



Transmittal Hearing

Future Land Use Map and Future Land Use Element from Residential Low Density Single Family and Conservation to Commercial High Intensity and Adopt a Parcel-Specific Limiting Policy

Vacant Parcel Adjacent to Sea Ray Boats, Inc.





1984 – 2015

31 Years in Flagler County



Proposed Land Use Change Application

Overview

- Legislative Process
- Just over 24 acres in the application
- Proposed Land Use
 - High Intensity Commercial
 - With a site-specific limiting Future Land Use Element policy restricting site to parking, finished boat staging area, and up to 40,000 s.f. of office space
- Wetlands will be designated Conservation through Policy A.4.1.1 once delineation is formalized

Not Part of Land Use Review

- Sea Ray Discharges within FDEP Permit Limits
- Required Back Up Alarms for Safety
- Other Onsite Issues with the Plant
- Ratings of Flagler Beach Air Quality
- Fears about what Sea Ray may lawfully do in the future on its Industrial Plant Site
- Other issues unrelated to the Future Land Use amendment and site-specific limiting policy on this parcel

HISTORY

Sea Ray came to Flagler County in 1984

1987

- 250 – 300 employees
- 3 boat models
- 4 boats/week
- 39.5 acres of land

2005

- 715 employees
- 7 boat models
- 8 boats/week
- 39.5 acres of land

2007

- 550 employees
- 7 boat models
- 6 boats/week
- 39.5 acres of land

2009

- 275 employees
- 9 boat models
- 3 boats/week
- 39.5 acres of land

2012

- 400 employees
- 12 boat models
- 4 boats/week
- 39.5 acres of land

2015

- 675 employees
- 17 boat models
- 6 boats/week
- 39.5 acres of land

February 1943



June 1952



1965



February 1970



February 1980



December 1989



1987

- 250 – 300 employees
- 3 boat models
- 4 boats/week
- 39.5 acres of land

February 1995



May 2005



2005

- 715 employees
- 7 boat models
- 8 boats/week
- 39.5 acres of land

Google earth

Imagery Date: 5/27/2005 29°29'36.58" N 81°08'56.56" W elev 7 ft eye alt 4632 ft

May 2007



2007

- 550 employees
- 7 boat models
- 6 boats/week
- 39.5 acres of land

Google earth

Imagery Date: 5/7/2007 29°29'36.58" N 81°08'56.56" W elev 7 ft eye alt 4632 ft

May 2009



January 2012



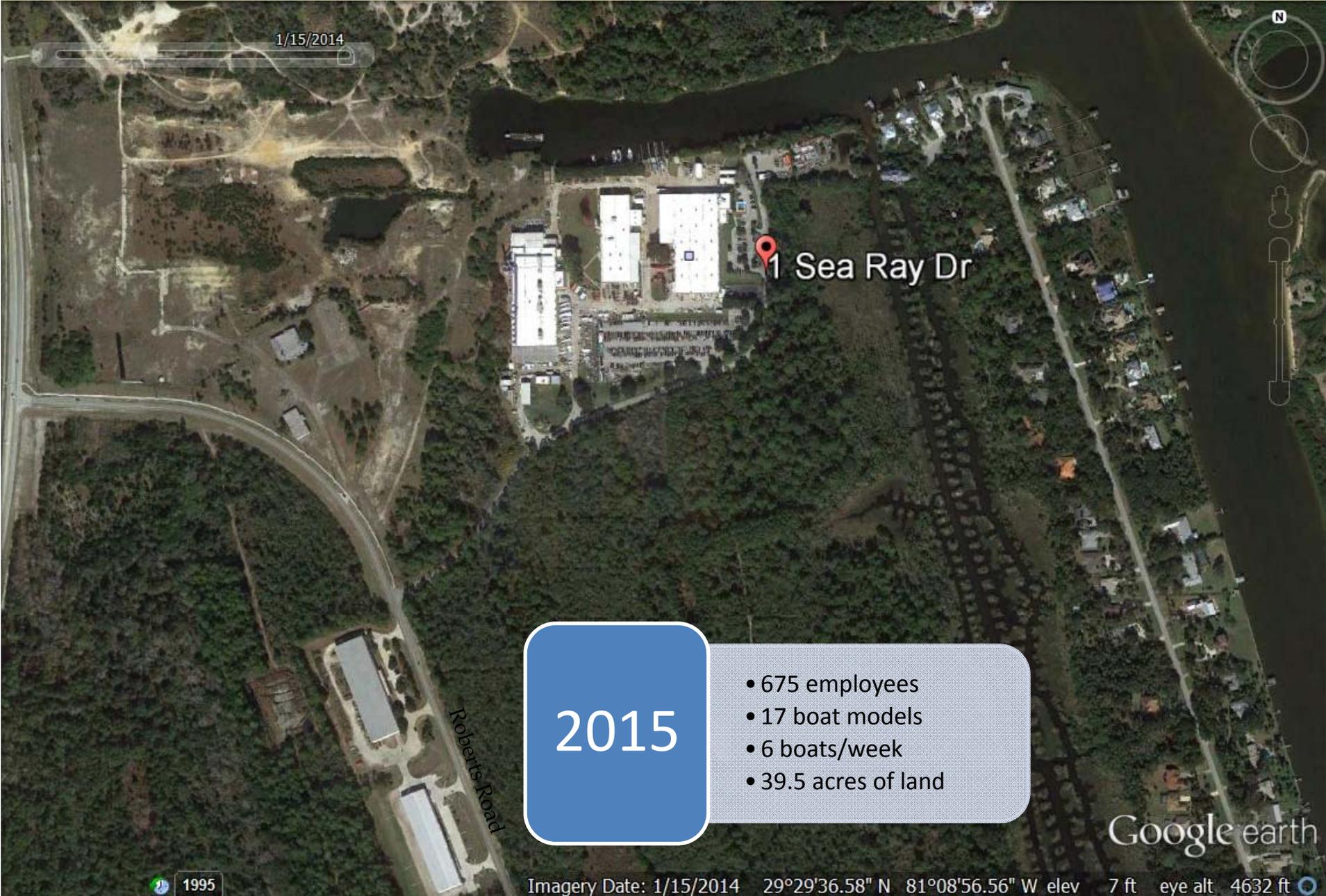
2012

- 400 employees
- 12 boat models
- 4 boats/week
- 39.5 acres of land

Google earth

Imagery Date: 1/19/2012 29°29'36.58" N 81°08'56.56" W elev 7 ft eye alt 4632 ft

January 2014



1/15/2014

1 Sea Ray Dr

Roberts Road

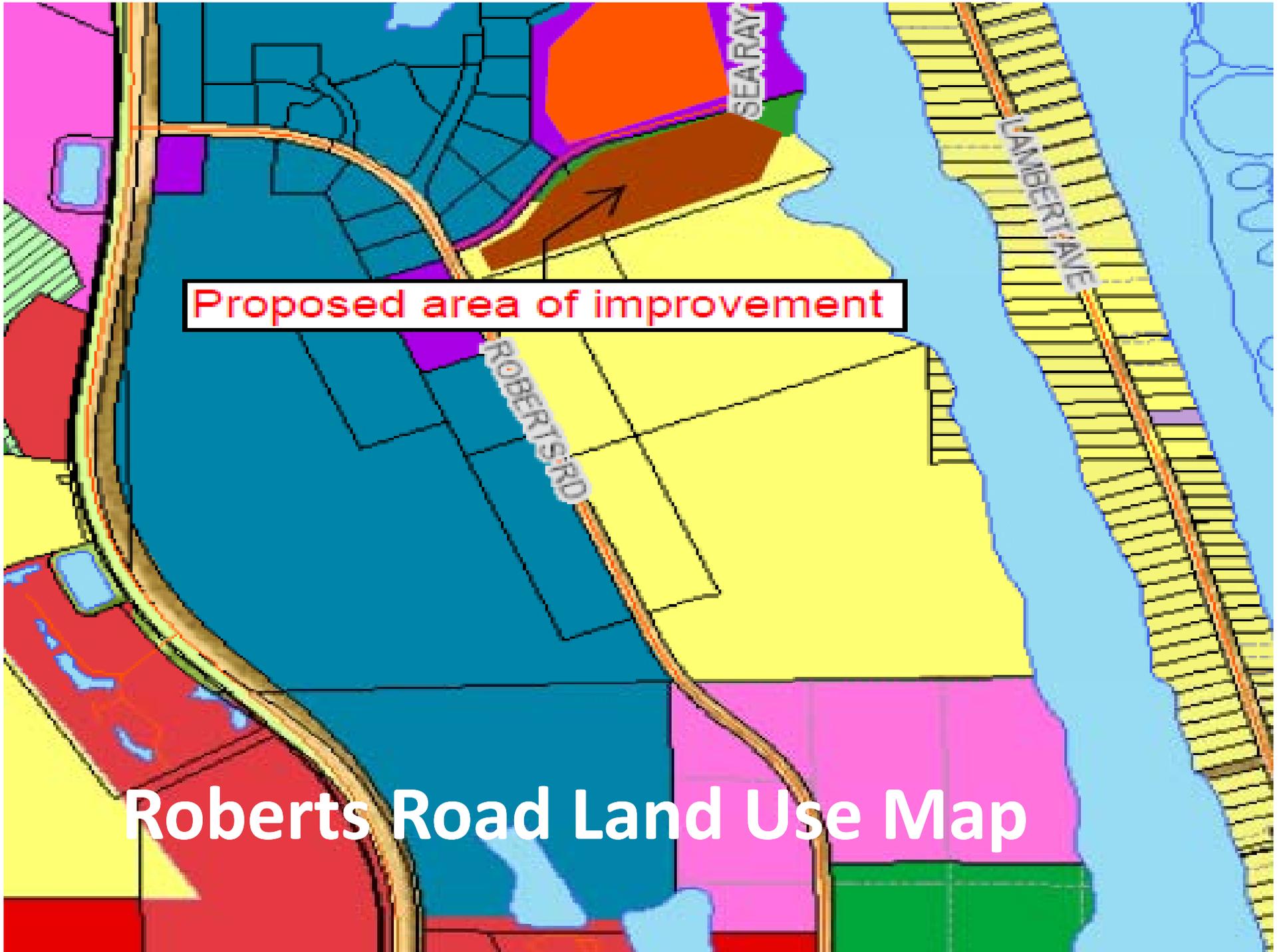
2015

- 675 employees
- 17 boat models
- 6 boats/week
- 39.5 acres of land

Google earth

1995

Imagery Date: 1/15/2014 29°29'36.58" N 81°08'56.56" W elev 7 ft eye alt 4632 ft



Proposed area of improvement

Roberts Road Land Use Map

Roberts Road Land Use

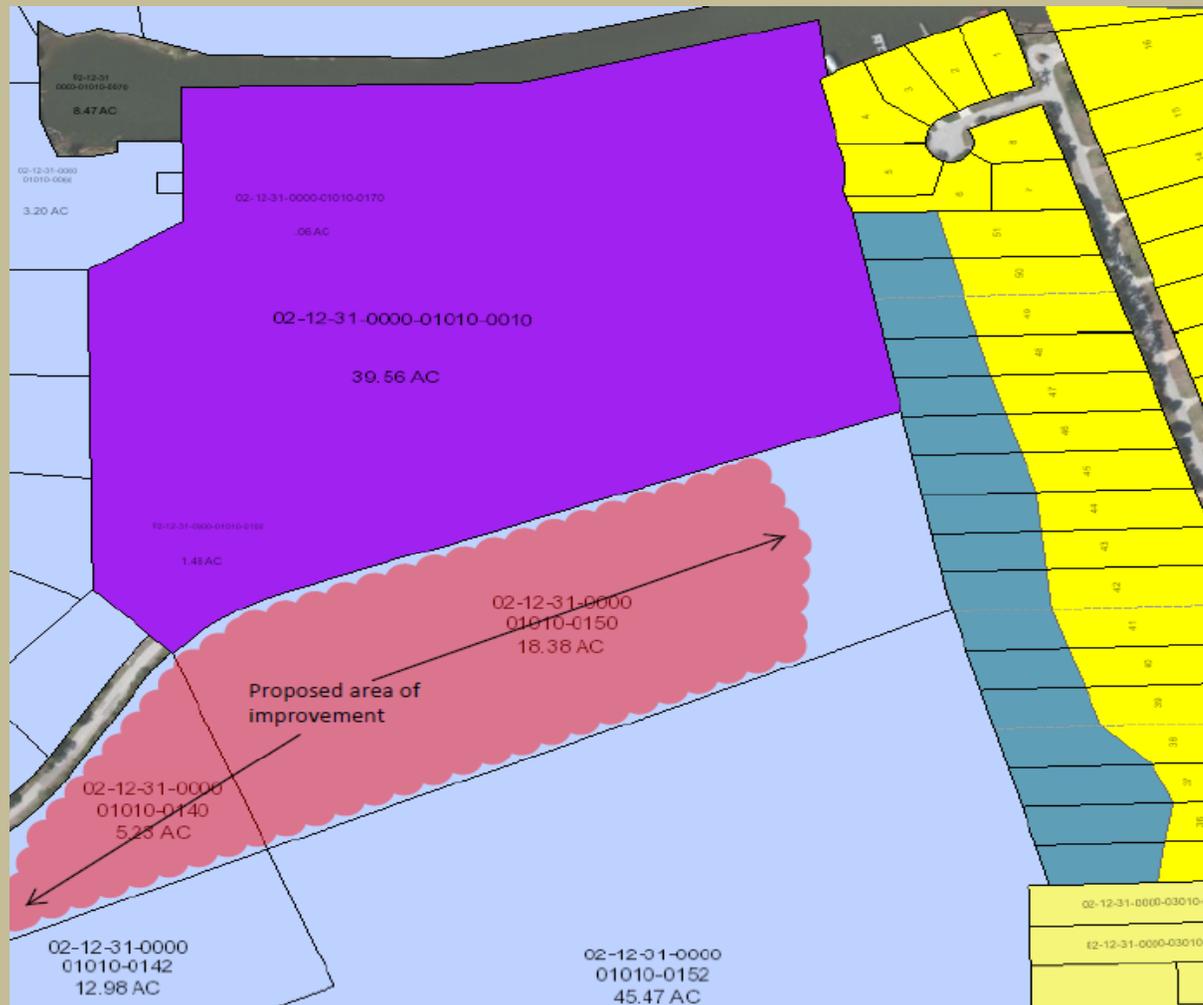
- North - Industrial/High Intensity Commercial
- East – Conservation with Mosquito Ditch/Marsh
- West – Industrial & High Intensity Mixed Use/Industrial
- South - High and Low Density Residential
High Intensity Commercial Mixed Flagler Beach

Transition of Land Use Very Important

Why Commercial High Intensity is Appropriate

- Previous Decision – Rush for residential speculation created a patchwork of inconsistent land uses in area
- Not about zoning at this time
- 250 ft conservation to the North not ideal single family residential land use transition
- To the west and parts of north no transition.
- Currently there are no Residential Units on Roberts Road
- Landowner to the South most affected is selling the property and much happier with this transition.

Zoning



Industrial and PUD Zoning

Roberts Road Physical Development North

- Sea Ray Boats Manufacturing (250 ft Buffer)
- High Intensity Commercial/Residential



Roberts Road Physical Development West

- Contemporary Machine Industrial 40,000 s.f.
- New Industrial Building 40,000 s.f.
- 10 acres of CKD
- High Intensity Commercial/Residential



Roberts Road Physical Development East

- Conservation to Mosquito Ditch/Marsh
- 800 ft to the back of most Lambert Houses
- Lower-level visibility limited (Cannot see cars)



Roberts Road Physical Development South

- South – Low and High Density Residential
- Property Owner Most Affected Supports Transition
- Publix Shopping Center
- Wadsworth Active Park



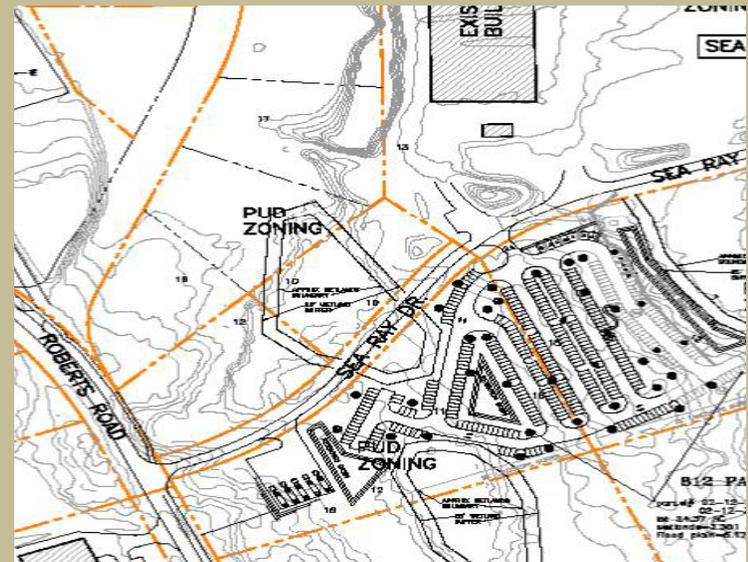
Physical Development - Houses vs. Parking Lot

- One Owner vs. Multiple Owners
- No Wells vs. Irrigation Wells /Saltwater Intrusion
- No Pets vs. Cats/Dogs affecting wildlife
- Not Visible vs. Two-Story House or greater
- Natural Areas vs. Vegetation Removal
- No Lawns vs. Lawns - Pesticides/Fertilizers
- No Traffic Impacts vs. Traffic Impacts
- Proper Transition vs. No Transition

Site-Specific Limiting Policy

The site is restricted to:

- **Parking Lot** - a minimum of 400 feet from the east or 50 feet from any jurisdictional wetland line, whichever is greater
- **Finished Boat Staging Area** - no more than 1,000 feet from Roberts Road
- **Office** - not to exceed 40,000 square feet - no more than 1,000 feet from Roberts Road

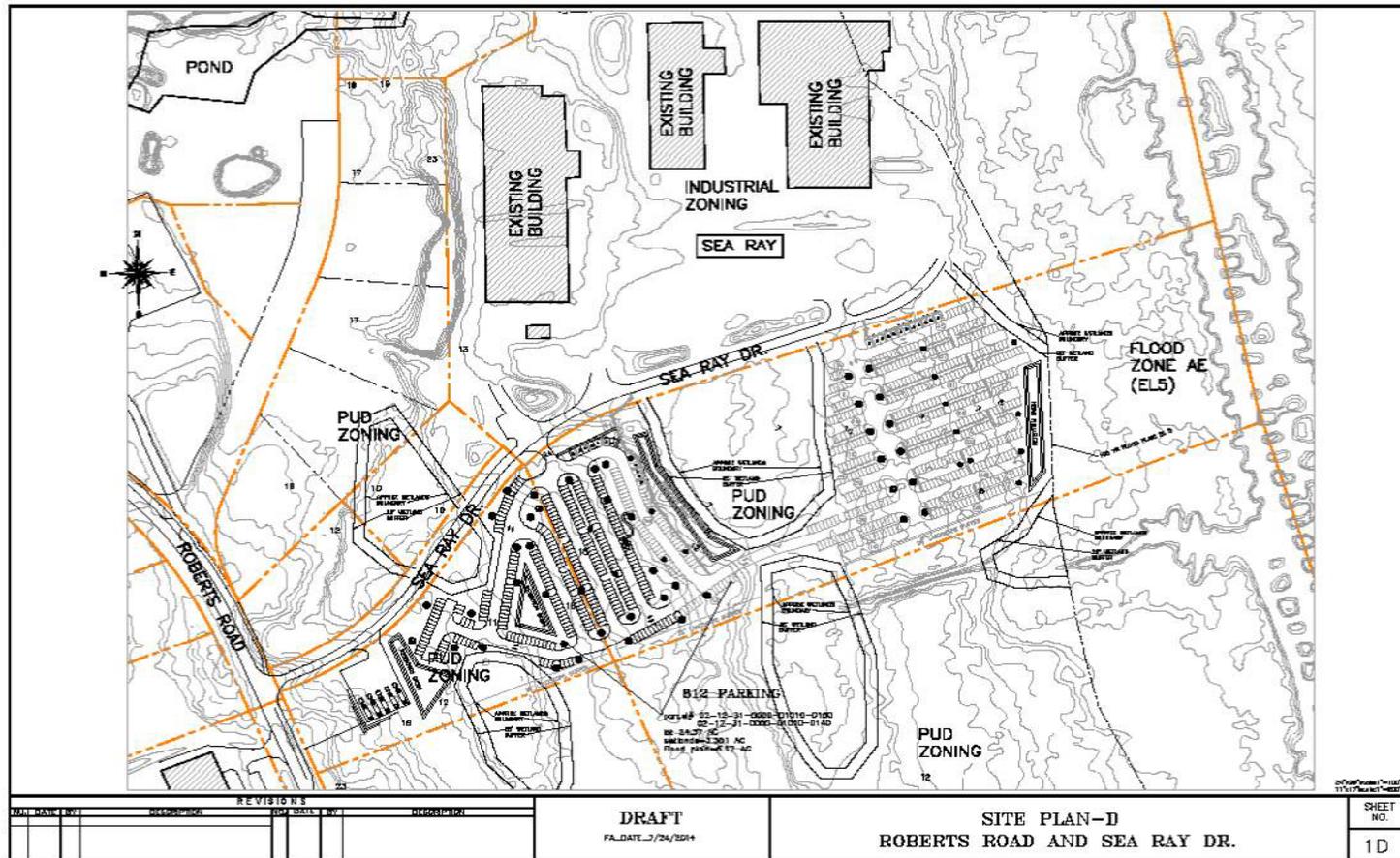


Other Concessions by Sea Ray

Sea Ray has agreed to pursue PUD Zoning that will mirror the site specific conditions as an extra layer of protection. Within the PUD zoning application for this site they also agree to :

- Preserve all identified wetlands except for internal driveway crossings
- 400 ft eastern buffer and conservation area blocking view
- Restrict office square footage to 40K and within 1,000 ft of Roberts Road
- Restrict finished boat staging area within 1,000 ft of Roberts Road

Potential Usage by Sea Ray



Recap

- This is not a request for rezoning
- This is not a request for site plan approval
- The County's Industrial Future Land Use limits (70% max impervious and 0.45 FAR) apply to Sea Ray's plant site

Action – Request Approval for:

- Transmittal of an amendment to the Future Land Use Map
- Transmittal of an amendment to the Future Land Use Element to add specific conditions associated with the Map amendment:
 - PUD rezoning required
 - No parking lot development within a minimum of 400 feet from the east or 50 feet from any jurisdictional wetland line, whichever is greater
 - Finished boat staging area no more than 1,000 feet from Roberts Road
 - Office not to exceed 40,000 square feet and no more than 1,000 feet from Roberts Road