

FLAGLER 2050

Coast to Country: Envisioning Our Future

02.10.2025

GOALS, OBJECTIVES AND POLICIES WORKSHOP

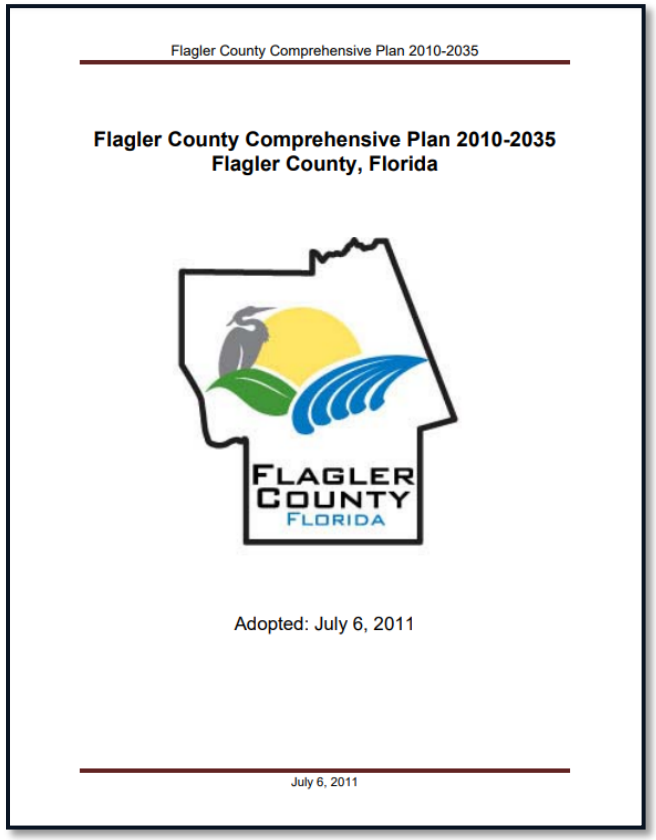
BOARD OF COUNTY COMMISSIONERS

AGENDA

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



THE PLAN UPDATE



What is a Comprehensive Plan?

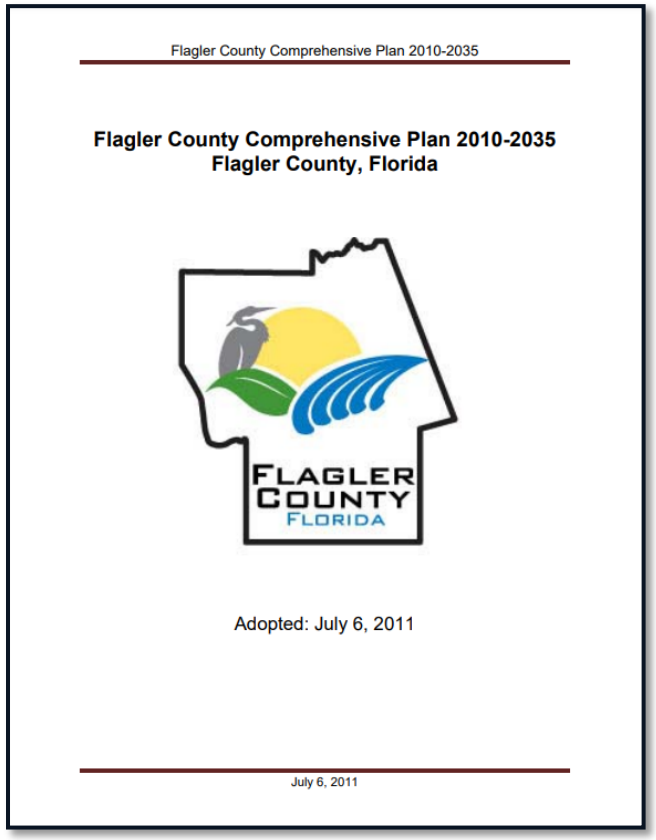
A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies



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**

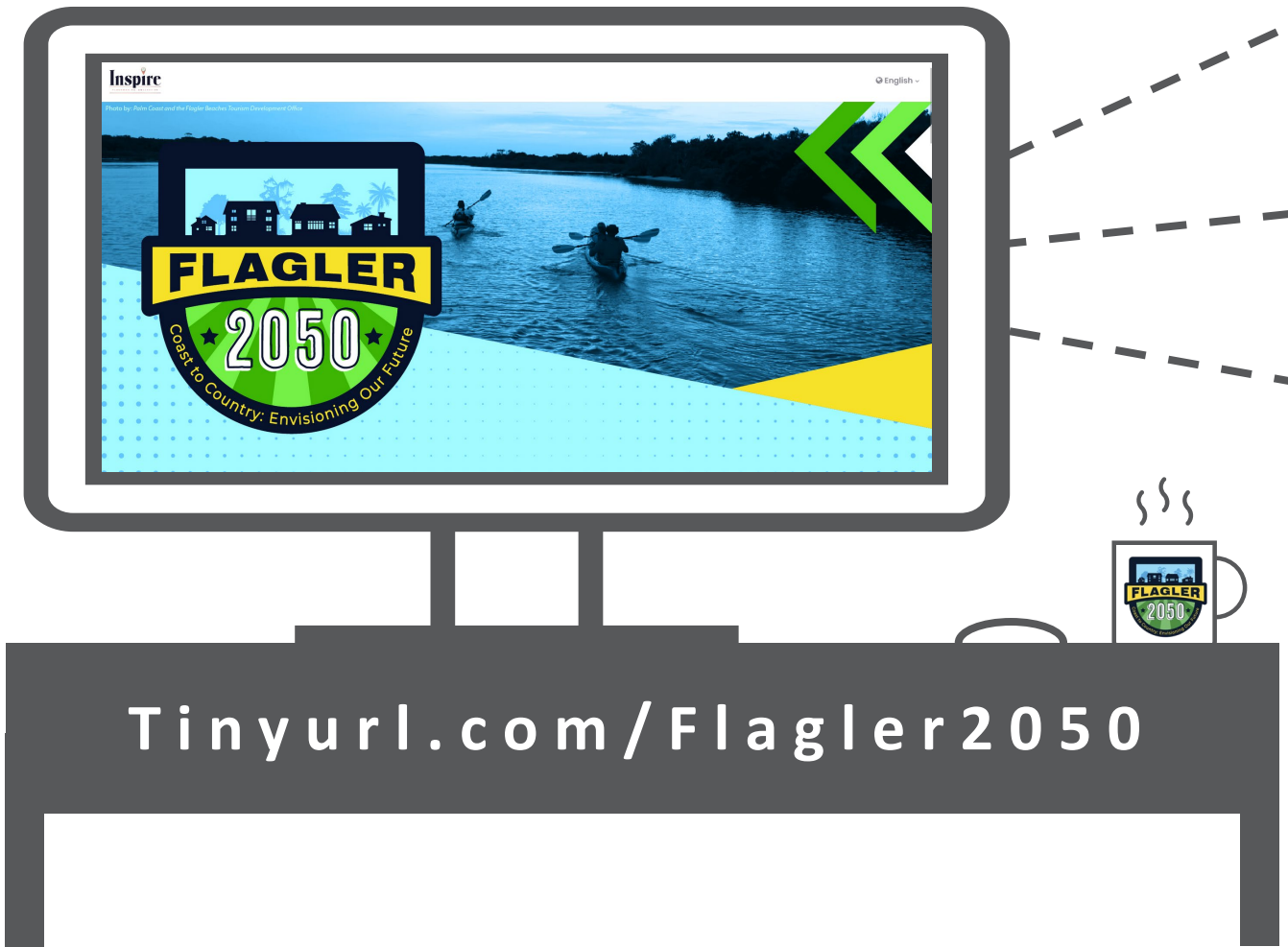
THE PLAN UPDATE



Why Update?

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

THE PLAN UPDATE



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

INPUT SUMMARY

PUBLIC WORKSHOP #1 (08.31.2023)

LAND USE

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

PARKS & CON.

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

HOUSING

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

INPUT SUMMARY

PUBLIC WORKSHOP #1 (08.31.2023)

ECONOMY

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

TRANSPORTATION

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

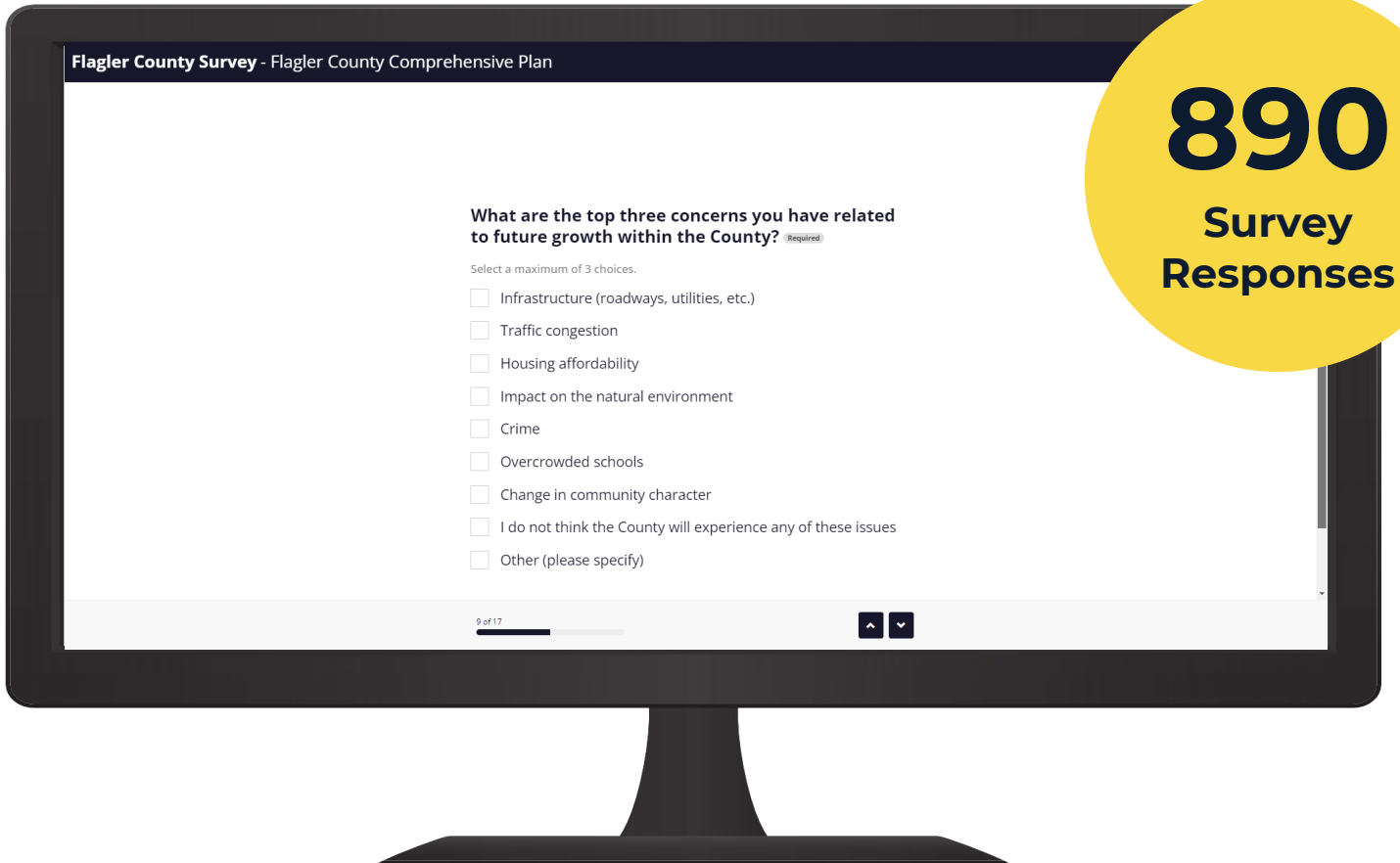
UTILITIES

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

INPUT SUMMARY

PROJECT WEBSITE SURVEY

Tinyurl.com/Flagler2050



890
Survey Responses

Addresses topics such as:

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

INPUT SUMMARY

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



#1 PRIORITY	#2 PRIORITY	#3 PRIORITY	#4 PRIORITY	#5 PRIORITY	#6 PRIORITY
Preserve & conserve our natural environment and wildlife habitats	Address stormwater drainage and flooding concerns	Preserve rural areas & character	Ensure an adequate water supply for existing and future populations	Ensure residents of all income levels have safe and affordable housing options	Improve the County's public school system

INPUT SUMMARY

PROJECT WEBSITE SURVEY

"What are the top three concerns you have related to future growth within the County?"



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



Traffic congestion



Impact on natural environment



Crime



Housing affordability

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

TRANSPORTATION-RELATED

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

NON-TRANSPORTATION-RELATED

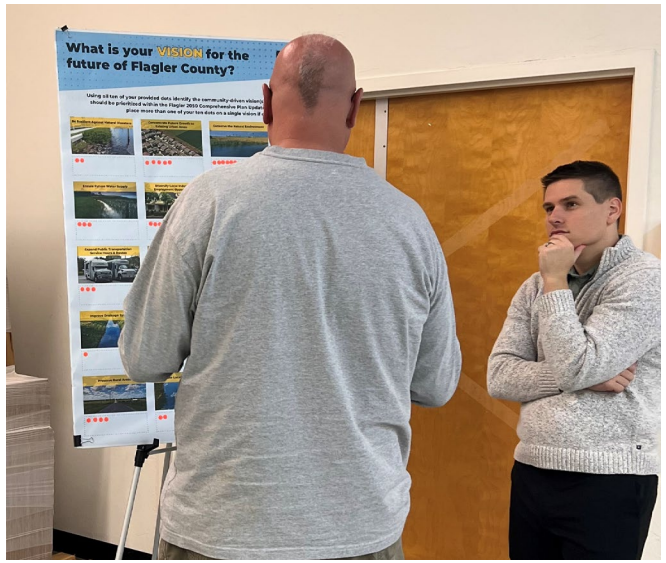
1. Fire & EMS
2. Law Enforcement
3. Libraries

INPUT SUMMARY

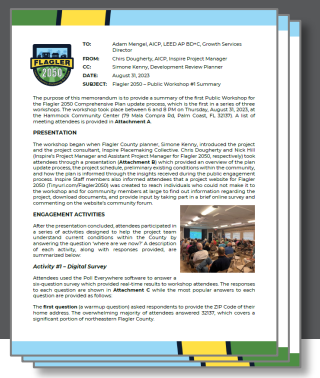
PUBLIC WORKSHOP #2 (01.17.2024)



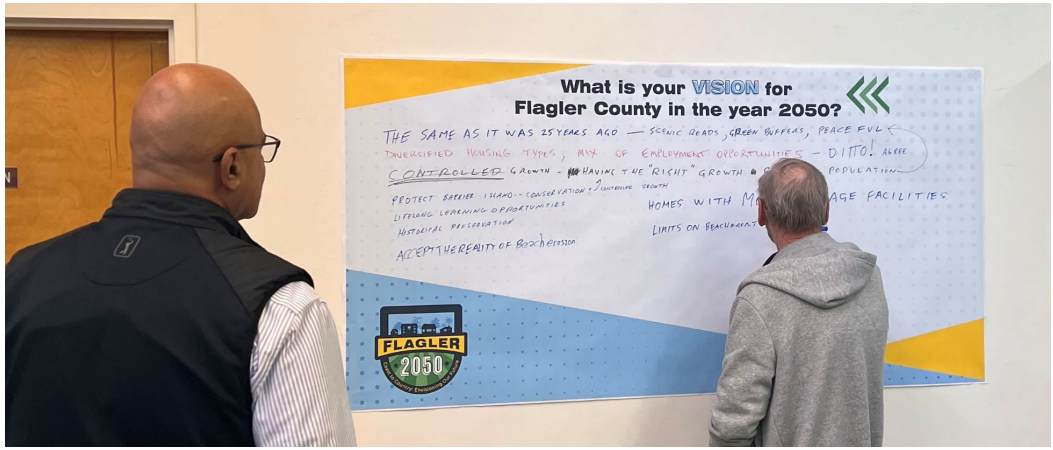


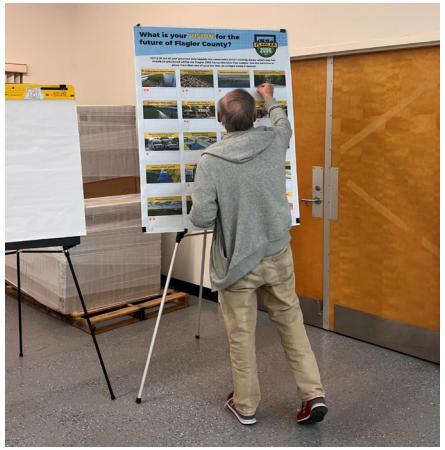






WORKSHOP SUMMARY AVAILABLE FOR DOWNLOAD





VISION DOCUMENT

2050 COMMUNITY VISION STATEMENT:

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

VISION DOCUMENT

VISION DIRECTIVES:

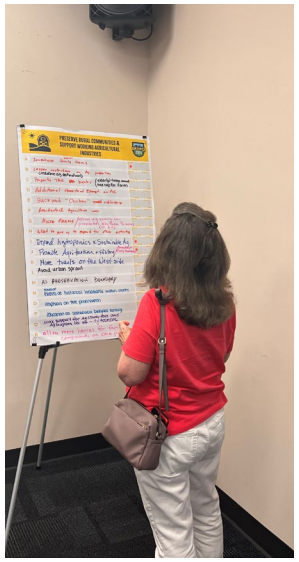
- Increase resiliency against Natural Disasters
- Improve Ongoing Drainage Systems
- Diversify Local Industry & Employment Opportunities
- Concentrate Future Growth to Existing Urban Areas
- Cultivate a More Affordable & Diverse Housing Market
- Ensure a Sufficient & Clean Water Supply
- Conserve the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

INPUT SUMMARY

PUBLIC WORKSHOP #3 (06.24.2024)

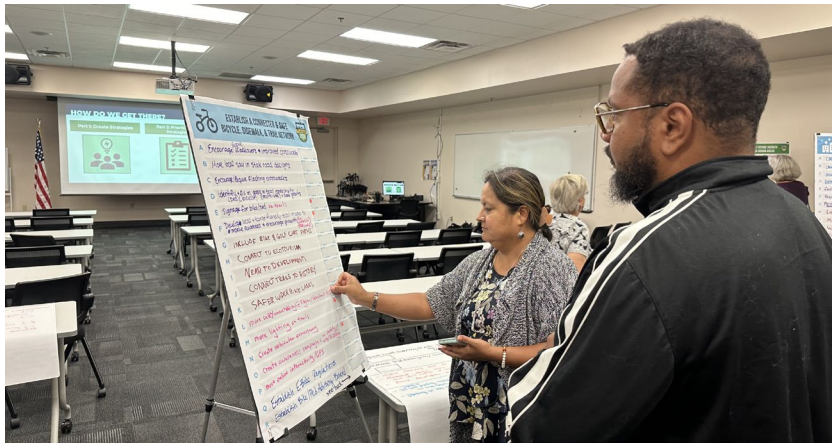








WORKSHOP SUMMARY AVAILABLE FOR DOWNLOAD





Conservation

Purpose

Ensure the continued identification and protection of significant natural resources within Flagler County

- Surface waters
- Wetlands
- Floodplains
- Vegetation
- Wildlife

Goal CON-1.

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

Related Vision Directives

Conserve the Natural Environment

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

Ensure a Sufficient & Clean Water Supply

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

Conservation

Obj Con-1. 1
Flagler County shall promote the protection of natural area reservations to lessen the adverse effects which adjacent developments might have on the managed conservation areas through implementation of various Land Development Regulations (LDRs), including transfer of development rights, clustering, Planned Unit Development (PUD) standards, permitting, and wetlands protection.
Obj Con-1. 2
In an effort to preserve agricultural production, Flagler County shall coordinate with federal and state agencies and develop a program for farmland conservation.
Obj Con-1. 3
All ecological communities, inclusive of habitats of threatened, endangered, or species of special concern, shall be identified, managed, and protected through permitting, monitoring, and evaluation programs based on data from the applicable State and Federal agencies.
Obj Con-1. 4
Flagler County shall promote the conservation and/or appropriate use, and protection of fisheries, wildlife, wildlife habitat, and marine habitat.
Obj Con-1. 5
Flagler County shall protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.
Obj Con-1. 6
Flagler County shall protect the natural functions of the one hundred year (100-year) floodplain so that the flood-carrying and flood storage capacity are maintained by continuing to implement and enforce floodplain management ordinances and reviewing development proposals for the presence of impacts on floodplains.
Obj Con-1. 7
Flagler County's wetlands shall be conserved and protected from permanent physical and hydrologic alterations.

Obj Con-1. 8
Recognizing that Flagler County is in a Water Resource Caution Area (WRCA) and depends on the Volusia-Floridan aquifer – designated as a Sole Source Aquifer – the quality and quantity of Flagler County groundwater resources shall not be degraded.
Obj Con-1. 9
Flagler County shall promote and encourage water conservation measures to reduce potable water consumption.
Obj Con-1. 10
Flagler County shall strive to reduce the rate of soil erosion caused by land development, agriculture, and other human activities by promoting the use of best management practices (BMPs) which control and limit the amount of sediment reaching surface waters.
Obj Con-1. 11
Mining activities shall be regulated through Flagler County's Land Development Regulations (LDRs) to ensure that quality of air, groundwater, surface water, and land and wildlife are not adversely affected.
Obj Con-1.12
Flagler County shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP) through the management of land use patterns.
Obj Con-1. 13
Flagler County shall continue to develop and improve the hazardous waste management program for the proper storage, recycling, collection, and disposal of hazardous wastes.
Obj Con-1. 14
Flagler County will establish and maintain a scenic road system in order to help preserve the area's natural beauty.
Obj Con-1. 15
Pursue and provide the availability of public access for open surface waters including, but not limited to, estuarine systems, lakes, beaches, and the Intracoastal Waterway.

Conservation

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

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

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

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

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

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

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

Recreation and Open Space

Purpose

Ensure that Flagler County continues to provide high-quality public facilities in a manner which meets the needs of existing and future populations for recreation and open space purposes

Goal H-1

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

Related Vision Directives

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

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

Maintain & Improve Public Facilities & Services

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

Recreation and Open Space

Obj-H-1.1
Develop and maintain a system of parks and recreation facilities through the year 2050 to meet the needs of the existing and projected future population.

Obj H-1.2
Lands purchased through the Environmentally Sensitive Lands Program will protect, preserve or restore ecologically significant areas for environmental protection and resource-based recreation.

Obj H-1.3
The natural, recreational, archaeological, scenic, historical and cultural resources of the A1A Scenic Highway shall be preserved and enhanced for Flagler County residents and visitors.

Obj H-1.4
Flagler County will work with local cities, adjacent land owners and residents, St. Johns County and State agencies for funding and implementation of the recommendations of the Old Brick Road Corridor Study for that 11-mile section lying north of Espanola to St. Johns County Road 204.

Obj H-1.5
Flagler County shall identify and implement methods to finance the operation and management of all park and open space facilities.

Obj H-1.6
Flagler County park and recreation facilities shall include vehicular, bicycle or pedestrian access facilities where appropriate, based on the natural resources, physical environment, and available funding for construction and maintenance. All Flagler County parks and recreation facilities will provide accessibility to disabled patrons in accordance with all federal requirements.

Obj H-1.7
Flagler County shall secure additional access points to open water shorelines.

Obj H-1.8
Flagler County will solicit public input and review and evaluate the development needs of parks and recreation facilities.

Recreation and Open Space

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

Policy H-1.1.10. Flagler County shall evaluate the feasibility of developing a regional sports complex capable of hosting tournaments and supporting local youth sports programming.

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

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

Intergovernmental Coordination

Purpose

Ensure the appropriate level of coordination between Flagler County and regional, state, and federal agencies, municipalities, special districts, and adjacent jurisdictions

Goal ICE-1
Flagler County will develop and maintain intergovernmental coordination mechanisms necessary to achieve consistency among local, county and regional plans and policies and coordinate all development activities in order to improve delivery of services, enhance the quality of life and protect the natural environment.

Related Vision Directives

Concentrate Future Growth to Existing Urban Areas

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

Preserve Rural Charm & Character & Support Agricultural Industries

- ISBA in FLUE & ICE

Intergovernmental Coordination

Obj ICE -1.1
Flagler County shall establish a formal process for intergovernmental coordination with the municipalities and adjacent counties through various interlocal agreements and/or specific coordination activities.

Obj ICE -1.2
Flagler County shall continue to review the comprehensive plans and plan amendments of adjacent municipalities, adjacent counties, planning activities of the Flagler County School Board, and other state and regional agencies regulatory and planning programs to determine that all planning and land development regulatory activities are consistent and coordinated with the goals, objectives, policies and implementation plans of the Flagler County Comprehensive Plan.

Obj ICE -1.3
Flagler County shall review and provide comments on adjacent local government's 5 Year Schedule of Capital Improvements and to provide a copy of the County's 5 Year Schedule of Capital Improvements to adjacent local governments for their review and comment.

Obj ICE 1.5
Flagler County shall attempt to resolve inconsistencies between adjacent local governments and state or federal permitting agencies through negotiating techniques.

Intergovernmental Coordination

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

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

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

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

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

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

Infrastructure

Purpose

Provide an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management, and natural groundwater aquifer recharge under the responsibility of Flagler County

Goal IE-1
Flagler County shall plan and coordinate with public and private utility providers for the development, operation and maintenance of cost-effective and efficient potable water, wastewater, and stormwater systems that promote timely, orderly and efficient land development patterns, consistent with goals, objectives, and policies established in the Future Land Use Element, and meet the existing and projected demands, while protecting the public health, environment, and groundwater supply.

Goal IE-2
Flagler County shall ensure the County has efficient solid waste collection and disposal services.

Related Vision Directives



Improve Drainage Systems

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



Ensure a Sufficient & Clean Water Supply

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

Infrastructure

Obj IE-1.1

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

Obj IE-1.2

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

Obj IE-1.3

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

Obj IE-1.4

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

Obj IE-1.5

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

Obj IE-2.1

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

Infrastructure

Policy IE-1.1.6. Flagler County's Engineering and Planning Departments shall continue to coordinate with utility providers to monitor facility demand and capacity information as development orders or permits are issued.

Policy IE-1.1.7. The Flagler County Planning Department shall coordinate with utility providers to prepare annual summaries of capacity and demand information for each facility and service area.

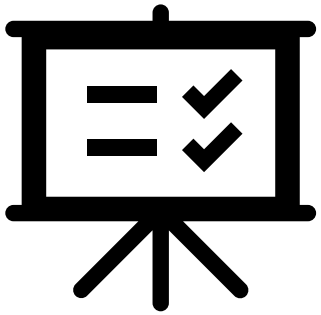
Policy IE-1.1.14. Flagler County shall comply with the Lower St. Johns River Basin Main Stem Basin Management Action Plan and require advanced treatment of septic systems.

Policy IE-1.4.5. The Flagler County Board of County Commissioners, with advice of County staff, will ensure through the regulatory process that major drainage systems, both publicly and privately owned, are inspected and receive required functional hydraulic (excluding aesthetics) maintenance on at least an annual basis.

NEXT STEPS

CONTINUE WORKSHOPS

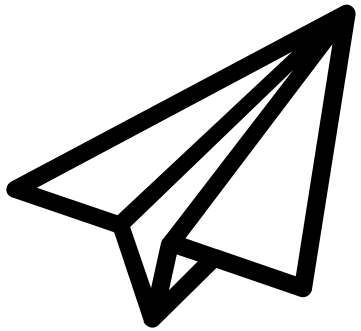
FEB – APR ‘25



1

TRANSIMITTAL HEARING

APR - MAY ‘25



2

ADOPTION HEARINGS

SUMMER ‘25



3

LDC REWRITE

FALL ’25 – ‘27



4



FLAGLER 2050

Coast to Country: Envisioning Our Future

02.10.2025

THANK YOU!