



Flagler County Board of County Commissioners Workshop Agenda

Monday, April 7, 2025 • 1:00 p.m.

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

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

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

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board Chair
4. Synergy Sports Presentation
5. Affordable Housing Advisory Committee Update
6. Comprehensive Plan Discussion – Housing and Future Land Use
7. Other Items for Discussion as Needed
8. 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.*
9. 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.

Note: *The presentation for Item 4 was added to the backup after the meeting was published.*

Sports Complex Update

County Commission Workshop

April 7, 2025





SYNERGY

S P O R T S



National sports consulting firm



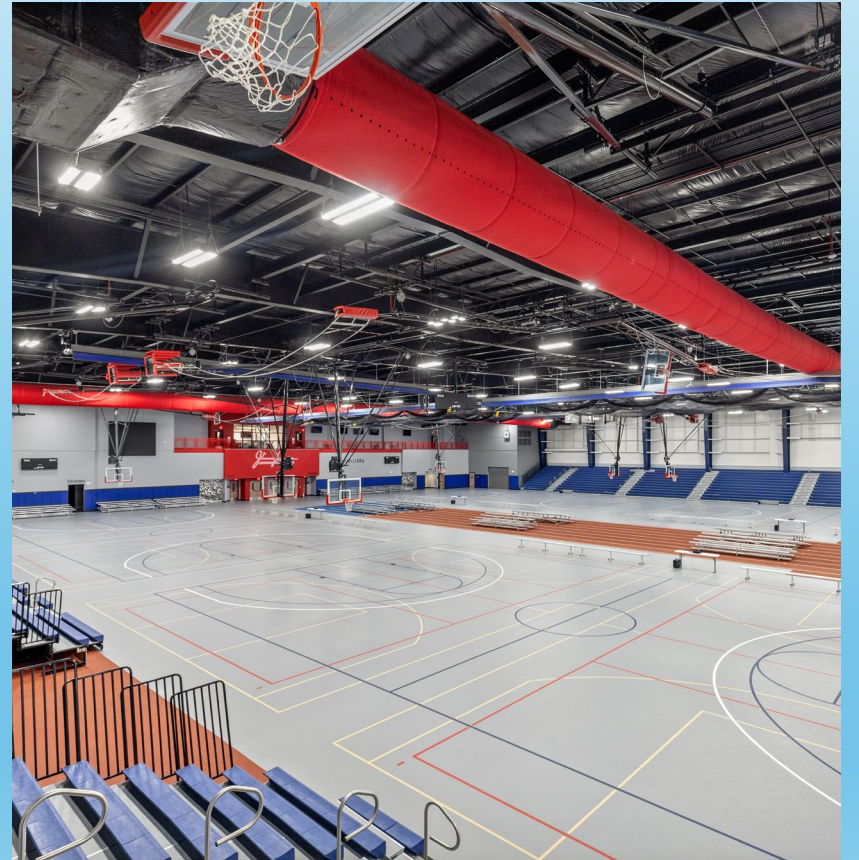
Expertise in creating public/private sports partnerships with municipalities, colleges, and universities



Currently over 30 sports complex projects in development nationally as public private partnerships

Representative Projects (FL)

- **Lake County**
 - 500-acre park
 - ~\$100M project
 - Working with TDC on final structure
- **Alachua County Sports & Event Center (Gainesville)**
 - \$45M Indoor Court Facility
 - Host of 2025 World Indoor Masters Track Meet
 - Currently operating (Opened 2023)
- **Sebring**
 - 150,000 Sqft. Indoor Sports Complex
 - 9 Diamonds
 - 12 Flat Fields
 - \$80- \$90M
 - Fields are operational; final TDC/ County presentations for indoor
- Operating partners currently have ~20 facilities in operation across the country



Executive Summary



Multiple feasibility studies were done; all recommend an indoor facility + flat field outdoor sports complex that is designed for both community use and sports tourism revenue.



The proposed complex is the cornerstone of the westward expansion and the catalyst that drives visitors to other areas in the development



There is a pathway for a privately funded complex through a public private partnership



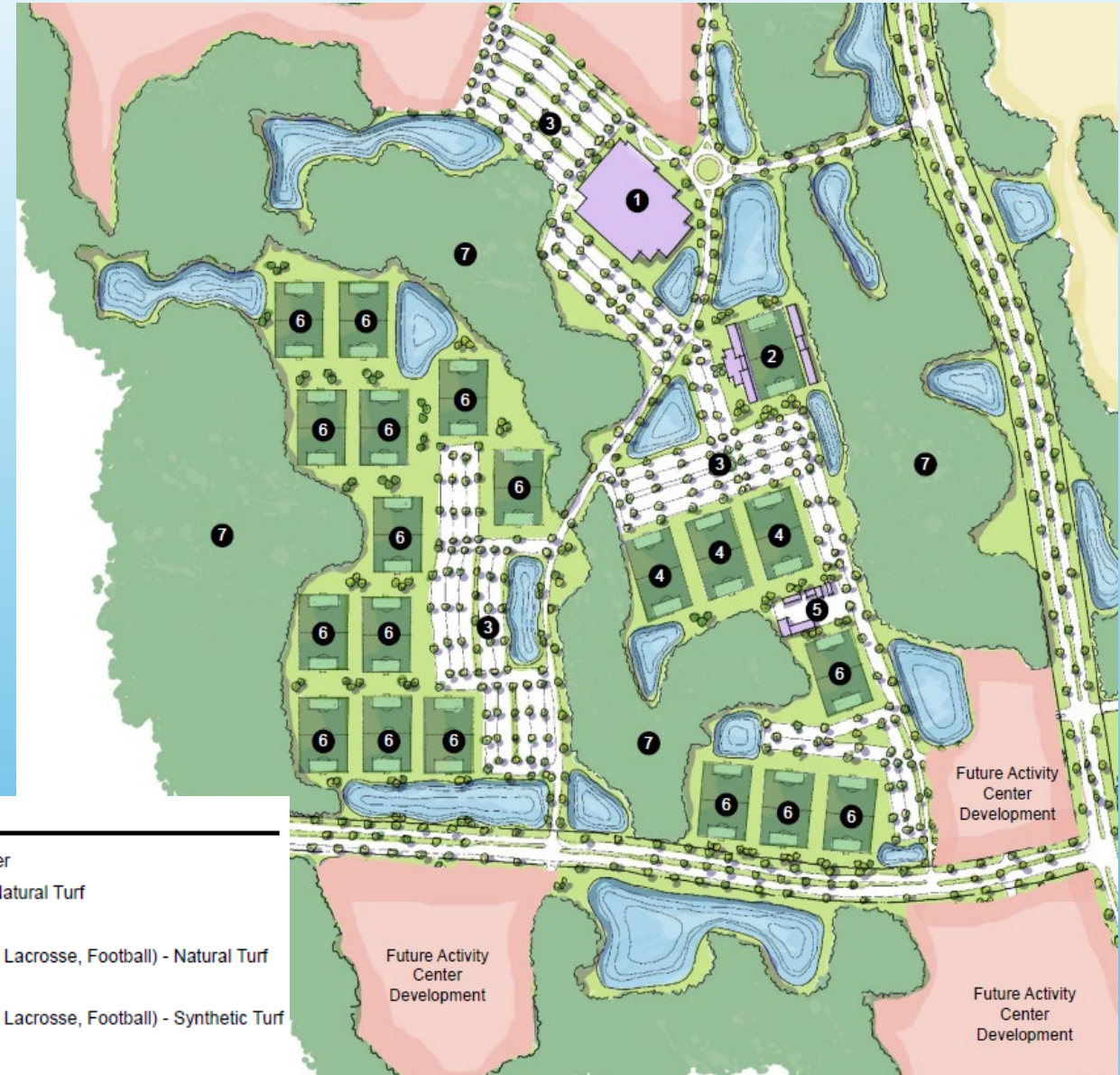
The County's partnership through intergovernmental agreements with local municipalities, the creation of reserve accounts, and utilizing naming rights capital and newly generated tax revenue/ TDC revenue can help support long-term sustainability.

Site Plan

Conceptual Cost Estimate: \$90- \$100M

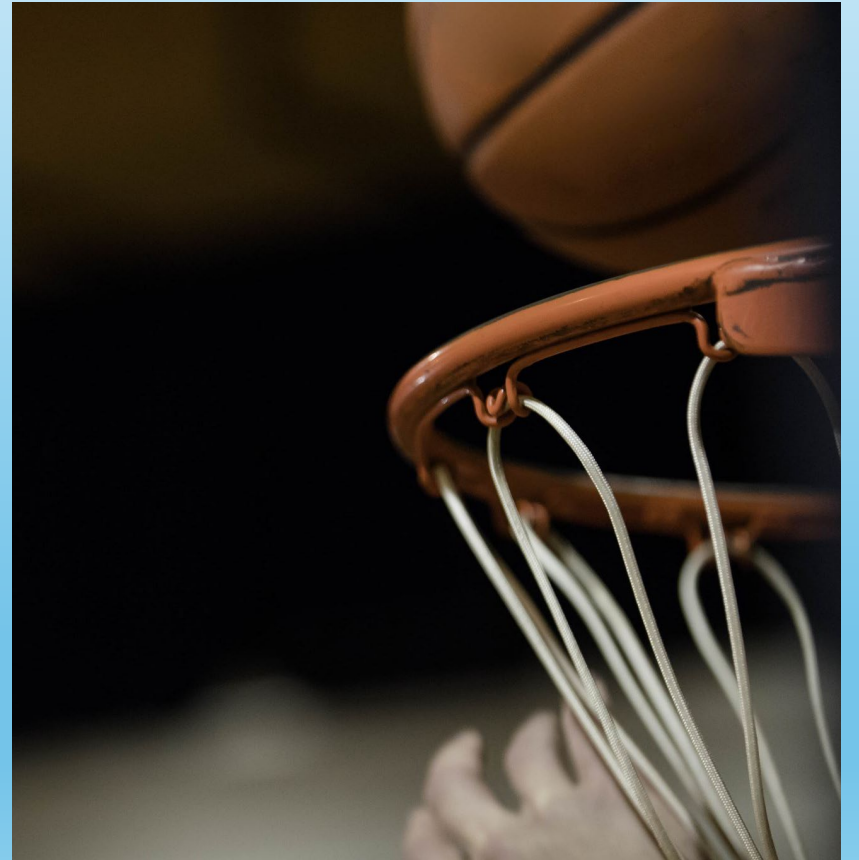
LEGEND

- ① Indoor Recreation Center
- ② Tournament Stadium - Natural Turf
- ③ Parking Area
- ④ Multi-Use Field (Soccer, Lacrosse, Football) - Natural Turf
- ⑤ Maintenance Complex
- ⑥ Multi-Use Field (Soccer, Lacrosse, Football) - Synthetic Turf
- ⑦ Preservation Area



Indoor Sports Complex

- **Indoor Court Facility**
 - 10 Full-Size Basketball Courts
 - 24 Full-Size Volleyball Courts
 - 30-36 Pickleball Courts
 - Ability to accommodate a 200m Indoor Track (1 publicly available in FL)
 - Ability to host 150+ team tournaments
 - ~100,000 sqft of indoor event space
 - Graduations, Concerts, Meetings, non-sports events
 - Hospitality spaces, restaurants, leasable space (medical, PT, fitness)



Outdoor Sports Complex

- **Outdoor Components**

- 20 Flat Fields (FIFA Regulation)
 - 16 Turf
 - 4 Grass
 - Lights, Bleachers, & Scoreboards for all fields
- Stadium
 - Grass Field
 - 2500- 3500 seats
 - Lights, Scoreboard, & Pressbox
- Amenities
 - Multiple Concession/ Restroom Buildings
 - Playgrounds
 - Parking for ~3000



Interested Organizations / LOIs



Naming
Rights &
Sponsorship
Revenue
Potential



POV: Flagler County Sports Complex

Contractually Obligated Income Projection: Gainey Sports Ventures projects 5-year COI of commercial revenue generation for the Flagler County Sports Complex at **\$33,455,000 (includes Naming Rights at ten years).**

Annual Commercial Revenue Forecast:

- \$4,300,000 Year 1
- \$4,730,000 Year 2
- \$5,250,000 Year 3
- \$5,575,000 Year 4
- \$6,100,000 Year 5

Funding Options



Issue Bonds

- Generally unpopular
- Long timeline
- Costly
- Better used for infrastructure
- Not Recommended



Capital Improvement Budget

- Funds typically don't materialize
- Long term
- Other priorities take precedent
- Not Recommended



Developer Funded/Private

- Developers don't get the same return on sports as on other projects
- High cost of capital
- Not recommended



P3 Partnership

- Able to leverage private capital
- Ability to combine resources
- Least risk for municipality
- Recommended

How does a P3 partnership work?

1. The County and the private sector each bring value to the project
2. The current landowner is willing to donate the land required to develop the sports complex to the County.
3. The private side brings the balance of the capital required to fund the project along with development expertise, sports experience, vendor relationships, and operating expertise
4. The land is leased by the County to the private side for \$1
5. The private side then develops the project as a private project with an agreement to lease the improved facility back to the County for a pre-determined amount
6. Doesn't use County's bond capacity and ensures the County maintains control of the use of the facility (as Master Leaseholder)
7. The private side operates the complex

Flagler County Sports Complex- Financial Model

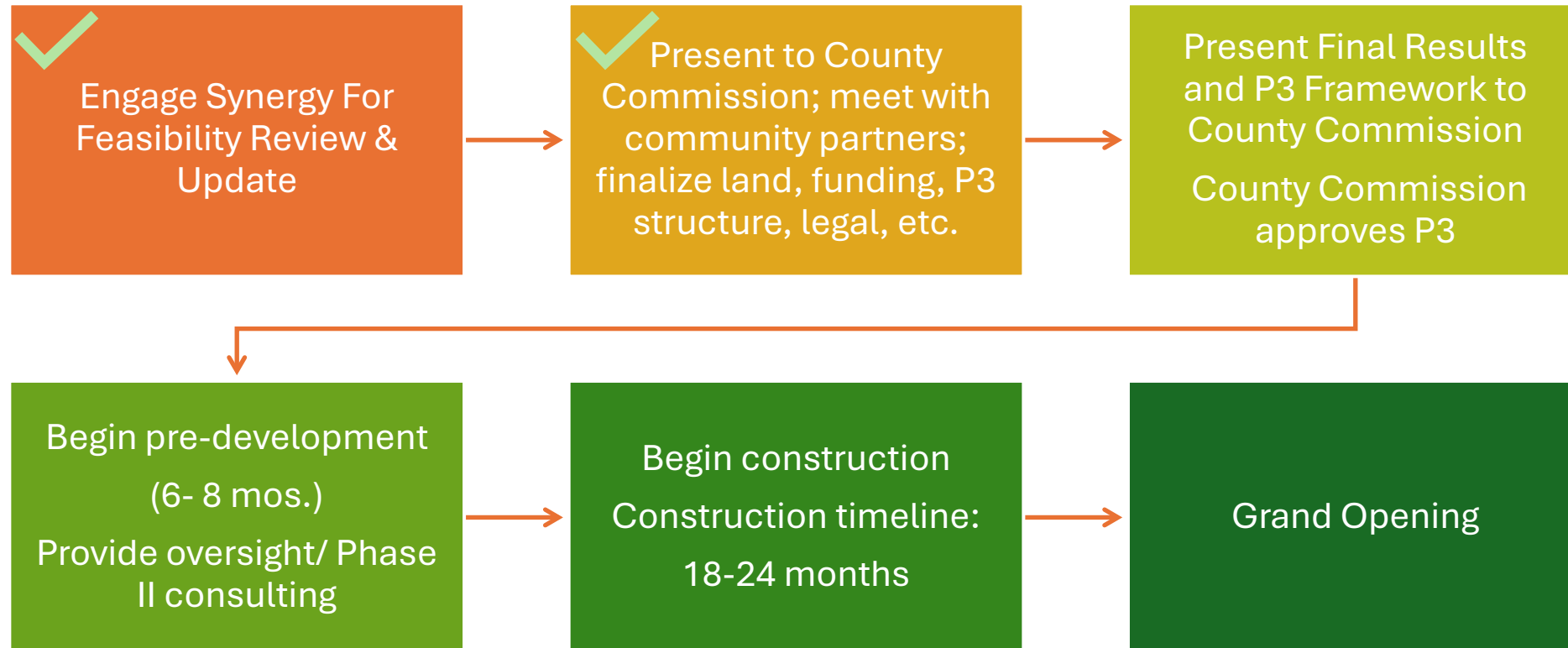
	YR1	YR2	YR3	YR4	YR5
Total Income	\$ 3,462,000	\$ 3,462,000	\$ 3,982,000	\$ 4,578,000	\$ 5,265,000
Total Expenses	\$2,813,820	\$2,747,150	\$3,009,280	\$3,298,670	\$3,660,070
Net Operating Income	\$ 821,280	\$ 887,950	\$ 1,171,820	\$ 1,508,230	\$ 1,868,180

Economic Impact

- 250,000- 400,000 unique visitors (Year 1)
- 100,000- 125,000 hotel room nights (Year 1)

		Year 1	Year 2	Year 3	Year 4	Year 5
Annual Direct Spending		\$48,750,000	\$53,746,875	\$59,255,930	\$65,329,662	\$72,025,953
Indirect/Induced Spending	63%	\$30,712,500	\$33,860,531	\$37,331,236	\$41,157,687	\$45,376,350
Total Annual Economic Impact		\$79,462,500	\$87,607,406	\$96,587,165	\$106,487,350	\$117,402,303
County Sales Tax	0.50%	\$394,875	\$435,350	\$479,973	\$529,170	\$583,410
Hotel Occupancy Tax/ New TDC Revenue	5.00%	\$781,250	\$861,328	\$949,614	\$1,046,950	\$1,154,262
Tax Impact to County		\$1,176,125	\$1,296,678	\$1,429,587	\$1,576,120	\$1,737,672
Operating Income Before Lease		\$821,280	\$887,950	\$1,171,820	\$1,508,230	\$1,868,180
Naming Rights Capital		\$4,300,000	\$4,730,000	\$5,250,000	\$5,575,000	\$6,100,000
Total Available for Leaseback Payment		\$5,121,280	\$5,617,950	\$6,421,820	\$7,083,230	\$7,968,180
Municipal Lease		(\$6,000,000)	(\$6,000,000)	(\$6,000,000)	(\$6,000,000)	(\$6,000,000)
Operating Income After Lease		(\$878,720)	(\$382,050)	\$421,820	\$1,083,230	\$1,968,180
Use of Dedicated Sports Complex Reserve Fund		\$878,720	\$382,050	\$0	\$0	\$0
Net Income		\$0	\$0	\$171,820	\$508,230	\$868,180
Dedicated Sports Complex Reserve Fund	\$3,000,000	\$2,121,280	\$1,739,230	\$1,739,230	\$1,739,230	\$1,739,230

Development Process



FAQs

Q: What are the terms of the lease?

- A: The lease is amortized over 30 years at 5- 6%. Typically, municipalities can pay off the lease sooner. A lease doesn't affect the County's bond rating

Q: Who owns the facility?

- A: Our funding partners would own the facility until the last lease payment is made. It's then turned over to the municipality

Q: How are non-appropriations handled?

- A: Non-appropriation risk is factored in. Ultimately, if the municipality does not appropriate funds, the funding group would take possession of the facility and operate it to secure its ROI

Q: Who operates the facility?

- A: We have several operators we work with that are well-vetted and have a proven track record. A private operator is better suited to manage the day-to-day operations, balance community use, and partner with the municipality to bring in a variety of events, both sport and non-sport

Q: Who's responsible for repairs & maintenance?

- A. The operator handles all daily operations, maintenance, repairs, etc. A deferred maintenance account is established for capital improvements in the future

Next Steps

- Consensus to move the project forward
- Consensus to allow County Staff to work with Synergy Sports to draft a pre-development agreement and funding MOU/ Term Sheet to bring back to you for consideration in 30-60 days
 - Pre-Development Agreement: Full Architectural, Engineering, Surveying, Environmental, etc., plans
 - Funding MOU/ Term Sheet: Outlines the term, rate, and details of the private funding
 - **To be presented to County Commission for Final Vote To Approve**

Questions

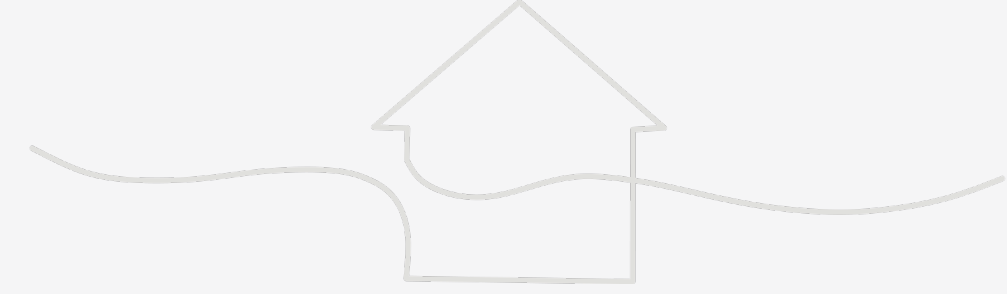




SYNERGY
S P O R T S
— GLOBAL —

Improving lives, bringing families
and communities together, through sport

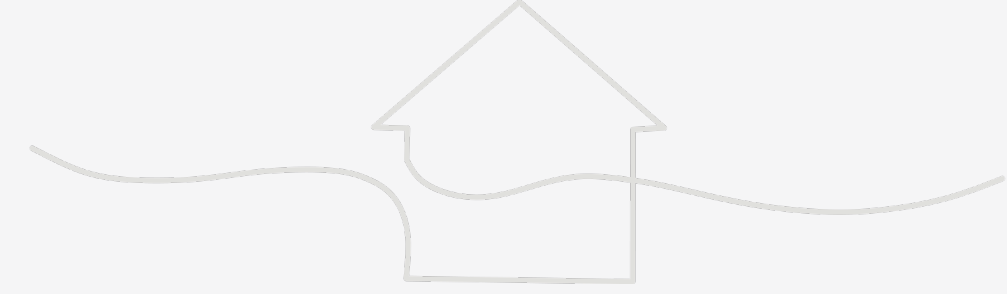
www.SynergySportsGlobal.com



Aligning Local Priorities with State Housing Policy

AHAC Incentives, 420.9076, and the Live
Local Act

Presented By: Joe Hegedus



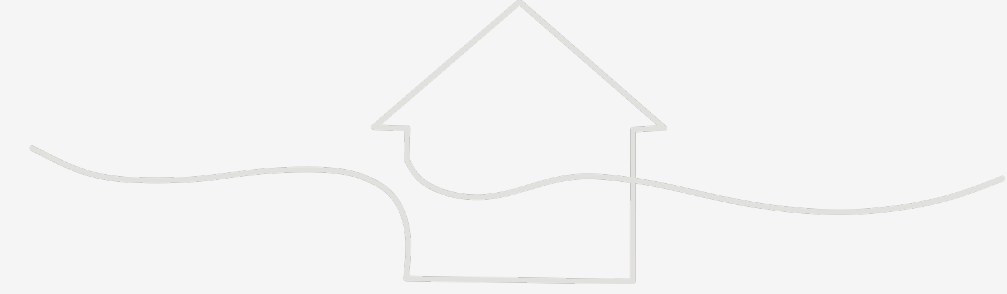
Purpose:

- Introduce AHAC's statutory incentives
- Introduce Live Local Act's impact on local policy.
- Gather feedback

Outcome:

- Align local priorities with state requirements and housing needs

Background



1985: The Growth Management Act

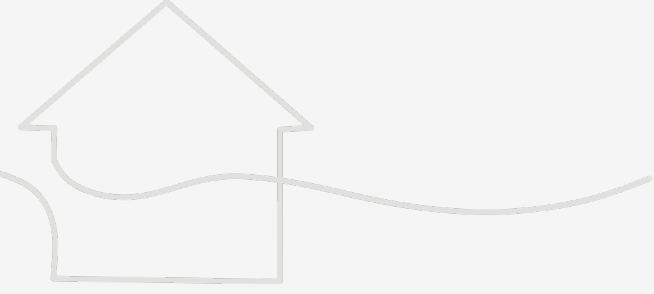
- Required local comprehensive plans with a housing element.
- Local governments are required to plan for the availability of housing current and anticipating residents F.S. 163.3177(6)(f).
- Created the impetus to create the William E. Sadowski Affordable Housing Act--Funding for SHIP with Regulatory and Land Use Incentive Reviews



Some incentives became required under law , such as:

- Expedited permitting & site plan reviews for affordable housing
- Regulatory review of local policies affecting housing costs
- Review of public lands for affordable housing

Community Planning Act: Foundation for AHAC



Housing Element Requirements under F.S. 163.3177(6)(f) :


- Considering housing needs for current and future residents
- Eliminating substandard housing conditions
- Improving the structural and aesthetic quality of existing housing
- Ensuring adequate sites for workforce, low -, very -low -, and moderate -income housing, including mobile homes, group homes, and foster care facilities
- Supporting affordable housing for seniors (60+)
- Managing public land for affordable housing per F.S. 125.379 / 166.0451

PROGRAM PURPOSE

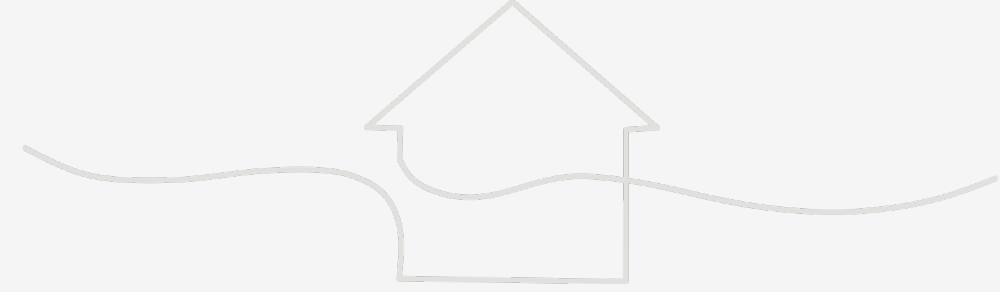
To meet the housing needs of the very low, low, and moderate-income households

To expand production of and preserve affordable housing

To further the housing element of the local government comprehensive plan specific to affordable housing



The Housing Element requirement, originally part of the 1985 Growth Management Act, remaining in force as part of the subsequently adopted Community Planning Act of 2011, requires that every local jurisdiction provide for housing its current and anticipated populations. In 1992, in part due to the concern of local elected officials that the housing element constituted an unfunded mandate, the legislature enacted the William E. Sadowski Affordable Housing Act (Sadowski Act).



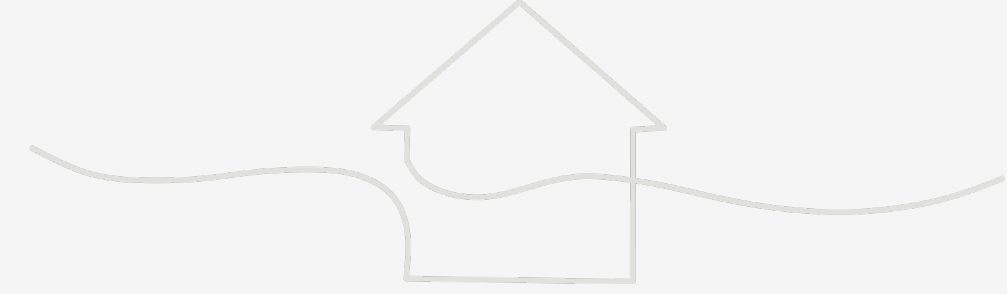
LABOR

LAND

LUMBER

LOANS

LAW (Local Ordinance)

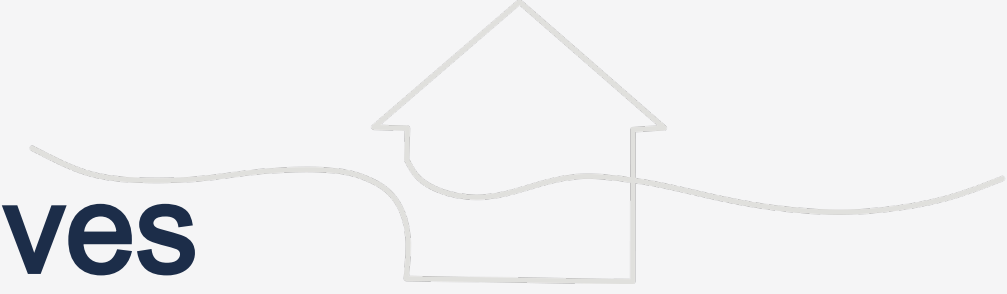


AHAC STATUTE

ss. 420.9076 (4)(a-k)



State-Recommended Housing Incentives



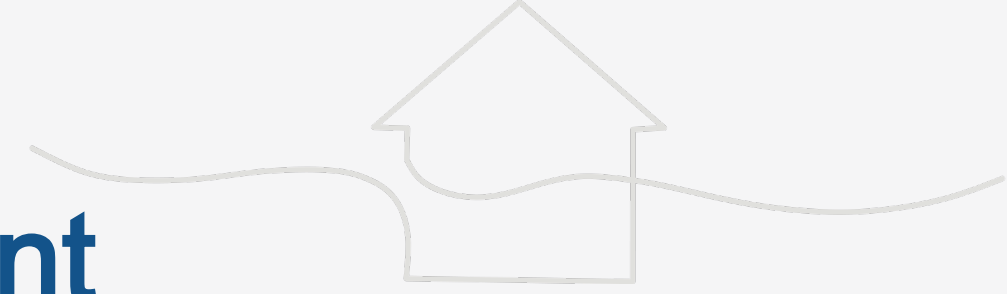
- **Fee waivers** for development and construction costs for affordable housing
- Increased **density flexibility** for affordable housing
- **Reserved infrastructure** capacity for very-low to moderate-income housing
- Allowance of accessory dwelling units (**ADUs**)
- **Reduced parking** and setback requirements for affordable housing.
- Flexible **lot configurations** , including zero-lot-line options for affordable housing
- Modified **street requirements** for affordable housing projects
- Encouraging development near **transit hubs & job centers**



REQUIRED UNDER STATUTE

- Expedited site plan & permit reviews for affordable housing projects
- Public lands for affordable housing
 - Publishing parcels on website (LLA)
- Ongoing review process of cost-impact for local policies.

Recommendations are Starting Point



01

- In **April** AHAC refines focus w/ BOCC feedback

02

- AHAC consults with staff & conducts research

03

- In **September** , pre-workshop with BOCC

04

- In **November**, they hold Public Hearing

05

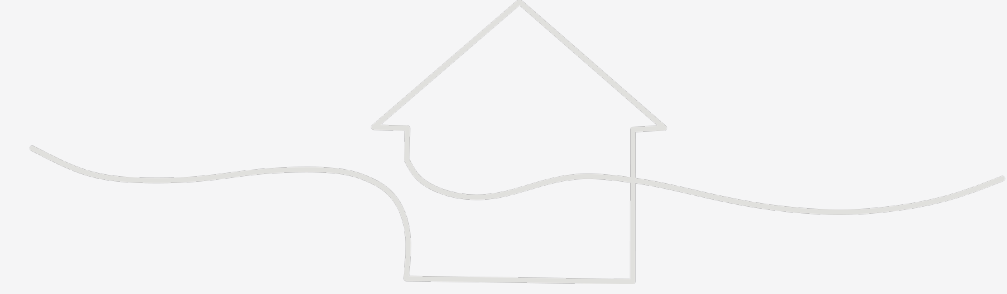
- In **December** Report of Recommendations to BOCC

06

- In **March** , staff provides implementation plan

07

- Refined policies are updated & implemented



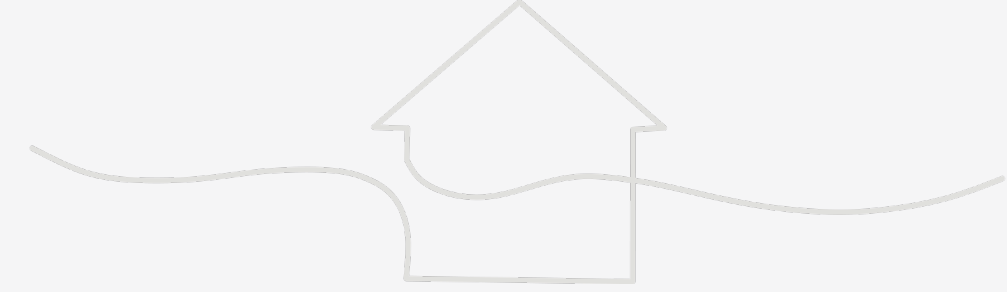
Legislation Impacts Considerations: Live Local Act

Key Takeaways

- Restructured state housing policy
- Fully funds SHIP & SAIL
- Preempts local zoning for certain affordable housing projects
- Expands property tax exemptions for affordable housing
- Expands public land requirements
- Expands requirements for website information

Why it Matters Today

- LLA influences how local governments plan & regulate housing.
- Some AHAC incentives align with Live Local mandates.
- AHAC aligns local priorities with state-mandated incentives



Live Local Act Property Tax Exemption & Opt -Out Provision

Florida Statute s.s.196.1978

Exemption Overview:

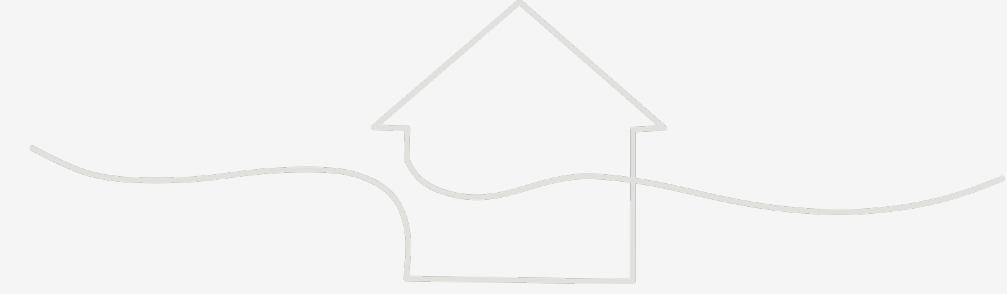
- Provides ad valorem tax exemptions for affordable housing developments.
- Applies to units serving households at or below 120% of the Area Median Income (AMI).

Opt -Out Provision:

- A local taxing authority may opt out only if the county has a surplus of affordable rental units for households at or below 120% AMI.
- The Shimberg Center for Housing Studies determines this in its annual housing report.
- To opt out, the taxing authority must pass an ordinance or resolution by a two-thirds majority vote.

Flagler County Status:

- Flagler County has a deficit of affordable rental units.
- Flagler cannot opt out of the property tax exemption under current conditions.
- (Data Source: Shimberg Center for Housing Studies, Live Local Act 2023 -2024)



Housing Resources & Key Reports

Florida Housing Coalition

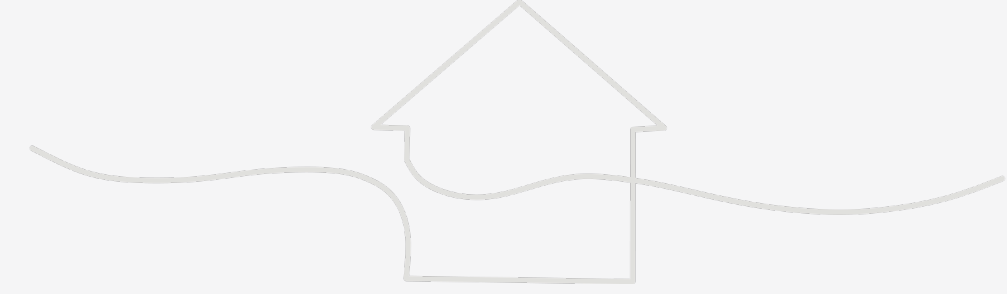
Website: www.flhousing.org

- Technical assistance, training and policy guidance on affordable housing
- Specialized support for the Live Local Act

Shimberg Center for Housing Studies

Website: www.shimberg.ufl.edu

- Research and data on Florida's housing market & affordability trends
- Annual Report (Live Local Act) identifies counties with affordable rental deficits, restricting their ability to waive the Act's required property tax exemption.



Local Housing Policy

Discussion: AHAC 2025 Priorities

- What are some concerns about current local or state housing policy?
- What are ideas and suggestions to ensure clarity and alignment with county goals?
- Do you have feedback or ideas?



A. FUTURE A. LAND USE



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1.0 INTRODUCTION

The Future Land Use Element (FLUE) is intended to determine the distribution, location, and intensity of uses necessary for accommodating the unincorporated area’s projected population growth, advance its economic interests, minimize impacts to the natural environment, and deliver high-quality public facilities and services to residents of the County. The Data & Analysis portion of this Element provides the basis for future land use decisions and forms the factual foundation for policy changes made by the County within the 2050 planning horizon. Topics related to land use explored as part of this analysis include the unincorporated area’s geographic context, demographics and socioeconomic conditions, vacant and existing land uses, natural resources, historic and cultural preservation, public facilities and services, community redevelopment areas, previously identified study areas, developments of regional impact (DRIs), population growth, future land use, and the carrying capacity of vacant and undeveloped DRI lands to accommodate the unincorporated area’s projected growth.

1.1 GEOGRAPHIC CONTEXT

Flagler County spans approximately 507 square miles and is located along the Atlantic Ocean in Northeastern Florida. The County is surrounded by Volusia County to the south, Putnam County to the west, and St. Johns County to the north. The County is transected by four major roadways: Interstate 95 (I-95), US Highway 1 (US 1), State Road 100 (SR 100), and State Road A1A (SR A1A). Flagler County is also home to five incorporated municipalities, including the towns of Beverly Beach and Marineland, and the cities of Bunnell, Flagler Beach, and Palm Coast. **Map FLUE-1** provides a regional snapshot of Flagler County, while **Map FLUE-2** shows the location of each municipality within the County boundary.

1.2 DEMOGRAPHIC & SOCIOECONOMIC CONTEXT

According to the 2020 Census, Flagler County possessed a permanent population of 115,378—17,195 (or 14.9%) of which lives within the unincorporated area. According to population estimates provided the Bureau of Economic and Business Research (BEBR) at the University of Florida dated April 1, 2023, the unincorporated area has grown by 1,999 residents since 2020 Census data was released—increasing the community’s total population to 19,269 (or 12%). A glimpse of the unincorporated area’s current demographic (age, sex, and race/ethnicity) and socioeconomic (income, housing status, and education) profile is provided by ESRI Business Analyst Online (BAO) in **Tables FLUE-1** and **FLUE-2** below, which extrapolates population characteristics from the 2020 Decennial Census and the 2017-2021 American Community Survey. Countywide and State averages are also included within these tables to better understand the challenges and opportunities which may be unique to the unincorporated area.

Table FLUE - 1: Demographic Profile Comparison (2023)

	Unincorporated Area	Flagler County	State of Florida
Median Age	60.6	51.2	42.9
Female Population (%)	49.8	51.6	50.9
Male Population (%)	50.2	48.4	49.1
Senior (Age 65+) Population (%)	40.3	31.1	22.5
Race/Ethnicity			
White Alone (%)	86.7	74.8	57.1
Black Alone (%)	3.6	9.4	15.0
American Indian Alone (%)	0.3	0.4	0.5
Asian Alone (%)	1.3	2.2	3.1
Pacific Islander Alone (%)	0.02	0.1	0.1
Some Other Race Alone (%)	1.3	3.3	7.6
Two or More Races (%)	6.8	10.0	16.7
Hispanic Origin (%)	5.9	11.9	27.0
Race/Ethnicity Diversity Index	32.7	54.2	76.8

Source: ESRI Business Analyst Online, 2023.

Table FLUE - 2: Socioeconomic Profile Comparison (2023) ¹

	Unincorporated Area	Flagler County	State of Florida
Median Household Income	\$78,116	\$65,805	\$65,081
2021 Households Below Poverty Level (%)	8.8	9.5	12.8
Median Home Value	\$382,367	\$314,656	\$330,683
Owner Occupied Housing Units (%)	88.6	78.6	66.4
Renter Occupied Housing Units (%)	11.4	21.4	33.6
Employed Population (%)	97.6	97.1	96.5
Unemployed Population (%)	2.4	2.9	3.5
High School Graduate or Higher (%)	26.3	27.3	23.8
Bachelor's Degree or Higher (%)	21.0	19.6	21.6

¹ Unless otherwise noted above

Source: ESRI Business Analyst Online, 2023.

Highlights from the demographic and socioeconomic data available for these geographies reveal several important characteristics about the unincorporated area, particularly when compared at the County and State level. In terms of demographic makeup, residents comprising the unincorporated area are generally older and less diverse than their comparatives. Socioeconomically, households in the unincorporated portions of the County also tend to have a much higher household income, home value, and rate of owner occupancy, and possess a noticeably lower poverty rate.

However, when looking at population data for the unincorporated area as a whole, it is important to recognize that the demographic and socioeconomic conditions vary significantly between the populations comprising the mainland and the barrier island—areas located to the west and east of

the Matanzas River, respectively. These differences are highlighted in **Tables FLUE-3** and **FLUE-4** below.

Table FLUE - 3: Demographic Profile of the Mainland & the Barrier Island (2023)

	Unincorporated Area	Mainland	Barrier Island
Median Age	60.6	57.4	64.7
Female Population (%)	49.8	50	49.4
Male Population (%)	50.2	50	50.6
Senior (Age 65+) Population (%)	40.3	36.2	49.1
Race/Ethnicity			
White Alone (%)	86.7	85.6	89.0
Black Alone (%)	3.6	4.6	1.2
American Indian Alone (%)	0.3	0.3	0.2
Asian Alone (%)	1.3	1.0	1.9
Pacific Islander Alone (%)	0.02	0.03	0.02
Some Other Race Alone (%)	1.3	1.6	0.7
Two or More Races (%)	6.8	6.8	6.9
Hispanic Origin (%)	5.9	6.3	5.2
Race/Ethnicity Diversity Index	32.7	34.7	28.1

Source: ESRI Business Analyst Online, 2023.

Table FLUE - 4: Socioeconomic Profile of the Mainland & the Barrier Island (2023) ¹

	Unincorporated Area	Mainland	Barrier Island
Median Household Income	\$78,116	\$65,494	\$100,979
2021 Households Below Poverty Level (%)	8.8	10.6	6.0
Median Home Value	\$382,367	\$338,317	\$487,703
Owner Occupied Housing Units (%)	88.6	87.9	90.4
Renter Occupied Housing Units (%)	11.4	12.1	9.6
Employed Population (%)	97.6	97.8	97.4
Unemployed Population (%)	2.4	2.2	2.6
Highest Educational Attainment Achieved			
High School Graduate	26.3	32.8	15.6
Bachelor's Degree	21.0	17.1	28.1

¹ Unless otherwise noted above

Source: ESRI Business Analyst Online, 2023.

When the unincorporated area is divided into the mainland and the barrier island, several differences between the two areas are made clear: the population comprising the barrier island is generally older, less diverse, wealthier, maintain a higher home value, and are more educated. Yet, the socioeconomic conditions of both the barrier island and the mainland are still often more positive than those found at the countywide, regional, and state level. As such, the County should continue to maintain its impressive socioeconomic status within the barrier island as well improve

the socioeconomic conditions found within the mainland as it continues to grow in population within the 2050 planning horizon.

2.0 LAND USE INVENTORY

2.1 EXISTING LAND USE

Using Department of Revenue (DOR) use codes included in the latest Flagler County Property Appraiser tax parcel shapefile, **Map FLUE-3** identifies the current use of each property (not to be confused with ‘future land use’—a regulatory tool discussed in **Section 3.2** of this Element) within the unincorporated area, while **Table FLUE-5** totals the acreage comprised by each use.

Table FLUE - 5: Existing Land Use Composition within the Unincorporated Area

Existing Land Use	Acres ¹	Percentage of Total
Agricultural	102,533.0	64.0%
Conservation	15,092.7	9.4%
Single-Family Residential	9,646.8	6.0%
Parks, Recreation, & Open Space	7,190.0	4.5%
Public/Institutional	6,108.6	3.8%
Residential Common Area	2,683.7	1.7%
Industrial	1,424.0	0.9%
Utilities/Transportation	1,352.2	0.8%
Office/Professional	221.9	0.1%
Commercial	168.5	0.1%
Multi-family Residential	40.0	<0.1%
<i>Subtotal</i>	<i>146,461.4</i>	<i>91.4%</i>
Vacant	11,002.9	6.9%
Water	2,121.8	1.3%
Unclassified ²	574.2	0.4%
Total Area	160,160.4	100.0%
¹ This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated ² Refers to properties which did not have a DOR code assigned to them by the Property Appraiser.		

Source: Flagler County Property Appraiser, 2023.

This inventory reveals that a sizable majority of unincorporated Flagler County is currently being used for *agricultural* activities. Although many of these properties are currently being utilized as large lot single-family homes with no active-agricultural component, the United States Department of Agriculture estimated in 2017 that Flagler County possessed 79,246 acres of active agriculture, inclusive of crops, timberlands, pastures and other similar uses. The County also has a large inventory of *conservation* lands, including the Pellicer Creek Conservation Area and the Guana Tolomato Matanzas National Estuarine Research Reserve. The only remaining existing land use comprising more than five percent of the unincorporated area is *single-family residential*—which is

concentrated within Daytona North and the neighborhoods surrounding the periphery of Bunnell and Palm Coast.

2.2 VACANT LANDS

According to the Flagler County Property Appraiser, approximately seven percent of the unincorporated area is considered *vacant*. Examining these vacant properties further, it appears that they are largely undeveloped lots within platted subdivisions, such as Daytona North and Hunter's Ridge, which are located within the northwest and southeast corners of the County, respectively. Another sizable concentration of vacant lands surrounds the John Anderson Highway south of Flagler Beach; however, significant portions of these lands would likely be unable to develop due to the presence of onsite and nearby wetlands and floodplains, as discussed in the next section of this analysis.

2.3 NATURAL RESOURCES

Unincorporated Flagler County is rich with a wide variety of natural resources. The protection and maintenance of these natural amenities not only serves to elevate the quality of life for residents and visitors alike, but also helps preserve and enhance Florida's native ecosystem as whole. An inventory and analysis of these resources are presented in the following subsections.

2.3.1 *Waterbodies, Wetlands, & Floodplains*

Flagler County is a coastal community, with much of its total land area abutting the Atlantic Ocean. The length of this coastline is primarily comprised of sandy public beaches. Numerous waterbodies either flow through or are located within Unincorporated Flagler County—the most notable of which is likely the Intracoastal Waterway, which runs through the northeast portion of the County and separates mainland Flagler County from the barrier island. This waterway also flows into other significant waterbodies within the area, including the Matanzas River and Long Creek. The largest lakes within the County are Crescent Lake (in both Flagler and Putnam Counties) and Lake Disston, which are both located in the western half of the County.

As demonstrated in **Map FLUE-4**, wetlands have a sizable presence within the unincorporated area. Wetland features comprise a total of 56,819.4 acres within the unincorporated area, not including wetlands occupied by lakes, ponds, rivers, and lagoons. The predominate type of wetlands within the County are classified as freshwater forested/shrub wetlands, which play a vital role in sustaining a myriad of local ecosystems and provide a natural purification system for groundwater.

A significant portion of the Flagler County's total land area is also home to floodplains (see **Map FLUE-5**), which provide natural flood protection, support biodiversity, and offer fertile soils for agriculture. Floodplains total approximately 69,076.7 acres within the unincorporated area and are prevalent throughout the County as well. The majority of the floodplains within the County are classified as 'A' and 'AE' flood zones, which are subject to inundation by the 1-percent-annual-chance flood event.

2.3.2 *Soil Permeability*

The development potential of a property is directly influenced by the type and quality of onsite soils. For example, soils that have poor load bearing potential or drainage are frequently more difficult and costly to develop. As such, soils which are most suited for development are typically those that

are well-to-excessively drained and are located within sizable, upland areas. As shown in **Map FLUE-6**, a vast majority of the soil within the unincorporated area is classified by the National Resources Conservation Service (NRCS) as *poorly drained* or *very poorly drained*. The area’s limited inventory of well- and excessively-drained soils is concentrated within the barrier island, south of Palm Coast, and within or surrounding the Princess Place Preserve—most of which is either developed or under conservation easements. As such, those seeking to develop properties outside of these limited areas of highly permeable soils should expect to face additional financial and engineering considerations prior to development.

2.3.3 Aquifer Recharge

Aquifer recharge is the act of replenishing water levels within underground aquifers, most often through natural processes of percolation from surface waters. As such, protecting areas highly susceptible to aquifer recharge is essential to cultivating sustainable and reliable sources of water. The St. Johns River Water Management District (SJRWMD) classifies recharge areas into one of four categories based on their efficiency in replenishing underground aquifers: *low, medium, high, and discharge* (for areas where water seeps upwards to the surface rather than downward into the aquifer). As shown on **Map FLUE-7**, aquifer recharge areas within unincorporated Flagler County have been designated for low recharge or discharge. As such, land development regulation measures for protecting aquifer recharge within the unincorporated portions of the County are often less stringent when compared to communities with more productive recharge areas.

2.4 HISTORIC & CULTURAL RESOURCES

2.4.1 Historic Resources

As of 2023, Flagler County does not maintain a local registry of historically significant resources, nor a historic preservation ordinance. Instead, the County relies on the resource inventory maintained by the Florida Division of Historical Resources (FDHR), titled the ‘Florida Master Site File (FMSF),’ to track the status of these resources within the community. Categories of historic resources recorded within the FMSF are divided into four categories: structures, bridges, resource groups (which includes historical districts, landscapes, and building complexes), and cemeteries.

According to the FMSF, 100 surveys have been conducted on historic resources within the unincorporated portion of the County. The status of these resources in relation to the National Register of Historic Places (NRHP) is identified in **Table FLUE-6**. Surveyed resources within the unincorporated area which are currently listed on the NRHP, along with those which have been deemed eligible for potential listing in the future by the FDHR, are shown on **Map FLUE-8** (*note: the one eligible cemetery listed on the FMSF (Eatman Cemetery) is not shown on the aforementioned map due to its limited size/visibility*).

Table FLUE - 6: Surveyed Historic Resources

Type of Resource	Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
Structures	61	2	4	15	40
Bridges	18	0	2	8	8
Resource	17	3	6	7	1

Type of Resource	Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
Groups					
Cemeteries	4	0	1	0	3

¹ As determined by FDHR
² Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR
³ Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FHDR

Source: Florida Master Site File, 2023.

Of the 100 resources surveyed within the unincorporated area, five are currently listed on the NRHP. The name of each resource, along with its type, location, year built, and date listed is provided in **Table FLUE-7**.

Table FLUE - 7: Resources Currently Listed on the NRHP

Resource Name	Resource Type	Address or General Location	Year Built	Date Listed
Espanola Schoolhouse	Structure	98 Knox Jones Ave	1949	7/22/2020
Cherokee Grove	Structure	2500 Princess Place Rd	1888	5/2/1997
Washington Oaks Gardens and Groves	Resource Group	6402 Oceanshore Blvd	N/A	9/30/2009
Old Brick Road	Resource Group	N Old Dixie Highway between County Road 205 and Flagler Estates in St. Johns County	N/A	4/20/2005
Bulow Sugar Plantation Ruins	Resource Group	3501 Old Kings Rd	N/A	9/29/1970

Source: Florida Master Site File, 2023.

2.4.2 Cultural Resources

The FDHR also manages the State’s inventory of cultural resources, such as archaeological features. Due to the sensitive nature of these resources and the State’s desire to protect them from human activity, the precise location of cultural sites are not identified within this document. Instead, the total number of surveyed cultural resources within the unincorporated area, along with their status in relation to the NRHP, have been tabulated in **Table FLUE-8**; while the general concentration of these resources are shown in **Map FLUE-9**.

Table FLUE - 8: Surveyed Cultural Resources

Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
99	1	20	27	51
¹ As determined by FDHR ² Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR ³ Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FHDR				

Source: Florida Master Site File, 2023.

Of the 99 cultural resources surveyed within the unincorporated area, only one is listed on the NRHP: the Mala Compra Plantation Archeological Site, which was listed on the NRHP in 2004 and is located at 5862 N. Oceanshore Blvd within Bing's Landing County Park. The site is currently marked and visitors can walk on an elevated boardwalk around the perimeter of the site's remains and read interpretive displays that explain the resource's historical and cultural value.

Protecting historical and cultural resources within the unincorporated area continues to be of significant importance to the County; historic and cultural resources provide a tangible link to the past and offer opportunities to learn about the County's heritage. As such, provisions have been included within the Flagler County Comprehensive Plan to ensure that if any significant historic or cultural resources are discovered during the development process, work must stop until appropriate preservation measures can be determined and completed.

2.5 PUBLIC FACILITIES & SERVICES

2.5.1 Infrastructure

The relationship between land use and public facilities and services is closely intertwined. As such, Flagler County, in tandem with various private and public entities, continues to maintain, improve, and expand the area's infrastructure network to support and serve development. The existing capacity and projected demand for public facilities and services provided by the County are detailed within other elements of this plan: roadways and nonmotorized paths are discussed within the Transportation Element (B), water, sewer, solid waste, and drainage services are detailed within the Infrastructure Element (D), and parks and recreation facilities are described in the Recreation and Open Space Element (H). When public facilities and services are provided within the unincorporated area but are not maintained or owned by the County, but rather by local partners (as is the case with water and sewer facilities), these partnerships are identified within the Intergovernmental Coordination Element (J).

2.5.2 Airports

The sole airport within county limits is the Flagler County Airport. The airport comprises approximately 1,300 acres of relatively flat land with a published airfield elevation of 33 feet above mean sea level. While the airport is entirely within unincorporated Flagler County, much of the property directly borders the City of Palm Coast. The airport is approximately 24 miles north of Daytona Beach and 70 miles south of Jacksonville. As of 2023, the facility currently acts as executive airport.

2.5.3 Railways

The only rail line located within the County is the Florida East Coast Railway, which is a Class II railroad currently owned by Grupo México. The Florida East Coast Railway largely runs parallel to US 1 and intersects the cities of Bunnell and Palm Coast. As of 2023, the portion of the railway which runs through Flagler County is exclusively utilized for freight transport and does not support passenger rail travel.

2.5.4 Military Installations

The Flagler Palm Coast Readiness Center, a Florida National Guard facility which opened in 2020, is currently the sole military complex located within Flagler County. Section 163.3177, F.S. requires local governments to ensure that new and proposed development located near or adjacent to military facilities are compatible with, and do not diminish the service capabilities of, such facilities. Therefore, the County continues to monitor and regulate new and proposed development activity around the Readiness Center to ensure the requirements outlined in Section 163.3177, F.S. are met.

2.6 COMMUNITY REDEVELOPMENT AREAS

Community Redevelopment Areas (CRAs) are districts that, due to the presence of slum and blight, have been targeted for redevelopment. Community Redevelopment Agencies oversee and implement revitalization efforts within CRAs using tools like tax increment financing (TIF) to fund projects and initiatives aimed at improving conditions within a CRA. Currently, there are four CRAs within the incorporated area of Flagler County—each overseen by their respective Community Redevelopment Agency. The first was established within the Town of Marineland in 2000, followed by Flagler Beach in 2002, and lastly Bunnell and Palm Coast in 2004. As detailed within the Intergovernmental Coordination Element (I), Flagler County continues to support the actions of each Redevelopment Agency to address conditions of slum and blight within their respective CRAs.

2.7 STUDY AREAS

The Flagler County Comprehensive Plan received its last major update in 2011. As part of that update, a series of Goals, Objectives, and Policies (GOPs) relating to the establishment, management, and growth of ten 'study areas' within the County was added to the Plan. That effort was intended to plan for and address the unique challenges and opportunities facing each study area. As part of this update, two major improvements have been made to the study area provisions of the comprehensive plan:

1. the number of study areas have been strategically consolidated from ten to three based upon their similar geographies, conditions, and context, and
2. study area GOPs have been refined to better reflect the community vision and to reduce instances of unnecessary, redundant, or outdated language.

A map of the amended study areas is presented in **Map FLUE-10**, while a brief description of each area is provided as follows: **[STAFF, THE FOLLOWING INFORMATION MAY NEED TO BE REVISED AFTER THE GOPs FOR EACH STUDY AREA HAVE BEEN UPDATED]**

- The *West Study Area* includes all unincorporated lands located west of US 1. The area is largely rural in nature, as it is predominantly comprised of agricultural lands and large-lot single family homes. Generally, these GOPs associated with this Study Area are intended to:
 - preserve the Study Area’s existing rural character
 - support the continued operations of agricultural facilities
 - protect significant natural resources from development
 - improve transportation connectivity
 - plan for the future provision of potable water and sanitary sewer, where appropriate
 - maintain and refine interlocal agreements with nearby municipalities
 - monitor the build-out of DRIs

- The *Central Study Area* is inclusive of the unincorporated area positioned between US 1 to the west and the Intracoastal Waterway to the east. The northern portion of the Central Study Area is largely comprised of publicly owned environmentally sensitive lands and conservation areas; the southern portion is more diverse in its composition—containing a mix of residential development, limited nonresidential uses, the Flagler County Airport, and conservation lands. The GOPs targeting this area strive to:
 - coordinate development with nearby municipalities
 - plan for the extension of potable water and sanitary sewer services, where appropriate
 - conduct studies and analyses to anticipate and plan for future transportation improvement projects
 - preserve natural resources
 - realize economic development opportunities for the Flagler County Airport and its surrounding environment
 - oversee the build-out of DRIs

- The *East Study Area* includes all unincorporated lands found on the barrier island. Descriptions of this area frequently center around SR A1A, a two-lane, north-south roadway which provides scenic views of the island’s pristine wildlife, vegetation, and waterways. Since the plan received its last major update, development along the corridor has spread and has primarily included a mix of single-family housing, commercial and office uses, and waterfront resorts. The GOPs associated with this area generally seek to:
 - coordinate development with all nearby governmental agencies
 - maintain consistency with the A1A Corridor Management Plan

- o protect the area’s existing character and natural resources by establishing and refining design standards within the Flagler County Land Development Regulations (LDR)

3.0 CARRYING CAPACITY

3.1 PROJECTED POPULATION

For comprehensive planning purposes, Chapter 163 of the Florida Statutes requires local governments to develop **permanent and seasonal** population projections to anticipate the land, housing, and services necessary to accommodate current and prospective residents. The most commonly used source for population projections within Florida are those provided by BEBR. However, BEBR does not provide projections for unincorporated areas, nor do they identify seasonal population growth. As such, the following steps were utilized to establish population projections for Unincorporated Flagler County:

1. Estimated the unincorporated area’s share of the County’s future population growth by averaging the unincorporated area’s contribution to Flagler’s total population between 2000 and 2020 (16%).
2. Assumed that the unincorporated area would continue to comprise 16% of the County’s overall population growth within the 2050 planning period utilizing BEBR Medium Projections (released in April 2023).
3. Utilizing 2017-2021 ACS seasonal and permanent housing data, it is assumed that the unincorporated area would continue to maintain a 21% seasonal population share compared to its permanent population within the 2050 planning period. *Please note that this projection assumes an average of 2.37 persons per unincorporated household (as determined using 2017-2021 ACS data – calculated by dividing the unincorporated permanent population by the area’s total number of occupied units).*

The result of this analysis is shown in **Table FLUE-9**.

Table FLUE - 9: Unincorporated Flagler County Population Projections

	2025	2030	2035	2040	2045	2050
Permanent Population	21,151	23,431	25,252	26,693	27,943	29,083
Seasonal Population ¹	4,424	4,901	5,281	5,583	5,844	6,083
Cumulative Population	25,575	28,332	30,533	32,275	33,788	35,166
Net Gain from Estimated 2023 Population (19,269)	+15,897 residents					

Sources: BEBR, FHDC, Flagler County, 2023.

3.2 FUTURE LAND USE MAP

The County’s Future Land Use (FLU) Map (FLUM) includes designated lands throughout the unincorporated area that is intended to accommodate the community’s projected population

growth through the 2050 planning horizon. The range of uses, densities, and intensities permitted on each property is determined by the site’s FLU designation. A description of each Flagler County Future Land Use Category (FLUC), along with the range of uses, densities, and intensities permitted therein, is provided in **Table FLUE-10**.

Table FLUE - 10: Flagler County Future Land Use Categories

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) ¹	Max. Intensity (FAR) ²
Agriculture & Timberlands	Areas conducive to agricultural and forestry activities interspersed with residential homes provided at a very low density.	agriculture, forestry, and single family residential (detached)	0.20	N/A
Residential: Rural Estate	Areas of rural residential character and density that are not served by centralized water and sewer facilities and often act as a transition between <i>Agriculture & Timberlands</i> and more dense/intense FLU designations.	single family residential (detached) and mobile home units	1	N/A
Residential: Low Density	Areas of low-density residential development and character that are served by centralized water and sewer facilities.	single family residential (detached), and community residential homes	3	N/A
Residential: Medium Density	Residential areas of moderate density that are served by centralized water and sewer facilities and often act as a transition between low- and high-density residential activities.	single family residential (attached and detached), mobile home units, and community residential homes	7	N/A
Residential: High Density	Areas of higher density residential developments that are served by centralized water and sewer facilities.	single family residential (attached and detached), multifamily dwellings, and townhouses	10	N/A
Mixed-Use: Low Intensity	Concentrated areas of medium density residential dwellings complemented by neighborhood scale commercial and office uses. Developments within these areas must be served by centralized water and sewer facilities.	single family residential (attached and detached) and a limited range of commercial and office uses ³	7	0.20
Mixed-Use: High Intensity	Concentrated areas of high density residential dwellings mixed with commercial and office uses, typically along (or at the intersection of) major roadways. Developments within these areas must be served by centralized water and sewer facilities.	single family residential (attached and detached), multifamily dwellings, townhouses, and a wide range of commercial and office uses ⁴	10	0.40
Commercial: Low Intensity	Areas supportive of low intensity commercial and office developments that are served by centralized water and sewer facilities and are primarily intended to serve the surrounding neighborhood’s daily needs for goods, services, and employment.	retail, adult living facilities, day care centers, private schools, professional offices, and other similar uses	N/A	0.30
Commercial: High Intensity	Areas supportive of high intensity commercial and office developments that are served by centralized water and sewer facilities and are typically located along (or at the intersection of) major roadways.	retail, adult living facilities, automobile service stations, entertainment businesses, nightclubs,	N/A	0.40

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) ¹	Max. Intensity (FAR) ²
		restaurants, day care centers, private schools, car washes, mini warehouses, professional offices, and other similar uses		
Industrial	Areas accommodating industrial activities and other significant employment generating uses designed to enhance the County's economic base.	manufacturing, warehousing, mining, construction, energy production, materials processing, and other similar uses	N/A	0.45
Recreation & Open Space	Areas inclusive of parks, recreation, and open spaces, typically owned and maintained by the County	Passive and active parks, recreational facilities, and open spaces	N/A	N/A (60% Impervious Surface Area)
Institutional	Areas intended to accommodate major public/quasi-public facilities.	government centers, public education facilities, and other similar uses	N/A	0.40
Conservation	Areas intended to preserve environmentally sensitive resources	floodways, nature sanctuaries, and other areas designated for long-term conservation	N/A	N/A

¹ du/ac = dwelling units per acre

² FAR = floor area ratio

³ The Mixed Use: Low Intensity FLUC requires a mix of residential and nonresidential uses and open space areas, on a parcel-by-parcel basis, consistent with the following ranges:

- Residential uses must occupy a minimum of 15% of the parcel's total acreage
- Nonresidential uses must occupy a minimum of 15% of the parcel's total acreage
- Open space must occupy a minimum of 25% of the parcel's total acreage

⁴ The Mixed Use: High Intensity FLUC requires a mix of residential and nonresidential uses and open space areas, on a parcel-by-parcel basis, consistent with the following ranges:

- Residential uses must occupy a minimum of 25% of the parcel's total acreage
- Nonresidential uses must occupy a minimum of 25% of the parcel's total acreage
- Open space must occupy a minimum of 25% of the parcel's total acreage

Table FLUE-11 identifies how much acreage each FLUC occupies within the unincorporated area while **Map FLUE-11** shows how these categories are applied on the FLUM.

Table FLUE - 11: Flagler County Future Land Use Map Composition

Future Land Use Category	Acres ¹	Percentage of Total
Agriculture & Timberlands	92,240.1	57.6%
Conservation	42,645.4	26.6%
Residential: Rural Estates	10,746.5	6.7%
Mixed-Use: Low Intensity	6,242.6	3.9%
Recreation & Open Space	2,924.5	1.8%
Industrial	1,644.6	1.0%
Residential: Low Density	525.6	0.3%
Residential: Medium Density	449.5	0.3%
Commercial: High Intensity	307.2	0.2%

Mixed-Use: High Intensity	124.6	0.1%
Institutional	45.6	<0.1%
Commercial: Low Intensity	14.8	<0.1%
Residential: High Density	13.3	<0.1%
<i>Subtotal</i>	<i>157,924.4</i>	<i>98.6%</i>
Water ²	2,236.0	1.4%
Total	160,160.4	100.0%
¹ This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated ² The Flagler County Future Land Use shapefile designates certain properties on the FLUM as 'Water,' however Water is not an official Flagler County FLUC.		

3.3 DEVELOPMENTS OF REGIONAL IMPACT

Another regulatory tool which influences the carrying capacity of a jurisdiction is the presence of previously approved developments including Developments of Regional Impacts (DRIs). DRIs are large-scale development projects that, due to their size and potential impacts on the public facilities and services of multiple jurisdictions, are subject to a comprehensive review process by local, regional, and state agencies. As detailed in **Table FLUE-12** below, there are currently five DRIs within the unincorporated area, four of which are currently permitted to develop further residential development in the future. The locations of each DRI within the County are shown in **Map FLUE-12**.



Table FLUE - 12: Developments of Regional Impact

Project Name	Size (ac)	Res. Units Permitted	Res. Units Developed	Non-res. SF Permitted	Non-res. SF Developed	Additional Notes
Bulow Plantation	323	1,020	276 manufactured home lots, 352 recreational vehicle lots	23,300	11,300 sf of commercial	Phase I of development is completed; Phase II, which has yet to begin construction, proposes a continuation of similar land uses as contained in Phase I.
Hammock Dunes	2,258	3,800	2,200	Not Specified in DRI agreement	130,00	An Essentially Built-Out Agreement was signed in 2011 after the development of 2,200 dwelling units. As such, the DRI is no longer active.
Hunters Ridge (Flagler County portion only)	3,840	6,670	512	567,033	102,214	None.
Matanzas Shores	404	2,302	190 units of multi-family; 2 recreational units	98,000	0	None.
Plantation Bay	2,574	5,000	2,502	90,000	40,000	None.

Source: Florida Commerce, 2023.

3.4 CARRYING CAPACITY ANALYSIS

Table FLUE-13 highlights the unincorporated area’s estimated capacity for accommodating its projected growth in population (15,897 additional residents by 2050), as identified in **Table FLUE-9**. This analysis of estimated capacity is based on several assumptions:

1. Developed properties would retain their existing onsite uses and density
2. Undeveloped (vacant) lands would be developed to the maximum density permitted by their current FLUM designation (see **Table FLUE-10**); however, the portions of vacant properties containing wetlands would remain undeveloped
3. Lands located within a DRI would cumulatively achieve the maximum residential units permitted by the DRI’s development agreement (see **Table FLUE-12**)

Table FLUE - 13: Residential Carrying Capacity Analysis of Vacant & Undeveloped DRI Lands

Future Lane Use	All Parcels ¹	Vacant	Vacant	Remain.	Max.	Max.	Carrying
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Map / Development of Regional Impact	Parcels ²		Areas with Wetland Features		Vacant Land ³	Res. Share ⁴	Permitted Density ⁵	Capacity ⁶	
	(ac)	(%)	(ac)	(%)					(ac)
Future Land Use Map									
Agriculture & Timberlands	91,214.2	57.0	3,545.1	2.2	912.3	2,632.8	100	0.20	527
Residential: Rural Estates	10,693.3	6.7	4,243.4	2.6	619.2	3,624.2	100	1	3,624
Residential: Low Density	525.6	0.3	62.4	0.0	9.0	53.4	100	3	160
Residential: Medium Density	177.8	0.1	2.3	0.0	0.0	2.3	100	7	16
Residential: High Density	13.3	0.01	13.3	0.0	0.0	13.3	100	10	133
Mixed-Use: Low Intensity	883.3	0.6	217.1	0.1	29.2	187.9	60	7	789
Mixed-Use: High Intensity	124.6	0.1	74.8	0.0	10.1	64.8	50	10	324
Commercial: Low Intensity	14.8	0.0	0.0	0.0	0.0	0.0	0	N/A	0
Commercial: High Intensity	307.2	0.2	111.9	0.1	8.6	103.3	0	N/A	0
Industrial	1,644.6	1.0	51.3	0.0	3.6	47.7	0	N/A	0
Institutional	45.6	0.0	0.0	0.0	0.0	0.0	0	N/A	0
Recreation & Open Space	2,846.5	1.8	0.0	0.0	0.0	0.0	0	N/A	0
Conservation	40,164.5	25.1	851.4	0.5	492.6	358.8	0	N/A	0
Water	2,217.3	1.4	6.0	0.0	5.1	0.9	0	N/A	0
<i>FLUM Subtotal</i>	<i>150,872.6</i>	<i>94.2</i>	<i>9,179.0</i>	<i>5.7</i>	<i>2,089.4</i>	<i>7,089.5</i>	<i>N/A</i>	<i>N/A</i>	<i>5,574</i>
Developments of Regional Impact									
Bulow Plantation	325.0	0.2	N/A	N/A	N/A	N/A	N/A	1,020	392
Hammock Dunes	2,168.6	1.4	N/A	N/A	N/A	N/A	N/A	2,200	0 ⁷
Hunters Ridge (Flagler County portion only)	3,868.5	2.4	N/A	N/A	N/A	N/A	N/A	6,670	6,158
Matanzas Shores	316.1	0.2	N/A	N/A	N/A	N/A	N/A	2,302	2,110
Plantation Bay	2,609.5	1.6	N/A	N/A	N/A	N/A	N/A	5,000	2,498
<i>DRI Subtotal</i>	<i>9,287.7</i>	<i>5.8</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>11,158</i>
Total	160,160.4	100.0	N/A	N/A	N/A	N/A	N/A	N/A	16,732
2050 Carrying Capacity	39,655 Potential Residents⁸								
¹ The acreage shown below for each FLUC are the lands remaining after excluding properties located within DRIs ² As identified by the Flagler County Property Appraiser (see Table FLUE-5) ³ As determined by subtracting 'Vacant Areas with Wetland Features' from 'Vacant Parcels' ⁴ Refers to the maximum residential share permitted by the FLUC. Unlike the other FLUCs permitting residential uses, the MUL and MUH limit how much of a parcel can be used for residential development ⁵ For the FLUM, this refers to maximum density permitted within each FLUC (Table FLUE-10); for the DRI properties, it refers to the total number of residential units permitted within each DRI (see Table FLUE-12) ⁶ For the FLUM, the residential carrying capacity is determined by multiplying 'Remain. Vacant Land,' 'Max. Res. Share,' and 'Max Permitted Density'; for the DRI properties, this refers to the amount of residential units within the DRI which remain undeveloped (See Table FLUE-12) ⁷ There is an Essentially Built Out Agreement for the Hammock Dunes DRI—therefore, no more residential units are anticipated to be developed ⁸ Assuming an average household size of 2.37 (See Section 3.1 of this analysis)									

The results of this analysis indicate the County's inventory of vacant lands available for residential development and undeveloped DRI projects have enough permitted capacity (39,655 residents total)

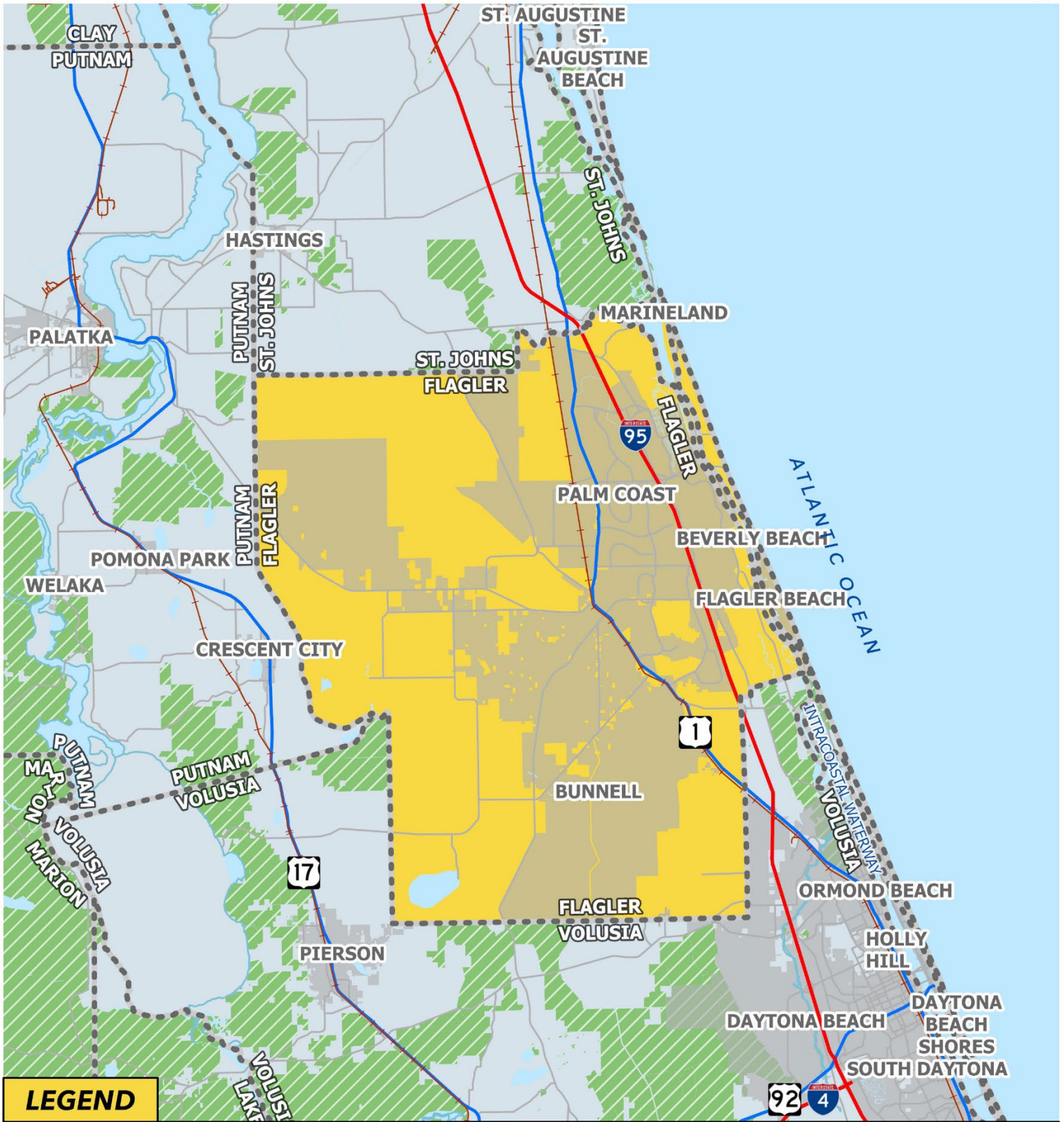
across 16,732 potential dwelling units assuming a 2.37 average household size) to accommodate the unincorporated area's projected 15,897 additional residents within the 2050 planning horizon. In fact, the combined permitted dwelling units which remain undeveloped in each DRI (11,158 total) alone are likely sufficient to support the unincorporated area's anticipated permanent and seasonal residents. As such, no major increases in maximum permitted densities are anticipated within the County's FLUM as part of this plan update process.

Although no major adjustments to densities were implemented as part of Flagler 2050, several amendments have been made to the FLUE to ensure the unincorporated area's anticipated growth continues to occur in a manner which advances its economic interests, minimizes impacts to the natural environment, and delivers high-quality public facilities and services to residents of the County. A listing of major amendments to the GOPs for this Element are listed below:

[STAFF, WE WILL NEED TO COME BACK AND UPDATE THIS FIELD NEAR THE CONCLUSION OF THE GOP UPDATE PROCESS]



REGIONAL CONTEXT



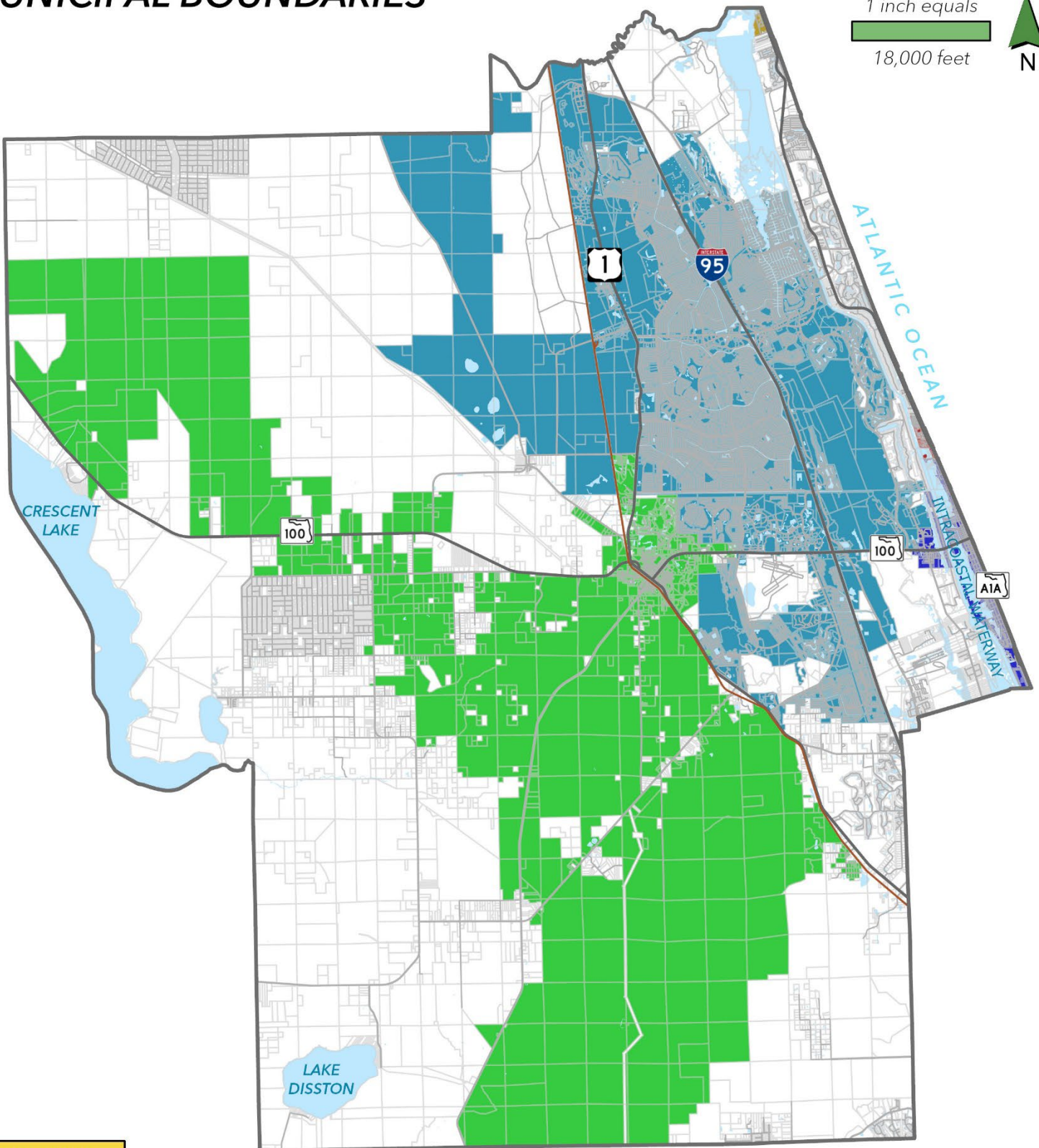
LEGEND

- County Boundary
- Conservation Land
- US Highway
- Flagler County
- Waterbody
- Rail Line
- Municipality
- Interstate



MUNICIPAL BOUNDARIES

1 inch equals
18,000 feet




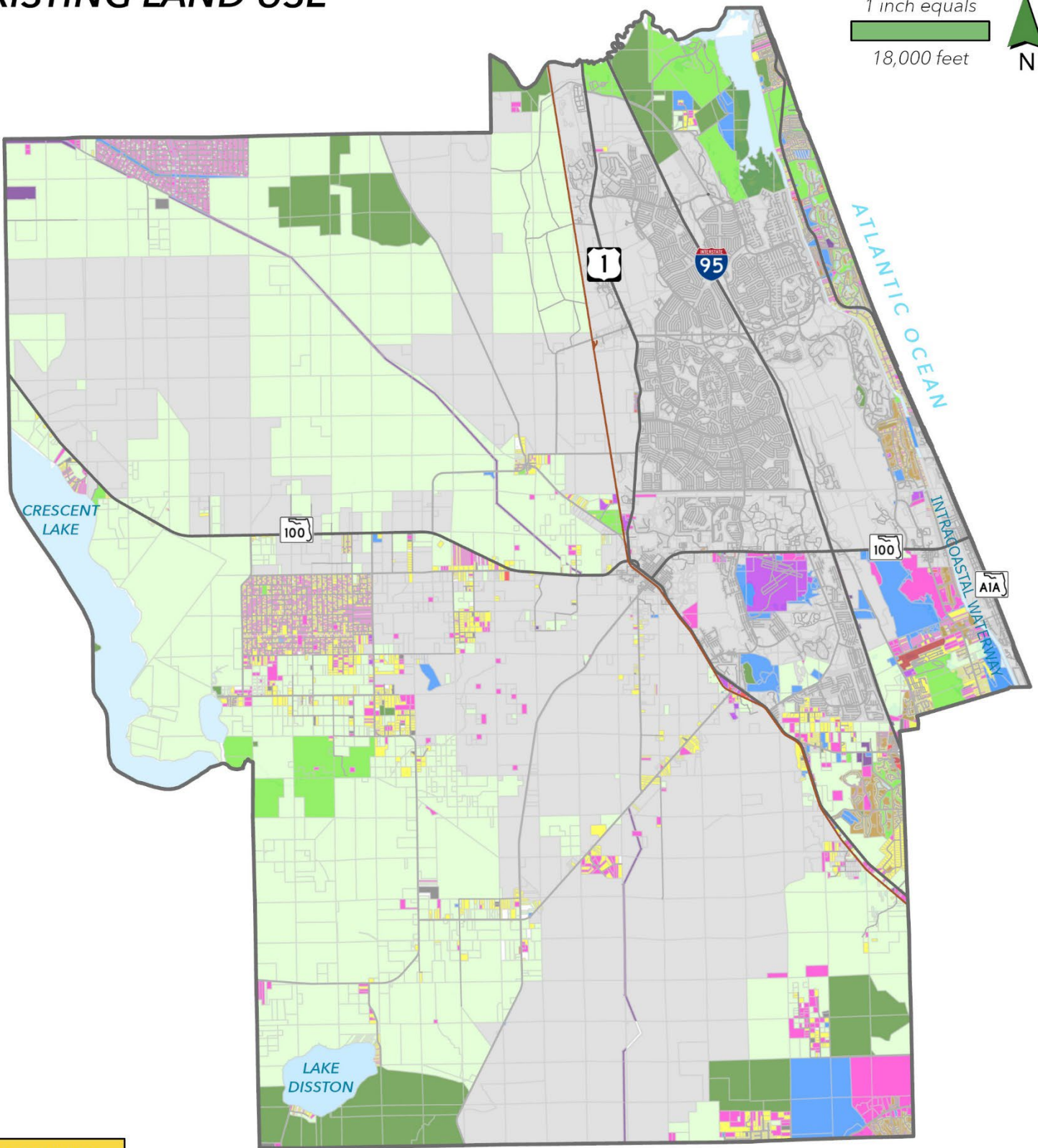
LEGEND

- | | | |
|-----------------|-----------------------|--------------------|
| County Boundary | Municipality | City of Palm Coast |
| Parcel | City of Beverly Beach | Town of Marineland |
| Major Roadway | City of Bunnell | |
| Railroad | City of Flagler Beach | |



EXISTING LAND USE

1 inch equals
18,000 feet

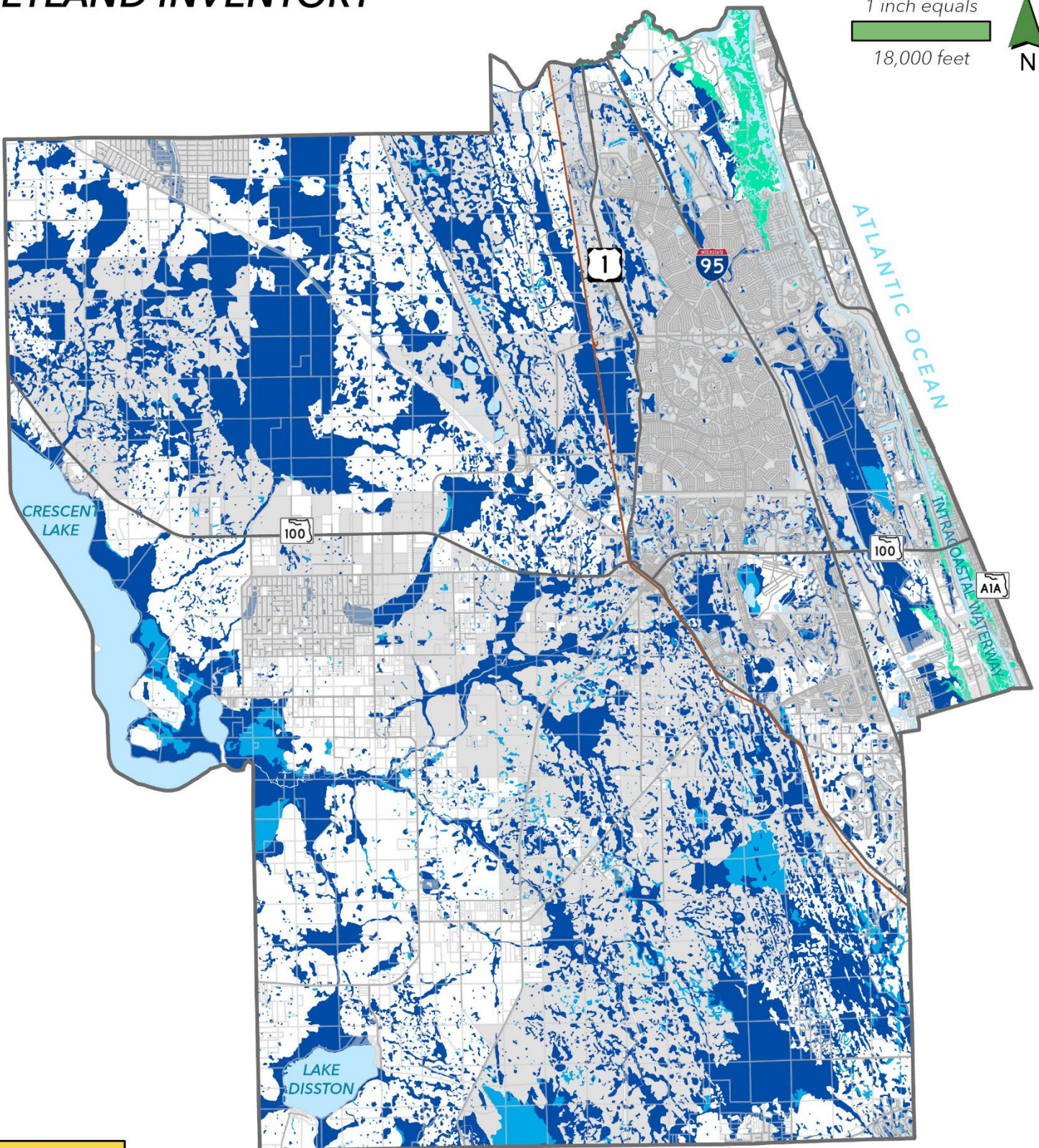
LEGEND

- | | | | |
|-----------------|---------------------------|---------------------------------|--------------------------|
| County Boundary | Existing Land Use | Commercial | Conservation |
| Municipality | Agricultural | Office/Professional | Utilities/Transportation |
| Parcel | Single-Family Residential | Industrial | Waterbody |
| Railroad | Multi-Family Residential | Public/Institutional | Vacant |
| Major Roadway | Residential Common Area | Parks, Recreation, & Open Space | Unclassified |



WETLAND INVENTORY

1 inch equals
18,000 feet



LEGEND

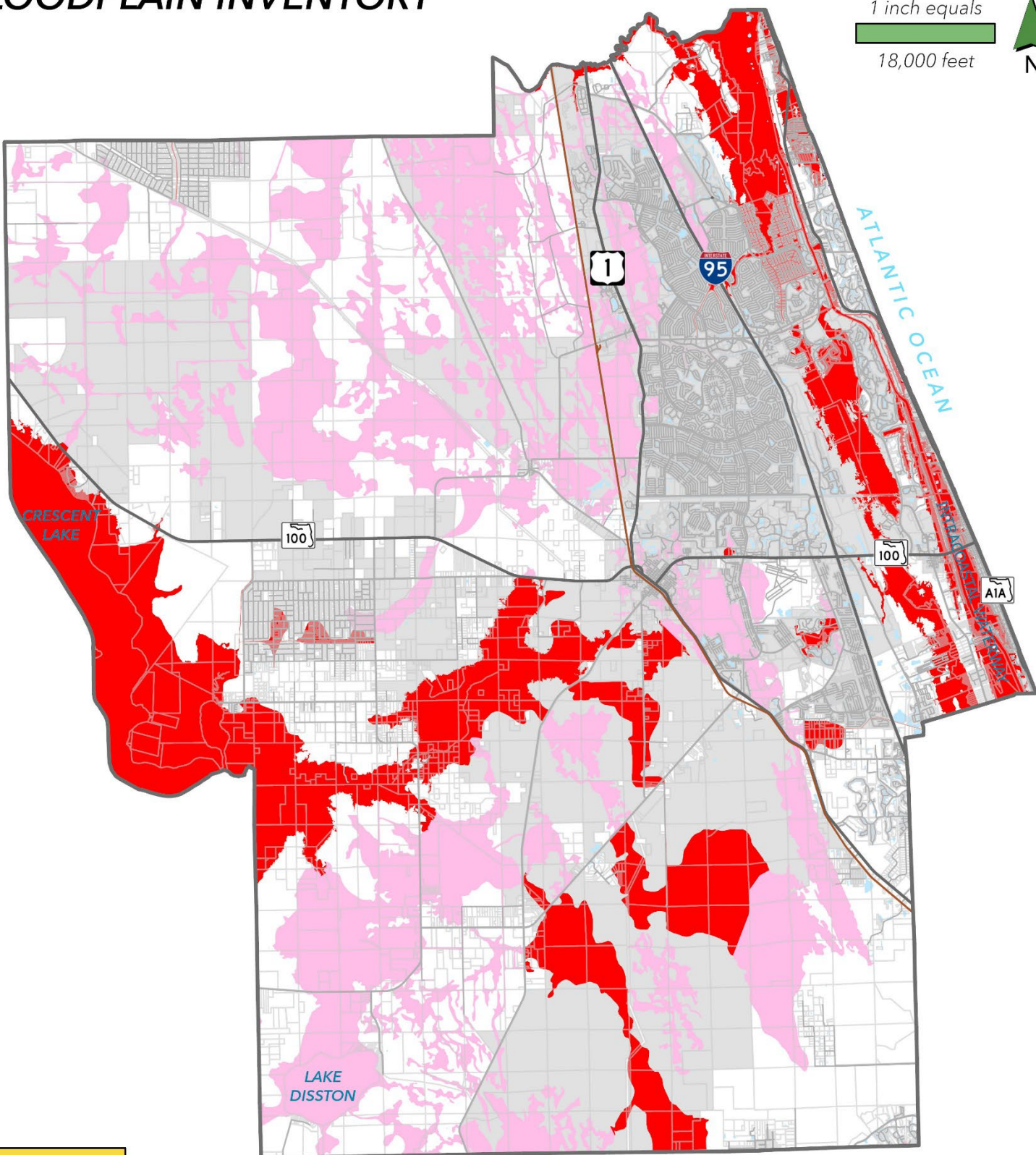
- | | |
|-----------------|-----------------------------------|
| County Boundary | Wetland Type |
| Municipality | Estuarine and Marine Wetland |
| Parcel | Freshwater Emergent Wetland |
| Railroad | Freshwater Forested/Shrub Wetland |
| Major Roadway | |



FLOODPLAIN INVENTORY

1 inch equals

18,000 feet



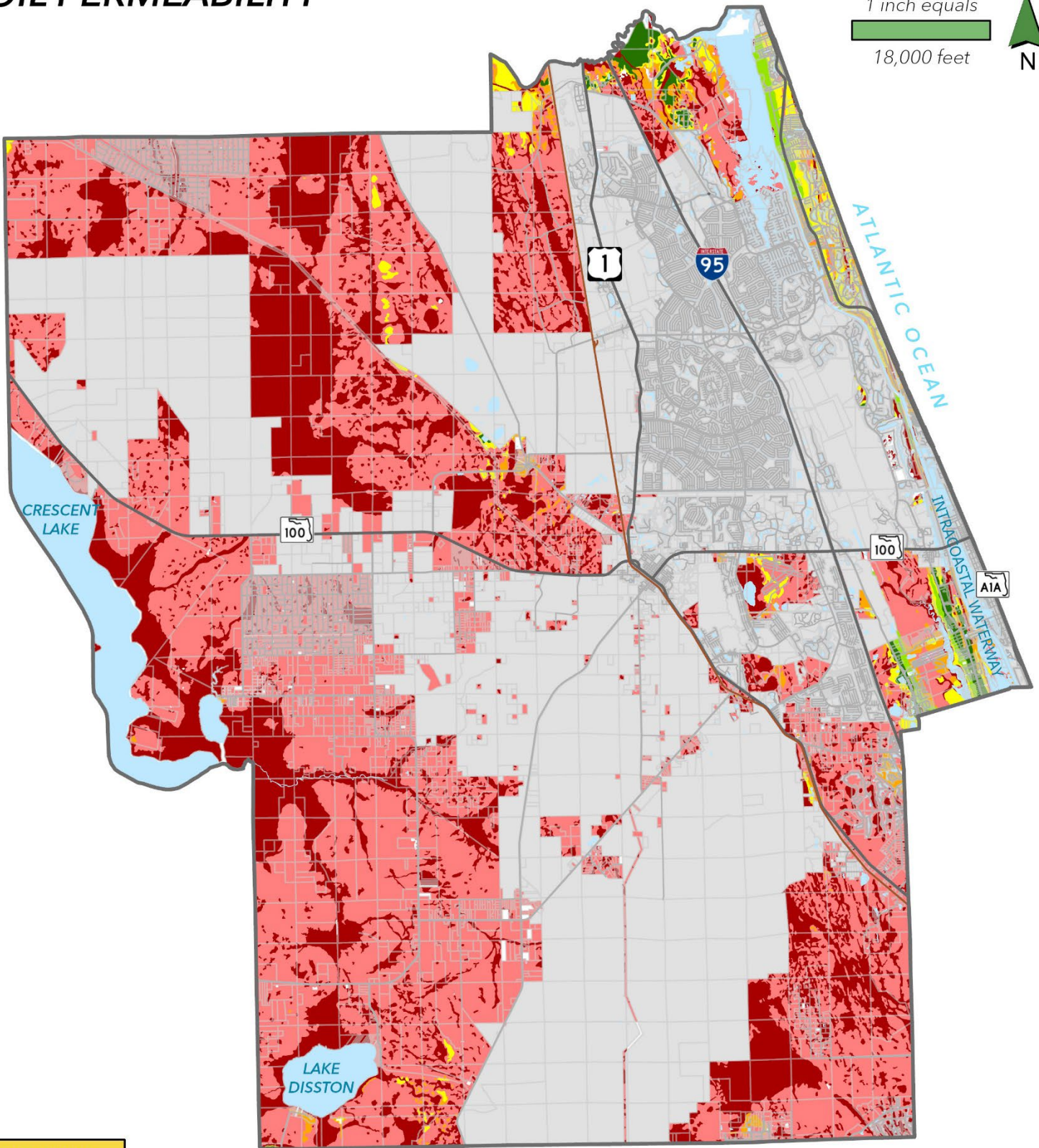

LEGEND

- | | | |
|-----------------|-------------------|----|
| County Boundary | Major Roadway | AO |
| Municipality | Flood Zone | VE |
| Parcel | A | |
| Railroad | AE | |















SOIL PERMEABILITY

1 inch equals
18,000 feet



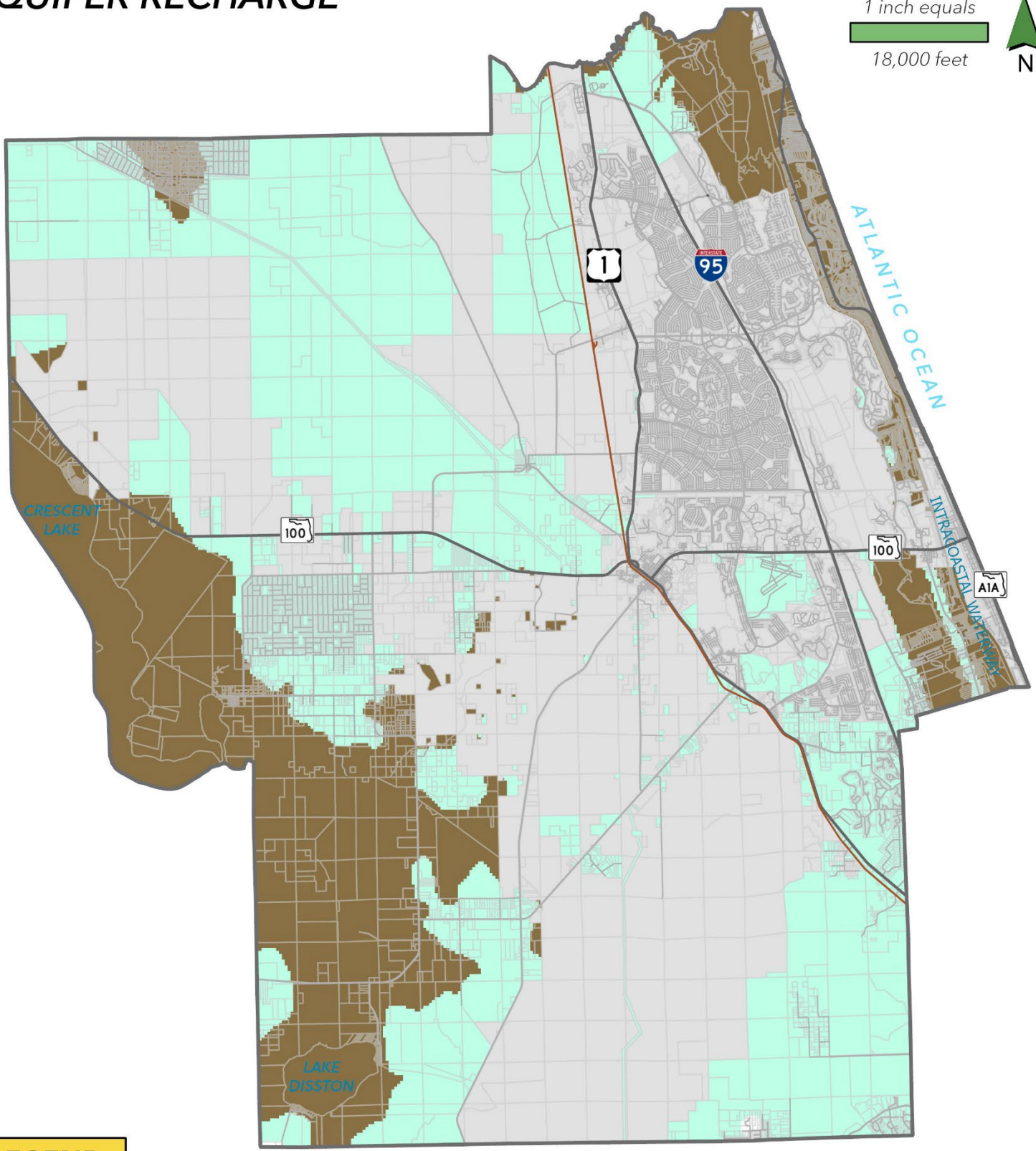

LEGEND

- | | | |
|--|--|---|
|  County Boundary | Drainage Classification |  Somewhat Poorly Drained |
|  Municipality |  Excessively Drained |  Poorly Drained |
|  Parcel |  Somewhat Excessively Drained |  Very Poorly Drained |
|  Railroad |  Well Drained | |
|  Major Roadway |  Moderately Well Drained | |










AQUIFER RECHARGE

1 inch equals
18,000 feet



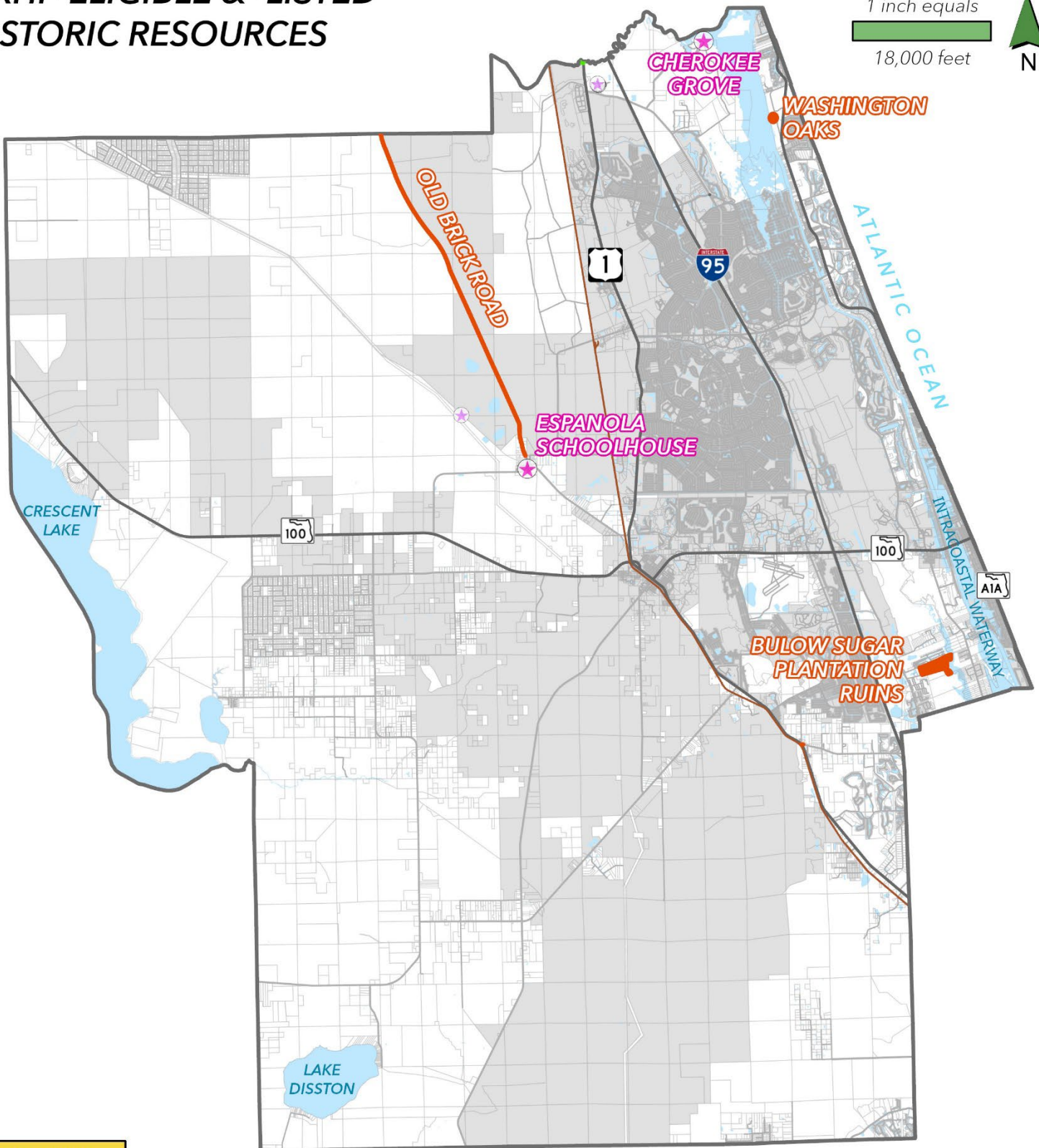
LEGEND

- | | | |
|--|---|---|
|  County Boundary |  Railroad | Recharge Area |
|  Municipality |  Major Roadway |  Low |
|  Parcel | |  Discharge |



NRHP-ELIGIBLE & -LISTED HISTORIC RESOURCES

1 inch equals
18,000 feet



LEGEND

- | | | |
|-----------------|------------------------------------|-----------------------|
| County Boundary | Major Roadway | Listed Resource Group |
| Municipality | Historic/Cultural Resources | Eligible Bridge |
| Parcel | Listed Structure | |
| Railroad | Eligible Structure | |

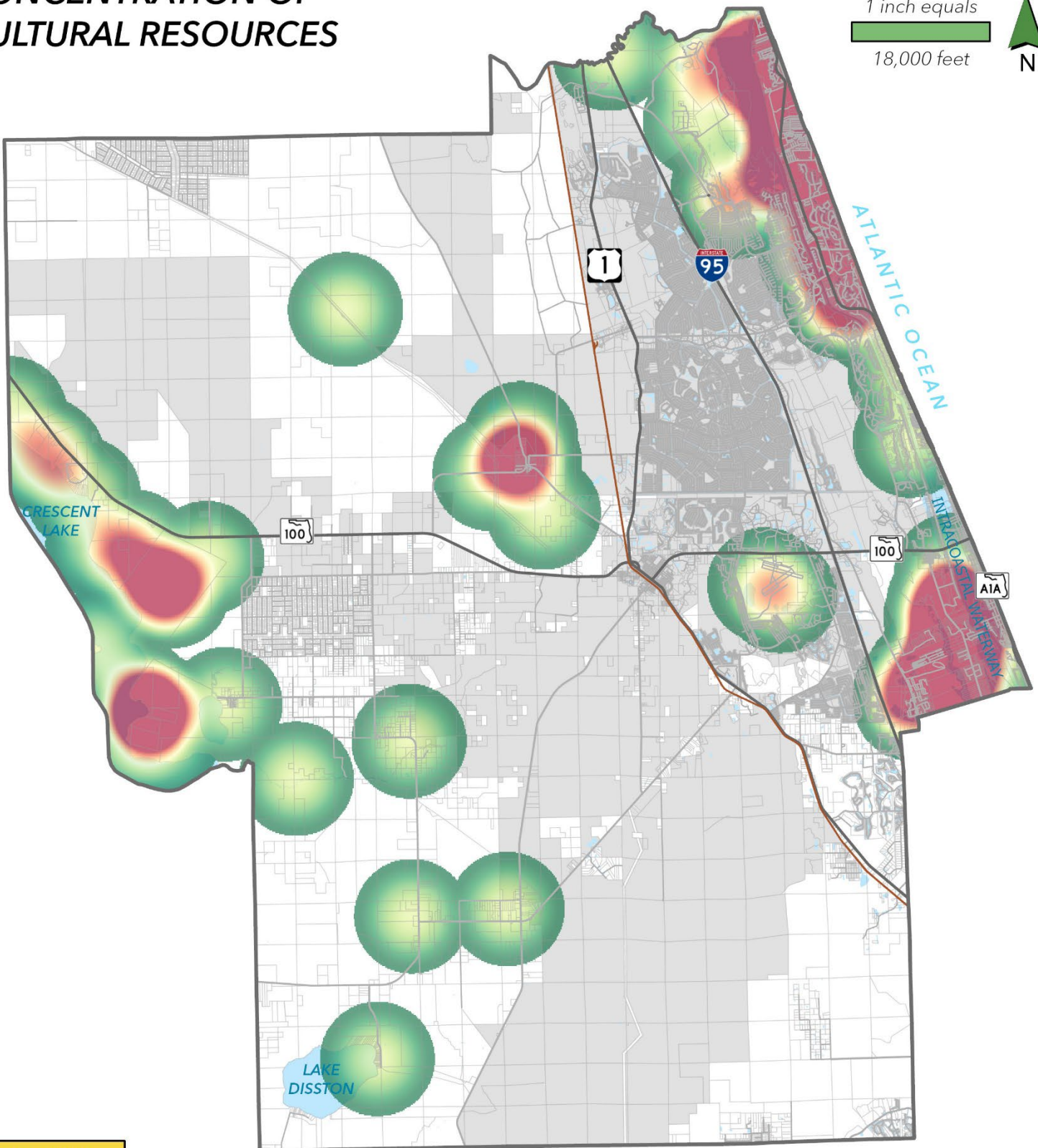


CONCENTRATION OF CULTURAL RESOURCES

1 inch equals



18,000 feet



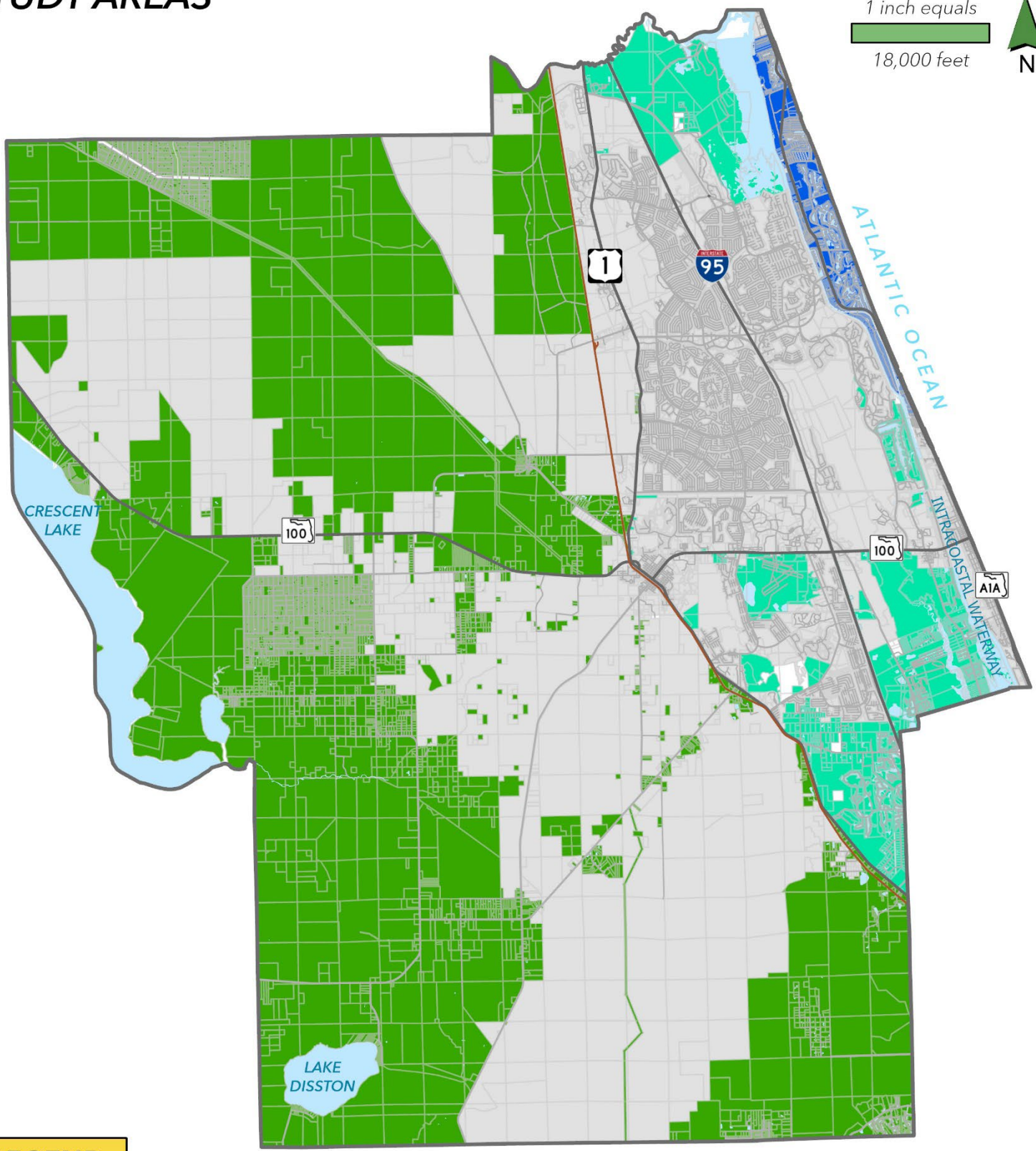

LEGEND

- County Boundary
- Municipality
- Parcel
- Railroad
- Major Roadway
- Concentration of Cultural Resources**
 - Sparse
 - Dense



STUDY AREAS

1 inch equals
18,000 feet



LEGEND


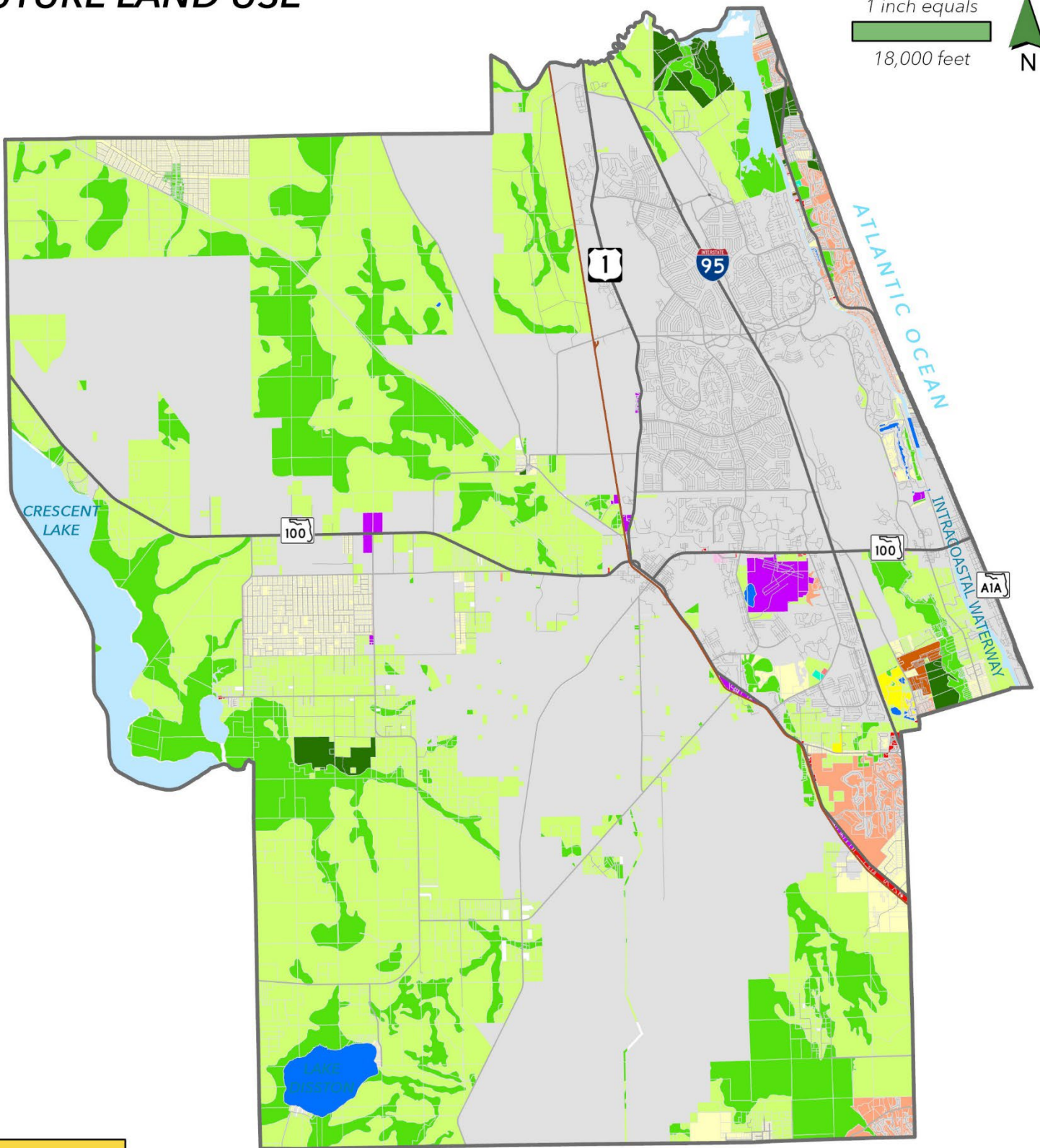
- | | | |
|--|---|--|
|  County Boundary |  Parcel | Study Area |
|  Municipality |  Major Roadway |  West Study Area |
|  Waterbody |  Railroad |  Central Study Area |
| | |  East Study Area |



Source(s): Flagler County, 2023.

FUTURE LAND USE

1 inch equals
18,000 feet

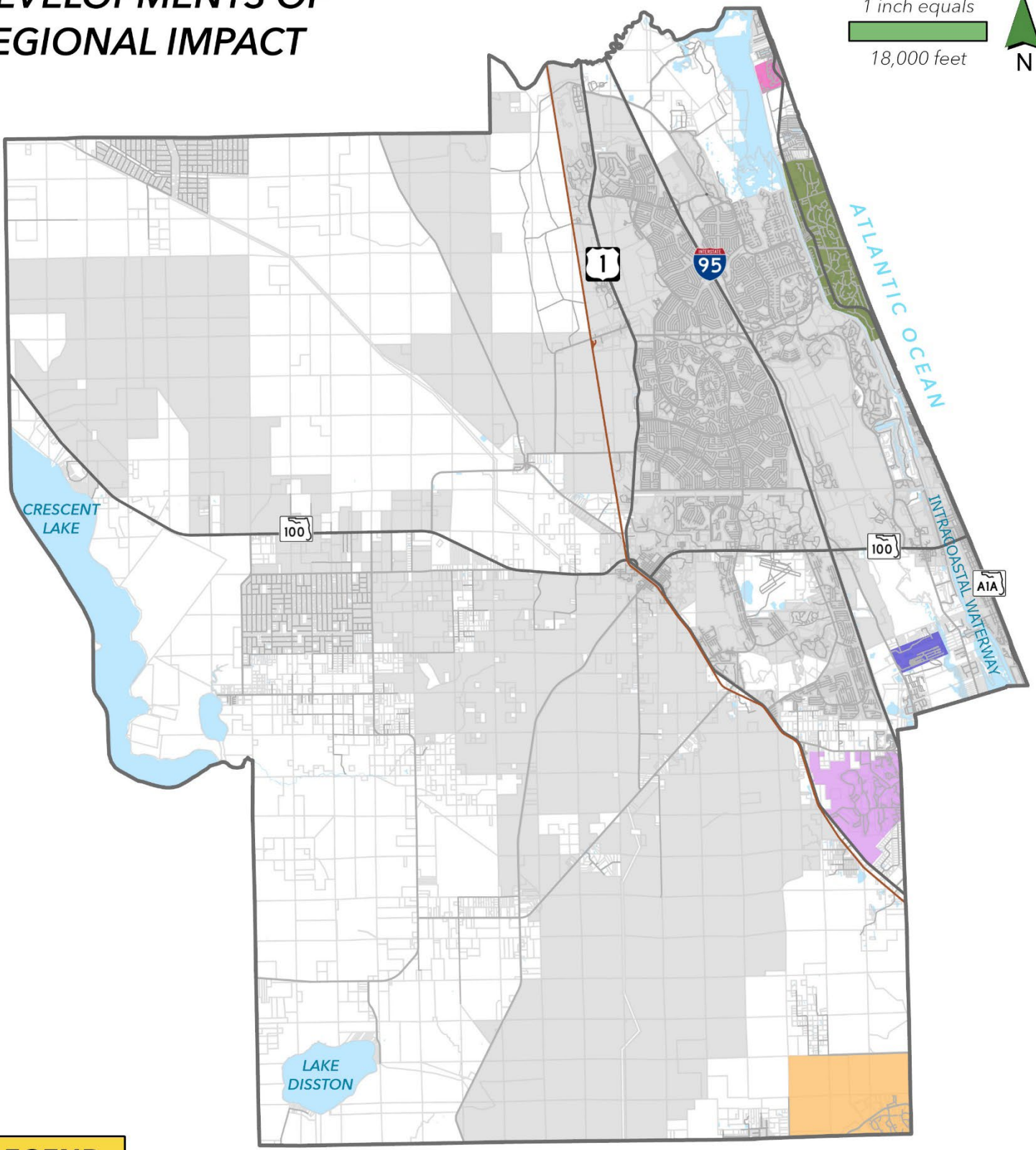

LEGEND

- | | | | |
|-----------------|-----------------------------|----------------------------|-------------------------|
| County Boundary | Future Land Use | Residential: High Density | Industrial |
| Municipality | Agriculture & Timberlands | Mixed-Use: Low Intensity | Institutional |
| Railroad | Residential: Rural Estates | Mixed-Use: High Intensity | Recreation & Open Space |
| Major Roadway | Residential: Low Density | Commercial: Low Intensity | Conservation |
| | Residential: Medium Density | Commercial: High Intensity | Water |



DEVELOPMENTS OF REGIONAL IMPACT

1 inch equals
18,000 feet



LEGEND

 County Boundary	 Major Roadway	 Hammock Dunes
 Municipality	 Railroad	 Hunter's Ridge Flagler County
 Waterbody	DRI Name	 Matanzas Shores
 Parcel	 Bulow Plantation	 Plantation Bay Flagler



Source(s): Florida Department of Commerce, 2023.

Flagler County Future Land Use and Zoning Consistency Matrix

FUTURE LAND USE DESIGNATION	ZONING CLASSIFICATION
1. Conservation	CN – Conservation
2. Agriculture & Timberlands <i>1 unit / 5 acres</i> <i>1 unit / 20 acres</i>	AC- Agricultural AC-2 - Limited Agricultural
3. Residential Low Density / Rural Estate <i>-1 unit per acre</i> Low Density / Single Family <i>- 1.1 to 3.0 units per acre</i> Medium Density <i>- 3.1 to 7.0 units per acre</i> High Density <i>- 7.1 to 10.0 units per acre</i>	R-1 Rural Residential, MH-1 Rural Mobile Home, PUD R-1b Urban Single Family, PUD R-1c and R-1d Urban Single Family, R-2 Two-Family, MH-2 Urban Mobile Home, MH-3 Mobile Home Park, PUD: R-3 Multi-Family Residential, R-3b Multi-Family Residential, PUD
4. Commercial Low Intensity – Professional Office Neighborhood Commercial High Intensity – General Office General Commercial	O-1 Limited Office C-1 Neighborhood Commercial O-2 General Office C-2 General Commercial
5. Industrial Light and Heavy	I - Industrial
6. Recreation and Open Space	PLI-District
7. Public Facilities	Any District - Public Use
8. Transportation Facilities	Any District - Public Use
9. Educational Uses	PLI District/Public Use-except CN Conservation and AC-Agriculture District
10. Historic Sites	Any District (See Conservation Element and Historic Preservation Sub-Element)

FUTURE LAND USE DESIGNATION	ZONING CLASSIFICATION
<p>11. Mixed Use</p> <p>Low Intensity</p> <ul style="list-style-type: none"> • Low/Med. Density Residential • Public Uses • PUD's • Professional Office and Neighborhood Commercial. <p>High Intensity</p> <ul style="list-style-type: none"> • Medium/High Density Residential • Public Uses • PUD's • General Office • General Commercial. 	<p>C-1 Neighborhood Commercial, R/C Residential/Commercial, PUD, FDD Future Development District</p> <p>O-2 General Office, C-2 General Commercial, PUD, FDD Future Development District</p>

Goal FLU-1.

Cultivate diverse, complete communities in a manner which minimizes impacts to natural resources and agricultural lands

Objective FLU-1.1.

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

Policy FLU-1.1.1. Consistency between the Future Land Use Designations of the comprehensive plan and zoning classifications shall be maintained.

Policy FLU-1.1.2. The Board of County Commissioners may approve the development of housing that is affordable, as defined in Chapter 420.0004, Florida Statutes, on any parcel in a residential, commercial, or industrial land use and zoning category.

Policy FLU-1.1.3. The Flagler County Airport Industrial Park shall be developed with the required public facilities and services to attract compatible light industries.

Policy FLU-1.1.4. Flagler County will assist the local industrial development organizations in planning and securing clean light industry in order to expand and diversify the Flagler County employment base.

Policy FLU-1.1.5. Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development.

Policy FLU-1.1.6. On the specific parcels listed related to the following specific applications, the properties have proffered, and Flagler County agrees to a more limited density and/or intensity than permitted by the Future Land Use Plan, as described:

Table FLUE-2: Parcel Specific Land Use Limitations

FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #2403, Knauth	Approximately 9.5 acres designated as Residential Low Density is limited to a maximum of 20 single-family dwelling units.	The 2004 tax parcel number of the subject property is 38-11-31-0000-02090-0000.

FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
Radiance (formerly known as Eagle Lakes) Application #3269 FLUM Application Ord. No. 2022-15	Area designated as Residential Low Density/Single Family is limited to a maximum of 7,500 daily trips and a minimum of 30% open space.	The 2022 tax parcel numbers of the subject parcels are: 22-12-31-0000-01010-0011, 26-12-31-0000-01010-0010, 27-12-31-0000-01010-0000, 27-12-31-0000-01010-0030, 27-12-31-0000-01020-0010, 27-12-31-0000-01020-0020, 27-12-31-0000-01020-0030, 34-12-31-0650-000D0-0072, 34-12-31-0650-000D0-0080, and 35-12-31-0000-02010-0040.
FLUM Application #2693 Ord. No. 2008-09	An 11-acre commercial low intensity parcel within the application area that will have a maximum of 125,000 square feet of gross commercial floor area.	A portion of Tax parcel number 28-12-31-0000-01010-0000 having more approximate dimensions of 600 feet by 800 feet.
FLUM Application #2699 Ord. No. 2008-10	Residential densities not to exceed two and two-tenths (2.2) units per gross acre and permitting a maximum of 110 single-family dwelling units.	All of Tax Parcel number 04-13-31-0650-000B0-0011.
FLUM Application #2747, Flagler Airport Industrial, LLC and Flagler Pines Properties, L.L.C. Ord No. 2008-33	Approximately 89.493 acres designated as Industrial (54.05 acres) and Commercial High Intensity (35.443 acres) in the application area is limited to 17,166 daily trips and 1,613 peak hour trips.	The 2008 tax parcel numbers of the subject properties are 08-12-31-0650-000B0-0070, 08-12-31-0650-000B0-0071, and 08-12-31-0650-000D0-0050.
Hammock Dunes; Hunter's Ridge; Matanzas Shores; and Plantation Bay	These maps reflect the approved land use densities/intensities and development patterns for these approved Developments of Regional Impact (DRIs) within the jurisdiction of Flagler County. These maps may be administratively changed if a proposed change is determined to not be a substantial deviation and does not require an amendment to the adopted Future Land Use Map or Element consistent with Florida Statutes.	



FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #2919 Ord No. 2013-02	Area limits commercial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a commercial pest control business and related ancillary uses.	A 4.65 acre portion of Tax Parcel number 31-13-30-0000-01030-0000 and all of Tax Parcel number 31-13-30-0000-01030-0040
FLUM Application #2923 Ord. No, 2013-03	Area limits industrial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a fireworks manufacturing, storage, and distribution business and related ancillary uses, including periodic onsite fireworks testing.	All of Tax Parcel numbers 21-12-29-5550-00090-0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031, and 21-12-29-5550-00090-0032



<p>FLUM Application #2972, Daryl M. Carter as Trustee of Carter-Flagler Roberts Road Land Trust</p> <p>Ord. No. 2015-07</p>	<p>Area limits commercial development through an approved Planned Unit Development (PUD) to:</p> <ul style="list-style-type: none"> (a) A surface parking lot and associated stormwater facilities, setback a minimum of four hundred (400) feet from the eastern boundary of the subject parcels or fifty (50) feet from any jurisdictional wetland line, whichever is greater, with the portion of the subject parcels located within the setback area to remain as undisturbed, natural vegetation, consisting of marshland and trees; (b) A finished boat staging area, with the finished boat staging area completely within and no portion of the staging area or related facilities extending beyond a distance of one thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward; and (c) An office building, not to exceed 40,000 square feet (gross floor area) in size, with the office building and related facilities completely within and with no portion of the building or related facilities extending beyond a distance of one thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward. <p>Identified wetlands located on both parcels to be designated as Conservation Future Land Use through the administrative adjustment allowed through Policy FLU 1.6.7 when wetland boundaries have been certified or otherwise determined consistent with Policy FLU 1.6.7</p>	<p>All of Tax Parcel 02-12-31-0000-01010-0140 and 02-12-31-0000-01010-0150, totaling 24.4 acres in size.</p>
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FLUM Application Number / Common Name	Description of Limitation	Parcel Numbers
FLUM Application #3065, Holiday Travel Park Co-op, Inc. Ord. No. 2017-04	Area limits commercial development through an approved Planned Unit Development (PUD) to transient camping and outside storage uses, inclusive of stormwater and open space areas.	All of Tax Parcel number 34-12-31-0650-000D0-0101 and totaling 4.14 acres in size.
FLUM Application #3072, Falconetti Ord. No. 2017-05	Area limits residential development to no more than five (5) dwelling units.	All of Tax Parcel number 37-10-31-1550-00000-0153 and totaling 1.01 acres in size.
Wexford Cove FLUM# 3314 Ord. No. 2022-13	Area designated as Residential Low Density/Single Family, is limited to a maximum of 81 dwelling units.	The 2022 tax parcel numbers 34-12-31-0650-000D0-0010, and 35-12-31-0000-02010-0021.

Objective FLU-1.2.

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

Policy FLU-1.2.1. Continue to ensure that the Future Land Use Map series and the Comprehensive Plan are implemented through consistent and coordinated land development regulations and the Official Zoning Map.

Policy FLU-1.2.2. Adopt or maintain standards and guidelines in the land development code consistent with this comprehensive plan on the topics of:

- A. Subdivision of land
- B. Compatibility of adjacent land uses
- C. Stormwater management
- D. Potable water
- E. Land conservation
- F. Signage
- G. Sanitary disposal / solid waste
- H. Urban services

Policy FLU-1.2.3. Protect the conservation areas designated on the Future Land Use Map and in the Conservation Element by prohibiting development, requiring mitigation efforts, the use of Transfer of Development Rights, performance standards and incentives, and other innovative zoning techniques when appropriate.

Policy FLU-1.2.4. Protect potable water well fields and aquifer recharge areas through LDC provisions that limit the types of activities that can occur on them, limit the types of chemicals and other substances that can be located on them, and limit impervious surfaces.

Policy FLU-1.2.5. Ensure safe and convenient on-site traffic flow, vehicle parking needs, pedestrian safety, and user experience by requiring appropriate off-site parking, control of access, and interior parking design within the LDC.

Policy FLU-1.2.6. Standards in the LDC shall be consistent with the following maximum intensity and density standards and in alignment with the Future Land Use Map:

- A. *Non-residential Future Land Use Map categories.* These categories provide a maximum floor area ratio (FAR). FAR represents the total floor area within a buildings measured from exterior walls, on a parcel divided by the parcel area. Impervious surfaces include buildings, paving or other improvements that prevent absorption of stormwater into the soil surface below:

Table FLUE-3: Non-Residential Intensity Standards

Land Use	FAR	Max. Impervious Area
Commercial Low Intensity	0.5	60%
Commercial High Intensity	3.0	80%
Industrial	2.0	80%

- B. *Residential Future Land Use Map categories.* These categories provide a maximum density:

Table FLUE-3: Residential Density Standards

Land Use	Maximum Density (units per gross acre)
Residential Low Density/Rural Estate	1
Residential Low Density	3
Residential Medium Density	7
Residential High Density	10

- C. *Mixed Land Use Map categories.* The location and extent of low intensity and high intensity mixed land use categories include guidelines on type, sizes, densities, and intensities outlined below:

Table FLUE-5: Types of Uses By Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	Low/Medium Density Residential, Low Intensity Professional Office and Neighborhood Commercial, Planned Unit Developments, and Public Uses.
<i>Mixed Use - High Intensity</i>	Medium/High Density Residential, High Intensity General Office and General Commercial, Planned Unit Developments, and Public Uses.

Table FLUE-6: Density by Use and Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	7.0 residential units per gross acre.
	Retail and office, maximum FAR of 0.5.
	Residential uses shall occupy a maximum of 70% of the development area.
	Retail and office uses shall occupy a maximum of 50% of the development area.
<i>Mixed Use - High Intensity</i>	Open space uses shall occupy a minimum of 25% of the development site.
	10.0 residential units per gross acre.
	Retail and office, maximum FAR of 0.7.
	Residential uses shall occupy a maximum of 60% of the development area.
<i>Mixed Use - High Intensity</i>	Retail and office uses shall occupy a maximum of 50% of the development area.
	Open space uses shall occupy a minimum of 25% of the development site.

Table FLUE-7: Composition and Compatibility of Each Land Use Mix By Mixed Use Category

Category	Uses
<i>Mixed Use - Low Intensity</i>	Low/Medium Density Residential with supporting low intensity professional office and neighborhood commercial uses,
	Supporting recreational and public facility uses, and Mixed Use Planned Unit Developments (PUDs).
<i>Mixed Use - High Intensity</i>	Medium/High Density Residential,
	Mixed General Office and General Commercial Uses,
	Supporting Public Uses (high visibility), and Mixed Use Planned Unit Developments (PUDs).

Policy FLU-1.2.7. Standards in the LDC shall be consistent with the following standards and in alignment with the Future Land Use Map relating to Open Space Land Use Map categories:

- A. Types of uses allowed in the recreation and open space category:
 - (1). Public recreational, education, and institutional uses.
 - (2). Public service/utility uses, post office, and public libraries.
- B. Intensity of each recreation and open space land use:
 - (1). Maximum building coverage (total site area) - 35%
 - (2). Minimum open space - 40%

- (3). Maximum building height - 35 feet
- (4). Maximum impervious coverage – 60%

Policy FLU-1.2.8. The LDC shall contain performance standards which:

- A. Address landscape regulations for vehicular use areas, buffering requirements and open space requirements;
- B. Address tree protection requirements; and
- C. Regulate signage.

Policy FLU-1.2.9. Flagler County shall continue to administer land development regulations governing Agricultural Districts as adopted into the LDC. This agricultural district allows bona-fide agricultural pursuits, timber production, and limited residential development at a gross density of one (1) unit per five(5) acres. Solar facilities, as defined in FS 163.3205(2), shall also be a permitted use in agricultural land use districts.

Policy FLU-1.2.10. Flagler County shall continue to administer land development regulations, which govern Limited Office and General Office Districts as needed in the LDC. These districts allow limited and general office uses along collector and arterial roadways.

Policy FLU-1.2.11. Flagler County shall continue to administer land development regulations including the LDC, which protect viable wetlands and sensitive ecological communities identified as Conservation Areas on the Future Land Use Map.

Policy FLU-1.2.12. Flagler County shall eliminate, reduce, or effectively manage uses of land within the County which are

inconsistent with community character or desired future land uses.

Policy FLU-1.2.13. Flagler County shall prepare and adopt an antiquated subdivision study providing a baseline assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the LDC. The County shall use this analysis in forming amendments to the regulations to address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints.

Policy FLU-1.2.14. The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Code (LDC) and the Comprehensive Plan by the following means:

- A. Parcels being considered for amendment to the Future Land Use Map shall be concurrently evaluated for rezoning to the most appropriate zoning district.
- B. Parcels seeking site plan approval shall continue to be designed, developed and used for activities allowed by the appropriate zoning district.
- C. Property owners will be asked to conform to pending land use/zoning regulations as they request development approval.

Policy FLU-1.2.15. Expansion and replacement of existing land uses which are incompatible with the Future Land Use Element and Map shall be prohibited.

Policy FLU-1.2.16. The LDC shall continue to recognize non-conforming land uses and non-conforming lots of record, provide for their legal status and provide

for the conversion of such situations to conforming land uses, where possible.

Policy FLU-1.2.17. Flagler County shall review and analyze innovative land development regulations in other communities to assess their potential value for adaptation to the County.

Policy FLU-1.2.18. Flagler County shall continue to review, adopt, and implement revisions to the LDC in order to ensure that the regulations are up to date and reflect innovative methods of managing growth and encouraging the appropriate development in the appropriate location.

Policy FLU-1.2.19. Flagler County shall continue to encourage development that complies with the goal of sustainable development that reduces impact on the environment through the use of innovative tools such as, but not limited to, Transfer of Development Rights (TDRs), residential clustering, mixed-use redevelopment of vacant commercial sites, and incentive programs emphasizing performance-based standards. Should the County determine that a TDR program is necessary to implement this Policy, a comprehensive plan amendment shall be necessary to establish the standards and requirements for administering and reviewing the TDR program including: identification of the sending and receiving areas; identification of the density transfer rate; requiring that the receiving area has adequate public facilities to accommodate the transferred density; and that an easement or restrictive covenant be placed on lands from which the densities have been transferred.

Policy FLU-1.2.20. Flagler County shall implement its Comprehensive Plan through land a future land use map and development regulations which shall control the location and extent of new

residential development and require mitigation to ensure that new development is compatible with the design and environmental character of the area in which it is located.

Policy FLU-1.2.21. The size, location, and function of shopping centers should be related to the population and market area served.

Policy FLU-1.2.22. The County shall implement its Comprehensive Plan by adopting land development regulations which will regulate commercial development and require vegetative berms, buffers, and visual screens to minimize the impacts of commercial development on surrounding residential uses.

Policy FLU-1.2.23. Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.

Policy FLU-1.2.24. Flagler County shall implement its Comprehensive Plan through land development regulations which require extensive buffering when industrial uses are located near adjacent residential areas.

Policy FLU-1.2.25. Mixed land use areas shall be located as shown on the Future Land Use Map and as amendments are made to that Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.

Policy FLU-1.2.26. Flagler County shall implement its Comprehensive Plan through land development regulations which maintain the quality of existing and proposed residential areas by establishing regulations for roadways buffers, landscape and natural vegetation buffers, fences and walls, and the use of intervening common open space.

Policy FLU-1.2.27. Flagler County shall implement its Comprehensive Plan through land development regulations which protect residential neighborhoods from encroachment by incompatible land uses such as commercial and industrial development. This type of protection may require as part of the

Land Development Code (LDC) standards for natural and planted landscape buffers and that less intensive office, commercial, or industrial uses be located adjacent to residential development and that the intensity may increase the further the distance away from residential development.

Objective FLU-1.3.

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

Policy FLU-1.3.1. Consistent with funding sources identified in the Housing Element of this Comprehensive Plan, Flagler County shall continue to redevelop areas within the County, including any substandard housing areas adopted into the Housing Element at a future date, which are in need of assistance.

Policy FLU-1.3.2. Flagler County shall coordinate with community redevelopment agencies to develop programs that implement the redevelopment plan approved for the redevelopment area.

Policy FLU-1.3.3. At a minimum, redevelopment plans, activities, and regulations shall:

- A. Be consistent with other policies set forth in this Comprehensive Plan;
- B. Be coordinated with the ability of the following public facilities and services at the level of service adopted in the Comprehensive Plan: transportation, potable water, sanitary sewer, drainage and aquifer recharge, solid waste and recreation;
- C. Address the impacts of redevelopment activities on the natural systems and historic resources of Flagler County;

D. Provide for the visual continuity of the study area for the application of sound principles of design and landscaping; and

E. Include relocations strategies for those residents to be placed by implementation plans which provide that the displaced residents are provided adequate notice, equitable compensation, and assistance in location comparable alternative housing in proximity to employment and necessary public services.

Policy FLU-1.3.4. When amending the Future Land Use Map, the County will consider opportunities to bring commercial and office uses into closer proximity with residential areas to reduce the length of trips in the County.

Policy FLU-1.3.5. The County will consider standards in the LDC that expand allowable house types in the County to accommodate a wider variety. This may include design standards for missing middle housing types that fit the character of County neighborhoods.

Policy FLU-1.3.6. The County will consider standards that allow for reduced residential lot sizes when close to commercial or office destinations.

Policy FLU-1.3.7. The County will consider standards for businesses on crossroads in

or near residential development that would help these uses coexist

harmoniously with existing development patterns

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

Policy FLU-1.4.1. The Flagler County Planning and Zoning Department shall maintain a Concurrency Management System which establishes procedures and/or processes that assure that the County issues no development orders or permits which result in a reduction of the adopted level of service (LOS) standards of the Comprehensive Plan at the time that the impact of development occurs.

Policy FLU-1.4.2. Flagler County will prevent development from occurring until there are adequate urban services in place to serve the new development. This policy shall be coordinated with concurrency management requirements. The term “adequate urban services” shall mean those services and facilities that Flagler County requires as part of the adopted concurrency management system. The term “available to serve new development” shall be consistent with the standards established in the adopted concurrency management system for Flagler County.

Policy FLU-1.4.3. Locate higher densities and intensities of development within areas where public facilities are available.

Policy FLU-1.4.4. The development of residential, commercial and industrial land shall be coordinated through the Concurrency Management System, in conjunction with the provision of supporting community facilities, such as roads, utilities, parks, fire protection and emergency medical services.

Policy FLU-1.4.5. Flagler County shall ensure through its Concurrency Management System that facilities identified within the Comprehensive Plan are in place, contracted for, or otherwise scheduled to be available concurrent with development.

Policy FLU-1.4.6. Flagler County shall establish and require an urban level of service to unincorporated areas. Urban levels of service vary by district and by facility type. Levels of Service have been adopted for roadways, parks and recreation facilities, solid waste collection, stormwater management systems and water and sewer utility services. The County may implement this policy through the creation and maintenance of a mapped Urban Services Area

Policy FLU-1.4.7. Flagler County shall adopt and maintain a Water Supply Plan for Flagler County. The plan will help ensure adequate supplies of water to serve current and future development through adherence to the level of service (LOS) standards established in this plan

Policy FLU-1.4.8. The concurrency requirement may be satisfied and approval of a development permit may be granted if potable water, wastewater, solid waste, and drainage service is available to meet adopted level of service (LOS) standards specified in the Capital Improvements Element as follows:

- A. The necessary facilities and services are in place at the time a development permit is issued;

- B. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur;
- C. The necessary facilities are under construction at the time a permit is issued; or
- D. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

Policy FLU-1.4.9. : For parks and recreation, concurrency for a development proposal may be met by complying with either of the following standards:

- A. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the date of issuance of the development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance; or
- B. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the

commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the applicable development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance. An enforceable development agreement may include, but not be limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Policy FLU-1.4.10. For roads, concurrency for a development proposal may be met when the road improvements are scheduled to commence on or before the third year of the adopted 5-year Flagler County Capital Improvements Program, and be completed on or before the fifth year.

Policy FLU-1.4.11. Public and private utility service facilities that support land development will be authorized at the time of development order or permit, available concurrent with the impacts of development.

Policy FLU-1.4.12. All requests for amendments to the Future Land Use Maps shall include an analysis of the level of service for public facilities, including an analysis of the potable water supply. Applications for land use map amendments shall be provided to the appropriate potable water supplier and the St. Johns River Water Management District (SJRWMD) for their review.

Policy FLU-1.4.13. All requests for preliminary development order approval shall be evaluated by the various responsible Flagler County Departments for an assessment of the levels of service (LOS) for the public being affected:

- A. The Concurrency Management System will allow for the applicant to reserve capacity for one (1) year following the issuance of a development order.
- B. The preliminary approval must be documented at time of final development order approval as complying with LOS requirements as per the Capital Improvements Element.

Policy FLU-1.4.14. Flagler County shall require the dedication of adequate lands for community facilities or purchase such lands through the use of bonds, special assessments, ad valorem revenue, or through impact fees and other development-generated revenue.

Policy FLU-1.4.15. Public facilities and utilities shall be located to:

- A. Provide the most efficient service for the public facility or utility through providing a correct location and size of facility;
- B. Mitigate impacts on nearby existing and planned development;
- C. Eliminate or mitigate their impacts on the natural environment; and
- D. Provide the designated level of service (LOS).

Policy FLU-1.4.16. Flagler County shall acquire or require dedication of adequate lands for parks and recreation facilities to meet the County's future recreational needs, or purchase adequate lands, as identified in the Recreation and Open Space Element and in the Capital Improvements Element. These lands will be dedicated or purchased concurrent with development.

Policy FLU-1.4.17. Flagler County shall establish and enforce land uses such that the resulting development will be efficiently and effectively served by needed public services and facilities.

Policy FLU-1.4.18. Flagler County shall coordinate the utility needs of the private and public utilities and the need to accommodate dredge spoil disposal sites within the County consistent with the policies and criteria of the Flagler County Comprehensive Plan and consistent with the facility implementation plans of the various utilities and other federal and state agencies.

Policy FLU-1.4.19. Flagler County shall include the utilities within their land development process in order to both identify evolving demand, and in order to identify areas of changing service demand.

Policy FLU-1.4.20. The Land Development Code shall allow a public utility as a special use in any zone to provide for necessary locations.

Policy FLU-1.4.21. The service areas for utility providers shall be as defined by the Florida Public Service Commission for the various utilities. Flagler County shall assist the utilities in their long range planning to provide for effective, efficient utility services.

Policy FLU-1.4.22. Dredge spoil disposal site(s) may be permitted in Flagler County, provided they meet site selection criteria which address natural resources, are consistent with environmental protection criteria, and sufficient buffering exists to protect the safety and integrity of surrounding developed areas.

Objective FLU-1.5.

Support agricultural operations and preserve the rural character found within the unincorporated area

Policy FLU-1.5.1. Flagler County shall not amend the land use plan to change the land use classifications of agricultural pursuit and timberland production areas as designated on the Flagler County Future Land Use Map if the amendment contributes to any of the following conditions:

- A. If an Interlocal Service Boundare Agreement is adopted, located outside of an approved (ISBA) area.
- B. Permit substantial areas of Flagler County to develop as low-intensity, low-density or single-use development in excess of demonstrated need;
- C. Permit significant amounts of urban development to occur in rural areas at substantial distance from existing urban areas, while leaping over undeveloped lands which are available and suitable for development;
- D. Permit urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development;
- E. Fails to adequately protect and conserve natural resources as a result of premature or poorly-planned conversion of rural land;
- F. Fails to adequately protect adjacent agricultural areas and activities;
- G. Fails to maximize use of existing public facilities and services;
- H. Fails to maximize use of planned public facilities and services;
- I. Allows for land use patterns or timing which disproportionately increases the cost of services;

- J. Fails to provide a clean separation between rural and urban uses;
- K. Inhibits infill development;
- L. Fails to encourage an attractive and functional mix of uses;
- M. Results in poor accessibility; or
- N. Results in the loss of significant amounts of functional open space.

Policy FLU-1.5.2. The County will work with farmers and the agricultural community to identify ways the County can assist landowners and farmers with preserving high quality agricultural land through government or private programs and grants.

Policy FLU-1.5.3. Flagler County shall protect agricultural and rural resources and will ensure that conflicts between such agricultural lands and other non-agricultural uses will be resolved in favor of the agricultural interests by ensuring that all buffering, screening and protective measures identified in the LDC are required of the owners of non-agricultural uses.

harmless from impacts caused by lawful, bona fide agriculture activities, as established in the adopted LDRs.

Policy FLU-1.5.4. Low Density Rural Estate Areas will not require central water and sewer systems in most cases and will be developed at a density of one (1) unit per acre.

Policy FLU-1.5.5. General Rural Areas shall be developed at a density range consistent with the following:

Agricultural pursuits and timber lands
- 1 unit per 5 acres to 1 unit per 20 acres.

- (1). Flagler County shall limit the extent of the new 1 du/5 acres lands to that amount which is demonstrated to be needed for development during the planning time frame in order to limit urban sprawl and prevent leap frog development. The unified land development code will be modified to require data and analysis gathered by a professionally accepted and applied methodology which addresses the amount of land available for 5 acre communities and clearly demonstrate that additional land is needed during the planning time frame. The burden of proof will be upon the developer to indicate that there is a demonstrated need for such land during the planning time frame.
- (2). The LDC shall be modified to permit no ancillary residential uses detrimental to agriculture. A Hold Harmless Agreement will be required for each residential lot that provides that the lot owner will hold adjacent agricultural uses

Policy FLU-1.5.6. Flagler County shall use performance standards and Transfer of Development Rights (TDRs), when feasible, as planning tools to support the rural lifestyle in the western portion of the County. The performance standards shall be incorporated into the LDC for use in controlling the consistency and compatibility of any residential development that seeks to exceed a gross density of 1 unit per 5 acres.

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Policy FLU-1.5.7. In order to provide incentives to landowners to use proper site development tools, such as clustering and Protected Resource Area preservation, Flagler County shall allow a density bonus of 0.1 dwelling unit per acre for residential housing projects on properties located west of U.S. Highway 1 and with a designation of Agriculture and Timberlands on the adopted Future Land Use Map. This incentive shall only apply to residential projects containing between 100 and 499 acres and shall require a rezoning to Planned Unit Development (PUD). There shall be a minimum of sixty percent (60%) of the gross project area preserved in order to obtain the additional density bonus. The preservation of jurisdictional wetlands left in natural conditions or otherwise improved (invasive species removed, man-made interruptions of natural water flows removed, remediation of excavation sites, etc.) shall be required in order to gain additional residential density through the Agricultural Preservation Incentives program (0.1 dwelling unit per acre). The jurisdictional wetlands and upland buffers shall be bound by an easement or covenant and

restriction assigned to Flagler County that restrict the use of the property such that it will remain in its natural condition. The County shall require a wetlands management plan that indicates how the existing conditions of the wetlands will be improved, maintained and monitored. These improvements may include, but are not limited to:

- A. Elimination of man-made impacts to wetland systems, such as drainage ditches, logging road and fire breaks that may be in existence that negatively impact the wetland communities. The removal of the man-made impacts shall include plans to restore the natural hydroperiod and/or flow of water within the wetland community.
- B. The removal of invasive exotic species that threaten native species within the Conservation lands.
- C. Establishing easements consistent with regional wildlife corridors or habitat areas.
- D. Stormwater management facilities that direct treated stormwater to wetlands that restore the natural hydroperiod or assist in aquifer recharge.

Policy FLU-1.5.8. Flagler County shall provide for a balanced land use pattern in western Flagler County by establishing standards in the LDC that provide for the development of non-residential Rural Village Centers to serve existing and future populations.

Policy FLU-1.5.9. The on-going development of land for residential purposes in western Flagler County requires that there be planned Rural Village Centers consisting of commercial and office uses. This mixture of uses will

create an efficient land use pattern that minimizes traffic on roadways, reduces greenhouse gas (GHG) emissions and provides for connectivity of cluster development with related non-residential uses. Rural Village Centers are intended to provide for convenience and general needs of residents of western Flagler County and shall be used to assist in diverting trips from homes to community and regional shopping facilities located in major DRI's and existing centers east of U.S. Highway 1.

Policy FLU-1.5.10. Flagler County shall allow for limited commercial and office uses within Rural Village Centers in order to allow for improved connectivity with rural residential developments. The Rural Village Centers shall be allowed in order to reduce traffic impacts and emission of greenhouse gases. The following criteria shall be used in order to allow for the establishment of commercial and office uses within the Rural Village Centers:

- A. The property has to be located within one-half (½) mile of the following intersections or a PUD for a residential cluster:
 - (1). State Road 100 and Water Oak Road
 - (2). State Road 100 and County Road 305
 - (3). County Road 304 and County Road 305
 - (4). County Road 304 and State Road 11
 - (5). County Road 302 and State Road 100
 - (6). County Road 302 and County Road 305
 - (7). County Road 13 and County Road 205
 - (8). County Road 2006 and County Road 305

B. The proposed non-residential development shall demonstrate general consistency with the following table in order to develop a Rural Village Center. This table provides general standards that apply to a variety of commercial,

office and service facilities and is intended to clarify and provide guidance with the variety of needs that will occur over the planning horizon of the Comprehensive Plan:

Table FLUE-7: Generalized Retail Criteria

Type	Principal Retail Uses	Non-residential Floor Area (sq.ft.)	Site Area (acres)	Service Population	Primary Trade Area
Neighborhood Center	Convenience stores, Personal Services, Offices, Supermarket	30,000 to 150,000	3 to 15	2,500 to 40,000 persons	3 miles
Community Center	Supermarket with additional stores; home improvement, large discount/specialty retail	100,000 to 350,000	10 to 40	40,000 to 150,000 persons	3 to 6 miles

Source: International Council of Shopping Centers ICSC Shopping Center Definitions 1999

- C. There shall be connectivity with the adjoining residential cluster project through multiple modes of travel including, but not limited to local roads, sidewalks, multi-use trails or transit services.
- D. The project shall meet minimum certification for Florida Green Building Coalition (FGBC) Building Construction and Site Development Standards. There shall be covenants and restrictions so that future owners of land within the development are aware of the requirements for compliance to the FGBC site standards. If FGBC ceases to operate, then Flagler County has the right to designate a suitable alternative organization.
- E. Connectivity to centralized potable water and sanitary sewer shall be required if available within one (1) mile. On-site facilities may be allowed provided they are consistent with the adopted Flagler County Water Supply Plan and Utilities Element.
- F. The development of the Rural Village Center shall require a rezoning to PUD and shall provide for management plans for natural resources, compatibility with adjoining agricultural lands and consistency with adjoining PUD's approved for clustered, residential development.

Policy FLU-1.5.11. To promote economic development, Flagler County may allow industrial uses in conjunction with the development of the rural villages and rural village centers in the Agriculture and Timberlands land use category within the western area of Flagler County (west of U.S. Highway 1) provided that the new industrial uses shall be served by sufficient infrastructure to meet the

needs of the proposed development. Those industrial uses directly associated with cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas shall be allowed by right. Otherwise, industrial uses shall only be allowed through the Special Exception or PUD process and following the criteria as listed below. Intensive agricultural-related uses such as, but not limited to slaughterhouses, animal product processing or mineral extraction or processing may be allowed by Special Exception. All other light industrial uses not related to agriculture production or processing, may be allowed through a rezoning to PUD. In support of the rezoning to PUD, the landowner shall include specific management plans to address compatibility and impacts of the uses on agricultural and natural resources in the western area of Flagler County. The County will adopt land development regulations requiring performance standards to protect adjacent environmental and agricultural lands, consistent with the following criteria:

- A. Industrial uses located within the western area of Flagler County shall be coordinated with the City of Bunnell through the processes listed above and shall be developed into unified industrial areas on a minimum of 50 acres so that there is sufficient area for buffering. The industrial areas shall develop specific landscaping and design standards to ensure compatibility with adjoining agricultural, residential and natural resources.
- B. Industrial uses shall be located within ½ mile of the following roads:
 - (1). US Highway 1;

- (2). State Road 100;
 - (3). State Road 11;
 - (4). County Road 305 (excluding portion between County Road 304 and the County line); or
 - (5). County Road 304.
- C. There shall be a minimum building setback of 500 feet from adjacent sensitive environmental lands to include, but not be limited to:
- (1). Wetlands with a contiguous area over 10-acres;
 - (2). Outstanding Florida Waterways (OFWs);
 - (3). Aquifer recharge areas that have an infiltration rate greater than four inches per year, as based on the latest information from the St. Johns River Water Management District, or site specific data approved by the St. Johns River Water Management District and Flagler County; and
 - (4). Lands owned or managed by the St. Johns River Water Management District, the U.S. Army Corps of Engineers,

Department of Environmental Protection, Flagler County, or other government or not-for-profit entity whose primary purpose is land conservation.

- D. There shall be a minimum building setback of 100 feet from lands in active agricultural production.
- E. The proposed development shall comply with the minimum certification for Florida Green Building Coalition (FGBC) Building Construction and Site Development Standards. There shall be covenants and restrictions so that future owners of land within the development are aware of the requirements for compliance to the FGBC site standards. If FGBC ceases to operate, then Flagler County has the right to designate a suitable alternative organization.
- F. The development shall comply with standards in the Land Development Code that address potential impacts to overall safety, appearance and function of adjoining rural, natural and agricultural resources.

Objective FLU-1.6.

Protect environmentally significant resources from the impacts of human activity and development.

Policy FLU-1.6.1. Encourage development to use strategies that reduce the impact on the environment of development and redevelopment as part of Flagler County’s efforts for sustainability and the reduction of greenhouse gases.

- A. The comprehensive plan goals, objectives and policies shall focus

on the standards, methodologies and procedures used by the real estate and development community for the development of undisturbed lands and redevelopment of existing developed sites.

- B. Industry or business entities housed in a building and site that was developed in this way should also be encouraged to carrying out



the day to day operation of the business/industry with a similar focus on reducing impact on the environment.

- C. Standards, methodologies, procedures, and practices shall be based on those developed by national and regional groups including, but not limited to, the United States Green Building Council (USGBC), Florida Green Building Coalition (FGBC), National Home Builders Association (NHBA), and ENERGYSTAR.

Policy FLU-1.6.2. Private recreation oriented developments on major water bodies shall be re-zoned Planned Unit Development (PUD), and all stipulated conditions applied to the protection of wetlands, water quality, stormwater management, and wildlife resources shall be reviewed and included as part of the PUD site development plan and development agreement. Private recreation oriented developments on major water bodies shall mean all developments that utilize water resources for outdoor pursuits including, but not limited to, boating, fishing, water skiing, and swimming. The establishment of docks on single-family lots shall not be interpreted to mean private recreation oriented development since the dock is an accessory to the primary use.

Policy FLU-1.6.3. Flagler County shall coordinate future land uses with topography, soil conditions, and the availability of facilities and services through the implementation of its Comprehensive Plan, LDC, and Concurrency Management System

Policy FLU-1.6.4. During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain, and soils for the areas to be amended will be

analyzed and specific findings made as part of the plan amendment process.

Policy FLU-1.6.5. The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain, and soils for specific development sites will be analyzed and their suitability determined as a specific finding during Flagler County's Development Review Process.

Policy FLU-1.6.6. Flagler County shall continue acquisition and preservation activities for the protection of environmentally sensitive features. Flagler County shall implement specific measures to protect environmentally sensitive features. In addition, Flagler County shall protect and preserve historical, cultural, or archaeological resources in the County from the adverse impacts of development. Flagler County shall coordinate acquisitions of these environmentally sensitive lands with the applicable State of Florida agency assigned with the implementation of the "Florida Forever" program, or its successor.

Policy FLU-1.6.7. The Future Land Use Map designates as Conservation areas of ecologically sensitive species or communities and regionally significant wildlife corridors. This category includes creeks, stream and river banks, , floodplains, prime groundwater recharge areas, and natural systems that contribute to wildlife or greenway corridors. The geographic limits of the Conservation areas adopted on January 3, 2000 were based upon best available data, primarily U.S. Geological Survey (USGS) Quad Sheets dating from the 1970's. The following locational criteria shall apply to the verification of the existing limits of the Conservation Future Land Use as depicted on the County's currently adopted Future Land Use Map, as well as new designations of Conservation for ecologically sensitive

species or communities and regionally significant wildlife corridors:

- A. The limits of the Conservation Future Land Use designation as currently mapped may be administratively adjusted based upon an application providing a Formal Wetland Delineation approval by the St. Johns Water Management District or the Florida Department of Environmental Protection to reflect the actual wetland jurisdictional boundary as certified by the St. Johns River Water Management District (SJRWMD) or United States Army Corps of Engineers (USACOE) that most closely approximates the existing conservation limit.
- B. In no case will the limits of conservation extend less than seventy-five (75) feet from the apparent shoreline of those creeks listed in Policy FLU-1.6.8 and one hundred fifty (150) feet from the ordinary or mean high water line of those water bodies listed in Policy FLU-1.6.9.
- C. The Board of County Commissioners will certify *de minimis* map adjustments and acreage changes on an annual basis and forward them to FloridaCommerce. When warranted, a Comprehensive Plan Future Land Use Map amendment shall be necessary.

Policy FLU-1.6.8. The harvesting of trees shall be prohibited within seventy-five (75) feet of the water course bank of the following Conservation Areas identified on the Future Land Use Map:

- A. Bulow Creek (Natural Creek)
- B. Pellicer Creek (Natural Creek)

- C. Haw Creek and Little Haw Creek (Natural Creek)
- D. Blackwater Branch (Natural Creek)
- E. Sweetwater Branch (Natural Creek)
- F. Hullet Branch (Natural Creek)
- G. Pringle Branch (Natural Creek)
- H. White Oak Branch (Natural Creek)

Policy FLU-1.6.9. The harvesting of trees shall be prohibited within one hundred fifty (150) feet of the mean high water mark of the following “Conservation Areas” identified on the “Future Land Use Map”:

- A. Lake Disston
- B. Dead lake
- C. Crescent Lake
- D. Black Lake
- E. Speckled Perch Lake
- F. Gore Lake
- G. Tank Lake
- H. Mud Lake
- I. Matanzas River

Policy FLU-1.6.10. Management practices for forested wetlands (Cypress hardwood swamps, bay bottoms, and bottomland hardwoods) shall include the maintenance of the natural resource integrity of the wetland community and its attendant wildlife, vegetative, and hydrological characteristics. Any harvest of timber shall be limited to select cuts or small clearcuts and be performed in a manner that does not alter vital wetland community characteristics such as plant species diversity, composition, canopy cover and age structure on an ecosystem basis. This precaution shall apply to site preparation where earth moving or ditching would generally not be compatible with conservation uses. In some instances, stand composition may

be altered beneficially, as in restoring degraded wetlands.

Policy FLU-1.6.11. Silvicultural activities within wetlands shall be conducted in a manner to prevent violations of State water quality standards and to maintain wetland integrity. Silvicultural activities shall not modify the natural hydrology of any wetland. In addition, silvicultural activities shall be undertaken in a manner to ensure that sites with wetland hydrologic conditions are not converted to upland conditions through the manipulation of the natural drainage regime.

Policy FLU-1.6.12. Flagler County will evaluate the land use provisions of the most recent “Silvicultural Best Management Practices Manual” when revised, for elements that may be included in the Comprehensive Plan.

Policy FLU-1.6.13. Species of flora and fauna that are endangered, threatened or species of special concern shall be protected through inclusion of their habitats in designated Conservation Areas and lands acquired through Flagler County’s environmentally sensitive lands acquisition program.

Policy FLU-1.6.14. The LDC shall incorporate standards to ensure that the environmental functions performed by viable wetland systems shall be protected during land development activities.

Policy FLU-1.6.15. Flagler County shall protect the County’s wetlands by requiring within the land development regulations the adoption of the use of best management practices (BMPs) that control both the flow and amount of material that could possibly enter wetland systems during land development activities.

Policy FLU-1.6.16. Through LDC provisions, the County shall protect

major central potable water well fields and groundwater aquifer recharge areas as identified on the Future Land Use Map, from detrimental impacts of development by:

- A. Requiring the use of best management practices;
- B. Putting limits on impervious surfaces within cones of influence; and
- C. Limiting the amount and types of materials that can be stored on site for commercial and industrial uses.
- D. The following land use restrictions within two hundred (200') feet of an existing or designated protected wellhead: All industrial land uses, landfilling, storage of hazardous or toxic materials, rockpit lakes which penetrate through confining beds; new waste storage, disposal and treatment facilities. The County will continue review of the Florida Department of Environmental Protection (FDEP) rule for wellhead protection and will revise the Land Development Code (LDC) to be consistent with the applicable rule for FDEP regulated facilities which requires a five hundred (500) foot setback for such facilities, while possibly maintaining the two hundred (200) foot zone for non-FDEP regulated facilities in accordance with the current ordinance. Furthermore, the County may include the following additional restricted land uses as recommended by the St. Johns River Water Management District (SJRWMD):

- (1). All regulated industries by FDEP as defined in Florida Administrative Code.

- (2). Facilities for the bulk storage, handling or processing of materials on the Florida Substance list.
- (3). Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.
- (4). Commercial animal facilities, including veterinarian clinics.
- (5). Mines.
- (6). Industrial land uses.
- (7). Wastewater treatment plants.
- (8). Commercial activities that involve the use of hazardous chemicals such as, but not limited to dry cleaning operations, auto repair and servicing, pool supply, gas stations, junkyards, and machine shops.
- (9). Injection wells, irrigation wells, domestic, and commercial wells less than six (6) inches in diameter that do not meet the special construction criteria of FDEP.
- (10). The use of drainage wells or sinkholes for stormwater disposal where recharge is into a potable water aquifer.
- (11). Human or animal cemeteries.

Policy FLU-1.6.17. The County shall insure that all necessary approvals from environmental permitting agencies (FDEP, SJRWMD, Flagler County Health Department, EPA, and other agencies as applicable) have been obtained prior to issuance of a Flagler County Development Order.

Policy FLU-1.6.18. Flagler County will amend and revise the Future Land Use Map and the Official Zoning Map when significant historical and archaeological resources receive state and national recognition, and will recognize these resources at the local level.

Policy FLU-1.6.19. Flagler County will strive to encourage a land use pattern that minimizes the generation of greenhouse gases (GHG) by requiring the clustering of mixed-use developments to reduce vehicle miles traveled (VMT). Mixed-use developments will be required to locate non-residential uses along project boundaries adjacent to arterial or collector roadways (but not local roadways). All new mixed-use developments will demonstrate at the time of development permit review interconnectivity of internal streets and sidewalks/trails to achieve a multi-modal transportation circulation system that reduces or eliminates VMT for trips internal to the mixed-use development.

Policy FLU-1.6.20. Flagler County will research and implement LDC regulations that encourage transit oriented development in a pattern that is compatible with transit services that may develop in the County. These regulations shall include appropriate densities and intensities of uses to make transit viable and limit the dependence on the personal automobile.

Policy FLU-1.6.21. Flagler County shall incorporate into the LDC appropriate measures to encourage redevelopment of existing sites in a manner that reduces impact on the environment and strives to reduce greenhouse gas (GHG) emissions. These measures may include, but shall not be limited to: incentivizing redevelopment by reducing or eliminating transportation impact fees for a successive change of use; reduced minimum parking requirements for provision of onsite bicycle, pedestrian,

and transit improvements; implementation of development credits that encourage redevelopment by permitting development standards like minimum Floor Area Ratios (FARs) and maximum impervious coverage amounts to be incrementally exceeded; encouraging rideshare and carpool programs; incorporating into the LDRs technological advances; and similar measures.

Policy FLU-1.6.22. Flagler County shall investigate incentives for silviculture and other agricultural pursuits to serve as treatment and mitigation of greenhouse gas (GHG) generated by existing urbanized areas.

Policy FLU-1.6.23. Flagler County shall use the Environmentally Sensitive Lands (ESL) purchase program, when appropriate and financially feasible, as a way of preserving green space that will naturally treat and reduce greenhouse gas (GHG) generated by urban and suburban land uses.

Policy FLU-1.6.24. Flagler County will investigate intergovernmental efforts for education and development of citizen programs that encourage lifestyles that reduce the generation of greenhouse gases (GHG).

Policy FLU-1.6.25. Flagler County shall comply with the requirements of Florida Statutes for the reduction of greenhouse gases (GHG) by coordinating the Future Land Use, Transportation, and Conservation Elements to encourage and promote sustainable development and redevelopment, with the objective of reducing total vehicle miles traveled (VMT) through its implementing Land Development Code (LDC) upon such time as the State of Florida provides appropriate guidance to local governments to quantitatively measure reductions in VMT.

Objective FLU-1.7.

Identify, celebrate, and protect Flagler County's cultural heritage.

Policy FLU-1.7.1. Flagler County shall adopt and implement measures and support private initiatives to preserve and protect historically and archaeologically significant sites, structures, buildings and districts, under public or private ownership including, but not limited to collecting pertinent historic preservation data including information on aging structures, and will use that collected data to ensure that appropriate resources are protected.

Policy FLU-1.7.2. Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the LDC or other land development regulations. Flagler County shall establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy FLU-1.7.3. As an alternative to preserving historic and archaeological sites, a site may be scientifically excavated, then development may proceed without preserving the site providing that it occurs in accordance with other State and Federal regulations governing historic and archaeological sites.

Policy FLU-1.7.4. Flagler County shall accept donations of historic and archaeological sites, whenever legally and financially feasible.

Policy FLU-1.7.5. Historically significant resources shall be identified by qualified consultants or other historic preservation professionals using Florida Department of State Division of Historical Resources guidelines to determine improvement

and/or sensitive reuse of historical properties.

Policy FLU-1.7.6. Flagler County shall maintain historic/archeological preservation land development regulations (LDRs) and, if necessary, establish a Historic Resources Review Board to provide for the identification, protection, preservation, and maintenance of significant historic/archeological resources, including those within the coastal zone. At a minimum, the LDRs shall, as necessary or appropriate, address or establish criteria, standards, or procedures to:

- A. Provide protection for resources listed on the Florida Master Site File and/or National Register of Historic Places or any existing or future local register of historic places;
- B. Outline standards for the identification and evaluation of historic and archeological resources;
- C. Establish procedures for evaluating development proposals for their impact upon historic and archeological resources;
- D. Establish procedures to require that all public and private development and redevelopment proposals, including those for infrastructure, should be reviewed for their impact upon designated historic resources; and
- E. Establish procedures to require that all public and private development and redevelopment activities, including those for

infrastructure, shall cease for the minimum time necessary when historic or archaeological artifacts are discovered to allow for an evaluation of the find's historic significance, except that in instances where burial sites or human remains are discovered during development/redevelopment activities, that the provisions of Chapter 872, Florida Statutes, shall be followed.

Policy FLU-1.7.7. Flagler County shall periodically apply for Florida Department of State Division of Historical Resources

grants to update the existing Master Site File Surveys.

Policy FLU-1.7.8. Upon the completion of any update to the Master Site File Survey, Flagler County will propose specific sites for nomination to the National Register of Historic Places, as applicable.

Policy FLU-1.7.9. When available from the LDC, utilize, incentive-based techniques for historic and archaeological preservation such as Transfer of Development Rights (TDRs), grants, tax abatement, and waiving certain zoning requirements (setbacks, lot coverage, and parking, etc.

Objective FLU-1.8.

Advance and complete planning efforts, studies, and projects which seek to improve the natural and build environment within the Study Areas.

Policy FLU-1.8.1. The County shall use the following area descriptions in administering location-specific aspects of this plan.

Table FLUE-8: Specific Area Designations

East Study Area
East Area (Barrier Island/Princess Place): This area contains approximately 10,042 acres. The boundaries of the area are: the Town of Marineland and St. Johns County on the north; the City of Palm Coast and I-95 to the west; the cities of Beverly Beach and Palm Coast to the south; and the Atlantic Ocean to the east.
Central Study Area
Central Area 1 (Colbert Lane/Graham Swamp): This area contains approximately 4,753 acres. The boundaries of the area are: Palm Coast Parkway/Palm Coast on the north; City of Flagler Beach, the Intracoastal Waterway and Colbert Lane to the east; Moody Boulevard (SR 100) to the south; and Palm Coast/Old Kings Road to the west.
Central Area 2 (Bulow Creek): This area contains approximately 7,263 acres. The boundaries of the area are: SR 100 (Moody Blvd.) on the north; the Intracoastal Waterway to the east; Volusia County to the south; and I-95 to the west. One of the critical elements is the protection of the rural and natural resources that comprise the Bulow Creek coastal study area by ensuring compatible uses are developed in a manner that preserve existing natural resources and ensure adequate services for the low density residential/low intensity commercial areas identified on the Future Land Use Map.
Central Area 3 (Airport Study Area): This area contains approximately 3,741 acres and comprises two pockets of unincorporated County surrounded by the City of Palm Coast. The boundaries of the area are: SR 100 (Moody Blvd.) on the north; Seminole Woods Parkway to the east; U.S. Highway 1 to the south; and Belle Terre Boulevard to the west.
Central Area 4 (Plantation Bay and Korona): This area contains approximately 5,150 acres and is located east of U.S. Highway 1, west and north of the Volusia County Line, west of Interstate-95, and south of the Palm Coast municipal boundary.
West Study Area
West Area 1 (Smokerise/Hunter's Ridge): This area contains approximately 17,856 acres is located in the southeastern portion of the County with the Volusia County line as the southern boundary, the City of Bunnell as the western boundary, and U.S. Highway 1 as the northern and eastern boundary.
West Area 2 (Northwest Flagler): This area contains approximately 54,872 acres and is located in the northwestern portion of the County. The St. Johns County line is the northern boundary; the Putnam County line is the western boundary; State Road 100 and the City of Bunnell are the southern boundary; and the City of Palm Coast is the eastern boundary.
West Area 3 (Southwest Flagler/Lake Disston): This area contains approximately 63,456 acres and is located in the southwestern portion of the County. State Road 100 and Daytona North are the northern boundary; Putnam and Volusia Counties are the western boundary; Volusia County is the southern boundary; and the City of Bunnell is the eastern boundary.
West Area 4 (Daytona North): This area contains approximately 3,652 acres and follows the boundary of a plat originally designed in 1972 and titled Daytona North. This is a pocket of one-acre residential sites primarily surrounded by agricultural lands. The boundaries of the area are: County Road 302 (Canal Avenue) on the north; County Road

305 to the east; County Road 90 West (Tangerine Avenue) to the south; and Water Oak Road to the west.

West Area 5 (Flagler Estates): This area contains approximately 2,771 acres and follows the boundary of an unrecorded plat originally designed in 1970. This is a pocket of approximately one-acre residential sites primarily surrounded by agricultural lands. The boundaries of the area are: the St. Johns County boundary on the north; Amos Road to the east (unimproved); Potatoville Road to the south; and Connie Avenue (unimproved) to the west (dirt road).

Policy FLU-1.8.2. The development of coastal Flagler County (east of U.S. Highway 1) is nearing build-out so Flagler County shall coordinate with the cities of Bunnell and Palm Coast to direct future urban development west of U.S. Highway 1 into areas that can be served by adequate urban services. As part of this effort, Flagler County, in coordination with other local governments, private utility providers, and quasi-governmental entities, i.e., Community Development Districts (CDDs), shall use various planning tools and incentives in order to support the agricultural interests, environmental resources, and rural communities west of U.S. Highway 1.

Policy FLU-1.8.3. The timing and provisions of urban services to the West Study Area of Flagler County shall be coordinated with other local governments, private utility providers and quasi-governmental entities (e.g. Community Development Districts). The development of lands west of U.S. Highway 1 cannot occur unless there are sufficient public facilities and services available including schools, roadways, parks and recreation facilities, solid waste collection, stormwater management systems, fire and police protection, and emergency medical services. Flagler County shall ensure that adopted Levels of Service (LOS) are enforced within districts and by facility type. Flagler County shall ensure that there are clear and defined Level of Service (LOS) standards in place for these services by 2011. For the East Study Area, the County shall continue to coordinate development review and land use decisions with all governmental agencies, including the Dunes Community Development District in Coastal Area 1.

Policy FLU-1.8.4. For the East Study Area, on an on-going basis, Flagler County may use the Guana Tolomato Matanzas

National Estuarine Research Reserve (GTMNERR) Management Plan in the review of proposed amendments to the Comprehensive Plan, Official Zoning Map and the LDC.

Policy FLU-1.8.5. For at least the East Study Area, Flagler County shall develop design standards in the LDC to encourage village centers as methods of discouraging “strip commercial” development.

Policy FLU-1.8.6. Flagler County shall on a continuing basis review and amend the LDC to incorporate changes made to other County planning documents and studies.

Policy FLU-1.8.7. For the East Study Area, Flagler County may review the application of the “Mixed-Use: Low Intensity/Low-Medium Density” land use and RC zoning along the SR A1A corridor. The goal is to amend the future land use map and zoning map to encourage commercial clusters at roadway intersections and eliminate ineffective strip development.

Policy FLU-1.8.8. For the East Study Area, Flagler County shall coordinate with other local governments, private utility providers and quasi-governmental agencies in order to identify an appropriate method of delivering potable water and sanitary sewer along Old Kings Road in order to serve the future residents along this roadway.

Policy FLU-1.8.9. For at least the East Study Area, Flagler County will maintain standards that provide incentives to develop residential lands in a manner consistent with those developed by national and regional groups including, but not limited to, the United States Green Building Council (USGBC), Florida Green Building Coalition (FGBC), National Home Builders Association (NHBA), and

ENERGY STAR, with the overriding goal of protecting the natural resources

Policy FLU-1.8.10. The County will continue to monitor and determine the future conditions of Old Kings Road and John Anderson Highway to determine if improvements to add capacity and/or address safety issues are warranted.

Policy FLU-1.8.11. For at least Central Area 2, the County shall maintain a management plan for the 900+/- acres of land it owns. The plan shall be coordinated with the adopted management plan for Bulow State Park. The study also needs to address the potential impacts resulting from the development of the 550 acres +/- immediately north of Bulow Plantation RV Park and Manufactured Home Community so that the development of this agricultural subdivision does not have negative impacts on either the State or County-owned lands.

Policy FLU-1.8.12. The County shall maintain a management plan for the abandoned landfill located on the west side of Old Kings Road.

Policy FLU-1.8.13. For Central Area 3,; Flagler County has accepted the Palm Coast/Flagler County Airport Area Master Plan for those parcels outside and surrounding the Airport to ensure that the safe operation of the Airport is not compromised by incompatible uses or development standards. Flagler County shall coordinate this with the City of Palm Coast, realizing the County is not a Charter County and that the County has no legal control of any land use in incorporated city limits.

Policy FLU-1.8.14. For Central Area 3,Flagler County shall strive to ensure that the economic development of the Airport and surrounding properties provide for sustainable and viable economic growth through the adoption of an Airport Protection Overlay.

Policy FLU-1.8.15. Flagler County shall coordinate with the City of Palm Coast so that the uses of land and development standards applied to properties surrounding the Flagler County Airport are compatible with future expansion of the Flagler County Airport.

Policy FLU-1.8.16. For at least Central Area 3, On a continuing basis, Flagler County shall encourage surrounding municipalities to review their land use and development policies to ensure consistency and compatibility with the adopted Flagler County Airport Master Plan.

Policy FLU-1.8.17. Flagler County shall coordinate with the owners of all properties abutting the Airport so that the appropriate land use and development will occur, this includes potential amendments to the Future Land Use Map so that residential and agricultural lands are changed to industrial, institutional, or commercial land uses. These amendments shall be subject to site-specific analysis to determine compatibility with the adjoining properties and sufficient facilities to provide necessary services (transportation, water, sanitary sewer, stormwater, etc.).

Policy FLU-1.8.18. On a continuing basis, Flagler County shall review all existing and proposed developments to ensure that safety standards pertaining to height, noise, and safe navigation have been followed. The review process shall be coordinated with the Airport Manager to ensure compliance with Federal Aviation Administration (FAA) standards and coordination with the Airport Master Plan.

Policy FLU-1.8.19. Flagler County shall continue to work on developing a cost-effective and efficient method of providing potable water and sanitary

sewer to those properties that front or access Old Dixie Highway.

Policy FLU-1.8.20. For at least Central Area 4, Flagler County will maintain performance standards in the LDC regarding the development of the antiquated Bunnell Land Company subdivision plat, north of Old Dixie Highway. The performance standards shall be used as incentives so that lands can be more intensively developed for residential uses if there is provision of centralized potable water, sanitary sewer and adequate capacity on adjoining roadways. Additionally, the performance standards shall encourage preservation of environmental resources and use of Leadership in Energy and Environmental Design (LEED)/Green Building standards as additional incentives to land owners.

Policy FLU-1.8.21. On a continuing basis, Flagler County shall monitor all Development of Regional Impacts (DRIs) to ensure compliance with the adopted and amended Development Order. For at least West Area 5, Flagler County, to the extent of its authority and jurisdiction, shall coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection (FDEP), as applicable, to ensure that the Relay Wildlife Management Area and Hull Swamp are protected from impacts resulting from the development of adjacent lands for residential and commercial purposes.

For all Western Areas, consistent with the approved Water Facilities Supply Plan, Flagler County shall pursue functional methods of providing potable water and sanitary sewer

Policy FLU-1.8.22. For the West Study Area, the County shall maintain land development regulations that encourage the development of residential clusters in appropriate locations if there is sufficient

open space preserved such that agricultural and natural resources are supported.

Policy FLU-1.8.23. For at least West Area 2, the County shall coordinate with the Florida Department of Transportation (FDOT) and private land owners to develop alternative road networks that are needed to access the northwest portions of Flagler County.

Policy FLU-1.8.24. For at least West Area 3, the County shall maintain incentives in the LDC to use clustering and sustainable compact development to locate residential developments in the appropriate place so that there are no negative impacts to agricultural interests or natural resources in the area. The Flagler County Board of County Commissioners, working with the appropriate special district board, shall develop specific plans for the use of gas tax funds, special assessments, and other financial opportunities to improve and enhance the roads and drainage systems in the study area in Western Area 4.

Policy FLU-1.8.25. For at least West Area 4, the County will coordinate with the Flagler County Health Department and the Florida Department of Environmental Protection as part of the building permit review process. Flagler County shall issue permits for the construction of homes if the previously mentioned agencies approve well fields and septic tanks for the associated permit. Flagler County shall coordinate with these agencies to ensure that the residents are provided with safe sources of potable water and sanitary sewer (on-site septic tanks).

Policy FLU-1.8.26. The County shall not pursue the installation of centralized water or sanitary sewer in West Area 4 unless there are documentable threats to the quality of groundwater and/or pollution created by the discharge of

septic tanks, or sufficient available state grants or funds for fiscally sustainable operation. Flagler County shall pursue grants and other financial assistance for the residents of Daytona North if there are health or environmental safety problems that require that the County provide centralized water and sanitary sewer to the area. Flagler County will consider using Environmentally Sensitive Lands (ESL) funds to acquire lots.

Policy FLU-1.8.27. Flagler County shall not take any actions that will encourage the development of West Area 5 for single-family residential homes on one-acre lots. Flagler County shall require that any efforts to develop the area for single-family dwelling units including the provision of infrastructure and services such as roadways and stormwater facilities shall be the financial responsibility of the land owners of parcels within the area.

Policy FLU-1.8.28. If there is a unified development effort from the landowners within Flagler Estates, Flagler County shall identify critical natural resources and stormwater management needs for the development. This information will be used to determine if acquisition of land is necessary to facilitate the protection of natural resources within West Area 5.

Policy FLU-1.8.29. Flagler County reserves the right to amend the designation on the adopted Future Land Use Map from Residential: Low Density Rural Estate to Agriculture and Timberlands if the other planning tools identified previously do not prevent sprawling residential development in areas that cannot be properly served by Flagler County and results in an inefficient, incompatible land use pattern.



C. HOUSING



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1.0 INTRODUCTION

The purpose of the Housing Element is to ensure that Flagler County regulates residential development in a manner that can equitably, efficiently, and effectively meet the housing needs of the community’s existing and projected populations. The Data and Analysis portion of this Element seeks to provide a factual basis for future housing decisions and policy changes made by the County as part of this Comprehensive Plan Update. Housing-related topics examined in this analysis include housing unit counts, types, age, values, occupancy status, costs, subsidies, condition, and existing and projected needs. The data below will discuss housing units within the unincorporated areas of the County, unless otherwise noted.

1.1 ESTIMATED HOUSING INVENTORY

The Data and Analysis for this Element is based upon the latest housing data from a wealth of databases, studies, and reports stemming from state, federal, semi-public, private agencies, and organizations, including: The United States Census Bureau (USCB), the American Community Survey (ACS), ESRI Business Analyst Online (BAO), and the Florida Housing Data Clearinghouse (FHDC) from the University of Florida’s Shimberg Center for Housing Studies. It should be noted that housing data from these agencies and organizations often varies by age, source, and methods of estimating. As a result, *the housing data shown in this assessment may vary from section to section.*

1.2 UNIT COUNT

According to the population and household estimates provided in the Future Land Use Element of this Plan (derived from a combination of population projections provided by the Bureau of Economic Business Research at the University of Florida and housing data collected by the FHDC), unincorporated Flagler County had an estimated population of 17,195 residents as of 2020. There are approximately 7,086 households. The ACS estimates that the County’s unincorporated housing inventory was comprised of 9,863 units in 2021 and has not released more updated estimates.

1.3 TYPE & CAPACITY

Flagler County contains a majority of detached, single-family residences. This assessment is largely reflected in the latest housing estimates provided by ACS (2021), which breaks down the County’s 2021 housing inventory into unit types and is shown below in **Table HSGE - 1**.

Table HSGE - 1: Type of Structure by Units (2021)

Type of Structure by Units	Total Units	Percentage of Total
Single Family	6,101	61.9%
Multi-family (2+ units)	2,030	20.6%
Mobile home unit	1,720	17.4%
Total	9,863	100%

Source: Shimberg, ACS, 2021.

Besides single-family housing types, which comprise nearly 62% of the County’s housing stock, the remaining housing unit types within the County are relatively evenly split. Multi-family (accounting for two or more units) represents 21% of the housing units in the County, while mobile home units

account for 17%. Mobile homes can provide an affordable alternative to traditional single-family detached dwellings. An affordable housing stock should also include a variety of multifamily units and attached single-family options as well. By continuing to diversify Flagler County’s housing stock with more multifamily and affordable options, the County is more likely to attract new families and individuals in the community who do not prefer or cannot afford single-family homeownership in the future.

1.4 HOUSING AGE

Most of the County’s housing stock was constructed between 1990 and 2009 with very few units estimated to have been constructed prior to 1949 in the unincorporated areas, as shown in **Table HSGE - 2**. Although the County lacks a substantial historic housing market, the relative modernity of Flagler County’s housing inventory helps keep the average cost of maintaining a home in the County lower than some of its more historic counterparts.

Table HSGE - 2: Age of Housing Inventory (2021)

Housing Units by Year Structure Built	Total Units	Percentage of Total
2010 or later	1,193	12.1%
2000-2009	3,837	38.9%
1990-1999	2,150	21.8%
1980-1989	1,687	17.1%
1970-1979	582	5.9%
1960-1969	158	1.6%
1950-1959	227	2.3%
1940-1949	20	0.2%
1939 or earlier	12	0.1%
Total	9,863	100%

Source: ESRI BAO, ACS, 2021.

1.5 MEDIAN SALES PRICE

The FHDC summarizes the median sales prices for single-family homes for communities throughout the state using property sale data collected by the Florida Department of Revenue. Median sales prices can also be examined at the state level to get a better perspective on the value of Flagler County’s housing market by comparison, as provided below in **Table HSGE - 3**.

Table HSGE - 3: Median Sale Prices for Homes (2001-2022)

Year	Flagler County	Florida
2001	\$302,130	\$218,265
2002	\$336,621	\$232,378
2003	\$420,960	\$249,760
2004	\$509,784	\$280,529
2005	\$594,528	\$340,527
2006	\$632,610	\$365,079
2007	\$686,294	\$340,839
2008	\$474,486	\$265,685

Year	Flagler County	Florida
2009	\$336,261	\$226,462
2010	\$364,457	\$214,624
2011	\$327,257	\$201,590
2012	\$326,969	\$209,003
2013	\$382,215	\$233,751
2014	\$429,100	\$251,241
2015	\$425,700	\$267,072
2016	\$441,600	\$276,000
2017	\$425,805	\$284,551
2018	\$446,700	\$293,110
2019	\$434,059	\$300,042
2020	\$481,926	\$324,204
2021	\$513,842	\$360,238
2022	\$630,000	\$385,000

Source: FHDC, 2022.

Over the past 20 years, the fluctuations in the median sale prices for the County largely match those experienced by the State of Florida. Beginning in 2008, there was a large drop in median sale price at both the County and state level, due to a nationwide recession. Flagler County has consistently had higher median sale prices than the state, showing that there is a difference in housing demand and there may be a difference in square footage of available homes and lots. As of 2022, the median sale price of a single family home in Flagler County was almost a quarter of a million dollars more than the state's median sale price. When looking at the incorporated areas of the County; however, the median sale price is more consistent with the state's median sale price. With higher sale prices in the unincorporated areas, there are benefits, such as a higher tax base which provides important funding for community facilities, amenities, parks, schools, and roadways.

1.6 OCCUPANCY STATUS (TENURE)

If not determined to be vacant, a housing unit can be occupied by one of two groups: an owner or renter. Most communities desire higher rates of homeowner-occupancy, as homeowners typically stay within the area longer, are more likely to engage in local elections, and spend greater time, energy, and money maintaining their property and home. However, the availability of rental units plays a critical role in the stability of a community as well. The largest reason being that possessing a sizable rental stock provides affordable alternatives to those who may not be able to afford purchasing a single-family home. According to *Housing Policy in the United States* by Alex F. Schwartz (2015), possessing a healthy rental market has been shown to reduce homelessness, crime, displacement, foreclosures, evictions, and other disruptive forces within a community.

The ACS (2021) provides estimates for the total number of owner- and renter-occupied households within the County. These values are shown in **Table HSGE - 4** which also includes the number of vacant housing units estimated within the County during this same period. Most units are owner-occupied (66%), which is similar to many Florida communities. On the other hand, only 6% of housing units are occupied by renters, which is significantly lower than the state's average of 28%. Approximately 28% of housing units in the County are considered vacant. Vacancies can be attributed to several different reasons and is discussed in more detail in the next section.

Table HSGE - 4: Occupancy Status (2021)

Occupancy Status	Number of Units	Percent of Total
Owner-Occupied	6,512	66.0%
Renter-Occupied	574	5.8%
Total Occupied	7,086	71.8%
Vacant	2,777	28.2%
Total	9,863	100%

Source: Shimberg, ACS, 2021.

1.6.1 Vacancy Rate

The ACS considers housing units to be “vacant” when the units are:

- Not owner or renter occupied
- Unoccupied because they are in the process of being sold,
- Units that have recently finished construction but do not currently contain tenants,
- Units in which the primary tenant only lives in the home seasonally, and
- other similar circumstances.

A detailed breakdown of housing unit vacancies is provided in **Table HSGE - 5**.

Table HSGE - 5: Vacant Housing Units (2017-2021)

Vacancy Status	Number of Units	Percent of Total
For Rent	99	3.6%
For Sale	127	4.6%
Rented or Sold, But Not Occupied	14	0.5%
For Seasonal, Recreational, or Occasional Use	1,874	67.5%
For Migrant Workers	0	0.0%
For Other Purposes	663	23.9%
Total	2,777	100%

Source: Shimberg, ACS (2017-2021), 2023.

Most vacant units (68%) are used seasonally or recreationally. These units may be vacant part of the year for people who visit for certain seasons, or they may be rented out to visitors. The “for other purposes” category may account for units which are used for vacation rentals, as well, or they may be units which are primarily being used as investment properties. There are very few vacant units which are actively available for residents wishing to live in the unincorporated area of the County (8%). This high rate of vacancy due to seasonal, recreational, and vacation uses may artificially increase cost of living for residents or prospective residents.

1.7 HOMEOWNERSHIP EXPENSES

Homeownership can be a costly endeavor. In addition to the recurring costs associated with taxes, insurance, utilities, association fees, and maintenance costs for repairs and improvements tend to exponentially increase as structures age. Other significant costs to homeownership are down payment costs, mortgage insurance, and mortgage payments, which can influence decisions to

either buy or rent property. The monthly costs for homeowners (as a percentage of household income) in Flagler County is provided below in **Table HSGE - 6**.

Flagler County has a nearly equal proportion of homeowners who have mortgages and those who do not. For households without mortgages, nearly 30% of them spend less than 10% of their monthly incomes on ownership costs. In the following section, homeowner costs and cost burden is discussed further.

Table HSGE - 6: Monthly Ownership Costs for Owner-Occupied Households (2017-2021)

Monthly Costs	Number of Units	Percent of Total
<i>Households with Mortgage Payments</i>		
Less than 10%	319	4.9%
10 to 14.9%	378	5.8%
15 to 19.9%	567	8.7%
20 to 24.9%	365	5.6%
25 to 29.9%	280	4.3%
30 to 34.9%	215	3.3%
35 to 39.9%	274	4.2%
40 to 49.9%	287	4.4%
50% or more	274	4.2%
Not Computed	52	0.8%
Subtotal	2,958	45.4%
<i>Households without Mortgage Payments</i>		
Less than 10%	1,862	28.6%
10 to 14.9%	436	6.7%
15 to 19.9%	215	3.3%
20 to 24.9%	221	3.4%
25 to 29.9%	143	2.2%
30 to 34.9%	293	4.5%
35 to 39.9%	72	1.1%
40 to 49.9%	98	1.5%
50% or more	91	1.4%
Not Computed	78	1.2%
Subtotal	3,554	54.6%
Total	6,512	100.0%

Source: ACS (2017-2021), FHDC, 2023.

1.7.1 Cost-Burdened Owner-Occupied Households

According to the Federal Department of Housing and Urban Development (HUD), a household is considered cost-burdened when housing costs exceed 30% of the household’s monthly income. Cost-burdened households are often forced to choose between essential items, such as transportation, food, clothing, or healthcare because they cannot afford to purchase these items once the costs of owning and maintaining a home are paid. These choices can have long term implications on a household, often leading to stress, long-term health concerns, limited employment options, and fewer educational opportunities.

Cost burdens are often more deeply felt by households who make less than the area median income (AMI), which is the midpoint of a region’s income distribution. Households making significantly less than the AMI who are considered to be cost-burdened are significantly less likely to afford other basic necessities required to meet their daily needs compared to households whose monthly income exceeds the AMI. The relationship between housing costs and household income for owner-occupied households within Flagler County is shown in **Table HSGE - 7** below.

Table HSGE - 7: Owner-Occupied Households, Cost Burden by Income (2021)

Household Income	Number of Households			Total Households ⁴	Percentage of Total
	Affordable Housing Costs ¹	Cost Burdened ²	Severely Cost Burdened ³		
30% AMI or less	67	111	374	552	8.1%
30.01-50% AMI	379	124	191	694	10.2%
50.01-80% AMI	459	206	68	733	10.8%
80.01-100% AMI	406	100	43	549	8.1%
Greater than 100% AMI	3,912	342	12	4,266	62.8%
Total Households¹	5,223	883	688	6,794	100%
Percentage of Total	76.9%	13.0%	10.1%	100%	--

¹Housing is considered to be “affordable” when a household spends no more than 30% of their monthly household income on housing costs.
²Households are generally considered to be “cost-burdened” when they spend between 30.1-50% of their monthly household income on housing costs.
³Households are generally considered to be “severely cost-burdened” when they spend between more than 50% of their monthly household income on housing costs.
⁴Due to the unavailability of housing data with a matching vintage and source, the total number of households provided in this table is different than the total number of owner-occupied households identified in Table HSGE - 6.

Source: FHDC, 2021.

According to **Table HSGE - 7**, 23% of all owner-occupied households within the County are considered to be cost-burdened. Of the 23% that are cost-burdened, 78% have income that is below the AMI for the Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area which includes the County (\$79,400).¹

1.8 RENTAL EXPENSES

Renting can be an affordable alternative to homeownership; however, when the demand for rental housing exceeds the supply of available units, the cost of renting can escalate rapidly, especially when the rent includes other costs as well, such as taxes, insurance, utilities, and association fees (often referred to as ‘gross rent’). The monthly gross rent for renting households in Flagler County is provided below in **Table HSGE - 8**.

Table HSGE - 8: Renter Households by Gross Rent (2017-2021)

Gross Rent	Number of Units	Percent of Total
<\$200	0	0.0%

¹ <https://ami-lookup-tool.fanniemae.com/amilookuptool/>

Gross Rent	Number of Units	Percent of Total
\$200-\$299	6	1.1%
\$300-\$499	17	2.9%
\$500-\$749	75	13.0%
\$750-\$999	61	10.6%
\$1,000-\$1,499	220	38.4%
\$1,500-\$1,999	46	8.1%
\$2,000-\$2,499	20	3.4%
\$2,500-\$2,999	28	4.9%
\$3,000-\$3,499	0	0.0%
>\$3,500	0	0.0%
No Cash Rent	97	16.9%
Not Computed	4	0.1%
Total	574	100%

Source: ACS (2017-2021), 2023.

1.8.1 Cost-Burdened Renter-Occupied Households

The monthly gross rent for renting households in Flagler County is provided below in **Table HSGE - 9**, which shows that 35% of all renter-occupied households within the County are considered cost-burdened by HUD. Of that cost-burdened group, approximately 98% make less than the AMI. Furthermore, it is highly likely that Flagler County is feeling the negative effects of the current nationwide housing shortage. As such, the demand (and thus, cost) for local rental housing has likely risen significantly since this data was originally recorded, resulting in many more renting families within the County becoming cost-burdened within the last several years.

Table HSGE - 9: Renter Households, Cost Burden by Income (2021)

Household Income	Number of Households			Total Households ⁴	Percentage of Total
	Affordable Housing Costs ¹	Cost Burdened ²	Severely Cost Burdened ³		
30% AMI or less	27	1	165	193	22.1%
30.01-50% AMI	22	25	60	107	12.3%
50.01-80% AMI	148	33	2	183	21.0%
80.01-100% AMI	106	1	11	118	13.5%
Greater than 100% AMI	266	5	0	271	31.1%
Total Households¹	569	65	238	872	100%
Percentage of Total	65.3%	7.5%	27.3%	100%	--

¹Housing is considered to be “affordable” when a household spends no more than 30% of their monthly household income on housing costs.

²Households are generally considered to be “cost-burdened” when they spend between 30.1-50% of their monthly household income on housing costs.

³Households are generally considered to be “severely cost-burdened” when they spend between more than 50% of their monthly household income on housing costs.

⁴Due to the unavailability of housing data with a matching vintage and source, the total number of households provided in this table is different than the total number of owner-occupied households identified in **Table HSG-8**.

Source: FHDC, 2021.

1.9 GOVERNMENT SUBSIDIZED HOUSING FINANCING & INVENTORY

1.9.1 Financing

Flagler County offers several services which promote homeownership and the expansion of the housing inventory to support the economic development of the County. This includes programs and assistance aimed at very low to moderate income residents of the County. The County outlines several types of programs: purchase assistance, home rehabilitation, roof replacement, disaster assistance, resilient homes, and senior barrier-free home modification. These programs and other housing programs receive funding through the State Housing Initiative Partnership (SHIP), Hurricane Loss Mitigation Program (HLMP), Section 8 Housing Choice Vouchers, and the Community Development Block Grant (CDBG) programs. These financing programs are described below. Other housing assistance programs which are facilitated by non-profits are available within the County, including Flagler Habitat for Humanity and Mid Florida Housing Partnership.

State Housing Initiatives Partnership

The SHIP program, facilitated by the Florida Housing Finance Corporation, provides funds to expand the production and preservation of affordable housing units in the County. There are several strategies which are included within the SHIP program for qualified households, such as:

- Purchasing assistance for first-time homebuyers
- Owner-occupied housing rehabilitation—particularly households occupied by persons with special needs
- Disaster recovery and emergency repair assistance
- Senior home modification

Hurricane Loss Mitigation Program

The Hurricane Loss Mitigation Program (HLMP) is facilitated by the state's Division of Emergency Management to minimize damage caused by hurricanes through preventative means. The program funds activities that promote property resiliency through retrofits made to residential, commercial, and mobile home properties, as well as the promotion of public education and public information. Retrofit measures include updated shutters, gable-end reinforcement, air conditioner anchoring, attic vent replacement, roof replacement, gutter replacement, and more.

Section 8 Housing Choice Vouchers

The housing choice voucher program is facilitated by the U.S. Department of Housing and Urban Development (HUD) to assist very low income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Flagler County Public Housing Authority (PHA) receives funding from HUD and administers the program locally. Eligible households who receive a voucher must find a suitable housing unit, and the PHA pays a subsidy to the landlord while the household pays the difference between the actual rent charged and the amount of the subsidy paid by the PHA. The program allows households more choice in their housing options, though the program may have a waitlist for eligible households depending on demand and funding. The waitlist may close periodically when applications far outweigh available vouchers.

Community Development Block Grant

The Community Development Block Grant is an entitlement grant awarded to the City of Palm Coast through the U.S. Department of Housing and Urban Development that is based upon ‘need factors’ including population, income, unemployment level, and housing conditions. The program’s primary objective is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities primarily for low to moderate income persons. These programs are aimed at improving the lives of low to moderate income individuals. While this program is facilitated by one of the cities within the County, the benefits of the CDBG program can reach all County residents.

USDA Rural Housing

The USDA Rural Development offers qualifying individuals and families living in rural designated areas the opportunity to purchase or build a new single family home with no money down, to repair their existing home, or to refinance their current mortgage under certain qualifying circumstances.

1.9.2 Inventory

The County’s local housing assistance program provides funding for construction, repair, and financing through State and Federal housing programs. However, none of the following (shown in **Table HSGE – 10**) inventory is located within the unincorporated area of the County. These housing programs are accessible by all households who meet requirements, as inventory allows.

Table HSGE - 10: Assisted Housing Inventory (2023)

Name	Program(s) Provided ¹	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units ²	HUD/RD Rental Assistance Units ³	Total Units ⁴
Affordable Housing Matters	Demonstration Project	Homeless	Not Available	Non-Profit	2034	5	0	6
Bella Vista	Housing Credits 9%; Rental Assistance/RD; Section 515	Elderly; Family	1991	For-Profit	2042	45	36	45
Gambia Woods Apartments	Rental Assistance/RD; Section 515	Family	1980	Limited-Dividend	2050	36	25	36
John McIntosh	Public Housing	Elderly; Family	Not Available	Public Housing Authority	Not Available	131	0	132
Pinecreek Place	Housing Credits 9%; Rental Assistance/RD; Section 515	Elderly; Family	1993	For-Profit	2042	43	42	43
Beach Village at Palm Coast I	Housing Credits 9%; Local Bonds; State HOME; Tax Credit Assistance Program	Family	2010	For-Profit	2062	106	0	106
Central Landings at Town Center	Housing Credits 4%	Family	Not Available	Not Available	2052	150	0	150
Central Landings at Town Center Senior Living	Housing Credits 4%	Family	Not Available	Not Available	2052	83	0	83
Madison Green	Housing Credits 9%	Family	2005	For-Profit	2055	128	0	128
Palm Coast Landing Senior Living	Housing Credits 9%	Elderly; Family; Link	Not Available	For-Profit	2065	52	0	61
Palms at Town Center	Housing Credits 4%; SAIL; State Bonds	Family	Not Available	For-Profit	2069	88	0	88
Total						867	103	878



Name	Program(s) Provided ¹	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units ²	HUD/RD Rental Assistance Units ³	Total Units ⁴
¹ Includes programs administered by the U.S. Dept. of Housing and Urban Development (HUD), U.S. Department of Agricultural and Rural Development (RD), Florida Housing Finance Corporation (Florida Housing), and Local Housing Finance Authorities (LHFA) ² Number of units with rent and/or income restrictions ³ Number of units receiving monthly rental assistance from USDA RD or HUD ⁴ Total number of units in development – includes property management units								

Source: FHDC, 2023.

Due to the high number of families earning below the AMI who are cost-burdened by their monthly rental expenses (and to a lesser extent, mortgage payments) within the County, it is crucial that efforts to expand the County’s suite of housing assistance programs should be continued. This can be achieved in part by coordinating with developers, landowners, and current landlords to increase the supply of affordable units within the County.

1.10 SUBSTANDARD UNITS

In its *Urban Blight and Public Health Research Report* (2017), the Urban Institute defined substandard housing “as residential spaces with structural and other physical deficiencies that do not meet health and safety requirements, thereby endangering the health and safety of residents.” However, accurately determining the County’s total inventory of substandard units is infeasible, as it would likely require in-person inspections for each unit within Flagler County. Consequently, most housing organizations and local government utilize a wide range of indicators to estimate if a housing unit is likely substandard. The most often used indicators in Florida are conditions of overcrowding and/or units lacking complete kitchen or plumbing facilities. The FHDC provides estimates for each of these indicators and estimates that there are no substandard units within the unincorporated areas of the County. This is likely because of Flagler County’s housing stock which is comprised of homes constructed within the last 50 years and thus, were required to meet contemporary building standards.

2.0 PROJECTED HOUSING NEEDS

As discussed throughout this Element, detailed housing data and estimates for Flagler County often varies by source, vintage, and methods of estimating. To ensure consistency between Elements of this Plan, the County’s projected housing needs were based upon the County’s projected 2050 population presented within the Future Land Use Element of this Plan. The result of this is shown in **Table HSGE - 11** as follows.

Table HSGE - 11: Projected Housing Needs (2025 - 2050)

Population/Households (Unincorporated)	2025	2030	2035	2040	2045	2050
Permanent Flagler County Population	21,151	23,431	25,252	26,693	27,943	29,083
Number of <i>Permanent</i> Households	8,930	9,893	10,662	11,270	11,798	12,279
Seasonal Flagler County Population	4,424	4,901	5,281	5,583	5,844	6,083
Number of <i>Seasonal</i> Households	1,868	2,069	2,230	2,357	2,468	2,568
Total Flagler County Population	25,575	28,332	30,533	32,275	33,788	35,166



Total Number of Households	10,798	11,962	12,892	13,627	14,266	14,848
¹Assuming an average persons per household of 2.37						

Source: ACS, BEBR, Flagler County, FHDC, Inspire Placemaking, 2022.

Assuming each permanent and seasonal household within the County will occupy at least one housing unit each, **Table HSGE - 11** indicates that the County will need approximately 12,279 units for its permanent population and 2,568 units for its seasonal residents by the year 2050 (for an estimated demand of 14,848 units total). As shown in **Table HSGE - 1**, the ACS (2017-2021) estimated that the Unincorporated County possessed a housing inventory of 9,863 units in 2021. To meet the County’s projected demand of 14,848 units by 2050, a minimum of 4,985 new units will need to be constructed within the next 27 years.

The FHDC issues projections of households by tenure, household income, and cost burden by applying the current percentages to the projected population (see **Table HSGE - 12**).

Table HSGE - 12: Cost Burden Projections (2025-2050)

	2025	2030	2035	2040	2045	2050
OWNERS						
Total Owners	7,534	8,348	8,966	9,533	10,029	10,479
Owners at or below AMI	2,803	3,106	3,335	3,547	3,731	3,899
30% or less of AMI	612	678	728	775	815	851
30.1-50% of AMI	770	854	916	974	1,024	1,071
50.1-80% of AMI	813	901	968	1,029	1,083	1,131
80.1-100% of AMI	608	673	723	769	809	846
Cost Burdened Owners	1,740	1,928	2,071	2,202	2,317	2,421
Severely Cost Burdened	701	776	834	887	933	975
Percentage Cost Burdened	23.10%	23.10%	23.10%	23.10%	23.10%	23.10%
RENTERS						
Total Renters	967	1,083	1,188	1,281	1,365	1,445
Renters at or below AMI	666	747	819	883	940	996
30% or less of AMI	214	240	263	284	303	320
30.1-50% of AMI	119	133	146	157	167	178
50.1-80% of AMI	202	227	249	268	285	302
80.1-100% of AMI	131	147	161	174	185	196
Cost Burdened Renters	336	376	412	445	474	501
Severely Cost Burdened	252	282	309	333	355	376
Percentage Cost Burdened	34.70%	34.70%	34.70%	34.70%	34.70%	34.70%

Source: FHDC, 2022.

If it is assumed that the County’s current percentage of cost-burdened households will remain constant through the 2050 planning horizon, the County can expect its population of cost-burdened households to reach nearly 3,000 within the next 27 years—a significant majority of which will likely

earn a monthly income lower than the AMI. In efforts to assist this growing population in obtaining and keeping stable housing conditions, the County will continue to explore methods to increase the *diversity* of its housing stock and the inventory of available *affordable housing units* in the future.

Goal HOU-1.

Ensure quality housing in neighborhoods at affordable costs to meet the needs of the present and future residents of Flagler County.

Objective HOU-1.1.

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

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

Policy HOU-1.1.2. Flagler County shall continue to encourage the private sector to provide affordable housing for very-low, low, and moderate income families through the use of the Housing Density Bonus System.

Policy HOU-1.1.3. Flagler County shall continue to use its Affordable Housing Advisory Committee to assess very low, low, and moderate income housing needs and recommend programs that could be instituted to facilitate the implementation of the County's Housing Goals, Objectives, and Policies.

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

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

Policy HOU-1.1.6. The County shall assist the Flagler County Housing Authority and affordable housing developers in the development of interspersed housing rather than concentrating affordable units in a single locations.

Objective HOU-1.2.

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

Policy HOU-1.2.1. Review and amend if necessary, Flagler County's housing and health codes and standards relating to the neighborhood environments and facilities

Policy HOU-1.2.2. Flagler County shall adopt Land Development Regulations (LDRs) that permit the construction of accessory dwelling units within single-family zoning districts.

Policy HOU-1.2.3. Flagler County shall coordinate with the Affordable Housing Advisory Committee in identifying and developing a housing strategy for-seniors to prevent homelessness.

Policy HOU-1.2.4. Flagler County shall, through its Land Development Regulations, allow for a diversity of lot sizes, floor areas, setbacks, and other design features which identify

appropriate lands for a variety of housing types and prices including housing for very low, low, and moderate income families and mobile homes.

Objective HOU-1.3.

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

Policy HOU-1.3.1. Flagler County shall encourage the local Department of Children and Families and the UF/IFAS Flagler County Extension to initiate research to determine if migrant farmworkers' housing needs are being met by housing available in Flagler, Putnam, St. Johns, and Volusia Counties.

Policy HOU-1.3.2. Flagler County shall encourage the local Department of Children and Families and the UF/IFAS Flagler County Extension to develop brochures, pamphlets, and technical assistance for private agricultural businesses to develop and manage housing as needed for migrant farmworkers.

Policy HOU-1.3.3. The Flagler County Health and Human Services shall, on a continuing basis, research possible sources of assistance that would provide non-housing support services for migrant farmworkers and their families.

Policy HOU-1.3.4. Flagler County shall encourage the affordable housing developers to obtain state affordable housing assistance funds, when needed, for rural housing and low-cost rental housing through such programs as, but not limited to, U.S. Department of Housing and Urban Development (HUD) Sections 514, 515, and 516, if allowable under federal regulations.

Objective HOU-1.4.

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

Policy HOU-1.4.1. Flagler County shall monitor the publicly-assisted and affordable housing in the County in order to make possible a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentration of publicly-assisted and affordable housing in single neighborhoods.

Policy HOU-1.4.2. Flagler County shall establish a plan to address the provision and siting of workforce housing when there is a gap between the median buying power of a household and the median county home sale price.

Policy HOU-1.4.3. Flagler County's Planning and Zoning Department shall monitor the development and

distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy HOU-1.4.4. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups which considers accessibility, convenience, and infrastructure availability.

Policy HOU-1.4.5. Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria that will discourage for the establishment of new housing for the

elderly and other special needs groups within the Coastal High Hazard Area (CHHA).

Policy HOU-1.4.6. Flagler County shall ensure that the Land Development

Regulations (LDR) include locational criteria for the establishment of rural and farmworker housing, as defined in Florida Statutes:

Objective HOU-1.5.

Flagler County, in cooperation with local historical organizations including but not limited to the Flagler County Historical Society, will ensure that historically significant housing will be preserved and protected for residential use through on-going public awareness programs directed specifically at owners of property.

Policy HOU-1.5.1. Historically significant housing shall be identified by qualified consultants or other historic preservation professionals using Department of State guidelines to determine improvement of historical properties.

Policy HOU-1.5.2. Flagler County shall notify owners of historic properties used for housing about the historic status of

their properties, their eligibility for various programs, and benefits of historic designation.

Policy HOU-1.5.3. Flagler County shall ensure that cost-effective rehabilitation and preservation of historic buildings should be primary considerations with condemnation being used only as a last resort.

Objective HOU-1.6.

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

Policy HOU-1.6.1. Flagler County shall continue to seek Federal and State funding for its conservation, demolition, and rehabilitation activities and shall provide partial matching or in-kind services for such activities.

Policy HOU-1.6.2. Flagler County shall establish an intergovernmental coordination mechanism to facilitate conservation, rehabilitation, and demolition activities with its municipalities.

Policy HOU-1.6.3. Flagler County shall continue to pursue Community Development Block Grant (CDBG) funds to rehabilitate and revitalize declining neighborhoods.

Policy HOU-1.6.4. Flagler County shall designate areas of the County as Community Development Block Grant

(CDBG) Target Areas and, when funds are awarded, carry out the program activities in a timely and efficient manner.

Policy HOU-1.6.5. Flagler County shall, in coordination with its municipalities and other agencies, continue to develop conservation, rehabilitation and demolition programs for the County through such means as Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), Weatherization and Code Enforcement.

Policy HOU-1.6.6. Flagler County shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

Policy HOU-1.6.7. Flagler County will help to assure that affordable standard housing is available to displaced persons

if the displacement is the result of an adopted redevelopment plan and is not the result of enforcement activities.

Policy HOU-1.6.8. Flagler County shall identify those areas with a concentration of substandard housing units for code enforcement.

Objective HOU-1.7.

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

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

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

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