



Flagler County Comprehensive Plan 2010-2035  
Flagler County, Florida

Coastal Management Element



Adopted July 6, 2011

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**COASTAL MANAGEMENT ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

<b>Item</b>	<b>Page Number</b>
I. INTRODUCTION	E-1
II. GOALS, OBJECTIVES, AND POLICIES	E-2
GOAL E.1	E-2
Coastal Protection Sub-element	E-2
Objective E.1.1	E-2
Policy E.1.1.1	E-2
Policy E.1.1.2	E-3
Policy E.1.1.3	E-3
Policy E.1.1.4	E-3
Policy E.1.1.5	E-3
Policy E.1.1.6	E-4
Policy E.1.1.7	E-4
Policy E.1.1.8	E-4
Policy E.1.1.9	E-5
Policy E.1.1.10	E-5
Policy E.1.1.11	E-5
Protection of Coastal Wildlife Sub-element	E-7
Objective E.1.2	E-7
Policy E.1.2.1	E-7
Policy E.1.2.2	E-7
Protection of Marine Resources Sub-element	E-8
Objective E.1.3	E-8
Policy E.1.3.1	E-8
Policy E.1.3.2	E-8
Policy E.1.3.3	E-8
Policy E.1.3.4	E-8
Policy E.1.3.5	E-8

## Flagler County Comprehensive Plan 2010-2035

---

<b>Item</b>	<b>Page Number</b>
Policy E.1.3.6	E-8
Policy E.1.3.7	E-9
Policy E.1.3.8	E-9
Policy E.1.3.9	E-9
Policy E.1.3.10	E-9
Policy E.1.3.11	E-9
Policy E.1.3.12	E-10
Policy E.1.3.13	E-10
Policy E.1.3.14	E-10
Policy E.1.3.15	E-10
Policy E.1.3.16	E-11
Policy E.1.3.17	E-11
Policy E.1.3.18	E-11
Policy E.1.3.19	E-11
Policy E.1.3.20	E-11
Policy E.1.3.21	E-12
Estuarine Water Quality Sub-element	E-13
Objective E.1.4	E-13
Policy E.1.4.1	E-13
Policy E.1.4.2	E-13
Policy E.1.4.3	E-13
Policy E.1.4.4	E-14
Policy E.1.4.5	E-14
Policy E.1.4.6	E-14
Policy E.1.4.7	E-14
Policy E.1.4.8	E-15
Policy E.1.4.9	E-15
Policy E.1.4.10	E-15

## Flagler County Comprehensive Plan 2010-2035

---

<b>Item</b>	<b>Page Number</b>
Beach and Dune Preservation Sub-element	E-16
Objective E.1.5	E-16
Policy E.1.5.1	E-16
Policy E.1.5.2	E-16
Policy E.1.5.3	E-16
Policy E.1.5.4	E-16
Beach and Dune Construction Sub-element	E-18
Objective E.1.6	E-18
Policy E.1.6.1	E-18
Policy E.1.6.2	E-19
Policy E.1.6.3	E-19
Policy E.1.6.4	E-19
Water Dependent/Water-Related Land Uses Sub-element	E-21
Objective E.1.7	E-21
Policy E.1.7.1	E-21
Policy E.1.7.2	E-21
Policy E.1.7.3	E-21
Policy E.1.7.4	E-21
Policy E.1.7.5	E-21
GOAL E.2	E-23
Hurricane Evacuation Sub-element	E-23
Objective E.2.1	E-23
Policy E.2.1.1	E-23
Policy E.2.1.2	E-24
Policy E.2.1.3	E-25
Policy E.2.1.4	E-25
Policy E.2.1.5	E-25
Hazard Mitigation and Coastal High Hazard Areas Sub-element	E-26

## Flagler County Comprehensive Plan 2010-2035

---

<b>Item</b>	<b>Page Number</b>
Objective E.2.2	E-26
Policy E.2.2.1	E-26
Policy E.2.2.2	E-26
Policy E.2.2.3	E-26
Policy E.2.2.4	E-27
Policy E.2.2.5	E-27
Policy E.2.2.6	E-28
Policy E.2.2.7	E-28
Policy E.2.2.8	E-29
Coastal High Hazard Area Sub-element	E-30
Objective E.2.3	E-30
Policy E.2.3.1	E-30
Policy E.2.3.2	E-30
Policy E.2.3.3	E-30
Policy E.2.3.4	E-30
Policy E.2.3.5	E-30
Policy E.2.3.6	E-31
Policy E.2.3.7	E-31
Policy E.2.3.8	E-31
Policy E.2.3.9	E-31
Mitigation Planning Sub-element	E-32
Objective E.2.4	E-32
Policy E.2.4.1	E-32
Policy E.2.4.2	E-32
Policy E.2.4.3	E-32
Policy E.2.4.4	E-33
Policy E.2.4.5	E-33
Policy E.2.4.6	E-33

## Flagler County Comprehensive Plan 2010-2035

---

<b>Item</b>	<b>Page Number</b>
Policy E.2.4.7	E-33
Policy E.2.4.8	E-33
Policy E.2.4.9	E-33
Policy E.2.4.10	E-34
Policy E.2.4.11	E-34
Policy E.2.4.12	E-34
Post-Disaster Redevelopment Sub-element	E-35
Objective E.2.5	E-35
Policy E.2.5.1	E-35
Policy E.2.5.2	E-35
Policy E.2.5.3	E-35
Policy E.2.5.4	E-35
Policy E.2.5.5	E-36
Policy E.2.5.6	E-36
Policy E.2.5.7	E-36
GOAL E.3	E-37
Public Beach Access Sub-element	E-37
Objective E.3.1	E-37
Policy E.3.1.1	E-37
Policy E.3.1.2	E-37
Policy E.3.1.3	E-37
Policy E.3.1.4	E-38
Policy E.3.1.5	E-38
Policy E.3.1.6	E-38
Policy E.3.1.7	E-38
Policy E.3.1.8	E-38
Policy E.3.1.9	E-39
Coastal Scenic Routes Sub-element	E-40

## Flagler County Comprehensive Plan 2010-2035

---

<b>Item</b>	<b>Page Number</b>
Objective E.3.2	E-40
Policy E.3.2.1	E-40
Policy E.3.2.2	E-40
Policy E.3.2.3	E-40
Policy E.3.2.4	E-40
GOAL E.4	E-41
Coastal Capital Improvements Sub-element	E-41
Objective E.4.1	E-41
Policy E.4.1.1	E-41
Policy E.4.1.2	E-41
Objective E.4.2	E-41
Policy E.4.2.1	E-41
Policy E.4.2.2	E-42
Objective E.4.3	E-42
Policy E.4.3.1	E-42
Policy E.4.3.2	E-43
Policy E.4.3.3	E-43
GOAL E.5	E-44
Coastal Resources Intergovernmental Coordination Sub-element	E-44
Objective E.5.1	E-44
Policy E.5.1.1	E-44
Policy E.5.1.2	E-44
Objective E.5.2	E-44
Policy E.5.2.1	E-45
Policy E.5.2.2	E-45

**List of Maps**

Map E.1: Coastal Greenways	E-49
Map E.2: Wildlife and Marine Life Areas of Special Concern	E-51
Map E.3: Special Water Classification	E-53
Map E.4: Water Quality 2000	E-55
Map E.5: Areas Served by Centralized Sanitary Sewer Systems	E-57
Map E.6: Soil Limitations to Septic Tanks	E-59
Map E.7: Locations of Septic Tank Usage	E-61
Map E.8: Storm Surge Above Sea Level Rise	E-63
Map E.9: Hurricane Evacuation Zones	E-65

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**I. Introduction**

The Flagler County Comprehensive Plan is required to include a Coastal Management Element. The Coastal Management Element establishes the goals, objectives, and policies for the protection of natural and man-made resources within the coastal areas in Flagler County. The goals, objectives and policies contained in the Element are focused on:

1. maintenance, restoration, and enhancement of the overall quality of the coastal zone environment;
2. protection and preservation of all species of wildlife and marine life;
3. planning for use and protection of “all living and nonliving coastal zone resources”;
4. avoidance of irreversible and irretrievable loss of coastal zone resources;
5. development of ecological planning standards to be used in the determination of suitability and extent of permitted development;
6. proposed management and regulatory techniques;
7. limitation of public expenditures that subsidize development in coastal high-hazard areas;
8. protection of human life against the effects of natural disasters;
9. orderly development, maintenance, and use of ports identified in s. 403.021(9) to facilitate deepwater commercial navigation and other related activities; and
10. preservation, including sensitive adaptive use of historic and archaeological resources.

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**XII. Goals, Objectives, and Policies**

**GOAL E.1:** ~~Balancing Growth and Coastal Resources.~~ The natural and historic resources of the ~~Coastal Area~~ shall be preserved, protected, or enhanced as development proposed in the ~~Future Land Use Element~~ occurs. The Coastal Area, for purposes of the Coastal Management Element, shall consist of the entire barrier island east of the Intracoastal Waterway and those portions of mainland Flagler County which lie within the Level 1 Hurricane Evacuation Zone and encompass oceanic and estuarine waters, beaches and beach accesses, the hurricane vulnerability zone and abutting lands.

**Coastal Protection Sub-Element**

**Objective E.1.1:** ~~Protecting Native Vegetation and Viable Wetlands.~~ Each development proposed for areas containing native vegetation shall preserve at least ten percent (10%) of the native vegetation. Furthermore, no net loss (after mitigation) of viable U.S. Army Corps of Engineers (USACE), St. Johns River Water Management District (SJRWMD), or Florida Department of Environmental Protection (FDEPR) jurisdictional wetland function areas shall occur.

**Policy E.1.1.01:** Undeveloped oak communities, sandpine communities, and coastal hammocks larger than forty (40) acres in size and all wetlands impoundments not regulated by a Development of Regional Impact (DRI) or Development Order are designated as either low-density residential, low intensity/mixed use, agriculture, or “conservation areas” on the Future Land Use Map. All marine wetlands are recognized as environmentally sensitive land and are treated as “conservation areas” for purposes of site plan and subdivision plat review. For areas less than forty (40) acres in size, site development plans shall be reviewed as per Land Development Regulations (LDRs) or as part of the DRI review process, whichever is applicable.

**Policy E.1.1.02:** Within the Coastal Management Area, development in areas of native vegetation will be limited to low intensity/mixed use or low density residential.

**Policy E.1.1.03:** No new subdivision will be approved unless all of the lots proposed for development meet the requirements for ~~C~~control of ~~F~~floodplain ~~A~~areas and unsafe land as included in the Land Development ~~C~~ode Regulations (LDRs) of Flagler County (~~Section 4.04.10~~). All of the lots in any newly platted subdivision shall be large enough to contain the proposed activity and all required buffers and preservation areas. Minimum floor elevations for habitable areas are established at one (1) foot ~~[sic]~~ above the projected one hundred year (100-year) flood elevation. A building restriction line shall be established to prohibit construction within floodways ~~floodplains~~ or unsafe building areas, and a minimum fifty-foot (50-foot) wide buffer shall be maintained separating the floodplain from the building area.

**Policy E.1.1.04:** Development proposals within the Coastal Area which cannot preserve at least ten percent (10%) of the native vegetation on the site shall submit a mitigation plan with the site plan. Mitigation may take several forms including, but not limited to: creation of a new habitat of the same type destroyed~~;~~, restoration of previous ~~disturbed~~disturbance ~~areas;~~ and purchase for the purpose of preservation of habitat similar to that destroyed. All mitigation to offset development in the ~~e~~Coastal ~~a~~Area must be performed within the ~~e~~Coastal ~~a~~Area.

**Policy E.1.1.05:** The use of low-irrigation landscape techniques (referred to in various programs as ~~\*Xeriscaping, Right Plant Right Place, and Florida Friendly landscaping)~~ and native vegetation requirements as set forth in the ~~land Development Code in order to meet the Landscaping Requirements of County~~

## Flagler County Comprehensive Plan 2010-2035

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Land Development Regulations (LDRs) shall continue to be administered within the Coastal Area.

**Policy E.1.1.06:** Within any applicable development within the Coastal Area, any inter-lagoonal system shoreline lacking wetland vegetation shall be planted with wetlands vegetation in order to minimize potential flood damage, stabilize the shoreline, and trap sediments and other non-point source pollutants. Hardening of inter-lagoonal system shoreline may be used if erosion is a threat to life or property and the use of vegetation has failed to stabilize the shoreline. Sloping structures or pervious materials combined with vegetation shall be the preferred method of shoreline stabilization. Where vertical seawalls or bulkheads are used, they may be used in conjunction with a vegetative littoral zone or sloped rip-rap.

**Policy E.1.1.07:** The priorities for environmental land acquisitions shall be ranked as follows:

- (1) Marine wetlands;
- (2) Coastal Area barrier property containing numerous vegetative communities and shoreline;
- (3) Shoreline locations with limited habitat diversity;
- (4) Coastal hammocks; and then;
- (5) Any other native vegetative community.

**Policy E.1.1.08:** In balancing growth and coastal resources, selected applications~~(s)~~ of a variety of mechanisms shall be used including, but not limited to: buffer zones; restoration; limiting density and land use intensity; conservation easements; acquisition; density transfers; transfer of development rights; purchase of development rights; or land exchanges.

**Policy E.1.1.09:** The Flagler County shall limit the specific and cumulative impact of development upon water quality, living marine resources, and beach and dunes systems through via land acquisition, implementation of the Land and Development Regulations (LDRs), or during the Development of Regional Impact (DRI) process.

**Policy E.1.1.10:** In order to protect the functional viability and productivity of forested wetland systems (Florida Land Use and Cover Classification System (FLUCCS) 610, 620, and 630) as natural resources, silviculture activities within forested wetlands:

- (1) shall not significantly alter overall wetland community characteristics (i.e. hydrology, topography, plant species diversity, wetland forest composition, canopy cover, or average forest age structure);
- (2) shall not result in the conversion of historical forested wetlands into either upland systems or other types of wetland systems, except pursuant to restorative silviculture activities; and
- (3) shall comply with the U.S. Army Corps of Engineers (USACE), Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD), and the Department of Agriculture and Consumer Services (DACS), Division of Forestry's Best Management Practices (BMPs).

**Policy E.1.1.11:** Flagler County's Land Acquisition Selection Advisory Committee (LAC) shall make recommendations to the Board of County Commissioners (BCC) on vegetative communities, Strategic Habitat Areas, Biodiversity Hot Spots, Ecosystem Management Areas (EMAs), Greenways, and wetland habitats that may need further protection in the County. The appropriate state agencies, i.e., St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and the Florida Fish

and Wildlife Conservation Commission (FWC)), will assist the LAC in their recommendations to the BCC.

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**Protection of Coastal Wildlife Sub-Element**

**Objective E.1.2:** ~~Protection of Wildlife.~~ The Flagler County shall seek to protect species with special status from adverse impacts caused by development through the by use of ~~such available~~ measures including, (but not limited to) ~~as:~~ conservation easements; ~~†~~Transfer of dDevelopment rRights (TDRs); ~~fee simple acquisition;~~ and zoning.

**Policy E.1.2.01:** ~~The County shall~~ In order to protect habitats of viable populations of threatened, endangered, or species of special concern of plants or animals the County shall use the following references for animal and plant species by use of ~~such available~~ measures (but not limited to) ~~as:~~ conservation easements, ~~transfer of development rights,~~ fee simple acquisition and zoning. Animal species shall be referenced from the lists of U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) as published in the Commission's Official List of Endangered and Potentially Endangered Flora and Fauna in Florida. Plant species shall be referenced from the U.S. Fish and Wildlife Service to include Categories UR1 and UR3 and from the Florida Department of Agriculture and Consumer Services (DACS) ratings to include Threatened, Endangered, and Commercially Exploited.

**Policy E.1.2.2:** Environmental surveys shall be required for developments of greater than twenty-five (25) residential dwelling units or Planned Unit Developments (PUDs). The focus of these surveys shall be: jurisdictional wetland boundaries; natural vegetative communities; the presence of existing wildlife habitat and/or the presence of threatened, endangered, or species of special concern; and the presence of index trees as defined in Flagler County's Land Development Regulations (LDRs).

**Protection of Marine Resources Sub-Element**

**Objective E.1.3:** Flagler County shall protect, conserve, or enhance coastal wetlands, living marine resources, coastal barriers, and wildlife habitat.

**Policy E.1.3.01:** The Flagler County shall protect sea turtle nesting areas by prohibiting the disturbance of nests, restricting beach cleaning activities in nesting seasons, and controlling the emission of light from structures on or adjacent to the beach. Implementation of this policy shall be by local ordinance, land development controls, and operating procedures.

**Policy E.1.3.02:** Beach re-nourishment projects shall protect sea turtle nesting areas by scheduling construction activities in such areas from November to May except during declared emergencies.

**Policy E.1.3.03:** Oceanfront coquina rocks shall not be displaced or destroyed by development activities or for use by private landowners.

**Policy E.1.3.04:** Flagler County shall coordinate with State and Federal agencies during any study of proposed rules regarding the speed and operation of watercraft for the purposes of manatee protection. ~~The County shall have a manatee protection plan, by 2000 consistent with recommended practices of regional, state and Federal agencies.~~

**Policy E.1.3.05:** Construction of causeways across estuaries shall be prohibited in order to maintain water circulation and avoid habitat loss.

**Policy E.1.3.6:** Flagler County shall coordinate and provide technical assistance to State and Federal agencies preparing applicable studies which will maintain and increase water quality, based on established water body classifications.

**Policy E.1.3.7:** Flagler County shall provide assistance where possible and financially feasible to scientific studies conducted by the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR).

**Policy E.1.3.8:** Flagler County shall utilize the results of the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) Flowways project as a tool to direct future development activities within the Matanzas drainage basin while balancing the private property rights of landowners.

**Policy E.1.3.9:** Flagler County shall consider any recommendations for increased regulatory protection measures of the St. Johns River Water Management District's study of the Matanzas Basin.

**Policy E.1.3.10:** Flagler County shall monitor and, as necessary, coordinate permitting activities with other regulatory agencies for projects which may impact the water quality of the Coastal Area waterways.

**Policy E.1.3.11:** Flagler County shall work to protect and enhance Coastal Area water quality for wildlife propagation, fishing, shell fishing, recreation, navigation, and other related activities, and shall protect or improve Class II and Class III waters by:

- (1) requiring septic tank users to connect to public or private wastewater systems when available;
- (2) untreated direct discharge of stormwater runoff into Class II waters shall be prohibited for all new development;
- (3) working to retrofit existing untreated direct discharging of stormwater runoff;
- (4) stormwater systems shall be designed to remove oil and suspended solids prior to discharge;

## Flagler County Comprehensive Plan 2010-2035

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- (5) requiring new development to meet the standards and requirements of any regulations adopted by the Florida Department of Environmental Protection (FDEP) or St. Johns River Water Management District (SJRWMD) pursuant to the SJRWMD study on the Matanzas drainage basin;
- (6) coordinate with FDEP on the enforcement of wastewater discharge standards into Class II and Class III waters; and
- (7) encourage new development to cluster in the Coastal Area through the application of Flagler County's Planned Unit Development (PUD) regulations and allowing for exemptions to the minimum area requirements contained in the Land Development Regulations (LDRs) for clustered Planned Unit Development (PUDs) located in the Coastal Area.

**Policy E.1.3.12:** Flagler County shall coordinate with the applicable State agencies so that docks and piers will not obstruct or alter natural water flow or restrict navigation routes.

**Policy E.1.3.13:** Development Orders shall be designed to protect the type, nature, and function of floodplain, wetlands, waterways, inlets, estuaries, and lakes by limiting encroachment, removal of native vegetation, wildlife, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

**Policy E.1.3.14:** All new development shall be designed and constructed according to Federal, State, and Flagler County specifications to minimize stormwater and pollutant discharge.

**Policy E.1.3.15:** Flagler County shall continue to coordinate with the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) and the

SJRWMD Northern Coastal Basin's (NCB's) studies on water quality issues and their relationship to the land use densities and intensities.

**Policy E.1.3.16:** Flagler County may consider the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate a high cost-benefit ratio while having the least impact to the offshore reef and near shore, beach, and dune ecological communities.

**Policy E.1.3.17:** Flagler County shall investigate alternatives to funding sources for projects in the Coastal Area including, but not limited to, Tourist Development Tax or a Beach Taxing District to fund shoreline stabilization for the areas of critical erosion, improve and protect water quality, restore degraded natural communities, and manage coastal waterfront community revitalization, redevelopment, and hazard mitigation.

**Policy E.1.3.18:** Flagler County will restrict development proposals which could adversely impact the Coastal Area, both individually and cumulatively.

**Policy E.1.3.19:** Assure that new development does not interfere or restrict water from entering wetlands or estuaries to maintain normal biological productivity.

**Policy E.1.3.20:** Flagler County shall establish coordinating procedures with adjacent counties and municipalities for coordinating efforts in preventing estuarine pollution, controlling surface water runoff, and protecting living marine resources.

Policy E.1.3.21: Lands considered for acquisition by Flagler County as greenways and conservation/preservation areas shall include coastal lands vulnerable to hurricane impacts.

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**Estuarine Water Quality Sub-Element**

**Objective E.1.4:** ~~Estuarine Water Quality.~~ To continue to maintain the Wwater quality of the inter-lagoonal system ~~shall continue to be classified~~ as “good” or better as classified per Florida Department of Environmental Protection (FDEP) Sstandards.

**Policy E.1.4.01:** Marinas and other multislip docking facilities shall be located in upland areas, and dredging for marinas or multislip docking facilities shall be the minimum necessary to provide adequate channels for launching boats. ~~Specific marina implementation criteria are cited in Policy E.1.8.05.~~

**Policy E.1.4.02:** Construction of new canals and enlargement of existing canals or ditches that connect with the inter-lagoonal system shall be prohibited unless a detailed study of contaminants in the sediments is performed and adequate safeguards to prevent release of any contaminants are provided. Any contaminated dredge materials shall be disposed of at safe upland sites in compliance with all current U.S. Army Corps of Engineers (USACOE), Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD), and any other Federal, State, or local agencies having jurisdiction.

**Policy E.1.4.03:** In an effort to control non-point source pollutant loadings, the Flagler County’s adopted stormwater management regulations ordinance shall continue to include requirements for retention/detention of stormwater runoff to maintain surface water quality, as per Florida Department of Environmental Protection (FDEP) standards, to encourage percolation and control impacts to drainage canals, surface water, and groundwater. Type of retention/detention required will be in compliance with as that specified in Chapter 40C of the Florida Administrative Code (FAC).

**Policy E.1.4.04:** Dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, natural and man-made lakes, salt water bodies, and stormwater control structures is prohibited through ~~via the Litter Ordinance State and local litter regulations~~ and code enforcement activities.

**Policy E.1.4.05:** The Flagler ~~e~~County shall continue to require a periodic inspection program for stormwater control structures to insure their proper functioning and maintenance.

**Policy E.1.4.06:** The following requirements shall apply within Aquatic Preserve Resource Protection Areas 1 and 2 ~~class 1 or 2 resource protection areas of the aquatic preserves~~, within Outstanding Florida Waters, or on lands immediately adjacent to the above and including lands adjacent to approved or conditionally approved shellfish harvesting areas:

- (1) Flagler County will support State and Federal regulatory agencies implementing increased upland buffer widths composed of A minimum 50-foot buffer of native vegetation shall separate the developed part of the site from wetlands and/or deep water habitats;
- (2) ~~D~~dredge-and-fill activities shall be prohibited unless there is overriding public interests;
- (3) thirty-five percent (35%) ~~percent~~ of the site must be open space with pervious surfaces; and,
- (4) ~~S~~septic tanks and drainfields, percolation ponds, or polishing ponds shall be set back a minimum of one hundred (100) feet from the shoreline or wetlands.

**Policy E.1.4.07:** Direct discharge of untreated stormwater runoff into Class II waters shall be prohibited through ~~via~~ ~~L~~and ~~d~~Development ~~r~~Regulations and the adopted stormwater management regulations ~~Stormwater Ordinance~~.

**Policy E.1.4.8:** Construction sites which border estuarine systems must control surface water run-off during and after construction activities to a level equal to or less than that which occurred prior to construction.

**Policy E.1.4.9:** Flagler County shall require all dredge and fill operations to utilize proper mitigation techniques and devices in addition to obtaining all applicable Federal, State, and local permits.

**Policy E.1.4.10:** Flagler County shall continue to work with the St. Johns River Water Management District (SJRWMD) on Outstanding Florida Water (OFW) designations for appropriate systems within the County, such as the Matanzas drainage basin system.

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**Beach and Dune Preservation Sub-Element**

**Objective E.1.5:** Flagler County shall aim to equal or exceed the current acreage of beaches and dunes by the year 2015~~00~~, and shall use approaches as specified in and ~~Policy~~ Policys E.1.5.01, Policy E.1.5.02, Objective E.1.6, Policys E.1.6.01, and Policy E.1.6.02.

**Policy E.1.5.01:** ~~The Flagler County shall review, and may seek professional evaluation from Florida Department of Environmental Protection's (FDEP's) Office of Beaches and Coastal Systems, for approval or non-acceptance, all beach renourishment projects recommended by the U.S. Army Corps of Engineers (USACE), and upon County approval will carry out the local responsibilities as detailed in Chapter 16B-36 F.A.C. the Florida Administrative Code for the (Beach Erosion Control Assistance Program).~~

**Policy E.1.5.02:** ~~By 1999, a~~ dune management program will be established which will prohibit excavation and destruction of native vegetation and other activities which adversely interfere with the normal transport of dune sediments.

**Policy E.1.5.03:** Until the beach dune management program is established, protection of dune systems will be accomplished through enforcement of the Coastal Construction Control Line (CCCL), requirements of approved Developments of Regional Impact (DRI)~~s~~ ~~[sic]~~, requirements for site plan, and subdivision plan review. This includes preservation and/or restoration of dunes as applicable.

**Policy E.1.5.4:** Flagler County shall promote through the Land Development Regulations (LDRs) the use of "Living Shoreline" erosion control principles, such as the re-creation of coastal habitats, coastal habitat restoration, soft/non-

structural stabilization utilizing natural and biodegradable materials, and hybrid stabilization utilizing a combination of soft and structural materials.

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**Beach and Dune Construction Sub-Element**

**Objective E.1.6:** ~~Beaches and Dunes.~~ Efforts will be made to maintain the natural integrity of the Atlantic Ocean shoreline by continuing to enforce Flagler County ~~ordinances~~ regulations pertaining to construction seaward of the Coastal Construction Control Line (CCCL).

**Policy E.1.6.01:** Construction seaward of the Coastal Construction Control Line (CCCL) shall be reviewed on a case by case basis by the Florida Department of Natural Resources Environmental Protection (FDEP) including construction of coastal or shore protection structures. ~~Construction of groins or other structures that interfere with the littoral movement of submerged sand are prohibited in all cases~~ encroachment, except for the following, shall be prohibited seaward of the Coastal Construction Control Line (CCCL):

- (1) Federal, State, and locally permitted erosion control stabilization and beach renourishment projects;
- (2) the construction of dune cross-over structures and other minor structures;
- (3) public navigational projects, markers, or other control structures;
- (4) maintenance and/or restoration of legal nonconforming structures not requiring greater than fifty percent (50%) reconstruction, per Federal Emergency Management Agency (FEMA) regulations;
- (5) use of emergency equipment and/or activities, such as removal of ordinance and debris, to protect life and/or loss of upland property;  
and
- (6) structural and non-structural stabilization techniques to protect coastal buildings from a twenty-five year (25-year) or less storm event.

## Flagler County Comprehensive Plan 2010-2035

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**Policy E.1.6.02:** ~~Except in approved DRI developments, areas with less than 100 feet between the coastal construction control line and Florida Highway A1A shall be zoned either low density residential (including lots of record) or “conservation areas”. The Flagler County shall utilize transportation systems management techniques (TSM) in order to limit driveway cuts and protect integrity by requiring joint driveway use and limiting median cuts on adjacent arterial roadways consistent with Florida Department of Transportation (FDOT) standards.~~

**Policy E.1.6.3:** No motorized vehicles will be allowed on dune systems except in emergency situations or those activities sanctioned by the Florida Fish and Wildlife Conservation Commission.

**Policy E.1.6.4:** In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Regulations (LDRs) by 2013 that require the following:

- (1) site plan review shall be required for all new beachfront construction;
- (2) all vegetated oak hammocks, dunes, and dune interface areas, where they exist, shall be preserved to ensure protection of primary and secondary dune systems;
- (3) excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives, and recreational uses with maximum efforts made to minimize damage in all areas of the dune system;
- (4) any non-naturally occurring breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and re-vegetated through permits obtained through the Florida Department of Environmental Protection (FDEP);

## Flagler County Comprehensive Plan 2010-2035

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- (5) excavation of primary and secondary dunes shall be prohibited, unless there are no other development alternatives on site; and
- (6) in the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to pre-damage conditions to the greatest extent possible.

~~Objective 1.7: Historic Resources. There shall be no loss of historic resources on county owned property. Efforts will be made for historic resources of private property to be protected, preserved or used in a manner that will allow their continued existence.~~

~~Policy 1.7.01: Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The county shall establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.~~

~~Policy 1.7.02: As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site.~~

~~Policy 1.7.03: The county shall accept donations of historic or archaeological sites.~~

~~Policy 1.7.04: Historically significant resources shall be identified by qualified consultants or other historic preservation professionals using Department of State guidelines to determine improvement and/or sensitive reuse of historical properties.~~

**Water Dependent/Water-Related Land Uses**

**Sub-Element**

**Objective E.1.8.7:** ~~Water Dependent/Water-Related Land Uses.~~ For shoreline uses, priority shall be given to water-dependent uses.

**Policy E.1.8.07.1:** Prioritization of water-dependent uses shall be based on type of water-dependent use, adjacent land use, water quality, impact on critical habitat, and impact on coastal resources.

**Policy E.1.8.07.2:** The priority ranking of water-dependent uses in the marine commercial areas shall be:

- (1) ~~P~~public use marinas and other water-oriented recreation;
- (2) ~~A~~aquaculture;
- (3) ~~C~~ommercial fishing;
- (4) ~~W~~water-dependent industries or utilities; and then
- (5) ~~L~~ow-density residential uses with marinas.

**Policy E.1.8.07.3:** Outside of marine commercial areas, shoreline land uses shall be designated for ~~either~~ recreation, conservation, or residential use.

**Policy E.1.8.07.4:** Water-related uses shall be built on uplands. Filling of wetlands or open water in order to accommodate water-related uses shall not be allowed.

**Policy E.1.8.07.5:** New ~~(and, where applicable, expanded)~~ marinas and multislip (three or more slips) docking facilities ~~(three or more slips)~~ shall conform to the following criteria:

## Flagler County Comprehensive Plan 2010-2035

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- (a1) public use marinas shall be allowed only in commercial zoning districts;
- (b2) marinas and multislip docking facilities must provide vehicular parking and sewage pump-out facilities or contracted pump-out service. Overnight use requires on-shore sanitary facilities. This criterion ~~(Also applies to expanded facilities);~~
- (c3) all parking, dry storage, and non-water dependent facilities should be built on existing uplands and shall not be built on functioning wetlands. This criterion ~~(Also applies to expanded facilities);~~
- (d4) marinas and multislip docking facilities shall prepare hurricane plans which describe measures to be taken concerning damage to marina sites, neighboring properties, and the environment; this hurricane plan shall be reviewed and approved by the Emergency Management Division Chief ~~Service Director~~ and the Planning and Zoning Development Services Director or their designees. This criterion ~~(also applies to expanded facilities);~~
- (e5) dry dock storage facilities shall be encouraged as compared to wet slip docking facilities. This criterion ~~(Also applies to expanded facilities);~~
- (f6) fueling facilities associated with marinas shall be designed to contain spills from on land equipment and shall be prepared to contain spills in the water. New or expanded facilities must have a fuel management/spill contingency plan prior to the operation of the marina fueling facility;
- (g7) new or expanded marinas shall not be located in aquatic preserves, Class II waters, or Outstanding Florida Waters (OFW); and
- (8) new marinas and boatyards shall participate in the Florida Department of Environmental Protection (FDEP) Clean Marina and/or Clean Boatyard program.

**GOAL E.2:** ~~Reducing Vulnerability to Hurricanes.~~ People and property in Flagler County will be protected from the effects of hurricane storm damage.

**Hurricane Evacuation Sub-Element**

**Objective E.2.1:** ~~Hurricane Evacuation.~~ The Flagler eCounty's hurricane evacuation time for the Coastal High Hazard Area (CHHA) as defined by ~~Sec. 163.3178(2)(h) in Florida Statutes~~ shall through annual review be reduced or maintained ~~via the review of~~ based on known evacuation capacities of transportation routes in the eCounty's eCoastal aAreas during the review of development/redevelopment applications, Evacuation times and shall be in accordance with the times designated by the Northeast Florida Regional Council (NEFRC) in their most current Northeast Florida Hurricane Evacuation Study.

**Policy E.2.1.01:** Land use plan amendments that have the effect of increasing allowable residential density in the Coastal High Hazard Area (CHHA) shall not be approved for parcels, or portions thereof, lying seaward of the Coastal Construction Control Line (CCCL) or within the velocity zone (Zone V or VE as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps) unless one of the following apply unless:

- ~~(a1).~~ The change is made to reflect existing legally permitted density that is not designated on the Future Land Use Map;
- ~~b.~~ No density increase is permissible for parcels, or portions thereof, lying seaward of the coastal construction control line (CCCL) or within the velocity zone ("V" or "VE" as depicted on the FEMA Flood Insurance Rate Map).
- ~~(2)c.~~ At the requested increase in density on a parcel is offset by a corresponding decrease in density on a different parcel. The offset

## Flagler County Comprehensive Plan 2010-2035

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in density will not result in a net increase in buildout population in the Coastal High Hazard Area (CHHA); or-

- (3)d. ~~¶~~the requested amendment meets the requirements of Rule 9J-5, applicable sections of Florida Administrative Code (F.A.C.) And is internally consistent with the goals, objectives, and polices of the Comprehensive ~~p~~Plan.

**Policy E.2.1.02:** Offsetting density decreases within the Coastal High Hazard Area (CHHA) must comply with the following criteria:

- a. ~~—~~The offsetting density decrease was adopted within five years immediately preceding the adoption date of the proposed plan amendment and subsequent to the most recently adopted Evaluation and Appraisal Report.
- (1)b. ~~¶~~the parcel subject to density increase and the parcel subject to the decrease must utilize the same main evacuation route(s) and evacuation shelter(s);-
- (2)c. ~~¶~~the developer of the increased density property must demonstrate through appropriate data and analysis that the increase will not result in adverse impacts to hurricane evacuation clearance time and shelter availability as verified by the County's Emergency Management Division Chief and Planning and Zoning Director; and-
- d. ~~—~~If the data and analysis show that the density increase will result in evacuation problems, the developer must mitigate by paying for off-site improvements necessary to maintain the evacuation time and shelter availability.
- (3)e. ~~¶~~the parcel subject to density increase must be connected, or demonstrate the ability to connect prior to site development, to central water and wastewater service.

**Policy E.2.1.03:** All future improvements to roads along the evacuation routes shall include decision solutions which provide remedies for flooding problems.

**Policy E.2.1.04:** The Flagler County shall update its ~~Comprehensive Emergency Management Plan~~ Local Peacetime Emergency Plan annually, showing: evacuation routes; hurricane hazards; safety procedures; shelters; and other pertinent information for its citizens.

**Policy E.2.1.05:** “The Flagler County’s ~~Comprehensive Emergency Management Plan~~ Hurricane Plan shall recognize the long-term disaster recovery issues addressed in the Coastal Management Element, and shall strive to create a smooth continuum of action between the clean-up and rebuilding phases of the recovery process.”

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**Hazard Mitigation and Coastal High Hazard Areas**

**Sub-Element**

**Objective E.2.2:** ~~Hazard Mitigation and Coastal High Hazard Areas.~~ Building and development activities shall be carried out in a manner which addresses the danger to life and property from hurricanes. Development within ~~the~~ the ~~Coastal High Hazard~~ Coastal High Hazard Areas (CHHA) shall be reviewed by Flagler County (and other applicable agencies as required). Public funding for new facilities within ~~the~~ the ~~Coastal High Hazard~~ Coastal High Hazard Areas (CHHA) shall be limited to public access, resource restoration, and passive recreation facilities.

**Policy E.2.2.01:** New sanitary sewer facilities in the hurricane vulnerability zone lower than the fifty-year (50-year) floodplain shall be flood-proofed, raw sewage shall not leak from sanitary sewer facilities during flood events, and new septic tanks shall be fitted with backflow preventers ~~[sic]~~.

**Policy E.2.2.02:** ~~Flagler County defines~~ Flagler County defines ~~the~~ The Coastal High-Hazard Area (CHHA) shall ~~coincide with the Category 1 hurricane evacuation zone as determined by the Northeast Florida Regional Planning Council. See Map 6 as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model used by the Northeast Florida Regional Council (NEFRC) for the Hurricane Evacuation Study and any subsequent updates to the model.~~

**Policy E.2.2.03:** ~~The~~ The ~~Flagler~~ Flagler County's adopted stormwater management regulations ~~Stormwater Ordinance~~ shall include the building elevations of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the building requirements of the National Flood Insurance ~~Program~~ Program, or applicable detention of rain as specified in ~~Chapter 40C of the Florida Administrative Code (FAC).~~

**Policy E.2.2.04:** The hazard mitigation annex of the Local Peacetime Emergency Plan shall be reviewed and updated annually.

**Policy E.2.2.05:** Recommendations of the hazard mitigation annex of the Local Peacetime Emergency Plan includes the following task assignments: such that the following Flagler County Departments will assist in developing and implementing policies regarding hazardous mitigation:-

- (1)- the County Chief Building Official and Planning and Zoning Director Administrator, will assure that zoning requirements and limitations are consistent with anticipated hazards:-
- (2)- the County Attorney, will stress the importance of proper legal measures employed prior to hazard situations:-
- (3)- the ~~Division of~~ Emergency Management Division Chief and Chief Building Official will stress the need of adequate insurance coverage:-
- (4)- the Red Cross and ~~Director of~~ Emergency Management Division Chief Services will review designated evacuation shelters that will be made available for various hazardous situations:-
- (5)- ~~the Office of~~ Emergency Management Division Chief Services will maintain a check list of resources that are available for various hazard conditions:-
- (6)- ~~the~~ Chief Building Official and the ~~Director of~~ Emergency Management Division Chief Services will see that informative programs are initiated in stressing hazard mitigation:-
- (7)- ~~the~~ Director of Emergency Management Division Chief Services will assist in the development of State, regional, and local hazardous mitigation policies affecting the several communities within the jurisdiction:-

## Flagler County Comprehensive Plan 2010-2035

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- ~~(8).~~ ~~The~~ ~~Office~~ ~~of~~ ~~Emergency~~ ~~Management~~ ~~Division~~ ~~Chief~~ ~~Services~~ will solicit the assistance of private agencies such as insurance agencies ~~contractors~~ and others in the community who could assist in recognizing hazardous problems;
- ~~(9).~~ ~~The~~ ~~Planning~~ ~~and~~ ~~Zoning~~ ~~Director~~ will assume the responsibility of bringing to the attention of the policy-making officials, i.e., the ~~(~~ ~~Board~~ ~~of~~ ~~County~~ ~~Commissioners)~~, the issues and problems affecting local growth and development;
- ~~(10).~~ ~~The~~ ~~Planning~~ ~~and~~ ~~Zoning~~ ~~Director~~ will encourage appropriate legislation at the local level to reduce the risk to ~~of~~ life and property in areas vulnerable to the impact of predictable, recurring hazards;
- ~~(11).~~ ~~The~~ ~~Director~~ ~~of~~ ~~Emergency~~ ~~Services~~ Management Division Chief will maintain a current file of local and past anticipated hazards; and.
- ~~(12).~~ ~~The~~ ~~Planning~~ ~~and~~ ~~Zoning~~ ~~Director~~ will request sState assistance in matters pertaining to hazard mitigation beyond the capabilities of Flagler County ~~local~~ ~~government~~.

~~Policy 2.2.06: County funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration or parks.~~

**Policy E.2.2.076:** General hazard mitigation to ~~[sic]~~ reduce the exposure of human life and property to natural hazards shall be addressed through implementation of the Land development regulations (LDRs) and the Development of Regional Impact (DRI) review process.

**Policy E.2.2.087:** Septic tanks in the hurricane vulnerability zone shall be used as an interim measure until centralized facilities are available and hookup is required. Connections to centralized wastewater and water systems will be

required within one (1) year from the date of notice that these services are available.

**Policy E.2.2.098:** Reconstruction or replacement of existing hard erosion control structures along the oceanfront which are more than seventy-five percent (75%) destroyed shall be prohibited except for maintenance and care of structures which are needed to protect evacuation routes, public facilities, and utilities.

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**Coastal High Hazard Area Sub-Element**

**Objective E.2.3:** Flagler County shall direct population concentrations away from known or predicted eCoastal hHigh-hHazard aAreas (CHHAs) through ~~via~~ acquisition of property within these areas and implementation of local and ~~s~~State regulatory measures including the Coastal Construction ~~Setback Control~~ Line (CCCL) rules, Flagler County Land Development Regulations (LDRs), and Flagler County Future Land ~~u~~Use Map.

**Policy E.2.3.01:** The Flagler County shall encourage the relocation of threatened and/or damaged structures and infrastructure landward of the eCoastal hHigh-hHazard Area (V zone).

**Policy E.2.3.02:** The Flagler County may hold a referendum election for the purpose of continued funding of the eEnvironmentally Sensitive lLands (ESL) program with the intent of expanding purchases of flood prone natural areas.

**Policy E.2.3.03:** Coastal land and land within the Coastal High Hazard Area (CHHA) shall have a high priority when ~~the~~ Flagler County undertakes land acquisition programs for the preservation of natural areas, flood plains, or endangered lands.

**Policy E.2.3.04:** Lands seaward of the Coastal Construction Control Line (CCCL) shall be designated as unsafe building areas consistent with ~~Section 4.04.10 of~~ the Land Development Regulations Code (LDRs) which shall serve as the line from which applicable setbacks are determined.

**Policy E.2.3.5:** Development within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) V Zone shall be limited through Flagler County restrictions regarding the provision of water, sewer, and

road facilities to service V Zone areas where infrastructure facilities have been damaged and/or destroyed by storm forces.

**Policy E.2.3.6:** A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation that: "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, and 5 hurricane".

**Policy E.2.3.7:** Flagler County shall, through its Land Development Regulations (LDRs), maintain evacuation routes within coastal areas consistent with Policies A.6.1.2 and B.1.5.10.

**Policy E.2.3.8:** Flagler County shall discourage the location of new adult living facilities, nursing homes, and other similar medical facilities that serve Flagler County's special needs population within the Coastal High Hazard Area (CHHA).

**Policy E.2.3.9:** Within the Coastal High Hazard Area (CHHA), Flagler County will not make infrastructure improvements to accommodate development with more density or intensity than allowed by the Comprehensive Plan's Future Land Use Map.

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**Mitigation Planning Sub-Element**

**Objective E.2.4:** ~~By 2000, the Flagler County shall develop a~~ continue to administer a post-disaster and pre-hazard mitigation plan which addresses all jurisdictions in the County and creates benefits for existing and future property owners. Flagler County shall re-evaluate the effectiveness of the plan immediately after a major disaster event to recommend and adopt appropriate modifications.

**Policy E.2.4.01:** The Flagler County's post hurricane disaster plan shall consider the following:

- (a1) land uses and public facilities in the eCoastal zone-aArea;
- (b2) areas of known high-hazard;
- (c3) the effects of hurricanes on the natural resources of coastal areas;  
and
- (d4) prior arrangements with owners in the Coastal High Hazard Area (CHHA), to facilitate acquisition.

**Policy E.2.4.02:** Flagler County shall continue to ensure a coordinated approach to emergency management efforts in the Coastal Area with the local municipalities, utility providers, and business organizations as prescribed by the Peacetime Emergency Management Plan, as amended. ~~By 1999, the County shall appoint a Post-Disaster Redevelopment Planning Task Force, to prepare and implement a Post-Disaster Redevelopment Plan. This Task Force shall include members of County staff, representatives of coastal municipalities, utility providers and business organizations.~~

**Policy E.2.4.03:** ~~By 2000, the Flagler County shall complete the basic application for participation in the Community Rating System program which includes the development and implementation of a flooding mitigation plan.~~

## Flagler County Comprehensive Plan 2010-2035

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**Policy E.2.4.4:** Flagler County shall coordinate Coastal Area disaster preparedness plans with adjacent counties and municipalities.

**Policy E.2.4.5:** Flagler County shall not approve Comprehensive Plan amendments that increase the residential density on the Future Land Use Map within the Coastal High Hazard Area (CHHA), unless consistent with Policy E2.1.1.

**Policy E.2.4.6:** Flagler County will evaluate Development Orders for their impacts on traffic circulation, evacuation routes, on-site hurricane shelter provisions, and proximity to off-site shelter facilities within the Storm Category Zones 1, 2, and 3.

**Policy E.2.4.7:** Flagler County will coordinate with the Flagler County School Board to make sure that future school facilities are located outside areas susceptible to hurricane, storm damage, and/or areas prone to flooding, or as consistent with Florida Statutes and the Florida Administrative Code (FAC) regarding floodplain and school building requirements.

**Policy E.2.4.8:** Amendments to the Comprehensive Plan in the Coastal Area shall not be approved which will result in an increase in hurricane evacuation times without mitigation of the adverse impact to evacuation times.

**Policy E.2.4.9:** Consistent with the adopted Future Land Use Map, any proposed development in a hurricane evacuation zone which is anticipated to utilize ten percent (10%) or more of an identified hurricane evacuation route's Level of Service (LOS) E hourly directional maximum service volume will be identified as having an adverse regional impact. The volume is based on the Florida Department of Transportation's (FDOT's) Generalized Hour/Peak

Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual. These adverse impacts shall be mitigated.

**Policy E.2.4.10:** Consistent with the adopted Future Land Use Map, an adverse regional impact is recognized as:

- (1) where shelter deficits exist, any proposed development with anticipated public shelter space demand that will require two hundred (200) spaces or five percent (5%) of the shelter space capacity; or
- (2) where shelter deficits do not exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will cause a deficit of two hundred (200) spaces or more.

These adverse impacts shall be mitigated.

**Policy E.2.4.11:** Consistent with the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (SRPP), Flagler County shall strongly encourage new mobile home and RV parks to have on-site shelter facilities for their residents or plans for alternative off-site shelters. On-site shelter facilities may include public meeting buildings, community centers, and recreational centers designed to hurricane shelter standards.

**Policy E.2.4.12:** Consistent with the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (SRPP), Flagler County shall strongly encourage new apartment complexes and condominiums located outside of hurricane evacuation areas to provide on-site shelter space.

**Post-Disaster Redevelopment Sub-Element**

**Objective E.2.5:** ~~Post Disaster Redevelopment: The Flagler County shall provide damage assessment immediate response to post-hurricane situations via the timely and judicious damage assessment.~~

**Policy E.2.5.01:** After a hurricane but prior to re-entry of the population into evacuated areas, the Flagler County Board of County Commissioners shall review ~~meet to hear~~ preliminary damage assessments, appoint a Damage Assessment Team, and place a temporary moratorium on building activities not necessary for the public health, safety, and general welfare.

**Policy E.2.5.02:** The Damage Assessment Team shall include Flagler County ~~staff consistent with Flagler County's Comprehensive Emergency Management Plan (CEMP) the County Building Official, Real Estate Appraisers, Contractors, Insurance Agents, representatives from utility and public works, police and fire, and the County Extension Service~~ and other members as directed by the County Administrator Commission.

**Policy E.2.5.03:** The Damage Assessment Team shall: review and decide upon emergency building permits; coordinate with ~~s~~State and ~~f~~Federal officials to prepare disaster assistance applications; analyze and recommend to the Flagler County Board of County Commissioners hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the ~~e~~Comprehensive ~~p~~Plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.

**Policy E.2.5.04:** Immediate repair and cleanup actions needed to protect the public health and safety include repairs to: potable water, wastewater, and power

facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Damage Assessment Team has completed its tasks.

**Policy E.2.5.05:** If rebuilt, structures which suffer damage that exceeds the standards established in the Florida Building Code (FBC) and Flagler County Land Development Regulations (LDRs) ~~in excess of fifty percent of their appraised value~~ shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

**Policy E.2.5.06:** Structures which suffer repeated damage to pilings, foundations, or load-bearing walls shall be required to rebuild landward of their current location or to modify the structure to eliminate ~~delete~~ the areas most prone to damage.

**Policy E.2.5.07:** Areas needing redevelopment shall be evaluated by Flagler County in a review process for appropriate land uses, eliminating unsafe conditions, and restoring coastal resources. The redevelopment activity shall not result in an increase in evacuation times above clearance time as referenced herein ~~identified in this element~~.

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## Flagler County Comprehensive Plan 2010-2035

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**GOAL E.3: ~~Public Access.~~** The amount of public access to coastal resources shall increase between now and the year ~~20~~2040.

### **Public Beach Access Sub-Element**

**Objective E.3.1.01:** Existing publicly-controlled access to the beach shall be maintained by new development. New beachfront development shall show on their site plans existing beach access ways and the proposed development shall be required to continue ~~that~~ access way, relocate it on the site, or donate it to the Flagler County. (Any Relocated access must be similar in character and convenience to the original access point).

**Policy E.3.1.021:** ~~The~~ Flagler County shall accept donations of shoreline lands suitable for use as public access facilities.

~~Policy 3.1.03: One additional saltwater boat ramps with adequate parking facilities shall be provided by the year 2000 as specified in the Recreation and Open Space Element.~~

**Policy E.3.1.2:** Flagler County will require the dedication of public access to beaches from developments located within the Coastal Area where applicable.

**Policy E.3.1.043:** ~~The~~ Flagler County shall extend every effort to increase the number of public beach access points and parking spaces by:-

- (a1) providing parking facilities at beach access points and facilities as specified in the Recreation and Open Space Element; and-
- (b2) requiringge public shoreline access in all Flagler County-sponsored coastal development projects.

**Policy E.3.1.4:** Flagler County will not vacate or relocate existing easements, walkways, and other access points to beaches, shores, and waterways, without requiring the grant or dedication of equal or greater access points or easements in exchange.

**Policy E.3.1.5:** Private landowners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beach through such access.

**Policy E.3.1.6:** Flagler County shall maintain an inventory of existing public beach access points. By 2012, the County shall study and forecast the need for future beach access requirements based upon projected population. Any findings and needs forecasted shall be incorporated into the Recreation and Open Space and Coastal Management Elements through the Comprehensive Plan amendment process. In the interim, a beach access goal of one (1) beach access point for every one (1) mile of coastline shall be established.

**Policy E.3.1.7:** Flagler County shall encourage that new development or major reconstruction occurring on private property includes dune walkovers to protect dune vegetation and the removal of informal pathways for the restoration of native dune vegetation. Access through public areas shall also use dune walkovers whenever feasible and shall strive to remove existing informal pathways to allow for restoration of native dune vegetation.

**Policy E.3.1.8:** Flagler County shall continue to protect beaches, dunes, coastal vegetation, and coastal wildlife from vehicular and pedestrian traffic by providing off-beach vehicular parking and dune walkovers with a desired goal of one (1) beach access point for every one (1) mile of coastline.

Policy E.3.1.9: Off-beach vehicular parking areas shall be paved with pervious surfaces including, but not limited to, turf block, stone, or left unpaved with shell to allow stormwater infiltration wherever feasible and appropriate.

~~Objective 3.2: Capital improvement projects in the coastal area shall be prioritized in such a manner as to achieve and maintain adopted level of service standards. Those areas located within DRI's shall be consistent with the development order adopted for the DRI.~~

~~Policy 3.2.01: The County will use the level of service standards and demand criteria, as stated in the Capital Improvements Element, in reviewing the impacts of new development and redevelopment.~~

~~Policy 3.2.02: Capital improvement funding, to the extent permitted by the funding source, should be directed first toward the renewal and replacement of facilities; next to correcting existing deficiencies; and third to building facilities that accommodate new growth.~~

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**Coastal Scenic Routes Sub-Element**

**Objective E.3.32:** ~~Maintaining Scenic Routes.~~ Flagler County shall continue to maintain designated Scenic Routes and shall continue to protect areas. The County will establish by establishing a scenic road system in order to help preserve the Coastal ~~a~~Area's natural beauty.

**Policy E.3.32.01:** Flagler County shall continue to coordinate with the Corridor Management Entities for the State and/or Federally-designated scenic or historic roadways in order to assist with the implementation of the applicable Corridor Management Plan.

**Policy E.3.2.2:** Flagler County shall continue to seek scenic roadway designation for U.S. Highway #1 north of Old Kings Road to the St. Johns eCounty line, and County Road 201 (also known as John Anderson Highway) from the Volusia County line to State Road 100 and State Road A1A shall be designated scenic roads.

**Policy E.3.32.023:** Flagler County's Recreation and Open Space Element shall designate the scenic roads and the "Future land Use Map" shall establish land uses that are consistent with the goal of preserving the natural beauty and scenic vistas along these routes.

**Policy E.3.32.034:** Properties between designated scenic roads and wetlands or open water shall be zoned the lowest intensity allowed for their respective future land use categories.

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**GOAL E.4:** ~~Infrastructure.~~ Public facilities shall be adequate and available to serve the residents and visitors to Flagler the eCounty's eCoastal aArea.

**Coastal Capital Improvements Sub-Element**

**Objective E.4.1:** Capital improvement projects in the Coastal Area shall be prioritized in such a manner as to achieve and maintain the desired goals of this Element. Those areas located within Developments of Regional Impact (DRIs) shall be consistent with the Development Order adopted for the DRI.

**Policy E.4.1.1:** Flagler County will use the Level of Service (LOS) standards and demand criteria, as stated in the Capital Improvements Element, in reviewing the impacts of new development and redevelopment.

**Policy E.4.1.2:** Capital improvement funding, to the extent permitted by the funding source, should be directed first toward the renewal and replacement of facilities; next to correcting existing deficiencies; and third to building facilities that accommodate new growth.

**Objective E.4.12:** ~~Levels of Service.~~ The Level of sService (LOS) standard adopted elsewhere in this Comprehensive Plan for facilities in the eCoastal aArea and the additional standards under this eObjective shall be applied whenever development orders or permits are required.

**Policy E.4.12.01:** Service areas shall be established for water and sanitary sewer facilities. and defined through joint planning agreements, interlocal agreements, or memoranda of understanding. Development within these service areas shall be limited to the capacity of the respective facilities to supply the

## Flagler County Comprehensive Plan 2010-2035

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appropriate service as established by the Level of Service (LOS) standards adopted in this Comprehensive Plan.

**Policy E.4.12.02:** The Future Land Use Map in the Future Land Use Element establishes the service areas to be used in the Coastal Area.

**Objective E.4.23:** ~~Required Improvements, Timing, and Funding.~~ All public facilities shall be available by the time they are needed to serve new development in the Coastal Area through ~~via a Flagler County's~~ Concurrency Management System.

~~Policy 4.2.01: The following roadway improvements and funding shall be implemented (with respect to the Federal, State and Local governments) as specified in the Transportation Element:~~

- ~~1) Palm Harbor parkway from Palm Coast Parkway to Club House Drive from two lane undivided to two lane divided after 1995 and from Club House Drive to Florida Park Drive from two lane undivided to four lane undivided.~~

**Policy E.4.3.1:** New public infrastructure shall be planned and designed to be compatible with both existing and future adjacent land uses.

~~Policy E.4.2.02: Developments which would impact existing facilities by reducing the level of service below adopted levels, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts or shall provide their own facilities constructed to county standards.~~

**Policy E.4.23.032:** New or improved roads in the eCoastal aArea shall, where feasible, include turn lanes, parking lanes, or other paved areas which can be used to increase the number of traffic lanes for hurricane evacuation.

**Policy E.4.23.043:** Flagler County shall require that public facilities and services needed in the eCoastal aArea to support development or redevelopment be available concurrent with the impacts of said development or redevelopment through ~~via~~ a eConcurrency mManagement sSystem that establishes the review process required to assure such concurrency.

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**GOAL E.5:** ~~Intergovernmental Coordination to Protect Coastal Resources.~~ Flagler County shall coordinate with adjoining cities and counties to ensure that cCoastal resource management will addresses the natural systems on a system-wide basis regardless of political boundaries.

**Coastal Resources Intergovernmental Coordination**

**Sub-Element**

**Objective E.5.1:** ~~Coordinating with Other Local Governments.~~ Flagler County shall strive to establish An intergovernmental coordination mechanisms shall be established in order to manage coastal resources affecting or affected by governments other than the Flagler eCounty.

**Policy E.5.1.01:** The Flagler County shall review the comprehensive plans of the municipalities within its boundaries and adjacent coastal counties to determine if coastal resources, are being managed in a consistent manner.

**Policy E.5.1.02:** The Flagler County may develop joint planning and management programs with the municipalities within its boundaries and Federal and State regulatory authorities for mosquito impoundments, beach renourishment, hurricane evacuation, provision of public access, provision of infrastructure, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges into the Intracoastal Waterway, and coordinating efforts to protect species with special status.

**Objective E.5.2:** ~~Coordinating with existing Resource Protection Plans.~~ The Flagler County shall implement appropriate portions of existing multi-jurisdictional resource protections addressing the linter-lagoonal system and the eCoastal Area barrier.

**Policy E.5.2.01:** The Flagler County shall forward all applicable development proposals adjacent to the aquatic preserves to the Florida Department of Environmental Protection (FDEP) for its review and comment.

**Policy E.5.2.02:7 [sic]**—The Flagler County shall assist the Northeast Florida Regional ~~Planning~~ Council (NEFRC) in the protection of regionally-significant coastal resources.

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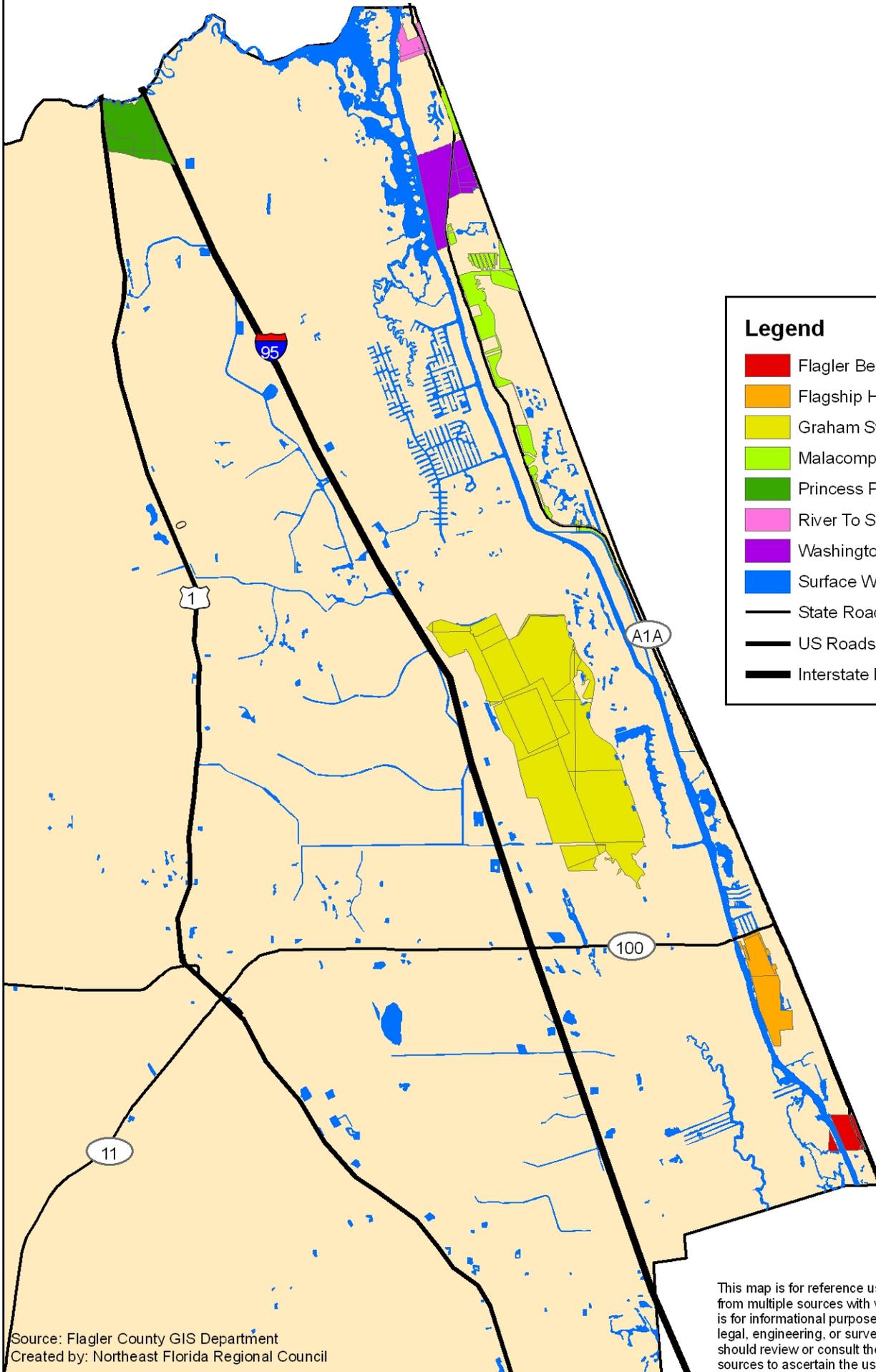
**Flagler County Coastal Management Element Map Series**

<b>Item</b>	<b>Page Number</b>
<b><u>List of Maps</u></b>	
Map E.1: Coastal Greenways	E-49
Map E.2: Wildlife and Marine Life Areas of Special Concern	E-51
Map E.3: Special Water Classification	E-53
Map E.4: Water Quality 2000	E-55
Map E.5: Areas Served by Centralized Sanitary Sewer Systems	E-57
Map E.6: Soil Limitations to Septic Tanks	E-59
Map E.7: Locations of Septic Tank Usage	E-61
Map E.8: Storm Surge Above Sea Level Rise	E-63
Map E.9: Hurricane Evacuation Zones	E-65

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# COASTAL GREENWAYS

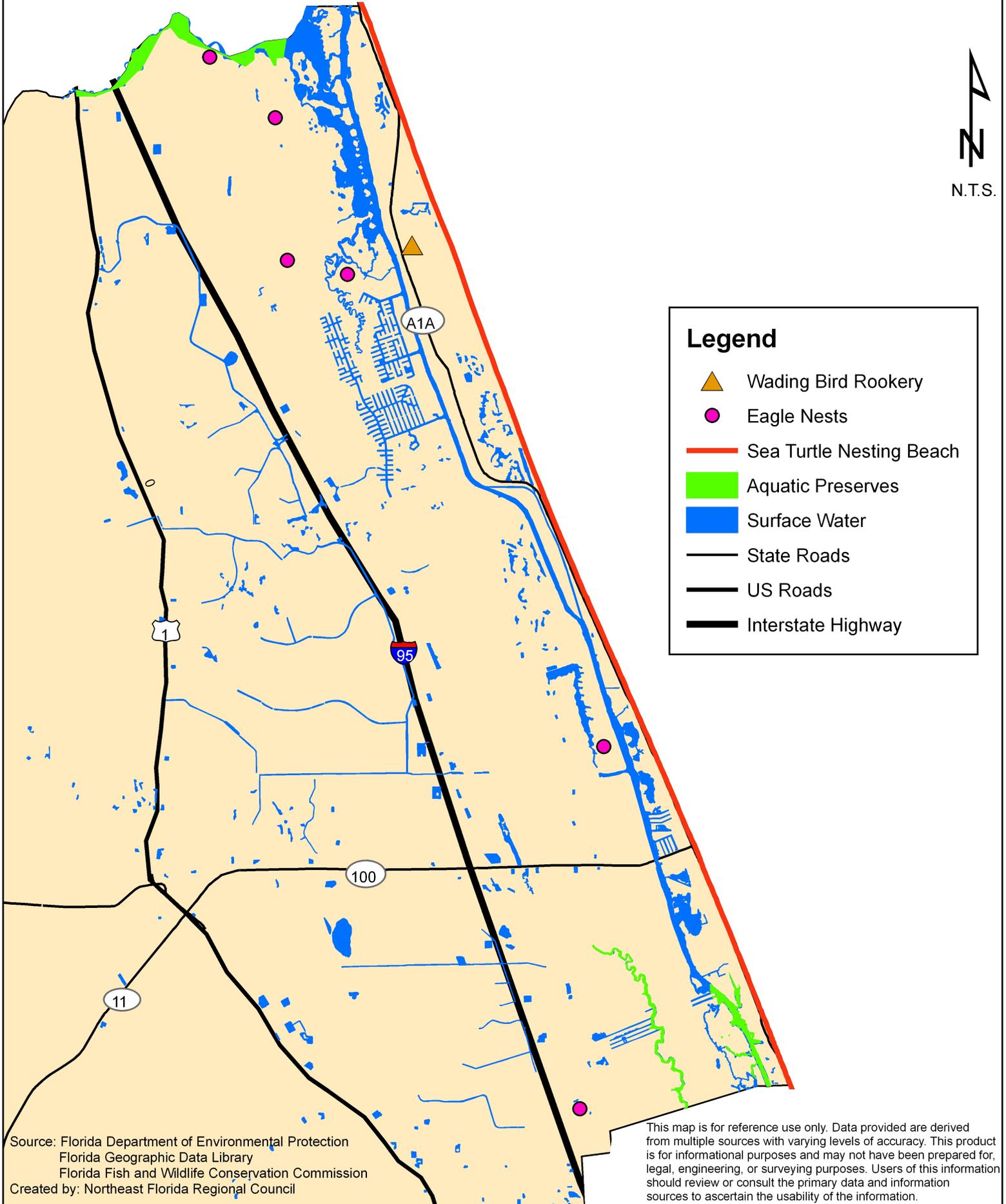


## Legend

- Flagler Beach State Park
- Flagship Harbor Conservation Area
- Graham Swamp
- Malacompra Greenway
- Princess Place
- River To Sea
- Washington Oaks State Park
- Surface Water
- State Roads
- US Roads
- Interstate Highway

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# WILDLIFE AND MARINE LIFE AREAS OF SPECIAL CONCERN

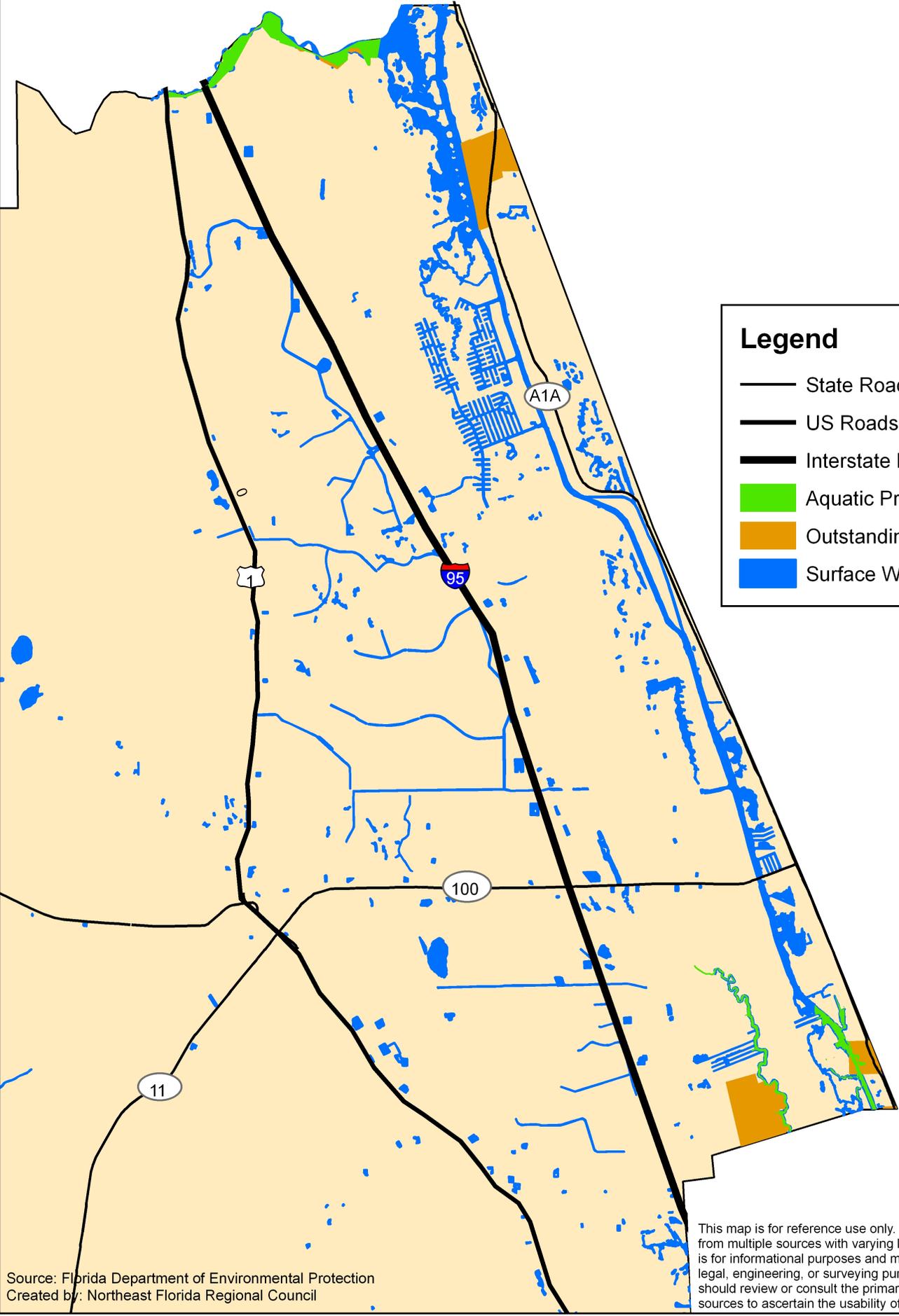


Source: Florida Department of Environmental Protection  
Florida Geographic Data Library  
Florida Fish and Wildlife Conservation Commission  
Created by: Northeast Florida Regional Council

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# SPECIAL WATER CLASSIFICATION



**Legend**

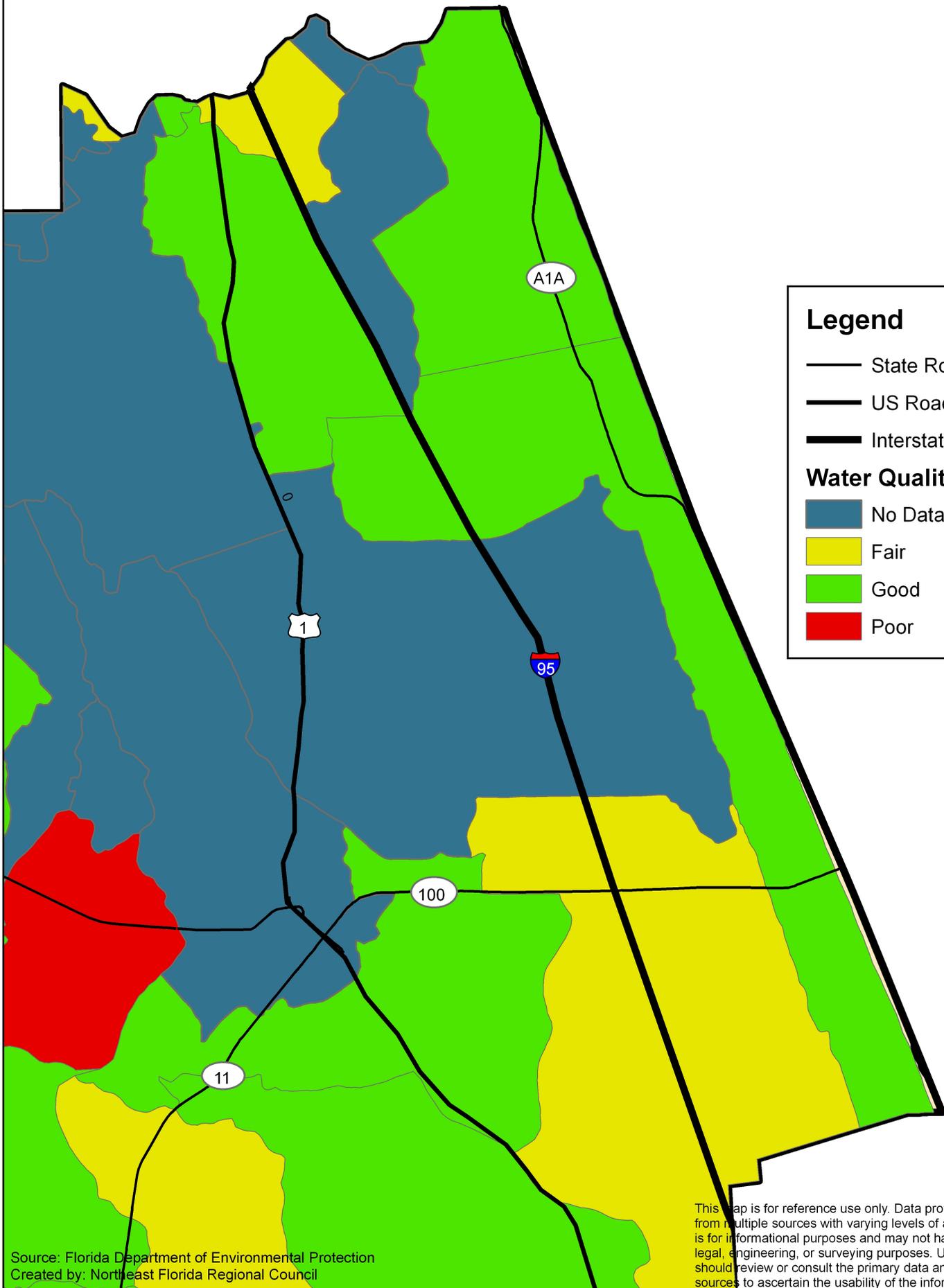
- State Roads
- US Roads
- Interstate Highway
- Aquatic Preserve
- Outstanding Florida Waters
- Surface Water

Source: Florida Department of Environmental Protection  
Created by: Northeast Florida Regional Council

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# WATER QUALITY 2000



**Legend**

- State Roads
- US Roads
- Interstate Highway

**Water Quality**

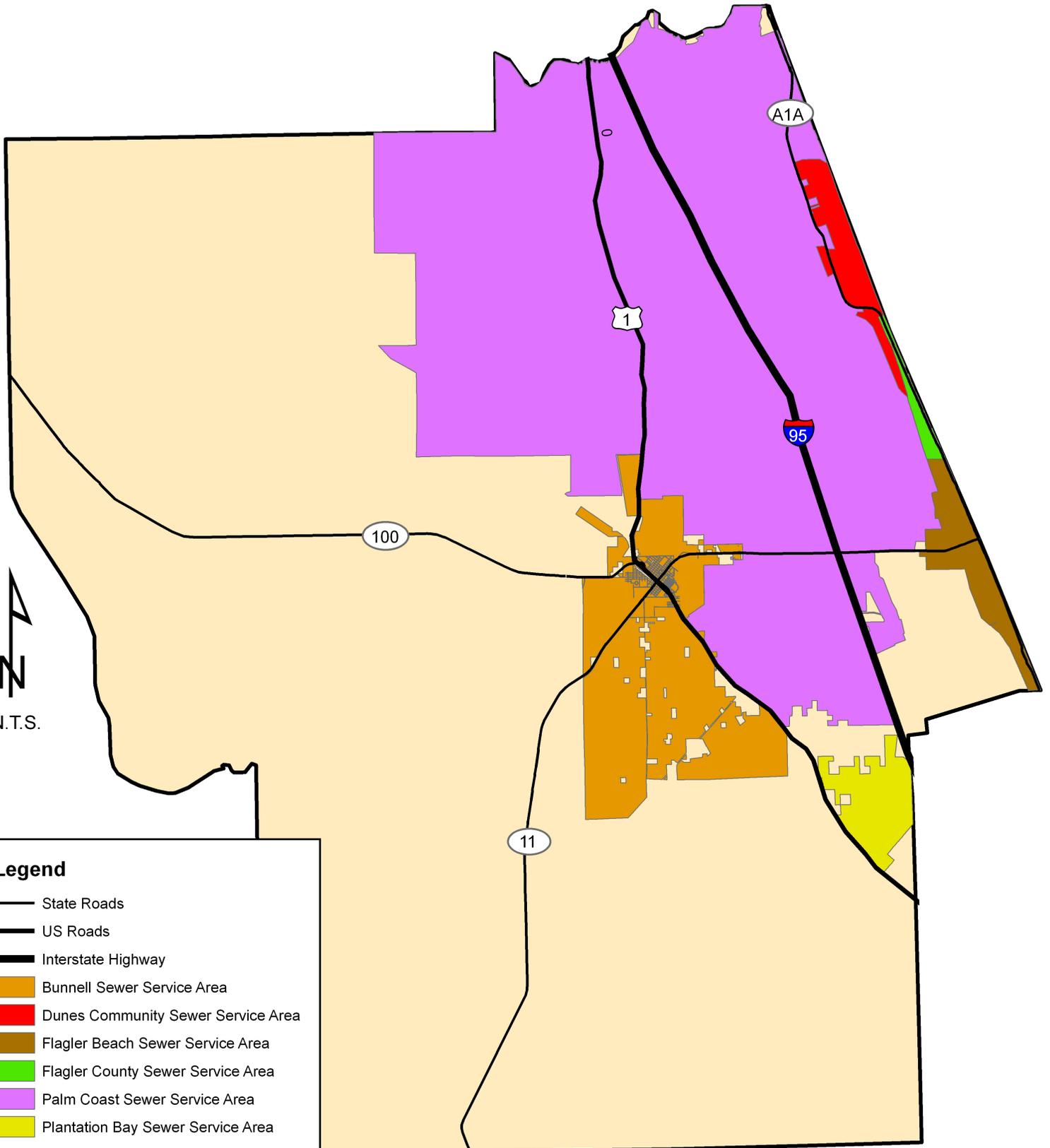
- No Data
- Fair
- Good
- Poor

Source: Florida Department of Environmental Protection  
Created by: Northeast Florida Regional Council

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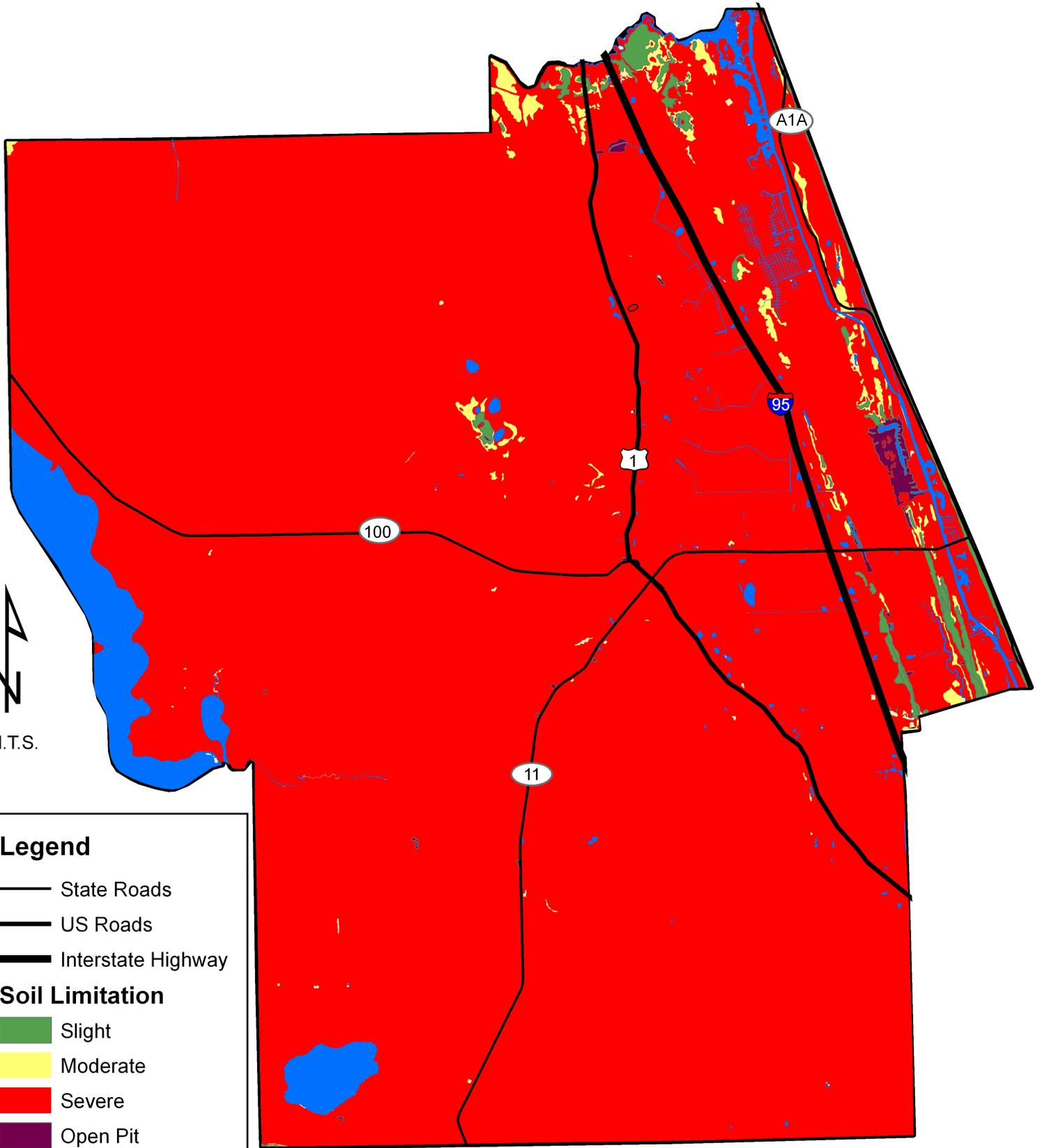
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# AREAS SERVED BY CENTRALIZED SANITARY SEWER SYSTEMS



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# SOIL LIMITATIONS TO SEPTIC TANKS



## Legend

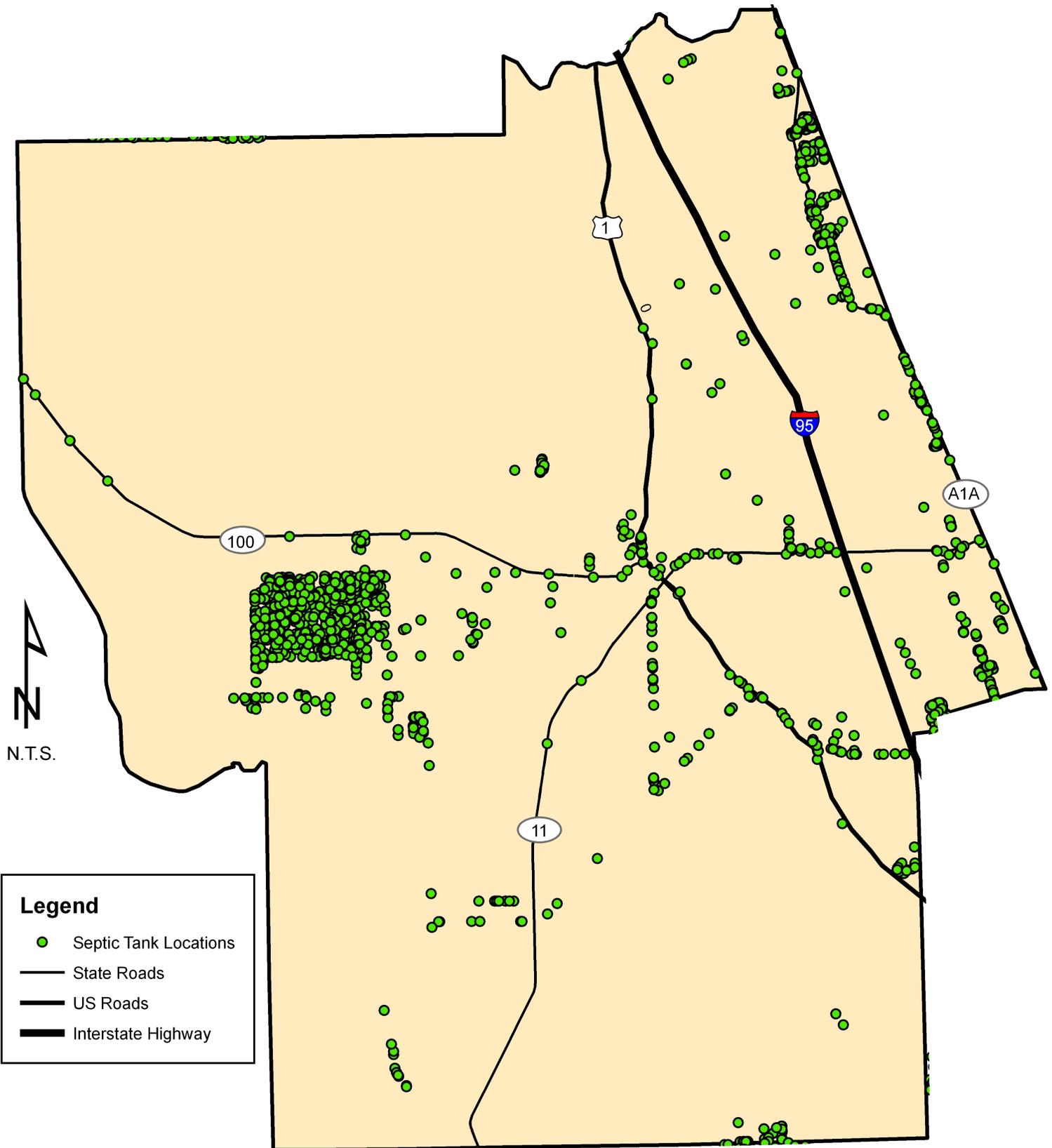
- State Roads
- US Roads
- Interstate Highway

## Soil Limitation

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

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# LOCATIONS OF SEPTIC TANK USAGE



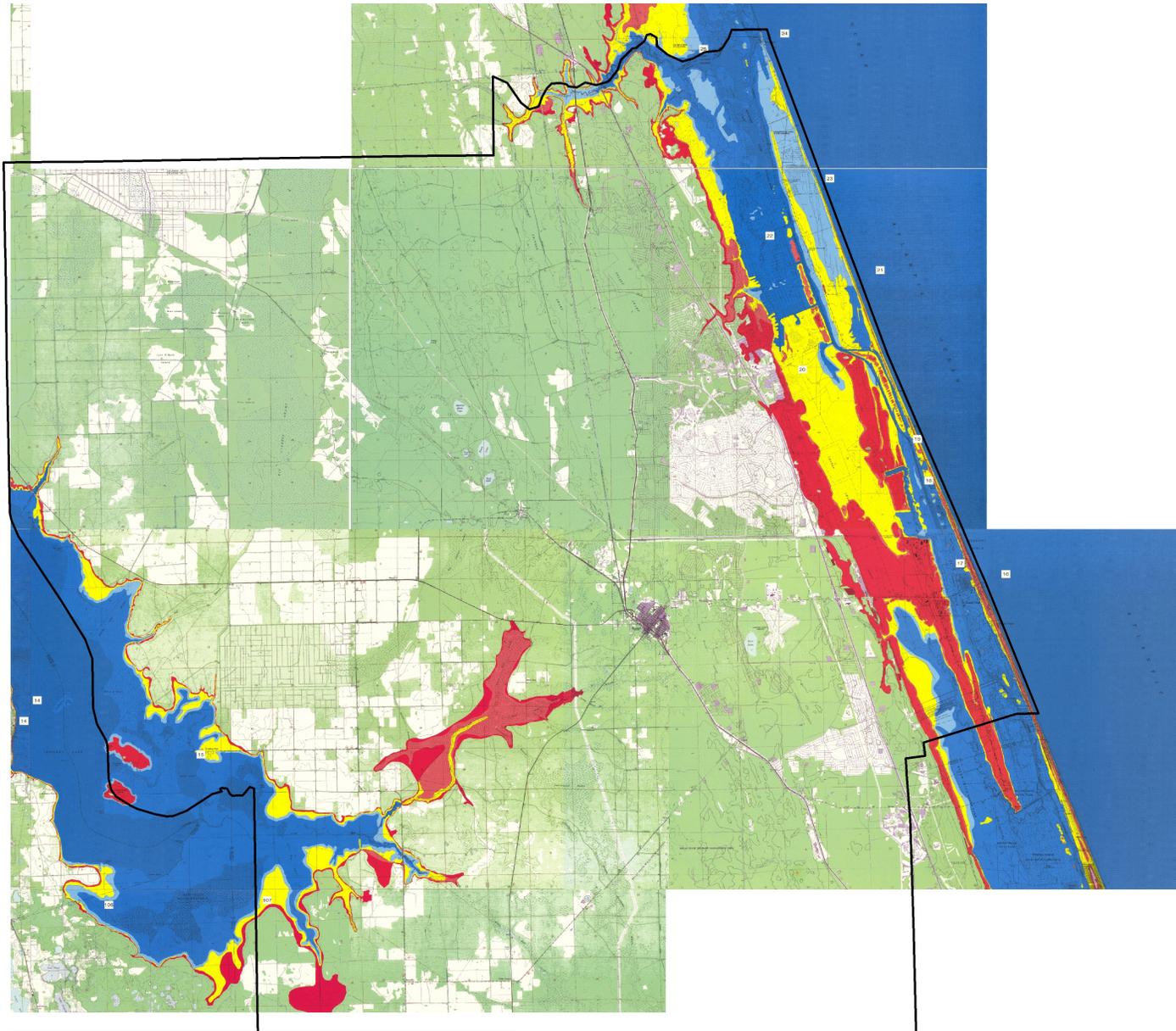
N  
N.T.S.

**Legend**

- Septic Tank Locations
- State Roads
- == US Roads
- == Interstate Highway

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# STORM SURGE ABOVE SEA LEVEL RISE



## Legend

Storm Strength - Color - Surge in Feet

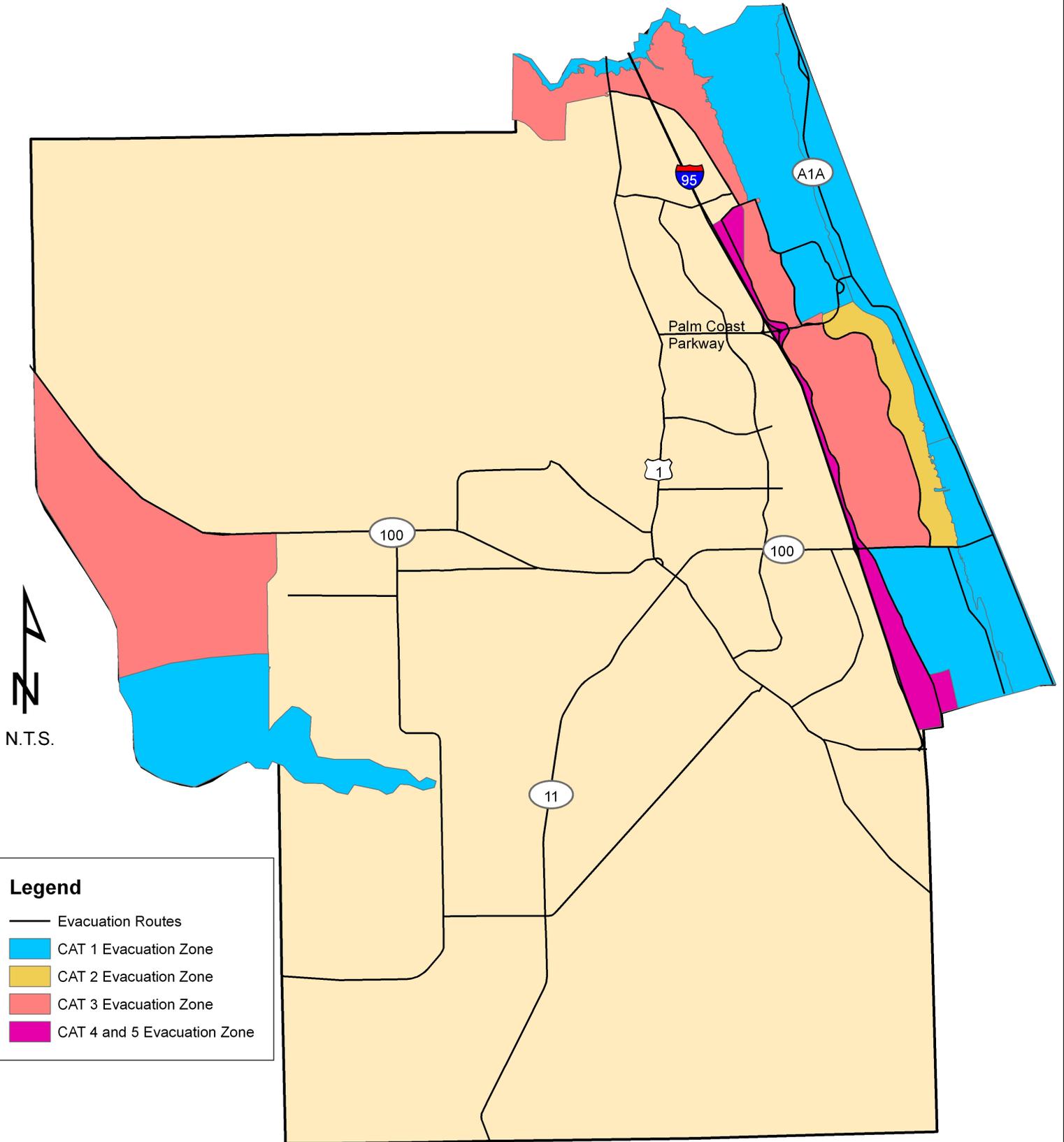
Category 1 - Blue - 5.4 to 7.5 feet

Category 3 - Yellow - 7.7 to 16.3 feet

Category 5 - Red - 21.0 to 23.0 feet

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# HURRICANE EVACUATION ZONES



## Legend

- Evacuation Routes
- CAT 1 Evacuation Zone
- CAT 2 Evacuation Zone
- CAT 3 Evacuation Zone
- CAT 4 and 5 Evacuation Zone

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