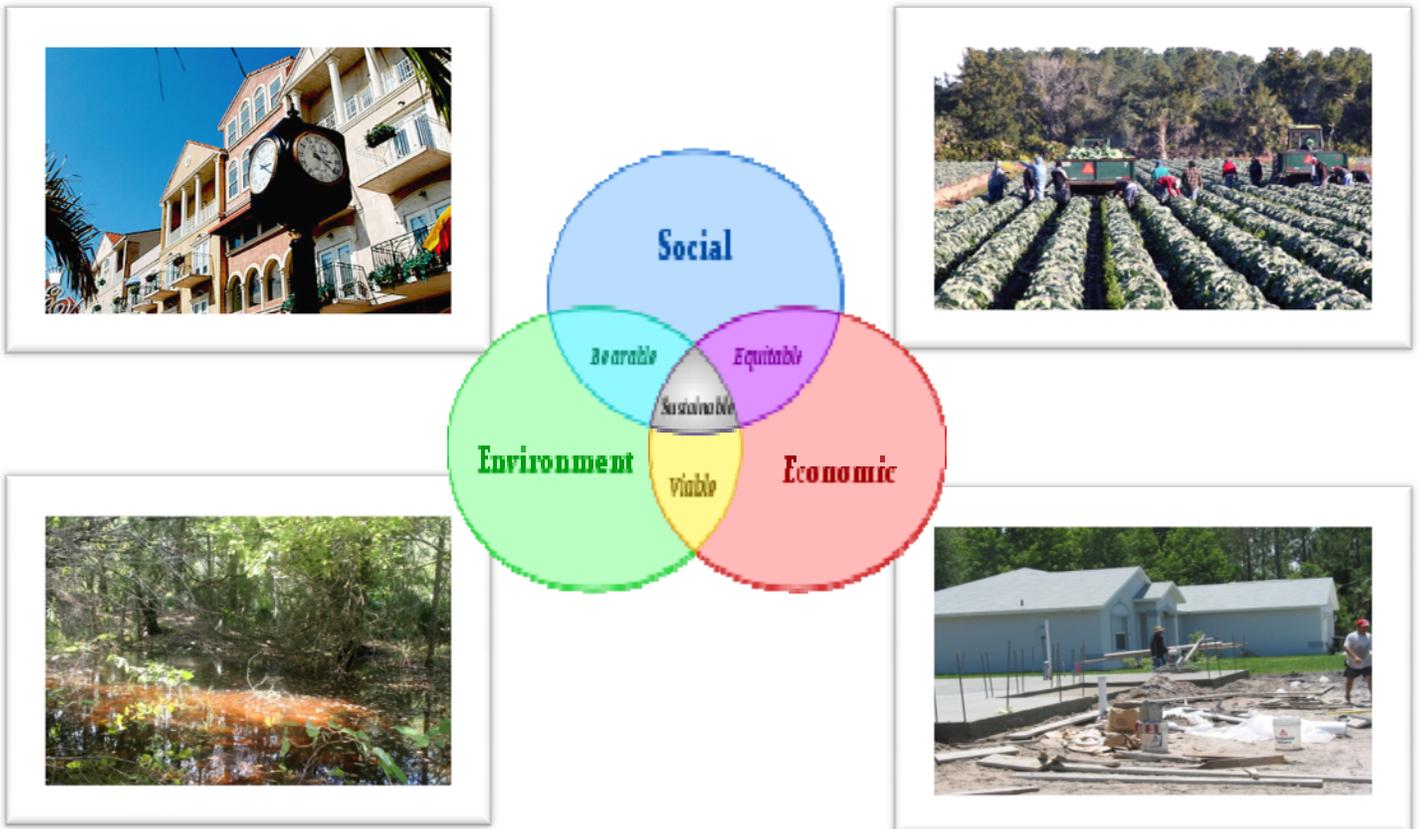




Flagler County Comprehensive Plan 2010-2035
Flagler County, Florida

Future Land Use Element



Adopted July 6, 2011

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**FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

Item	Page Number
I. INTRODUCTION	A-1
II. GOALS, OBJECTIVES, AND POLICIES	A-3
General Planning/Land Development Regulations/Site Specific Land Use	A-3
GOAL A.1	A-3
Objective A.1.1	A-3
Policy A.1.1.1	A-3
Policy A.1.1.2	A-6
Policy A.1.1.3	A-6
Policy A.1.1.4	A-8
Policy A.1.1.5	A-8
Policy A.1.1.6	A-8
Policy A.1.1.7	A-8
Policy A.1.1.8	A-9
Policy A.1.1.9	A-9
Policy A.1.1.10	A-10
Objective A.1.2	A-11
Policy A.1.2.1	A-11
Policy A.1.2.2	A-12
Policy A.1.2.3	A-12
Policy A.1.2.4	A-12
Objective A.1.3	A-13
Policy A.1.3.1	A-13
Policy A.1.3.2	A-13
Objective A.1.4	A-14
Policy A.1.4.1	A-14

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.1.4.2	A-14
Policy A.1.4.3	A-14
Objective A.1.5	A-14
Policy A.1.5.1	A-15
Policy A.1.5.2	A-15
Policy A.1.5.3	A-15
Policy A.1.5.4	A-15
Policy A.1.5.5	A-15
Policy A.1.5.6	A-16
Policy A.1.5.7	A-17
Objective A.1.6	A-18
Policy A.1.6.1	A-18
Policy A.1.6.2	A-19
Policy A.1.6.3	A-19
Policy A.1.6.4	A-19
Policy A.1.6.5	A-19
Policy A.1.6.6	A-19
Policy A.1.6.7	A-20
Policy A.1.6.8	A-20
Objective A.1.7	A-20
Policy A.1.7.1	A-20
Policy A.1.7.2	A-20
Policy A.1.7.3	A-20
Study Areas	A-24
GOAL A.2	A-24
Objective A.2.1	A-24
Policy A.2.1.1	A-25
Policy A.2.1.2	A-25

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.2.1.3	A-25
Policy A.2.1.4	A-25
Policy A.2.1.5	A-26
Coastal Area 1 Barrier Island/Princess Place	A-26
Objective A.2.2	A-27
Policy A.2.2.1	A-27
Policy A.2.2.2	A-27
Objective A.2.3	A-27
Policy A.2.3.1	A-27
Policy A.2.3.2	A-27
Policy A.2.3.3	A-27
Coastal Area 2 Colbert Lane/Graham Swamp	A-28
Objective A.2.4	A-28
Policy A.2.4.1	A-28
Coastal Area 3 Bulow Creek	A-28
Objective A.2.5	A-28
Policy A.2.5.1	A-29
Policy A.2.5.2	A-29
Policy A.2.5.3	A-29
Policy A.2.5.4	A-29
Policy A.2.5.5	A-29
Coastal Area 4 Flagler County Airport	A-30
Objective A.2.6	A-30
Policy A.2.6.1	A-30
Policy A.2.6.2	A-30
Policy A.2.6.3	A-30
Objective A.2.7	A-30
Policy A.2.7.1	A-31

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.2.7.2	A-31
Policy A.2.7.3	A-31
Coastal Area 5 Plantation Bay/Korona	A-31
Objective A.2.8	A-31
Policy A.2.8.1	A-32
Policy A.2.8.2	A-32
Policy A.2.8.3	A-32
Western Area 1 Smokerise/Hunter's Ridge	A-32
Objective A.2.9	A-32
Policy A.2.9.1	A-33
Policy A.2.9.2	A-33
Objective A.2.10	A-33
Policy A.2.10.1	A-33
Policy A.2.10.2	A-33
Policy A.2.10.3	A-33
Objective A.2.11	A-34
Policy A.2.11.1	A-34
Western Area 2 Northwest Flagler	A-34
Objective A.2.12	A-34
Policy A.2.12.1	A-34
Objective A.2.13	A-35
Policy A.2.13.1	A-35
Policy A.2.13.2	A-35
Policy A.2.13.3	A-35
Objective A.2.14	A-35
Policy A.2.14.1	A-35
Western Area 3 Southwest Flagler/Lake Disston	A-36
Objective A.2.15	A-36

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.2.15.1	A-36
Objective A.2.16	A-36
Policy A.2.16.1	A-36
Objective A.2.17	A-36
Policy A.2.17.1	A-37
Western Area 4 Daytona North	A-37
Objective A.2.18	A-37
Policy A.2.18.1	A-37
Policy A.2.18.2	A-37
Policy A.2.18.3	A-38
Western Area 5 Flagler Estates	A-38
Objective A.2.19	A-38
Policy A.2.19.1	A-38
Policy A.2.19.2	A-39
Policy A.2.19.3	A-39
Policy A.2.19.4	A-39
Economic Development	A-40
GOAL A.3	A-40
Objective A.3.1	A-40
Policy A.3.1.1	A-40
Policy A.3.1.2	A-40
Policy A.3.1.3	A-40
Conservation	A-43
GOAL A.4	A-43
Objective A.4.1	A-43
Policy A.4.1.1	A-43
Policy A.4.1.2	A-45
Policy A.4.1.3	A-45

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.4.1.4	A-46
Policy A.4.1.5	A-46
Policy A.4.1.6	A-46
Policy A.4.1.7	A-46
Policy A.4.1.8	A-47
Policy A.4.1.9	A-47
Policy A.4.1.10	A-47
Policy A.4.1.11	A-47
Policy A.4.1.12	A-49
Policy A.4.1.13	A-49
Objective A.4.2	A-49
Policy A.4.2.1	A-49
Policy A.4.2.2	A-50
Policy A.4.2.3	A-50
Policy A.4.2.4	A-50
Policy A.4.2.5	A-51
Policy A.4.2.6	A-51
Policy A.4.2.7	A-51
Rural and Agricultural Protection	A-51
GOAL A.5	A-51
Objective A.5.1	A-51
Policy A.5.1.1	A-52
Policy A.5.1.2	A-52
Objective A.5.2	A-52
Policy A.5.2.1	A-53
Policy A.5.2.2	A-53
Policy A.5.2.3	A-58
Objective A.5.3	A-59

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.5.3.1	A-59
Policy A.5.3.2	A-59
Policy A.5.3.3	A-62
Objective A.5.4	A-65
Policy A.5.4.1	A-65
Objective A.5.5	A-66
Policy A.5.5.1	A-66
Policy A.5.5.2	A-66
Policy A.5.5.3	A-68
Coastal Management	A-71
GOAL A.6	A-71
Objective A.6.1	A-71
Policy A.6.1.1	A-71
Policy A.6.1.2	A-72
Public Services, Water Supply, Utilities, and Concurrency	A-73
GOAL A.7	A-73
Objective A.7.1	A-73
Policy A.7.1.1	A-73
Policy A.7.1.2	A-73
Policy A.7.1.3	A-73
Policy A.7.1.4	A-74
Objective A.7.2	A-74
Policy A.7.2.1	A-74
Policy A.7.2.2	A-74
Policy A.7.2.3	A-74
Policy A.7.2.4	A-74
Policy A.7.2.5	A-75
Objective A.7.3	A-75

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Policy A.7.3.1	A-75
Policy A.7.3.2	A-75
Policy A.7.3.3	A-76
Policy A.7.3.4	A-77
Policy A.7.3.5	A-77
Policy A.7.3.6	A-77
Policy A.7.3.7	A-77

List of Tables

Table A.1 Non-Residential Intensity Standards	A-6
Table A.2 Residential Density Standards	A-6
Table A.3 Flagler County Future Land Use and Zoning Consistency Matrix	A-23
Table A.4 Agricultural Preservation Incentive Standards	A-64
Table A.5 Generalized Retail Criteria	A-67

List of Maps

Map A.1: Northeast Florida Region	A-83
Map A.2: City of Bunnell & City of Palm Coast Annexations	A-85
Map A.3: Flagler County Comprehensive Plan Study Areas	A-87
Map A.4: Coastal Area 1	A-89
Map A.5: Coastal Area 2	A-91
Map A.6: Coastal Area 3	A-93
Map A.7: Coastal Area 4	A-95
Map A.8: Coastal Area 5	A-97
Map A.9: Western Area 1	A-99
Map A.10: Western Area 2	A-101
Map A.11: Western Area 3	A-103
Map A.12: Western Area 4	A-105

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Map A.13: Western Area 5	A-107
Map A.14: 2000 Land Use/Land Cover	A-109
Map A.15: 2004 Land Use/Land Cover	A-111
Map A.16: 2004 Existing Land Use Map	A-113
Map A.17: Vegetation	A-115
Map A.18: 100 Year Floodplain	A-117
Map A.19: Areas of Development	A-119
Map A.20: Areas Served by Centralized Sanitary Sewer Systems	A-121
Map A.21: Soil Limitations to Septic Tanks	A-123
Map A.22: Soil Limitations for Dwellings	A-125
Map A.23: Topography of Flagler County	A-127
Map A.24: National Wetlands Inventory Wetland Systems	A-129
Map A.25: Public Supply Wells 2007	A-131
Map A.26: Surface Waters & Surface Water Basins	A-133
Map A.27: General Soil Map	A-135
Map A.28: Rock and Mineral Resources Stratigraphy	A-137
Map A.29: Priority Water Resource Caution Areas 2006	A-139
Map A.30: General Rural and Urban Development Areas	A-141
Map A.31: Hammock Dunes DRI Map H	A-143
Map A.32: Hunter's Ridge DRI Map H	A-145
Map A.33: Matanzas Shores DRI Map H	A-147
Map A.34: Plantation Bay DRI Map H	A-149
Map A.35: Future Land Use (2035)	A-151
Map A.36: General Roadways	A-153
Map A.37: Storm Surge Zones	A-155

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I. Introduction

The Future Land Use Element is one of the mandatory elements as identified in Section 163.3177, Florida Statutes. The Future Land Use Element shall provide goals, objectives, and policies to include, but not be limited to:

1. Create and adopt a Future Land Use Element and Map thereby designating general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land.
2. Show the proposed distribution, location, and extent of the various categories of land uses on a map series that is supplemented by goals, policies, and measurable objectives.
3. Identify how the future land use plan may designate areas for future planned development that involves combinations of various types of uses for which special regulations may be necessary to ensure development in accord with the principles and standards of the comprehensive plan and the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes).
4. Include criteria in the future land use plan element for achieving compatibility of lands adjacent or closely proximate to military installations, and lands adjacent to an airport as defined in Section 330.35 and consistent with Section 333.02, Florida Statutes.
5. Identify the amount of land designated for future planned industrial use based upon surveys and studies that reflect the need for job creation, capital investment, and the necessity to strengthen and diversify the local economies, and may not be limited solely by the projected population.
6. Include as part of the map series, a map that generally identifies and depicts historic district boundaries and shall designate historically significant properties meriting protection. For coastal counties, the Future Land Use Element must

Flagler County Comprehensive Plan 2010-2035

include, without limitation, regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in Section 342.07, Florida Statutes.

7. Include provisions within the Future Land Use Element that identify the land use categories in which public schools are an allowable use.

The Future Land Use Element needs to be coordinated with the other Elements of the Flagler County Comprehensive Plan to attain a balance between the natural, economic, and social resources of Flagler County in order to attain sustainability.

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II. Goals, Objectives, and Policies

General Planning/Land Development Regulations/Site Specific Land Use

The following are the goals, objectives, and policies adopted by Flagler County to guide the preservation, development, and redevelopment of the lands within Flagler County to ensure the provision of services, the availability of resources to meet future demand, and to protect valuable natural and manmade resources.

GOAL A.1: Flagler County shall strive to achieve orderly, harmonious and judicious use of the land through a distribution of compatible land uses, fostering the viability of new and existing communities while maintaining the agricultural pursuits of the County, and recognizing and preserving the integrity of the natural environment.

Objective A.1.1: Future growth and development will continue to be managed through implementation and enforcement of land development regulations.

Policy A.1.1.1: ~~The~~ Flagler County will continue to enforce land development regulations that contain specific and detailed provisions required to implement the Flagler County Comprehensive Plan and which as a minimum:

- ~~(1a.)~~ Regulate the subdivision of land by adopting standards for the way parcels are split consistent with the Comprehensive Plan and the Land Development Regulations.
- ~~(2b.)~~ Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses. This will be achieved through subdivision requirements, and provisions for storm water management within the Land Development Regulations.
- ~~(3c.)~~ Protect the “conservation areas” designated on the Future Land Use Map and in the Conservation Element by prohibiting

Flagler County Comprehensive Plan 2010-2035

development, by requiring mitigation efforts, and by the use of Transfer Development Rights, incentives through the use of performance standards, and other innovative zoning techniques if when appropriate.

- ~~(4d.)~~ Regulate areas subject to seasonal periodic flooding and provide for drainage and storm water management through a stormwater management section of the Land Development Regulations (LDRs). ~~A requirement for eCompensatory~~ storage will also be considered as part of this section.
- ~~(5e.)~~ Protect potable water well fields and aquifer recharge areas by limiting the types of activities that can occur on them, by limiting the types of chemicals and other substances that can be located on them and by limiting impervious surfaces as part of the Land Development Regulations (LDRs).
- ~~(6f.)~~ Regulating signage, including specifically reducing the size of signs where possible, the number of signs where possible and by requiring additional setbacks from the edge of the right-of-way. Ensure safe and convenient on-site traffic flow and vehicle parking needs by requiring adequate off-site parking, control of access, and interior parking design.
- ~~(7)~~ Regulate the amount of development to ensure that there are urban services available to serve new development and prevent development from occurring until there are adequate urban services in place to serve the new development. This policy shall be coordinated with the concurrency management requirements contained throughout this and other elements of the adopted Comprehensive Plan. 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

Flagler County Comprehensive Plan 2010-2035

standards established in the adopted concurrency management system for Flagler County.

- (8) Regulate the amount of development to ensure that there are adequate supplies of water to serve current and future development through the adoption of the Water Supply Plan for Flagler County; adherence to the level of service (LOS) standards established in the Infrastructure Element and implementation of conservation efforts identified in the Conservation Element.
- (9) Encourage “Green” development as part of Flagler County’s efforts for sustainability and the reduction of greenhouse gases. For clarification on the implementation of this policy the term “Green” means efforts to reduce impacts on the environment resulting from development and redevelopment actions. 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. Additionally, the idea of “Green” industry or business means a business entity that is housed in a building and site that was developed using Green development standards and utilizes accepted “Green” practices in carrying out the day to day operation of the business/industry. 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. “Green” is an overall concept that rewards those who make efforts to reduce impacts so one hundred percent (100%) compliance is not required in order to be considered “Green.”

Flagler County Comprehensive Plan 2010-2035

Policy A.1.1.2: Land development activity and regulations which implement the Comprehensive Plan shall be based on and be consistent with the following maximum intensity and density standards:

Non-residential Future Land Use Map categories provide a maximum floor area ratio (FAR). FAR represents the gross floor area of all buildings 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 A.1 Non-Residential Intensity Standards

Land Use	FAR	Max. Impervious Area
Commercial Low Intensity	0.30	60%
Commercial High Intensity	0.40	70%
Industrial	0.45	70%

Flagler County shall continue to implement the following densities and intensities for residential Future Land Use Map categories through the adopted Land Development Regulations (LDRs):

Table A.2 Residential Density Standards

Land Use	Density (units per gross acre)
Residential Low Density/Rural Estate	1
Residential Low Density	1 to 3
Residential Medium Density	3.1 to 7.0
Residential High Density	7.1 to 10.0

Policy A.1.1.2-a3: The location and extent of low intensity and high intensity mixed land use categories in accordance with the Future Land Use Map and the policies and descriptions of type, sizes, densities, and intensities of land use are outlined below:

(1a-) Types of uses allowed in each mixed use category:

Flagler County Comprehensive Plan 2010-2035

(a1) Mixed Use - Low Intensity - Low/Medium Density Residential: Low Intensity Professional Office and Neighborhood Commercial, Planned Unit Developments, and Public Uses.

(b2) Mixed Use - High Intensity - Medium/High Density Residential: High Intensity General Office and General Commercial, Planned Unit Developments and Public Uses.

(2b.) Density of each use:

(a1) Mixed Use - Low Intensity - 1.0 to 7.0 residential units per gross acre. Retail and office, maximum FAR of .2. Residential uses shall occupy a minimum of ~~3~~15% and a maximum of 70% of the development area. Retail and office uses shall occupy a minimum of 15% and a maximum of ~~3~~50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.

(b2) Mixed Use - High Intensity - 3.1 to 10.0 residential units per gross acre. Retail and office, maximum FAR of .4. Residential uses shall occupy a minimum of 25% and a maximum of 60% of the development area. Retail and office uses shall occupy a minimum of 25% and a maximum of 50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.

(3e.) Composition and compatibility of each land use mix:

(a1) Mixed Use - Low Intensity 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).

(b2) Mixed use - High Intensity Medium high Density Residential, Mixed General Office and General Commercial Uses,

Flagler County Comprehensive Plan 2010-2035

Supporting Public Uses (high visibility), and Mixed Use Planned Unit Developments (PUDs).

Policy A.1.1.2.b4: The location and extent of recreation and open space land use categories in accordance with the Future Land Use Map and description of types of land uses and intensities are outlined below:

- (1a)) Types of uses allowed in the recreation and open space category:
 - (a1)) Public recreational, education, and institutional uses.
 - (b2)) Public service/utility uses, post office, and public libraries.
- (2b)) Intensity of each recreation and open space land use:
 - (a1)) Maximum lot building coverage (total site area) - 35%
 - (b2)) Minimum open space - 40%
 - (c3)) Maximum building height - 35 feet

Policy A.1.1.35: Flagler County's Land dDevelopment rRegulations (LDRs) shall contain performance standards which:

- (1a)) Address landscape regulations for vehicular use areas, buffering requirements and open space requirements;
- (2b)) Address tree protection requirements; and
- (3e)) Regulate signage.

Policy A.1.1.46: The Flagler County shall continue to administer land development regulations governing Agricultural Districts as adopted into the Flagler County's Land Development Code Regulations. This agricultural district allows bona-fide agricultural pursuits, timber production, and limited residential development at a gross density of one (1) unit per twenty (20) acres.

Policy A.1.1.57: The Flagler County shall continue to administer Land dDevelopment rRegulations (LDRs), which govern Limited Office and General Office Districts as needed in the Flagler County's Land Development Code

Flagler County Comprehensive Plan 2010-2035

Regulations. These districts allow limited and general office uses along collector and arterial roadways.

~~**Policy 1.6:** The County shall continue to administer land development regulations, which govern the Future Development District to Flagler County Land Development Code. This district serves as an urban reserve for certain parcels located within the Planned Urban Service Area. These parcels must be reclassified to a PUD or other appropriate land use classification prior to urban development.~~

~~Note: The urban reserve parcels are identified in the Palm Coast Comprehensive Land Use Plan (CLUP) which was a part of an approved development agreement between ITT Community Development Corporation and the State Department of Community Affairs. By June 1991, the County will identify specific reserve parcels to be designated FDD “Future Development District” and identify them on the “Future Land Use Map” by way of a Comprehensive Plan amendment.~~

Policy A.1.1.78: The Flagler County shall continue to administer Land Development Regulations (LDRs), which protect viable wetlands and sensitive ecological communities identified as “Conservation Areas” on the Future Land Use Map.

Policy A.1.1.89: The Flagler County shall continue to administer the Land Development Regulations (LDRs) in the R-3b Multi-Family District, which allows a density bonus for development projects, which provide low to moderate income housing.

[NOTE: Policy 1.9 from the 2000-2010 Comprehensive Plan has been modified and is located in the “Agricultural Protection” portion of the FLUE GOPs.]

Policy A.1.1.10: Parcel Specific Limitations – Notwithstanding the maximum density and/or intensity permitted by this Future Land Use Plan, the following properties have proffered, and Flagler County agrees to implement a more limited yield:

- (1a) FLUM Application #2350, Edge Properties; approximately 47 acres designated as Commercial High Intensity is limited to a maximum of 280,000 square feet. The 2004 tax parcel numbers of the subject property are 39-12-31-0000-01010-0090, and 10-12-31-0000-00010-0030.
- (2b) 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.
- (3e) FLUM Application #2418, Hometown Communities, Inc.; approximately 166.23 acres designated as Residential Low Density is limited to a maximum of 399 Dwelling Units conditioned upon the overall number of dwellings for the following parcels not to exceed 749. The 2004 tax parcel numbers of the subject parcels are: 35-12-31-0000-02010-0000; 35-12-31-0000-02030-0000; 34-12-31-0650-000D0-0080; 27-12-31-0000-01010-0000; 22-12-31-0000-01010-0010; 26-11-31-0000-01010-0010; and 27-12-31-0000-01020-0010.
- (4d) FLUM Application #2594, Old Kings Village contains a 4-acre commercial low intensity parcel that will have a maximum of 36,000 square feet of building and will not include convenience stores, filling stations and fast food restaurants. Being a portion of Tax parcel #38-12-31-0000-03040 0000.
- (5e) FLUM Application #2693 contains an 11-acre commercial low intensity parcel that will have a maximum of 125,000 square feet of

Flagler County Comprehensive Plan 2010-2035

gross commercial floor area. Being a portion of Tax parcel #28-12-31-0000-01010-0000 having more approximate dimensions of 600 feet by 800 feet.

(6f) FLUM Application #2699 limits 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. Being all of Tax Parcel #04-13-31-0650-000B0-0011.

(7g) FLUM Application #2747, Flagler Airport Industrial, LLC and Flagler Pines Properties, L.L.C., approximately 89.493 acres designated as Industrial (54.05 acres) and Commercial High Intensity (35.443 acres) is limited to 17,166 daily trips and 1,613 peak hour trips. The 2008 tax parcel numbers of the subject properties are 08-12-31-0650-0000-0070, 08-12-31-0650-000B0-0071, and 08-12-31-0650-000D0-0050.

(8) Map A.31 Hammock Dunes; Map A.32 Hunter's Ridge; Map A.33 Matanzas Shores; and Map A.34 Plantation Bay 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.

Objective A.1.2: Flagler County shall eliminate or reduce uses of land within the County which are inconsistent with community character or desired future land uses.

Policy A.1.2.1: By ~~2012~~2009, Flagler County shall prepare and adopt an antiquated subdivision study. The study will be used to provide the baseline

Flagler County Comprehensive Plan 2010-2035

assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the Land Development Regulations (LDRs). 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 A.1.2.2: The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Code Regulations (LDRs) and the Comprehensive Plan by the following means:

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

Policy A.1.2.3: Expansion and replacement of existing land uses which are incompatible with the Future Land Use Element and Map plan shall be prohibited.

Policy A.1.2.4: The Flagler County Land Development Code Regulations (LDRs) 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.

Flagler County Comprehensive Plan 2010-2035

Objective A.1.3: On an on-going basis, Flagler County shall inventory review and analyze the possible innovative land development regulations available and provide an assessment of their applicability within Flagler County.

Policy A.1.3.1: ~~By 2000, the County shall prepare a report which assesses the various innovative land development regulations available, and their short comings and advantages to Flagler County.~~

Policy 3.2: Flagler County shall continue to review, adopt, and implement revisions to the Land Development Regulations (LDRs) 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 as deemed appropriate by the report in 2002.

Policy A.1.3.32: Flagler County shall continue to encourage development under the “rural village” provisions of the Land Development Code that complies with the goal of sustainable, “Green” development 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.

[NOTE: Objective 4 and supporting policies from the 2000-2010 Comprehensive Plan are now located in the Conservation portion of the FLUE GOPs.]

Objective A.1.54: 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, Land Development Regulations (LDRs), and Concurrency Management System.

Policy A.1.54.1: 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 A.1.54.2: 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 the Flagler County's Development Review Process.

Policy A.1.54.3: Future land uses, in addition to being coordinated with environmental factors, will be coordinated with the concurrency management system.

[NOTE: Objective 6 and supporting policies from the 2000-2010 Comprehensive Plan are now located in the Study Area portion of the FLUE GOPs . Objective 7, and supporting policies from the 2000-2010 Comprehensive Plan are now located in the Rural and Agricultural Protection portion of the FLUE GOPs.]

Objective A.1.58: Upon plan adoption, Flagler County shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available inside the “Planned Urban Service Areas”, by locating higher densities and intensities

Flagler County Comprehensive Plan 2010-2035

~~within the “Planned Urban Service Areas” and requiring an urban level of service to unincorporated areas shown as planned urban service areas.~~

Policy A.1.58.1: Higher densities and intensities of development shall be located within the “Planned Urban Service Areas”, areas where public facilities are available.

Policy A.1.58.2: 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 service.

Policy A.1.58.3: 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 A.1.58.4: Flagler County shall establish and require an urban level of service to unincorporated areas ~~shown as “Planned Urban Service Areas” on the Flagler County Future Land Use Map~~. 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.

Policy A.1.58.5: ~~For areas outside the Planned Urban Service Area~~, 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 ~~unless if~~ if the amendment ~~does not contribute~~ to any of the following conditions:

(1a) Permit substantial areas of Flagler County to develop as low-

intensity, low-density or single-use development in excess of demonstrated need; or

- (2b) 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; or
- (3c) Permit urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development; or
- (4d) Fails to adequately protect and conserve natural resources as a result of premature or poorly-planned conversion of rural land; or
- (5e) Fails to adequately protect adjacent agricultural areas and activities; or
- (6f) Fails to maximize use of existing public facilities and services; or
- (7g) Fails to maximize use of planned public facilities and services; or
- (8h) Allows for land use patterns or timing which disproportionately increases the cost of services; or
- (9i) Fails to provide a clean separation between rural and urban uses; or
- (10j) Inhibits infill development; or
- (11k) Fails to encourage an attractive and functional mix of uses; or
- (12l) Results in poor accessibility; or
- (13m) Results in the loss of significant amounts of functional open space.

Policy A.1.58.6: ~~New commercial development shall be limited to commercially designated areas on the “Future Land Use Map”.~~ The impact resulting from new non-residential development along collector and arterial roadways of that ~~commercial development~~ shall be managed through access management, shared or joint access, traffic signalization and other similar techniques.

Flagler County Comprehensive Plan 2010-2035

~~**Policy 8.7:** All future recreation-oriented developments on major water bodies shall require a comprehensive plan amendment when located outside the Planned Urban Service Area and shall meet the following locational criteria:~~

- ~~(1) Primary access shall be provided via an arterial roadway;.~~
- ~~(2) Internal access roadways from arterial roads to recreation-oriented developments shall be limited to two (2) miles in length; and.~~
- ~~(3) Recreation-oriented development shall be prohibited on environmentally sensitive lands including all wetland communities; and environmental impacts shall be managed to preserve natural resources to the maximum extent possible.~~

~~**Policy A.1.58.87:** Future 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 recreation oriented developments since the dock is an accessory to the primary use. Private recreation oriented developments on major water bodies located outside the Planned Urban Service Area 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 shall be adopted as part of the Future Land Use Map.~~

~~**Policy 8.9:** To promote economic development, the County may permit newly designated industrial lands to be located outside of the Planned Urban Service Area provided, however, that such industrial lands shall be served by sufficient infrastructure to meet the proposed development. The County will adopt land development regulations requiring performance standards to protect adjacent environmental and agricultural lands. The land development regulations will include, but not be limited to:~~

Flagler County Comprehensive Plan 2010-2035

- 1) ~~minimum setback of 500 feet from adjacent sensitive environmental lands to include, but not be limited to:~~
 - ~~high-quality wetlands,~~
 - ~~Outstanding Florida Waterways (OFWs),~~
 - ~~high aquifer recharge areas,~~
 - ~~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;~~
- 2) ~~minimum setback of 100 feet from lands in active agricultural production; and~~
- 3) ~~require development to be consistent with LEED certification, Water Star, and Energy Star programs.~~

[NOTE: Objectives 9 and 10, as well as supporting policies from the 2000 Comprehensive Plan, are now located in the Public Services, Water Supply, Utilities, and Concurrency portions of the FLUE GOPs. Objective 11 and supporting policies from the 2000 Comprehensive Plan are now located in the Rural and Agricultural Protection portion of the FLUE GOPs. Objective 12 and supporting policies from the 2000 Comprehensive Plan are now located in the Economic Development portion of the FLUE GOPs.]

Objective ~~A.1.136~~: Flagler County shall continue to ensure that tThe Future Land Use Map series and the Comprehensive Plan are implemented through a consistent and coordinated Land Development Regulations (LDRs) and Official Zoning Map ~~shall be adopted as the guide for future development and the Flagler County Development Ordinance (No. 84-3) will be modified to be consistent with the plan and map by January, 1994.~~

Policy A.1.136.1: Flagler County shall implement its Comprehensive Plan through Land Development Regulations (LDRs) which maintain the quality of existing and proposed residential areas by establishing regulations for roadway buffers, landscape and natural vegetation buffers, fences and walls, and the use of intervening common open space.

Policy A.1.136.2: Flagler County shall implement its Comprehensive Plan through Land Development Regulations (LDRs) 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 Regulations, 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.

Policy A.1.136.3: Flagler County shall implement its Comprehensive Plan through Land Development Regulations (LDRs) 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 A.1.136.4: The size, location, and function of shopping centers should be related to the population and market area served.

Policy A.1.136.5: Flagler County shall implement its Comprehensive Plan by adopting Land Development Regulations (LDRs) 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 A.1.136.6: Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.

Policy A.1.136.7: Flagler County shall implement its Comprehensive Plan through ~~L~~Land ~~d~~Development ~~r~~Regulations (LDRs) which require extensive buffering when industrial uses are located near adjacent residential areas.

Policy A.1.136.8: Mixed land use areas shall be located as shown on the “Future Land Use Map” and as amendments are made to that ~~m~~Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.

[NOTE: Objective 14 and supporting policies from the 2000 Comprehensive Plan are now located in the Public Services, Water Supply, Utilities, and Concurrency portion of the FLUE GOPs.]

Objective A.1.157: Flagler County shall establish a program to assist areas in need of re-development and renewal.

Policy A.1.157.1: Consistent with funding sources identified in the Housing Element of this Comprehensive Plan, Flagler County shall continue to ~~use~~ available funds to re-develop areas within the County, including the substandard housing areas identified in the Housing Element, which are in need of assistance.

Policy A.1.157.2: The Flagler County shall coordinate with community redevelopment agencies to develop programs that implement the redevelopment plan approved for the redevelopment area. ~~investigate and establish, through~~

Flagler County Comprehensive Plan 2010-2035

~~fiscally sound means, mechanisms for attracting private investment into redevelopment areas.~~

Policy ~~A.1.157.3~~: At a minimum redevelopment plans, activities, and regulations shall:

- ~~(1)~~ Be consistent with other policies set forth in this Comprehensive Plan;
- ~~(2)~~ 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;
- ~~(3)~~ Address the impacts of redevelopment activities on the natural systems and historic resources of Flagler County;
- ~~(4)~~ Provide for the visual continuity of the study area for the application of sound principles of design and landscaping; and
- ~~(5)~~ 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.

[NOTE: Objectives 16 and 17, as well as the supporting policies from the 2000 Comprehensive Plan, are now located in the Coastal Management portion of the FLUE GOPs.]

~~Objective 18: The next Flagler County Evaluation and Appraisal Report (EAR) and EAR-based amendments will address urban sprawl, the preservation of farm land and rural areas, and wildfire mitigation.~~

Policy 18.1: ~~The Evaluation and Appraisal Report will include:~~

- ~~a) A land use needs analysis considering the current allocation of land uses and the impact of infill and annexation;~~
- ~~b) An assessment of rural development and identification of opportunities for innovative planning of rural communities such as Rural Stewardship Areas, Transfer of Development Rights programs, or Farm compacts;~~
- ~~c) An analysis of facility plans so development can be maximized efficiently;~~
- ~~d) An analysis of environmentally sensitive areas, including areas of significant upland habitat;~~
- ~~e) An analysis of the protection of surface and groundwater, considering additional measures for areas identified with severe vulnerability to surface or groundwater contamination from septic tanks; and~~
- ~~f) Identification of areas subject to wildfire, and an evaluation of mitigation options.~~

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Flagler County Comprehensive Plan 2010-2035

Table A.3 Flagler County Future Land Use and Zoning Consistency Matrix FUTURE LAND USE CATEGORIES

FUTURE LAND USE DESIGNATION	LAND-USE DISTRICT ZONING CLASSIFICATION
1. Conservation -(wetland areas)	CN – Conservation
2. Agriculture & Timberlands 1 unit / 5 acres	AC- Agricultural; <u>PUD through the FARMS program</u>
1 unit / 20 acres	AC-2 - Limited Agricultural
3. Residential Low Density / Rural Estate - 1 unit	R-1 Rural Residential, MH-1 Rural Mobile Home, PUD
Low Density / Single Family – <u>1.1 to 3.0</u> 4-3 units	R-1b Urban Single Family, PUD
Medium Density / <u>3.1 to 7.0</u> 4-7 units per acre	R-1c and R-1d Urban Single Family, R-2 Two-Family, MH-2 Urban Mobile Home, MH-3 Mobile Home Park, PUD-
High Density / <u>7.1 to 10.0</u> 8-10 units per acre	R-3 Multi-Family Residential, R-3b Multi-Family Residential, PUD
4. Commercial Low Intensity - Professional Office Neighborhood Commercial	θQ -1 Limited Office C-1 Neighborhood Commercial
High Intensity - General Office General Commercial	θQ -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 <u>AC-Agriculture District</u>
10. Historic Sites	Any District (See <u>Conservation Element and Historic Preservation Sub-Element</u>)
11. Mixed Use Low Intensity - Low/Med. Density Residential, Public Uses, PUD's, Professional Office and Neighborhood Commercial.	C-1 Neighborhood Commercial, R/C Residential/Commercial, PUD, FDD Future Development District
High Intensity - Medium/High Density Residential, Public Uses, PUD's, General Office, General Commercial.	θQ -2 General Office (proposed), C-2 General Commercial, PUD -Planned Unit Development , FDD Future Development District

Study Areas

The following goals, objectives, and policies reflect specific recommendations pertaining to similar geographic areas of Flagler County (see Map A.3). These goals, objectives, and policies are the result of the visioning efforts of the County's Future Committee, the directions from the Flagler County Board of County Commissioners' Strategic Plan for 2010 to 2015, and the application of the Evaluation and Appraisal Report (EAR) recommendations. These are intended to address the characteristics of the different areas of Flagler County and to provide assistance to local leaders in making decisions that are appropriate for that study area. These are not intended to serve as sector plans as defined by Florida Statutes. The composite Study Area Map (Map A.3) summarizes the ten (10) study areas developed for this Comprehensive Plan. There are five (5) coastal areas and five (5) western areas to provide enough detail while assuring a cohesive analysis of the unique resources and overall character for each of the study areas.

GOAL A.2.: Flagler County shall ensure that the wide and varying characteristics of the County are addressed in the Future Land Use Element.

Objective A.2.1.6: 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 will be directed into the "Planned Urban Service Area" as shown on the "Future Land Use Map" areas of western Flagler County (west of US 1) areas that can be served by adequate urban services as defined services in Policy A.1.1.1. 4.5 [sic] and public facilities ensured. 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.

Flagler County Comprehensive Plan 2010-2035

Policy A.2.16.1: ~~The Flagler County will modify its schedule of extension of roads and public facilities and services as listed in the Capital Improvements Element only upon specific finding that a development outside of the normal schedule is clearly in the public interest, meets all the specific goals, objectives, and policies of this Comprehensive Plan, and also provides benefits to the County which exceed the costs to serve the development.~~

Policy A.2.16.2: ~~Urban development shall be limited to planned urban service areas which have the existing or planned capacity infrastructure to service new population or commerce activities. Modifications to the urban service line boundaries shall only be permitted when the modification is clearly in the public interest and meets all the goals, objectives, and policies of the Comprehensive Plan. The timing and provisions of urban services to the Western Areas of Flagler County shall be coordinated with other local governments, private utility providers and quasi-governmental entities (e.g. Community Development Districts).~~

Policy A.2.16.3: ~~Within the “Planned Urban Service Areas” of Flagler County may allow the development of new urban development shall only be permitted when central water and sewer systems are available concurrent with the development as determined through the Concurrency Management System of the respective local governments and the applicable interlocal agreements and rural/farming preservation policies contained in this Comprehensive Plan.~~

Policy A.2.16.4: ~~Densities in the “Planned Urban Service Areas” Flagler County shall be regulated new development in a manner which ensures that the Level of Service (LOS) of the transportation system intended to serve those urban service areas are not exceeded. Modification to those “planned urban service areas” or increases in density will require that the developer provide appropriate mitigation that includes, but is not limited to, provision of alternative~~

Flagler County Comprehensive Plan 2010-2035

transportation systems, additional infrastructure, and/or fees to pay for the impacts of the proposed increase in density or change to the urban service area.

Policy ~~A.2.16.5~~: The “Planned Urban Service Areas” development of lands west of U.S. Highway 1 cannot occur unless there are sufficient ~~must have an urban level of 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. Urban Flagler County shall ensure that adopted~~ Levels of Service (LOS) are enforced within ~~vary by 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. Levels of Service have been adopted for roadways, parks and recreation facilities, solid waste collection, stormwater management systems and water and sewer utility services. They have not been adopted yet for fire and police protection and emergency medical services.~~

Policy ~~A-1.6.6~~: The conversion of Agricultural lands, located within the Planned Urban Service Area, to urban development or uses shall only be permitted when it is demonstrated that the land is needed for growth and economic development during the planning time frame and such conversion shall not contribute to leapfrog or scattered development patterns.

Policy ~~A-1.6.7~~: The conversion of Agricultural lands, located within the Planned Urban Service Areas to urban development or uses shall only be permitted when the development maximizes the use of existing public facilities or the urban uses are located within areas where public services are currently provided.

Coastal Area 1 (Barrier Island/Princess Place): This area contains approximately 10,042 acres (see Map A.4). The boundaries of the area are: the Town of Marineland

Flagler County Comprehensive Plan 2010-2035

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.

Objective A.2.2: Flagler County shall continue to coordinate development review and land use decisions for areas within Coastal Area 1 with all governmental agencies, including the Dunes Community Development District.

Policy A.2.2.1: Flagler County shall on a regular basis notify adjoining cities and management entities of the Dunes Community Development District of Comprehensive Plan amendments and amendments to the Official Zoning Map requested in Coastal Area 1.

Policy A.2.2.2: 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 Land Development Regulations (LDRs).

Objective A.2.3: Flagler County shall continue to work with Corridor Management Entities for the A1A River and Sea Trail Scenic Highway and the A1A Ocean Shore Scenic Highway to ensure consistency with the adopted Corridor Management Plan.

Policy A.2.3.1: By 2011 Flagler County shall develop design standards in the Land Development Regulations (LDRs) to encourage village centers as methods of discouraging “strip commercial” development.

Policy A.2.3.2: Flagler County shall on a continuing basis review and amend the Land Development Regulations (LDRs) to incorporate changes made to the Corridor Management Plan that pertain to the regulation of use, signage, buffering, landscaping, and architectural design.

Policy A.2.3.3: Flagler County shall 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

Flagler County Comprehensive Plan 2010-2035

encourage commercial clusters at roadway intersections and eliminate ineffective strip development.

Coastal Area 2 (Colbert Lane/Graham Swamp): This area contains approximately 4,753 acres (see Map A.5). 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.

Objective A.2.4: Flagler County shall develop a process for coordinating development review with the cities of Flagler Beach and Palm Coast to assure efficiency in the provision of utilities and transportation improvements.

Policy A.2.4.1: On a continuing basis, Flagler County shall coordinate development review with the cities of Flagler Beach and Palm Coast.

Coastal Area 3 (Bulow Creek): This area contains approximately 7,263 acres (see Map A.6). 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 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.

Objective A.2.5: Flagler County shall utilize land use and design regulations to ensure protection of rural and natural resources in the Bulow Creek coastal study area.

Policy A.2.5.1: By 2015, 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 A.2.5.2: By 2015, Flagler County will finalize standards that provide incentives to develop residential lands in a manner consistent with 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 overriding goal of protecting the natural resources associated with Bulow Creek.

Policy A.2.5.3: By 2015, Flagler County shall complete a detailed transportation analysis to 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 A.2.5.4: Flagler County shall complete a management plan for the 900+/- acres of land it owns by 2012. 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 A.2.5.5: By 2015, Flagler County shall complete a management plan for the abandoned landfill located on the west side of Old Kings Road.

Flagler County Comprehensive Plan 2010-2035

Coastal Area 4 (Airport Study Area): This area contains approximately 3,741 acres and comprises two pockets of unincorporated County surrounded by the city of Palm Coast (see Map A.7). 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.

Objective A.2.6: Flagler County shall utilize land development regulations and interlocal agreements with surrounding local governments to ensure that the Flagler County Airport provides for economic opportunity and diversity.

Policy A.2.6.1: Flagler County has accepted the Palm Coast/Flagler County Airport Area Master Plan and Zoning Overlays 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 A.2.6.2: Flagler County shall strive to ensure that the economic development of the Airport and surrounding properties provide for sustainable and viable economic growth.

Policy A.2.6.3: By 2015, Flagler County, in coordination with the city of Palm Coast, shall conduct a feasibility study for a new east-west road between Seminole Woods Parkway and Belle Terre Boulevard.

Objective A.2.7: 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 A.2.7.1: 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 A.2.7.2: By 2012, 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 A.2.7.3: On a continuing basis Flagler County shall review the review of 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.

Coastal Area 5 (Plantation Bay and Korona): This area contains approximately 5,150 acres (see Map A.8) 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.

Objective A.2.8: Flagler County shall ensure that there are adequate facilities and infrastructure to accommodate the development that will occur along Old Dixie Highway between Interstate 95 and U.S. Highway 1.

Policy A.2.8.1: 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 A.2.8.2: By 2015, Flagler County will finalize performance standards in the Land Development Regulations (LDRs) 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 A.2.8.3: On a continuing basis, Flagler County shall monitor the Plantation Bay Development of Regional Impact (DRI) to ensure compliance with the adopted and amended Development Order and to develop opportunities for the potential expansion of the Plantation Bay utilities.

Western Area 1 (Smokerise/Hunter's Ridge): This area contains approximately 17,856 acres (see Map A.9) 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.

Objective A.2.9: Flagler County shall continue to review and update the Hunter's Ridge Development of Regional Impact (DRI) to ensure that the Master Development Plan and associated rules and regulations protect the natural resources in the area, while ensuring efficient delivery of services to compact residential and non-residential uses.

Policy A.2.9.1: Flagler County shall maintain existing and pursue future interlocal agreements with the City of Ormond Beach, Volusia County, and the City of Bunnell in order to provide needed services.

Policy A.2.9.2: Flagler County, to the extent of its authority and jurisdiction, shall coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and 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.

Objective A.2.10: Flagler County shall review and finalize infrastructure and utility improvements that are needed to serve all of Western Area 1.

Policy A.2.10.1: Flagler 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 Smokerise and Rima Ridge developments.

Policy A.2.10.2: Flagler County shall coordinate with the private land owners to develop methods of crossing the Florida East Coast (FEC) railroad to ensure access to the commercial and industrial uses along the US 1 corridor.

Policy A.2.10.3: Consistent with the approved Water Facilities Supply Plan, Flagler County shall pursue functional methods of providing potable water and sanitary sewer to the Western Area 1.

Flagler County Comprehensive Plan 2010-2035

Objective A.2.11: Flagler County shall review the impacts of the minor rural subdivision regulations and the development of Agriculture and Timberland Future Land Use designated lands to support the agricultural and natural resources within western Flagler County.

Policy A.2.11.1: Flagler County shall develop Land Development Regulations (LDRs) 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.

Western Area 2 (Northwest Flagler): This area contains approximately 54,872 acres (see Map A.10) 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.

Objective A.2.12: Flagler County shall continue to coordinate and monitor the pending Old Brick Township and Neoga Lakes Developments of Regional Impacts (DRIs) to ensure that the Master Development Plans and associated rules and regulations protect the natural resources in the area, while ensuring efficient delivery of services to compact residential and non-residential uses.

Policy A.2.12.1: Flagler County shall monitor the Development of Regional Impact occurring in western Palm Coast for consistency and compatibility with the existing and future development that will occur in Western Flagler County (Western Area 2).

Flagler County Comprehensive Plan 2010-2035

Objective A.2.13: Flagler County shall review and finalize infrastructure and utility improvements that are needed to serve all of Western Area 2.

Policy A.2.13.1: Flagler 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 A.2.13.2: Flagler County shall coordinate with the City of Palm Coast for consistency in the proposed Neoga Lakes and Old Brick Township Developments of Regional Impact (DRIs) so that a connected roadway system that can be extended to access other areas of northwestern Flagler County.

Policy A.2.13.3: Consistent with the approved Water Facilities Supply Plan, Flagler County shall coordinate with the cities of Palm Coast and Bunnell in the provision of potable water and sanitary sewer to portions of Western Area 2.

Objective A.2.14: Flagler County shall review the effectiveness and planning results of the minor rural subdivision regulations to support the agricultural and natural resources within western Flagler County. If determined that the implementation of this subdivision standard is not consistent with the goals of preservation and protection of natural and agricultural resources then it shall be amended or replaced with more appropriate standards.

Policy A.2.14.1: Flagler County shall develop Land Development Regulations (LDRs) that encourage the development of residential clusters in appropriate locations if there is sufficient open space preserved such that agricultural and natural resources are protected and preserved in order to replace or supplement the minor rural subdivision regulations.

Flagler County Comprehensive Plan 2010-2035

Western Area 3 (Southwest Flagler/Lake Disston): This area contains approximately 63,456 acres (see Map A.11) 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.

Objective A.2.15: Flagler County shall continue to support the agricultural resources of Western Area 3 by providing incentives to those proposing residential development to do so in a sustainable manner that is compatible with existing agricultural interest.

Policy A.2.15.1: Flagler County shall develop incentives in the Land Development Regulations (LDRs) for those land owners not wishing to use the FARMS program to use clustering and sustainable compact development to locate residential developments in the appropriate place so that there are no negative impacts to agricultural interest or natural resources in the area.

Objective A.2.16: Flagler County shall review and finalize infrastructure and utility improvements that are needed to serve all of Western Area 3.

Policy A.2.16.1: Flagler County shall coordinate with the city of Bunnell, Volusia County, and the Florida Department of Transportation (FDOT) to ensure that there is efficiency in the development of facilities and the delivery of services to Western Area 3.

Objective A.2.17: Flagler County shall review the impacts of the minor rural subdivision regulations and the development of Agriculture and Timberland Future Land Use designated lands to protect and preserve the agricultural and natural resources within western Flagler County.

Flagler County Comprehensive Plan 2010-2035

Policy A.2.17.1: Flagler County shall develop Land Development Regulations (LDRs) that encourage the development of residential clusters in appropriate locations if there is sufficient open space preserved such that agricultural and natural resources are protected and preserved.

Western Area 4 (Daytona North): This area contains approximately 3,652 acres (see Map A.12) 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.

Objective A.2.18: Flagler County shall utilize the special district established for Daytona North to ensure a method of funding needed improvements in the Daytona North study area to assure the residents that their rural lifestyle will be protected.

Policy A.2.18.1: 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.

Policy A.2.18.2: Flagler 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 of Daytona North are provided with safe sources of potable water and sanitary sewer (on-site septic tanks).

Policy A.2.18.3: Flagler County shall not pursue the installation of centralized water or sanitary sewer in the Daytona North study area unless there are documentable threats to the quality of groundwater and/or pollution created by the discharge of septic tanks. 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.

Western Area 5 (Flagler Estates): This area contains approximately 2,771 acres (see Map A.13) 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).

Objective A.2.19: Flagler County shall continue to research measures that facilitate the protection of the agricultural resources and rural nature of the Flagler Estates area.

Policy A.2.19.1: It is the intent of Flagler County that the Flagler Estates area be used for rural or agricultural purposes. Flagler County shall utilize any of the following tools as methods of preventing sprawling development from occurring in the Flagler Estates area:

- (1) Encourage the use of tracts for agricultural pursuits through appropriate Future Land Use amendment and rezoning, including the possible creation of a new “Agricultural Rural Estates” land use category permitting a residential density between one (1) unit per acre to one (1) unit per five (5) acres. The development of the property for residential purposes is still an issue with this option since the ability to have a public right-of-way accessing the area

has not been addressed. This means that the only point of vehicular access utilizing public right-of-way is from St. Johns County.

- (2) Investigate opportunities for a voluntary acquisition program that pursues acquisition through cooperation with the Florida Department of Community Affairs (similar to other recent State-level initiatives to acquire antiquated subdivisions):
- (3) Research the enactment of an overlay zoning district prescribing development standards including, but not limited to standards related to infrastructure, wetlands, and floodplains.

Policy A.2.19.2: Flagler County shall not take any actions that will encourage the development of Flagler Estates 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 shall be the financial responsibility of the land owners of parcels within Flagler Estates.

Policy A.2.19.3: 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 of Flagler Estates. This information will be used to determine if acquisition of land is necessary to facilitate the protection of natural resources.

Policy A.2.19.4: 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 with an inefficient, incompatible land use pattern.

Economic Development

Flagler County Comprehensive Plan includes an optional element for economic development. The following are the goals, objectives and policies to ensure that the Future Land Use Element and the Economic Development Element are coordinated.

GOAL A.3: Flagler County shall use its home rule powers and coordination with other public and private organizations to strive for an economy is diversified, stable and flexible.

Objective A.3.112: ~~The economic base shall be increased and broadened through planning and development activities which attract new business and industries and expand existing business and industries~~ Flagler County shall coordinate with the Economic Development element to ensure consistency with the implementation of economic development activities throughout the County.

Policy A.3.112.1: The Flagler County Airport Industrial Park shall be developed with the required public facilities and services to attract compatible light industries.

Policy A.3.112.2: The 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 A.3.112.3: Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development.

Policy 12.4: ~~In light of the general decline in manufacturing and the economic shift toward services and high technology industries, Flagler County recognizes the need to conduct a Countywide Land Use Study to support and implement the~~

Flagler County Comprehensive Plan 2010-2035

~~strategies set forth in the *Countywide Strategic Plan for Economic Development*. The Countywide Land Use Study will re-evaluate land use allocations to support a more diversified economic base, determine land use siting requirements for targeted businesses and industries. Flagler County shall obtain input from the City of Bunnell, City of Palm Coast, Flagler County Chamber of Commerce and Enterprise Flagler during the preparation of the study. The County shall complete the Study and recommend appropriate amendment to its Comprehensive Plan by December 2006.~~

Interim Siting Criteria

~~Flagler County recognizes that land use must necessarily evolve in response to changing economic community conditions and that areas previously planned for Industrial, Agriculture or other non-residential land use may no longer be suitable for such uses. In considering requests for land use amendments, Flagler County shall apply the following siting and compatibility criteria during the interim period prior to the implementation of the Countywide Land Use Study:~~

~~1) Areas designated as Industrial on the Future Land Use Map shall be considered appropriate for change of land use when one or more of the following conditions exist:~~

~~A. Site does not meet one or more of the following location/siting criteria:~~

~~1) direct access or proximate access to I-95;~~

~~2) access to the FEC railroad;~~

~~3) proximity to Flagler County Airport;~~

~~4) proximity to supporting services, related industries and existing industrial parks.~~

~~B. Lack of existing or planned supporting infrastructure;~~

- ~~C. Site has remained undeveloped for more than 20 years or, if located within a designated industrial park, a significant portion of the park has remained undeveloped for more than 20 years;~~
- ~~D. Alternative industrially-designated lands are available to meet projected industrial land use needs on a Countywide basis;~~
- ~~E. Proposed land use or uses depend on similar locational criteria for functional needs, i.e., fly-in developments near a runway, business hotels near the interstate, etc.~~

~~2) Residential land use categories may be considered compatible with adjacent existing industrial uses and with adjacent Industrial future land use designations, provided buffers are utilized as described in Objective 13 of the Future Land Use Element and its related policies.~~

~~3) Flagler County recognizes that Palm Coast Intracoastal Industrial Park is appropriate for a transition in land use and is no longer suitable for the Industrial land use designation because it includes significant vacant lands that have not functioned with Industrial use during the past 20 years and it does not meet the industrial siting criteria set forth above. Land Use amendments to change the land use designation from Industrial to alternative land use categories, such as Residential and Mixed Use land use categories, shall be deemed consistent with the compatibility criteria set forth in this policy.~~

~~**Policy 12.5:** Expansion of industrially-designated lands will be in coordination with the Flagler County Chamber of Commerce, Enterprise Flagler, the Industrial Development Authority and other local and State agencies reflecting the desire for the County to diversify and expand its industrial base.~~

Conservation

The Flagler County Commission and residents hold the protection, preservation and enhancement of the natural resources within the County as one of the top priorities. The following summarize goals, objectives and policies within the Future Land Use Element that ensure coordination with the Conservation, Coastal Management and Recreation and Open Space Element.

GOAL A.4: Flagler County shall coordinate land use decisions to ensure coordination with the goals, objectives and policies of other elements contained in this Comprehensive Plan to order to preserve, protect and enhance the natural resources within the County.

Objective A.4.1: 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 A.4.1.1: 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, moderate or higher quality wetlands, 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

Flagler County Comprehensive Plan 2010-2035

verification of the existing limits of the Conservation Future Land Use as depicted on the County's 2010-2035 Future Land Use Map, as well as new designations of Conservation for ecologically sensitive species or communities and regionally significant wildlife corridors:

- (1) The limits of the Conservation Future Land Use designation as currently mapped may be administratively adjusted 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.
- (2) In lieu of certification from State or Federal agencies, the limits of the Conservation Future Land Use designation may be adjusted based on an evaluation of Natural Resources Conservation Service soil survey map, a Florida Natural Areas Inventory (FNAI) Data Report Map, a site specific wetland vegetation map prepared by the SJRWMD, and a 1:200 scale false color aerial photograph. The Planning and Zoning Director may authorize the use of more precise alternative media if found to be more accurate.
- (3) Verification and adjustments involving the designation of unincorporated lands as Conservation shall be coordinated with the City of Bunnell and adjacent landowners, including appropriate State and Federal agencies, to ensure that ecologically sensitive and regionally significant environmental resources, including wetlands and State and Federally-listed species and flora habitat, are protected, conserved, and maintained.
- (4) ~~However, i~~n no case will the limits of conservation extend less than seventy-five (75) feet from the apparent shoreline of those creeks listed in Policy A.4.1.2 and one hundred fifty (150) feet from the ordinary or mean high water line of those water bodies listed in Policy A.4.1.3.

Flagler County Comprehensive Plan 2010-2035

- (5) The Board of County Commissioners will certify de minimis map adjustments and acreage changes on an annual basis and forward them to the Department of Community Affairs (DCA). When warranted, a comprehensive plan Future Land Use Map amendment shall be necessary.

Policy A.4.1.2: 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”:

- (1a) Bulow Creek (Natural Creek)
- (2b) Pellicer Creek (Natural Creek)
- (3e) Haw Creek and Little Haw Creek (Natural Creek)
- (4d) Blackwater Branch (Natural Creek)
- (5e) Sweetwater Branch (Natural Creek)
- (6f) Hullet Branch (Natural Creek)
- (7g) Pringle Branch (Natural Creek)
- (8h) White Oak Branch (Natural Creek)

Policy A.4.1.3: 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”:

- (1a) Lake Disston
- (2b) Dead lake
- (3e) Crescent Lake
- (4d) Black Lake
- (5e) Speckled Perch Lake
- (6f) Gore Lake
- (7g) Tank Lake
- (8h) Mud Lake
- (9i) Matanzas River

Policy A.4.1.4: 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 A.4.1.5: 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 A.4.1.6: 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 ~~possible inclusion~~ in the Comprehensive Plan.

Policy A.4.1.7: Species of flora and fauna listed in the Conservation Element of the plan as endangered, threatened or species of special concern shall be protected through inclusion of their habitats in designated “Conservation Areas” and lands acquired through the Flagler County’s environmentally sensitive lands acquisition program.

Flagler County Comprehensive Plan 2010-2035

Policy A.4.1.8: Flagler County shall protect the County's natural resources through the provisions contained in the Coastal Management and Conservation Elements.

Policy A.4.1.9: By 2012, Flagler County shall review the existing Land Development Regulations (LDRs) and shall incorporate, where missing, standards to ensure that ~~t~~The environmental functions performed by viable wetland systems shall be protected during land development activities.

Policies A.4.1.10: Flagler County shall protect the County's wetlands by requiring within the ~~unified~~ Land Development Code Regulations (LDRs) 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 A.4.1.11: Flagler County shall within its ~~unified~~ Land Development Code Regulations (LDRs), 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:

- (1a) Requiring the use of best management practices;
- (2b) Putting limits on impervious surfaces within cones of influence; and
- (3e) Limiting the amount and types of materials that can be stored on site for commercial and industrial uses.
- (4d) 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. ~~Through the year 2001, t~~The County will continue review of the Florida Department of Environmental Protection (FDEP) rule for wellhead protection and

Flagler County Comprehensive Plan 2010-2035

will revise the land development regulations 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):

- (a4) All regulated industries by FDEP as defined in Florida Administrative Code 62-524.
- (b2) Facilities for the bulk storage, handling or processing of materials on the Florida Substance list (F.A.C. 38-1-30).
- (c3) Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.
- (d4) Commercial animal facilities, including veterinarian clinics.
- (e5) Mines.
- (f6) Industrial land uses.
- (g7) Wastewater treatment plants.
- (h8) 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.
- (i9) 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 (F.A.C. 62-524.550).
- (j10) The use of drainage wells or sinkholes for stormwater disposal where recharge is into a potable water aquifer.
- (k11) Human or animal cemeteries.

Flagler County Comprehensive Plan 2010-2035

- (5e) Insuring that all necessary approvals from environmental permitting agencies (FDEP, SJRWMD, Flagler County Health Department, HRS, USEPA, and other agencies as applicable) have been obtained prior to issuance of a Flagler County Development Order.

Policy A.4.1.12: Flagler County will amend and revise Future Land Use Map and the Official Zoning Map once ~~asupport the nomination of~~ significant historical and archaeological resources, ~~as identified in the proposed County Historic Preservation Element, for~~ receive state and national recognition, and will recognize these resources at the local level.

Policy A.4.1.13: 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 ~~H~~historic ~~P~~preservation data including information on aging structures, and will use that collected data to ensure that appropriate resources are protected.

Objective A.4.2: 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 Regulations (LDRs) upon such time as the State of Florida provides appropriate guidance to local governments to quantitatively measure reductions in VMT.

Policy A.4.2.1: Flagler County's Land Development Regulations (LDRs) shall be monitored and updated to be consistent with the goals, objectives, and policies of the Comprehensive Plan that encourage and promote sustainable, "Green" development.

Policy A.4.2.2: 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 A.4.2.3: Flagler County will research and implement Land Development Regulations (LDRs) 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 A.4.2.4: Flagler County shall incorporate into the Land Development Regulations (LDRs) appropriate measures to encourage redevelopment of existing sites in a manner that emphasizes “Green” development standards 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.

Flagler County Comprehensive Plan 2010-2035

Policy A.4.2.5: 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 A.4.2.6: 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 urban land uses.

Policy A.4.2.7: Flagler County will investigate intergovernmental efforts for education and development of citizen programs that encourage lifestyles that reduce the generation of greenhouse gases (GHG).

Rural and Agricultural Protection

There are a number of critical issues facing the leaders of Flagler County and the cities over the next twenty (20) years. The one issue that has been raised numerous times is the ability to protect and maintain the rural and agricultural lifestyle seen in the Western Area of Flagler County (land west of U.S. Highway 1). The primary concern is that the abundance of open land could be developed with relative ease. The critical aspect is protecting the property rights of the western landowners/farmers, and providing incentives to prevent sprawling 5-acre home sites that will have negative impacts on the agricultural and rural resources of western Flagler County.

GOAL A.5: Flagler County shall establish methods of protecting valuable agricultural resources to ensure that the rural history and character of the County is maintained.

Objective A.5.1: Flagler County acknowledges the importance of agriculture in the economy and overall character of Flagler County.

Flagler County Comprehensive Plan 2010-2035

Policy A.5.1.1: 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 Land Development Regulations (LDRs) are required of the owners of non-agricultural uses.

Policy A.5.1.2: Flagler County shall strive to establish interlocal agreements or memorandums of understanding with the other local governments, private utility providers and/or quasi-governmental organizations that implement the objectives and policies of the respective plans for the sustainable development of western Flagler County. The emphasis shall be on the support of agricultural and natural resources through a variety of planning tools including, but not limited to transfer development rights, incentivize “Green” development through the use of performance based development standards, and land acquisition.

~~**Objective A.5.27:** Low density rural estate (1 unit per acre) development shall be directed into or abutting the planned urban service area boundary as shown on Map 25 “Planned Urban Service Area.” Any new low density rural estate (1 unit per acre) developments located outside the planned urban service area will require an amendment to the “Future Land Use Map” and the planned urban service area boundary. New rural development shall be directed into the general rural areas as shown on the Future Land Use Map. General rural areas are all lands lying west of the Florida East Coast Railroad. The specific intent is to limit new rural communities Flagler County acknowledges the need in order to protect agricultural land and discourage the proliferation of urban sprawl. New low density rural estate and new rural communities residential developments shall only be permitted when it can be positively demonstrated that there is land needed for growth and economic development during the planning~~

time frame by data and analysis gathered by a professionally accepted and applied methodology.

Policy A.5.27.1: “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 A.5.27.2: General Rural Areas shall be developed at a density range consistent with the following:

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

(a1) 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 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.

(b2) The Land Development Regulations (LDRs) 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 harmless from impacts caused by lawful, bona fide agriculture activities, as established in the adopted LDRs.

(2b) Minor Rural Subdivisions (Maximum allowable density – 1 dwelling unit per 5 acres). Minor rural subdivisions may be established within the ~~Minor Rural Subdivision~~ Rural Area generally depicted on ~~the attached~~ Map A.30. The Minor Rural Subdivision Area is intended to include lands in agricultural areas which, as of November 1, 2002 are: ~~outside (west) of U.S. Highway 1 the Urban Service District;~~ not located within the Flagler Estates and Daytona North platted subdivisions; and are not under long term timber leases. Due to the small scale of the map, it is not always possible to establish the exact timber lease areas. If necessary, a determination will be made on a case-by-case basis whether a specific property was subject to a long-term timber lease as of ~~on~~ November 1, 2002. This determination will be based upon the following criteria:

- (a1) Public records from the office of the Property Appraiser and Clerk of Courts, including whether or not a long term timber lease or functionally equivalent document is recorded or filed in the Public Records; and
- (b2) An affidavit from the owner certifying that the property was not subject to a long-term timber lease.

These minor rural subdivisions will comply with the Minor Rural Subdivision provisions of the Land Development Code. Within the Minor Rural Subdivision Area, owners of record as of November 1, 2002, their heirs, and any owners of land for five years or more may establish up to four (4) five-acre parcels in each calendar year. Provided, however, that each eligible owner may establish up to eight (8) five-acre parcels in the first calendar year in which the owner chooses to commence subdivision under the Minor Rural Subdivision requirements. All

Flagler County Comprehensive Plan 2010-2035

parcels established as part of a minor rural subdivision must be five acres or larger, must have a minimum of 0.75 acres of uplands or 20,000 square feet of contiguous buildable area, and must be clustered where feasible.

Policy 1.9: ~~By November 1, 2003, Flagler County shall develop new regulations to encourage clustering of residential units and preservation of agricultural and natural resources such that agricultural resources are protected in the western area of Flagler County (area west of U.S. Highway 1). The regulations are intended to prevent a checker-board pattern of 5-acre home sites allowable under the Minor Rural Subdivision provisions. The County shall not be able to eliminate the provisions of the Minor Rural Subdivisions until the goals, objectives, and policies for clustering and preservation have been incorporated into the Land Development Regulations (LDRs). †The County shall amend the Land Development Code to include continue to enforce the Minor Rural Subdivision provisions applying to minor rural subdivisions, which shall address, at a minimum:~~

- ~~(1a)~~ Provision of adequate access to all parcels;
 - ~~(2b)~~ Deed restrictions and disclaimer requirements acknowledging the government services that will not be provided to the development;
 - ~~(3e)~~ Wildfire vulnerability prevention requirements, including mitigation measures addressing building design and materials, site design, and landscaping (including defensible space requirements and plant materials.
- ~~e) New Rural Communities and subdivisions (40 acres or more and containing 400 dwelling units or less) – Maximum Allowable Density – 1 unit per 5 acres.~~
- ~~1) All such rural communities shall consist of residential uses and customary accessory uses.~~

Flagler County Comprehensive Plan 2010-2035

- ~~2) All rural communities shall be required to meet concurrency management criteria. In addition, rural communities must be located on paved roads, within 2 mile of existing school bus routes, and within 5 miles of neighborhood shopping and employment opportunities.~~
- ~~3) Rural communities shall not be approved unless the developer can show adequate levels of fire response times (12-15 minutes) for rural areas and provide positive proof that the site will be accessible to emergency vehicles within a 12-15 minute response time.~~
- ~~4) All rural communities are required to manage run-off from the 25 year frequency, 24 hour duration storm event on-site so that post development run-off rates, volumes and pollutant loads do not exceed pre-development conditions.~~
- ~~5) Fifty percent (50%) of the lot area within rural communities shall remain in open space and if wooded, shall remain wooded. The absolute limitation of clearing shall be 50% of the gross lot area.~~
- ~~6) Design standards for rural communities require clustering of dwelling units. Conventional subdivision design standards may be modified to allow for reduced development costs. Examples of cost savings that may be utilized include: narrowing of the right-of-way of cul-de-sac streets and the use of a lower quality bearing surface.~~
- ~~7) Gross density transfers into rural cluster communities are intended to allow incentives for clustering and other techniques, to provide more compact patterns of development. Utilizing the base density of one dwelling unit per 5 acres, tracts over 40 acres must cluster 50% of the dwelling units at 1 du per acre and the remaining permitted~~

~~dwelling units at a density greater than one dwelling unit per acre with at least 80% of the total land area remaining as undeveloped land being put into common open space for the residents of that development. Covenants and restrictions or conservation easements will require the land to be placed in common open space on a permanent basis.~~

~~d.) Large Scale Rural Communities and subdivisions (500 acres or more and containing 400 dwelling units or more) – Maximum Allowable density – two units per acre. It is a policy of Flagler County to encourage new rural communities greater than 400 dwelling units to be reviewed as a Development of Regional Impact. These new rural communities may be permitted within the general rural area provided they are located within one half (2) miles of the planned urban service area boundary. These rural communities will require central water and sewer facilities.~~

~~1) Large Scale Rural communities shall consist of residential uses and normally accepted accessory commercial uses. Commercial uses shall be sited in such a manner to be primarily designed to serve the needs of residents, rather than the traveling public. The specific intent will be to have a village center core of higher density and accessory commercial uses surrounded by lower density uses to allow for an adequate transition to agricultural uses. The village center concept shall provide an attractive and functional mix of living, working, shopping and recreational activities.~~

~~2) All new rural communities containing more than 400 dwelling units will require a Future land Use Map amendment process and will be designated Planned Unit Development (PUD),~~

~~requiring a minimum of 60% undeveloped, common open space.~~

- ~~3) Design standards for large scale rural new communities require clustering. Conventional subdivision design standards may be modified to allow for reduced development costs. Examples of cost savings that may be utilized include: narrowing of the right-of-way of cul-de-sac streets and the use of a lower quality bearing surface.~~
- ~~4) Gross density transfers shall allow incentives for clustering and other techniques, to provide more compact patterns of development. The County will allow a base density of 2 du per acre and require mandatory clustering of all residential units, with at least 60% of the total land area being put into common open space for the residents of that development. Covenants and restrictions or conservation easements will require the land to be placed in common open space on a permanent basis.~~

~~**Policy 7.3:** “Low Intensity Urban Areas” must have an urban level of 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. Levels of service have been adopted for roadways, parks and recreation facilities, solid waste collection, stormwater management systems and water and sewer utility services.~~

~~**Policy 7.4:** “Generalized Rural Areas” must have a rural level of 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. Levels of service have been~~

Flagler County Comprehensive Plan 2010-2035

~~adopted for roadways, parks and recreation facilities, solid waste collection, stormwater management systems and water and sewer utility services.~~

Policy A.5.2.37-5: Flagler County will allow a family homestead for a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild on property zoned AC Agriculture or AC-2 Agriculture/Forestry provided each parcel contains at least one (1) acre and a minimum of eighty feet (80') feet road frontage. A family homestead shall only be granted one time to an individual family member and that family member shall not sell or dispose of the family homestead for a period of five (5) years.

Objective A.5.3: By 2011, Flagler County shall draft and adopt amendments to the Land Development Regulations (LDRs) for the Flagler Agricultural Resource Mitigation System (FARMS) so that there are stringent performance-based development standards to serve as incentives for land owners to develop limited areas for rural villages that emphasize sustainability and compatibility with the agricultural and natural resources of the Western Area of Flagler County (the portion of the County west of U.S. Highway 1).

Policy A.5.3.1: 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 Flagler County Land Development Regulations (LDRs) 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. These performance standards are intended to be the methods of implementing the Flagler Agricultural Resource Mitigation System (FARMS), a voluntary program for landowners of large tracts of land. A TDR program, if implemented by the County, shall be in accordance with Policy A.1.3.2.

Policy A.5.3.2: The following summarizes the minimum criteria for participation in the Flagler Agricultural Resource Mitigation System (FARMS) program:

- (1) Minimum Size: Only properties located west of U.S. Highway 1 with a minimum of 500-acres under unified control shall be eligible for the FARMS program. Landowners with under 500-acres may group their properties together in order to meet the minimum area requirement so that there are clear and definable master planned communities approved through either a Development of Regional Impact (DRI) or Planned Unit Development (PUD).
- (2) Location: Only properties with a minimum of 250-linear feet of frontage on the following collector and arterial roads are allowed to participate in the FARMS program:
 - (a) US Highway 1
 - (b) State Road 100
 - (c) State Road 11
 - (d) County Road 302
 - (e) County Road 304
 - (f) County Road 305

All rural villages proposed for this program shall be located within one mile of these roads.
- (3) Approval Process: Any development plan or program requesting Agricultural Preservation Incentives or flexibility through the FARMS program shall only be approved by a Planned Unit Development (PUD) or Development of Regional Impact (DRI), if applicable.
- (4) Development Design: Any residential project that is proposed to be eligible for an Agricultural Preservation Incentive (API) shall utilize clustering as a method of mitigating for impacts to the area, resulting in a minimum open space area of 60% of the project's total gross land area. The design of the residential development

shall emphasize a rural village. All applications for this program shall include analysis of the existing agricultural and natural resources on the property and shall demonstrate that application of the Agricultural Preservation Incentives will not result in an incompatible use that jeopardizes the existing agricultural or natural resources. The analysis will also demonstrate and support the location of the rural village.

- (5) Utilities and Urban Services: Flagler County shall require that all applications for Agricultural Preservation Incentives address the provision of needed facilities including, but not limited to potable water, sanitary sewer, stormwater management, transportation and education. In order to meet the goals of a sustainable community all residential projects developed in accordance with the Agricultural Preservation Incentive should strive to use fifty percent (50%) of the minimum level of service standards for potable water and sanitary sewer established for single-family dwelling units, as adopted in the Capital Improvements Element of the Flagler County Comprehensive Plan.
- (6) Agricultural and Natural Resource Protection: Flagler County shall require that all applications provide management plans identifying all of the agricultural and natural resources on the project area and how the application of Agricultural Preservation Incentives for the rural villages adequately preserves and protects those resources.
- (7) Emergency Management:
- (a) Rural villages cannot receive any Agricultural Preservation Incentives if located within the Hurricane Vulnerability Zones, as established in Coastal Management element.
- (b) Those western areas outside the Hurricane Vulnerability Zone that request the use of Agricultural Preservation Incentives shall provide for home designs that require safe

rooms for single-family homes. Subject to approval by Flagler County Emergency Management, an alternative would be the provision of a centralized shelter area that can accommodate the projected population of the proposed development.

- i. In all applications for Agricultural Preservation Incentives, projects shall provide for a safe and reliable source of fire prevention that may include, but are not limited to dry hydrants, fire suppression sprinklers in homes, etc.
- ii. All properties shall be required to comply with the Flagler County Firewise landscaping standards.

Policy A.5.3.3: The following summarizes the minimum requirements for increased residential development under the FARMS program and clarifies the terms for Agricultural Preservation Incentive:

- (1) General: Table A-4 summarizes the maximum additional residential density that can be awarded through the Agricultural Preservation Incentives that can be awarded to a rural village project requesting approval under the FARMS program. The table reflects density that can be awarded if a project program includes specific provision for the performance criteria listed in the table. For example, a project that provides centralized potable water may be granted an Agricultural Preservation Incentive of 0.1 dwelling unit per acre.
- (2) Protected Resource Area standards: The following provides definition and clarity for the application of the Agricultural Preservation Incentives for preservation of land:
 - (a) 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.) may be preserved in order to gain additional residential density through the Agricultural Preservation Incentives program (.1 dwelling unit per acre). The jurisdictional wetlands and upland buffers shall be bound by covenants and restriction or easements 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:

- i. 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.
 - ii. The removal of invasive exotic species that threaten native species within the “Conservation” lands.
 - iii. Establishing easements consistent with regional wildlife corridors or habitat areas.
 - iv. Stormwater management facilities that direct treated stormwater to wetlands that restore the natural hydroperiod or assist in aquifer recharge.
- (c) Bonafide agricultural uses consisting of silviculture (tree farming), pasture lands, food and ornamental crops. The agricultural area shall be bound by an easement or covenant and restriction assigned to Flagler County that restricts the use of the land for the acceptable agricultural uses.

(d) All other upland areas that provide for vital wildlife corridors, aquifer recharge areas or serve to protect or preserve a vital natural resource shall qualify. The upland Protected Resource Area shall be bound by covenants and restriction or easements to Flagler County that restrict the use of the property such that it will remain in its natural condition.

Table A.4 Agricultural Preservation Incentive Standards

<u>Performance Standard</u>	<u>Maximum Agricultural Preservation Incentive (dwelling units per acre)</u>	<u>Qualifications</u>
<u>1. Central Potable Water</u>	<u>0.1</u>	<u>Must be able to provide stub-out for future connection to other properties. Can be an on-site system if there are plans to connect to master system. Strive to reduce water consumption shown in adopted level of service by 50%.</u>
<u>2. Central Sanitary Sewer and Reclaimed Water</u>	<u>0.2</u>	<u>Must provide for irrigation of residential lots by reclaimed water with secondary system from stormwater ponds to serve as augmentation. Strive to reduce demand shown in adopted level of service by 50%.</u>
<u>3. Protected Resource Area</u>	<u>0.1</u>	<u>A minimum of 60% of the total land under single ownership or control that is part of PUD/DRI shall be in Protected Resource Area. Additional standards are shown in the API standards above.</u>
<u>Wetlands</u>	<u>0.2</u>	
<u>Agriculture/Uplands</u>	<u>0.2</u>	
<u>4. Meets minimum certification for Florida Green Building Coalition (FGBC) Site Development Standards</u>	<u>0.1</u>	<u>Must include for 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.</u>
<u>5. Meets minimum certification for Florida Green Building Coalition (FGBC) Building Construction Standards</u>	<u>0.1</u>	<u>Must include for 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.</u>

Flagler County Comprehensive Plan 2010-2035

Objective A.5.4: By 2012, Flagler County shall draft and adopt amendments to the Land Development Regulations (LDRs) for an incentive program that emphasizes the use of residential clustering for properties designated as Agriculture and Timberlands and contain between 100 and 499 acres in order to assure sustainability and compatibility with the agricultural and natural resources of the Western Area of Flagler County (portion of the County west of U.S. Highway 1).

Policy A.5.4.1: 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 covenants and restriction or easements 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:

- (1) 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

Flagler County Comprehensive Plan 2010-2035

natural hydroperiod and/or flow of water within the wetland community.

- (2) The removal of invasive exotic species that threaten native species within the Conservation lands.
- (3) Establishing easements consistent with regional wildlife corridors or habitat areas.
- (4) Stormwater management facilities that direct treated stormwater to wetlands that restore the natural hydroperiod or assist in aquifer recharge.

Objective A.5.5: Flagler County shall provide for a balanced land use pattern in western Flagler County by establishing standards in the Land Development Regulations (LDRs) that provide for the development of non-residential Rural Village Centers to serve existing and future populations.

Policy A.5.5.1: 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 emission 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 A.5.5.2: Flagler County shall allow for limited commercial and office uses within Rural Village Centers in order to allow for improved connectivity with residential development created under the FARMS program. The Rural Village Centers shall be allowed in order to reduce traffic impacts and emission of

Flagler County Comprehensive Plan 2010-2035

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:

- (1) The property has to be located within one-half (½) mile of the following intersections or a PUD for a residential cluster pursuant to the FARMS program:
 - (a) SR 100 and Water Oak Road
 - (b) SR 100 and CR 305
 - (c) CR 304 and CR 305
 - (d) CR 304 and SR 11
 - (e) CR 302 and SR 100
 - (f) CR 302 and CR 305
 - (g) CR 13 and CR 205
 - (h) CR 2006 and CR 305

- (2) 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 A.5 Generalized Retail Criteria

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

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

- (3) 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.

Flagler County Comprehensive Plan 2010-2035

- (4) 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.
- (5) Connectivity to centralized potable water and sanitary sewer shall be required if available within 1 mile. On-site facilities may be allowed provided it is consistent with the adopted Flagler County Water Supply Plan and Utilities Element.
- (6) 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 approved through the FARMS program.

Policy A.5.5.3: 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 the new industrial uses shall be served by sufficient infrastructure to meet 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

Flagler County Comprehensive Plan 2010-2035

production or processing, may be allowed through a rezoning to PUD. In support of the rezoning to PUD, the landowner include specific management plans to address compatibility and impacts of the uses on agricultural and natural resources in the western area of Flagler County. By December 2012, the County will adopt land development regulations requiring performance standards to protect adjacent environmental and agricultural lands, consistent with the following criteria:

- (1) 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.
- (2) Industrial uses shall be located within ½ mile of the following roads:
 - (a) US 1;
 - (b) SR 100;
 - (c) SR 11;
 - (d) CR 305 (excluding portion between CR 304 and County line); or
 - (e) CR 304.
- (3) There shall be a minimum building setback of 500 feet from adjacent sensitive environmental lands to include, but not be limited to:
 - (a) Wetlands with a contiguous area over 10-acres.
 - (b) Outstanding Florida Waterways (OFWs).
 - (c) Aquifer recharge areas that have an infiltration rate greater than 4 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

(d) 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.

(4) There shall be a minimum building setback of 100 feet from lands in active agricultural production.

(5) 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.

(6) 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.

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Coastal Management

Flagler County is a coastal county that is required to prepare a Coastal Management Element. The following goals, objectives, and policies are in place to ensure consistency and coordination with the Coastal Management Element. This ensures that decisions made on land use decisions include an understanding of the need to protect, preserve and manage coastal resources.

GOAL A.6: In coordination with the Coastal Management Element, Flagler County shall use the Future Land Use Element and Land Development Code to protect, preserve and efficiently manage natural and man-made resources within the coastal areas of the County.

Objective A.16.1: Consistency shall be maintained between Flagler County's Future Land Use Element, Transportation Element, and Coastal Management Element related to development occurring within the coastal areas of the County. Flagler County's hurricane evacuation time for a hurricane shall be in accordance with the times designated by the Northeast Florida Regional Planning Council and the Northeast Florida Hurricane Evacuation Study.

Policy A.16.1.1: Land use plan amendments shall be reviewed under the criteria established in the Coastal Management Element, Transportation Element, and other applicable standards contained in the adopted Flagler County Comprehensive Plan. in the hurricane vulnerability zone shall not be approved unless one or more of the following conditions, are present:

- 1) The change is made to reflect existing conditions and the requested change is for a lower density;
- 2) The requested change in increasing density is off-set by a decrease in density in another part of the hurricane vulnerability zone the developer mitigates the additional evacuation problems by paying

~~for off-site transportation improvements necessary to maintain safe evacuation time for a hurricane.~~

Policy A.16.1.2: Consistent with the requirements of the Coastal Management Element All future improvements to roads along the evacuation route shall provide design solutions which provide remedies for flooding problems.

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Public Services, Water Supply, Utilities, and Concurrency

Flagler County is required to provide for the planning and provision of services to the public. A requirement of the Florida Growth Management Laws is a series of levels of service (LOS) for various facilities, services, and utilities. The following provide the goals, objectives, and policies pertaining to land use decisions and the impacts on the required levels of service (LOS).

GOAL A.7: 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.

Objective A.7.19: 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 A.7.19.1: 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 A.7.19.2: The Land Development Code shall allow public utility as a special use in any zone to provide for necessary locations.

Policy A.7.19.3: The service areas for utility providers shall be as defined by the public service commission for the various utilities. The County shall assist the utilities in their long range planning to provide for effective, efficient utility services.

Flagler County Comprehensive Plan 2010-2035

Policy A.7.19.4: 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 A.7.210: Flagler County shall map the known locations of future public facilities and services and provide for those public facilities and services consistent with the Capital Improvements Element and the policies and criteria of the Flagler County Comprehensive Plan.

Policy A.7.210.1: 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 A.7.210.2: Flagler County shall develop an interlocal agreement with the Flagler County School Board for locating future school sites during the development approval process.

Policy A.7.210.3: Public facilities and utilities shall be located to:

- ~~(1a)~~ Provide the most efficient service for the public facility or utility through providing a correct location and size of facility;
- ~~(2b)~~ Mitigate impacts on nearby existing and planned development;
- ~~(3c)~~ Eliminate or mitigate their impacts on the natural environment; and
- ~~(4d)~~ Provide the designated level of service (LOS).

Policy A.7.210.4: Flagler County shall coordinate the location of neighborhood and community parks with the Flagler County School Board and participating

Flagler County Comprehensive Plan 2010-2035

municipal governments through an interlocal agreement or interlocal agreements. Wherever possible, the parties shall minimize total land costs, share maintenance costs, and enhance the sense of the community with a combined site.

Policy A.7.210.5: 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.

Objective A.7.314: Flagler County shall maintain a Concurrency Management system which establishes procedures and/or processes that the county government uses that ~~the~~ ~~site~~ assure that no development orders or permits will be issued which result in a reduction of the adopted level of service (LOS) standards of ~~this~~ the Comprehensive Plan at the time that the impact of development occurs.

Policy A.7.314.1: The Flagler County Planning and Zoning Department shall be responsible for maintaining the Concurrency Management System and ensuring that all building permits will be issued in compliance with concurrency.

Policy A.7.314.2: 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 Improvement Element as follows:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place ~~with~~ when the impacts of the development occur; or

- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) 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 A.7.314.3: For parks and recreation, concurrency for a development proposal may be met by ~~meeting~~ complying either of the following standards:

- (1) 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 issuance of the development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance; or
- (2) 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 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 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 A.7.314.4: For roads, concurrency for a development proposal may be met by meeting the following standard:

- (1) 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 A.7.314.5: 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 A.7.314.6: 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 A.7.314.7: 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:-

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

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Flagler County Future Land Use Element Map Series

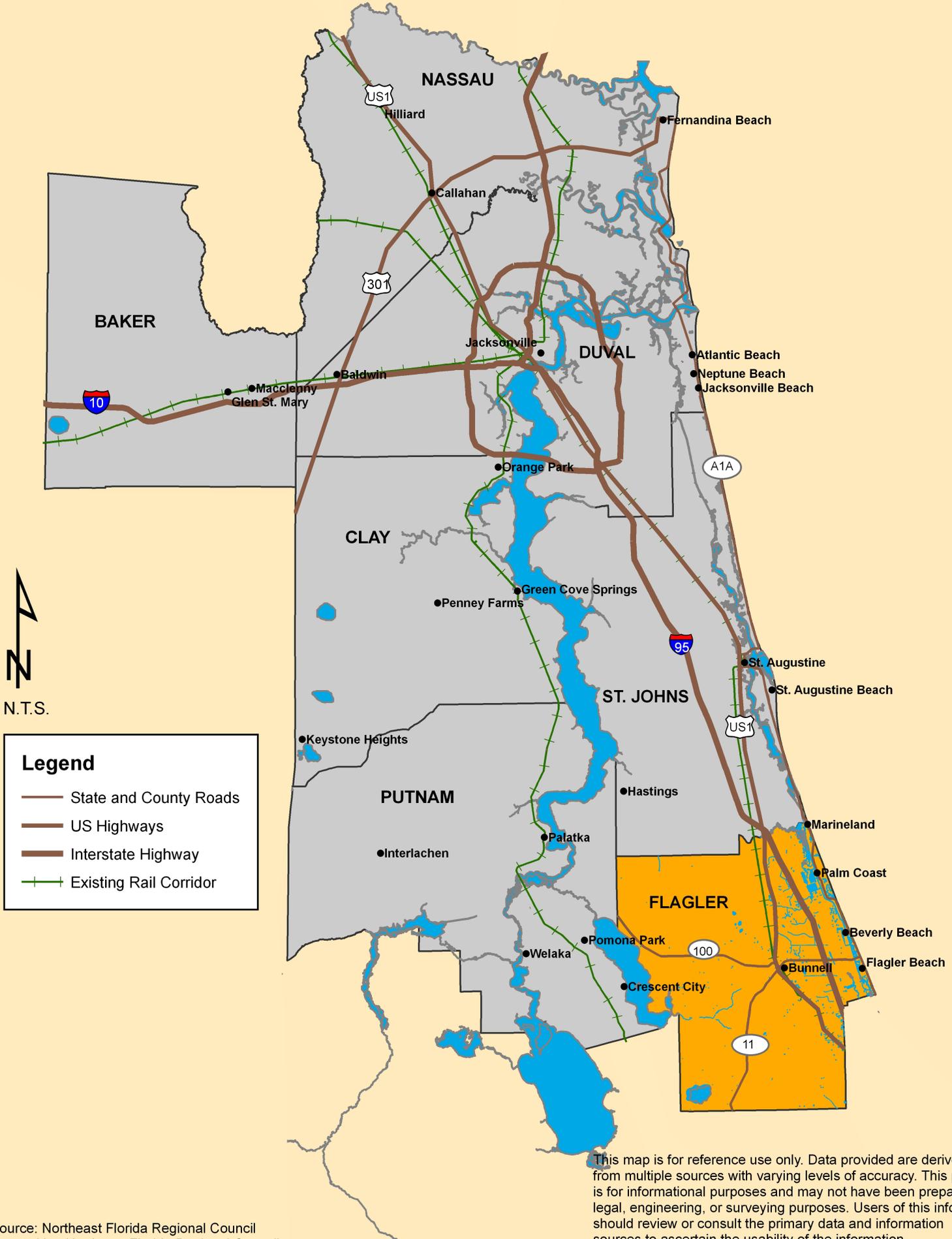
Item	Page Number
Map A.1: Northeast Florida Region	A-83
Map A.2: City of Bunnell & City of Palm Coast Annexations	A-85
Map A.3: Flagler County Comprehensive Plan Study Areas	A-87
Map A.4: Coastal Area 1	A-89
Map A.5: Coastal Area 2	A-91
Map A.6: Coastal Area 3	A-93
Map A.7: Coastal Area 4	A-95
Map A.8: Coastal Area 5	A-97
Map A.9: Western Area 1	A-99
Map A.10: Western Area 2	A-101
Map A.11: Western Area 3	A-103
Map A.12: Western Area 4	A-105
Map A.13: Western Area 5	A-107
Map A.14: 2000 Land Use/Land Cover	A-109
Map A.15: 2004 Land Use/Land Cover	A-111
Map A.16: 2004 Existing Land Use Map	A-113
Map A.17: Vegetation	A-115
Map A.18: 100 Year Floodplain	A-117
Map A.19: Areas of Development	A-119
Map A.20: Areas Served by Centralized Sanitary Sewer Systems	A-121
Map A.21: Soil Limitations to Septic Tanks	A-123
Map A.22: Soil Limitations for Dwellings	A-125
Map A.23: Topography of Flagler County	A-127
Map A.24: National Wetlands Inventory Wetland Systems	A-129
Map A.25: Public Supply Wells 2007	A-131
Map A.26: Surface Waters & Surface Water Basins	A-133

Flagler County Comprehensive Plan 2010-2035

Item	Page Number
Map A.27: General Soil Map	A-135
Map A.28: Rock and Mineral Resources Stratigraphy	A-137
Map A.29: Priority Water Resource Caution Areas 2006	A-139
Map A.30: General Rural and Urban Development Areas	A-141
Map A.31: Hammock Dunes DRI Map H	A-143
Map A.32: Hunter's Ridge DRI Map H	A-145
Map A.33: Matanzas Shores DRI Map H	A-147
Map A.34: Plantation Bay DRI Map H	A-149
Map A.35: Future Land Use (2035)	A-151
Map A.36: General Roadways	A-153
Map A.37: Storm Surge Zones	A-155

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NORTHEAST FLORIDA REGION



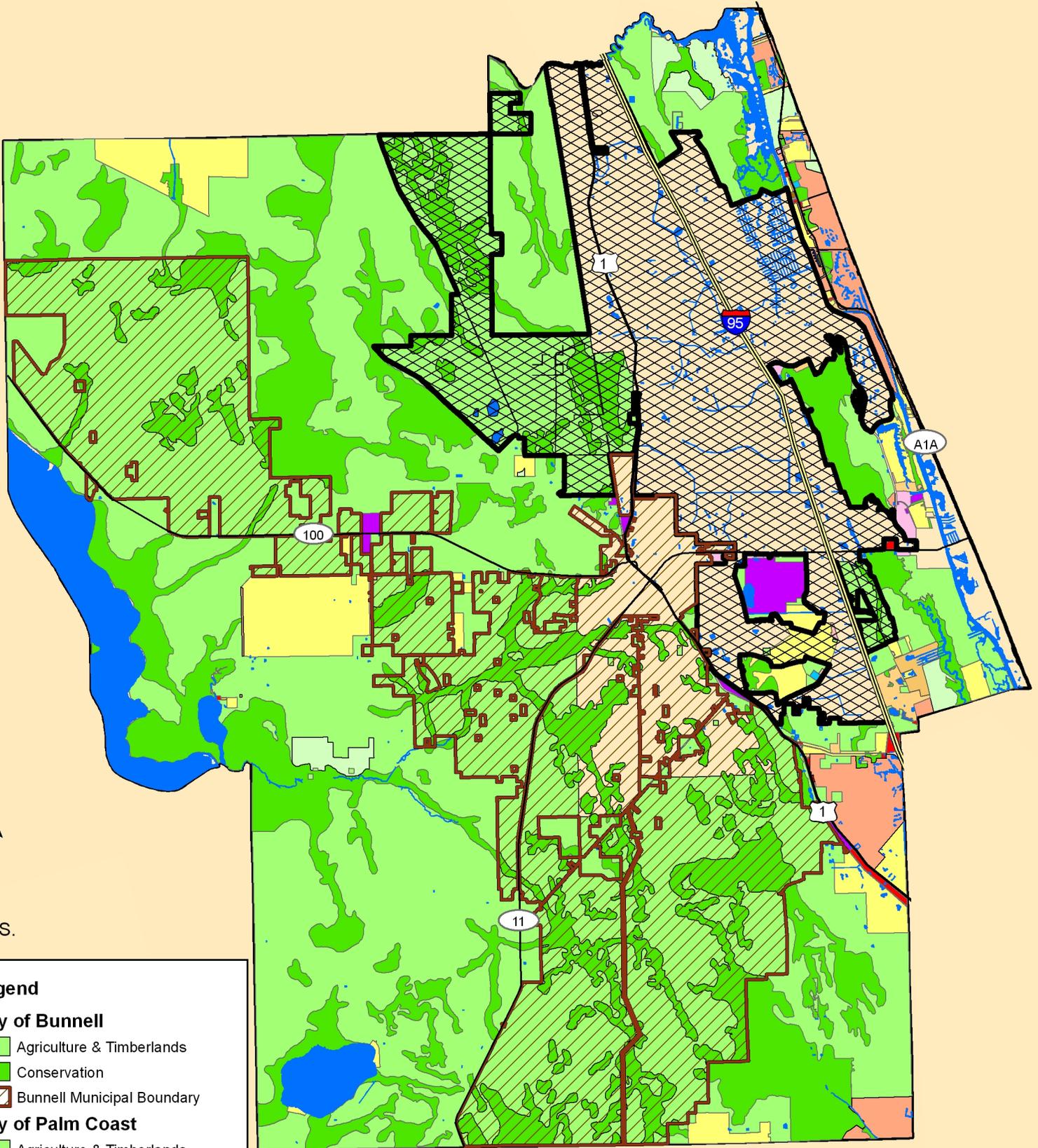
Legend

- State and County Roads
- US Highways
- Interstate Highway
- Existing Rail Corridor

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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CITY OF BUNNELL & CITY OF PALM COAST ANNEXATIONS



N
N.T.S.

Legend

City of Bunnell

- Agriculture & Timberlands
- Conservation
- Bunnell Municipal Boundary

City of Palm Coast

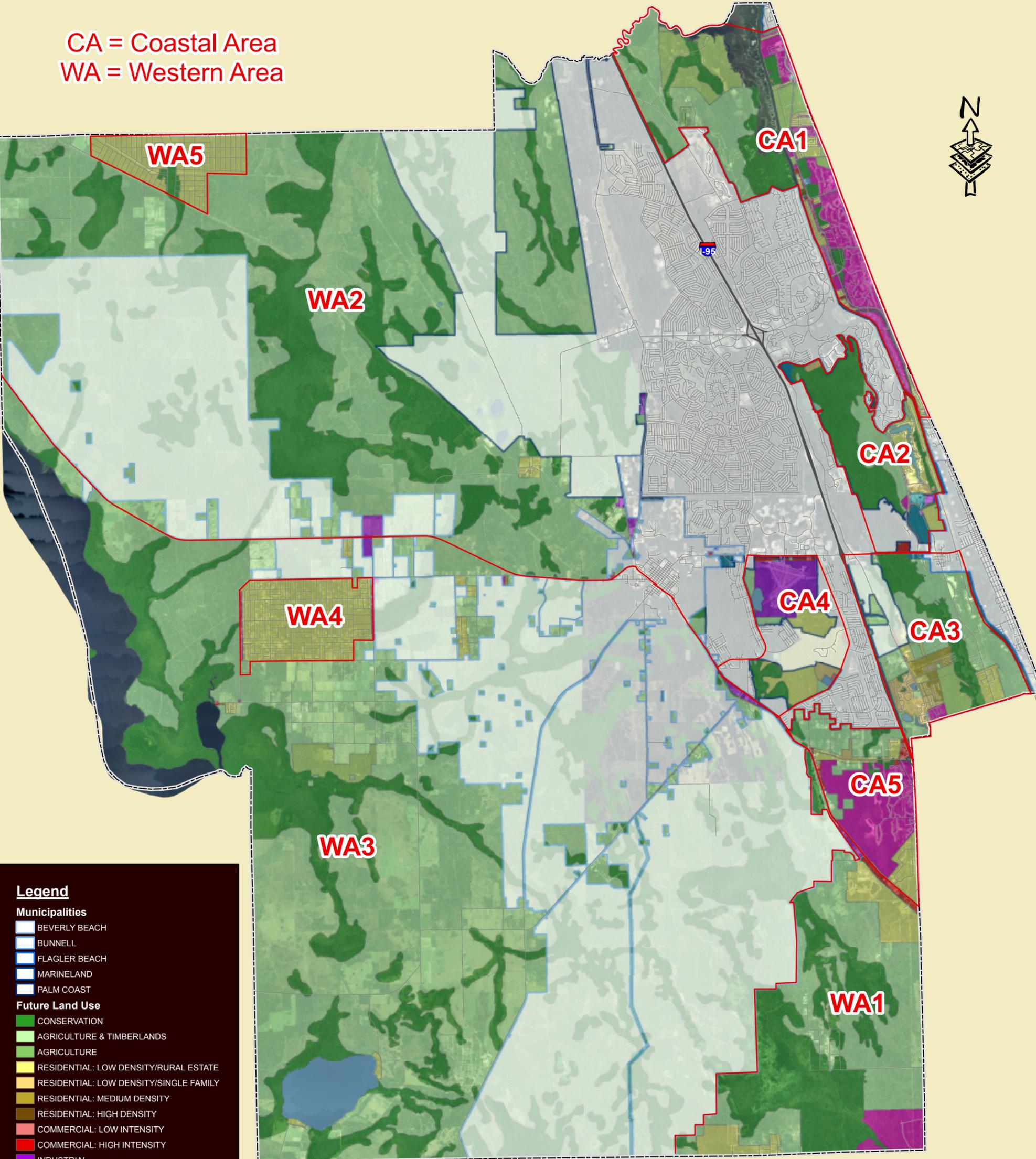
- Agriculture & Timberlands
- Conservation
- Palm Coast Municipal Boundary

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Flagler County Study Areas

CA = Coastal Area
WA = Western Area



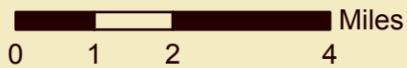
Legend

Municipalities

- BEVERLY BEACH
- BUNNELL
- FLAGLER BEACH
- MARINELAND
- PALM COAST

Future Land Use

- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER



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Coastal Area 1



Marineland
Future Land Use
Data Not Available
In GIS Format

St Johns County
Flagler County

*Atlantic
Ocean*

OLD KINGS RD N

STATE HWY A1A

INTERSTATE 95

PALM COAST PKWY

COLBERT LANE

US 1

LEGEND

- Coastal Area 1
- Not In Study Area
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- MARINELAND
- BEVERLY BEACH
- CITY OF PALM COAST
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- ST JOHNS COUNTY
- St Johns County Future Land Use**
- CONSERVATION
- RUR/SYLV/MISC
- PARK/RECREATION
- MIXED USE DISTRICT
- RESIDENTIAL-A
- RIGHT OF WAY
- TOWN OF MARINELAND

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Beverly Beach
Future Land Use
Data Not Available
In GIS Format

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Coastal Area 2



PALM COAST PKWY

Atlantic Ocean

STATE HWY A1A

OLD KINGS RD S

Beverly Beach
Future Land Use
Data Not Available
In GIS Format

COLBERT LANE

INTERSTATE 95

E HIGHWAY 100

Flagler Beach
Future Land Use
Data Not Available
In GIS Format

LEGEND

- CA_2
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- CITY OF PALM COAST
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- BEVERLY BEACH
- FLAGLER BEACH

0 1,500 3,000 6,000 Feet

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Coastal Area 3

Atlantic Ocean

E HIGHWAY 100

Flagler Beach
Future Land Use
Data Not Available
In GIS Format

OLD KINGS RDS

JOHN ANDERSON HWY

INTERSTATE 95

FLAGLER COUNTY
VOLUSIA COUNTY

FLAGLER COUNTY
VOLUSIA COUNTY

LEGEND

- CA 3 Boundary
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
 - CONSERVATION
 - AGRICULTURE & TIMBERLANDS
 - AGRICULTURE
 - RESIDENTIAL: LOW DENSITY/RURAL ESTATE
 - RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
 - RESIDENTIAL: MEDIUM DENSITY
 - RESIDENTIAL: HIGH DENSITY
 - COMMERCIAL: LOW INTENSITY
 - COMMERCIAL: HIGH INTENSITY
 - INDUSTRIAL
 - RECREATION & OPEN SPACE
 - EDUCATIONAL USES
 - MIXED USE: LOW INTENSITY
 - MIXED USE: HIGH INTENSITY
 - WATER
- CITY OF PALM COAST Palm Coast Future Land Use**
 - Residential
 - Institutional
 - Conservation
 - Mixed Use
 - Industrial
 - Greenbelt
 - DRI-Mixed Use
 - DRI-Residential Area
 - DRI-Urban Core
 - Canals
- CITY OF BUNNELL Bunnell Future Land Use**
 - AG, AGRICULTURE (BUNNELL)
 - AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
 - CON-B, CONSERVATION (BUNNELL)
 - CON-F, CONSERVATION (FLAGLER)
 - COMM, COMMERCIAL
 - COMM-LOW
 - I, INDUSTRIAL
 - P, PUBLIC
 - R, RECREATION
 - SF-L, SINGLE FAMILY - LOW DENSITY
 - SF-M, SINGLE FAMILY - MEDIUM DENSITY
 - SF-V, SINGLE FAMILY - VACANT
 - MH, MOBILE HOMES
 - MF, MULTI-FAMILY
 - MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
 - DR, DEVELOPMENT RESTRICTED
 - FLOOD, FLOOD PRONE AREA
 - WET, WETLANDS
- CITY OF FLAGLER BEACH**
- VOLUSIA COUNTY Volusia Future Land Use**
 - FEDERAL HIGHWAY
 - COMMERCIAL
 - RURAL
 - URBAN LOW DENSITY
 - ENVIRONMENTAL SYSTEMS CORRIDOR
 - CONSERVATION
 - WATER



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Coastal Area 4

E HIGHWAY 100

SEMINOLE WOODS BLVD

BELLE TERRE BLVD

US HWY 1 SOUTH

Legend

- CA 4 Boundary
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- CITY OF PALM COAST
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- CITY OF BUNNELL
- Bunnell Future Land Use**
- AG: AGRICULTURE (BUNNELL)
- AG&T: AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B: CONSERVATION (BUNNELL)
- CON-F: CONSERVATION (FLAGLER)
- COMM: COMMERCIAL
- COMM-LOW
- I: INDUSTRIAL
- P: PUBLIC
- R: RECREATION
- SF-L: SINGLE FAMILY - LOW DENSITY
- SF-M: SINGLE FAMILY - MEDIUM DENSITY
- SF-V: SINGLE FAMILY - VACANT
- MH: MOBILE HOMES
- MF: MULTI-FAMILY
- MU-LOW, MIXED USE: LO INTENSITY - LO MEDIUM DENSITY (FLAGLER)
- DR: DEVELOPMENT RESTRICTED
- FLOOD: FLOOD PRONE AREA
- WET: WETLANDS



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Coastal Area 5

SOUTH DIXIE HWY

INTERSTATE 95

US HWY 1 SOUTH

FLAGLER COUNTY

VOLUSIA COUNTY

LEGEND

- CA 5 Boundary
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- CITY OF PALM COAST
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- CITY OF BUNNELL**
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, SINGLE FAMILY - LOW DENSITY
- SF-M, SINGLE FAMILY - MEDIUM DENSITY
- SF-V, SINGLE FAMILY - VACANT
- MH, MOBILE HOMES
- MF, MULTI-FAMILY
- MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
- DR, DEVELOPMENT RESTRICTED
- FLOOD, FLOOD PRONE AREA
- WET, WETLANDS
- VOLUSIA COUNTY**
- Volusia County Future Land Use**
- FEDERAL HIGHWAY
- AGRICULTURE RESOURCE
- URBAN LOW DENSITY
- COMMERCIAL
- INDUSTRIAL
- MIXED USE



0 1,000 2,000 4,000 Feet

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Western Area 1



SOUTH DIXIE HWY



US HWY 1 SOUTH

FLAGLER COUNTY
VOLUSIA COUNTY

STRICKLAND RD

LEGEND

- WA1
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- CITY OF PALM COAST
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- CITY OF BUNNELL
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, SINGLE FAMILY - LOW DENSITY
- SF-M, SINGLE FAMILY - MEDIUM DENSITY
- SF-V, SINGLE FAMILY - VACANT
- MH, MOBILE HOMES
- MF, MULTI-FAMILY
- MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
- DR, DEVELOPMENT RESTRICTED
- FLOOD, FLOOD PRONE AREA
- WET, WETLANDS
- VOLUSIA COUNTY
- Volusia County Future Land Use**
- FORESTRY RESOURCE
- RURAL
- FEDERAL HIGHWAY
- AGRICULTURE RESOURCE
- URBAN LOW DENSITY
- COMMERCIAL
- INDUSTRIAL
- MIXED USE

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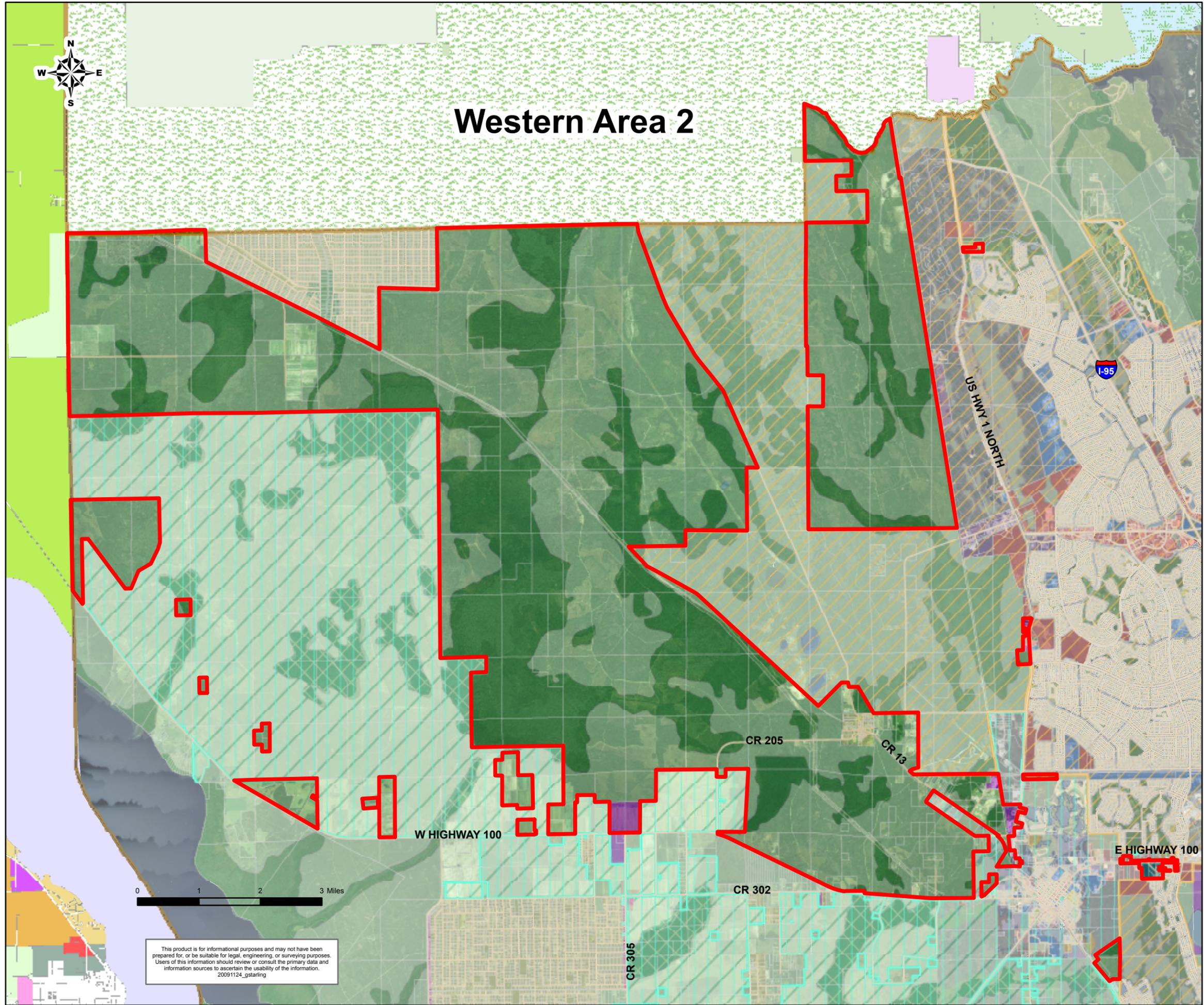
Western Area 2



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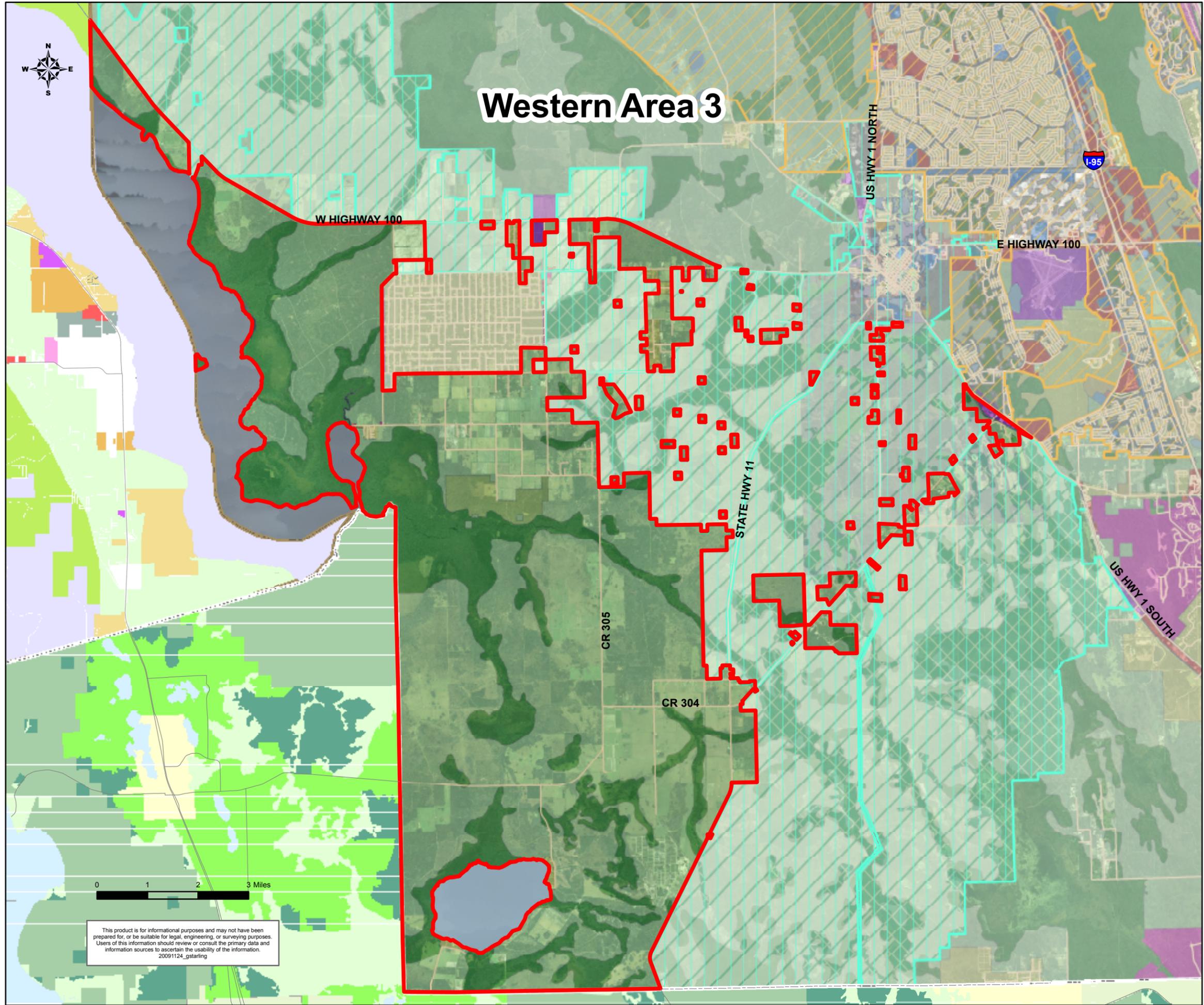
- **WA2**
- **NOT IN STUDY AREA**
- ST JOHNS COUNTY**
- St Johns County Future Land Use**
- AGRICULTURE
- CONSERVATION
- MIXED USE DISTRICT
- PARK/RECREATION
- RUR/SYLV/MISC
- PUTNAM COUNTY**
- Putnam County Future Land Use**
- A1 AGRICULTURE I
- A2 AGRICULTURE II
- CC CRESCENT CITY
- CN CONSERVATION
- CR COMERCIAL
- IN INDUSTRIAL
- PF PUBLIC FACILITIES
- RR RURAL RESIDENTIAL
- UR URBAN RESERVE
- US URBAN SERVICE
- CITY OF PALM COAST**
- Palm Coast Future Land Use**
- Residential
- Institutional
- Conservation
- Mixed Use
- Industrial
- Greenbelt
- DRI-Mixed Use
- DRI-Residential Area
- DRI-Urban Core
- Canals
- CITY OF BUNNELL**
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, SINGLE FAMILY - LOW DENSITY
- SF-M, SINGLE FAMILY - MEDIUM DENSITY
- SF-V, SINGLE FAMILY - VACANT
- MH, MOBILE HOMES
- MF, MULTI-FAMILY
- MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
- DR, DEVELOPMENT RESTRICTED
- FLOOD, FLOOD PRONE AREA
- WET, WETLANDS
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER



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LEGEND

- WA3**
- NOT IN STUDY AREA**
- FLAGLER COUNTY Future Land Use**
 - CONSERVATION
 - AGRICULTURE & TIMBERLANDS
 - AGRICULTURE
 - RESIDENTIAL: LOW DENSITY/RURAL ESTATE
 - RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
 - RESIDENTIAL: MEDIUM DENSITY
 - RESIDENTIAL: HIGH DENSITY
 - COMMERCIAL: LOW INTENSITY
 - COMMERCIAL: HIGH INTENSITY
 - INDUSTRIAL
 - RECREATION & OPEN SPACE
 - EDUCATIONAL USES
 - MIXED USE: LOW INTENSITY
 - MIXED USE: HIGH INTENSITY
 - WATER
- CITY OF PALM COAST**
 - Residential
 - Institutional
 - Conservation
 - Mixed Use
 - Industrial
 - Greenbelt
 - DRI-Mixed Use
 - DRI-Residential Area
 - DRI-Urban Core
 - Canals
- CITY OF BUNNELL**
 - Bunnell Future Land Use**
 - AG, AGRICULTURE (BUNNELL)
 - AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
 - CON-B, CONSERVATION (BUNNELL)
 - CON-F, CONSERVATION (FLAGLER)
 - COMM, COMMERCIAL
 - COMM-LOW
 - I, INDUSTRIAL
 - P, PUBLIC
 - R, RECREATION
 - SF-L, SINGLE FAMILY - LOW DENSITY
 - SF-M, SINGLE FAMILY - MEDIUM DENSITY
 - SF-V, SINGLE FAMILY - VACANT
 - MH, MOBILE HOMES
 - MF, MULTI-FAMILY
 - MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
 - DR, DEVELOPMENT RESTRICTED
 - FLOOD, FLOOD PRONE AREA
 - WET, WETLANDS
- PUTNAM COUNTY**
 - Putnam County Future Land Use**
 - A1 AGRICULTURE I
 - A2 AGRICULTURE II
 - CC CRESCENT CITY
 - CN CONSERVATION
 - CR COMERCIAL
 - IN INDUSTRIAL
 - PF PUBLIC FACILITIES
 - RR RURAL RESIDENTIAL
 - UR URBAN RESERVE
 - US URBAN SERVICE
- VOLUSIA COUNTY**
 - Volusia County Future Land Use**
 - INCORPORATED
 - WATER
 - ENVIRONMENTAL SYSTEMS CORRIDOR
 - FORESTRY RESOURCE
 - AGRICULTURE RESOURCE
 - CONSERVATION
 - RECREATION
 - RURAL
 - LOW IMPACT URBAN

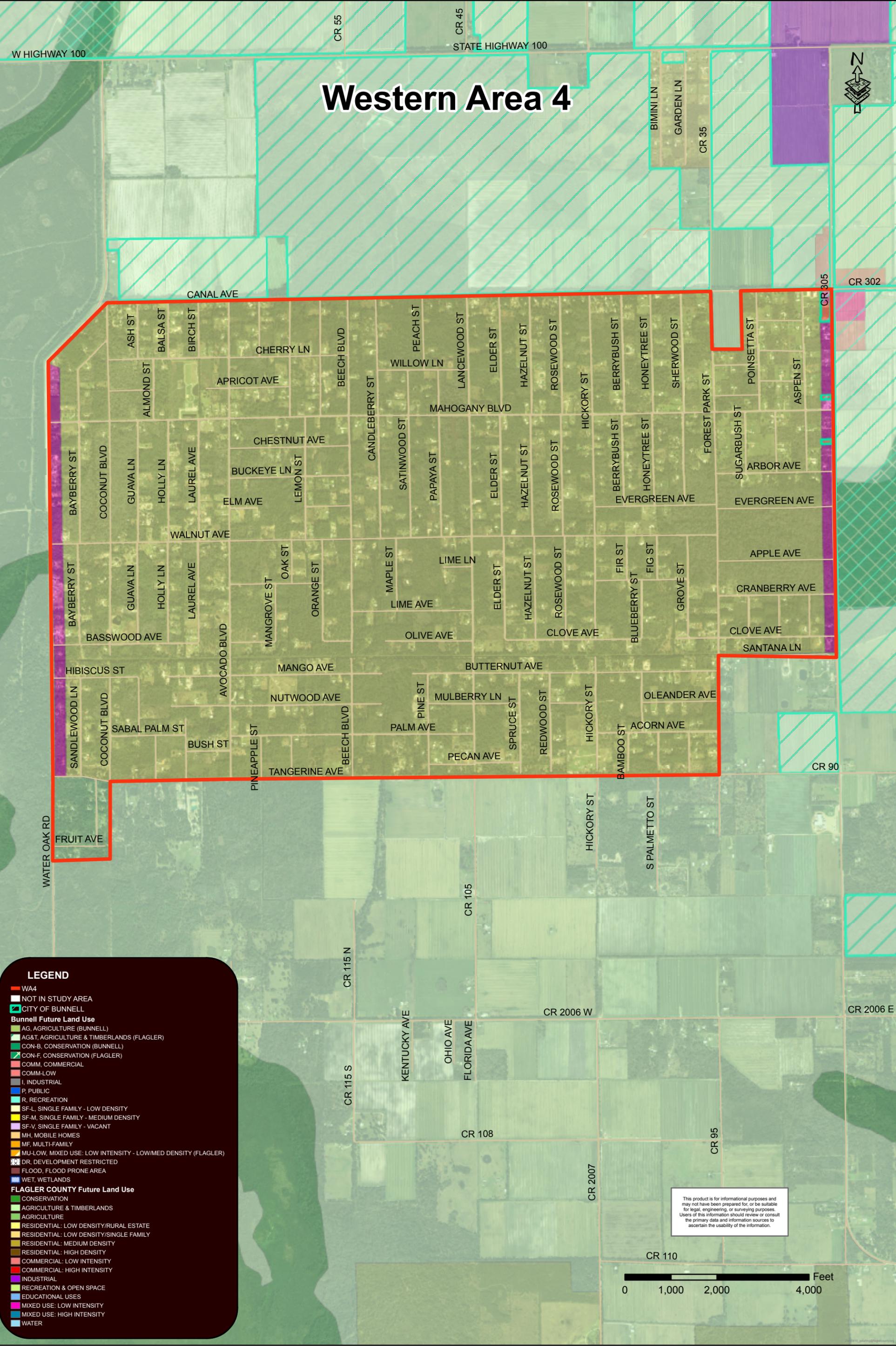
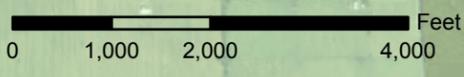


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Western Area 4



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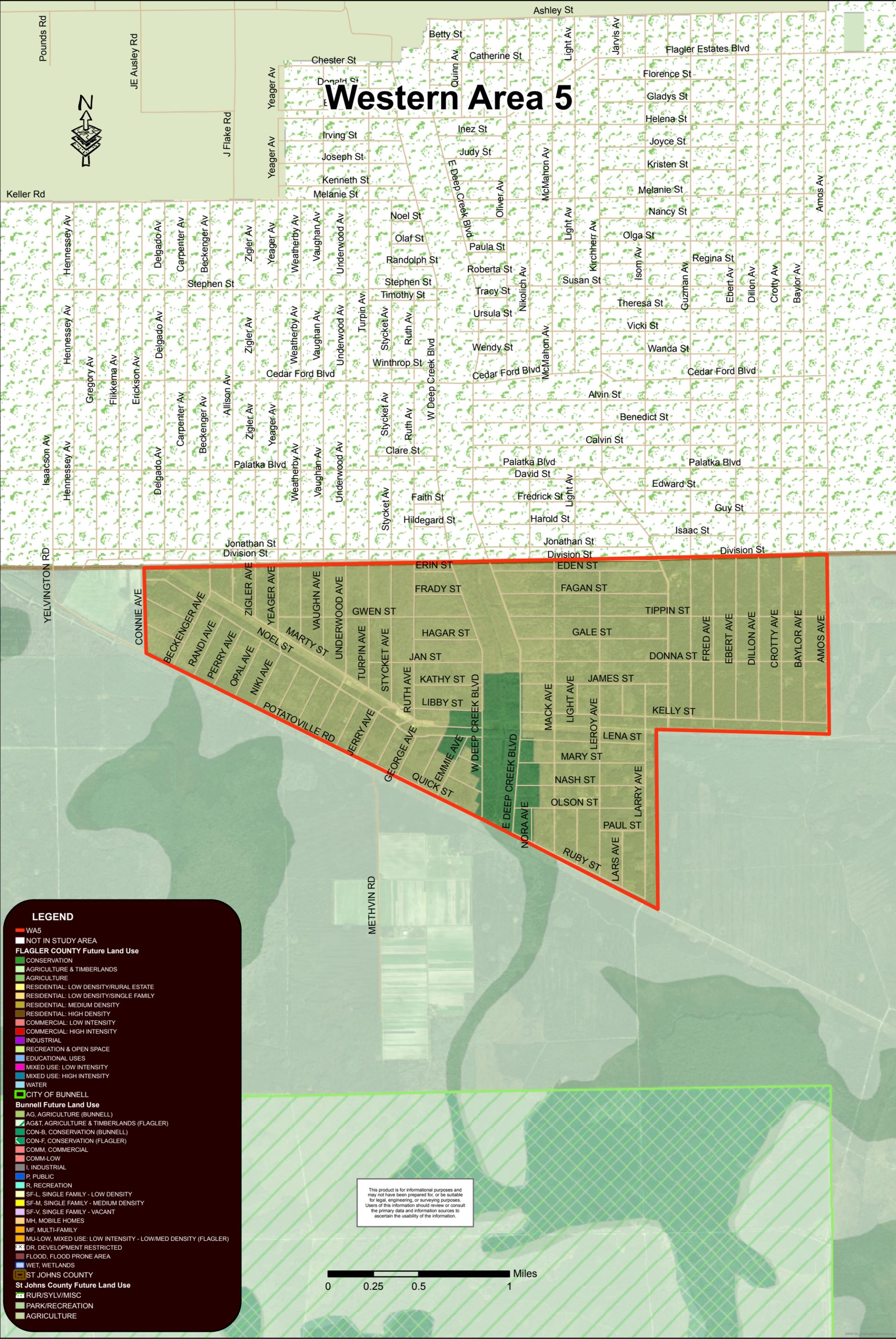


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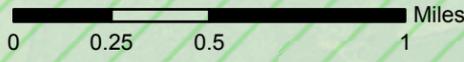
- WA4
- NOT IN STUDY AREA
- CITY OF BUNNELL
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, SINGLE FAMILY - LOW DENSITY
- SF-M, SINGLE FAMILY - MEDIUM DENSITY
- SF-V, SINGLE FAMILY - VACANT
- MH, MOBILE HOMES
- MF, MULTI-FAMILY
- MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
- DR, DEVELOPMENT RESTRICTED
- FLOOD, FLOOD PRONE AREA
- WET, WETLANDS
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER

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Western Area 5



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

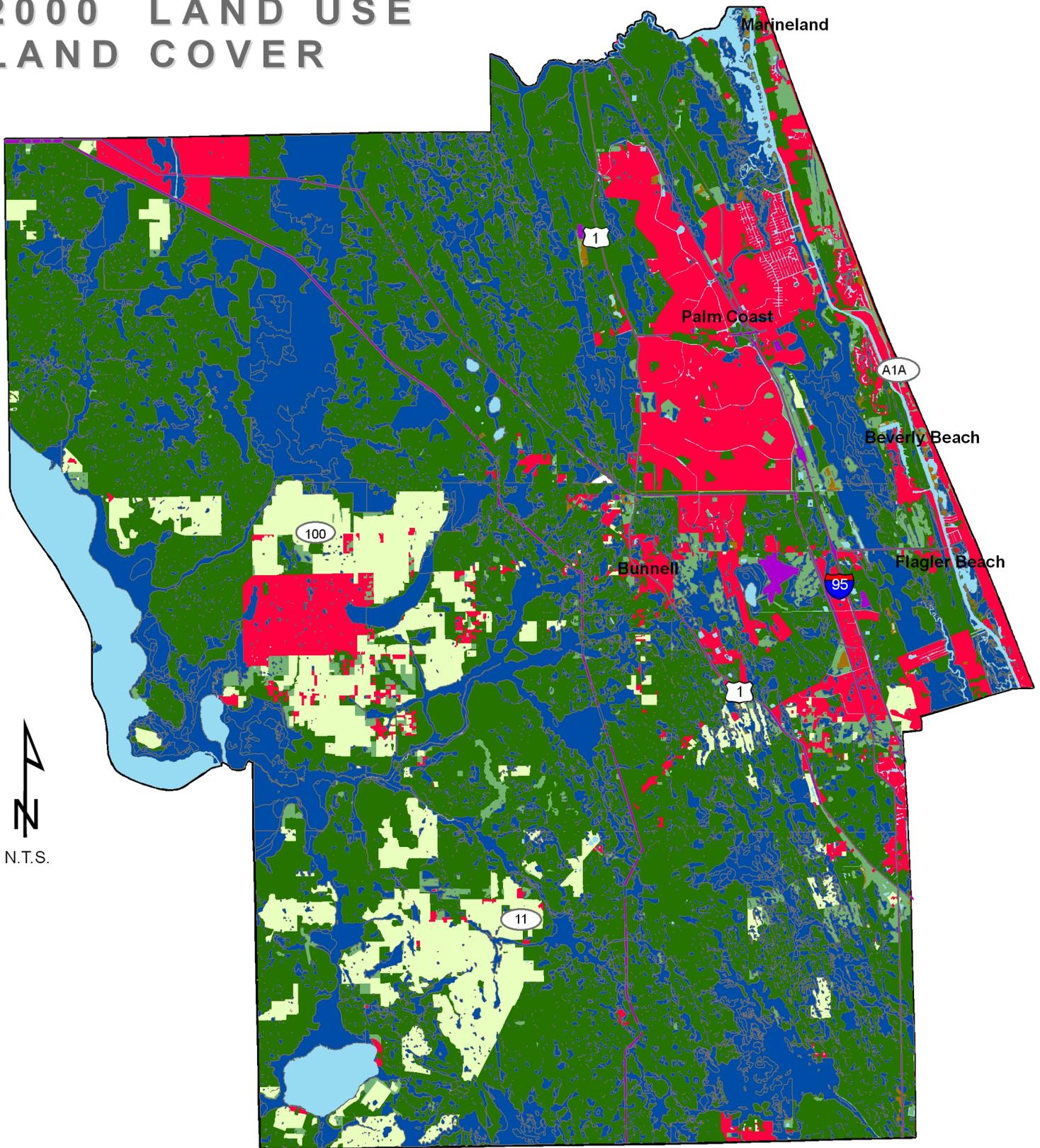


LEGEND

- WA5
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- CITY OF BUNNELL
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-B, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, SINGLE FAMILY - LOW DENSITY
- SF-M, SINGLE FAMILY - MEDIUM DENSITY
- SF-V, SINGLE FAMILY - VACANT
- MH, MOBILE HOMES
- MF, MULTI-FAMILY
- MU-LOW, MIXED USE: LOW INTENSITY - LOW/MED DENSITY (FLAGLER)
- DR, DEVELOPMENT RESTRICTED
- FLOOD, FLOOD PRONE AREA
- WET, WETLANDS
- ST JOHNS COUNTY
- St Johns County Future Land Use**
- RUR/SYLV/MISC
- PARK/RECREATION
- AGRICULTURE

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2000 LAND USE LAND COVER



2000 Land Use Land Cover

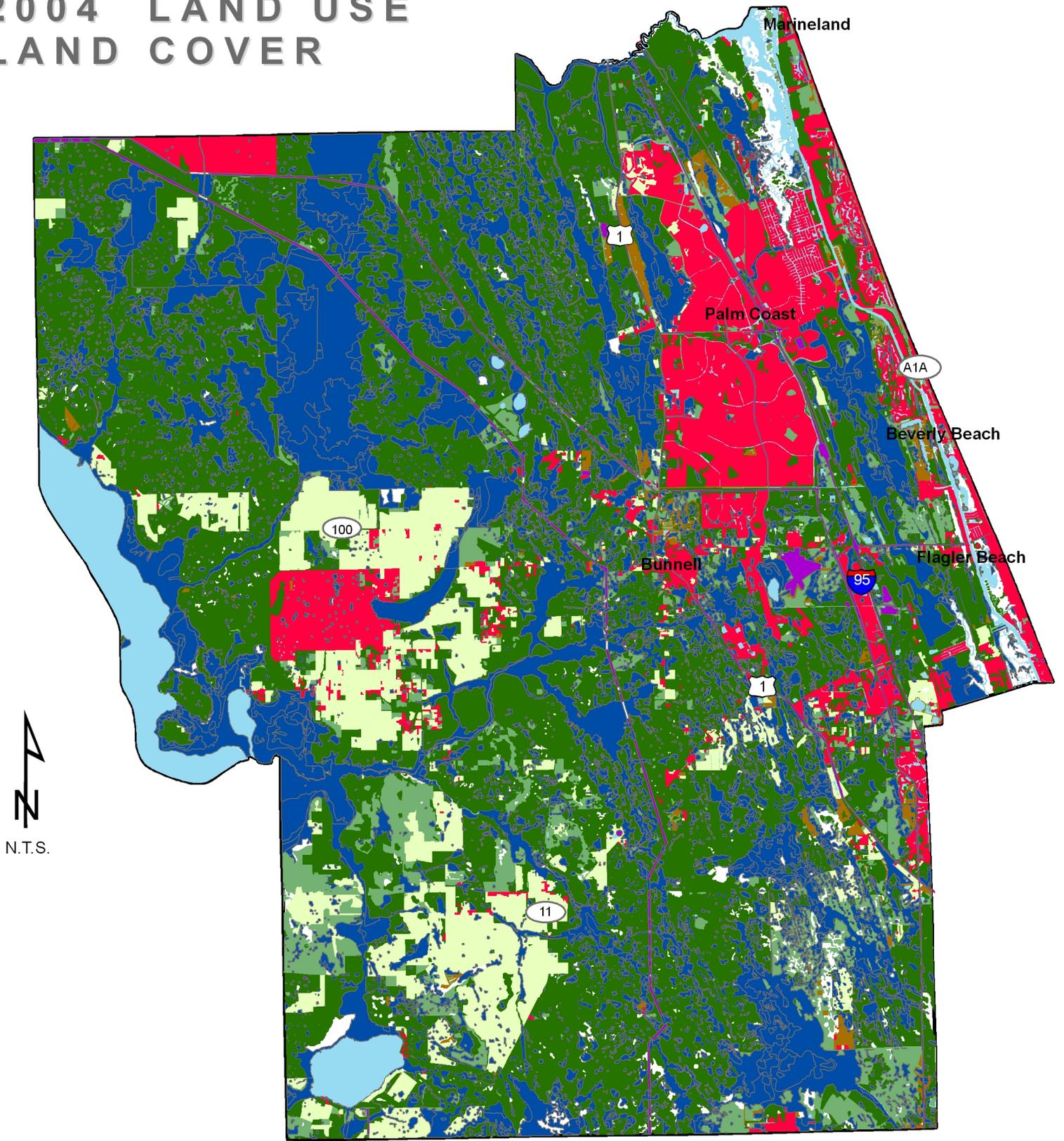
- AGRICULTURE
- BAREN LAND
- RANGELAND
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- UPLAND FORESTS
- URBAN AND BUILT-UP
- WATER
- WETLANDS

Source: SJRWMD, 2000
 Created by: Northeast Florida Regional Council

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2004 LAND USE LAND COVER



N
N.T.S.

Source: SJRWMD, 2004
Created by: Northeast Florida Regional Council

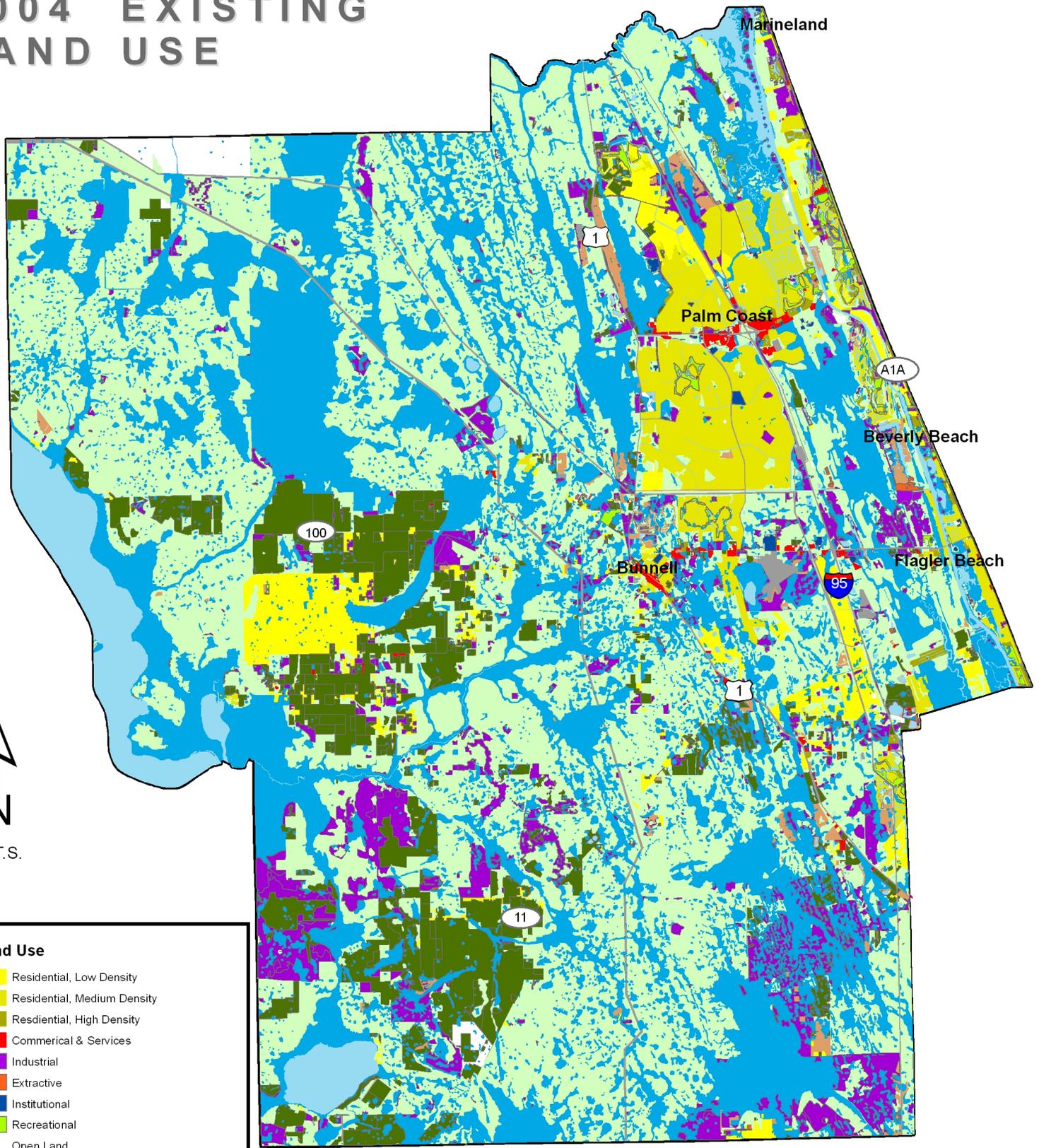
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2004 Land Use Land Cover

- AGRICULTURE
- BARREN LAND
- RANGELAND
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- UPLAND FORESTS
- URBAN AND BUILT-UP
- WATER
- WETLANDS

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2004 EXISTING LAND USE



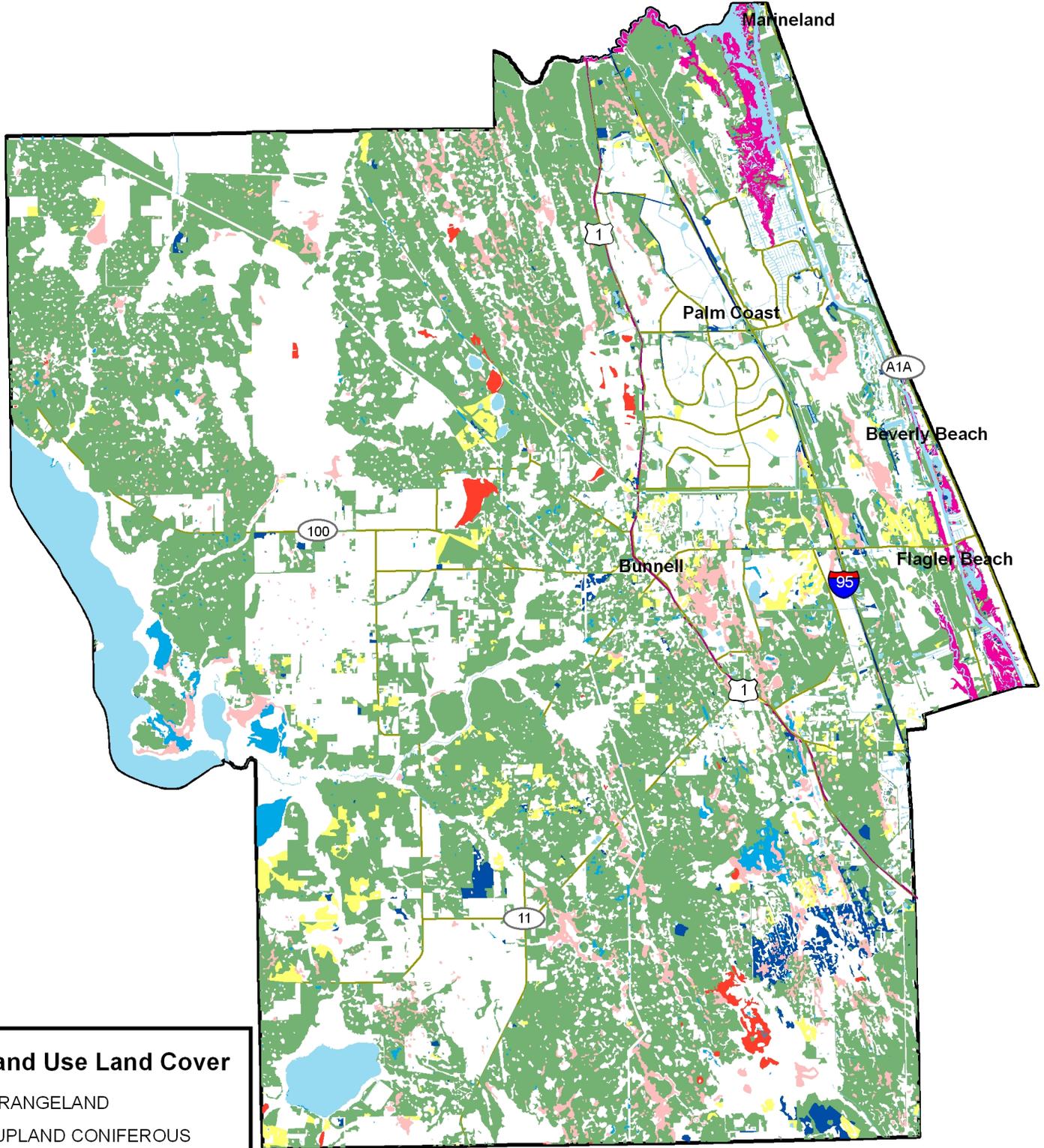
Land Use

- Residential, Low Density
- Residential, Medium Density
- Residential, High Density
- Commercial & Services
- Industrial
- Extractive
- Institutional
- Recreational
- Open Land
- Agriculture
- Upland Non-Forested
- Upland Forested
- Water
- Wetlands
- Barren Lands
- Transportation, Communications & Utilities

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VEGETATION



2004 Land Use Land Cover

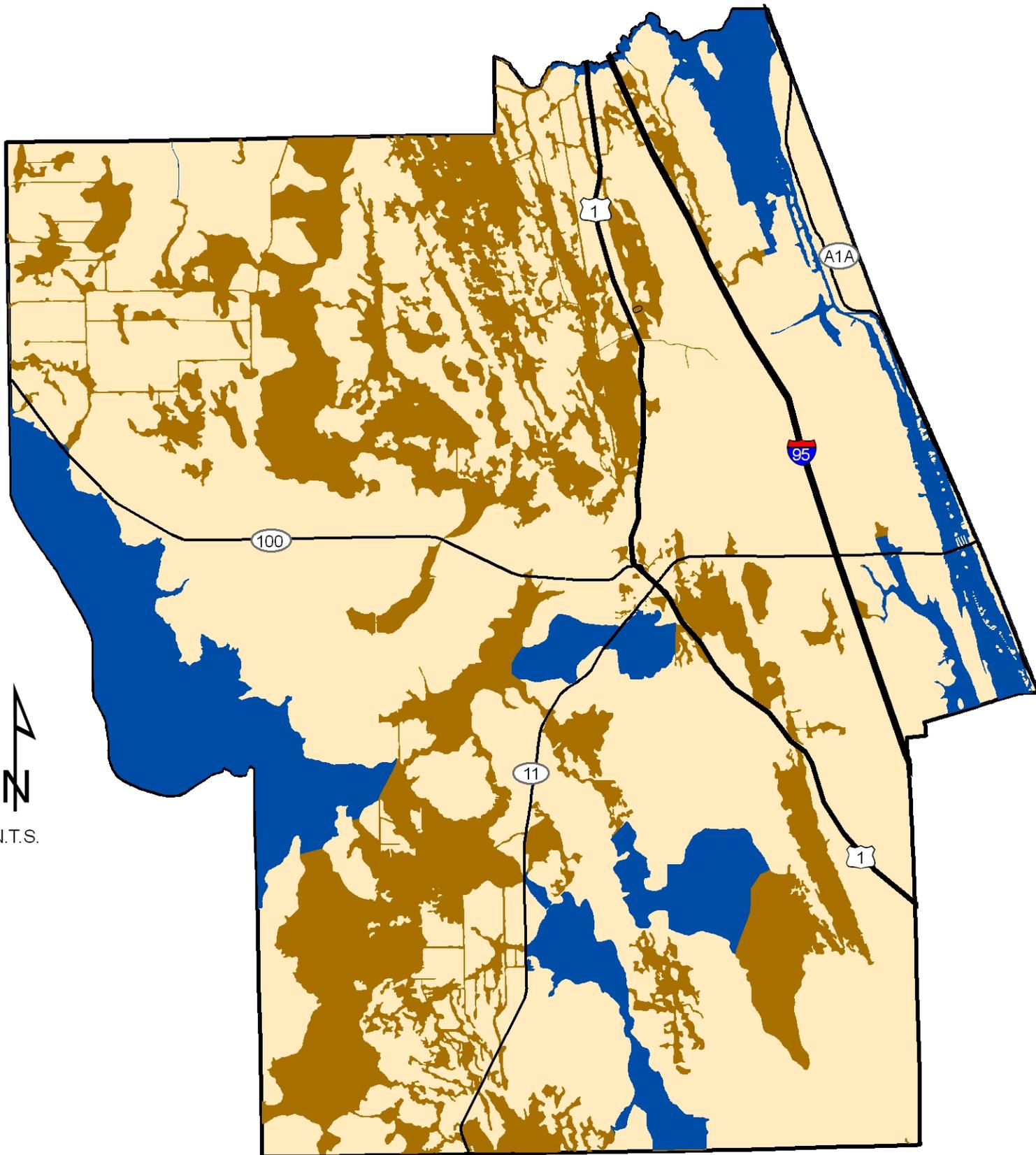
-  RANGELAND
-  UPLAND CONIFEROUS
-  UPLAND HARDWOOD
-  SWAMP HARDWOOD
-  FRESHWATER MARSHES
-  CYPRESS
-  SALTWATER MARSHES
-  WATER

Source: SJRWMD, 2004
Created by: Northeast Florida Regional Council

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100 YEAR FLOODPLAIN MAP



Legend

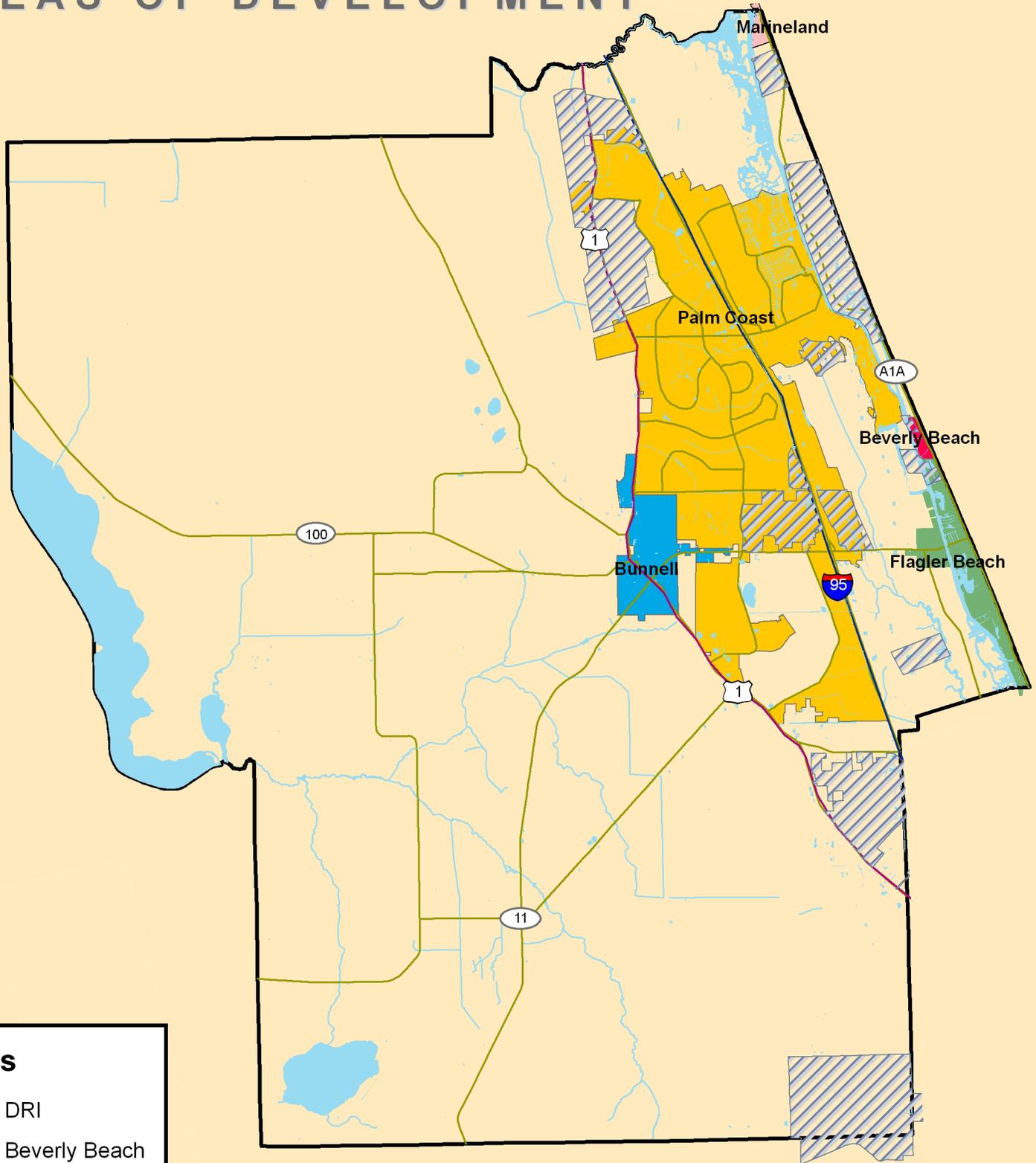
-  Determined Base Flood Elevations
-  No Base Flood Elevations Determined

Source: Federal Emergency Management Agency
Created by: Northeast Florida Regional Council

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AREAS OF DEVELOPMENT



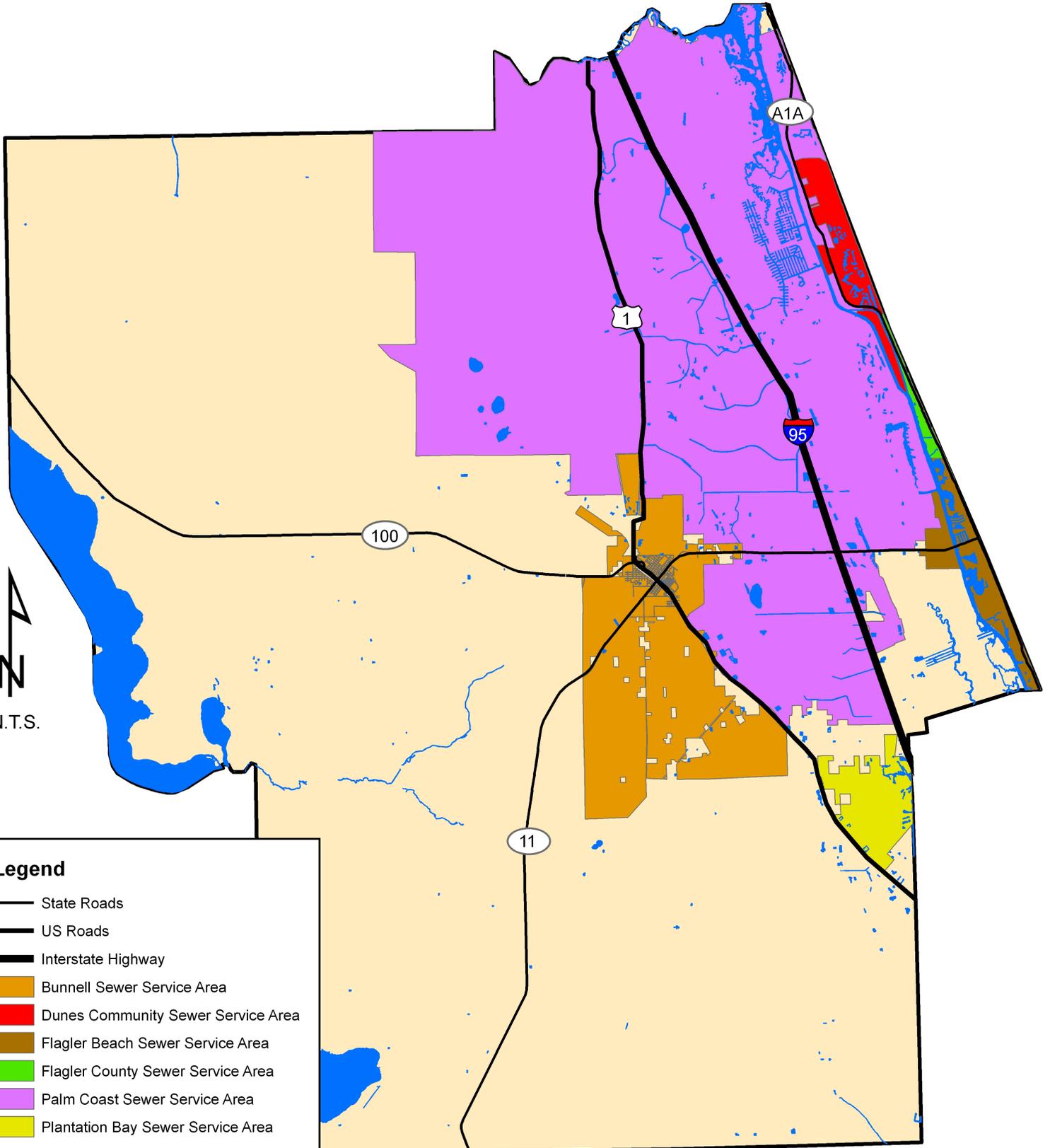
Areas

-  DRI
-  Beverly Beach
-  Bunnell
-  Flagler Beach
-  Marineland
-  Palm Coast

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AREAS SERVED BY CENTRALIZED SANITARY SEWER SYSTEMS

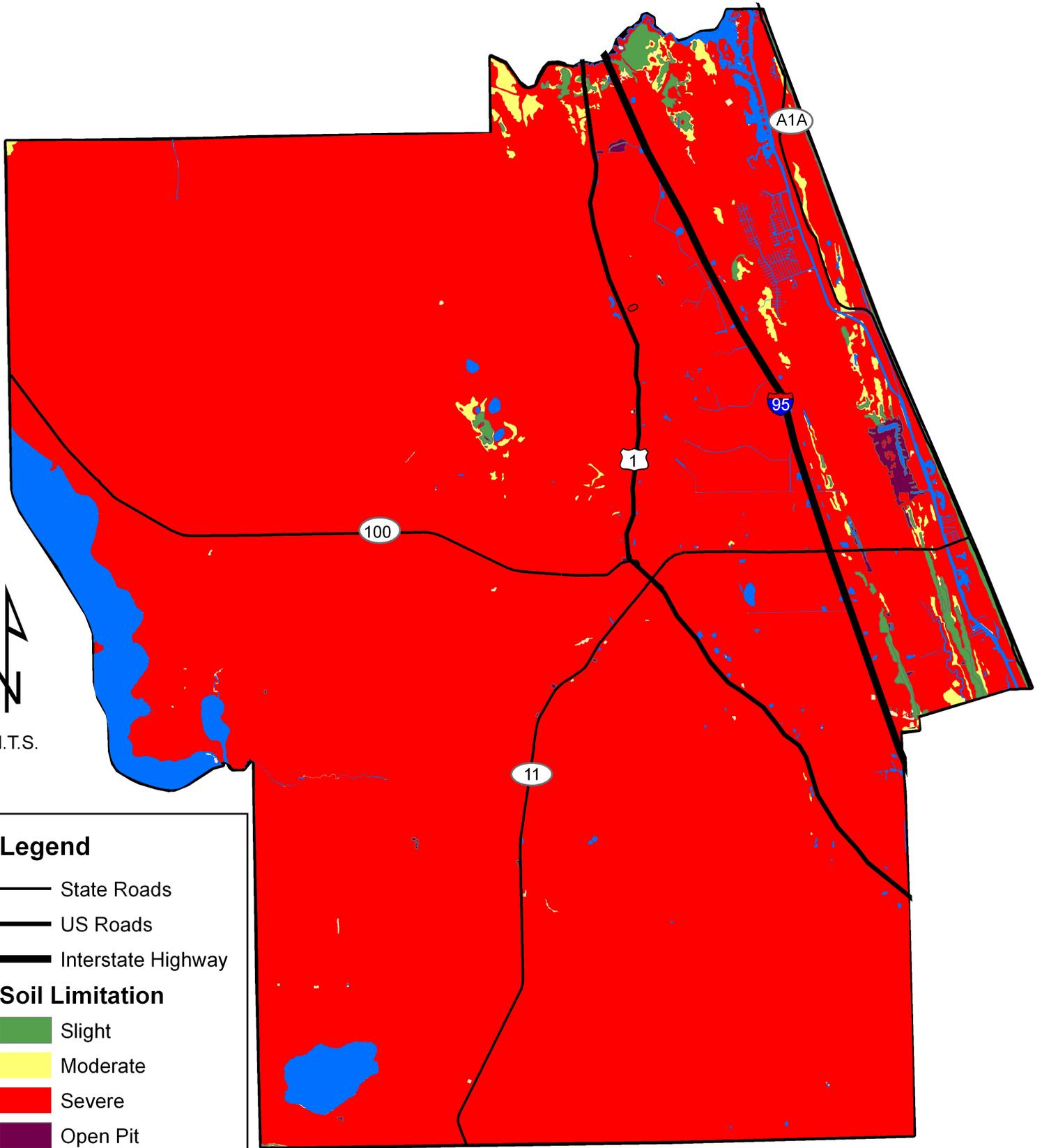


Legend

- State Roads
- US Roads
- Interstate Highway
- Bunnell Sewer Service Area
- Dunes Community Sewer Service Area
- Flagler Beach Sewer Service Area
- Flagler County Sewer Service Area
- Palm Coast Sewer Service Area
- Plantation Bay Sewer Service Area

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SOIL LIMITATIONS TO SEPTIC TANKS



Legend

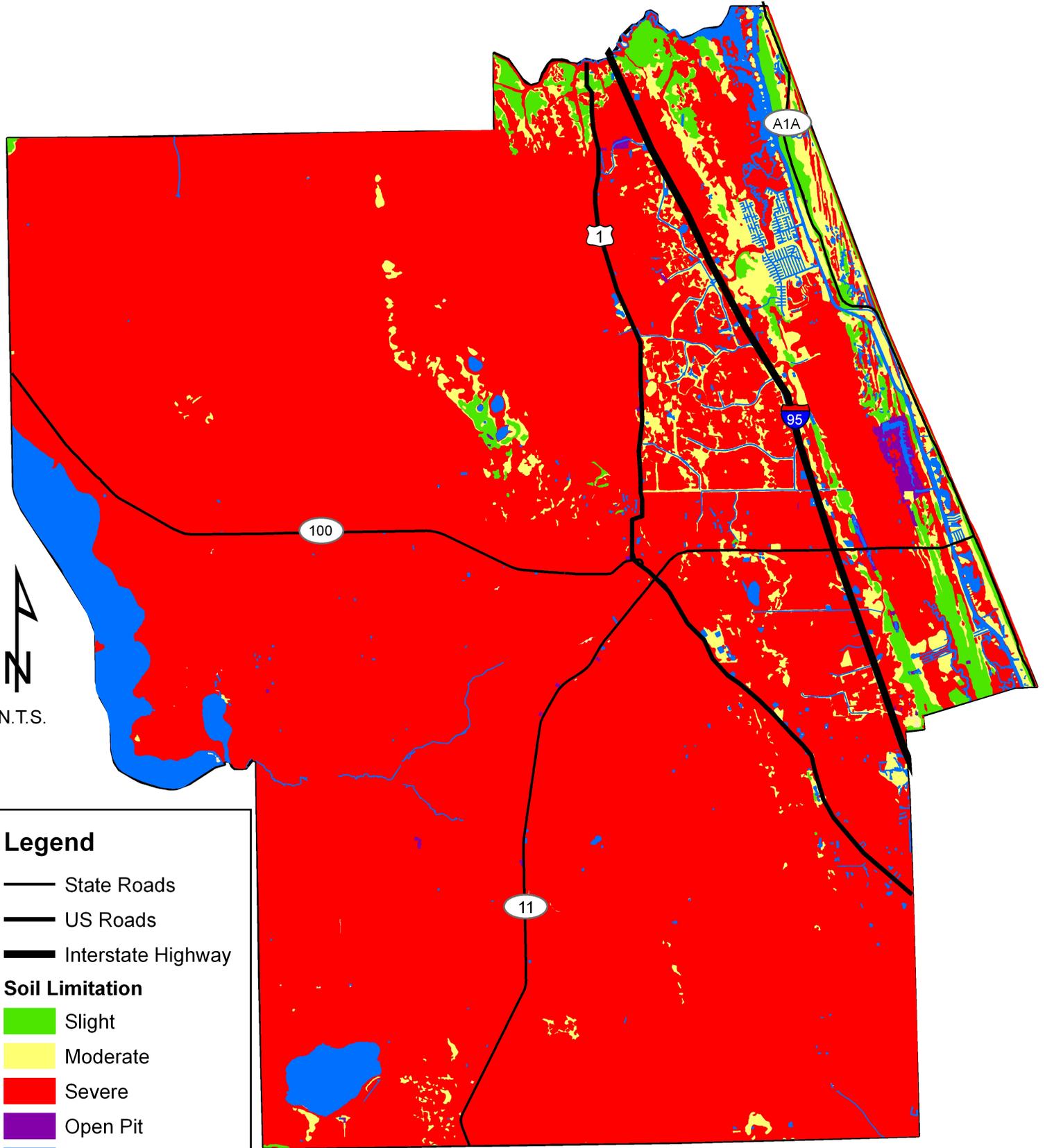
- State Roads
- US Roads
- Interstate Highway

Soil Limitation

- Slight
- Moderate
- Severe
- Open Pit
- Surface Water

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SOIL LIMITATIONS FOR DWELLINGS



Legend

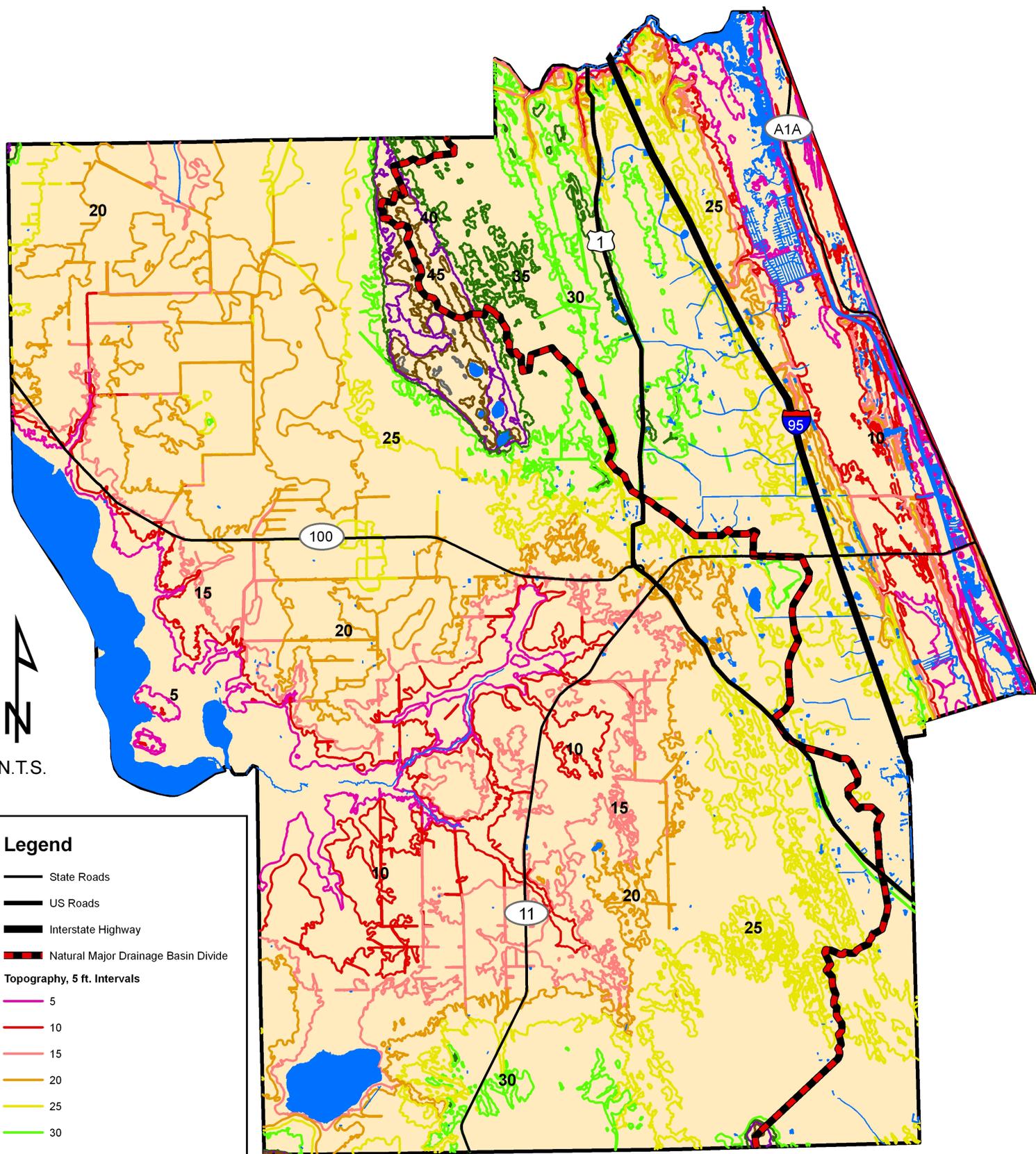
- State Roads
- US Roads
- Interstate Highway

Soil Limitation

- Slight
- Moderate
- Severe
- Open Pit
- Surface Water

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TOPOGRAPHY OF FLAGLER COUNTY

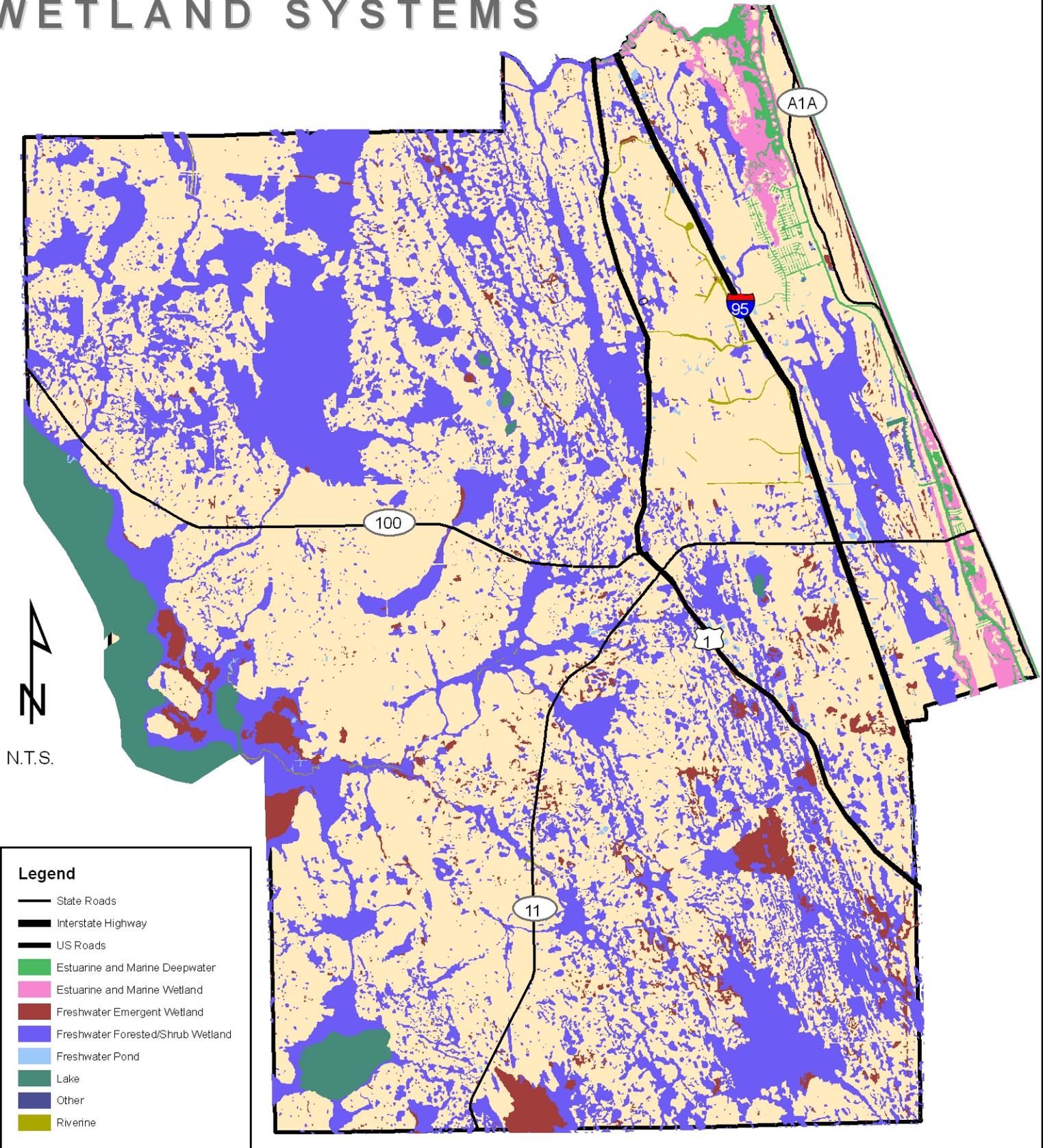


Legend

- State Roads
- US Roads
- Interstate Highway
- Natural Major Drainage Basin Divide
- Topography, 5 ft. Intervals
 - 5
 - 10
 - 15
 - 20
 - 25
 - 30
 - 35
 - 40
 - 45
 - 50

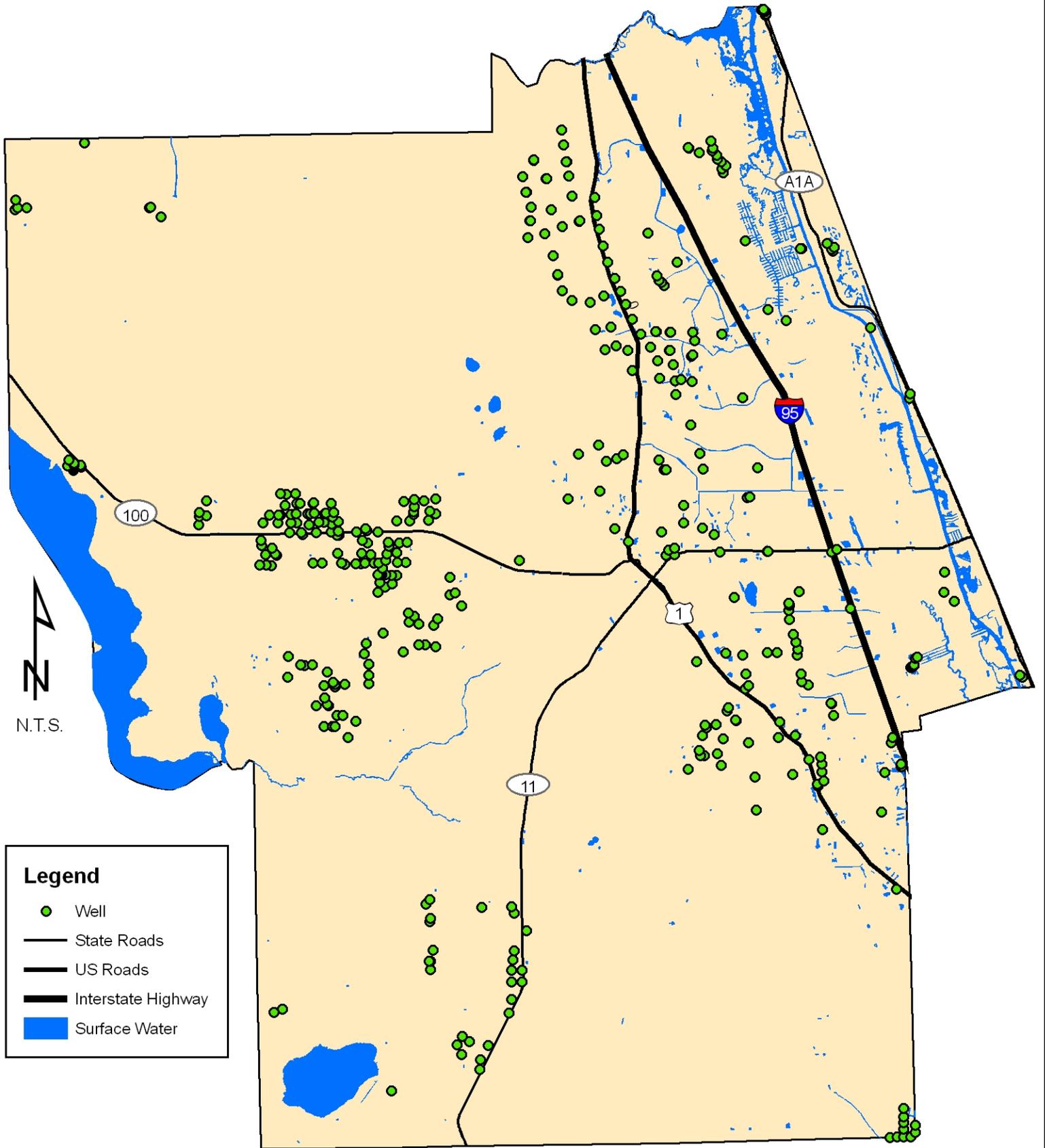
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NATIONAL WETLANDS INVENTORY WETLAND SYSTEMS



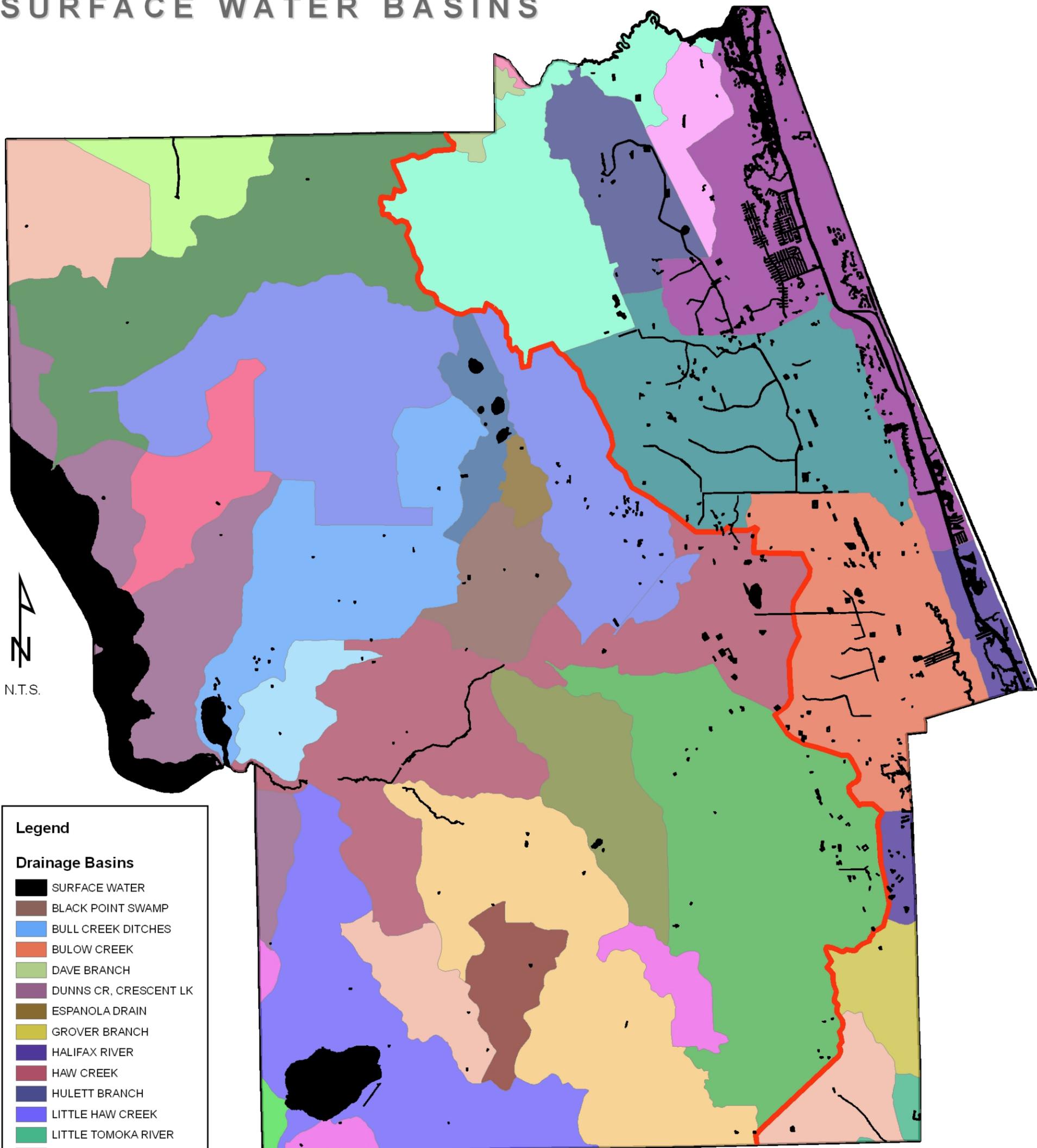
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PUBLIC SUPPLY WELLS 2007



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SURFACE WATERS & SURFACE WATER BASINS



Legend

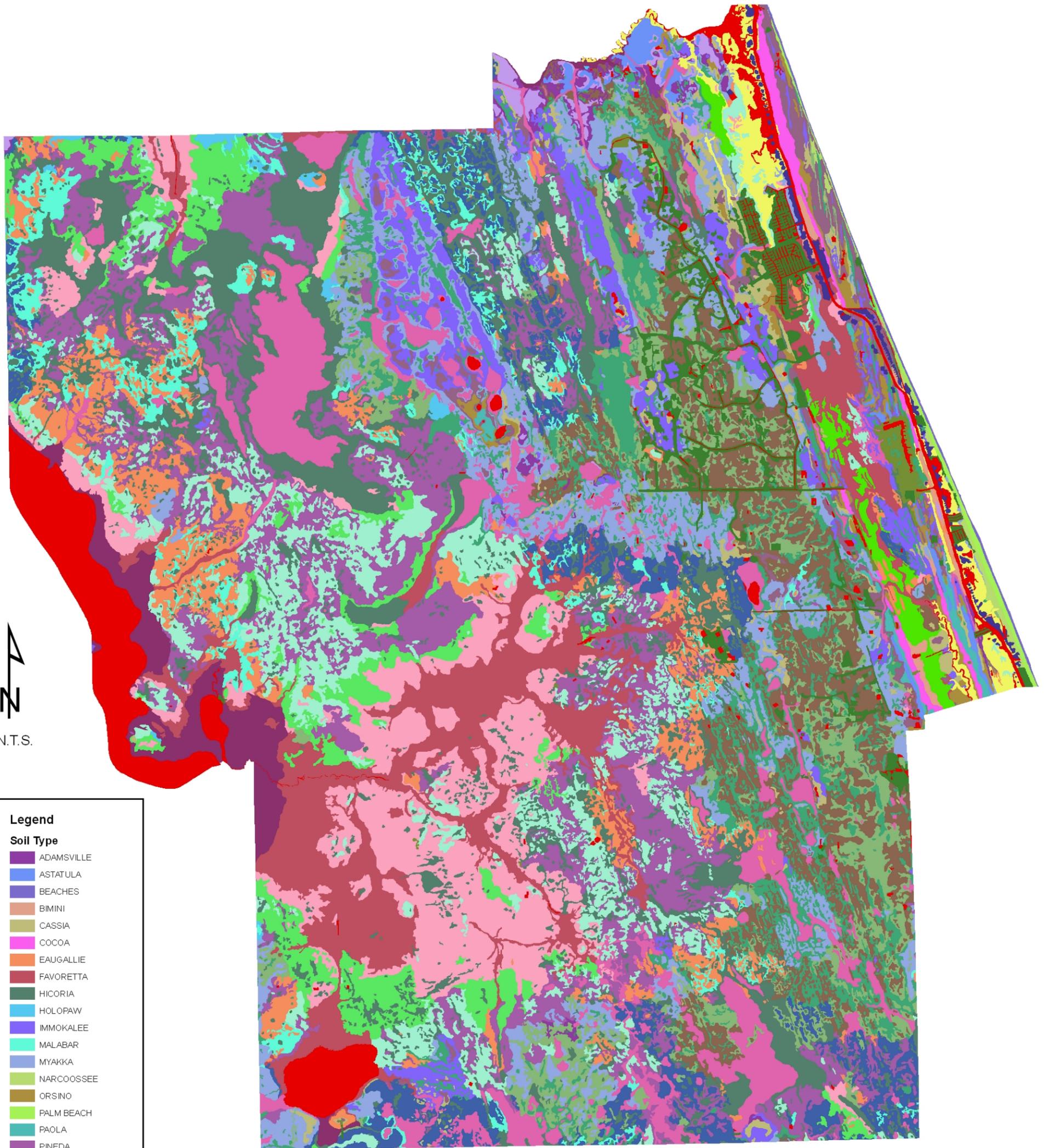
Drainage Basins

- SURFACE WATER
- BLACK POINT SWAMP
- BULL CREEK DITCHES
- BULOW CREEK
- DAVE BRANCH
- DUNNS CR, CRESCENT LK
- ESPANOLA DRAIN
- GROVER BRANCH
- HALIFAX RIVER
- HAW CREEK
- HULETT BRANCH
- LITTLE HAW CREEK
- LITTLE TOMOKA RIVER
- MATANZAS RIVER
- MIDDLE HAW CREEK
- MUD LAKE OUTLET
- PARKER CANAL
- PELLICER CREEK
- SALT CREEK DITCHES
- SAW GRASS BAY
- SIXTEENMILE CREEK
- ST. JOE CANAL
- STEVENS BRANCH
- STYLES CREEK
- SWEETWATER BRANCH
- TANK LAKE OUTLET
- UNNAMED BRANCH
- UNNAMED CANAL
- UNNAMED DITCHES
- UNNAMED SLOUGH
- WHITE OAK SWAMP

Regions to the West of the red line are in the Lower St. Johns River Basin.
Regions to the East of the red line are in the North Coastal Basin.

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GENERAL SOIL MAP



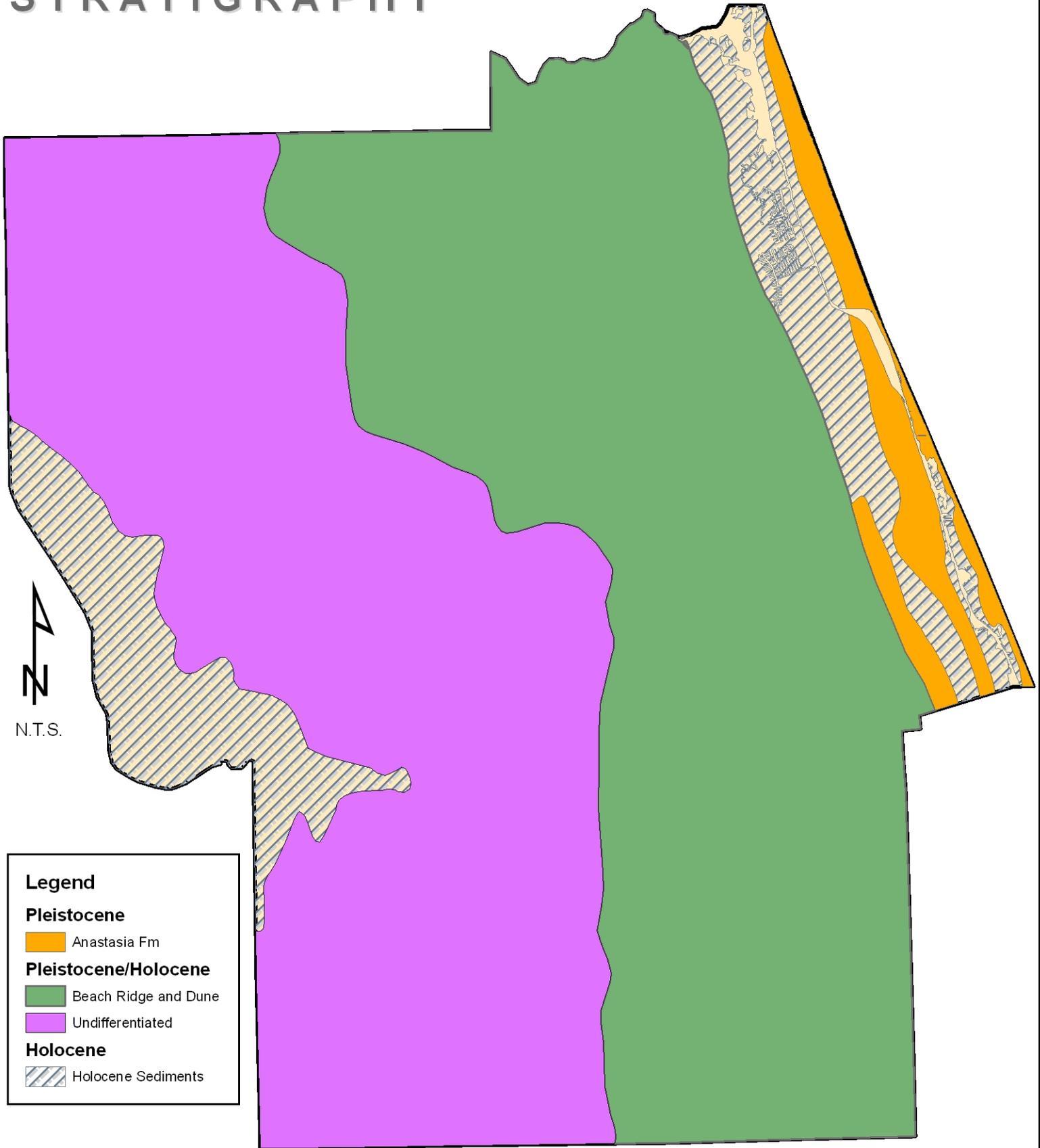
Legend

Soil Type

- ADAMSVILLE
- ASTATULA
- BEACHES
- BIMINI
- CASSIA
- COCOA
- EAUGALLIE
- FAVORETTA
- HICORIA
- HOLOPAW
- IMMOKALEE
- MALABAR
- MYAKKA
- NARCOOSSEE
- ORSINO
- PALM BEACH
- PAOLA
- PINEDA
- PITS
- PLACID
- POMELLO
- POMONA
- QUARTZIPSAMMENTS
- RIVIERA
- SAMSULA
- SMYRNA
- TAVARES
- TERRA CEIA
- TURNBULL
- TUSCAWILLA
- UDARENTS
- VALKARIA
- WABASSO
- WATER
- WINDER

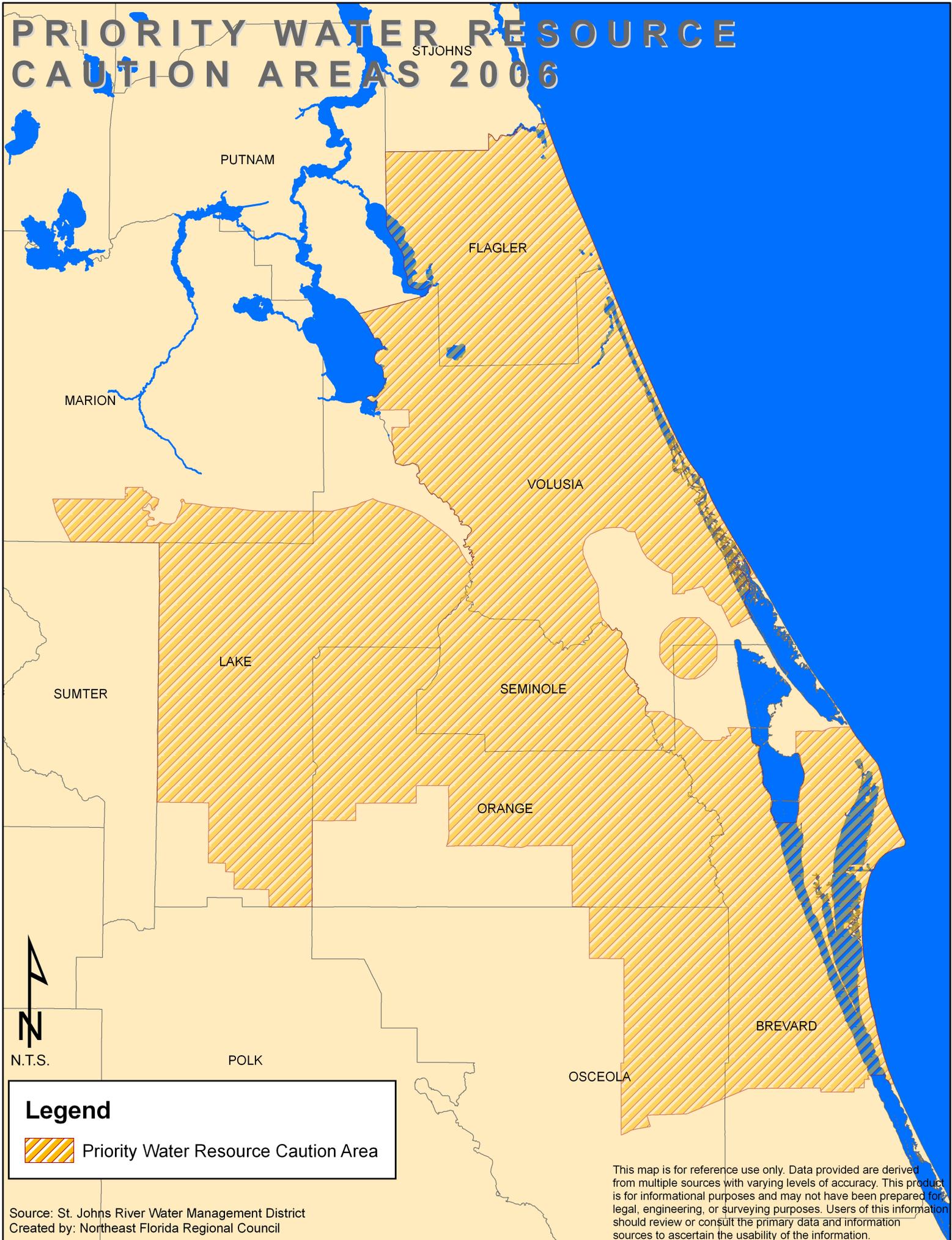
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ROCK AND MINERAL RESOURCES STRATIGRAPHY



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PRIORITY WATER RESOURCE CAUTION AREAS 2006



STJOHNS

PUTNAM

FLAGLER

MARION

VOLUSIA

LAKE

SUMTER

SEMINOLE

ORANGE

BREVARD

POLK

OSCEOLA



N.T.S.

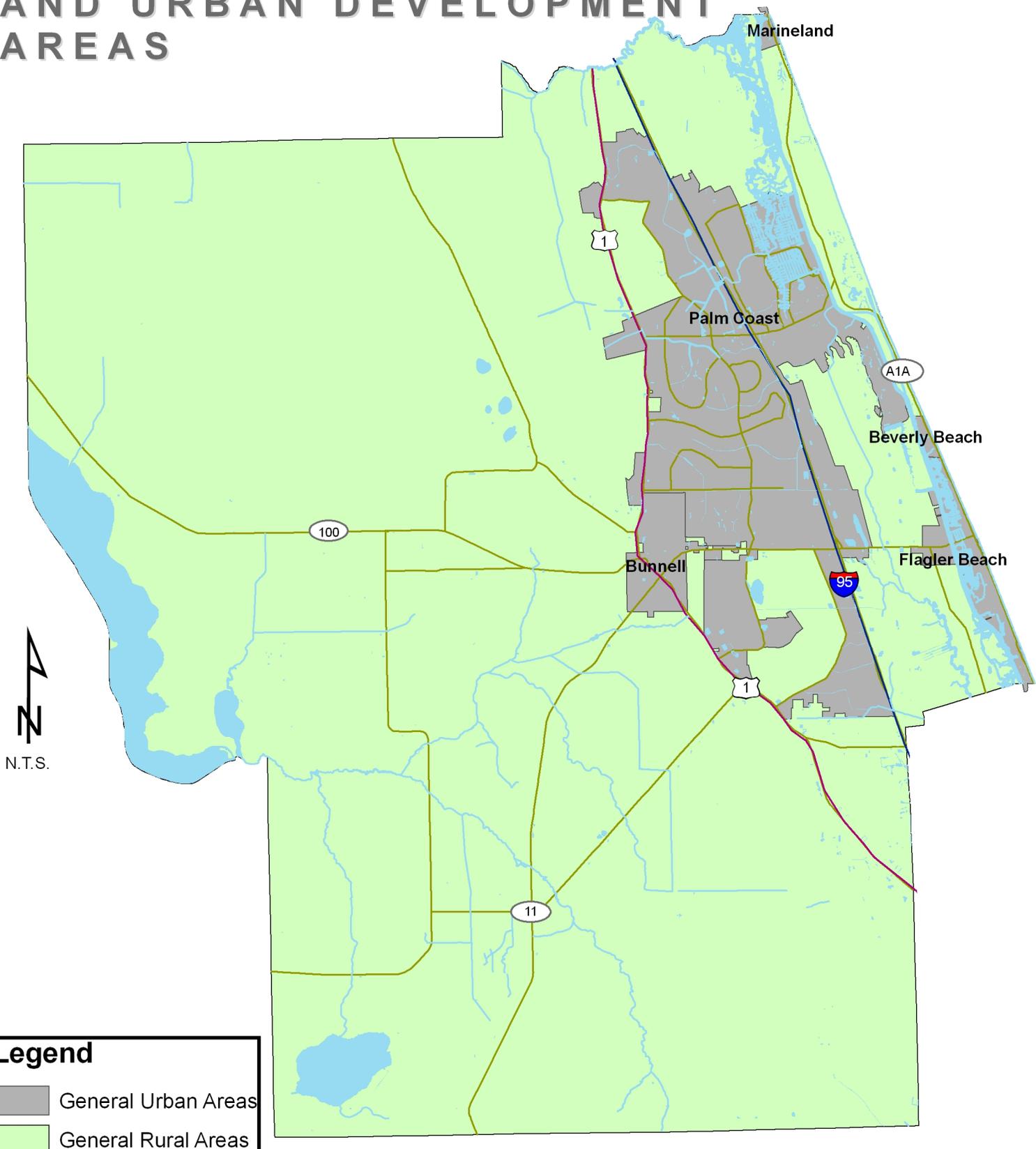
Legend

 Priority Water Resource Caution Area

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GENERAL RURAL AND URBAN DEVELOPMENT AREAS



Legend

- General Urban Areas
- General Rural Areas

Source: US Census and TIGER
Created by: Northeast Florida Regional Council

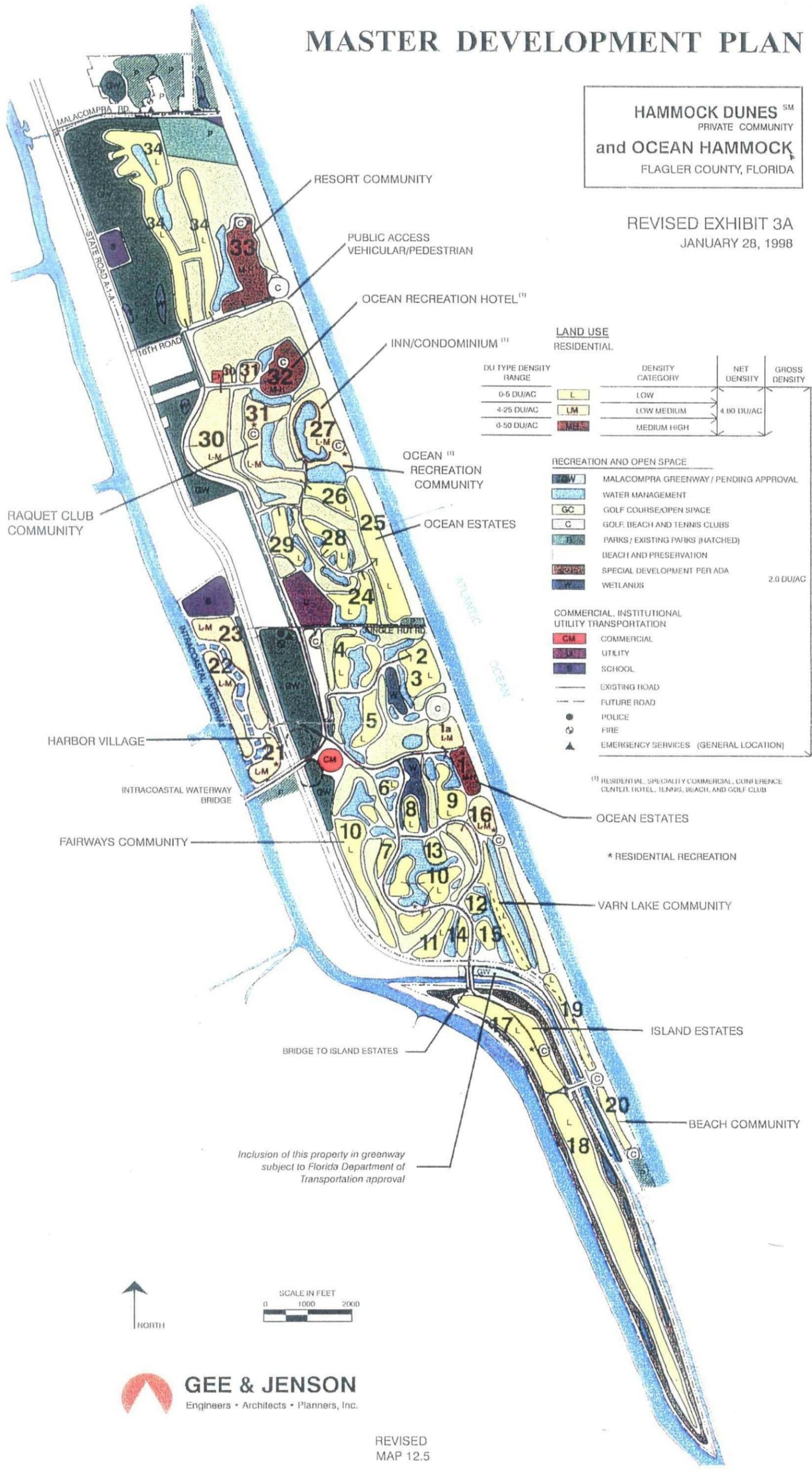
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MASTER DEVELOPMENT PLAN

HAMMOCK DUNESSM
PRIVATE COMMUNITY
and OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

REVISED EXHIBIT 3A
JANUARY 28, 1998



LAND USE

RESIDENTIAL

DU TYPE DENSITY RANGE	DENSITY CATEGORY	NET DENSITY	GROSS DENSITY
0-5 DU/AC	L	4.00 DU/AC	
4-25 DU/AC	LM		
0-50 DU/AC	MH		

RECREATION AND OPEN SPACE

- MALACOMPRA GREENWAY / PENDING APPROVAL
- WATER MANAGEMENT
- GOLF COURSE/OPEN SPACE
- GOLF, BEACH AND TENNIS CLUBS
- PARKS / EXISTING PARKS (HATCHED)
- BEACH AND PRESERVATION
- SPECIAL DEVELOPMENT PER ADA
- WETLANDS 2.0 DU/AC

COMMERCIAL, INSTITUTIONAL, UTILITY TRANSPORTATION

- CM COMMERCIAL
- U UTILITY
- S SCHOOL
- EXISTING ROAD
- FUTURE ROAD
- POLICE
- FIRE
- EMERGENCY SERVICES (GENERAL LOCATION)

(1) RESIDENTIAL, SPECIALTY COMMERCIAL, CONFERENCE CENTER, HOTEL, TENNIS, BEACH, AND GOLF CLUB



GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 12.5

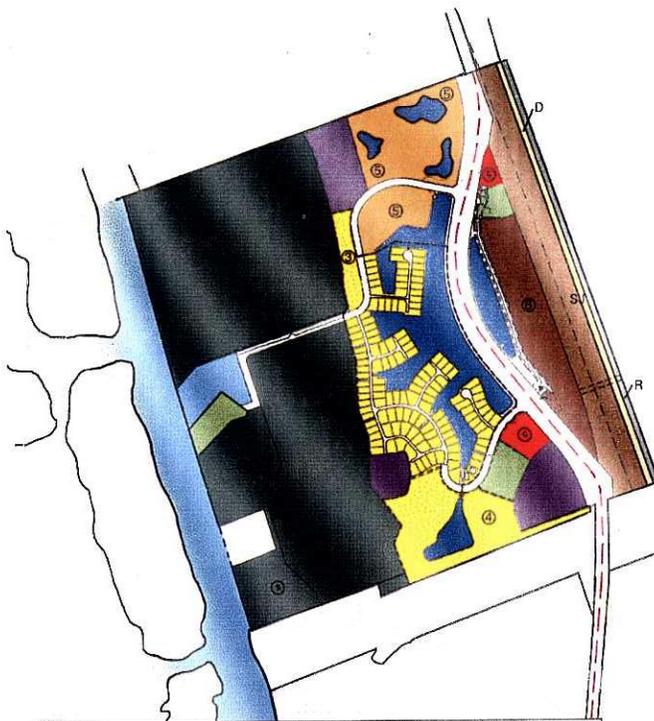
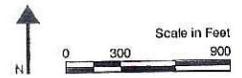
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Map H - Master Development Plan

Matanzas Shores DRI

April 9, 1998



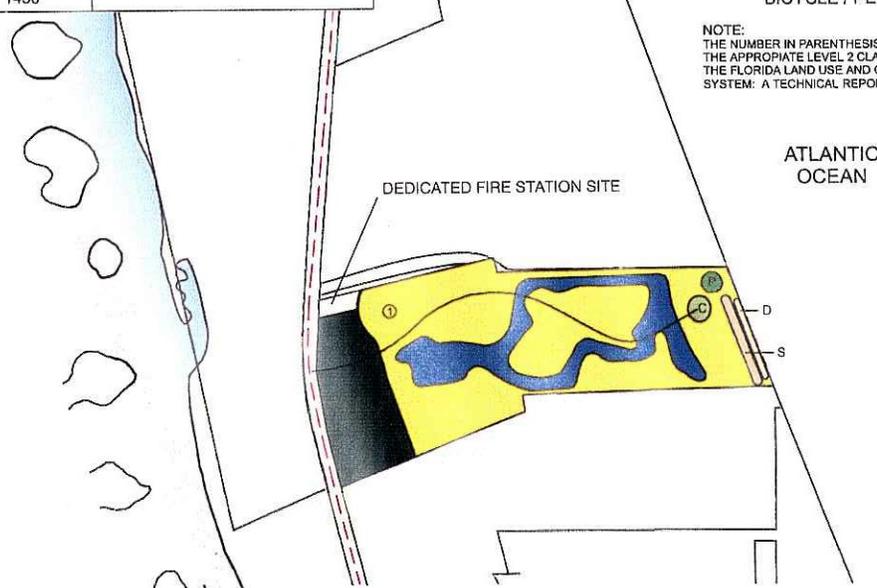
LANDUSE

- RESIDENTIAL (110)
 - 6-12 DU/AC
 - 12-20 DU/AC
 - 12-25 DU/AC
- COMMERCIAL AND SERVICES (120)
 - BUSINESS OFFICE / COMMERCIAL
- TRANSPORTATION (140)
 - PUBLIC ROADS
 - PRIVATE ROADS
- COMMUNICATIONS AND UTILITIES (150)
 - SEWAGE TREATMENT/ STORMWATER MANAGEMENT PONDS
- RECREATIONAL (170)
 - PARKS
 - CLUBS
- SHRUB AND BRUSHLAND (320)
 - SCRUB JAY HABITAT
 - COASTAL SCRUB
- HARDWOOD FOREST (420)
 - MATURE MESIC HAMMOCK
- BAYS AND ESTUARIES (540)
 - INTRACOASTAL WATERWAY
- OTHER WATER AREAS (560)
 - STORMWATER RETENTION
- WETLAND-VEGETATED NON-FORESTED (640)
 - SALT WATER MARSH REMNANT
- SAND OTHER THAN BEACHES (720)
 - PRIMARY DUNE (DOWN TO MEAN HIGHWATER)
- EXPOSED ROCK (730)
 - COQUINA OUTCROPS
- PROPERTY LINE
- BICYCLE / PEDESTRIAN PATH

CLUSTER DATA

CLUSTER NUMBER	DWELLING UNITS	DENSITY RANGE	CLUSTER DENSITY
1	350	6-12	7.4
2*	0	0	0
3	168	6-12	3.8
4	151	6-12	7.7
5	320	12-20	13.7
6	461	12-25	22.8
TOTAL	1450		

NOTE:
THE NUMBER IN PARENTHESIS CORRESPONDS WITH THE APPROPRIATE LEVEL 2 CLASSIFICATION AS PER THE FLORIDA LAND USE AND COVER CLASSIFICATION SYSTEM: A TECHNICAL REPORT 4/78.



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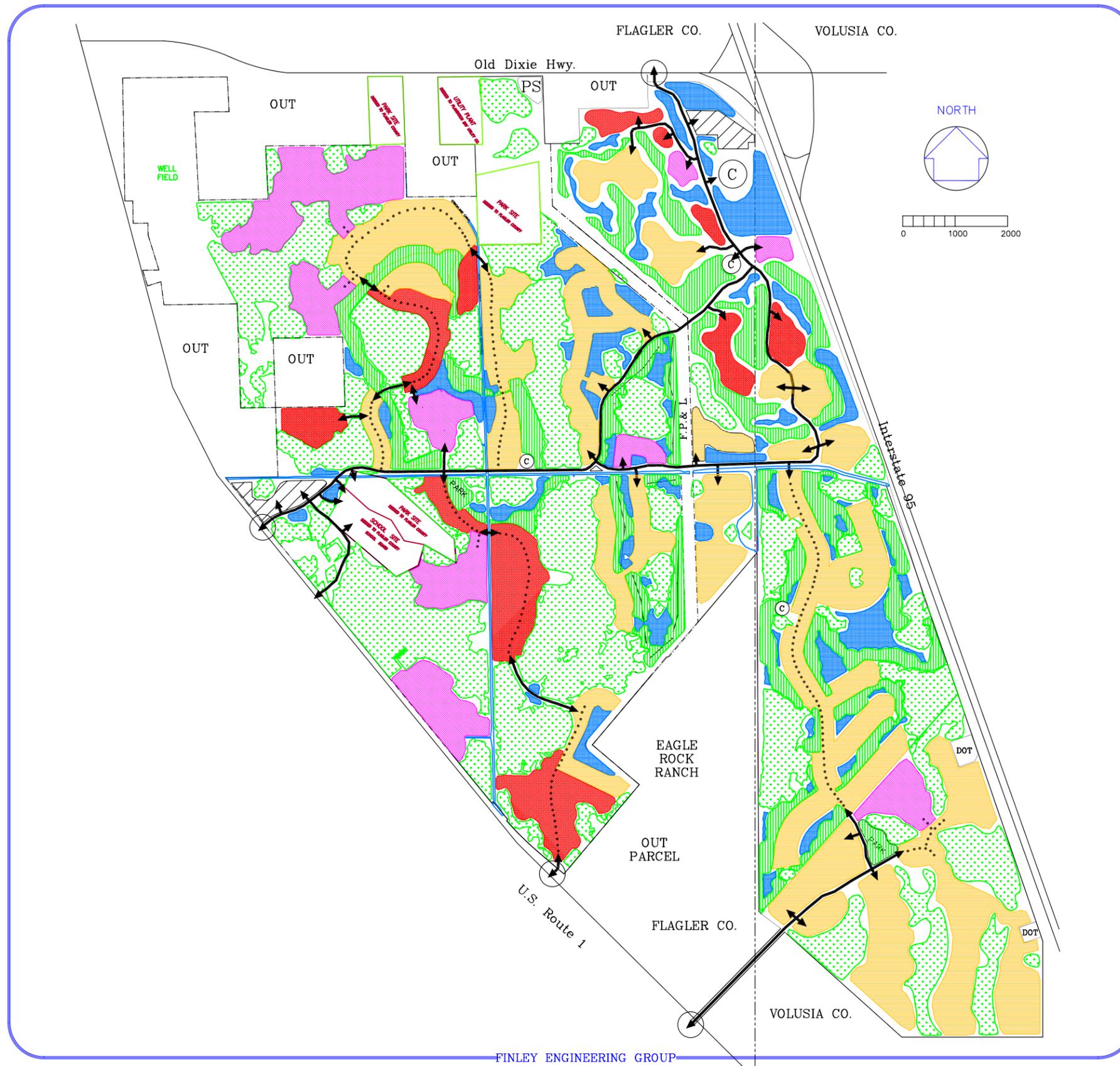
MAP H - 1
 MASTER
 DEVELOPMENT PLAN

PLANTATION BAY

REVISED
 JULY 6, 2004

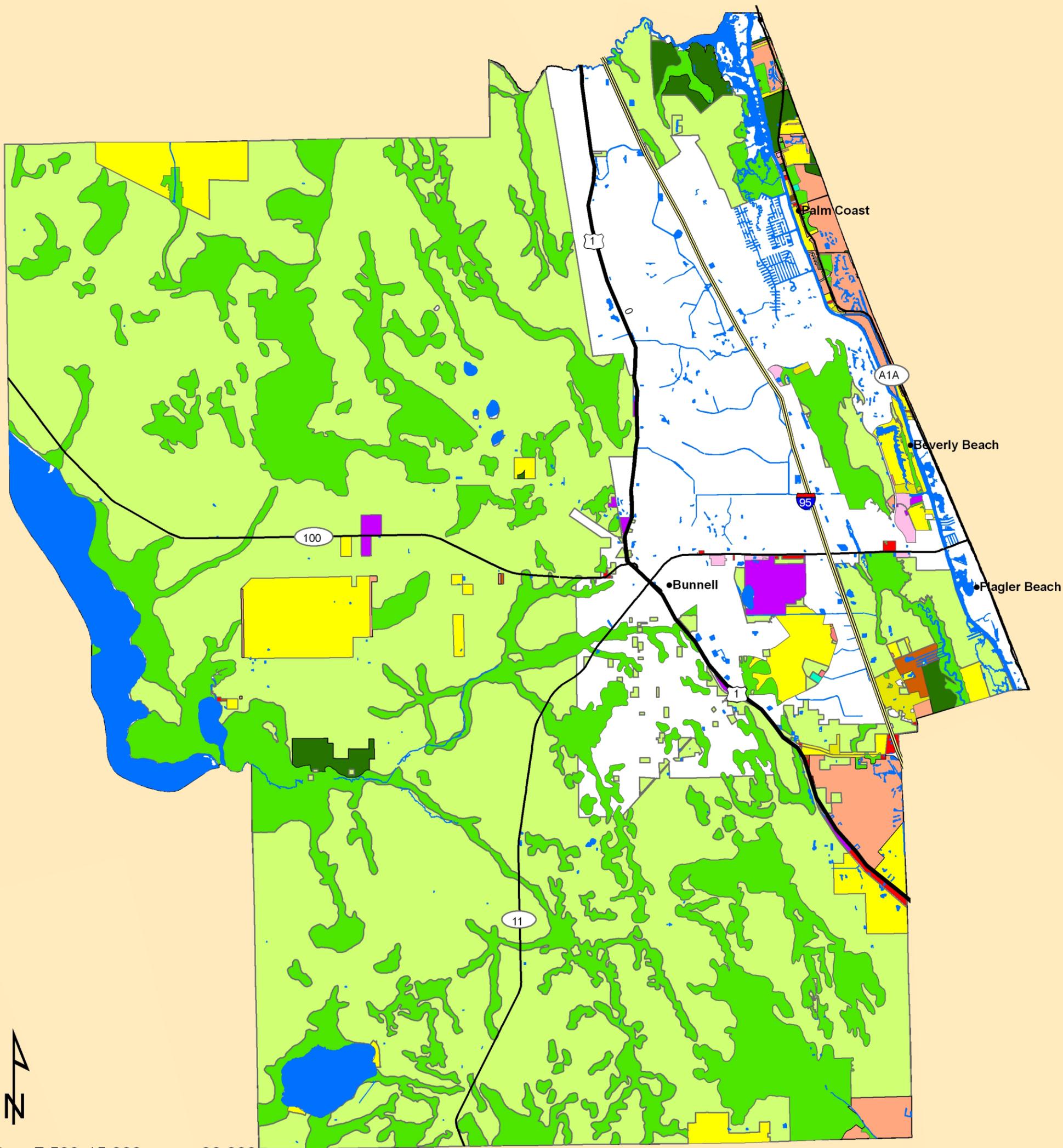
LEGEND:

- Plantation Bay Property Line
- - - - - Flagler/Volusia County Line
- - - - - Florida Power & Light Electrical Easement
- Single Family Residential (1-4du/ac)
- Low Density Residential (4-6du/ac)
- Medium Density Residential (6-8du/ac)
- Commercial
- Golf Course / Recreation
- Water
- Environmentally Significant Area
- Open Space
- C Clubs (Golf, Tennis)
- PS Public Safety (Police, Fire)
- DOT Land Taken by FDOT for I-95 Widening
- Collector Road Access Point
- Collector Road
- Subdivision Street



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FUTURE LAND USE (2035)



0 7,500 15,000 30,000
Feet

Legend

Future Land Use Categories

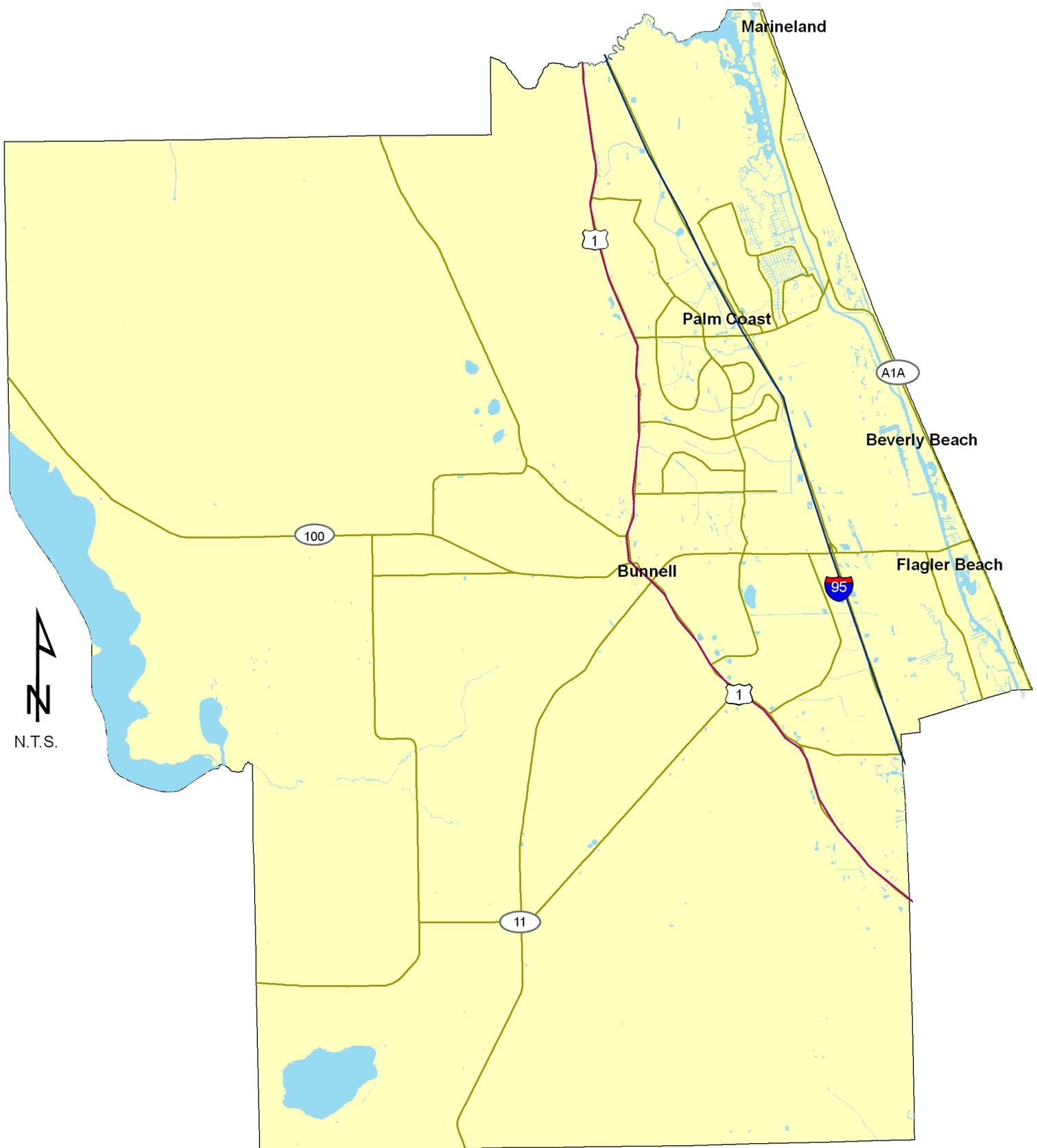
- Agriculture and Timberlands (1 unit per 20 acres)
- Commercial: Low Intensity (FAR 0.30)
- Commercial: High Intensity (FAR 0.40)
- Conservation
- Educational Uses
- Industrial (FAR 0.45)
- Mixed Use: Low Intensity (1 to 7 units per acre)
- Mixed Use: High Intensity (3.1 to 10 units per acre)
- Recreation and Open Space
- Residential: Low Intensity/Rural Estate (1 D.U. per acre)
- Residential: Low Intensity/Single Family (1 to 3 D.U. per acre)
- Residential Medium Density (3.1 to 7 D.U. per acre)
- Residential: High Intensity (7.1 to 10 D.U. per acre)
- Water

Source: Flagler County
Created by: Northeast Florida Regional Council
January 13, 2011

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GENERAL ROADWAYS

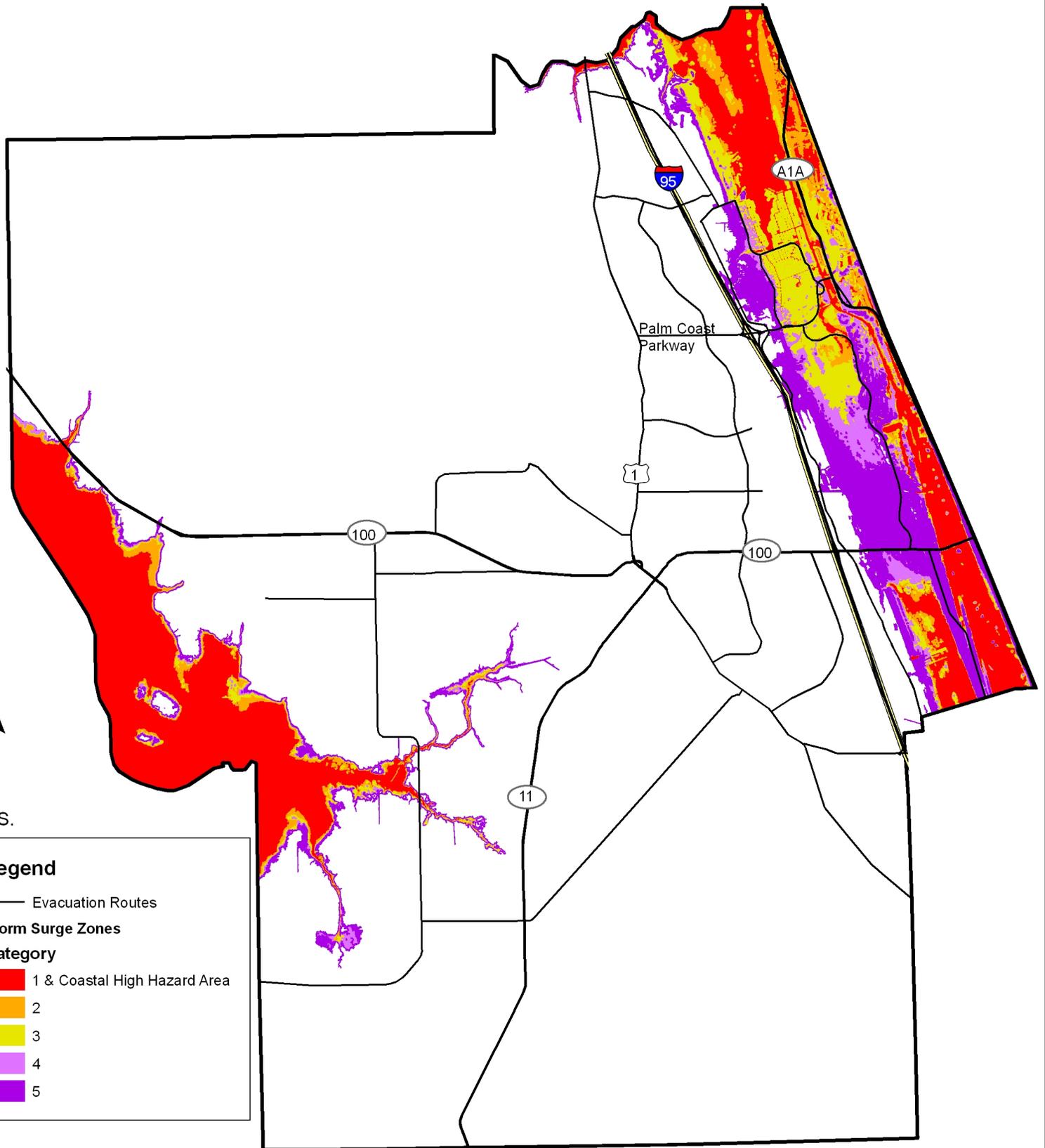


Source: Northeast Florida Regional Council
Created by: Northeast Florida Regional Council

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STORM SURGE ZONES



Legend

— Evacuation Routes

Storm Surge Zones

Category

- 1 & Coastal High Hazard Area
- 2
- 3
- 4
- 5

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