

FLAGLER 2050

Coast to Country: Envisioning Our Future

03.17.2025

GOALS, OBJECTIVES AND POLICIES WORKSHOP

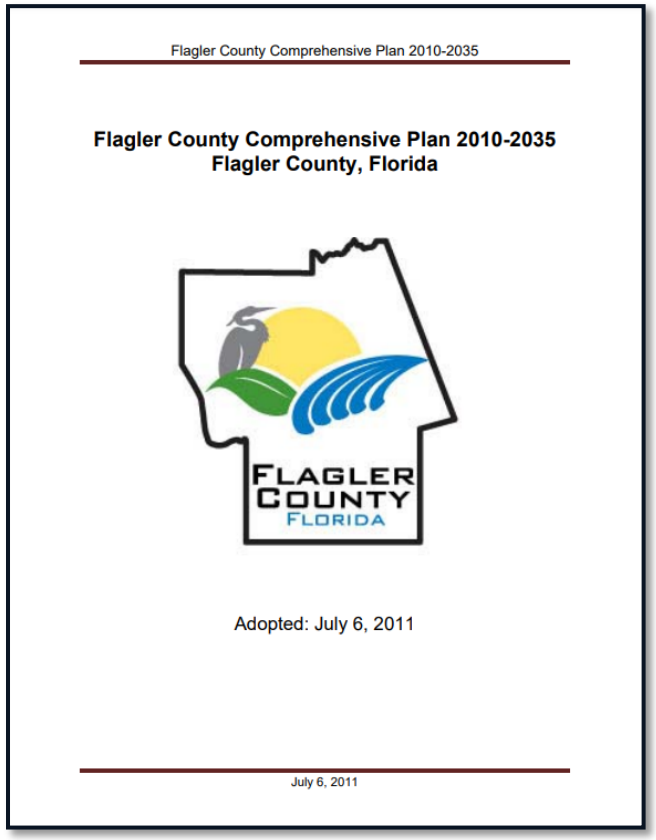
BOARD OF COUNTY COMMISSIONERS

AGENDA

1. PLAN UPDATE OVERVIEW
2. PUBLIC INPUT SUMMARY
3. ELEMENT UPDATES
4. NEXT STEPS



THE PLAN UPDATE



What is a Comprehensive Plan?

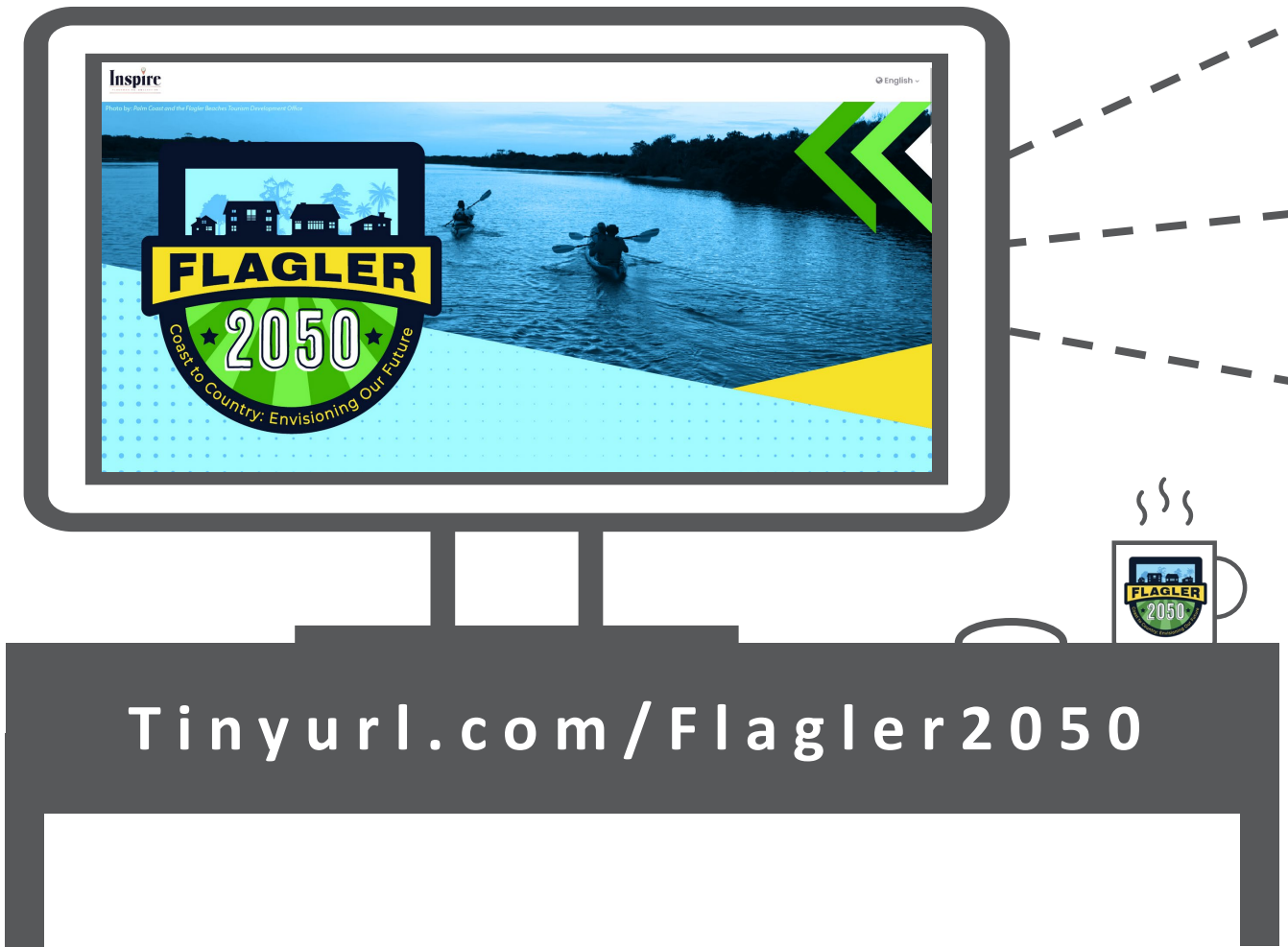
A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies



The comprehensive plan also serves to:

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

THE PLAN UPDATE



SCAN ME

THE PLAN UPDATE

Jun. 16, 2023 ✓	Project Kickoff
Jul. 17, 2023 ✓	Joint BOCC/PDB Kickoff
Aug. 9, 2023 ✓	Listening Sessions
Aug. 31, 2023 ✓	Public Workshop #1 (WHERE ARE WE NOW?)
Aug. '23–Jan. '24 ✓	Update Data & Analysis
Jan. 17, 2024 ✓	Public Workshop #2 (WHERE DO WE WANT TO GO?)
Feb. 19, 2024 ✓	Joint BOCC/PDB Kickoff
Feb. – May 2024 ✓	Update Goals, Objectives, & Policies
Jun. 2024 ✓	Public Workshop #3 (HOW DO WE GET THERE?)
Aug. 13, 2024 ✓	JOINT BOCC/PDB WORKSHOP
Feb. - Apr. 2025 ★	**Goals, Objectives, and Policies Workshops**
Apr. -May 2025	Transmittal Hearings
Summer 2025	Adoption Hearing, Plan Publishing & Promotion

VISION DOCUMENT

2050 COMMUNITY VISION STATEMENT:

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

VISION DOCUMENT

VISION DIRECTIVES:

- Increase resiliency against Natural Disasters
- Improve Ongoing Drainage Systems
- Diversify Local Industry & Employment Opportunities
- Concentrate Future Growth to Existing Urban Areas
- Cultivate a More Affordable & Diverse Housing Market
- Ensure a Sufficient & Clean Water Supply
- Conserve the Natural Environment
- Maintain & Improve Public Facilities & Services
- Support Working Agricultural Operations & Industries
- Establish a Connected & Safe Bicycle, Sidewalk, & Trail Network
- Preserve the Charm and Character of Rural Communities

Housing

Purpose

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

HOU-1
Ensure quality housing in all neighborhoods at affordable costs to meet the needs of all present and future residents of Flagler County.

Related Vision Directives



Cultivate a More Affordable & Diverse Housing Market

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

Housing

Obj 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.

Obj 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.

Obj 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.

Obj HOU-1.4
Flagler County shall monitor and maintain the adequate provision and siting of housing for target populations.

Obj HOU-1.5
Flagler County, in cooperation with the Flagler County Historical Society, will ensure that historically significant housing will be preserved and protected for residential use through on-going public awareness programs directed specifically at owners of property.

Obj 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

Obj 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.

Housing

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

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-1.6.7. 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.

Economic Development

Purpose

Address the County's current economic issues and the anticipated challenges. Although not required by Florida Statutes, the subject is important enough to warrant careful consideration during the comprehensive planning process.

Goal G-1
Flagler County shall diversify and enhance the tax base to improve the local economy.

Goal G-2
Flagler County will strive to improve the quality of jobs for Flagler County workers through various economic and workforce development efforts.

Goal G-3
Flagler County shall strike the appropriate balance between development of the economy and an enhanced quality of life.

Goal G-4
Flagler County shall maintain a strong tourism industry by implementing the Tourist Development Strategic Plan to promote leisure, business travel, groups, ecotourism, and sports-related tourism.

Related Vision Directives

Diversify Local Industry & Employment Opportunities

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

Economic Development

Obj G-1.1
Flagler County shall continue to provide the necessary resources needed to recruit and retain contributory businesses, which derive their incomes and payrolls from the export of goods or services outside the local economy.

Obj G-1.2
Flagler County shall continue to support economic development organizations recognized by the Board of County Commissioners in order to promote economic development efforts on behalf of Flagler County..

Obj G-1.3
Flagler County shall develop methods and regulations that preserve agriculture and related agri-businesses to ensure the sustainability of agricultural resources.

Obj G-2.1
Flagler County will continue to support economic development projects that result in an increase in average earnings per worker.

Obj G-2.2
Flagler County will pursue various policies, partnerships and mechanisms that promote the development and provision of attainable housing opportunities for workers residing within the County.

Obj G-2.3
Flagler County will support K-12 education programs and technical and college level courses, which provide an educated, work-place-ready workforce.

Obj G-3.1
Flagler County shall provide land use regulations and planning tools to allow for geographically distributed land uses and development opportunities to accommodate economic opportunities throughout the County over the next planning cycle.

Obj G-3.2
Flagler County shall promote the County's character and quality of life by ensuring the provision of adequate infrastructure.

Obj G-4.1
Flagler County shall conserve and enhance the natural and recreational resources that provide the foundation of the County's tourism, recreation, and retirement based economic sectors.

Obj G-4.2
Flagler County shall develop a positive image and identity of the County by actively promoting its strengths to target industries and areas across the state and the nation.

Economic Development

Policy G-1.1.2. Flagler County shall encourage growth in targeted industry clusters (including health and medical, aviation and aerospace, marine, light manufacturing and associated ancillary business other industry sectors as recognized by the Department of Commerce) that provide high-wage employment and complement changing economic conditions, by supporting existing businesses, and by retaining and improving resource-based sectors, such as tourism, retirement, and recreation.

Policy G-2.2.1. Flagler County shall develop options and best practices for affordable workforce housing through public-private partnerships.

Policy G-2.2.2. Flagler County shall develop policies and incentives to expand housing options.

Policy G-2.2.3. Flagler County shall develop a affordable housing master plan for growth in collaboration with local municipalities.

Policy G-2.2.4. Flagler County shall reduce regulatory and procedural barriers for affordable and workforce housing.

Policy G-2.2.5. Flagler County shall through the State Housing Initiatives Partnership (SHIP) program, provide incentives that enable and preserve affordable homeownership and multifamily housing.

Policy G-4.1.4. Flagler County shall support the visual and performing arts and their related businesses as contributors to the tourism industry.

Policy G-4.1.5. Flagler County shall continue to support organizations and agencies that stage destination-defining events which enhance the tourism experience.

Policy G-4.1.6. Flagler County shall promote a regional sports complex capable of hosting tournaments and support local youth sports programming.

Policy G-4.1.7. Flagler County shall promote year-round tourism to moderate seasonal employment fluctuations i the retail and service sectors.

Capital Improvements

Purpose

Compile a list of potential improvements to public facilities identified in all of the other elements and their potential funding sources.

Goal J-1

Flagler County will ensure the provision of adequate public facilities to all residents within its jurisdiction as determined by adopted level of service (LOS) standards. When a five-year capital plan is adopted, it will be an appendix to the County's Capital Improvements Element and shall be provided to the Florida Department of Commerce or successor agency.

Related Vision Directives



Increase Resiliency Against Natural Disasters



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



Improve Drainage systems



Maintain & Improve Public Facilities & Services



Ensure a Sufficient & Clean Water Supply

Capital Improvements

Obj J-1.1

Flagler County shall continue to implement a Concurrency Management System that is coordinated with adjoining local governments, quasi-governmental authorities (e.g., Community Development Districts), and private providers to ensure that existing and future developments are served with sufficient facilities and services consisting of sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities, which will be achieved and maintained in accordance with the adopted level of service standards.

Obj J-1.2

Flagler County shall develop a Long Range Transportation Concurrency Management System and will pursue a joint planning agreement, interlocal agreement, interlocal service boundary agreement, or memorandum of understanding with adjoining local governments for the purpose of maintaining adopted level of service (LOS) standards by coordinating land use decisions with the schedule of capital improvements.

Obj J-1.3

Flagler County shall coordinate County provided public facility improvements with other government entities providing public facilities within Flagler County.

Obj J-1.4

Flagler County shall ensure that there are sufficient facilities in place to address the impacts and demands for emergency services and facilities as required by the adopted Comprehensive Emergency Management Plan(CEMP) and other related documents.

Obj J-1.5

Flagler County shall fund capital facilities costs with user fees and alternative funding sources to limit reliance on local ad valorem revenues.

Obj J-1.6

Flagler County shall assure that for all capital improvements made pursuant to this Capital Improvements Element (CIE) that there is an adequate increase in operating revenues, if needed, to properly maintain the new facilities.

Obj J-1.7

Flagler County shall manage debt in a prudent and efficient manner.

Obj J-1.8

Flagler County shall develop a schedule of capital improvements that ensures adequate facilities are in place for existing and future residents.

Capital Improvements

Policy J-1.1.1. Flagler County will use the following level of service (LOS) standards and demand criteria in reviewing the impacts of new development and redevelopment:

A. Potable Water Criteria:
125 gallons per capita per day
Equivalent Residential Unit = 300 gallons

B. Wastewater Criteria:
110 gallons per capita per day
Equivalent Residential Unit = 264

C. Solid Waste Criteria:
9.3 pounds per capita per day.
Hazardous waste is assumed to equal 0.5% of solid waste generation

Capital Improvements

D. Transportation:

Flagler County's road network consists of local, county, state, and Federal roadways that shall comply with the following minimum level of service (LOS) standards:

Facility Type	Urbanized LOS Standard	Rural LOS Standard	Transitioning LOS Standard
Principal Arterials (Limited Access I-95)	D	C	C
Principal Arterials Other Roadways	D	C	D
Minor Arterials	D	C	D
Major Collectors	D	C	D
Minor Collectors	D	C	D
Local Roadways	D	C	D

E. Recreation & Open Space:

Type of facility	LOS (acres per 1,000 persons)	Conditions
Countywide	30	LOS based on seasonal population inclusive of cities. Over 50 acres in size with a 60-minute drive time as the service area. Services all of the County areas.
Community	3	Permanent residents of unincorporated areas. 3 to 20 acres in size with a 3 to 6 mile service area. Services many neighborhoods.
Neighborhood	1	LOS based on permanent residents of unincorporated areas. 1 to 5 acres in size with a ¼ to ½ mile service area. Typically located adjacent to residential neighborhoods.

Capital Improvements

F. Stormwater Drainage - The level of service (LOS) standard for stormwater drainage quantity and quality are as follows:

(1) (a) Water Quantity:

(a) New developments and re-development activities are required to manage runoff from the 25-year frequency, 24-hour duration design storm event onsite so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions which is the County's minimum level of service (LOS) standard for drainage improvements;

(b) Stormwater engineering design and construction standards for on-systems are provided;

(c) Erosion and sediment controls are used during development; and

(d) Periodic inspection and maintenance of on-site systems is ensured as a condition of system permit approval.

(2) Water Quality:

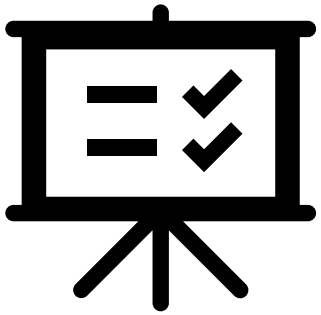
(a) The quality of post-development runoff from the developed site must ensure that receiving water criteria established in Rule 62-302.500, Florida Administrative Code (FAC), are maintained.

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

NEXT STEPS

CONTINUE WORKSHOPS

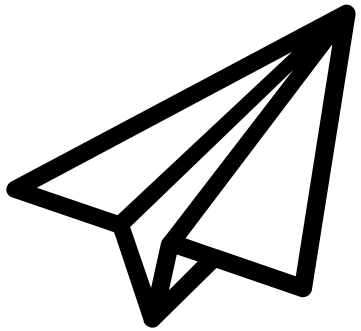
FEB – APR ‘25



1

TRANSIMITTAL HEARING

APR - MAY ‘25



2

ADOPTION HEARINGS

SUMMER ‘25



3

LDC REWRITE

FALL ’25 – ‘27



4



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03.17.2025

THANK YOU!