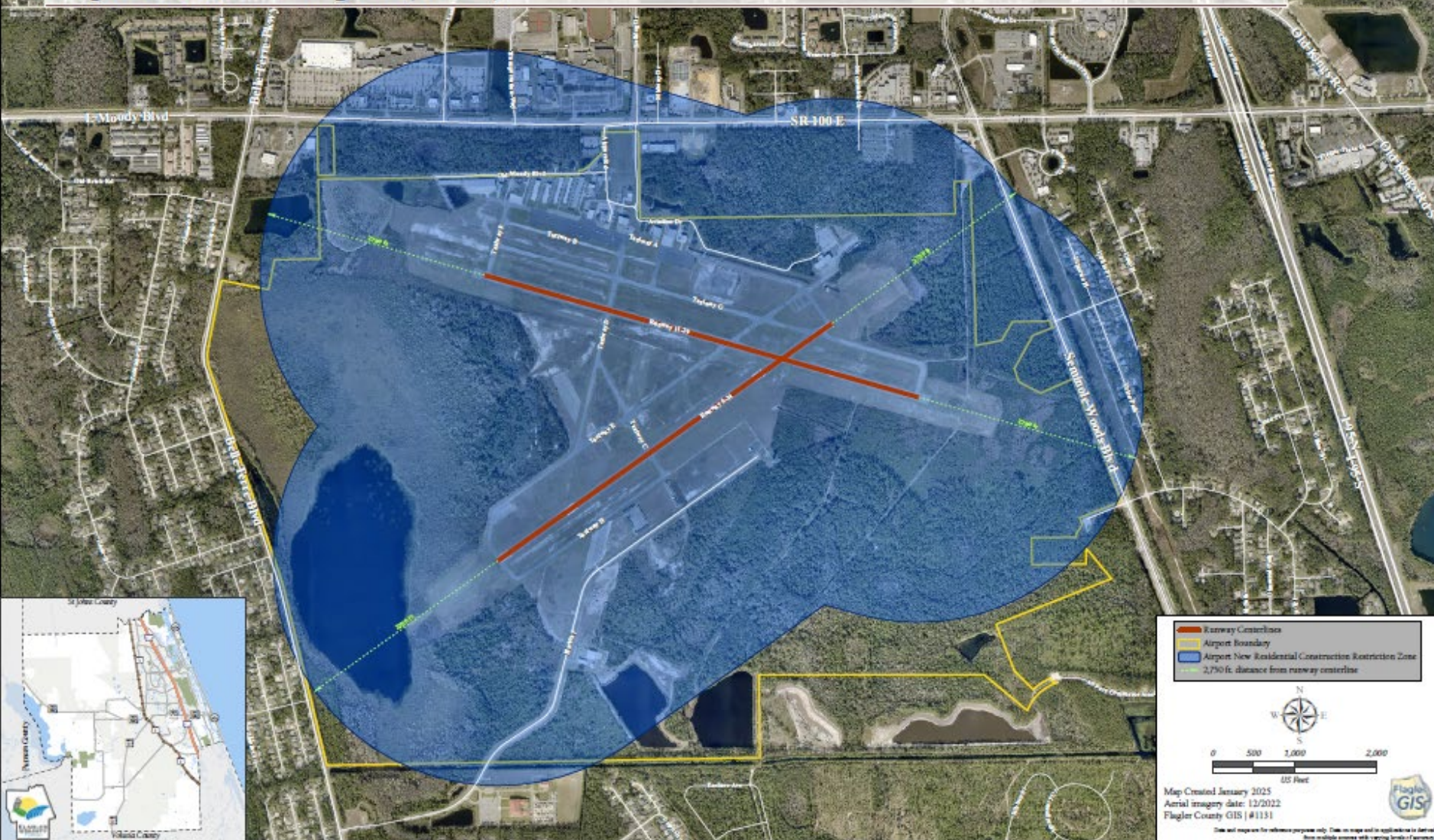


65 dB Day Night Average Sound Level



Airport New Residential Construction Restriction Zone

Flagler Executive Airport (KFIN)



By the Numbers

- **16,120 total parcels are within one of the zones**
 - 9,495 parcels are coded as single family
 - 46 parcels are manufactured homes
 - 3,450 parcels are vacant
 - 278 parcels are municipal
 - 121 parcels are county
 - 454 parcels are drop lots
 - 442 parcels are multi-family (<10 units)
 - 6 parcels are multi-family (>10 units)
 - 21 parcels are churches
 - 4 parcels are homes for the aged

By the Numbers

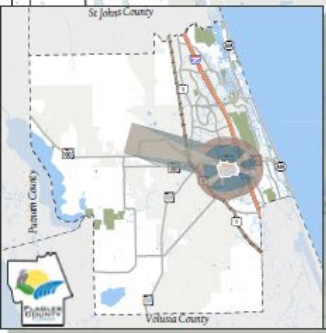
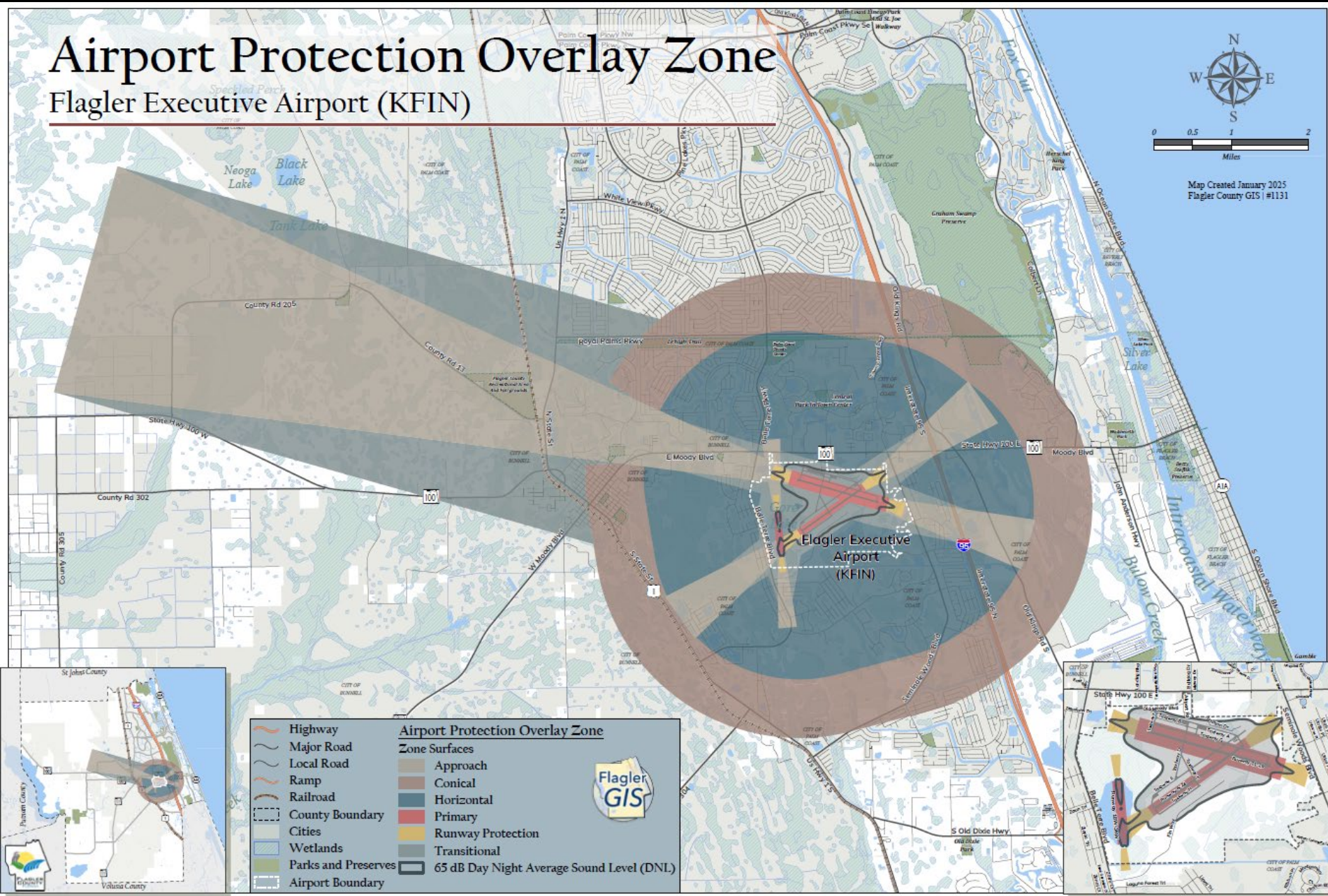
- **Population Estimates (2024 data)**
 - 10,686 population within horizontal zone
 - 23,086 population within conical zone
 - 5 population within primary zone
 - 4,188 population within approach zone
 - 3,487 population within transitional zone
 - 0 population within runway protection zone
 - 5 population within noise zone

Airport Protection Overlay Zone

Flagler Executive Airport (KFIN)



Map Created January 2025
Flagler County GIS | #1131



Highway	Major Road	Local Road	Ramp	Railroad	County Boundary	Cities	Wetlands	Parks and Preserves	Airport Boundary
Airport Protection Overlay Zone Zone Surfaces Approach Conical Horizontal Primary Runway Protection Transitional 65 dB Day Night Average Sound Level (DNL)									



D. INFRASTRUCTURE



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1.0 INTRODUCTION

The Infrastructure Element provides an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management, and natural groundwater aquifer recharge under the responsibility of Flagler County. Key infrastructure to support the economic and environmental health of a community includes potable water, sewer/wastewater, solid waste, and drainage/stormwater services.

2.0 PUBLIC FACILITIES & SERVICES

2.1 POTABLE WATER

Flagler County is not a potable water supplier. The County relies on other entities to provide potable water to the unincorporated area. These utilities include:

- City of Flagler Beach
- City of Palm Coast
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Florida Governmental Utility Authority (FGUA)
- MHC Bulow Plantation, LLC (Private only)
- Dunes Community Development District (Private only)
- Holiday Travel Park Co-Op, Inc. (Private only)

Unless properties are served by a private potable water well (domestic self supply or public supply), potable water is supplied in the County by the above utility providers. A utility service area map is provided in **Map INFE - 1**. Flagler County will continue to coordinate and support the provision of water service by the various municipal and private service providers.

The County has a county-wide level of service (LOS) for the provision of potable water to County residents and businesses. All future development and redevelopment in the County shall be compatible with the adopted LOS standards. The County's current potable water LOS is 125 gallons per capita daily (gpcd) and/or 300 gallons per equivalent residential unit (ERU) which is consistent with the LOS standards for the County's municipal water suppliers. **Table INFE - 1** shows the LOS standards for the County's municipal water suppliers.

Table INFE - 1: LOS Standards for Municipal Water Suppliers

Municipal Utility	Level of Service
City of Flagler Beach	Residential: 125 gpcd; Commercial: 2,000 g/acre per day
City of Palm Coast	125 gpcd
City of Bunnell	120 gpcd
City of Ormond Beach	110 gpcd
Volusia County Utilities	Residential: 300 g/ERU Office: 0.15 gpd/sq ft Retail, Institutional, & Industrial: 0.10 gpd/sq. ft.

Source: Northeast Florida Regional Council, 2022

The North Florida Regional Water Supply Partnership provides for the planning and management of potable water resources within the St. Johns River and Suwannee River water management districts (SJRWMD and SRWMD, respectively), including Flagler, St. Johns, Putnam, Clay, Duval, Nassau, Alachua, Bradford, Baker, Gilchrist, Columbia, Suwannee, Hamilton, and Union Counties.

2.1.1 *Water Supply*

The St. Johns River Water Management District (SJRWMD) maintains a Regional Water Supply Plan to coordinate potable water supply resources within the SJRWMD jurisdiction area. Flagler County is part of the Lower St. Johns River Basin and the Northern Coastal Basin. The SJRWMD, as mentioned above, is part of a partnership with the Suwannee River Water Management District to plan for the North Florida area.

SJRWMD and the North Florida Regional Water Supply Plan estimate County residents and businesses utilized approximately 11.79 million gallons per day (MGD) of potable water in 2020. The plan predicts the County's potable water needs will increase to 16.98 MGD in 2035. Currently, the SJRWMD, in partnership with the SRWMD, is updating the North Regional Water Supply Plan which is anticipated to be completed and approved in 2024. Future population growth within the utility service areas is expected to be served by those water suppliers while growth outside of the service areas and areas which are not expected to connect to public services will continue to rely on well water until such a system becomes feasible in the unincorporated area.

Although not a water provider, the County should investigate encouraging or requiring water conservation efforts including, but not limited to, low flow plumbing fixtures, waterwise Florida friendly landscaping, promoting the Florida WaterStarSM program for new communities, promoting water conservation, and establishing low impact development standards for stormwater management.

2.1.2 *Existing and Future Demand Capacity*

The SJRWMD and SRWMD are currently in the process of updating the North Florida Regional Water Supply Plan, which is anticipated to be completed in 2024. The current water supply plan is from 2017 and provides the following information (shown in **Table INFE - 2**) regarding the existing and future demand capacity of water within the County. The demand for potable water is projected to continue to steadily increase each year until the horizon for the current water supply plan (2035), an increase of 4.82 MGD in 15 years.

Table INFE - 3 shows the population growth and projected demand for domestic self-supply and public supply of water relying on wells. This shows an increase over the horizon year of the regional water supply plan, as well. Approximately 4,600 people relied on wells for their potable water in 2020, and the water management districts project that nearly 11,000 people will rely on these water supplies by 2035.

Table INFE - 2: Water Demand Projections for Flagler County (Public & Private Providers)

	Population				Water Demand (million gallons per day (MGD))			
	2020	2025	2030	2035	2020	2025	2030	2035
City of Flagler Beach	5,726	6,646	7,504	8,125	0.89	1.04	1.17	1.27
City of Palm Coast	98,034	113,771	128,464	142,274	9.31	10.81	12.20	13.52
FGUA	1,587	1,842	2,080	2,304	0.10	0.12	0.14	0.15
City of Bunnell	3,419	3,968	4,480	4,962	0.37	0.43	0.49	0.54
Manufactured Home Communities	1,377	1,377	1,377	1,377	0.08	0.08	0.08	0.08
Volusia County Utilities	1,189	1,189	1,189	1,189	0.19	0.19	0.19	0.19
Dunes Community Development District	5,722	5,722	5,722	5,722	0.56	0.56	0.56	0.56
D&E Water Resources, LLC / Heart Island	78	151	151	151	0.01	0.02	0.02	0.02
Totals	117,132	134,666	150,967	166,104	11.51	13.25	14.85	16.33
<i>Note: The City of Ormond Beach provides potable water to approximately 635 residential properties within the portion of the Hunters Ridge DRI in Flagler County.</i>								

Source: Northeast Florida Regional Council, 2017

Table INFE - 3: Population and Water Demand Projections for Domestic Self Supply & Public Supply (wells)

	2020	2025	2030	2035
Population projections (County-wide)	4,599	6,665	8,664	10,727
Water Demand Projections (MGD)	0.28	0.41	0.53	0.65

Source: Northeast Florida Regional Council, 2017

2.2 WASTEWATER SYSTEM

Flagler County is not a sanitary sewer or reclaimed water service provider. The County relies on other entities to provide sanitary sewer service and reclaimed water service to portions of the unincorporated area of the County. The County has adopted LOS standards for the unincorporated area for wastewater- 110 gallons per capita daily (gpcd) or 240 equivalent residential units (ERU). The flowing entities provide wastewater services to unincorporated area:

- City of Flagler Beach

- City of Palm Coast
- FGUA
- City of Bunnell
- City of Ormond Beach
- Volusia County Utilities
- Dunes Community Development District

If a household is not provided services by the above utilities, then the household relies on a septic system or similar infrastructure. Future population growth within the wastewater utility service areas is expected to be served by those suppliers while growth outside of the service areas and areas which are not expected to connect to public service will continue to rely on septic systems until such service becomes feasible in the unincorporated area. The County shall continue to support and coordinate with municipal utility service providers for the provision of wastewater collections and treatment.

2.3 SOLID WASTE COLLECTION

The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. The County contracts with Waste Pro to collect household waste, recyclables, and yard waste for the unincorporated area of the County.

Flagler County operates a Household Hazardous Waste Collection center and recycle drop-off center, as well. The County does not charge residents a fee to drop off certain hazardous materials. There is a weight limit to the amount of hazardous waste that can be dropped off in a 30-day period.

According to a solid waste report prepared by FDEP, Flagler County is recycling approximately 44% of its solid waste, which is well below the 75% goal by 2020 established by Section 403.7032, Florida Statutes.

2.4 DRAINAGE & STORMWATER MANAGEMENT

The County principally relies on the permitting requirements of SJRWMD to address drainage and stormwater needs within its jurisdiction. In fact, the adopted level of service standard for drainage and stormwater is the permitting requirements of SJRWMD. Through the County's development review process, development projects are reviewed to assure appropriate mitigation of impacts to drainage and stormwater on the development site. Additionally, a stormwater master plan is currently under development by the County Engineering Department and is anticipated to be completed between October and November of 2024.

2.5 AQUIFER RECHARGE

Rain replenishes or recharges aquifers by percolating through the soil or entering through sink holes and fissures. Aquifers can also be recharged from adjacent aquifers or from surface water bodies. Not all precipitation reaches the aquifers. Of the 51 inches of rain that Florida receives during a typical year, 38 inches evaporate or run off into surface waters prior to soaking into the ground. Only 13 inches (25%) provides recharge to the aquifer. If total water loss and withdrawal exceeds the amount of recharge, the amount of water stored in the aquifer decreases. Aquifer recharge and protection of Florida's key drinking water source is paramount for the future of the state's residents.

With the large expanses of preserved state and water management district lands within Flagler County, nearly 40,000 acres, the County is protecting its water resources through the preservation of major wetland systems and surface waters.

2.5.1 Groundwater Recharge Impact

Groundwater is the principal source of water supply for municipal, industrial, and agricultural water in Central Florida. The groundwater is contained in aquifers (water bearing geologic strata) that are separated or confined by layers of less permeable material. Flagler County relies on the surficial aquifer for its source of drinking water.

2.5.2 Aquifer Contamination

The potential for contamination of public water systems is monitored by the Florida Department of Environmental Protection. There are no “delineated areas,” which are known to have contamination from agricultural sources.

There are 228 monitored underground petroleum storage tanks that are being monitored through active permits in the County. Most of which either correspond with gasoline stations, automotive service stations, or agricultural purposes.

2.5.3 Regulatory Framework

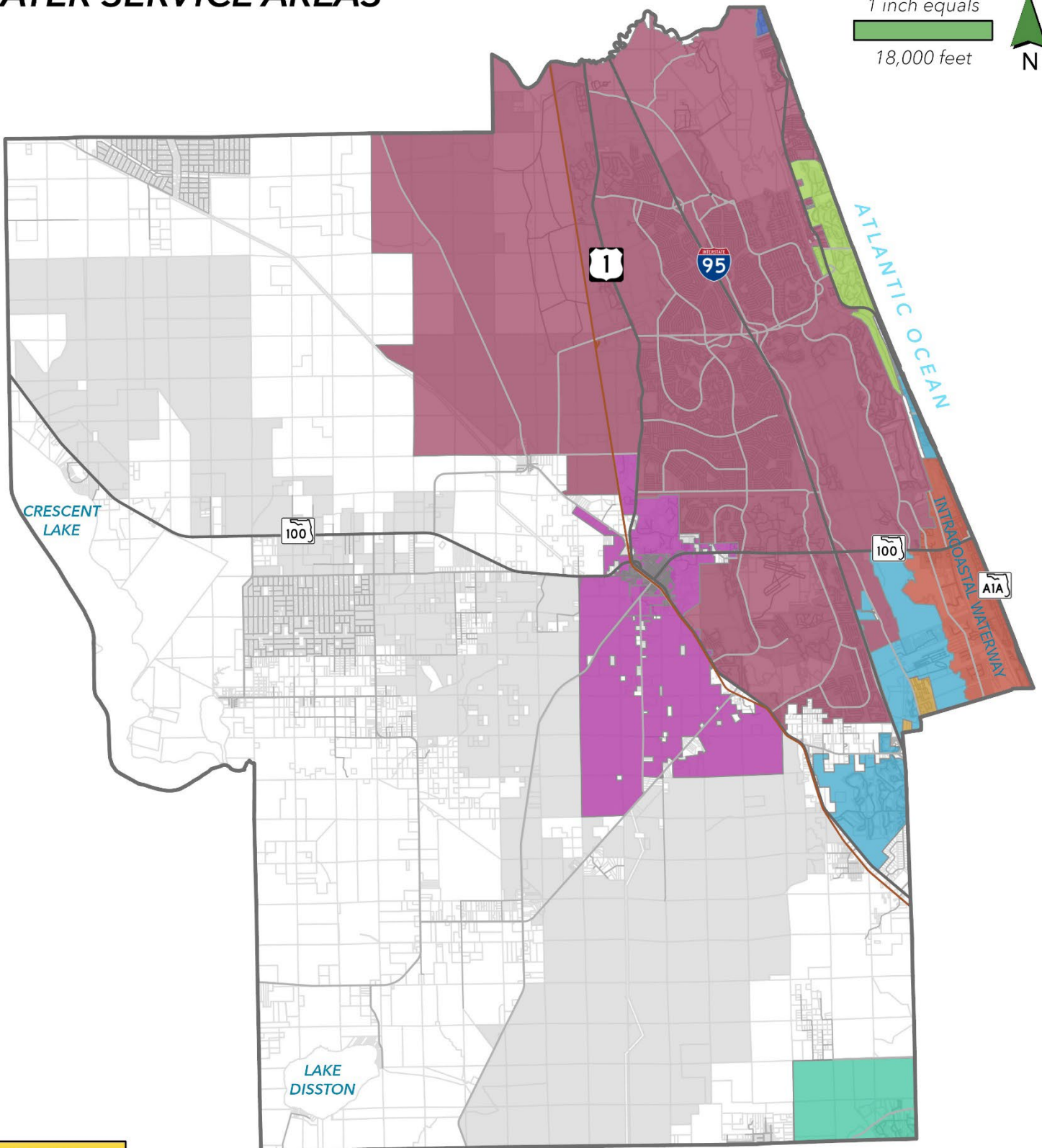
Florida Administrative Code rules, local regulations and state statutes have been enacted to prevent negative impacts of excessive water consumption. Extreme lowering of aquifer levels and surface water flows can adversely impact ecosystems by lowering lake levels, degrading wetlands and other natural systems and habitats. Other related negative impacts as mentioned above can include increased sinkhole frequency.

In Chapter 373, Florida Statutes, the state delegates powers to water management districts to regulate potable water well construction and consumptive use permitting.

WATER SERVICE AREAS

1 inch equals
18,000 feet

N



LEGEND

- | | | | |
|-----------------|-----------------------|-----------------------|--------------------------|
| County Boundary | Major Roadway | FGUA | City of Palm Coast |
| Municipality | Water Provider | City of Flagler Beach | Volusia County Utilities |
| Parcel | City of Bunnell | Town of Marineland | |
| Railroad | Dunes Comm Dev Dist | City of Ormond Beach | |



Sewer Service Area Map

AWAITING DATA FROM STAFF

Goal IE-1.

Goal IE-2.

Flagler County shall plan and coordinate with public and private utility providers for the development, operation and maintenance of cost-effective and efficient potable water, wastewater, and stormwater systems that promote timely, orderly and efficient land development patterns, consistent with goals, objectives, and policies established in the Future Land Use Element, and meet the existing and projected demands, while protecting the public health, environment, and groundwater supply.

Objective IE-2.1.

Flagler County shall coordinate with private and public utilities to ensure that the provision of potable water and sanitary sewer is maintained throughout the County in a manner consistent with the adopted Future Land Use Element.

Policy IE-2.1.1. Centralized water and wastewater programs and facilities will be designed to service the densities and intensities of development projected in the Future Land Use Element.

Policy IE-2.1.2. Flagler County shall require through its Land Development Regulations (LDRs) that all central private water and wastewater system owners must prepare, and update every five (5) years, a master plan for system development including a five-year capital improvements program.

Policy IE-2.1.3. Overriding of water and wastewater lines, when requested by Flagler County, will be paid for by the County.

Policy IE-2.1.4. Flagler County shall continue to review and comment on master plans for public and private sewer facilities in existing and future sewer service areas for consistency with Flagler County's Comprehensive Plan.

Policy IE-2.1.5. Flagler County shall continue to implement its concurrency management system to ensure that there is sufficient capacity for the provision of potable water and sanitary sewer based on the LOS standards in the

Capital Improvements Element; and, to determine if adequate facility capacities are available or will be available when needed to serve the development.

Policy IE-2.1.6. Flagler County's Engineering and Planning Departments shall continue to coordinate with utility providers to monitor facility demand and capacity information as development orders or permits are issued.

Policy IE-2.1.7. The Flagler County Planning Department shall coordinate with utility providers to prepare annual summaries of capacity and demand information for each facility and service area.

Policy IE-2.1.8. All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service (LOS) standard for those facilities.

Policy IE-2.1.9. Flagler County shall coordinate with private and public utilities to ensure that the provision of potable water and sanitary sewer is maintained throughout the County in a manner consistent with the adopted Future Land Use Element. The County shall not issue development orders or

development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community Development Districts) to determine whether adequate water supplies to serve the development will be available

no later than the anticipated date of issuance by the County of a building permit or its functional equivalent. The County will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy IE-2.1.10. Flagler County shall coordinate with the adjoining cities and private utility providers to ensure that provision of potable water and sanitary sewer in the areas west of U.S. Highway 1 do not contribute to the expansion of urban sprawl and shall be planned in a manner that supports agricultural and natural resources in that area.

Policy IE-2.1.11. Flagler County shall coordinate with adjoining cities/counties, private utility providers, and quasi-governmental organizations (e.g. CDDs) when a request to extend centralized water service into the area west of US Highway 1 with the goal of allowing the extension only under one of the following conditions:

- A. To eliminate an existing health or safety hazard;
- B. To provide for the consolidation of existing central water systems into more efficient, cost-effective systems which are consistent with the Capital Improvements Program;
- C. To provide adequate fire flow to residential subdivisions with lots less than two (2) acres and planned developments which are located within one-half (1/2) mile of an existing water transmission main;

- D. Where deemed by the Flagler County Board of County Commissioners to be essential to economic development, consistent with the County's Economic Development Element and Capital Improvements Program.

Policy IE-2.1.12. In accordance with Florida Statutes, Flagler County shall require that existing interim package treatment facilities connect to a public area wide wastewater or water system when available.

Policy IE-2.1.13. Flagler County shall utilize all possible grants and low-cost methods of funding extensions of centralized water and sanitary sewer systems to residents of Flagler County who are mandated to discontinue on-site wells or septic tanks due to threats to the public health, safety or welfare resulting from the failure of those on-site facilities

Policy IE-2.1.14. Flagler County shall comply with the Lower St. Johns River Basin Main Stem Basin Management Action Plan and require advanced treatment of septic systems.

Policy IE-2.1.15. Flagler County shall ensure the provision, operation and

maintenance of a sanitary sewer system that protects the health of the public and

the resource values of the natural environment as a high priority.

Policy IE-2.1.16. The County shall not issue development orders or development permits without first consulting with other local governments, private utility providers or quasi-governmental entities (e.g., Community Development Districts) to determine whether adequate sanitary sewer facilities will be available to serve the new development no later than the

Policy IE-2.1.18. All wastewater treatment and disposal systems shall, at a minimum, be operated consistent with

Policy IE-2.1.19. Utilization of septic tanks shall be limited to rural areas with suitable soils and distribution at low development densities, unless existing site conditions can be modified so that the tank and drainfield designs and operation comply with State standards.

Policy IE-2.1.20. Flagler County shall require all additional governing criteria on the use of septic tanks to be consistent with the adopted comprehensive Land Development Regulations (LDRs).

Policy IE-2.1.21. Where it has been determined by the Flagler County Board of County Commissioners that the application of INF-1.1.23 will result in substantial environmental impacts to the

Policy IE-2.1.23. The Flagler County shall provide information upon request to the County Health Department so that it may provide inspections and technical assistance as needed on the operation

anticipated date of issuance by the County of a building permit or its functional equivalent.

Policy IE-2.1.17. Flagler County's Planning Department shall continue to coordinate with the County Health Department and the Florida Department of Environmental Protection to ensure the effective operation of septic tanks and to reduce the potential for public health hazards.

all state and Federal standards and in full compliance with their respective permits as issued by state agencies.

subject or abutting property, the Board may limit the density of the development. Substantial environmental impacts shall be determined by one or more of the following:

- A. Total clearing of on-site vegetation or placement of fill material which results in the substantial destruction of the natural vegetation.
- B. Unacceptable interruption of the natural surface drainage pattern.
- C. Contamination of surface water bodies or groundwater.

Policy IE-2.1.22. Flagler County shall continue to require connections to public centralized wastewater and water systems consistent with Florida Statutes.

and maintenance of wastewater treatment systems serving less than twenty five (25) residents on a yearly basis or less than twenty five (25) persons per day for sixty (60) or less days per year.

Policy IE-2.1.24. Flagler County shall continue to review the current delivery programs for public services to identify and eliminate fragmentation, duplication of efforts, overlapping jurisdictions, and unnecessary costs, as part of its annual capital budgeting process.

Policy IE-2.1.25. Flagler County shall continue to maintain and negotiate as needed interlocal agreements with adjacent municipalities and private

utilities regulated by the Public Service Commission to establish and maintain discrete planning and service area boundaries in order to provide the most cost-effective service and to avoid unnecessary duplication.

Policy IE-2.1.26. Flagler County shall investigate alternative management systems such as consolidation or the creation of an authority for the delivery of wastewater and water services.

Policy IE-2.1.27. Future growth at urban densities or intensities will be encouraged only in areas which have sufficient existing or planned capacity on central water and wastewater systems and are available for connecting. Areas of planned capacity will be interpreted as those areas where improvements are scheduled in the Capital Improvements Program, or within a designated utility service area.

Policy IE-2.1.28. Flagler County shall continue to require that new development in the area east of US Highway 1 be connected to central water and wastewater systems. The waiver of this requirement to permit the use of septic tanks or wells shall only be considered where the density, environmental conditions, and fiscal commitments so justify.

Policy IE-2.1.29. Water and wastewater systems owned and operated by Flagler County shall be self-supporting and shall not utilize ad valorem taxation, except for special taxing districts or Community Redevelopment Areas.

Policy IE-2.1.30. Consistent with the “user pays” philosophy, future users of wastewater and water systems shall be responsible for bearing the expansion or construction costs of water and wastewater treatment and transmission facilities resulting from their impacts.

Policy IE-2.1.31. Flagler County shall coordinate with adjoining governments, quasi-governmental entities (e.g. Community Development Districts) and private utility providers to ensure an efficient and effective method of providing potable water and sanitary

sewer, with the understanding that Flagler County will be the provider of these utilities when the following factors are present:

- A. The proposed development is consistent with the Flagler County Comprehensive Plan and Land Development Regulations (LDRs).
- B. The provision of centralized utilities is necessary for public health, safety and welfare.
- C. The design, construction and final acceptance of public facilities shall be the financial obligation of the private entity requesting the County's participation.
- D. There are no other opportunities for other utility providers to serve the proposed development.

Policy IE-2.1.32. Flagler County shall encourage infill development by continuing to coordinate with the County Health Department in the issuance of private well and septic tank permits for future development in order

to prohibit the permitting of those activities which are otherwise inconsistent with the Comprehensive Plan. In addition, the County will continue to allow density bonuses in R-3 (multifamily residential) zoning districts.

Policy IE-2.1.33. Flagler County will coordinate with wastewater treatment providers that serve unincorporated areas on the reduction of wastewater discharge into surface waters, as specified by Florida Statutes.

(LDRs) to prohibit discharging untreated wastewater into drainage ditches, surface waters, aquifers or wetlands.

Policy IE-2.1.34. Flagler County shall continue to implement Article III and VI of the Land Development Regulations

Policy IE-2.1.35. Flagler County shall review and comment on National Pollution Discharge Elimination System (NPDES) permits for consistency with the policies and criteria of this Comprehensive Plan.

Objective IE-2.2.

Flagler County shall ensure that wastewater collection, treatment, and disposal facilities meet the identified existing and projected demands.

Policy IE-2.2.1. In order to alleviate the potential harmful impacts of septic tank usage to ground water supplies, Flagler County shall conduct an engineering study of the Hammock area (beach communities) of Flagler County. The study will investigate the environmental impacts of continued septic tank use, alternatives to septic tank usage, and the feasibility of a public sewage treatment system.

the schedule provided in the Capital Improvements Element of the Flagler County Comprehensive Plan.

- B. Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work program of the Flagler County department responsible for the project.

- A. The capital projects shall be undertaken in accordance with

Policy IE-2.2.2. Flagler County will continue to coordinate with providers of sanitary sewer treatment that serve County residents to ensure the adopted levels of service (LOS) for sanitary sewer are maintained.

Improvements Element of the Flagler County Comprehensive Plan.

Policy IE-2.2.3. The capital projects shall be undertaken in accordance with the schedule provided in the Capital

Policy IE-2.2.4. Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work program of the Flagler County department responsible for the project.

Policy IE-2.2.5. During the preparation of the Flagler County budget, the County Administrator shall review the annual work programs of the County departments to ensure that projects are scheduled to minimize disruption of services, duplication of labor, and to

maintain adopted levels of service for all facilities.

Policy IE-2.2.6. All required Federal and State permits shall be obtained before the County undertakes or authorizes construction or operation of public facilities.

Objective IE-2.3.

Flagler County shall coordinate with all local governments, quasi-governmental entities, and private utility providers to ensure that there are sufficient potable water supply, treatment, and distribution facilities to meet the identified existing and projected demands, as based on the County's adopted Water Supply Facilities Work Plan.

Policy IE-2.3.1. Flagler County shall continuously work with other local governments, quasi-governmental entities (e.g. Community Development Districts) and private utilities to analyze existing demand and projected future demand to ensure that the residents and businesses of Flagler County receive potable water services consistent with the adopted levels of service for those facilities.

Policy IE-2.3.2. Flagler County does not plan to be a provider of potable water, but will ensure that decisions as to land use and permitting of development are made based on the adopted Comprehensive Plan and Water Supply Facilities Work Plan of those local governments providing that service. If Flagler County decides that it is financially feasible and in the best interest of the public to provide for potable water supply, treatment, and distribution, then Flagler County must amend and update its Water Supply Facilities Work Plan in order to assure that there are adequate supplies of potable water.

Policy IE-2.3.3. Flagler County hereby adopts and incorporates the findings and

recommendations established in the Flagler County Water Supply Facilities Work Plan and shall ensure that the Water Supply Facilities Work Plan and the Infrastructure Element are implemented through interlocal agreements, memorandums of understanding, or similar instruments that:

- A. Require that coordination of land uses and future land use changes with the availability of water supplies and water supply facilities;
- B. Establish enforceable potable water LOS standards for residential and nonresidential users;
- C. Includes provision for the protection of water quality in the traditional and new alternative water supply sources;
- D. Establish priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs;

- E. Establish provisions for conserving potable water resources, including the implementation of reuse programs, encouraging the use of stormwater in lieu of treated water, and potable water conservation strategies and techniques;
- F. Establish provisions for improved or additional coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs;
- G. Require the coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level of service (LOS) standards and resource allocations, changes in service areas, and potential for annexation;
- H. Require the coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects;
- I. Determine the need for additional revenue sources and identify how to fund water supply and facility projects;
- J. Future wastewater treatment facilities shall have reuse as part of their design; and
- K. Upon expansion of any wastewater treatment facilities, reuse shall be encouraged.

Policy IE-2.3.4. Flagler County shall continue to monitor, update, and refine the adopted Water Supply Facilities Plan to ensure coordination with the St. Johns River Water Management District (SJRWMD) Regional Water Supply Plan and the individual plans of the local water suppliers (private and public).

Policy IE-2.3.5. Flagler County shall continue to monitor and coordinate with its water service providers. The County shall monitor and participate, as necessary, in water service providers' water supply planning process, including updates to their water supply facilities work plans and consumptive use permits, to ensure that the water service providers account for and meet the County's current and future water needs.

Policy IE-2.3.6. Flagler County shall not approve any applications for amendment to the Future Land Use Map or Official Zoning Map unless the applicant demonstrates that the provider of potable water that serves the subject property has the ability to access a safe, sufficient supply of raw water in order to serve the potential development feasible under the proposed land use and/or zoning standard. Flagler County shall use the County's adopted Water Supply Facilities Work Plan and the respective Plan for the provider of potable water, as well as Consumptive Use Permits issued by the St. Johns River Water Management District (SJRWMD) to determine if there is adequate supply. Flagler County shall determine the maximum intensity of a proposed amendment by the application of the zoning standards in the Land Development Regulations (LDRs) if there is not a specific plan, such as a Planned Unit Development (PUD) or Development of Regional Impact (DRI) associated with the amendment request.

Policy IE-2.3.7. Flagler County shall strive to reduce the per capita consumption of water by ten percent (10%). The primary purpose shall be that potable water shall be utilized more efficiently on a per capita basis in as compared to current levels of consumption.

Policy IE-2.3.8. Flagler County shall assist the St. Johns River Water Management District (SJRWMD) in its public information programs in an effort to increase public awareness and acceptance of water conservation techniques including wastewater reclamation.

Policy IE-2.3.9. Flagler County will continue to implement its water conservation related ordinances which include the use of low volume plumbing fixtures and the use of xeriscape and Florida-Friendly landscaping techniques.

Policy IE-2.3.10. Flagler County shall amend the Land Development

Policy IE-2.3.11. Flagler County shall use water conservation efforts to protect valuable water supplies in order to strive to maintain a reliable, sustainable source of potable water through 2050.

Policy IE-2.3.12. Flagler County shall establish specific standards in the Land Development Regulations (LDRs) to ensure consistency with the water conservation elements of the adopted Water Supply Facilities Work Plan that may include, but are not limited to:

- A. Implementation of native, xeric landscaping requirements for new development and retrofitting of existing development;
- B. Installation of reclaimed water with augmentation from stormwater storage facilities in order to reduce the use of potable water for irrigation purposes;

Regulations (LDRs) to incorporate conservation standards, such as WaterStar, so that there are incentives for developers to follow best management practices as cited in A Guide to Florida-Friendly Landscaping (Florida Yards & Neighborhoods Handbook) for landscape installation, irrigation, and fertilizer and pesticide application, specifically addressing:

- A. Landscape design that minimizes the impacts of excessive fertilizer applications;
- B. Preferred plant materials;
- C. Appropriate type of fertilizer to avoid the release of excess nutrients;
- D. Rate and frequency of application;
- E. Appropriate watering schedules; and
- F. Design and maintenance of drainage control systems.

- C. Development of incentive to use water saving programs, such as Water Star, in new construction or major renovation of existing development;
- D. Implementation on restrictions/disincentives on irrigation that uses potable water; and
- E. Adjustment of potable water and sanitary sewer impact fees when meeting specific criteria for conservation purposes.

Policy IE-2.3.13. Flagler County shall coordinate and cooperate with all adjoining water providers (private and public) that serve residents and businesses residing in the unincorporated areas with the development of alternative water sources.

Objective IE-2.4.

Flagler County shall ensure the development, operation and maintenance of a cost-effective and efficient surface water management system which minimizes flood damage and losses, prevents water quality degradation of receiving water bodies and promotes groundwater aquifer recharge.

Policy IE-2.4.1. Flagler County shall correct existing deficiencies to ensure preservation and improvement of surface water quality, according to priorities established within the Capital Improvements Element.

Policy IE-2.4.2. Flagler County staff shall work with other local governments and private entities when it is necessary to study the existing primary drainage canal system serving Flagler County and determine those maintenance and required improvements necessary to service the general public interests.

Policy IE-2.4.3. Flagler County shall encourage the utilization of excess capacity in existing drainage facilities to accommodate the drainage needs of new development shall be permitted in order to discourage urban sprawl.

Policy IE-2.4.4. : Flagler County shall continue to require development plans to demonstrate that:

- A. excess drainage capacity can be utilized to accommodate new development;
- B. proper public drainage easements are provided or obtained; and
- C. adequate drainage calculations are submitted for County review and approval to document that sufficient excess capacity does exist.

Policy IE-2.4.5. The Flagler County Board of County Commissioners, with advice of County staff, will ensure through the regulatory process that major drainage systems, both publicly and privately

owned, are inspected and receive required functional hydraulic (excluding aesthetics) maintenance on at least an annual basis.

Policy IE-2.4.6. Flagler County shall investigate the feasibility of establishing a water control district(s) as set forth in Chapter 298, Florida Statutes, to identify and correct existing deficiencies and to provide for future public surface water management needs.

Policy IE-2.4.7. The Flagler County Board of County Commissioners shall continue to enforce County Ordinance 96-04 in order to maintain conditions and standards for acceptance of a private surface water management system by

the County. The following criteria are included in this ordinance:

- A. An owner-funded, independent engineering study performed by an engineering firm approved by the County Commission, with the advice of County staff. The study must include an evaluation of the system's design including its existing capacity based upon the predominate types of land uses served within the discreet watersheds, identification of the

existing level of service, an analysis of the general performance including an evaluation of the adequacy of the current level of service, the general condition and expected life of the facilities and the impact of the facilities upon the area's surface water quality and adjacent natural resources and that capacity for a 100-year storm event be assured using formulae, impervious percentages, times of concentration, run-off coefficients and other design criteria as established by the County Commission.

- B. All existing deficiencies determined by the County Commission with advise of County staff, must be corrected or

repaired by the Owner of the private system.

- C. The Owner of the private system must dedicate all lands necessary for the County to own, operate and maintain the system.
- D. The Owner must provide to the County, capitalization funds to help alleviate the taxes necessary to own, operate and maintain the system.
- E. Warranties against defects must be provided to the County.

The criteria, above shall be the minimum utilized by the Flagler County Board of County Commissioners when a private system is offered.

Policy IE-2.4.8. Stormwater drainage regulations shall be included in Flagler County's Land Development Regulations (LDRs) and shall protect natural drainage features and ensure that future development utilizes stormwater management systems compatible with existing master surface water management plans.

Policy IE-2.4.9. As provided for the Land Development Regulations (LDRs), Flagler County will continue to enforce the following stormwater drainage provisions:

A. Water Quantity:

- (1). new developments and re-development activities are required to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions which is the County's

minimum level of service (LOS) standard for drainage improvements;

- (2). stormwater engineering design and construction standards for on-site systems are provided;
- (3). erosion and sediment controls are used during development; and
- (4). periodic inspection and maintenance of on-site systems is ensured as a condition of system permit approval.

B. Water Quality:

- (1). The quality of post-development runoff from the developed site must ensure that receiving water criteria established in Rule 17-302.500, F.A.C., are maintained.
- (2). Direct discharge of stormwater runoff into Class II

water and Outstanding Florida Water (OFW) is prohibited. A workable filter system must be provided prior to any discharge into Class II water consistent with the standards in (2)(a) above.

Policy IE-2.4.10. Flagler County shall continue to enforce land development regulations that prohibit new development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage.

Policy IE-2.4.11. Flagler County's Land Development Regulations (LDRs) shall be reviewed annually to ensure that it is consistent with the latest available regulations promulgated by the Federal Emergency Management Agency (FEMA) to reduce property damage and loss of life due to flooding.

Policy IE-2.4.12. Flagler County shall continue to minimize flood damage and related losses by prohibiting new development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage.

Policy IE-2.4.13. Flagler County shall maintain the function of natural drainage features by reducing loss of flood storage capacity, protecting the functional value of wetlands, and by reducing the interbasin diversion of waters from the Lower St. Johns River basin into the Upper East Coast basin.

Policy IE-2.4.14. Flagler County shall continue to enforce regulations specifying limitations on encroachment, alteration, and compatible uses of design storm event floodplains.

Policy IE-2.4.15. The revenues generated by the unincorporated areas of Flagler County to the St. Johns River Water

Management District (SJRWMD) should have a cost-benefit ratio of 1:1 or better.

Policy IE-2.4.16. Flagler County shall encourage regulatory agencies to consolidate permitting programs to the maximum extent possible, and to provide uniform data requirements for new stormwater management projects.

of new or revised the Flagler County Land Development Regulations (LDRs) to avoid duplicative or unnecessary government regulation.

Policy IE-2.4.17. Flagler County shall, as part of the Evaluation and Appraisal Report (EAR) process, conduct an evaluation of existing related state and regional regulations prior to the adoption

Policy IE-2.4.18. Flagler County shall continue to work with other local governments and quasi-governmental agencies (e.g. Community Development Districts) in order for consistency and coordinated review of existing and future stormwater issues.

Objective IE-2.5.

Flagler County shall ensure that the natural functions of aquifer recharge areas serving the County will be protected and maintained in order to ensure the greatest available quantity and highest quality of groundwater supply.

Policy IE-2.5.1. Flagler County shall utilize best management practices for maintenance of aquifer recharge area functions.

Policy IE-2.5.2. Flagler County shall continue to depend on the St. Johns River Water Management District (SJRWMD) and its regulatory programs to protect recharge areas that are outside of Flagler County. The County shall rely on the SJRWMD's planning and permitting activities in Volusia County to ensure protection of the recharge area in the DeLand Ridge.

Policy IE-2.5.3. Flagler County shall continue to depend on the St. Johns River Water Management District's (SJRWMD's) regulatory programs including both water use and surface

water management to protect groundwater levels and groundwater flow gradients within and surrounding the County.

Policy IE-2.5.4. Flagler County shall continue to rely on existing groundwater protection regulations of the Florida Department of Environmental Protection (FDEP) to protect groundwater quality.

Policy IE-2.5.5. Flagler County shall continue to identify free-flowing wells during its routine field operations and to assist landowners in participating on a voluntary basis with the St. Johns River Water Management District's (SJRWMD's) current program for the plugging of non-valved, abandoned, or improperly-cased wells.

Policy IE-2.5.6. Flagler County shall develop information to enable a consensus to be reached on the nature and functioning of aquifer recharge areas and identify the maximum safe withdrawal rate from Flagler County's water resources.

Policy IE-2.5.7. Flagler County shall continue to rely on the St. Johns River Water Management District (SJRWMD) to conduct water supply studies and

evaluations in advance of development pressure necessary to provide for the orderly and environmentally-compatible development of the County's water resources. These studies should include the identification of recharge areas for all aquifers, safe yield determinations, delineation of optimal wellfield production areas, and evaluation of saline water interface monitoring data from existing wellfields.

Policy IE-2.5.8. Flagler County shall continue to maintain communication and staff coordination between St. Johns River Water Management District (SJRWMD), Flagler County, and surrounding counties regarding water supply issues by regularly attending meetings of the Water Management

District and by designating a County employee as the staff coordinator.

Policy IE-2.5.9. Flagler County will take an active role in the resolution of water supply issues that affect the County. This includes continued coordination with many agencies, including, but not limited to St. Johns River Water Management District (SJRWMD), the

Northeast Florida Regional Councils (NEFRC), any future regional water

supply agency, adjacent counties, and cities within the County.

Policy IE-2.5.10. Flagler County shall continue to encourage and actively participate in the development of innovative water and wastewater programs sponsored by the existing public and private utilities which protect and conserve Flagler County's water resources.

Policy IE-2.5.11. The County shall continue to enforce Land Development Regulation (LDRs) that protect ground water supplies.

Policy IE-2.5.12. : Flagler County shall continue to implement a financially self-supporting permit process to protect the quality of groundwater recharge. This permit process, as provided for in Article VI. of the Flagler County Land Development Regulations (LDRs) provides minimum standards for the use, handling, production and storage of hazardous and toxic materials by non-residential activities. These standards constitute a Wellfield Protection Ordinance regulating potentially adverse activities around wellfields and are most strict within selected travel times or distances that can be reasonably expected to affect groundwater quality.

Policy IE-2.5.13. Wellfield protection zones as identified in the Wellfield Protection Ordinance shall be included in the Comprehensive Plan and indicated on the Future Land Use Map.

Policy IE-2.5.14. The Wellfield Protection Ordinance shall be amended to include

Policy IE-2.5.18. Flagler County shall work with the City of Palm Coast, the Town of Marineland, and the Dunes Community Development District (CDD) for the provision of utilities to the

future planned wellfields as soon as well locations are known.

Policy IE-2.5.15. Flagler County shall continue to enforce and maintain the standards for wellfield protection contained in the Land Development Regulations (LDRs) in order to ensure that reasonable land use controls protect public water supply wellfields by preventing the inappropriate location of incompatible land uses. These incompatible land uses shall include industrial and commercial land uses, landfills, rockpit lakes which penetrate through confining beds and new waste storage, disposal and treatment facilities.

Policy IE-2.5.16. Flagler County shall require that all unsewered areas within protection zones in the Wellfield Protection Ordinance for a wellfield should be placed on central sewer system, when available and connection is financially feasible, in order to protect the quality of water recharging the wellfield.

Policy IE-2.5.17. Flagler County shall promote water conservation through the continued implementation of its Water Conservation Program which includes the implementation of low water use residential landscapes, efficient irrigation technologies for agriculture, the installation of low water use plumbing fixtures, and the use of reclaimed water on golf courses.

unincorporated Hammock area on the barrier island, north of Beverly Beach.

Policy IE-2.5.19. Pursuant to the existing agreement with the City of Palm Coast for extension of utilities within the

Hammock area, local residents shall continue to receive a safe and reliable supply of potable water.

Policy IE-2.5.20. New development within the unincorporated Hammock area on the barrier island north of Beverly Beach shall not be permitted to develop

dwelling units connected to individual drinking wells and septic tanks for potable water and wastewater disposal services, respectively, at densities exceeding three (3) dwelling units per acre. New developments shall be encouraged to provide central water and wastewater services.

Policy IE-2.5.21. Flagler County shall rely on the continued studies of the St. Johns River Water Management District (SJRWMD), and the County's public and private potable water utilities as the primary means for determining whether the number of water facilities in the County should be increased so as to accommodate future growth and as a means of abating potential shortages of freshwater.

Policy IE-2.5.22. Flagler County shall review and comment on studies and reports developed by other state agencies, the St. Johns River Water Management District (SJRWMD), and public and private utilities that investigate the feasibility and cost-

effectiveness of using treatment to produce potable water from saline aquifers in the County.

Policy IE-2.5.23. As part of the development review process, where appropriate, and cost-effective, and consistent with the County's Water Supply Facilities Work Plan, Flagler County shall recommend the development of water treatment systems in new developments in order to provide for a safe and reliable source of potable water.

Policy IE-2.5.24. The County's Water Supply Facilities Work Plan (2022-2035) is incorporated into the Comprehensive Plan as Appendix A of the County's Infrastructure Element.

Goal IE-3.

Flagler County shall ensure the County has efficient solid waste collection and disposal services.

Objective IE-3.1.

Flagler County shall provide efficient solid waste collection and disposal services which promote the general public welfare at the lowest possible cost to meet the identified existing and future demands and minimizes environmental degradation.

Policy IE-3.1.1. Flagler County will review all options and alternatives for regional collection, transfer and treatment/disposal of solid waste over the next 25 years.

Policy IE-3.1.2. Flagler County shall emphasize a system that reduces dependence on landfills and encourages

maximum reuse and recycling of solid waste.

- A. Until a suitable alternative has been approved, Flagler County shall locate new solid waste disposal sites and transfer stations using acceptable planning and operational standards that

encourage the most efficient and cost-effective flow of solid waste.

Policy IE-3.1.3. All future Flagler County solid waste transfer and disposal facilities shall be buffered from residential and bona fide, active agricultural areas by a minimum of one hundred (100) feet.

Policy IE-3.1.4. Landfill sites shall not be located within residential areas. Areas with a designation of Agriculture or Agriculture and Timberlands on the adopted Future Land Use Map shall not

Policy IE-3.1.6. Flagler County shall continue to ensure through its mandatory solid waste collection program that full-service pickup is available to all residents and businesses, except as specifically exempted within

Policy IE-3.1.8. Flagler County shall strive to increase the number of County road segments that receive volunteer litter pickup by ten percent (10%) over 2010 levels as a means to reduce the litter problem and the indiscriminate disposal of solid waste in the public right-of-way.

Policy IE-3.1.10. Flagler County will continue to support the franchise collector's efforts to conserve energy, e.g.,

Policy IE-3.1.11. Flagler County shall establish a rate structure that is fair to both consumers and collectors.

Policy IE-3.1.13. Flagler County shall continue to monitor options for waste disposal to ensure that if there is a need to acquire additional land for solid waste facilities, the land should be acquired in a timely and efficient manner.

be considered to be "residential" for the purposes of implementing this policy. This means that a landfill site may be located within the areas of Flagler County that have a designation of "Agriculture" or "Agriculture & Timberlands" on the adopted Futures Land Use Map.

Policy IE-3.1.5. Transfer stations should be located on the periphery where users will not need to drive through residential areas.

Chapter 27 of the Flagler County Code of Ordinances .

Policy IE-3.1.7. Flagler County shall continue to include in its mandatory collection Code provisions specific fines and penalties for illegal dumping.

Policy IE-3.1.9. Flagler County shall continue to support the "Adopt a Highway" program as one approach to keeping County roads free of trash and litter.

improved routing or modifying franchise areas.

Policy IE-3.1.12. Flagler County shall evaluate long term alternatives given the potential need for additional disposal areas.

Policy IE-3.1.14. As part of the process of selecting the location of future solid waste transfer and disposal sites, Flagler County should evaluate the economics of land acquisition costs and operational costs.

Policy IE-3.1.15. Flagler County may allow private sector participation in any resource recovery systems that may be developed by the County.

Policy IE-3.1.16. Flagler County shall provide land use, zoning, and

Policy IE-3.1.17. Flagler County shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes.

Policy IE-3.1.19. Flagler County shall build and operate any future transfer stations and disposal facilities according to established state, local, and regional

Policy IE-3.1.20. , Flagler County shall strive to reduce by thirty percent (30%), the annualized per capita amount of solid waste that would normally be collected and deposited in the Volusia County Landfill.

Policy IE-3.1.21. Flagler County shall continue to implement a recycling program complying with the requirements specified in Subsection 403.706(2), Florida Statutes.

Policy IE-3.1.22. The Flagler County General Services Department shall continue to report to the Florida Department of Environmental Protection (FDEP) concerning its annual solid waste management program and recycling activities, as mandated by Subsection 403.706(7), Florida Statutes.

Policy IE-3.1.27. Flagler County shall continue to manage solid waste by continuing to operate the following projects:

environmental information about the County to persons or entities involved in assessing the feasibility of developing a resource recovery facility in Flagler County.

Policy IE-3.1.18. Flagler County will continue to recognize state and Federal authorities as the primary agencies responsible for the regulation of hazardous waste disposal.

operational and regulatory requirements to prevent adverse impacts to surrounding areas.

Policy IE-3.1.23. The use of for-profit and non-profit organizations to implement Flagler County's recycling program will be promoted through public notices and Requests for Proposals published in regional newspapers within the state.

Policy IE-3.1.24. Flagler County shall continue to maintain interlocal agreements with local municipalities so as to consolidate their recycling efforts.

Policy IE-3.1.25. Flagler County shall provide periodic written progress reports to municipalities concerning the status of the County's recycling program.

Policy IE-3.1.26. Flagler County shall periodically evaluate the economic feasibility of establishing a regional solid waste management or resource recovery program.

- A. Continue the program to fragment whole waste tires prior to being deposited into the sanitary landfill.

- B. Continue to manage monitoring wells at the landfill site to check the potential for aquifer contamination.
- C. Within one (1) year of the adoption of the Evaluation and Appraisal Report (EAR) based Plan Amendment, and every seven (7) years thereafter, update the

County's Hazardous Waste Management Assessment.

Policy IE-3.1.28. The Flagler County Administrator shall review the annual work program of the Solid Waste Division to ensure that projects are scheduled to maintain the adopted level of service (LOS).

Policy IE-3.1.29. Projected demands through the planning time frames of 2035 and 2050 will be met by undertaking the following projects:

- A. Continue to use the Volusia County landfill as the sole Flagler County sanitary landfill.

- B. Continue to operate a site in Flagler County as a transfer/temporary storage facility for hazardous wastes which is sufficient in size to accommodate 75 drums on a monthly storage basis.

E. CONSERVATION

Photo by: Palm Coast and the Flagler
Beaches Tourism Development Office

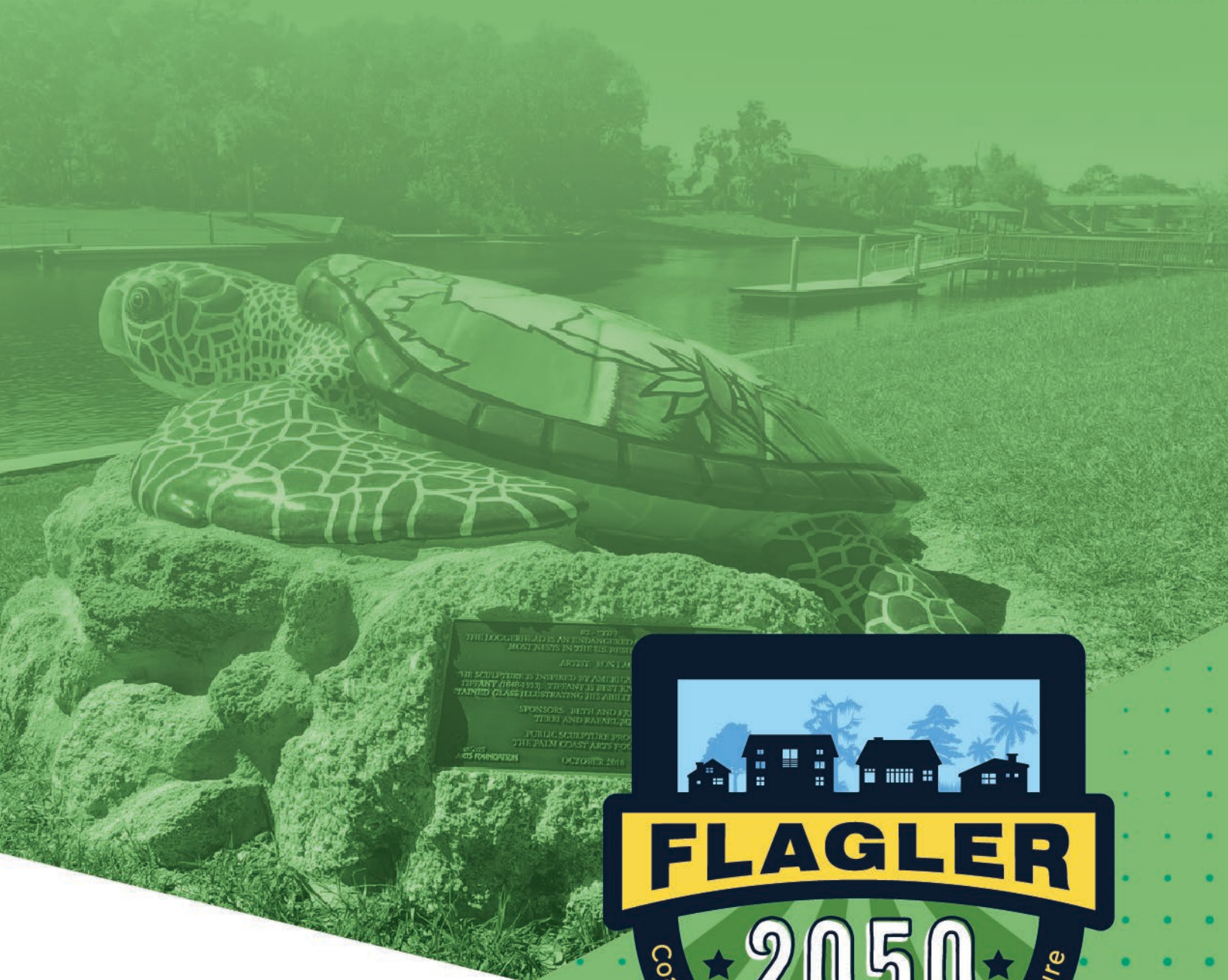


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1.0 INTRODUCTION

The intention of the Conservation Element is to ensure the continued identification and protection of significant natural resources within Flagler County. The data and analysis portion of this Element seeks to provide a factual basis for future conservation decisions and policy changes made as part of the Comprehensive Plan Update process. The significant natural resources inventoried and analyzed for this Element include surface waters, wetlands, floodplains, vegetation, and wildlife. Additionally, other topics related to the natural environment explored in this analysis include soils, beaches and shores, air quality, and water quality and usage.

2.0 NATURAL RESOURCE INVENTORY & ANALYSIS

Three topic areas are explored in the following inventory and analysis sections. Section 2.1 examines major waterbodies, wetlands, and floodplains found in Flagler County; Section 2.2 explores the County's wealth of significant vegetation and wildlife; and Section 2.3 describes other crucial environmental considerations.

2.1 MAJOR WATERBODIES, WETLANDS, AND FLOODPLAINS

2.1.1 *Major Waterbodies*

The most prominent waterbody associated with Flagler County is the Atlantic Ocean. It spans 18 miles along the eastern border of Flagler County and consists of coquina sand beaches and large sand dunes. Along with being a popular destination for tourists, it is also a destination for wildlife, such as right whales and dolphins.

Another major waterbody is the Matanzas River, also known as the Intracoastal Waterway, a narrow saltwater river that contains estuaries throughout the county. Matanzas River is a vital water source and is home to an abundance of Florida fisheries, wildlife, and vegetative species that reside in the estuaries along the river. The river runs throughout the eastern portion of the County, parallel to the shore. Although the river does not meet the ocean in Flagler County, the Matanzas Inlet is located just over two miles north from the County's northern border.

Crescent Lake is another significant waterbody within Flagler County. It is located in the western portion of the County near Andalusia and is connected to the St. Johns River. Crescent Lake is a 15,960-acre freshwater lake home to fisheries and many native bird species.

2.1.1.1 [Regulations & Monitoring](#)

Guidelines and water levels for waterbodies in Flagler County are determined and regulated by the St. Johns River Water Management District (SJRWMD). Water levels are managed by establishing flow and level minimums for priority waterbodies under the District's jurisdiction as a means of protecting the region's water resources. The Minimum Flows and Levels (MFL) program allows the District to be aware when flow and water level conditions may adversely impact water resources and connected environmental assets. This monitoring program assists in water management decision-making, particularly in managing water withdrawals from the District's waterbodies.

Some governmental agencies Flagler County coordinates with to help protect and restore their waterbodies include 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 the Estuarine Sanctuary Plans. These collaborations and partnerships help to ensure that the County's resource protection measures are implemented in conjunction with the existing resource protection plans.

2.1.2 *Wetlands*

According to the Environmental Protection Agency (EPA), wetlands occur when water is found near or covering the surface of the soil for significant portions of the year. These critical environmental features serve many purposes, including acting as natural water retention systems, regulating the flow of water, and removing excess nutrients and particulates from stormwater. Wetlands are also integral in supporting much of Florida's rich inventory of native vegetation and wildlife.

Wetlands can be classified into two generalized categories, coastal (tidal) and inland (non-tidal). Coastal wetlands, which often line oceanic bodies of water, tend to remain muddy or sandy with little vegetation. Coastal wetlands are referred to as Estuarine and Marine Wetlands. Alternatively, inland wetlands, which are often found along river floodplains and lake perimeters, tend to be marshy and highly vegetated. Inland wetlands are referred to as Freshwater Emergent Wetland or Freshwater Forested/Shrub Wetland on **Map FLUE - 4**, and inland wetlands are often some of the most productive ecosystems on earth. As a result, wetland features throughout Florida are often heavily regulated and generally protected from development and other human activities.

According to the latest wetland GIS data provided by the National Wetlands Inventory (NWI), Flagler County possesses approximately 108,300 acres of wetlands (excluding lakes, ponds, and rivers) and approximately 57,000 acres are within the unincorporated County. The wetlands are primarily found near Crescent Lake, Lake Disston, the Intracoastal Waterway, as well as flowing bodies of water. The coastal wetlands are located near the Intracoastal Waterway and the Matanzas Inlet, while the inland wetlands are found throughout the western and southern parts of the County.

2.1.2.1 [Regulations & Permitting](#)

Wetlands within the County are primarily regulated by SJRWMD through the Environmental Resource Permit (ERP) and Consumptive Use Permitting (CUP) processes. ERPs help protect wetlands, water quality, and surface waters from new development or construction activities; CUPs ensure that the extraction of water does not result in the deterioration of local water sources and water-dependent ecosystems.

2.1.3 *Floodplains*

Floodplains are important ecological features that contribute to a region's water flow and storage, vegetative health, groundwater refreshment, and water quality protection. Whereas wetlands remain wet throughout the year, floodplain areas are next to bodies of water that experience flooding at different points in time and are therefore wet during varying periods. As shown in **Map**

FLUE - 5, floodplains comprise approximately 122,400 acres (100-year floodplain) within the County and nearly 64,000 acres within the unincorporated area of the County. The floodplains are located primarily in the western area of the County and the areas adjacent to the Atlantic Ocean and Intracoastal Waterway.

When comparing the locations of wetlands and floodplains within the community using **Maps FLUE - 4** and **FLUE - 5**, significant portions of these critical environmental features often overlap. This is because both wetlands and floodplains are typically found within the lowest-lying areas of a community.

2.1.3.1 [Regulations & Management](#)

Managing floodplains in a community is a critical and proactive measure to protect people and property from flood events. Floodplain management is managed by the Floodplain Administrator, according to Chapter 30 of Flagler County Code of Ordinances, who may determine that a floodplain development permit or approval is required in addition to a building permit.

Floodplain management is also discussed in the previous version of the Flagler County Comprehensive Plan which aimed to protect the natural functions of the one-hundred-year floodplain by means of land acquisition for preservation. Some of these programs that can aid in acquisition are the Conservation and Recreation Lands (CARL program), the Save Our Rivers (SOR) program, the Florida Forever program, and the Land Acquisition Plan funded by the Environmentally Sensitive Lands (ESL) program.

In the case of dangerous floods, Flagler County has evacuation zones where flooding is most likely to occur, which is along the eastern border of the County and along the portion of the County that is adjacent to Crescent Lake.

2.2 **VEGETATION & WILDLIFE**

Flagler County recognizes the importance of protecting its rich and diverse population of local vegetation and wildlife. Vegetation provides materials for shelter, replenishes the air we breathe, regulates our ecosystems, and provides food for consumption by humans and animals. On the other hand, animals (both domestic and wild) serve a purpose in our communities as well. Domesticated animals, such as livestock, provide us with food and materials, while wildlife helps support and regulate healthy ecosystems. Considering the importance of these natural resources to the health and wellbeing of the community, Flagler County continues to work with private and public organizations to preserve significant vegetative and wildlife communities through conservation measures.

2.2.1 *Land Use/Land Cover (Vegetative Inventory)*

Flagler County's vegetative inventory is both diverse and environmentally significant. One of the leading agencies responsible for its continued identification and protection is the SJRWMD, which maintains a geographic database of all the vegetative communities within its jurisdiction with its Land Use/Land Cover GIS shapefile. According to the district's shapefile, Flagler County's ten largest land uses include seven naturally occurring vegetative communities. Many of these communities are home to plant species unique to this coastal County and are critical to supporting the larger ecosystem. **Table CNE - 1** presents the ten largest SJRWMD's Land Use/Land Cover categories found

within Flagler County, while **Map CNE - 1** showcases all the categories assigned within the unincorporated area.

Table CNE - 1: Land Use/Land Cover

Land Use/Land Cover	Acreage
Tree Plantations	74,003.3
Vegetated Non-Forested Wetlands	27,215.8
Cropland and Pastureland	24,466.5
Wetland Hardwood Forests	23,688.4
Wetland Forested Mixed	13,961.4
Upland Coniferous Forests	10,906.9
Upland Mixed Forests	10,145.7
Lakes	8,991.7
Residential Low Density	8,306.1
Wetland Coniferous Forests	7,272.9

Source: FDEP, 2022

The ten most prominent land uses/land coverages in the unincorporated County are Tree Plantations, Vegetated Non-Forested Wetlands, Cropland and Pastureland, Wetland Hardwood Forests, Wetland Forested Mixed, Upland Coniferous Forests, Upland Mixed Forests, Lakes, Residential Low Density, and Wetland Coniferous Forests. Tree plantations and cropland and pastureland uses indicate strong levels of agriculture and silviculture activity in the unincorporated areas of the County. Four of the other most prominent land coverages in the County are wetlands providing and protecting natural systems, habitats, and species. Each of the natural vegetative communities listed above are described as follows by the Water Management District.

2.2.1.1 [Vegetated Non-Forested Wetlands](#)

Vegetated Non-Forested Wetlands include marshes and seasonably flooded basins and meadows. These wetlands are usually confined to relatively level, low-lying areas. This category does not include areas which have a tree cover which meets the crown closure threshold for the forested categories. When the forest crown cover is less than the threshold for wetland forest or is non-woody, it will be included in this category. Sawgrass and cattail are the predominant species in freshwater marshes while spartina and needlecrush are the predominant species in the saltwater marsh communities.

2.2.1.2 [Wetland Hardwood Forests](#)

Wetland Hardwood Forests are those wetland areas which meet the crown closure requirements for forestland as outlined under the Upland Forest Classification (minimum 10% closure). To be included in the Wetland Hardwood Forest category, the stand must be 66% or more dominated by wetland hardwood species, either salt or freshwater.

2.2.1.3 [Wetland Forested Mixed](#)

This category is reserved for those wetland hardwood communities which are composed of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill-defined mixture of species.

2.2.1.4 [Upland Coniferous Forests](#)

Any natural forest stand whose canopy is at least 66% dominated by Coniferous species is classified as a Coniferous Forest. This does not include pine plantation monocultures, as they will fall under the Tree Plantation designation.

2.2.1.5 [Upland Mixed Forests](#)

This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66% crown canopy dominance.

2.2.1.6 [Lakes](#)

The Lakes category includes extensive inland water bodies, excluding reservoirs. Islands within lakes that are too small to delineate will be included in the water area. The delineation of a lake will be based on the size of the water body at the time the remote sensor data was acquired.

2.2.1.7 [Wetland Coniferous Forests](#)

Wetland Coniferous Forests are wetlands which meet the crown closure requirements for coniferous forests and are the result of natural generation. These communities are commonly found in the interior wetlands in such places as river flood plains, bogs, bayheads, and sloughs.

2.2.2 *Wildlife*

Flagler County is home to a wide array of wildlife communities—many of which are currently considered to be threatened or endangered species. The primary agency responsible for the continued identification and protection of these vulnerable species within the State is the Florida Fish and Wildlife Conservation Commission (FWC). The Commission classifies Florida's threatened or endangered wildlife into five (5) categories of special status, which are listed as follows:

- (1) Federally-designated Endangered (FE) - Species in danger of extinction if the deleterious factors affecting their population continue to operate
- (2) Federally-designated Threatened (FT) – Species that are likely to become endangered in the nation within the foreseeable future if current trends continue
- (3) State-designated Threatened (ST) – Species that are likely to become endangered in the state within the foreseeable future if current trends continue
- (4) State-designated Endangered (SE) – Species in danger of extinction if the deleterious factors affecting their population continue to operate
- (5) Species of Special Concern (SSC) - Species that do not fit into the previous categories yet warrant special attention

Table CNE - 2 lists the threatened or endangered species which are potentially, likely, or confirmed (documented) to be located within Flagler County, along with a description of their habitats and current FWC classification.

Table CNE - 2: FWC Classification of Wildlife

Species	Habitat Description	FWC Class	Occurrence Potential
Reptiles			
American alligator <i>Alligator mississippiensis</i>	Alligators inhabit areas from southeast Oklahoma and east Texas on the western side of their range to North Carolina and Florida in the east. They prefer freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water.	FT	Likely
Gopher tortoise <i>Gopherus polyphemus</i>	Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats including pastures and urban areas. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Periodic natural fires historically played an important role in many of the habitats where tortoises are found, as fire reduces canopy cover and promotes growth of herbaceous forage plants. When fire is suppressed from these environments, the habitat may become unsuitable for gopher tortoises. Prescribed fire is frequently used today to maintain these habitats (Gopher Tortoise Council 2019).	ST	Likely
Florida Pine Snake <i>Pituophis melanoleucus mugitus</i>	The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (Franz 1992, Ernst and Ernst 2003). This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001).	FT	Potential
Green sea turtle <i>Chelonia mydas</i>	Green sea turtles can be found in subtropical and temperate oceans of the world (Witherington, 2006). Florida hosts one of the largest groupings of green turtle nests in the western Atlantic. More than 37,000 green sea turtle nests were documented in Florida in 2015, a record number. During the day, green turtles occupy shallow flats and seagrass meadows. In the evening, they	FT	Potential

	return to their sleeping quarters of rock ledges, oyster bars and coral reefs.		
Loggerhead sea turtle <i>Caretta caretta</i>	Loggerheads can be found in subtropical and temperate oceans of the world (Witherington, 2006). Florida's sandy Atlantic and Gulf of Mexico beaches host one of the largest loggerhead nesting aggregations in the world. Females return to their nesting beach every two or more years to lay four to seven nests, one about every 14 days. Each nest contains about 100-126 eggs that incubate about 60 days.	FT	Potential
Birds			
Florida sandhill crane <i>Antigone canadensis pratensis</i>	Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures (Florida Natural Areas Inventory 2001). They occur throughout peninsular Florida north to the Okefenokee Swamp in southern Georgia; however, they are less common at the northernmost and southernmost portions of this range. Florida's Kissimmee and Desoto prairie regions are home to the state's most abundant populations	ST	Likely
Florida scrub-jay <i>Aphelocoma coerulescens</i>	The Florida scrub-jay is the only species of bird that is endemic to Florida. Scrub-jays inhabit sand pine and xeric oak scrub, and scrubby flatwoods, which occur in some of the highest and driest areas of Florida – ancient sandy ridges that run down the middle of the state, old sand dunes along the coasts, and sandy deposits along rivers in the interior of the state. Scrub-jays do best in areas that contain large quantities of oak shrubs that average 3.28-6.56 feet (1-2 meters).	FT	Potential
Least Tern <i>Sternula antillarum</i>	Not only are the birds extremely susceptible to nest disturbance, but they have also lost extensive nesting habitat to beach development and increased human activity there. Least terns are colony nesters, meaning they nest in a group, which allows them to exchange information about food sources, as well as to detect and mob predators. An entire colony can be easily destroyed by predation by red foxes, raccoons, dogs and house cats, by human trampling, or by catastrophic storms.	ST	Likely
Mammals			
Florida manatee	In the United States, the Florida manatee, a subspecies of the West Indian manatee, inhabits the state's coastal waters, rivers, and springs. Some	FT	Likely

	Florida manatees are known to travel up the eastern coastline into Georgia, the Carolinas, and a few travel as far north as Massachusetts during warm months.		
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Source: FWC, 2023

2.2.3 Regulation & Management

As indicated in the above inventory, a range of critical vegetative and wildlife communities can be found throughout the County. In doing so, Flagler County is able to assist regional, state, and federal agencies (such as the SJRWMD, FWC, and USFWS, respectively) in sufficiently protecting some of the local ecosystem's most critical and/or vulnerable assets.

2.2.4 Conservation Areas

The County has nearly 40,000 acres of conservation land managed by various agencies and organizations. This land helps to preserve native flora and fauna and provides passive recreational space for the community. The various public agencies include the St. Johns River Water Management District (SJRWMD), the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Department of Environmental Protection (FDEP), and the Florida Fish and Wildlife Conservation Commission (FWC). **Map CNE – 2** shows these areas according to their managing organizations, and **Table CNE – 3** shows the lands according to their name, managing organization, and size.

Table CNE - 3: Conservation Areas

ID #	Conservation Land	Management	Acreage
1	Lake Disston Conservation Easement	SJRWMD	584.5
2	Bryant Skinner Conservation Easement	SJRWMD	1,568.7
3	Heart Island Conservation Area	SJRWMD	960.8
4	Hagstrom Conservation Easement	SJRWMD	458.4
5	Relay Tract Conservation Easements	SJRWMD	18,541.0
6	Hull Swamp Conservation Area	SJRWMD	2,383.9
7	Evans Conservation Easement	FDACS	685.9
8	Lake Swamp Mitigation Bank	Private Corporation	1,895.6
9	Haw Creek Preserve State Park	FDEP	1,334.1
10	Bulow Creek State Park	FDEP	448.3
11	Bulow Plantation Ruins Historic State Park	FDEP	148.0
12	Gamble Rogers Memorial State Recreation Area at Flagler Beach	FDEP	131.3
13	Flagler County Bulow Gopher Tortoise Longterm Recipient Site	FWC	76.2
14	Graham Swamp Mitigation Bank	Private Corporation	65.9
15	Perry Smith F&SJ Agricultural and Conservation Easement	FDACS	1,549.4
16	Brick Road Mitigation Bank	Private Corporation	1,663.9

17	Fish Tail Swamp Mitigation Bank	Private Corporation	562.9
18	Wilson Green - Dave Branch Conservation Easement	SJRWMD	188.8
19	Pellicer Creek Conservation Area	SJRWMD	2,461.5
20	Palm Coast Park Conservation Easement	FWC	49.5
21	Guana Tolomato Matanzas National Estuarine Research Reserve	FDEP	2,769.8
22	Pellicer Creek Conservation Easement	SJRWMD	477.4
23	Marsh View Preserve	FDEP	183.9
24	Washington Oaks Gardens State Park	FDEP	425.9
25	Matanzas Shores Conservation Easement	SJRWMD	104.7
26	Wadsworth Conservation Easement	SJRWMD	4.5
27	Kelly Conservation Easement	SJRWMD	4.1
28	Faver-Dykes State Park	FDEP	20.7
Total Acreage			39,749.5

2.3 OTHER ENVIRONMENTAL CONSIDERATIONS

2.3.1 Soils

According to the Natural Resources Conservation Service (NRCS), Flagler County's soil composition is overwhelmingly comprised by sandy soil types—the most predominant series of which are Hicoria, Winder, and Wabasso. Each of these soil types drain poorly and thus remain wet for significant portions of the year. As a result, these soils are often found within areas home to significant hydrological features such as surface waters, wetlands, and floodplains.

One of the most common soil-related issues within Florida is the occurrence of erosion. Erosion is a natural process in which soil and rock material is loosened and displaced, which can cause significant damage to the surrounding community if left unaddressed. For example, eroded soil can endanger water resources, harm farmland and crops, and damage infrastructure and property. Erosion can also impact important environmental structures which protect communities from storm surge and flooding, like sand dunes. According to the latest available erosion data from the FDEP, Flagler County experiences issues with erosion as it contains 8.1 miles of critically eroded areas on its coastline. The County currently has no beach management plan but has conducted a Beach and Dune Management Study with a coastal engineering consultant. The County has regulations regarding erosion control during construction in its Land Development Code.

2.3.2 Air Quality

The quality of air is measured by the percentage of pollutant parts in the air within a set monitoring time window. The FDEP Office of Air Monitoring is responsible for conducting this activity throughout the State. This Office currently has one ambient monitoring location (places that measure air quality/pollution) within Flagler County. The ambient monitoring resides in Bunnell on 208 Sawgrass Road, and it measures ozone levels only. The data from the monitoring locations is filtered according to the Air Quality Index (AQI), which ranks air quality in terms of pollution levels into the following categories: good, moderate, unhealthy for sensitive groups, unhealthy, very

unhealthy, and hazardous. In the past 10 years, Flagler County's AQI rankings have consistently been recorded as "moderate" or "good" with few exceptions.

2.3.3 *Hazardous Waste*

There is currently no known issues of inappropriate generation or disposal of hazardous waste (corrosive, toxic, flammable, or reactive substances that may harm public health and the environment) within the County—only hazardous waste commonly associated the day-to-day activities of households and private enterprises. However, it should be noted there are likely some industrial facilities within Flagler County which utilize caustic chemicals as part of their operations, but they continue to be monitored and regulated by the EPA. For households who wish to drop off hazardous materials, Flagler County currently offers one hazardous waste collection site, located at 1700 S. Old Kings Road.

2.3.4 *Water Quality*

The County relies on municipal and private potable water service providers. Continued coordination between the County and its service providers regarding wellhead protection and water source protection is critical to ensure adequate water supply now and in the future. Additionally, the County will continue to seek opportunities to cooperate with the service providers in developing alternative water supply solutions to serve its current and future residents.

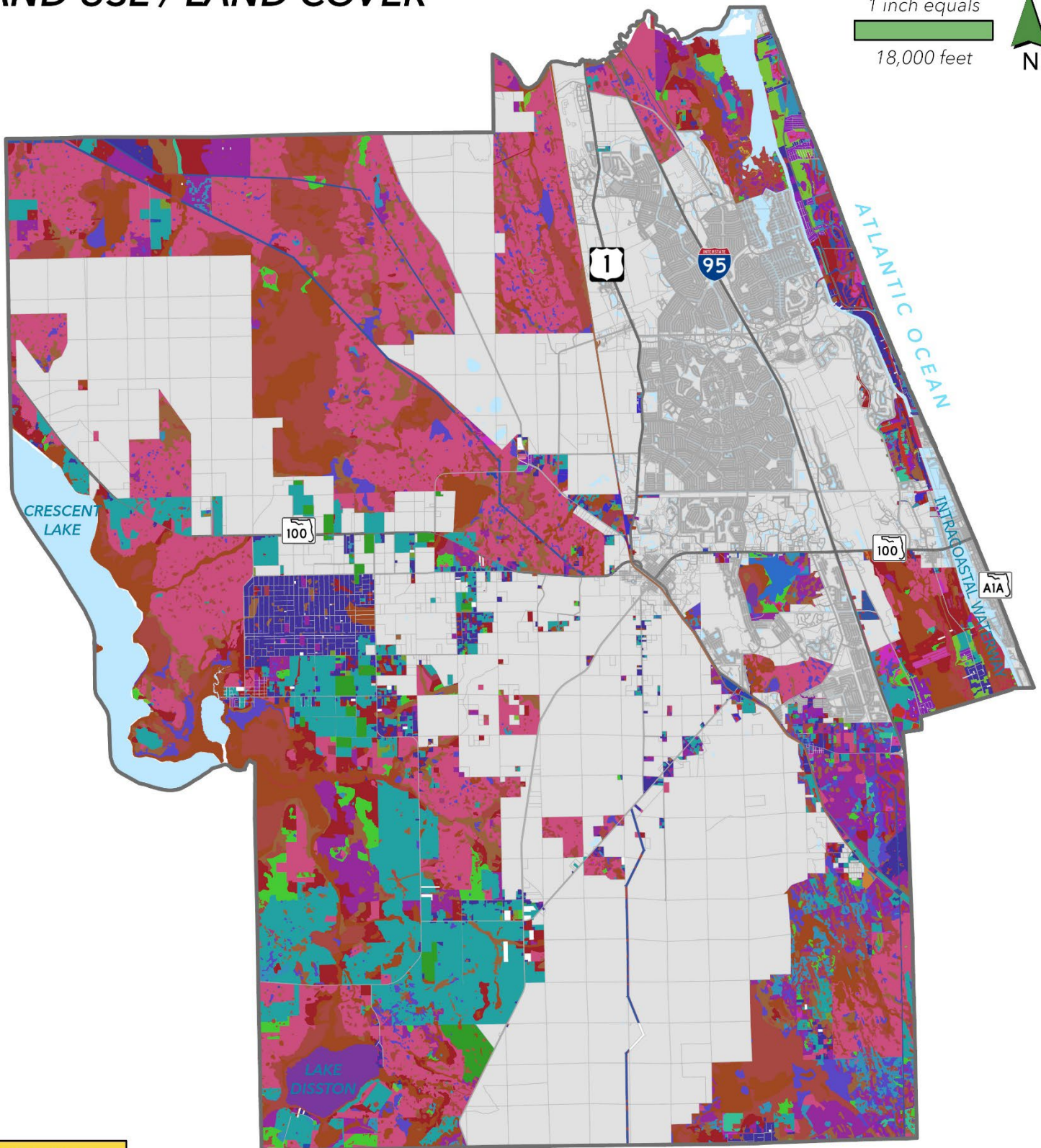
2.3.5 *Water Usage*

As described above, the County is not a potable water provider, but will continue to coordinate with its local service providers for the provision of potable water.

LAND USE / LAND COVER

1 inch equals
18,000 feet

N



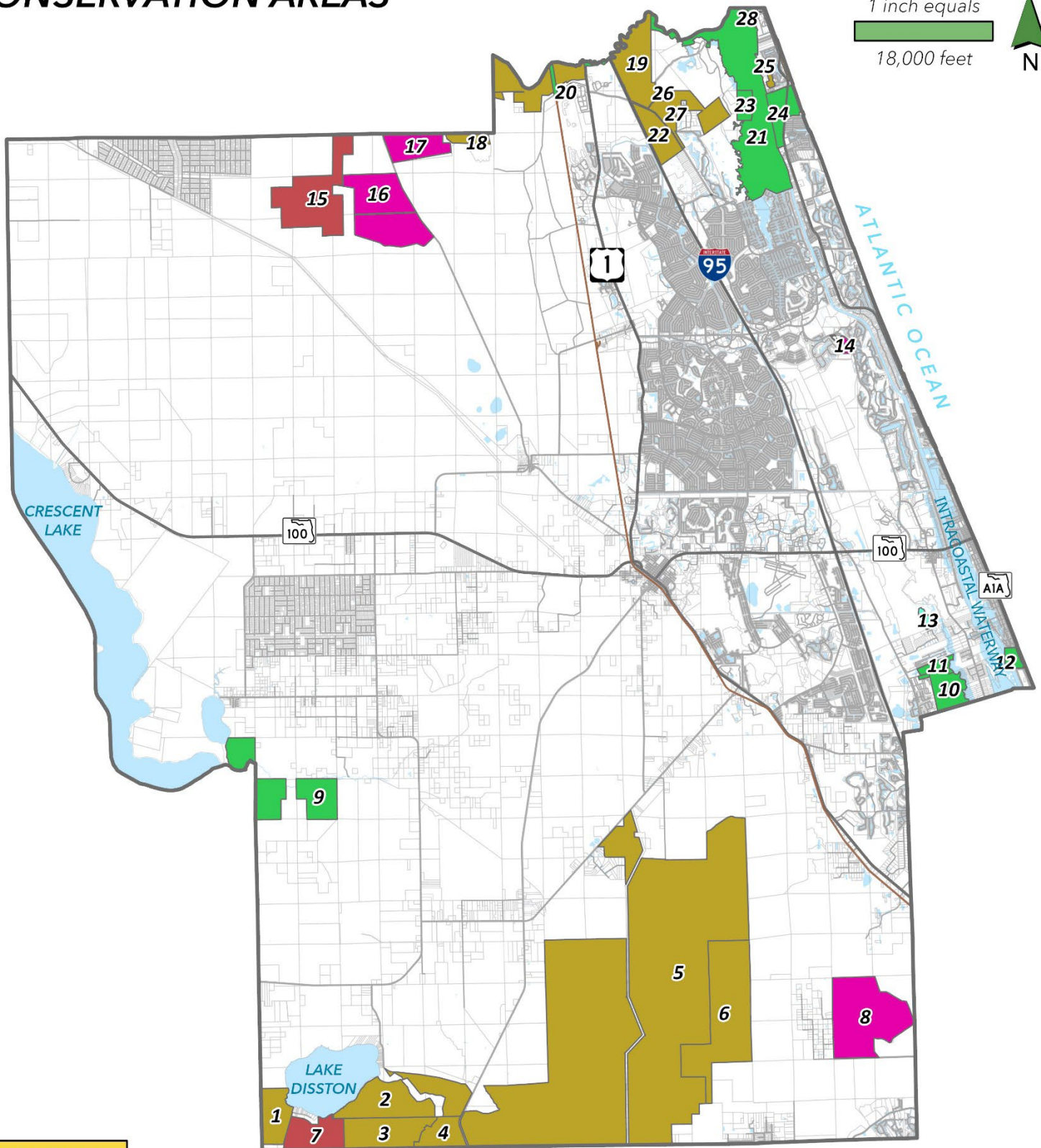
LEGEND

County Boundary	Communications	Institutional	Rural Open Land	Specialty Farms	Upland Mixed Forests
Parcel	Cropland/Pastureland	Lakes	Recreational	Waterways	Utilities
Railroad	Disturbed Lands	Mixed Rangeland	Reservoirs	Transportation	Vegetated Non-Forested Wetlands
Major Roadway	Extractive	Non-Vegetated Wetlands	High Density Res.	Tree Crops	Wetland Coniferous Forests
Land Use/Land Cover	Feeding Operations	Nurseries/Vineyards	Low Density Res.	Tree Plantations	Wetland Forested Mixed
Bays & Estuaries	Herbaceous	Oceans	Medium Density Res.	Upland Coniferous Forests	Wetland Hardwood Forests
Commercial/Services	Industrial	Open Land	Shrub/Brushland	Upland Hardwood Forests	

CONSERVATION AREAS

1 inch equals
18,000 feet

N



LEGEND

- | | |
|-----------------|---|
| County Boundary | Managing Agency |
| Parcel | Florida Department of Agriculture and Consumer Services |
| Railroad | Florida Department of Environmental Protection |
| Major Roadway | Florida Fish and Wildlife Conservation Commission |
| | Private Corporation |
| | St. Johns River Water Management District |



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. Flagler County shall encourage development of incompatible uses 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. Flagler County will create a 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 Plan's corridors will be initially conceptual alignments that should be examined for purchase, donation, or incorporated as a development's required open space.

Policy CON-1.1.5. 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-1.1.6. 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 Flagler's native ecosystems and landscapes;

- (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-1.1.7. 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 Greenways Plan 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-1.1.8. The County shall conduct a study to evaluate whether the Hammock area on the barrier island should be identified as a special ecological district.

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. Flagler County shall investigate opportunities for establishing a farmland conservation program.

Policy CON-1.2.3. Flagler 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.

Objective CON-1.3.

All ecological communities, inclusive of habitats of threatened, endangered, or species of special concern, shall be identified, managed, and protected through permitting, monitoring, and evaluation programs based on data from the applicable State and Federal agencies.

Policy CON-1.3.1. Flagler 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 of the most vulnerable communities.

Policy CON-1.3.2. Flagler 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:

- 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;
- 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;

- 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;
- F. 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
- G. implementation of water loss prevention programs.

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 ecological communities, inclusive of habitats of threatened, endangered, or species of special concern the along Flagler County's borders.

Policy CON-1.3.4. Concerning development and permitting activities, Flagler County shall require compliance with State and Federal regulations pertaining to habitats of threatened, endangered, or species of special concern.

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 habitats of threatened, endangered, or species of special concern, and shall incorporate their comments into the decision-making process.

Policy CON-1.3.6. Through coordination with state agencies, Flagler 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.

Flagler County shall promote the conservation and/or appropriate use, and protection of fisheries, wildlife, wildlife habitat, and marine habitat.

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

Policy CON-1.4.2. Flagler County shall continue to protect habitat of viable populations of 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. Flagler 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 protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

Policy CON-1.5.1. Flagler County shall participate in surface water quality testing programs 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 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. Flagler 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. Flagler 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, Flagler 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 programming, reports, and management plans to ensure that Flagler County's resource protection measures are implemented in conjunction with the existing regional resource protection plans.

Policy CON-1.5.9. Flagler 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, Flagler 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 native species as resources permit for waterfront park sites within the County.

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

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.

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 or successor

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.

Objective CON-1.7.

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

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.

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

Water Management District (SJRWMD), as applicable.

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 greatest extent possible.

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.

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.

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.

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-1.8.3. 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-1.8.4. Flagler County's Land Development Regulations (LDRs) related to wellfield protection shall continue to address, but not be limited to, the following: wellfield protection zones; location and protection of future planned wellfields (as soon as locations are known); and monitoring and restrictions within the wellfield protection zones.

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.

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.

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 the Land Development Regulations (LDRs), as needed, for wellfield and aquifer recharge protection .

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.

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.

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 and adjacent jurisdictions to attempt to reduce the demand to one hundred twenty five (115) gallons per capita per day through conservation measures including, but not limited to,

water conservation programs and improved water conservation techniques and technology.

Policy CON-1.9.3. 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-1.9.4. 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 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 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.

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.

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

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.

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.

Objective CON-1.11.

Mining activities shall be regulated through Flagler County's 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 adjacent 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.

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.

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.

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.

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 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.

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.

Objective CON-1.14.

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

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.

Policy CON-1.14.2. To the extent feasible, Flagler County shall require additional buffers along 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.

Policy CON-1.14.3. Flagler County shall evaluate and update Land Development Regulations (LDRs) buffering/conservation requirements for scenic roadways, as necessary.

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.

Policy CON-1.14.5. Flagler County shall support the efforts of the A1A Scenic & Historic Coastal Byway and Heritage Crossroads: Miles of History Heritage Highway Corridor Management Entities (CMEs).

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.

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.

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.

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.

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.

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.

H. RECREATION & OPEN SPACE ELEMENT





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1.0 INTRODUCTION

The purpose of the Recreation & Open Space Element (ROSE) is to ensure that Flagler County continues to provide high-quality public facilities in a manner which meets the needs of existing and future populations for recreation and open space purposes. The data and analysis portion of this Element seeks to provide a factual basis for future decisions and policy changes made by the County regarding the successful provision of recreation facilities and open space. Operations performed as part of this analysis included conducting a desktop inventory of the County's park facilities and open space, performing existing level of service (LOS) calculations, determining Flagler County's projected needs for parks by 2050, and identifying opportunities in the County's recreation and open space systems.

2.0 INVENTORY OF RECREATION & OPEN SPACE FACILITIES

The provision of high-quality recreation facilities and passive open spaces can generate numerous benefits to a community, including but certainly not limited to preserving natural resources, contributing to the social and physical health and wellness of residents, providing enriching experiences to persons of all backgrounds, abilities, and income levels, and raising local property values. Public parks (and to a lesser degree, open spaces in general) within the County should be designed and equipped in a manner which supports one or more recreational activities. These activities are generally split into one of two categories, active and passive. Active recreation is considered a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment, and passive recreation are activities that do not require prepared facilities like sports fields or courts and are typically compatible with natural resource protection.

Parks can also be classified by size, amenities offered, and population served. Flagler County classifies parks in this manner and categorizes parks as countywide parks, community parks, and neighborhood parks. It should be noted that only sites that are officially designated as parks have been included in this Element. Thus, vacant public lands and open space typically found in medians, buffers, retention areas, and similar facilities are not included as part of this inventory, unless they are commingled with recreational amenities.

Flagler County currently owns, operates, and maintains a range of parks and recreation areas. This inventory includes 30 parks and recreational facilities. Many of the County's parks include facilities which support both active and passive recreational activities, as well as other amenities such as pavilions and restrooms. An inventory of the County's parks and recreation facilities is provided in **Table ROSE-1** and their locations are shown in **Map ROSE-1**.

2.1 NEIGHBORHOOD PARKS

Neighborhood parks are the smallest park classification within the County. Neighborhood Parks, in the Land Development Code, are defined as local parks designed to serve the residents of a single nearby neighborhood and may include landscaping and recreational improvements. Recreational amenities at neighborhood parks generally include playground equipment, ball fields, benches, picnic areas, and shelters. Examples of public neighborhood parks within the County include the Espanola Community Center and the Pellicer Community Center (see **Table ROSE-1**).



Table ROSE - 1: Inventory of Public Parks & Recreation Facilities (2023)

Map Number	Name	Acreage	Facilities & Amenities
Neighborhood Parks			
14	Espanola Community Center	12.0	Active Recreational Facilities: Basketball Courts, Playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
21	Moody Homestead Park	3.5	Active Recreational Facilities: None Passive Recreational Facilities: Birding, Hiking/Nature Trails Other Amenities: Picnicking
17	Hidden Trails Park and Community Center	19.3	Active Recreational Facilities: Basketball Courts, Horseshoe Pits, Playground, Tennis Courts Passive Recreational Facilities: None Other Amenities: Restrooms
19	Pellicer Community Park	10.0	Active Recreational Facilities: Horseshoe Pits, Equestrian Area, playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
26	Haw Creek Community Center	1.0	Active Recreational Facilities: Basketball Courts, Playground Passive Recreational Facilities: None Other Amenities: Picnic Pavilion, Community Center
28	Hammock Creek Community Center	41.1	Active Recreational Facilities: Basketball Courts, Horseshoe Pit, Pickleball Courts, Volleyball Courts, Playground Passive Recreational Facilities: Beach, Other Amenities: Picnic Pavilion, Restroom, Community Center
29	St Johns Community Center	1.7	Active Recreational Facilities: Basketball Courts Passive Recreational Facilities: Other Amenities: Picnic Areas, Community Center
Total Acreage		88.6	
Community Parks			
22	Wadsworth Park	61.9	Active Recreational Facilities: Basketball Courts, Canoe/Kayak Launch, Racquetball Courts, Soccer Fields, Tennis Courts, and Volleyball Courts Passive Recreational Facilities: Wildlife Viewing, Fishing, Beaches Other Amenities: Picnicking, Restrooms, Showers
15	Flagler County Recreational Area and Fairgrounds	178.3	Active Recreational Facilities: Baseball, Batting Cages Passive Recreational Facilities: None Other Amenities: Restrooms, Picnic Pavilion, Horse Arena
25	Old Dixie Park	19.6	Active Recreational Facilities: Basketball, Horseshoe Pits, Playground, Tennis, Volleyball Passive Recreational Facilities: None



Map Number	Name	Acreage	Facilities & Amenities
			Other Amenities: Restrooms
5	Bing's Landing	12.1	Active Recreational Facilities: Boat Ramp, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Wildlife Viewing, Fishing Other Amenities: Pavilions, Picnic tables, Restrooms, Historic site, Interpretive Exhibit
11	Herschel King Park	16.5	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Wildlife Viewing Other Amenities: Restrooms
Total Acreage		288.4	
Countywide Parks			
23	Moody Boat Launch	3.5	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Hiking/Nature Trails Other Amenities: Restrooms
18	Bull Creek Campground	5.2	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Camping RV Other Amenities: Concessions, Campfire Rings, Showers, Picnic tables, Restrooms
1	Princess Place Preserve	1,617	Active Recreational Facilities: Canoe/Kayak Launch Passive Recreational Facilities: Hiking/Nature Trail, Horse/Equestrian Trail, Wildlife Viewing, Camping, Fishing Other Amenities: Campfire Rings, Historic Site, Picnic, Pavilion, Restrooms, Interpretive Exhibit
12	Graham Swamp Preserve	3168.4	Active Recreational Facilities: None Passive Recreational Facilities: Hiking/Nature Trails, Birding, Wildlife Viewing, Bicycling, Fishing Other Amenities: Picnic Areas
13	Lehigh Trail	199.6	Active Recreational Facilities: None Passive Recreational Facilities: Hiking/Nature Trail, Wildlife Viewing, Bicycling, Fishing Other Amenities: None
9	Jungle Hut Park	2.6	Active Recreational Facilities: None Passive Recreational Facilities: Beaches, Birding, Beaches Other Amenities: Picnic Pavilion, Picnicking, Restroom, Showers
4	Malacompra Park	23.2	Active Recreational Facilities: Playground Passive Recreational Facilities: Hiking/Nature Trail, Birding, Beach Other Amenities: Restrooms, Showers, Picnic Pavilion
24	Betty Steflik Preserve	111.7	Active Recreational Facilities: None



Map Number	Name	Acreage	Facilities & Amenities
			Passive Recreational Facilities: Wildlife Viewing, Hiking/Nature Trails, Birding, Canoeing, Kayaking, Fishing Other Amenities: Restrooms, Picnic Pavilion
8	Old Salt Park	.8	Active Recreational Facilities: None Passive Recreational Facilities: Wildlife Viewing, Beaches, Fishing Other Amenities: Picnic tables, Restrooms, Showers
2	River to Sea Preserve	64.8	Active Recreational Facilities: Canoe/Kayak Launch Passive Recreational Facilities: Wildlife Viewing, Hiking/Nature Trail, Bicycling, Beaches, Fishing Other Amenities: Restrooms, Showers, Picnic Pavilion, Campgrounds
16	Shell Bluff Park	68.9	Active Recreational Facilities: Boat Ramp, Canoe/Kayak Launch, Playground Passive Recreational Facilities: Birding, Trail, Wildlife Viewing Other Amenities: Picnic Pavilion, Restrooms
10	Varn Park	8.1	Active Recreational Facilities: Passive Recreational Facilities: Beaches, Fishing, Wildlife Viewing Other Amenities: Picnic Pavilion, Restrooms Shower Facilities
6	Malacompra Greenway Trail	202.8	Active Recreational Facilities: None Passive Recreational Facilities: Trails, Pedestrian Bridges Other Amenities: None
7	AIA Tennis Courts	12.0	Active Recreational Facilities: Tennis Courts, Pickleball Courts Passive Recreational Facilities: None Other Amenities: None
27	Lake Disston Boat Ramp	1.5	Active Recreational Facilities: Boat and Canoe dock/Launch, Passive Recreational Facilities: Fishing, Wildlife Viewing Other Amenities: None
3	Bay Drive Park	14.8	Active Recreational Facilities: Bocce Ball Court Passive Recreational Facilities: Beach, Trail, Fishing Dock Other Amenities: Observation Pavilion, Restrooms, View Finders
20	Haw Creek Preserve	1051.3	Active Recreational Facilities: Boat Ramp, Boating, Canoe/Kayak Launch Passive Recreational Facilities: Birding, Hiking/Nature Trail, Fishing Other Amenities: None
30	Flagler County Visitor Eco-Discovery Center	23	Proposed not yet built
Total Acreage		6,579.2	



Source: Flagler County, 2023.

2.2 COMMUNITY PARKS

Community parks vary in size, serve several neighborhoods, and are generally located near major roadways. They typically possess a diverse array of amenities onsite, including but not limited to restrooms, onsite parking, large landscaped areas, lighted sports fields, and other specialized recreational facilities. Most community parks, unless used for a specific activity, such as the Flagler County Fairgrounds, may also serve as neighborhood parks to nearby residents. Examples of public community parks within the County include Old Dixie Park and Herschel King Park.

2.3 COUNTYWIDE PARKS

The largest of the park classifications includes countywide parks. Countywide parks are large, resource-based parks intended to serve the countywide population. These parks contain both active recreational facilities and passive recreation uses, such as water-based recreation, camping, fishing, trails, and natural open space areas. Flagler County owns and operates 6,579 acres of countywide parks, which include the Shell Bluff Park and the Princess Place Preserve.

2.4 TRAILS

There are several recreational trails within the County (See **Map ROSE-2**). Flagler County parks and recreation maintains approximately 13 miles of equestrian trails and 37 miles of hiking/biking trails. Most of the trails are located in the eastern portion of the County. The County trail system also includes a few blueways along the Intercoastal Waterway. Some of the trails throughout the county include the Lehigh Trail, Malacompra Greenway Trail, and the AIA Scenic Loop.

2.5 OPEN SPACE

In addition to its parks and recreational facilities, the County currently strives to provide for and maintain a natural open space system. While calculating the current acreage of open space within the County is not possible as the property appraiser's office does not have a land use code that captures common open space. The Florida Natural Areas Inventory (FNAI) estimated that in 2023 there were 39,750 acres of public and private lands which had been determined to have natural resource value and were managed at least partially for conservation purposes, which are shown on **Map ROSE-3**. This represents the best available data and has been used in the calculations in **Section 3.1** to assess the current surplus/deficiency of open space.

2.5.1 Open Space in the Comprehensive Plan

There is no specific countywide open space percentage in the comprehensive plan. The provision of public open space is achieved through the parks and recreation level of service standard and conservation lands. However, the County currently requires a minimum open space percentage in a few future land use designations. For example, a minimum of 40% open space is required in the Recreation and Open Space future land use designation and 25% in the Mixed Use – Low and High intensity designations. Additionally, the County's Flagler Agricultural Resource Mitigation System (FARMS) program for agricultural preservation requires 60% of total gross area to be preserved for open space.



2.5.2 Open Space (Land Development Code)

The County's Land Development Code (LDC) currently defines open space in Section 3.08.00 as an area open to the sky which may be on the same lot as a building that may include natural environmental features. A minimum of 25% of a development site is required to be open space when rezoning to Mixed Use Low or High Intensity Planned Unit Development (PUD). The County requires, at the time of final development plan approval for Mixed Use Low or High Intensity PUDs, a minimum of 25% of the site be recorded as open space. Maintaining open space requirements in the Code will ensure that natural open space systems are preserved at the time of development.

2.6 BEACH ACCESS

Flagler County has over 18 miles of unincorporated area that borders the Atlantic Ocean, and as development increases and population growth occurs, maintaining public beach access becomes more significant. The County has implemented requirements for new developments along the shoreline to maintain beach access. Existing policies are in place that new developments are required to continue the access way, relocate it on the site or donate it to Flagler County. Flagler County has a beach access goal of one beach access point for one mile of coastline. The 2023 parks and recreation master plan noted that public beaches were one the most frequently used outdoor natural amenities in the County.

Commented [LEA1]: This is In the Comprehensive Plan as an interim goal. We could not find standards for this. Does this goal still apply?

2.7 SCHOOL RECREATION FACILITIES

Traditional comprehensive planning in the State of Florida often recommended the colocation of parks and recreation facilities and public schools. In fact, the County has an interlocal agreement with the school board for this purpose. However, due to safety concerns throughout the country, the colocation practice has restricted access to recreation facilities on school grounds which provides challenges to maintenance and usage, particularly during school hours.

Bella Terre swim and racquet club is owned by the school board but is used as a community center, and the County helps finance it so it is available to the public.

2.8 PRIVATE RECREATION FACILITIES

Some recreational facilities like golf courses require a membership or require the member to be part of a specific residential development (see **Map ROSE-4**). These sites typically include clubhouses with swimming pools, playgrounds, and other amenities appropriate to the age of the residents. While they help meet the recreational needs of County specific residents, those acreages are not included in the LOS calculations as they are not open to the general public.

2.9 STATE FACILITIES

Throughout Flagler County there are four state managed facilities, making up over 1,153 acres. The four state parks include Gamble Rogers Memorial State Recreation Area, Washington Oaks Gardens State Park, Bulow Plantation Ruins Historic State Park, and the Bulow Creek State Park. These four parks are located near the coast. Three of which are located in the southern area of the County, and one, Washington Oaks Gardens State Park, is located in the northern area of the County. **Table Rose-2** provides a chart of the size and amenities these state parks provide.



Table ROSE - 2: Inventory of State Parks & Recreation Facilities

Name	Acreage
Gamble Rogers Memorial State Recreation Area	131.3
Washington Oaks Gardens State Park	425.9
Bulow Plantation Ruins Historic State Park	148.0
Bulow Creek State Park	448.3
Total Acreage	1,153.5

Source: Flagler County, 2023.

3.0 ANALYSIS

Level of service (LOS) standards are the measure used in comprehensive plans for determining the park acreage necessary to accommodate the needs of a community. The LOS criteria may define, in addition to the acreage, facility type and/or service area requirements based on population levels. The County has been using levels of service for three categories of parks (neighborhood, community, and countywide).

3.1 CURRENT LEVEL OF SERVICE

The current comprehensive plan has a level of service for the three park levels assessed within the County for Neighborhood, Community Parks and Countywide Parks. **Neighborhood Parks:** LOS standard of 1 acre per 1,000 persons (public lands per unincorporated permanent population). (2) **Community Parks:** LOS standard of 3 acres per 1,000 persons (public lands per unincorporated permanent population). (3) **Countywide Parks:** LOS standard of 30 acres per 1,000 persons (public lands per total permanent County and incorporated population). The LDC currently has different level of service standards for parks according to LDC Section 8.10.05. However, those LOS standards seem to be outdated as they refer to the Comprehensive Plan from 1987. In order to be consistent with the Comprehensive Plan, the LDC should be amended to include the same LOS standards to eliminate any potential confusion.

Based on the 2020 Census, Flagler County has a total population of 115,378 and an unincorporated area population of 17,195, with an estimated 2023 unincorporated area population of 19,269. The County currently has a surplus for all types of County parks. The current LOS for neighborhood parks is 4.59 acres per 1,000 people, community parks is 14.9 acres per 1,000, and countywide parks is 52.9 acres per 1,000. This represents an existing surplus over the adopted levels of service (1 acre per 1,000 per unincorporated permanent population for neighborhood parks, 3 acres per 1,000 per unincorporated permanent population for community parks, and 30 acres per 1,000 for permanent County and incorporated population for countywide parks).

Similarly, dividing the acreage of open space as reported by FNAI, the County currently enjoys a level of service of 3,975 acres of open space per 1,000 population of permanent County residents. Maintaining a high level of open space will be of great importance as the County continues to grow. The current goals, objectives, and policies does not include a LOS standard for public natural open space in the County (other than the standards for development noted previously).

The Parks and Recreation master plan, in partnership with Palm Coast, was completed in 2023. As part of the plan, it analyzed park location and service areas to determine if parks were located where



they were needed. The parks and recreation master plan assessed whether a park was within either a half-mile travel distance (ten minute walk) a one-mile travel distance, or a three-mile travel distance. The analysis included census data to determine how many residents are within each service area. For the County, 17% of the population is within a half-mile travel distance, 43% of the County is within a one-mile travel distance to a park, and 89% of County residents are within three miles of a park. Currently, the existing park system encapsulates a large part of the County residents. However, as development increases in the western part of the County, ensuring parks facilities are within close proximity will become an increasing issue. When looking at the maps that showed drive time, areas east and north of Highway US 1 are within close proximity to a number of parks; however, areas to the west and south are sparsely populated and have limited access to park facilities.

3.2 PROJECTED NEED

Table ROSE-3 shows the current surplus of parks and open space based on the County's current level of service for neighborhood and community parks, and **Table ROSE-4** shows the current surplus of parks and open space based on the County's current level of service for countywide parks. These tables also show the projected need for neighborhood, community, and countywide park acreage as the County population grows. Based on the adopted LOS, the County does not expect to see a deficit of park acreage past the horizon year of the comp plan 2050.

Table ROSE - 3: Parks & Open Space Surplus/Deficiency for Neighborhood & Community Parks (2023-2050)

Year	Population	NEIGHBORHOOD PARKS			COMMUNITY PARKS		
		Demand (1 ac/1,000 pop)	Acreage	Surplus/ (Deficit)	Demand (3 ac/1,000 pop)	Acreage	Surplus/ (Deficit)
2023	19,269	19.3	88.6	69.3	57.9	288.4	230.5
2025	21,151	21.2	88.6	67.4	63.6	288.4	224.8
2030	23,431	23.4	88.6	65.2	70.2	288.4	218.2
2035	25,252	25.3	88.6	63.3	75.9	288.4	212.5
2040	26,693	26.7	88.6	61.9	80.7	288.4	207.7
2045	27,493	27.5	88.6	61.1	82.5	288.4	205.9
2050	29,083	29.1	88.6	59.5	87.3	288.4	201.1

Source: Flagler County, 2023.

Table ROSE - 4: Parks & Open Space Surplus/Deficiency for Countywide Parks (2023-2050)

Year	Population (Countywide)	COUNTYWIDE PARKS		
		Demand (30 ac/1,000 pop)	Acreage	Surplus/ (Deficit)
2022	124,202	3,726	6579.2	2853.2
2025	133,600	4,008	6579.2	2571.2
2030	148,000	4,440	6579.2	2139.2
2035	159,500	4,785	6579.2	1794.2
2040	168,600	5,058	6579.2	1521.2



2045	176,500	5,295	6579.2	1284.2
2050	183,700	5,511	6579.2	1068.2

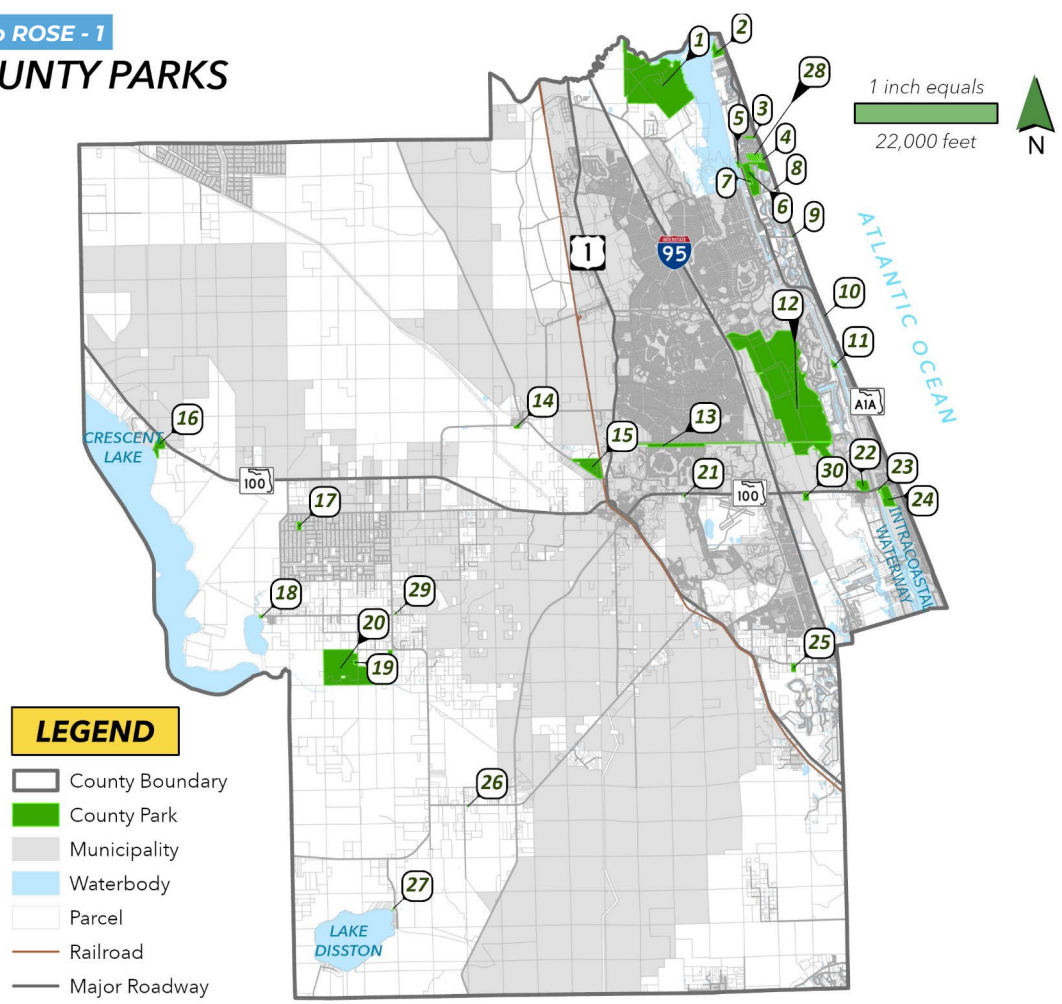
Source: Flagler County, 2023.

While the previously adopted levels of service have been exceeded and the projected need is not expected to be deficient, this does not necessarily mean that the current parks serve their purpose at their current locations, or that the collection of parks include the preferred equipment, fields, or courts most desired by the community. As previously noted, the parks and recreation master plan showed that the majority of residents are within a three-mile travel distance to a park, but as western development continues in the County, ensuring that these areas have close proximities to park becomes increasingly important. The master plan also included the community's preferences and desire for improvements within the parks system. The community expressed desires to maintain and upgrade equipment and fields, accessibility at parks, and increase trails and passive recreational areas. These should be considered when amending the comprehensive plan or identifying priorities for park improvements in the future.

Commented [LEA2]: Does the County have specific park improvements that we could list? Ideally, we'd like to show that the County is planning for a new park in the west side of the County.

Map ROSE - 1

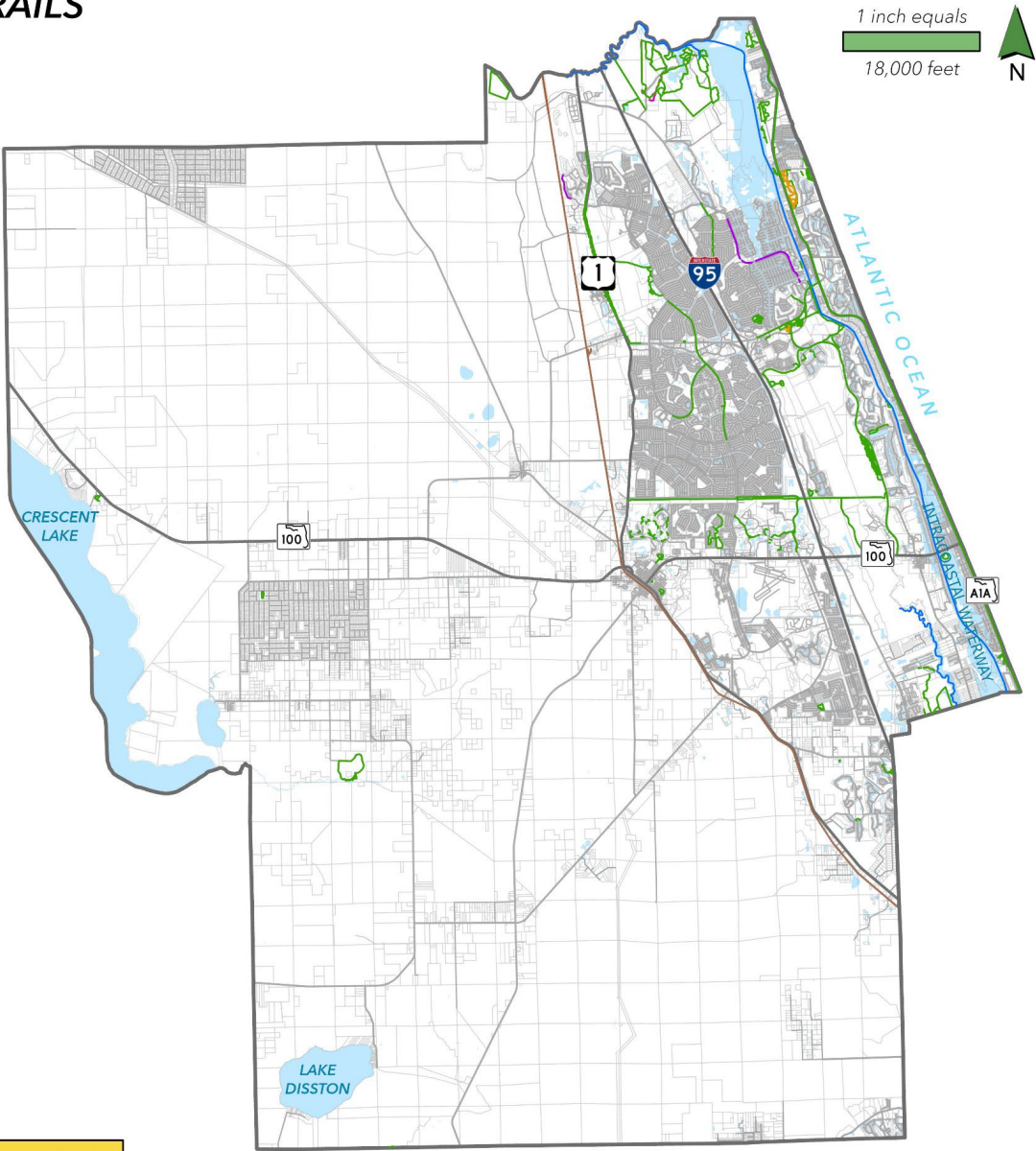
COUNTY PARKS



#	Park Name	#	Park Name
1	Princess Place Preserve	16	Shell Bluff Park
2	River To Sea Preserve	17	Hidden Trails Park and Community Center
3	Bay Drive Park	18	Bull Creek Campground
4	Malacompra Park	19	Pellicer Community Park
5	Bing's Landing	20	Haw Creek Preserve
6	Malacompra Greenway Trail	21	Moody Homestead Park
7	A1A Tennis Courts	22	Wadsworth Park
8	Old Salt Park	23	Moody Boat Launch
9	Jungle Hut Park	24	Betty Steflik Preserve
10	Varn Park	25	Old Dixie Park
11	Herschel King Park	26	Haw Creek Community Center
12	Graham Swamp Preserve	27	Lake Disston Boat Ramp
13	Lehigh Trail	28	Hammock Creek Community Center
14	Espanola Community Center	29	St Johns Community Center
15	Flagler County Recreational Area and Fairgrounds	30	Flagler County Visitor Eco-Discovery Center

Source(s): Flagler County, 2023.

TRAILS



1 inch equals
18,000 feet

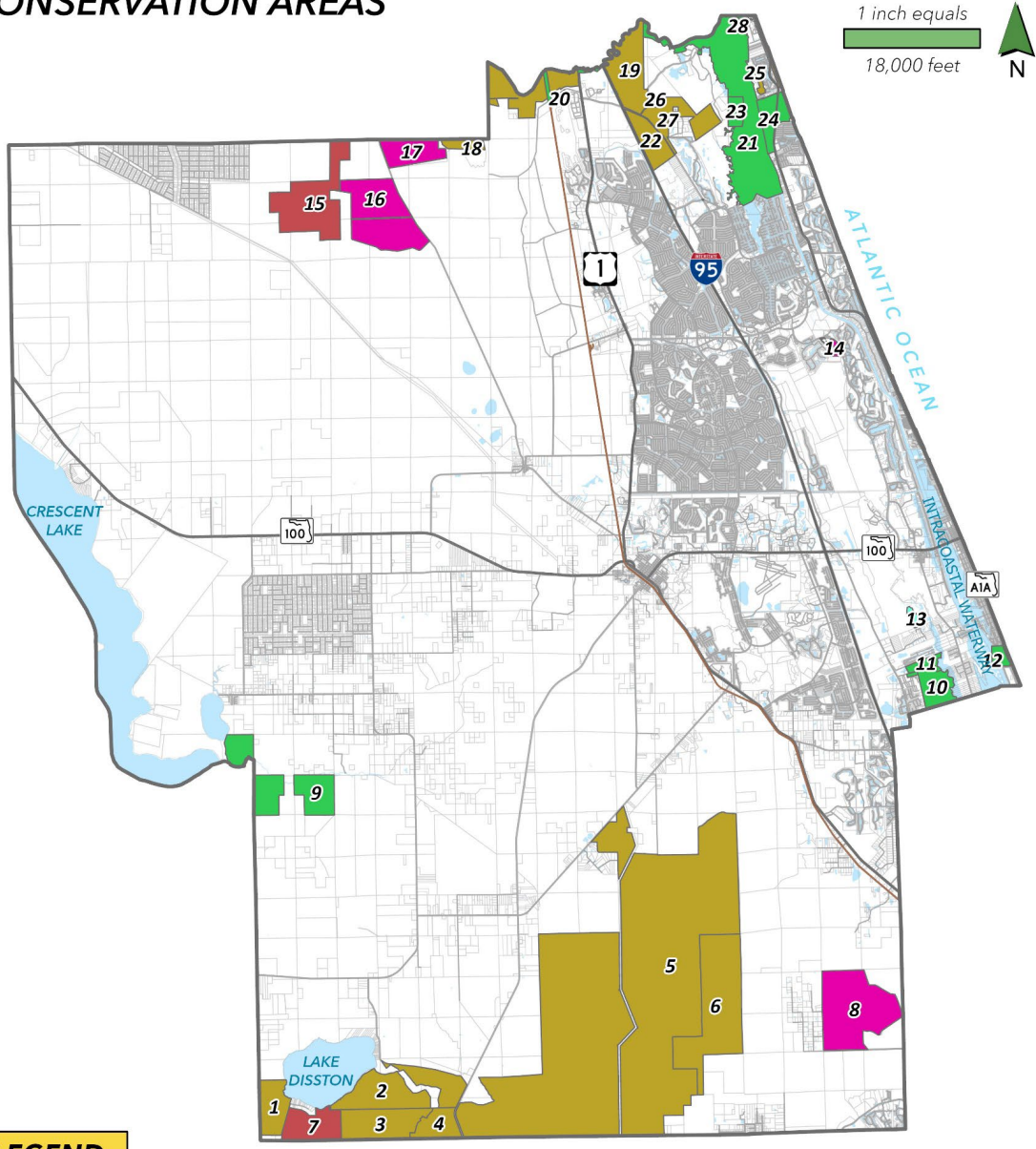


LEGEND

County Boundary	Recreation Type	Blueway
Parcel	Bike Lane	Multi-Use Trail
Railroad	Bike Path	
Major Roadway	Equestrian Trail	



CONSERVATION AREAS



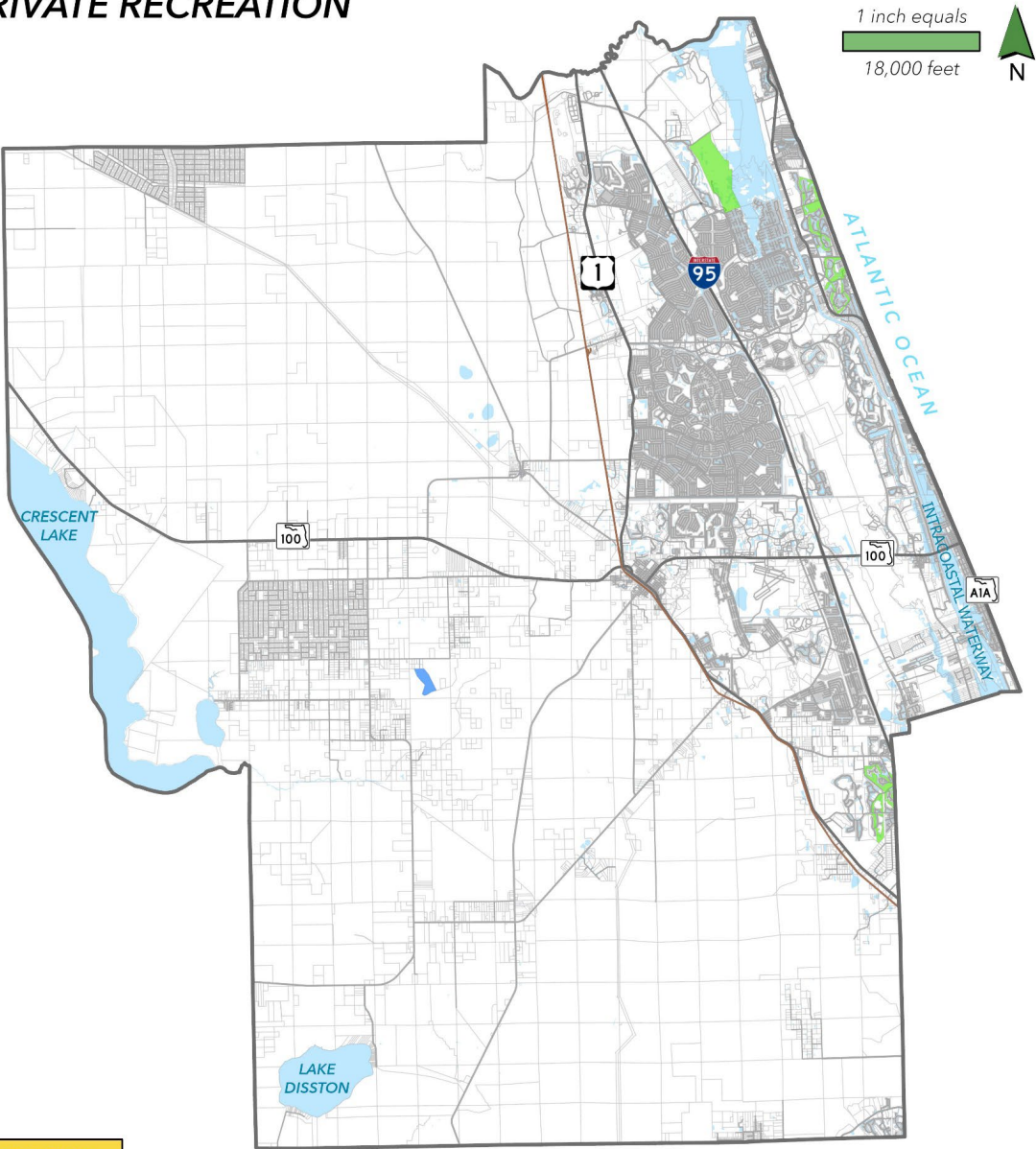
LEGEND

- | | |
|-----------------|---|
| County Boundary | Managing Agency |
| Parcel | Florida Department of Agriculture and Consumer Services |
| Railroad | Florida Department of Environmental Protection |
| Major Roadway | Florida Fish and Wildlife Conservation Commission |
| | Private Corporation |
| | St. Johns River Water Management District |



Source(s): Flagler County, FNAI, 2023.

PRIVATE RECREATION



LEGEND

- | | |
|-----------------|---------------------------|
| County Boundary | Private Recreation |
| Parcel | Private Club or Hall |
| Railroad | Golf Course |
| Major Roadway | |



Source(s): Flagler County Property Appraiser, 2023.

Goal H-1.

Ensure provision of sufficient parks, open spaces, and recreation facilities and programs to satisfy the health, safety and welfare needs of all Flagler County residents and visitors.

Objective H-1.1.

Develop and maintain a system of parks and recreation facilities through the year 2050 to meet the needs of the existing and projected future population.

Policy H-1.1.1. Flagler County hereby adopts the following Recreation and Open Space level of service standards:

- A. Countywide Parks: LOS standard of 30 acres per 1,000 persons (public lands per total County and incorporated population).
- B. Community Parks: LOS standard of 3 acres per 1,000 persons (public lands per unincorporated population).
- C. Neighborhood Parks: LOS standard of 1 acre per 1,000 persons (public lands per unincorporated population).

Policy H-1.1.2. Flagler County, when participating in a public land acquisition of Countywide significance, will serve as the managing entity either individually or in conjunction with other public agencies or non-profit organizations.

Policy H-1.1.3. Flagler County shall require developers of residential areas to dedicate suitable land for park acreage needs created by projected development population. The County maintains the option of payments in lieu of land that is needed for specific improvements planned within the associated impact zone.

Policy H-1.1.4. Flagler County shall include provisions within the LDRs to ensure that the land and improvements required to meet the requirements of this policy shall be conveyed or provided to the County as provided by the terms established in the Development Order

for the project to ensure that the park and facilities are in place to serve the new residents.

Policy H-1.1.5. Flagler County assumes primary responsibility for ensuring the availability of Countywide parks and facilities, under the ownership and maintained by Flagler County, to all residents and will work with other agencies to facilitate this policy.

Policy H-1.1.6. Flagler County shall establish neighborhood and community parks for communities in unincorporated areas and coordinate with municipalities to obtain adequate facilities and locations.

Policy H-1.1.7. Flagler County shall use, as a guide for programming parks, the the State Comprehensive Outdoor Recreation Plan (SCORP).

Policy H-1.1.8. Flagler County shall provide facilities at parks to maintain service delivery consistent with the size and type of each facility and community needs and desires, consistent with the adopted minimum levels of service and subject to ~~funding availability~~ available funding.

Policy H-1.1.9. Flagler County shall utilize the Parks and Recreation Master Plan to prioritize the type of facility needs based on the community's desires that includes upgrading equipment and fields, increasing accessibility at parks, and providing additional trails and passive recreational opportunities.

Policy H-1.1.10. Flagler County shall evaluate the feasibility of developing a regional sports complex capable of

hosting tournaments and supporting local youth sports programming.

Objective H-1.2.

Lands purchased through the Environmentally Sensitive Lands Program will protect, preserve or restore ecologically significant areas for environmental protection and resource-based recreation.

Policy H-1.2.1. Flagler County shall leverage the purchase of parks, open space and water access through the Environmentally Sensitive Lands Program by seeking grants which may be available for such purposes.

Policy H-1.2.2. Flagler County may consider a referendum to extend or expand the voter-approved millage or ~~establishing~~ establish a specific sales tax for the Environmentally Sensitive Lands Program.

Policy H-1.2.3. Flagler County shall continue to explore enhancement opportunities for its Coastal Greenway and Flagler County Blueway in conjunction with State agencies.

Policy H-1.2.4. Flagler County shall coordinate adjacent land use and management activities with agencies managing those natural areas or open space. Conservation corridors should be coordinated with Volusia, St. Johns and Putnam Counties.

Policy H-1.2.5. Flagler County shall provide educational opportunities related to leisure, health/safety, historic resources and the environment including, but not limited to, creating bird sanctuaries along the Intracoastal Waterway and spoil islands and providing nature trails to encourage flora

and fauna identification and education on wildlife protection.

Policy H-1.2.6. Flagler County shall determine if lands purchased through the Environmentally Sensitive Lands Program are appropriate for the installation or enhancement of stormwater facilities that will improve the quality of surface waters by addressing point and non-point sources pollution or alleviate current flooding problems occurring on land in close proximity. Such stormwater facilities shall be designed to provide wildlife habitat and/or open space in a park-like setting.

Policy H-1.2.7. Land acquisitions should incorporate passive recreation opportunities, such as nature, bike and/or equestrian trails that integrate into the Bicycle/Pedestrian Way Master Plan of the Transportation Element.

Policy H-1.2.8. The development of resource-based parks shall include native vegetation.

Policy H-1.2.9. All lands acquired via Environmentally Sensitive Lands funds shall restore degraded natural areas where feasible.

Objective H-1.3.

The natural, recreational, archaeological, scenic, historical and cultural resources of the A1A Scenic Highway shall be preserved and enhanced for Flagler County residents and visitors.

Policy H-1.3.1. Flagler County shall work towards removal of all billboard signs and the placement of small, low profile informative or educational signage along the Scenic Highway Corridor.

Policy H-1.3.2. Flagler County supports the efforts included in the River and Sea Scenic Highway Corridor Management Plan.

Policy H-1.3.3. Flagler County shall coordinate greenways, signage and bicycle pathways between River & Sea Scenic Byways in unincorporated Flagler County, Oceanshore Scenic Byway in the City of Flagler Beach, River to Sea Preserve in Marineland and Scenic and Historic A1A in St. Johns County.

Policy H-1.3.4. Flagler County shall work towards creating and maintaining a canopied Scenic Highway Corridor through the plantings of native species, burying power and telecommunications

lines, and using directional boring when installing utility lines under canopy root systems.

Policy H-1.3.5. Flagler County shall identify historical, cultural and educational tourist opportunities and improve recreational facilities without adversely impacting natural resources along the Scenic Corridor.

Policy H-1.3.6. Flagler County shall continue to implement and update a Beach Management Plan, as approved and amended by the Board of County Commissioners.

Policy H-1.3.7. Through the development review process, the County shall ensure that all development proposals are designed to limit the visual impact on the corridor, include appropriate natural buffering, and include low impact signage.

Objective H-1.4.

Flagler County will work with local cities, adjacent land owners and residents, St. Johns County and State agencies for funding and implementation of the recommendations of the Old Brick Road Corridor Study for that 11-mile section lying north of Espanola to St. Johns County Road 204.

Policy H-1.4.1. Development orders for parcels potentially utilizing the Old Brick Road shall consider the recommendations of the adopted Heritage Crossroads Corridor Management Plan.

Policy H-1.4.2. Flagler County shall work with the cities of Palm Coast and Bunnell in order to coordinate efforts to support the preservation of the historical character of the Old Brick Road and the provision of safe and adequate vehicular access in a manner consistent with the Heritage Crossroads Corridor Management Plan (CMP).

Policy H-1.4.3. Flagler County shall explore funding options to enhance the attributes that warranted the corridor's inclusion and maintenance on the National Register of Historic Places.

Policy H-1.4.4. Land development regulations affecting the designated portion of the Old Brick Road shall consider the recommendations of the Cultural Resources Management Plan.

Policy H-1.4.5. Continue the partnership with the Florida Department of Transportation (FDOT) in restoring and preserving this historical transportation resource.

Objective H-1.5.

Flagler County shall identify and implement methods to finance the operation and management of all park and open space facilities.

Policy H-1.5.1. Flagler County shall annually update the Capital Improvement Element to develop the facilities needed to maintain the standards of this Element.

Policy H-1.5.2. Flagler County will continue to preserve, rehabilitate, and maintain its parks and recreation facilities through the use of Parks and Recreation Department and Road and Bridge Department operating budgets. These operating budgets shall be adjusted in future years to ensure both adequate and efficient maintenance of the new parks and facilities that are developed.

Policy H-1.5.3. Flagler County shall pursue joint agency funding for the purchase and development of parks and recreational facilities within Flagler County to adequately serve the unincorporated population.

Policy H-1.5.4. Flagler County shall evaluate impact fees for parks on a biennial basis to provide sufficient revenue to acquire land for new parks and to construct recreation facilities in new and existing Countywide, Community, and Neighborhood Parks. A reliable and consistent capital funding source should be established to help implement the policies contained in this Element.

Policy H-1.5.5. Flagler County shall coordinate and develop agreements with non-profit recreation providers to assist in the provision of recreational programming and facilities.

Policy H-1.5.6. Flagler County will investigate and seek alternative funding sources to provide public park facilities, programs, and management.

Policy H-1.5.7. Flagler County and the School Board should work to co-locate sites for new and existing schools and parks and develop joint opportunities to provide athletic and recreational opportunities for students and residents.

Policy H-1.5.8. Facilities may incorporate revenue generating opportunities that could offset operational costs and enhance the recreational experience of participants.

Policy H-1.5.9. Lands acquired through State grants shall be managed for the protection and conservation of the natural resources on-site and for public recreational uses not inconsistent with the environmental attributes of the site.

Policy H-1.5.10. Flagler County will continue to coordinate County and municipal park and recreation facility development and programs in order to provide the most cost effective services to the public.

Policy H-1.5.11. Flagler County shall work toward creating a model for a Partnership Plan between the municipalities, County, School Board and private sector to finance and operate Park and Open Space facilities.

Policy H-1.5.12. Flagler County shall pursue joint agency funding for the purchase, development and management of parks, recreational facilities, environmental open spaces, trails, greenways, and blueways.

Objective H-1.6.

Flagler County park and recreation facilities shall include vehicular, bicycle or pedestrian access facilities where appropriate, based on the natural resources, physical environment, and available funding for construction and maintenance. All Flagler County parks and recreation facilities will provide accessibility to disabled patrons in accordance with all federal requirements.

Policy H-1.6.1. Public parks and facilities shall be designed and constructed with public access that is compatible with the conservation, protection and enhancement of natural resources found on-site.

Policy H-1.6.2. All existing and newly developed community and neighborhood parks shall be provided with bicycle and pedestrian access-ways funded through Parks Impact Fees or grants available through Florida Department of Transportation or other organizations.

Policy H-1.6.3. All developed Flagler County parks shall continue to have adequate parking facilities and bicycle racks.

Policy H-1.6.4. Connectivity through sidewalks, bikeways and trails shall be provided to link residential areas, schools, community facilities, historic resources, and other parks and open spaces, subject to financial and physical constraints.

Policy H-1.6.5. Flagler County shall provide handicapped parking spaces and barrier-free access to all public recreation facilities.

Policy H-1.6.6. Flagler County will continue to utilize the Flagler County Senior Services/Transportation in the provision of transportation services to park and recreation facilities for the transportation disadvantaged.

Objective H-1.7.

Flagler County shall secure additional access points to open water shorelines.

Policy H-1.7.1. Shoreline access will be provided through development of existing and new rights-of-way and easements, developer contributions and public land acquisitions.

Policy H-1.7.2. Flagler County shall improve existing, and/or construct new, fresh and salt water fishing piers.

Policy H-1.7.3. Flagler County shall provide for beach access and public parking, maintain existing public access points and dune walkovers and provide public parks at waterfront locations, such

as Lake Disston, Crescent Lake, Dead Lake, and the Intracoastal Waterway.

Policy H-1.7.4. Flagler County shall provide canoe and kayak trails with access and landing areas in several locations including Bulow Creek, Bull Creek, Dead Lake, Crescent Lake, and the Matanzas River.

Policy H-1.7.5. Flagler County shall utilize available park impact fees and the environmentally sensitive lands program to create, expand, or enhance Greenways, Ecological Corridors, or Recreational Trail Systems.

Objective H-1.8.

Flagler County will solicit public input and review and evaluate the development needs of parks and recreation facilities.

Policy H-1.8.1. The Flagler County Board of County Commissioners will continue to rely upon the Flagler County Parks and Recreation Advisory Board for citizen input and coordination of the public and private efforts to provide countywide recreational opportunities.

Policy H-1.8.2. Flagler County shall include nearby residents and other interested parties in a public participation process when developing new parks and facilities.

Policy H-1.8.3. Flagler County shall work with non-profit organizations and the School Board to provide youth activities.

Policy H-1.8.4. Flagler County will expand the use of the County's website or other community engagement platforms specifically for the County's Parks and Recreation Department to provide interactive and real-time information on services and programs.

INTERGOVERNMENTAL COORDINATION

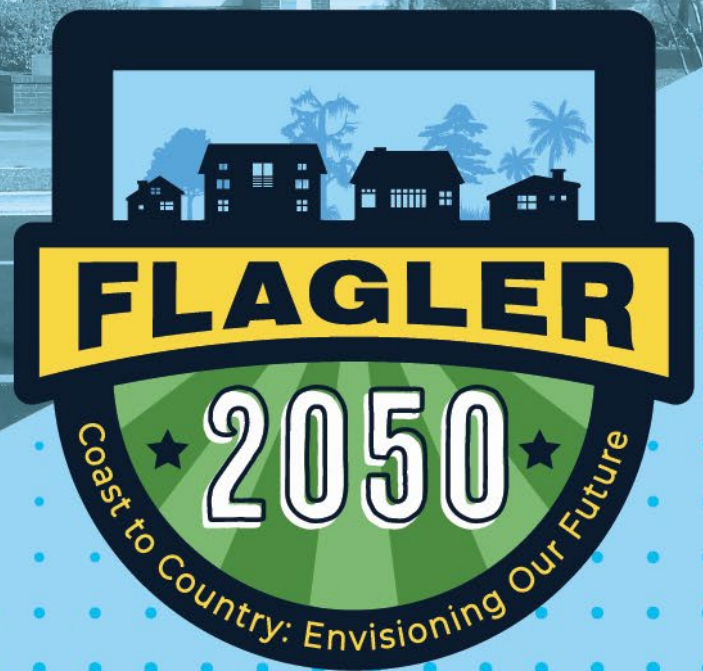


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1.0 INTRODUCTION

The purpose of the Intergovernmental Coordination Element is to ensure the appropriate level of coordination between Flagler County and regional, state, and federal agencies, municipalities, special districts, and adjacent jurisdictions. Numerous programs exist which the County utilizes to implement its Comprehensive Plan and address the increasing demands of population growth on the County's services and public infrastructure. Coordination between Flagler County and its municipalities and surrounding jurisdictions is crucial to ensure growth is managed in an orderly fashion, and future and current residents are provided with the necessary services. The data and analysis portion of this Element provides direction for the future implementation of federal, state, and regional programs, grants, and assistance.

2.0 INVENTORY OF EXISTING INTERGOVERNMENTAL COORDINATION EFFORTS

In order to ensure the adequate provision of services within the County, Flagler County is charged with coordinating with multiple agencies, its municipalities, neighboring counties, and regional and state agencies. This section identifies the mechanisms that are in place for coordination with private entities and governmental agencies at various levels of government. A listing of each formal agreement and their expiration dates (if applicable) are included in **Table ICE-1**, organized by expiration date:

2.1 COORDINATION WITH LOCAL MUNICIPALITIES

The County does not have an Interlocal Service Boundary Agreements (ISBA) with any of its five municipalities (Beverly Beach, Bunnell, Flagler Beach, Marineland, and Palm Coast). However, the County has several interlocal agreements and a joint planning agreement (JPA) for a specific development. The County has a pre-annexation, economic development, and joint planning agreement with the City of Palm Coast for the airport commons development project. The County has another interlocal service agreement with the City of Ormond Beach for the City to provide water and wastewater services to the portion of the Hunter's Ridge DRI that is located within the County. The County and the Town of Marineland have an agreement for the County to process its development review services.

2.2 COUNTYWIDE AGENCIES & ADJACENT MUNICIPALITIES

As shown in **Table ICE - 1**, Flagler County has utilized multiple intergovernmental cooperation mechanisms, such as interlocal agreements, to further its ability to serve its citizens. These mechanisms are described below in alphabetical order.

2.2.1 *Beach Management*

Flagler County has various interlocal agreements with the coastal municipalities regarding beach management issues. The County and the Town of Beverly Beach have an interlocal agreement for the purposes of dune restoration that includes public access improvements, dune crossover maintenance, vegetation planting, and a dune preservation zone. The City of Flagler Beach and Flagler County also have interlocal agreement regarding dune restoration.

2.2.2 Community Development Districts

Flagler County has an interlocal agreement with Hunter's Ridge Community Development District, which is the funding mechanism for the Hunter's Ridge Development of Regional Impact (DRI) that spans both Volusia and Flagler counties.

2.2.3 Community Redevelopment Districts

Bunnell Community Redevelopment Agency

The City of Bunnell established a Community Redevelopment Area (CRA) within its city limits in 2004 and established the agency in 2007. The City Commission was committed to revitalizing its downtown core and to ensure that City growth was harmonious with the downtown understanding that growth outside the downtown could cause detriment and blight on the downtown. The CRA will sunset in 2037.

Flagler Beach Community Redevelopment Agency

The Flagler Beach Community Redevelopment Agency (CRA) was established in 2002 to remove and reduce blight in the district, facilitate economic renewal, and attract new capital investment. The CRA's priorities include revitalizing the downtown, improving the image and recognition of downtown Flagler Beach, diversifying the economic base, and advancing infrastructure improvements.

Marineland Community Redevelopment Agency

Established in 2000, the Town of Marineland established the Marineland Community Redevelopment Agency (CRA) to implement redevelopment activities pursuant to Florida Statutes Chapter 163.

Palm Coast Community Redevelopment Agency

The State Road 100 Community Redevelopment Agency (CRA) was established in 2004 to redevelop the area surrounding the State Road corridor, encourage investment and economic development, and improve the quality of life for current and future residents. The State Road 100 CRA has a thirty-year time frame, which will sunset in 2034.

2.2.4 Communications Tower Equipment

Flagler County has an agreement with Volusia County to allow co-location of a 320-foot public safety communication tower.

2.2.5 Emergency Dispatch

Flagler County Sheriff's Office and Fire Rescue provides service throughout the County. The County has multiple interlocal agreements with the cities within Flagler County and neighboring St Johns County for county-wide dispatch services and mutual aid.

2.2.6 *Fuel Tax*

Flagler County pursuant to Section 336.025(3)(a)(1), Florida Statutes, has entered into an interlocal agreement with Beverly Beach, Bunnell, Flagler Beach, Marineland and Palm Coast to provide for the division and distribution of proceeds stemming from a six-cent local option fuel tax.

2.2.7 *Local Workforce Development Area*

On June 27, 2017, the Flagler County Board of County Commissioners approved an interlocal agreement with Volusia County and the Workforce Development Board of Flagler and Volusia Counties regarding local workforce development, with the purpose to establish and maintain any federal and state workforce initiatives.

2.2.8 *PACE Funding Agency*

On February 20, 2017, Flagler County Board of County Commissioners amended and restated an interlocal agreement relating to the establishment of the Florida PACE Funding Agency. The Agency's mission is to facilitate the implementation, planning, development, funding, financing, marketing, and management of a statewide platform so that counties and cities can easily and economically take advantage of a uniform, scalable program for their property-owning constituents.

2.2.9 *Public Schools*

Flagler County has an interlocal agreement with the School District of Flagler County, along with three municipalities, for the purposes of school siting and planning to address future population growth and school enrollment. Flagler County, the municipalities, and the school board are required to have this agreement pursuant to Florida Statutes Section 163.01, Section 163.31777(1), and Section 1013.33. Benefits from this agreement include better coordination of new schools in time and place with land development, greater efficiency by placing schools to take advantage of existing and planned roads, utilities, and parks, improved student access and safety, better defined urban form by locating and designing schools to serve as community focal points, greater efficiency and convenience by co-locating schools with other community facilities, reduction of pressures contributing to urban sprawl, and support of existing neighborhoods by rehabbing and expanding existing schools.

2.2.10 *Shelter Services*

Flagler County, and the cities of Bunnell, Flagler Beach and Palm Coast have an interlocal agreement to provide cold weather shelter for persons experiencing homelessness at the Church of the Rock on nights that the temperatures are expected to descend below 40 degrees Fahrenheit.

2.2.11 *Solid Waste*

The Flagler County Solid Waste Division contracts with Waste Pro to collect household waste, recyclables, and yard waste for the unincorporated areas of the County. The contract was initiated on June 1, 2023 and is expected to run for five years with additional renewals to extend the contract up to 15 years.

2.2.12 Special Assessment Districts

Flagler County has two special assessment districts, the Dune Restoration Project Special Assessment District and the Painters Hill Seawall Special Assessment District. These special assessment districts are in place to help fund the cost of a protective berm and seawalls due to the impacts of Hurricanes Irma and Matthew.

2.2.13 Transportation

The River to Sea Transportation Planning Organization (TPO) was first established in 1975 to serve the east side of Volusia County. Today it encompasses all Volusia County and the developed areas of eastern Flagler County, Beverly Beach, Palm Coast, and Flagler Beach. The TPO is responsible for transportation planning and programming of federal transportation funds. Recent discussions and evaluations of the growth of the County have resulted in the expansion of the TPO's purview to include the entirety of Flagler County. This means that all of Flagler County will be included in the TPO's update of the Long Range Transportation Plan (LRTP), which is anticipated to begin in 2023.

2.2.14 Water and Wastewater Utilities

In 2020, Flagler County Utilities transferred all water and wastewater utilities and assets to Florida Governmental Utility Authority (FGUA), which is operated by the U.S. Water Service Corporation. The County also has several interlocal agreements with various service providers to provide water and wastewater services within their service area in unincorporated Flagler County. These service providers include Palm Coast, Dunes Community Development District, Flagler Beach, Volusia County, Ormond Beach, and Bunnell.

2.3 REGIONAL COORDINATION

The primary regional agencies that the County coordinates with includes the Northeast Florida Regional Council (NEFRC), the St. Johns River Water Management District (SJRWMD), and JAXUSA Partnership (a regional economic development organization).

2.3.1 Northeast Florida Regional Council

The NEFRC, created in 1977, covers Baker, Clay, Duval, Flagler, Putnam, Nassau, and St. Johns counties and their 25 municipalities. The Planning Council maintains a strategic regional policy plan intended to guide and inform local decision makers in a manner that leads towards the implementation of the Northeast Florida Strategic Regional Policy Plan. The plan looks at demographics, communities and affordable housing, economic development, emergency preparedness, energy, regional health, natural resources, regional transportation, and regional cultivation.

2.3.2 St. Johns River Water Management District

The Water Management Districts were created in 1972 when the state legislature passed the Water Resources Act. The St. Johns River Water Management District (SJRWMD) covers 18 counties in northeast and east-central Florida. Its purpose is to ensure a long-term supply of drinking water; to protect and restore the health of the water bodies in the district; to educate the public about water conservation; and to control and set the rules for water use. The district is responsible for developing and maintaining a regional water supply plan (RWSP) to identify needs and recommend strategies for meeting future water demands of urban and agricultural uses, as well as the environment. The

plan highlights areas where current sources of water will not meet future demands and evaluates alternative water source options, including water conservation, to meet those demands. The District has prepared individual plans for 3 planning regions (Central Florida, Central Springs/East Coast, and North Florida). Flagler County is included within the North Florida regional water supply plan. This plan provides the water supply planning information utilized in the Flagler County Water Supply Facilities Plan.

2.3.3 JAXUSA Partnership

The JAXUSA Partnership is the regional economic development initiative overseeing the efforts of Northeast Florida which consists of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. John's counties. The partnership focuses on recruiting new companies and expanding existing businesses.

2.4 STATE COORDINATION

Flagler County also coordinates with a multitude of state agencies. These agencies focus on topics, such as community development, transportation, and natural resources. Many of these agencies set rules and regulations that the County is required to adhere to. The County coordinates with the following agencies regarding state resources and programs.

- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Environmental Protection (FDEP)
- Florida Division of Archives
- Florida Department of Commerce (DOC)
- The Department of Children & Families (DCF)
- Florida Department of State (FDOS)
- Florida Department of Transportation (FDOT)
- Florida Department of Health (DOH)
- Florida Division of Emergency Management (DEM)
- Florida Department of Business and Professional Regulation (DBPR)
- Department of State, Division of Historical Resources (DHR)
- Florida Department of Agriculture and Consumer Services (FDACS)
- Florida Highway Patrol (FHP)

2.5 FEDERAL COORDINATION

In addition to required coordination with state agencies, Flagler County is also required to coordinate with Federal agencies that enforce federal regulations, particularly in the areas of emergency management and environmental protection. Many federal offices also establish standards and regulations that the County is obligated to follow. The federal agencies the County regularly coordinates with are as follows:

- Federal Emergency Management Administration (FEMA)
- Environmental Protection Agency (EPA)
- United States Army Corps of Engineers (ACOE)
- United States Fish and Wildlife Service (FWS)
- Federal Office of Coastal Zone Management
- US Department of Housing and Urban Development (HUD)
- Federal Aviation Administration (FAA)

- United States Department of Agriculture (USDA)
- United States Department of Transportation (DOT)
- Federal Transit Administration (FTA)

Table ICE - 1: Interlocal Agreement Inventory

Type & Purpose of Agreement	Parties Involved in Agreement	Expiration Date (if provided)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • Flagler County Fire Rescue • Flagler County Sheriff's Office • City of Bunnell Police Department • City of Flagler Beach Fire Department • City of Flagler Beach Police Department • City of Palm Coast Fire Department	None (Renews Yearly until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • St. Johns County	None (Renews Yearly until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Flagler Beach • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for emergency dispatch and communication	Flagler County &: • City of Bunnell	None (Ongoing until Terminated)
Interlocal agreement for Local Workforce Development Area	Flagler County &: • Volusia County • The Workforce Development Board of Flagler and Volusia Counties, Inc D/B/A CareerSource Flagler Volusia	None (Ongoing until Terminated)
Interlocal agreement for public school facility planning and school concurrency	Flagler County & • School Board of Flagler County • City of Bunnell • City of Flagler Beach • City of Palm Coast	None (Ongoing until Terminated)
Interlocal agreement for regional transportation planning	Flagler County &: • Volusia County	None

Type & Purpose of Agreement	Parties Involved in Agreement	Expiration Date (if provided)
	- Cities of Bunnell, Daytona Beach, Daytona Beach Shores, De Bary, Deland, Edgewater, Flagler Beach, Holly hill, Lake Helen, New Smyrna Beach, Oak Hill, Orange City, Ormond Beach, Palm Coast, Port Oange, South Daytona - River to Sea Transportation Planning Organization - FDOT	
Interlocal agreement for water and wastewater utilities	Flagler County &: Bunnell Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Palm Coast Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Dunes Community Development District	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Flagler Beach Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: Volusia Northwest Water and Sewer Utilities	None (Ongoing until Terminated)
Interlocal agreement for water and wastewater utilities	Flagler County &: West Ormond Beach Water and Sewer Utilities	None (Ongoing until Terminated)

Source: Flagler County, 2023.

2.6 ANALYSIS FOR IMPROVEMENTS TO INTERGOVERNMENTAL COORDINATION

Flagler County currently does not have any ISBAs with its sister municipalities or with neighboring counties. There is a JPA that exists between the County and Palm Coast that only addresses a single property rather than a large area within the County. As the community continues to grow, the County and its municipalities should consider creating ISBAs or JPAs to help establish specific roles and responsibilities for each jurisdiction within their given ISBA/JPA area. Lake and Sumter counties are two examples of county governments successfully engaging in and implementing coordinated planning efforts through ISBAs. Generally, an ISBA/JPA sets guidelines for coordinating annexations, fire protection, utility services, development applications, land development regulations, comprehensive plan amendments, solid waste, economic development programs, and provides a predictable framework for cooperation and growth within the jurisdictions. No additional agreements or coordination efforts are anticipated or needed in the near future. However, as current agreements begin to expire or are up for renewal, each agreement's terms and conditions will be analyzed based on current and future conditions of the County.

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. 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, 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.

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.

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.

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.

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-1.2.2. 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-1.2.3. 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.

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 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 Volusia-Flagler 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.

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 Volusia-Flagler 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 the Coastal Area.

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.

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.

Objective ICE-1.4.

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

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.

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.

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.

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

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.

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.

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.