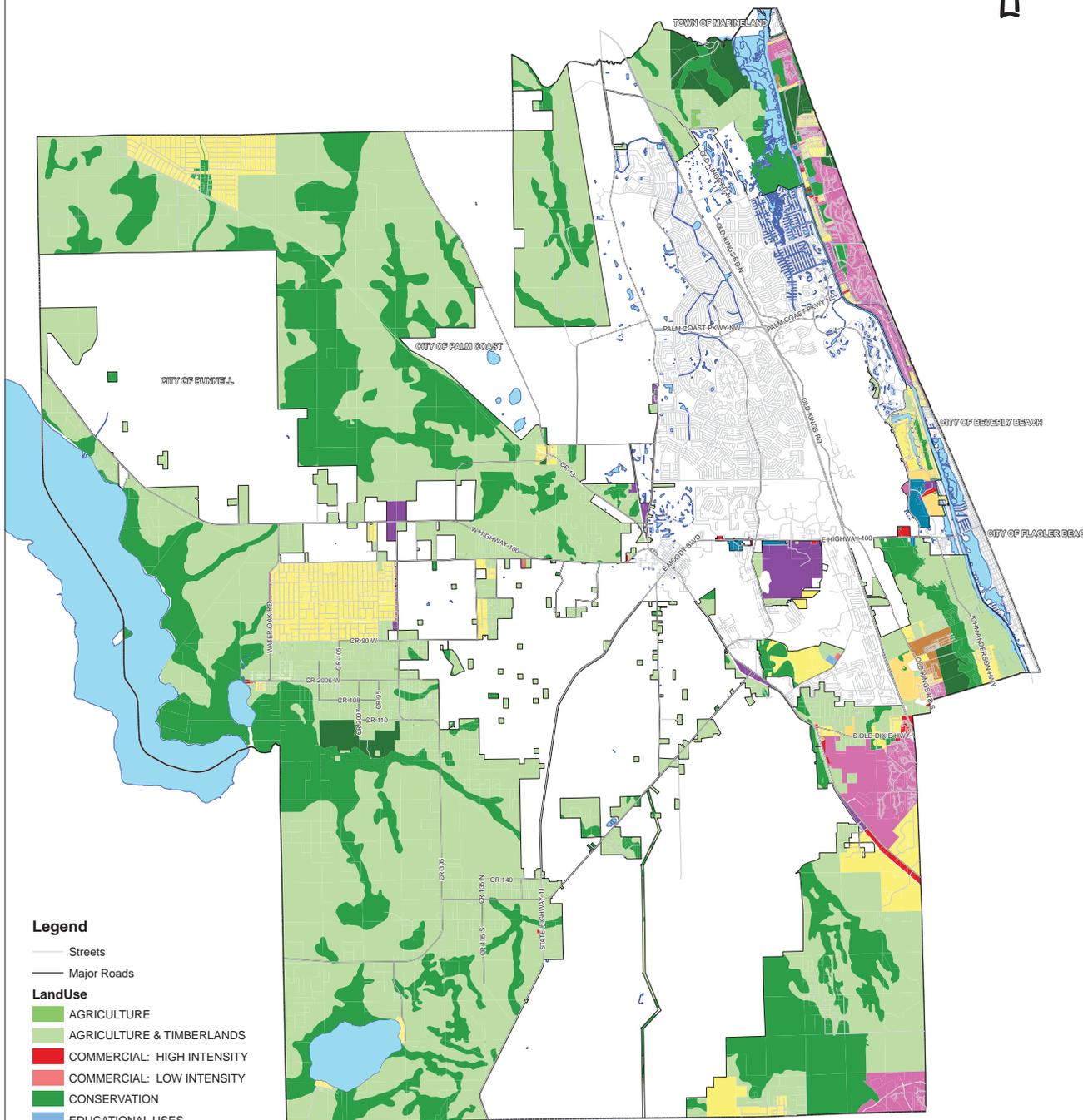


# Flagler County Future Land Use



## Legend

— Streets

— Major Roads

### LandUse

AGRICULTURE

AGRICULTURE & TIMBERLANDS

COMMERCIAL: HIGH INTENSITY

COMMERCIAL: LOW INTENSITY

CONSERVATION

EDUCATIONAL USES

INDUSTRIAL

MIXED USE: LOW INTENSITY

MIXED USE: HIGH INTENSITY

RECREATION & OPEN SPACE

RESIDENTIAL: HIGH DENSITY

RESIDENTIAL: LOW DENSITY / RURAL ESTATE

RESIDENTIAL: LOW DENSITY/SINGLE FAMILY

RESIDENTIAL: MEDIUM DENSITY

County Boundary

Water



Flagler County cannot guarantee the information contained herein, including, but not limited to its accuracy or completeness. Parcel lines shown are approximate and this information cannot be used as a survey or legal description of a parcel.

Map Created: 7/28/2015

Author: Victoria Ogaga

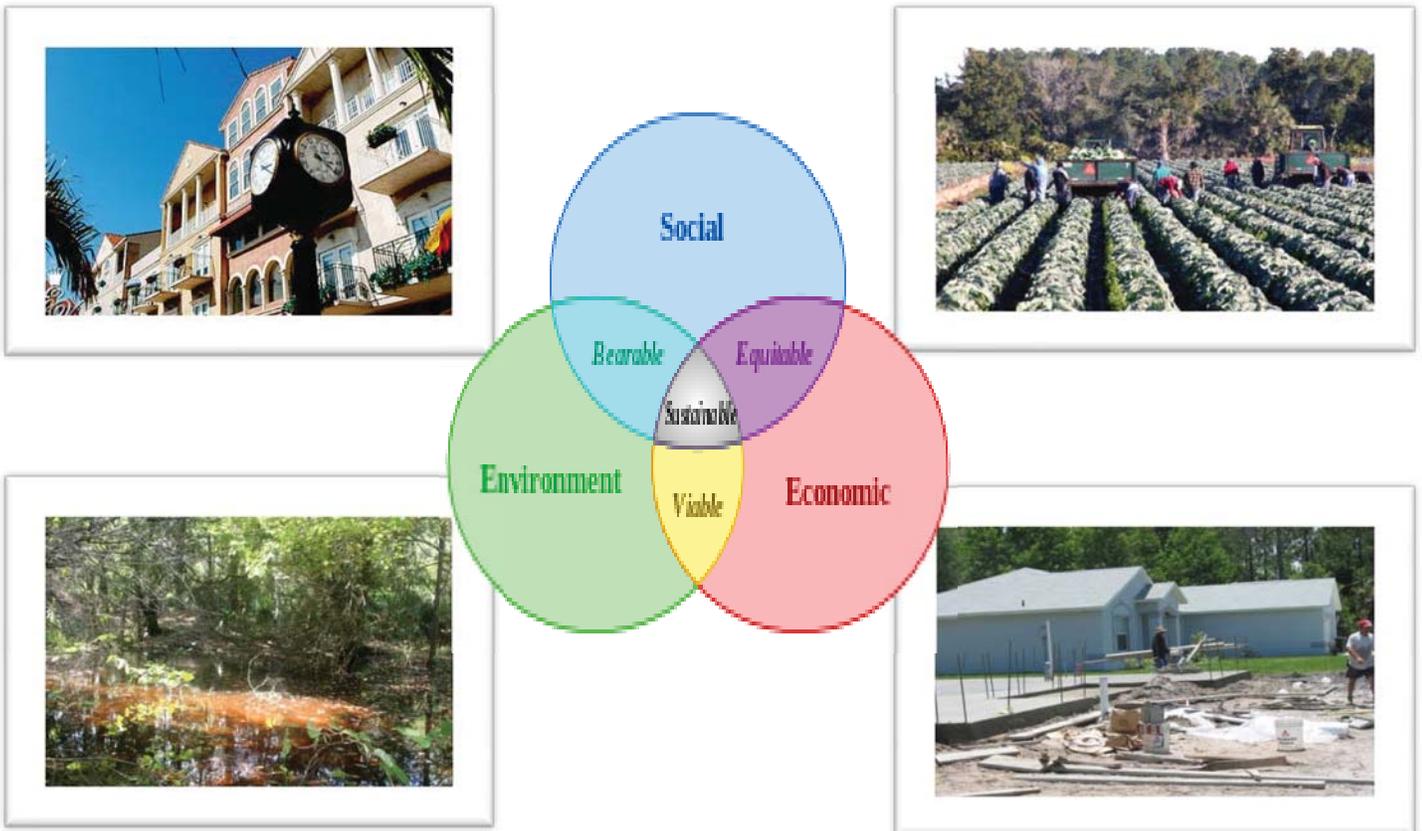
Document Name: Flagler County Unicorporated FLUM24x36





Flagler County Comprehensive Plan 2010-2035  
Flagler County, Florida

Future Land Use Element



Adopted July 6, 2011  
Amended August 19, 2013  
Amended July 20, 2015

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

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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

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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:** Flagler County will continue to enforce land development regulations through its Land Development Code (LDC) that contain specific and detailed provisions required to implement the Flagler County Comprehensive Plan and which as a minimum:

- (1) Regulate the subdivision of land by adopting standards for the way parcels are split consistent with the Comprehensive Plan and the Land Development Code.
- (2) 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 stormwater management within the Land Development Code.
- (3) Protect the conservation areas designated on the Future Land Use Map and in the Conservation Element by prohibiting development,

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

- (4) Regulate areas subject to seasonal periodic flooding and provide for drainage and storm water management through a stormwater management section of the Land Development Code (LDC). Compensatory storage will also be considered as part of this section.
- (5) 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 Code (LDC).
- (6) 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

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.”

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**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 Code (LDC):

**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.1.1.3:** 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:

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

## Flagler County Comprehensive Plan 2010-2035

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- (a) Mixed Use - Low Intensity - Low/Medium Density Residential: Low Intensity Professional Office and Neighborhood Commercial, Planned Unit Developments, and Public Uses.
  - (b) Mixed Use - High Intensity - Medium/High Density Residential: High Intensity General Office and General Commercial, Planned Unit Developments and Public Uses.
- (2) Density of each use:
- (a) 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 15% and a maximum of 70% of the development area. Retail and office uses shall occupy a minimum of 15% and a maximum of 50% of the development area. Open space uses shall occupy a minimum of 25% of the development site.
  - (b) 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.
- (3) Composition and compatibility of each land use mix:
- (a) 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).
  - (b) Mixed use - High Intensity Medium high Density Residential, Mixed General Office and General Commercial Uses,

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

**Policy A.1.1.4:** 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:

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

**Policy A.1.1.5:** Flagler County's Land Development Code (LDC) shall contain performance standards which:

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

**Policy A.1.1.6:** Flagler County shall continue to administer land development regulations governing Agricultural Districts as adopted into the County's Land Development Code. 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.1.1.7:** Flagler County shall continue to administer land development regulations, which govern Limited Office and General Office Districts as needed

in the County's Land Development Code. These districts allow limited and general office uses along collector and arterial roadways.

**Policy A.1.1.8:** Flagler County shall continue to administer land development regulations, which protect viable wetlands and sensitive ecological communities identified as Conservation Areas on the Future Land Use Map.

**Policy A.1.1.9:** Flagler County shall continue to administer the Land Development Code (LDC) in the R-3b Multi-Family District, which allows a density bonus for development projects, which provide low to moderate income housing.

**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:

- (1) 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.
- (2) 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.
- (3) 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:

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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.

- (4) 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.
- (5) FLUM Application #2693 contains an 11-acre commercial low intensity parcel that will have a maximum of 125,000 square feet of 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.
- (6) 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.
- (7) 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

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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.

- (9) FLUM Application #2919 limits commercial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a commercial pest control business and related ancillary uses. Being a 4.65 acre portion of Tax Parcel #31-13-30-0000-01030-0000 and all of Tax Parcel #31-13-30-0000-01030-0040.
- (10) FLUM Application #2923 limits industrial development through an approved Planned Unit Development (PUD) to permit continued operation and expansion of a fireworks manufacturing, storage, and distribution business and related ancillary uses, including periodic onsite fireworks testing. Being all of Tax Parcel #21-12-29-5550-0090-0010, #21-12-29-5550-00090-0030, #21-12-29-5550-00090-0031, and #21-12-29-5550-00090-0032.
- (11) FLUM Application #2972, Daryl M. Carter as Trustee of Carter-Flagler Roberts Road Land Trust, limits commercial development through an approved Planned Unit Development (PUD) to:
  - a. a surface parking lot and associated stormwater facilities, setback a minimum of four hundred (400) feet from the eastern boundary of the subject parcels or fifty (50) feet from any jurisdictional wetland line, whichever is greater, with the portion of the subject parcels located within the setback area to remain as undisturbed, natural vegetation, consisting of marshland and trees;
  - b. a finished boat staging area, with the finished boat staging area completely within and no portion of the staging area or related facilities extending beyond a distance of one

thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward; and  
c. an office building, not to exceed 40,000 square feet (gross floor area) in size, with the office building and related facilities completely within and with no portion of the building or related facilities extending beyond a distance of one thousand (1,000) feet, as measured from the eastern right-of-way boundary of Roberts Road, eastward.

Identified wetlands located on both parcels to be designated as Conservation Future Land Use through the administrative adjustment allowed through Policy A.4.1.1 when wetland boundaries have been certified or otherwise determined consistent with Policy A.4.1.1. Being all of Tax Parcel #02-12-31-0000-01010-0140 and Parcel #02-12-31-0000-01010-0150 and totaling 24.4 acres in size.

**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, Flagler County shall prepare and adopt an antiquated subdivision study. The study will be used to provide the baseline assessment of existing lots of records that do not comply with currently adopted dimension requirements as established in the Land Development Code (LDC). 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 (LDC) 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 shall be prohibited.

**Policy A.1.2.4:** The Flagler County Land Development Code (LDC) shall 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.

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

**Policy A.1.3.1** Flagler County shall continue to review, adopt, and implement revisions to the Land Development Code (LDC) 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.

**Policy A.1.3.2:** Flagler County shall continue to encourage development 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.

**Objective A.1.4:** 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 Code (LDC), and Concurrency Management System.

**Policy A.1.4.1:** 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.1.4.2:** 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 Flagler County’s Development Review Process.

**Policy A.1.4.3:** Future land uses, in addition to being coordinated with environmental factors, will be coordinated with the Concurrency Management System.

**Objective A.1.5:** Upon plan adoption, Flagler County shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.

**Policy A.1.5.1:** Higher densities and intensities of development shall be located within areas where public facilities are available.

**Policy A.1.5.2:** 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 services.

**Policy A.1.5.3:** 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.1.5.4:** Flagler County shall establish and require an urban level of service to unincorporated areas. 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.1.5.5:** 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 if the amendment contributes to any of the following conditions:

- (1) Permit substantial areas of Flagler County to develop as low-intensity, low-density or single-use development in excess of demonstrated need; or
- (2) 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
- (3) Permit urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development; or
- (4) Fails to adequately protect and conserve natural resources as a result of premature or poorly-planned conversion of rural land; or
- (5) Fails to adequately protect adjacent agricultural areas and activities; or
- (6) Fails to maximize use of existing public facilities and services; or
- (7) Fails to maximize use of planned public facilities and services; or
- (8) Allows for land use patterns or timing which disproportionately increases the cost of services; or
- (9) Fails to provide a clean separation between rural and urban uses; or
- (10) Inhibits infill development; or
- (11) Fails to encourage an attractive and functional mix of uses; or
- (12) Results in poor accessibility; or
- (13) Results in the loss of significant amounts of functional open space.

**Policy A.1.5.6:** The impact resulting from new non-residential development along collector and arterial roadways shall be managed through access management, shared or joint access, traffic signalization and other similar techniques.

**Policy A.1.5.7:** 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 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.

**Objective A.1.6:** Flagler County shall continue to ensure that the Future Land Use Map series and the Comprehensive Plan are implemented through consistent and coordinated land development regulations and the Official Zoning Map.

**Policy A.1.6.1:** Flagler County shall implement its Comprehensive Plan through land development regulations which maintain the quality of existing and proposed residential areas by establishing regulations for roadways buffers, landscape and natural vegetation buffers, fences and walls, and the use of intervening common open space.

**Policy A.1.6.2:** Flagler County shall implement its Comprehensive Plan through land development regulations 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 Code (LDC) 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.1.6.3:** Flagler County shall implement its Comprehensive Plan through land development regulations 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.1.6.4:** The size, location, and function of shopping centers should be related to the population and market area served.

**Policy A.1.6.5:** Flagler County shall implement its Comprehensive Plan by adopting land development regulations 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.1.6.6:** Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses.

**Policy A.1.6.7:** Flagler County shall implement its Comprehensive Plan through land development regulations which require extensive buffering when industrial uses are located near adjacent residential areas.

**Policy A.1.6.8:** Mixed land use areas shall be located as shown on the Future Land Use Map and as amendments are made to that Map, buffers, density transitions, and other techniques will be utilized to ensure that incompatible land use situations will not be created.

**Objective A.1.7:** Flagler County shall establish a program to assist areas in need of redevelopment and renewal.

**Policy A.1.7.1:** Consistent with funding sources identified in the Housing Element of this Comprehensive Plan, Flagler County shall continue to redevelop areas within the County, including the substandard housing areas identified in the Housing Element, which are in need of assistance.

**Policy A.1.7.2:** Flagler County shall coordinate with community redevelopment agencies to develop programs that implement the redevelopment plan approved for the redevelopment area.

**Policy A.1.7.3:** 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.



### **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:** 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 areas that can be served by adequate urban services as defined in Policy A.1.1.1. 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.

**Policy A.2.1.1:** 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

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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.2.1.2:** Urban development shall be limited to areas which have the existing or planned capacity infrastructure to service new population or commerce activities. 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.2.1.3:** Flagler County may allow the development of new urban development 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.2.1.4:** Flagler County shall regulate 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. Increases in density will require that the developer provide appropriate mitigation that includes, but is not limited to, provision of alternative transportation systems, additional infrastructure, and/or fees to pay for the impacts of the proposed increase in density.

**Policy A.2.1.5:** The development of lands west of U.S. Highway 1 cannot occur unless there are sufficient public facilities and services available including schools, roadways, parks and recreation facilities, solid waste collection, stormwater management systems, fire and police protection, and emergency

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medical services. Flagler County shall ensure that adopted Levels of Service (LOS) are enforced within 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.

**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 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 the Land Development Code (LDC).

**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 Code (LDC) 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 Code (LDC) 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 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 Creek 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 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 ENERGY STAR, with the 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.

**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 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

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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 Code (LDC) 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 the 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

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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 U.S. Highway 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 Western Area 1.

**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 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).

**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 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 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.

**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 interests.

**Policy A.2.15.1:** Flagler County shall develop incentives in the Land Development Code (LDC) 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 interests 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.

**Policy A.2.17.1:** Flagler County shall develop land development regulations 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 in an inefficient, incompatible land use pattern.

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**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 that is diversified, stable and flexible.

**Objective A.3.1:** Flagler County shall coordinate with the Economic Development Element to ensure consistency with the implementation of economic development activities throughout the County.

**Policy A.3.1.1:** The Flagler County Airport Industrial Park shall be developed with the required public facilities and services to attract compatible light industries.

**Policy A.3.1.2:** 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.3.1.3:** Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development.

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### **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 in 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 verification of the existing limits of the Conservation Future Land Use as depicted

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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) In 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.
- (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:

- (1) Bulow Creek (Natural Creek)
- (2) Pellicer Creek (Natural Creek)
- (3) Haw Creek and Little Haw Creek (Natural Creek)
- (4) Blackwater Branch (Natural Creek)
- (5) Sweetwater Branch (Natural Creek)
- (6) Hullet Branch (Natural Creek)
- (7) Pringle Branch (Natural Creek)
- (8) 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”:

- (1) Lake Disston
- (2) Dead lake
- (3) Crescent Lake
- (4) Black Lake
- (5) Speckled Perch Lake
- (6) Gore Lake
- (7) Tank Lake
- (8) Mud Lake
- (9) 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 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 Flagler County’s environmentally sensitive lands acquisition program.

**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 Code (LDC) and shall incorporate, where missing, standards to ensure that 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 land development regulations 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 Land Development Code (LDC) 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:

- (1) Requiring the use of best management practices;
- (2) Putting limits on impervious surfaces within cones of influence; and
- (3) Limiting the amount and types of materials that can be stored on site for commercial and industrial uses.
- (4) 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. The County will continue review of the Florida Department of Environmental Protection (FDEP) rule for wellhead protection and will revise the Land Development Code (LDC) 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):

- (a) All regulated industries by FDEP as defined in Florida Administrative Code.
  - (b) Facilities for the bulk storage, handling or processing of materials on the Florida Substance list.
  - (c) Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.
  - (d) Commercial animal facilities, including veterinarian clinics.
  - (e) Mines.
  - (f) Industrial land uses.
  - (g) Wastewater treatment plants.
  - (h) 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.
  - (i) 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.
  - (j) The use of drainage wells or sinkholes for stormwater disposal where recharge is into a potable water aquifer.
  - (k) Human or animal cemeteries.
- (5) Insuring that all necessary approvals from environmental permitting agencies (FDEP, SJRWMD, Flagler County Health Department,

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EPA, 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 the Future Land Use Map and the Official Zoning Map once significant historical and archaeological resources 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 historic 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 Code (LDC) 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 Code (LDC) 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 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 Code (LDC) 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.

**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 suburban 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.

**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 Code (LDC) 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 the transfer of development rights, incentivize “Green” development through the use of performance based development standards, and land acquisition.

**Objective A.5.2:** Flagler County acknowledges the need to protect agricultural land and discourage the proliferation of urban sprawl. New 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.5.2.1:** 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.5.2.2:** General Rural Areas shall be developed at a density range consistent with the following:

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

(b) The Land Development Code (LDC) 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.

(2) Minor Rural Subdivisions (Maximum allowable density – 1 dwelling unit per 5 acres). Minor rural subdivisions may be established within the Rural Area generally depicted on Map A.30. The Minor Rural Subdivision Area is intended to include lands in agricultural areas which, as of November 1, 2002 are: west of U.S. Highway 1; 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 November 1, 2002. This determination will be based upon the following criteria:

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- (a) 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
- (b) 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 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.

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 checkerboard 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 Code (LDC). The County shall continue to enforce the Minor Rural Subdivision provisions applying to minor rural subdivisions, which shall address, at a minimum:

- (1) Provision of adequate access to all parcels;

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- (2) Deed restrictions and disclaimer requirements acknowledging the government services that will not be provided to the development; and
- (3) Wildfire vulnerability prevention requirements, including mitigation measures addressing building design and materials, site design, and landscaping (including defensible space requirements and plant materials).

**Policy A.5.2.3:** 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') 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 Code (LDC) 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 Code (LDC) 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 (1) 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 the 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 the 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 (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:
- 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 an easement or covenant and restriction assigned to Flagler County that restricts the use of the property such that it will remain in its natural condition.

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**Table A.4 Agricultural Preservation Incentive Standards**

Performance Standard	Maximum Agricultural Preservation Incentive (dwelling units per acre)	Qualifications
<b>1. Central Potable Water</b>	0.1	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%.
<b>2. Central Sanitary Sewer and Reclaimed Water</b>	0.2	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%.
<b>3. Protected Resource Area  Wetlands  Agriculture/Uplands</b>	0.1  0.2	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.
<b>4. Meets minimum certification for Florida Green Building Coalition (FGBC) Site Development Standards</b>	0.1	
<b>5. Meets minimum certification for Florida Green Building Coalition (FGBC) Building Construction Standards</b>	0.1	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.

**Objective A.5.4:** By 2012, Flagler County shall draft and adopt amendments to the Land Development Code (LDC) for an incentive program that emphasizes the use of residential clustering for properties designated as Agriculture and Timberlands and that 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 an easement or covenant and restriction assigned 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

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 Code (LDC) 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 gas (GHG) emissions 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

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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) State Road 100 and Water Oak Road
  - (b) State Road 100 and County Road 305
  - (c) County Road 304 and County Road 305
  - (d) County Road 304 and State Road 11
  - (e) County Road 302 and State Road 100
  - (f) County Road 302 and County Road 305
  - (g) County Road 13 and County Road 205
  - (h) County Road 2006 and County Road 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**

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

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

## Flagler County Comprehensive Plan 2010-2035

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- (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.
- (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 one (1) mile. On-site facilities may be allowed provided they are 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 that the new industrial uses shall be served by sufficient infrastructure to meet the needs of 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 production or processing, may be allowed through a rezoning to PUD. In support of the rezoning to PUD, the landowner shall 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 Highway 1;
  - (b) State Road 100;
  - (c) State Road 11;
  - (d) County Road 305 (excluding portion between County Road 304 and the County line); or
  - (e) County Road 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 four 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; and
  - (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.6.1:** 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.

**Policy A.6.1.1:** 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.

**Policy A.6.1.2:** 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 Florida's Growth Management Act is a series of levels of service (LOS) for various facilities, services, and utilities. The following provides 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.7.1:** 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.7.1.1:** 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.7.1.2:** The Land Development Code shall allow a public utility as a special use in any zone to provide for necessary locations.

**Policy A.7.1.3:** The service areas for utility providers shall be as defined by the Florida Public Service Commission for the various utilities. Flagler County shall assist the utilities in their long range planning to provide for effective, efficient utility services.

**Policy A.7.1.4:** 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.7.2:** 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.7.2.1:** 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.7.2.2:** 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.7.2.3:** Public facilities and utilities shall be located to:

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

**Policy A.7.2.4:** Flagler County shall coordinate the location of neighborhood and community parks with the Flagler County School Board and participating municipal governments through an interlocal agreement or interlocal agreements.

## Flagler County Comprehensive Plan 2010-2035

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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.7.2.5:** 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.7.3:** Flagler County shall maintain a Concurrency Management System which establishes procedures and/or processes that the county government uses that assure that no development orders or permits will be issued which result in a reduction of the adopted level of service (LOS) standards of the Comprehensive Plan at the time that the impact of development occurs.

**Policy A.7.3.1:** 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.7.3.2:** 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 Improvements 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 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.7.3.3:** For parks and recreation, concurrency for a development proposal may be met by complying with 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 date of 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 (1) 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 be 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.7.3.4:** 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.7.3.5:** 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.7.3.6:** 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.7.3.7:** 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 (1) 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**

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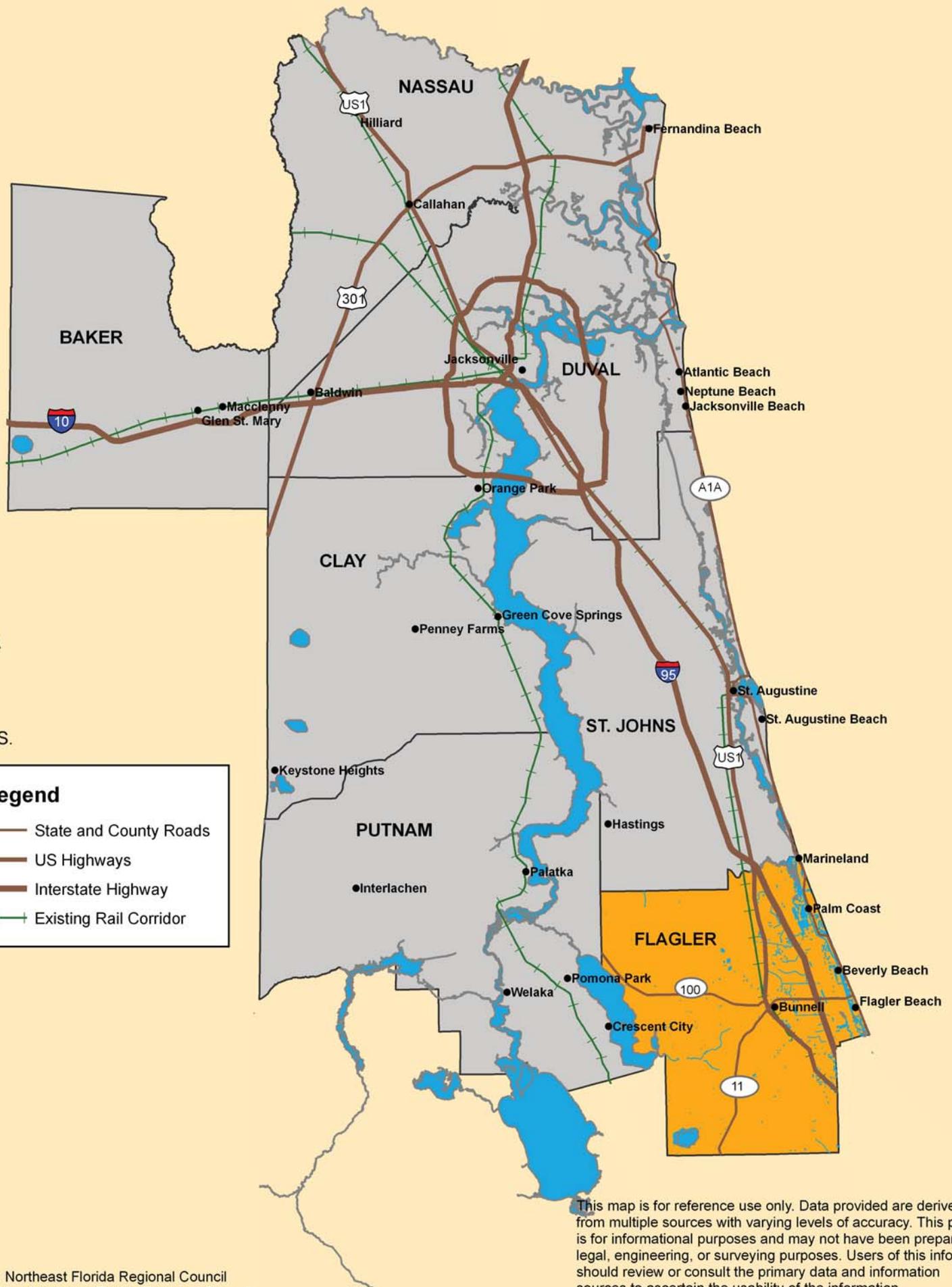
## Flagler County Comprehensive Plan 2010-2035

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# NORTHEAST FLORIDA REGION

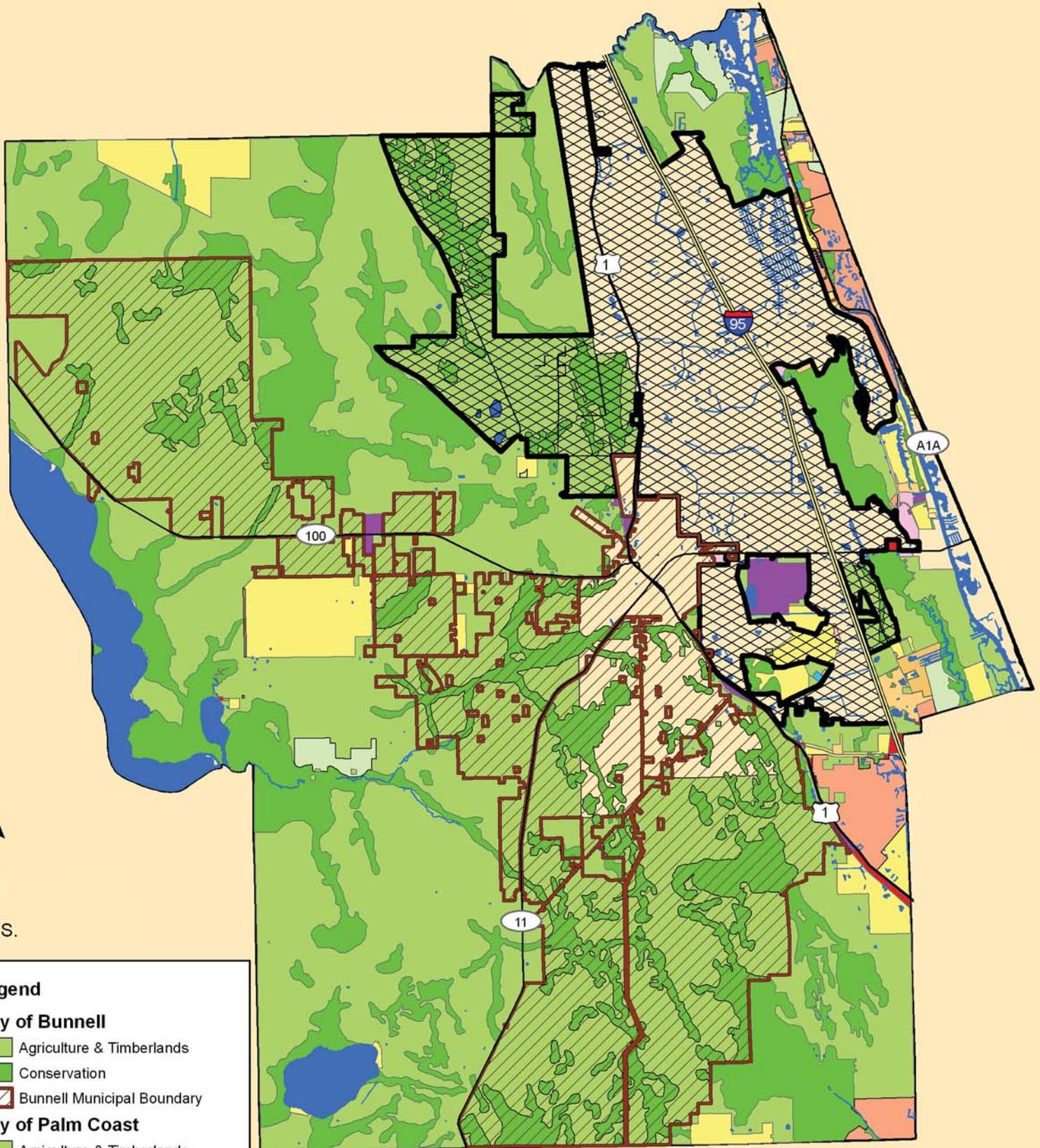


N.T.S.

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# CITY OF BUNNELL & CITY OF PALM COAST ANNEXATIONS



## Legend

### City of Bunnell

- Agriculture & Timberlands
- Conservation
- Bunnell Municipal Boundary

### City of Palm Coast

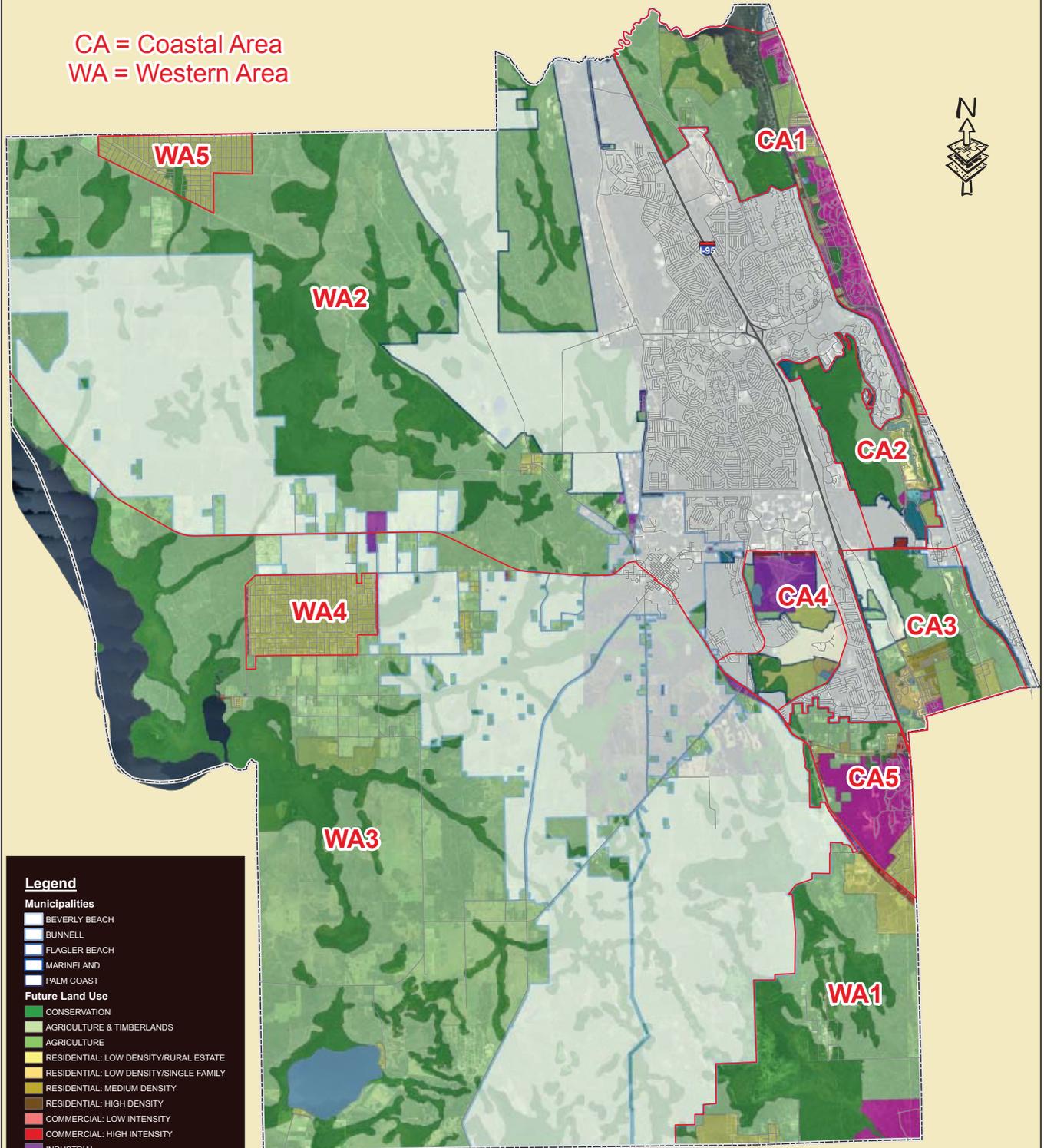
- Agriculture & Timberlands
- Conservation
- Palm Coast Municipal Boundary

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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



## 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

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Beverly Beach Future Land Use Data Not Available In GIS Format

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# Coastal Area 2



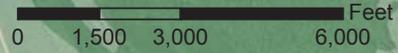
Atlantic Ocean

Beverly Beach Future Land Use Data Not Available In GIS Format

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



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# Coastal Area 3

Atlantic Ocean

Flagler Beach Future Land Use Data Not Available in GIS Format

E HIGHWAY 100

INTERSTATE 95

OLD KINGS RD S

JOHN ANDERSON HWY

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 Future Land Use**
  - Residential
  - Institutional
  - Conservation
  - Mixed Use
  - Industrial
  - Greenbelt
  - DR-Mixed Use
  - DR-Residential Area
  - DR-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-L, COMMERCIAL
  - 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-L, 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
  - Industrial
  - Conservation
  - Mixed Use
  - Recreation
  - Greenbelt
  - DR1-Mixed Use
  - DR1-Residential Area
  - DR1-Urban Core
  - City
- CITY OF BUNNELL**
- Bunnell Future Land Use**
  - AG, Agriculture (Bunnell)
  - AG-T, Agriculture & Timberlands (Flagler)
  - CONB, Conservation (Bunnell)
  - COMF, Conservation (Flagler)
  - COMM, Commercial
  - COMM-LOW
  - 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 Density (Flagler)
  - DR, Development Restricted
  - FLOOD, Flood-Prone Area
  - WET, Wetlands

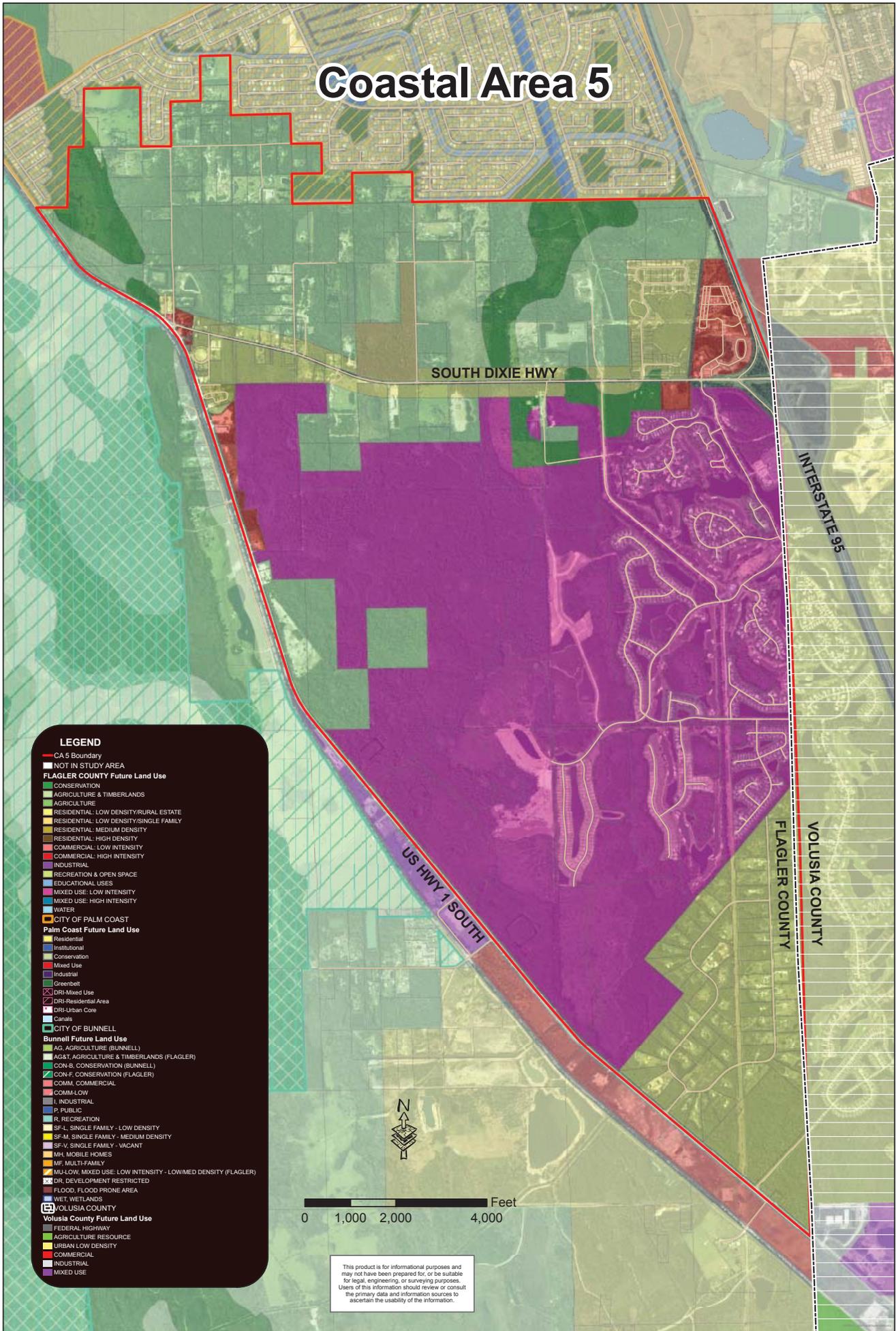


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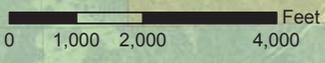
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# Coastal Area 5



**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



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# Western Area 1



**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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20091124\_gstaring

SOUTH DIXIE HWY



US HWY 1 SOUTH

FLAGLER COUNTY  
VOLUSIA COUNTY

STRICKLAND RD

0 1 2 3 Miles

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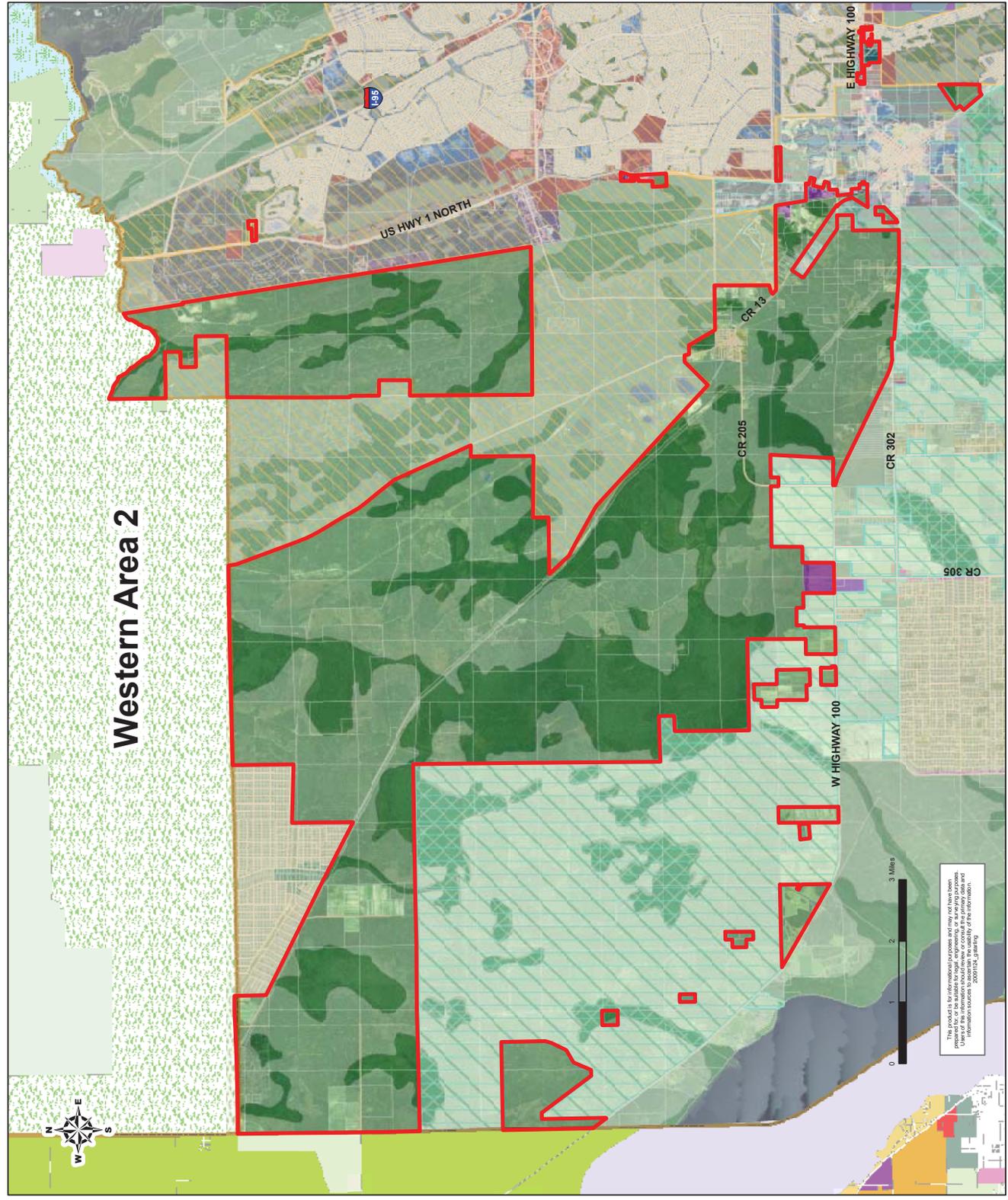
**LEGEND**

- **WA2**
- **NOT IN STUDY AREA**
- **ST. JOHNS COUNTY**
- **St. Johns County Future Land Use**
- **AGRICULTURE**
- **CONSERVATION**
- **MIXED USE DISTRICT**
- **PARK/RECREATION**
- **RURSLV/MISC**
- **PUTNAM COUNTY**
- **Putnam County Future Land Use**
- **A1 AGRICULTURE I**
- **A2 AGRICULTURE II**
- **CC CRESCENT CITY**
- **CN CONSERVATION**
- **CR COMMERCIAL**
- **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**
- **DR1-Mixed Use**
- **DR1-Residential Area**
- **DR1-Urban Core**
- **Canals**
- **CITY OF BUNNELL**
- **Bunnell Future Land Use**
- **AG AGRICULTURE (BUNNELL)**
- **AG&T AGRICULTURE & TIMBERLANDS (FLAGLER)**
- **CON&T CONSERVATION (BUNNELL)**
- **CON&T CONSERVATION (FLAGLER)**
- **COMM&T COMMERCIAL**
- **COMM&L 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 MULTIFAMILY**
- **MO&L MIXED USE, LOW INTENSITY - LOW/MED DENSITY (FLAGLER)**
- **MO&L MIXED USE, LOW INTENSITY - LOW/MED DENSITY (BUNNELL)**
- **WET WETLANDS**
- **FLOOD FLOOD PRONE AREA**
- **FLAGLER COUNTY Future Land Use**
- **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 USE**
- **MIXED USE, LOW INTENSITY**
- **MIXED USE, HIGH INTENSITY**
- **WATER**

**Western Area 2**

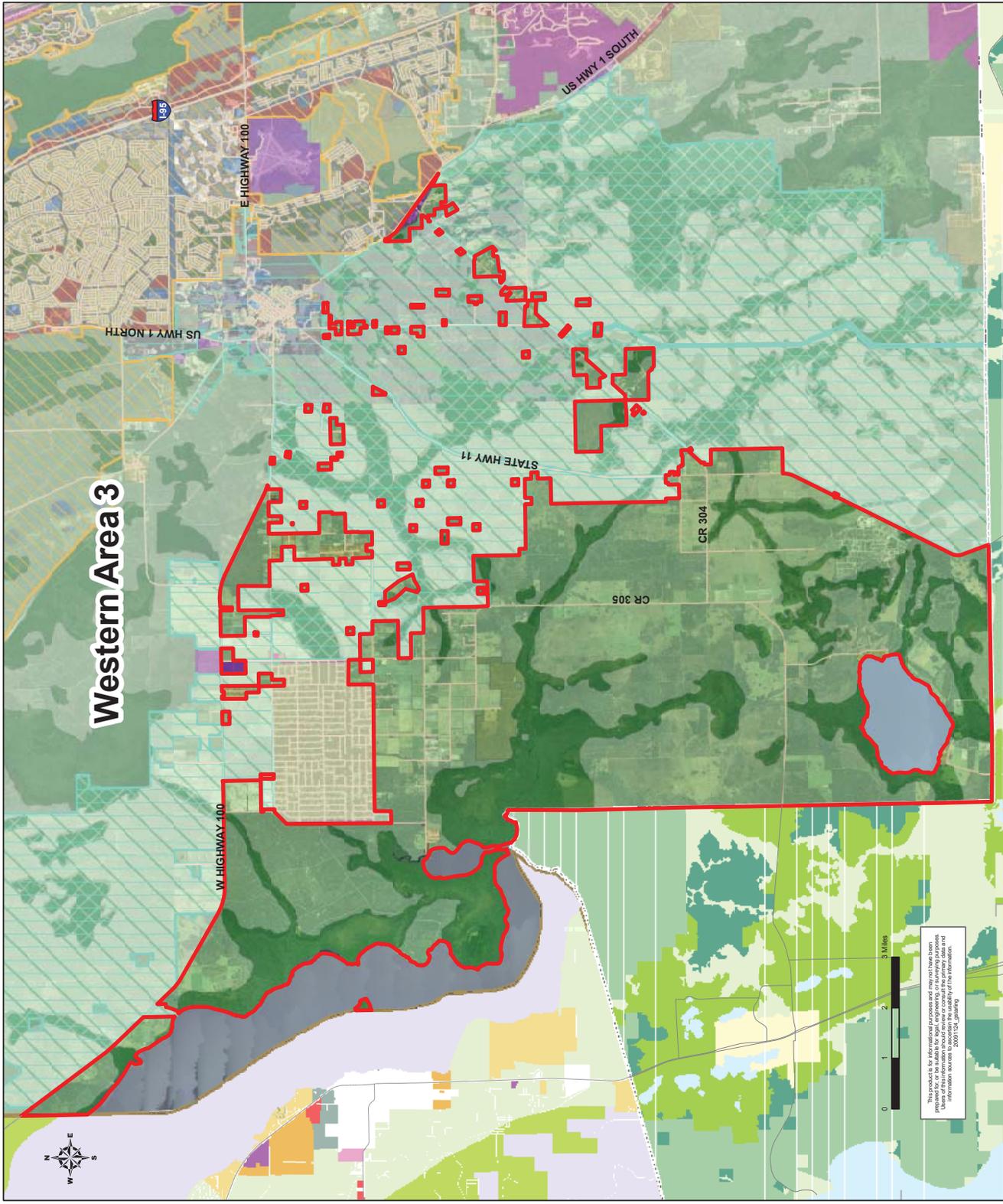


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# Western Area 3



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20091124\_0101

- LEGEND**
- WA3
  - NOT IN STUDY AREA
  - FLAGLER COUNTY Future Land Use
    - CONSERVATION
    - AGRICULTURE & TIMBERLANDS
    - AGRICULTURE
    - RESIDENTIAL - LOW DENSITY
    - RESIDENTIAL - LOW DENSITY RURAL ESTATE
    - RESIDENTIAL - 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
    - DR-Mixed Use
    - DR-Residential Area
    - DR-Urban Core
    - Canals
  - BUNNELL CITY Future Land Use
    - AG - AGRICULTURE (BUNNELL)
    - AG&T - AGRICULTURE & TIMBERLANDS (FLAGLER)
    - CONB - CONSERVATION (BUNNELL)
    - CONF - 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 MEDIUM DENSITY (FLAGLER)
    - DR - DEVELOPMENT RESTRICTED
    - FLOOD - FLOOD PRONE AREA
    - WET - WETLANDS
  - PUTNAM COUNTY Future Land Use
    - A1 AGRICULTURE I
    - A2 AGRICULTURE II
    - CC CRESCENT CITY
    - CON CONSERVATION
    - CR COMMERCIAL
    - IN INDUS TRIAL
    - PF PUBLIC FACILITIES
    - RR RURAL RESIDENTIAL
    - UR URBAN RESERVE
    - US URBAN SERVICE
  - VOLusia COUNTY Future Land Use
    - INCORP ORATED
    - WATER
    - ENVIRONMENTAL SYSTEMS CORRIDOR
    - FORESTRY RESOURCE
    - AGRICULTURE RESOURCE
    - CONSERVATION
    - RECREATION
    - RURAL
    - LOW IMPACT URBAN

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# Western Area 4

W HIGHWAY 100

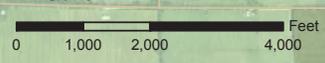
STATE HIGHWAY 100



**LEGEND**

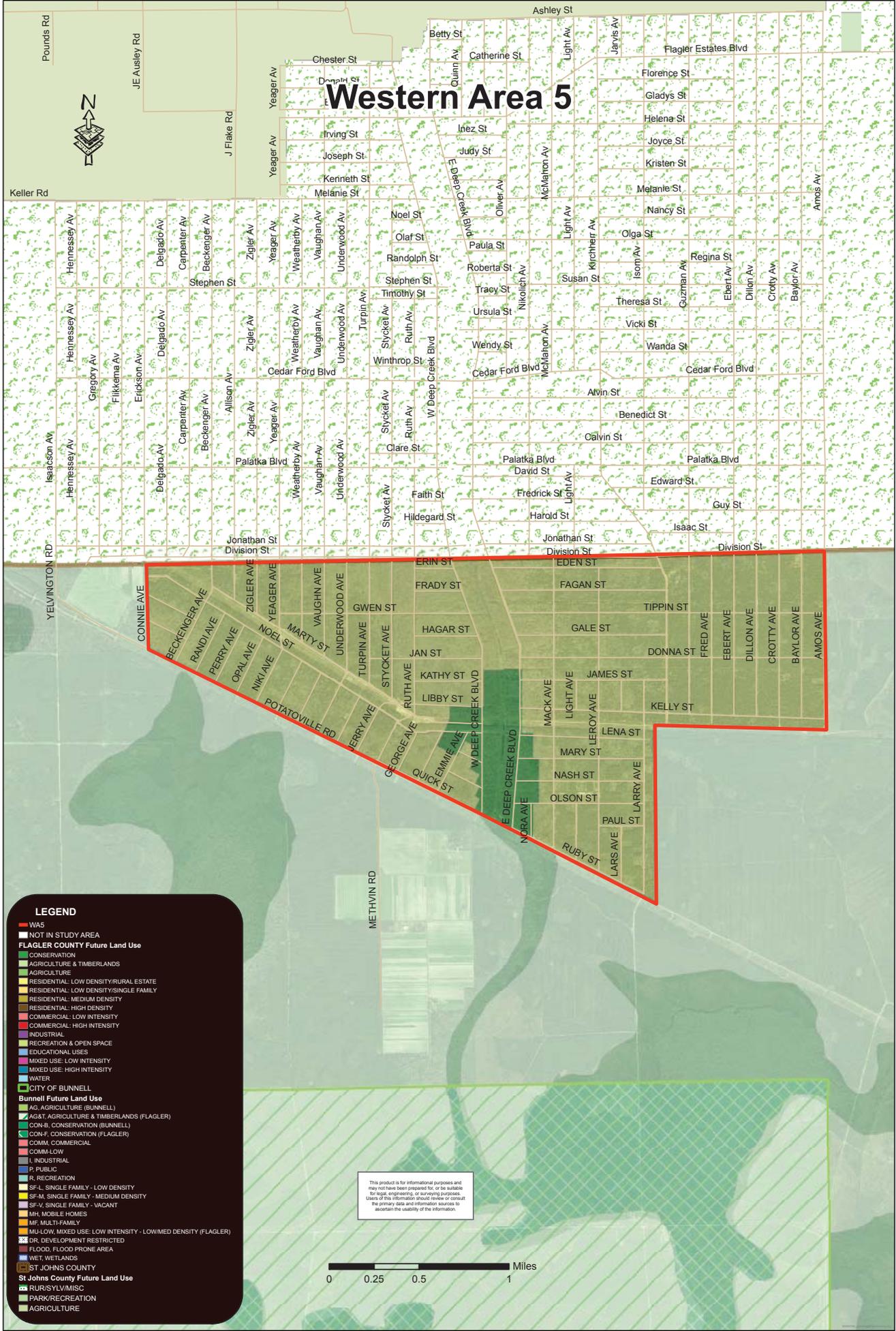
- WA4
- NOT IN STUDY AREA
- CITY OF BUNNELL
- Bunnell Future Land Use**
- AG, AGRICULTURE (BUNNELL)
- AG&T, AGRICULTURE & TIMBERLANDS (FLAGLER)
- CON-R, CONSERVATION (BUNNELL)
- CON-F, CONSERVATION (FLAGLER)
- COMM, COMMERCIAL
- COMM-L, COMMERCIAL - LOW
- I, INDUSTRIAL
- P, PUBLIC
- R, RECREATION
- SF-L, 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



**LEGEND**

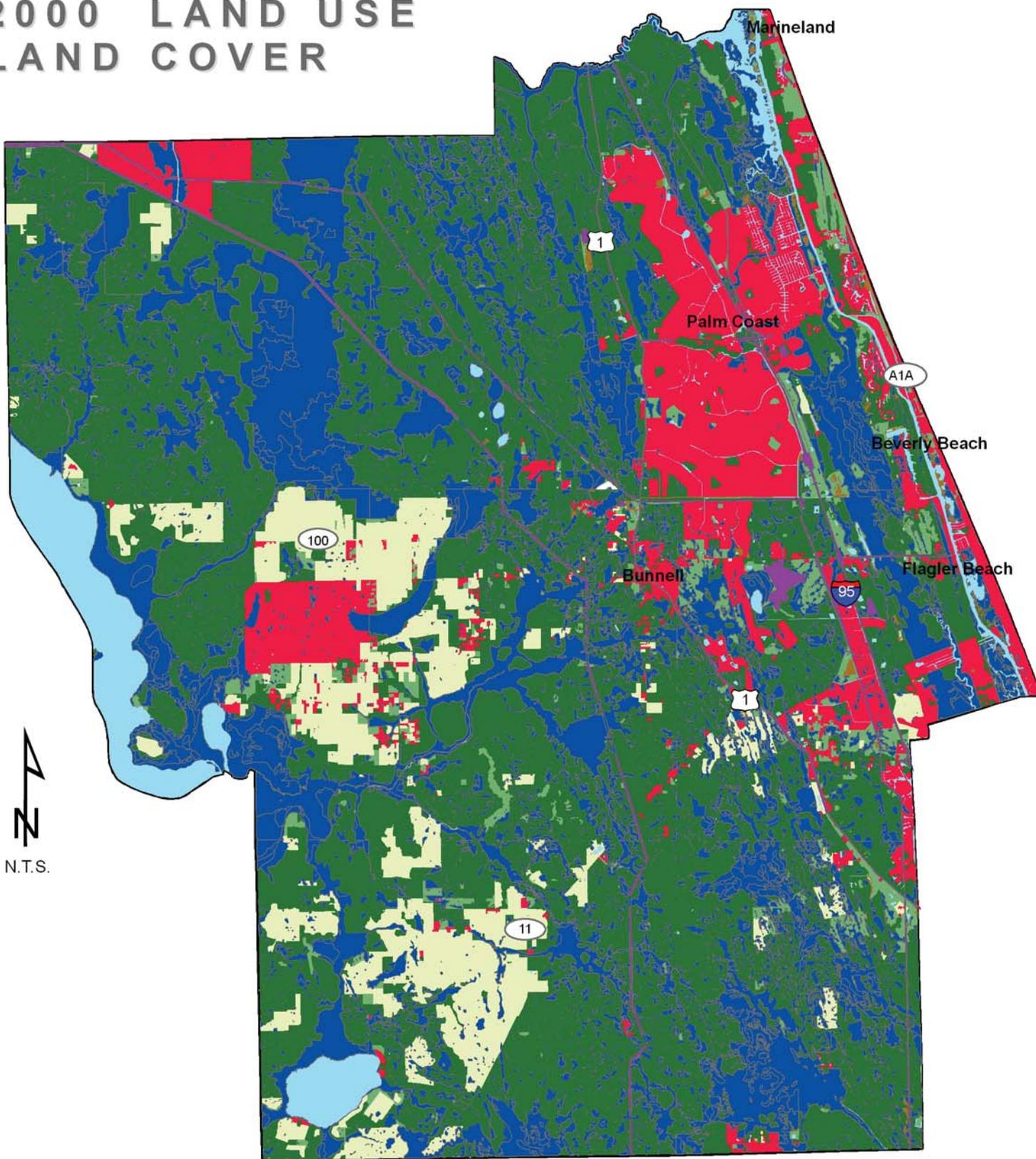
- WA5
- NOT IN STUDY AREA
- FLAGLER COUNTY Future Land Use**
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL - LOW DENSITY/RURAL ESTATE
- RESIDENTIAL - LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY
- COMMERCIAL - LOW INTENSITY
- COMMERCIAL - 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

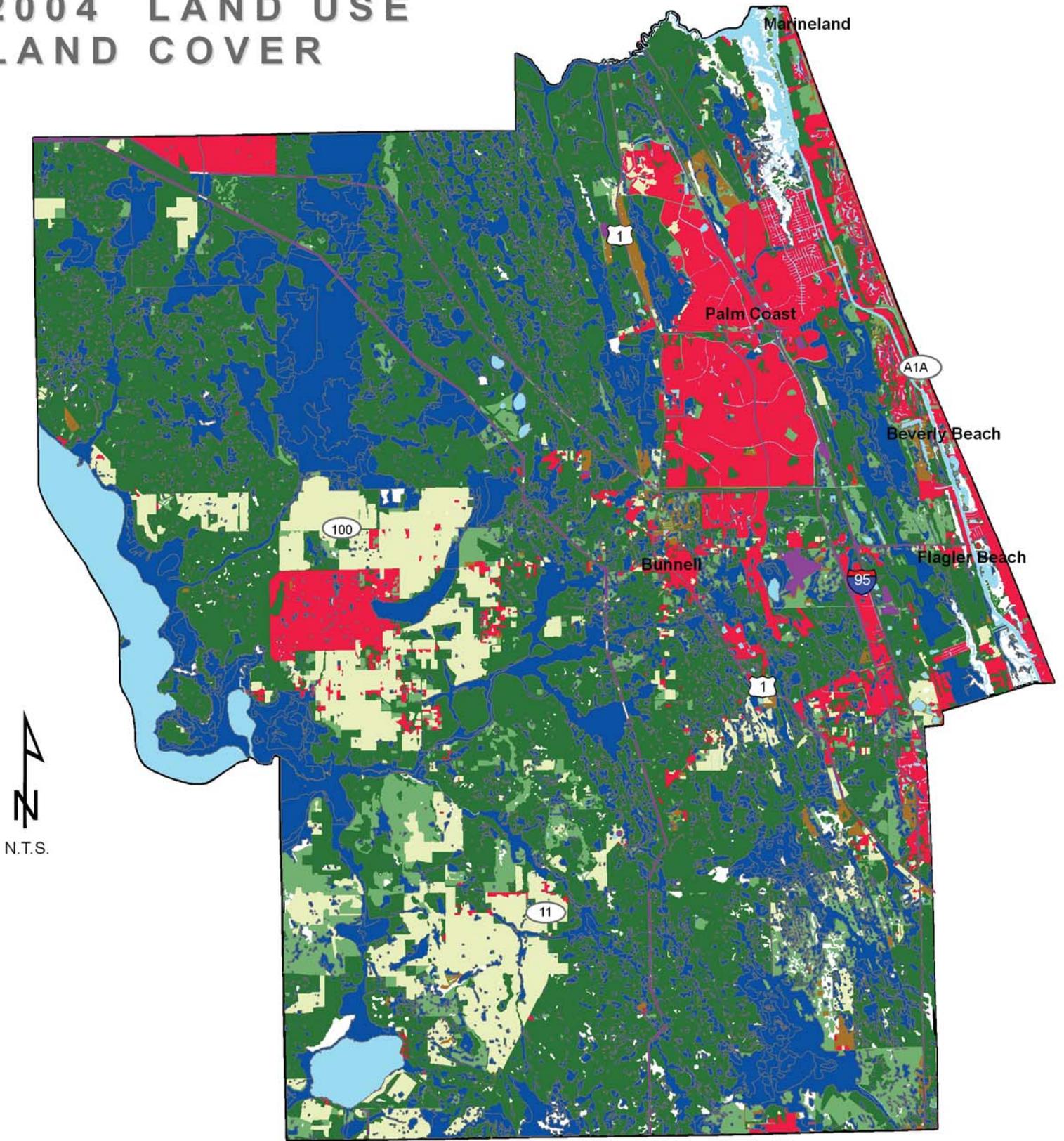
- AGRICULTURE
- BARREN LAND
- RANGELAND
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- UPLAND FORESTS
- URBAN AND BUILT-UP
- WATER
- WETLANDS

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

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# 2004 LAND USE LAND COVER



## 2004 Land Use Land Cover

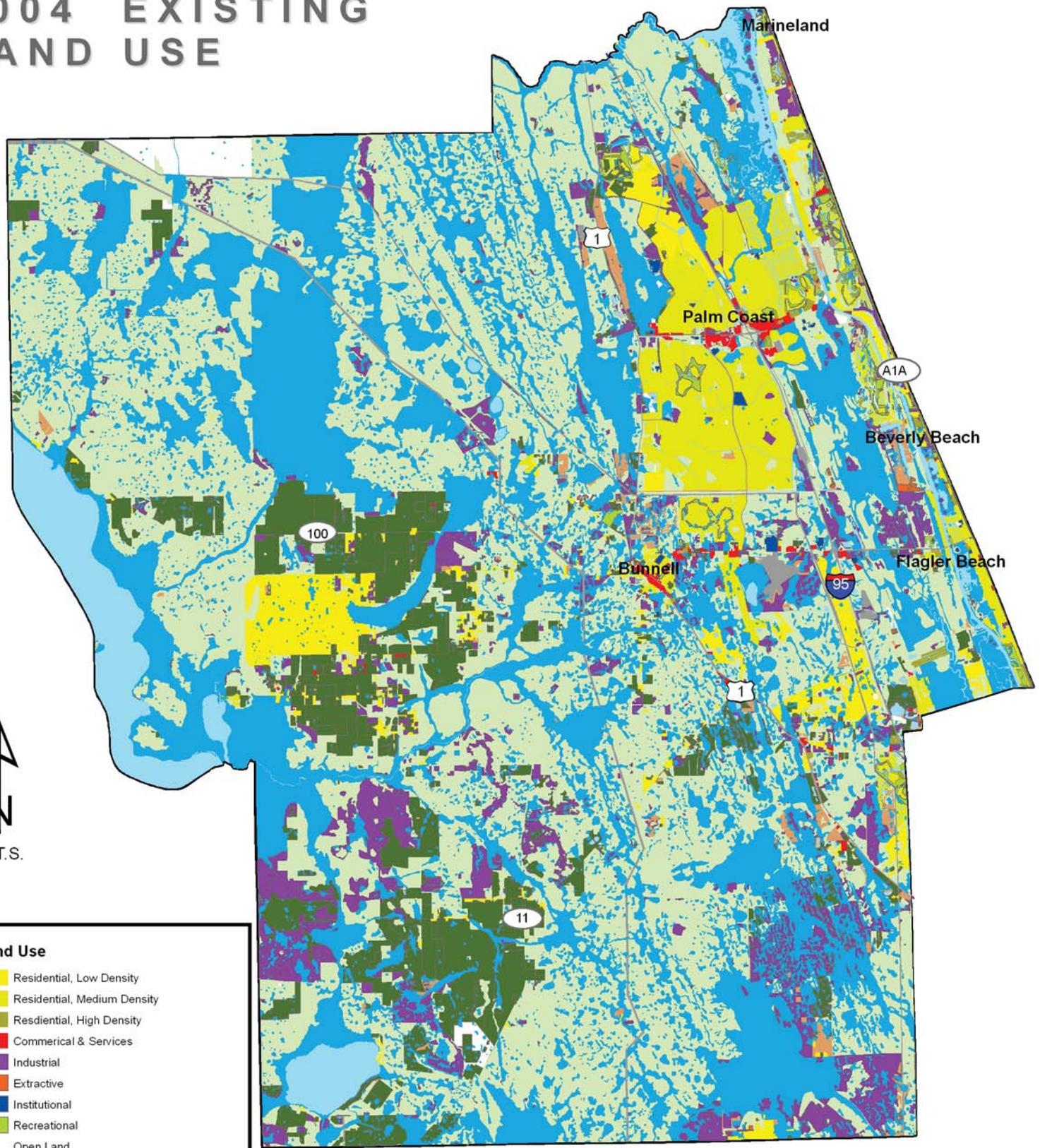
- AGRICULTURE
- BARREN LAND
- RANGELAND
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- UPLAND FORESTS
- URBAN AND BUILT-UP
- WATER
- WETLANDS

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

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# 2004 EXISTING LAND USE



N.T.S.

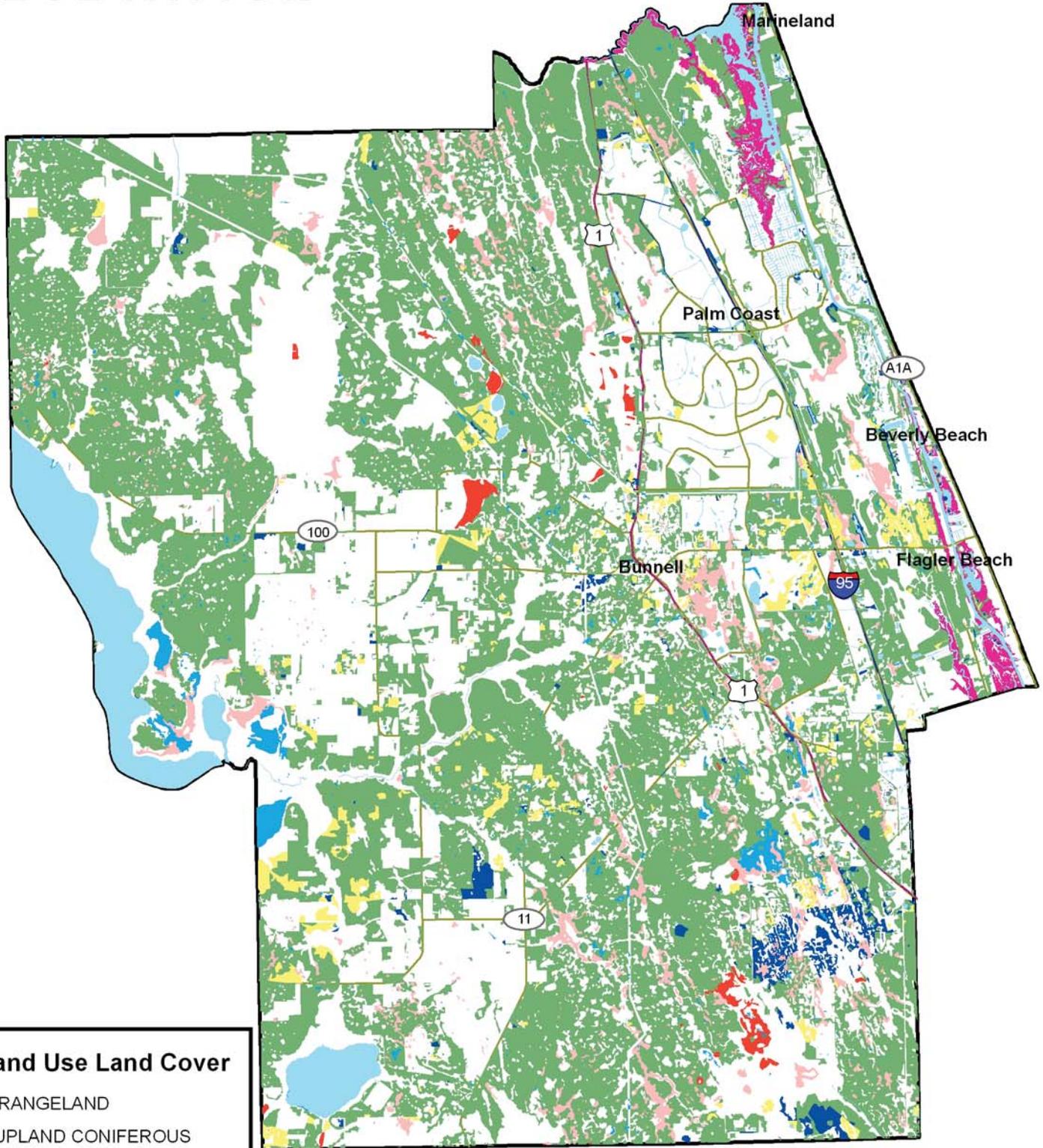
**Land Use**

- 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



N.T.S.

## 2004 Land Use Land Cover

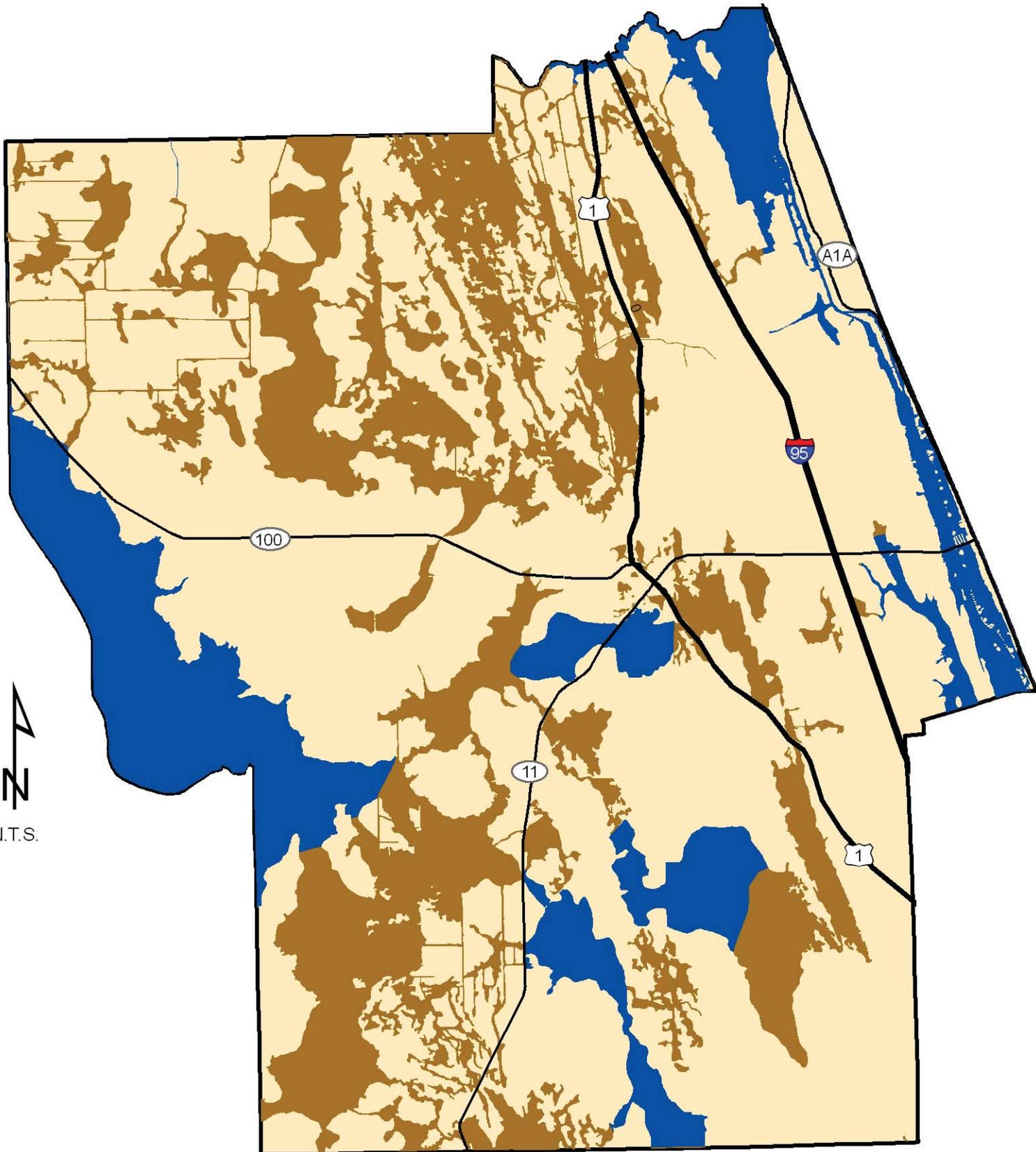
-  RANGELAND
-  UPLAND CONIFEROUS
-  UPLAND HARDWOOD
-  SWAMP HARDWOOD
-  FRESHWATER MARSHES
-  CYPRESS
-  SALTWATER MARSHES
-  WATER

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

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# 100 YEAR FLOODPLAIN MAP



## Legend

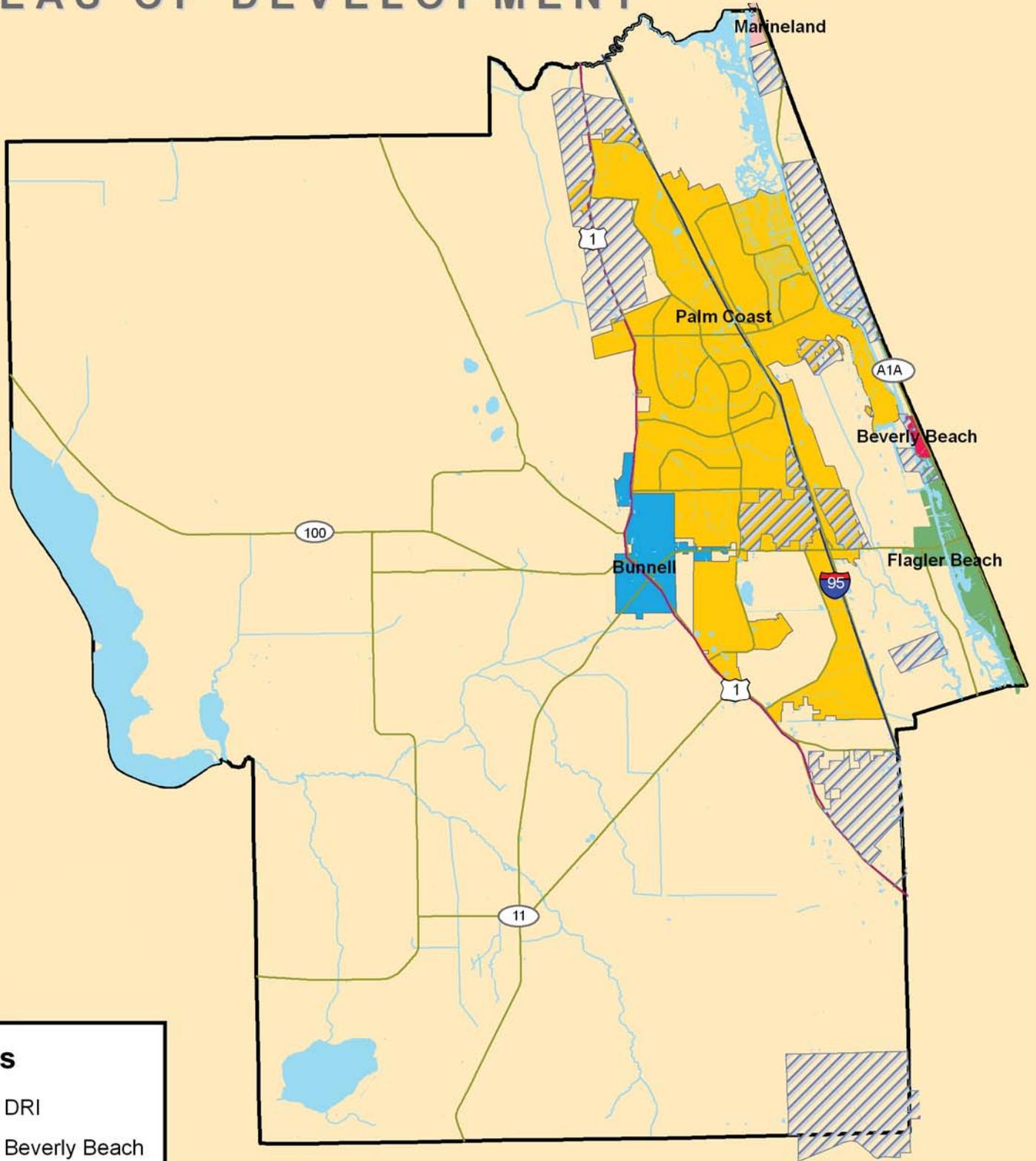
-  Determined Base Flood Elevations
-  No Base Flood Elevations Determined

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

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# AREAS OF DEVELOPMENT



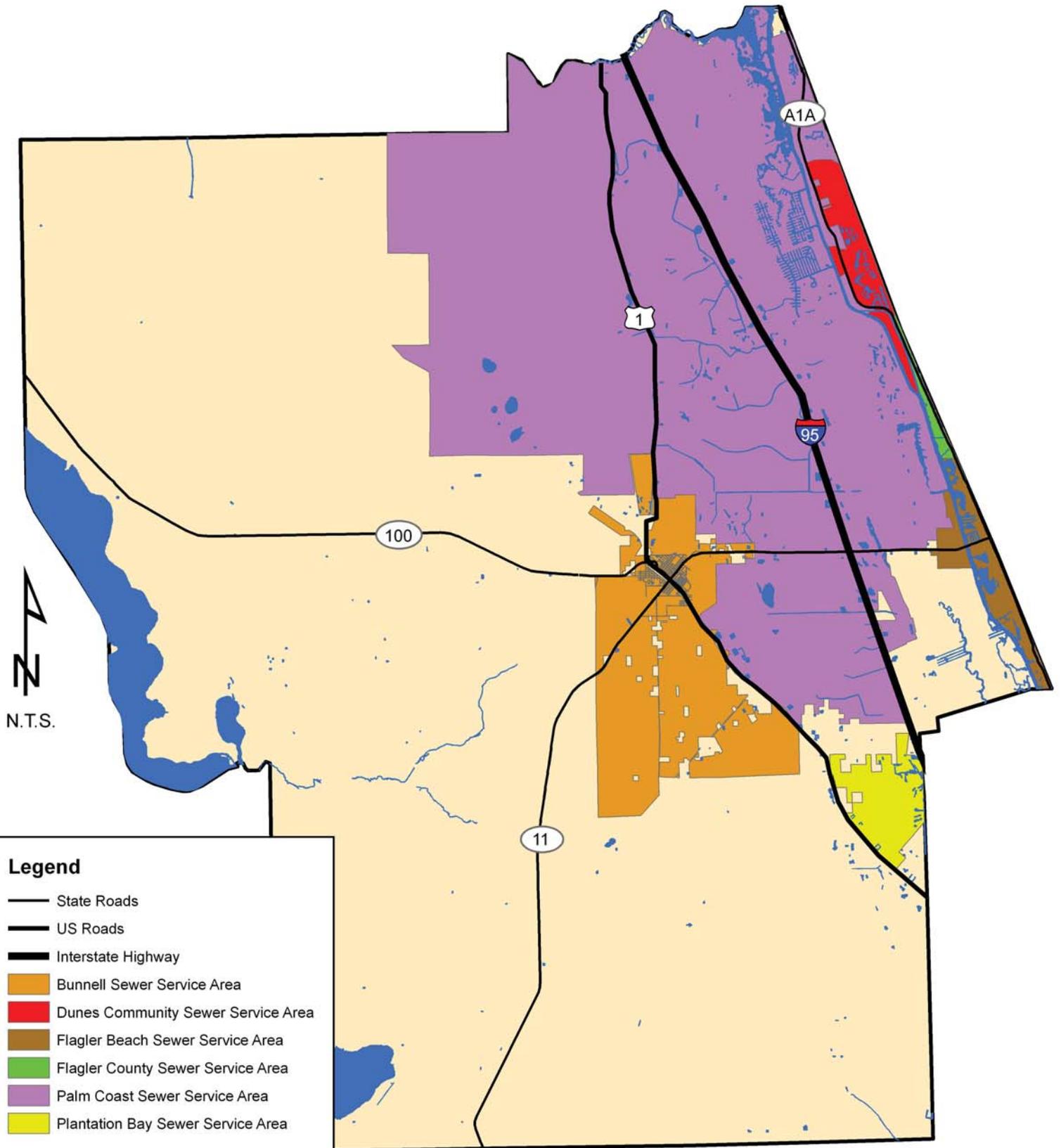
**Areas**

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

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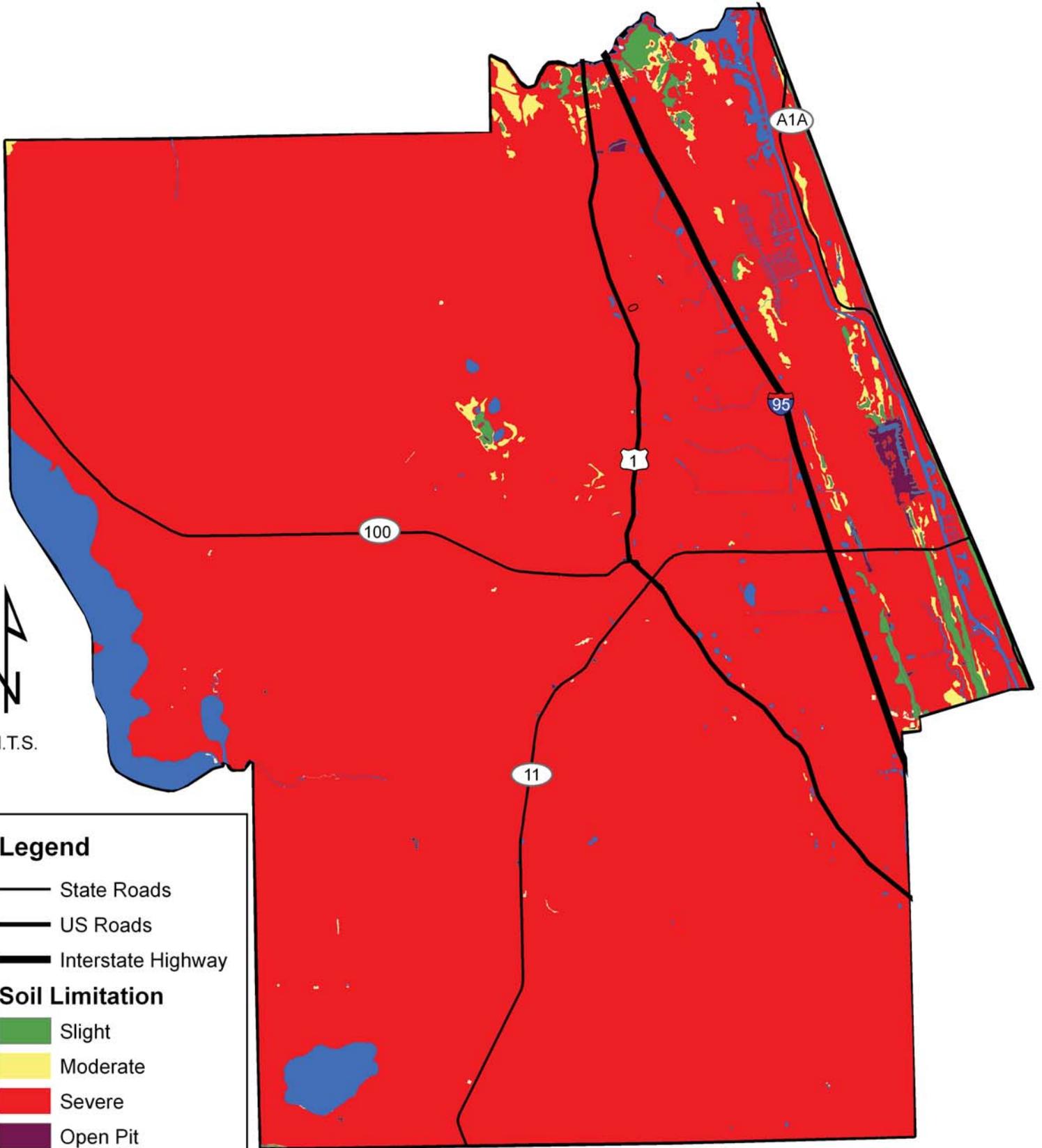
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# AREAS SERVED BY CENTRALIZED SANITARY SEWER SYSTEMS



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# SOIL LIMITATIONS TO SEPTIC TANKS



## Legend

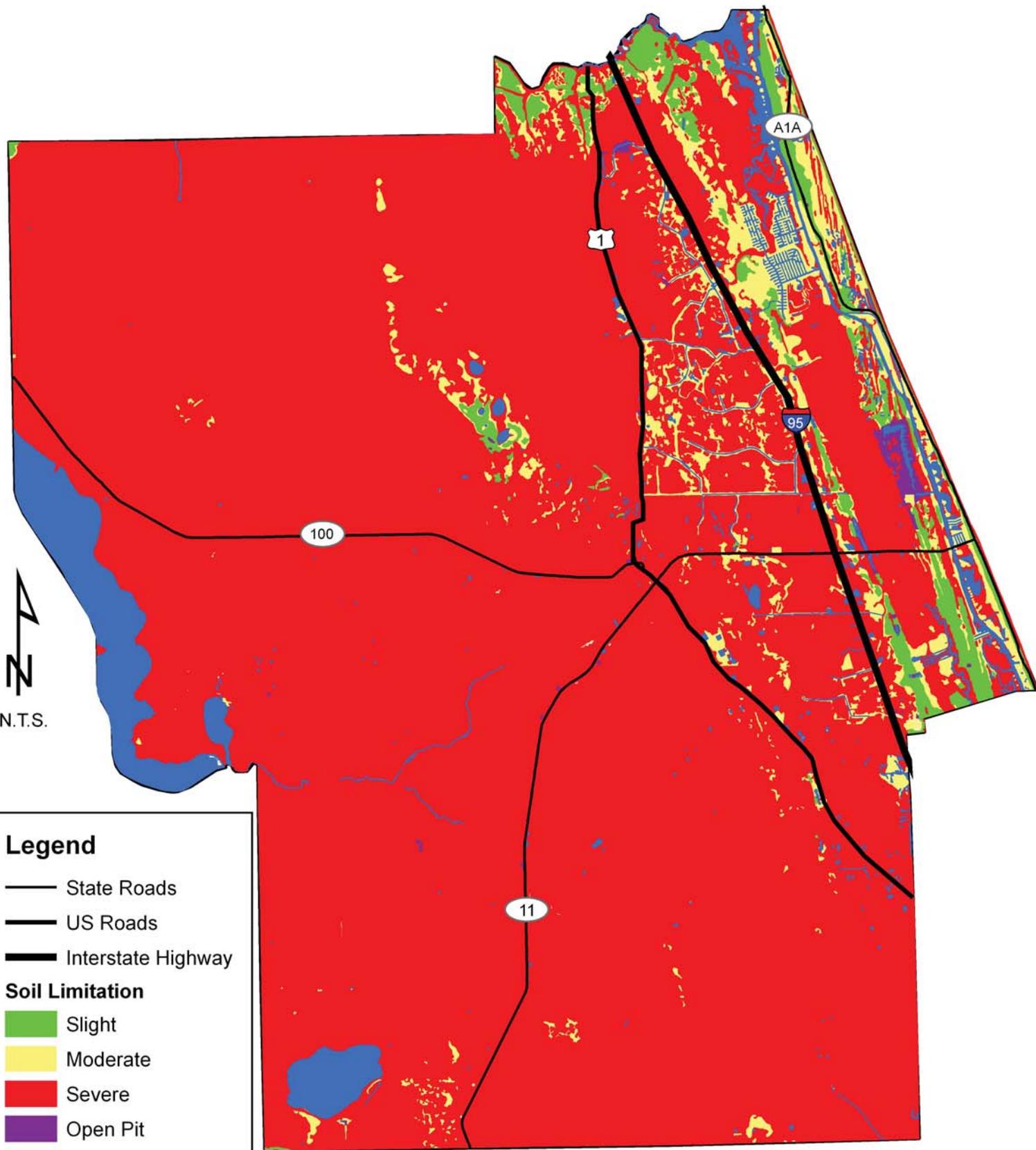
- State Roads
- US Roads
- Interstate Highway

## Soil Limitation

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

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# SOIL LIMITATIONS FOR DWELLINGS



N.T.S.

## Legend

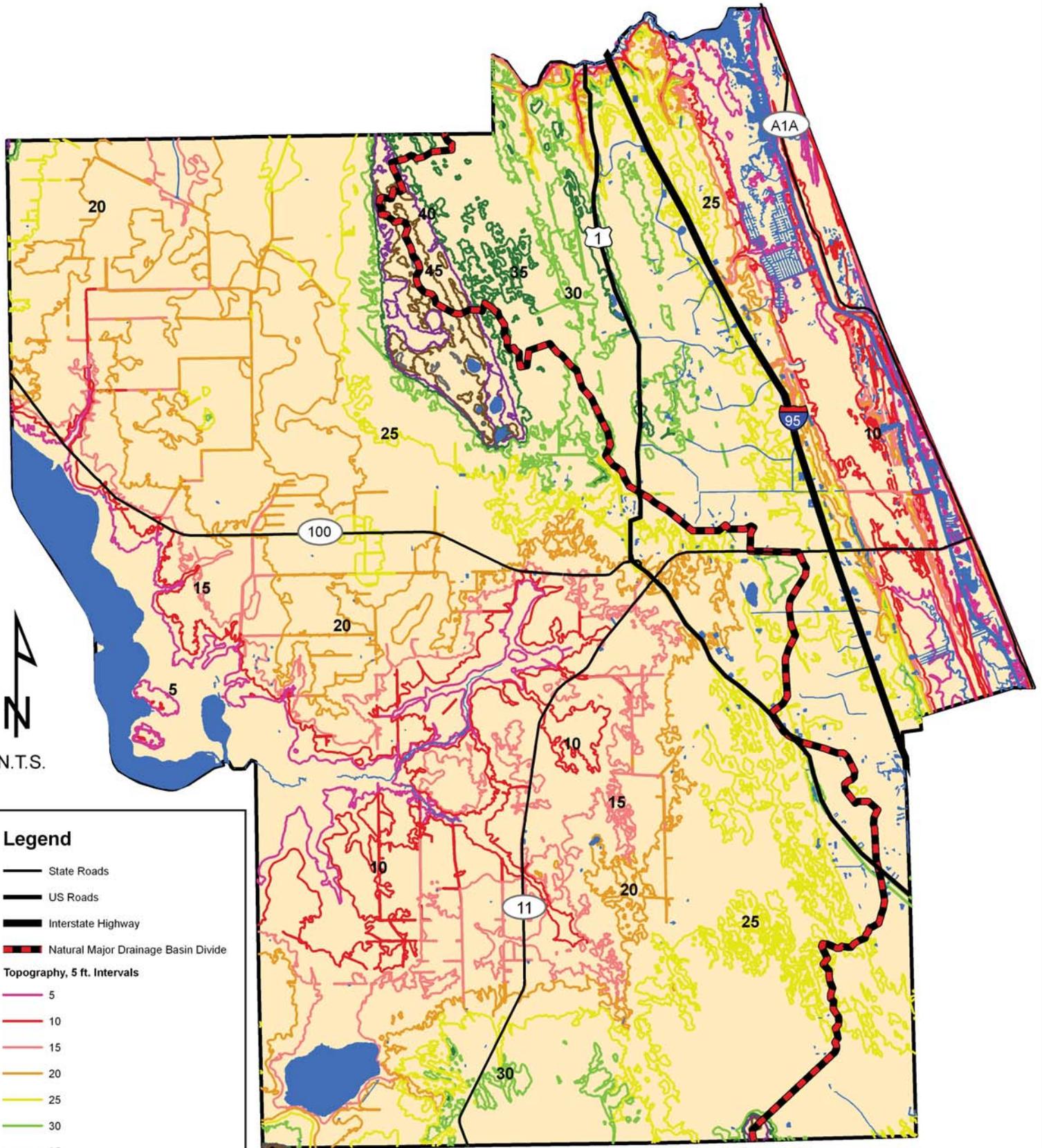
- State Roads
- US Roads
- Interstate Highway

## Soil Limitation

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

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# TOPOGRAPHY OF FLAGLER COUNTY

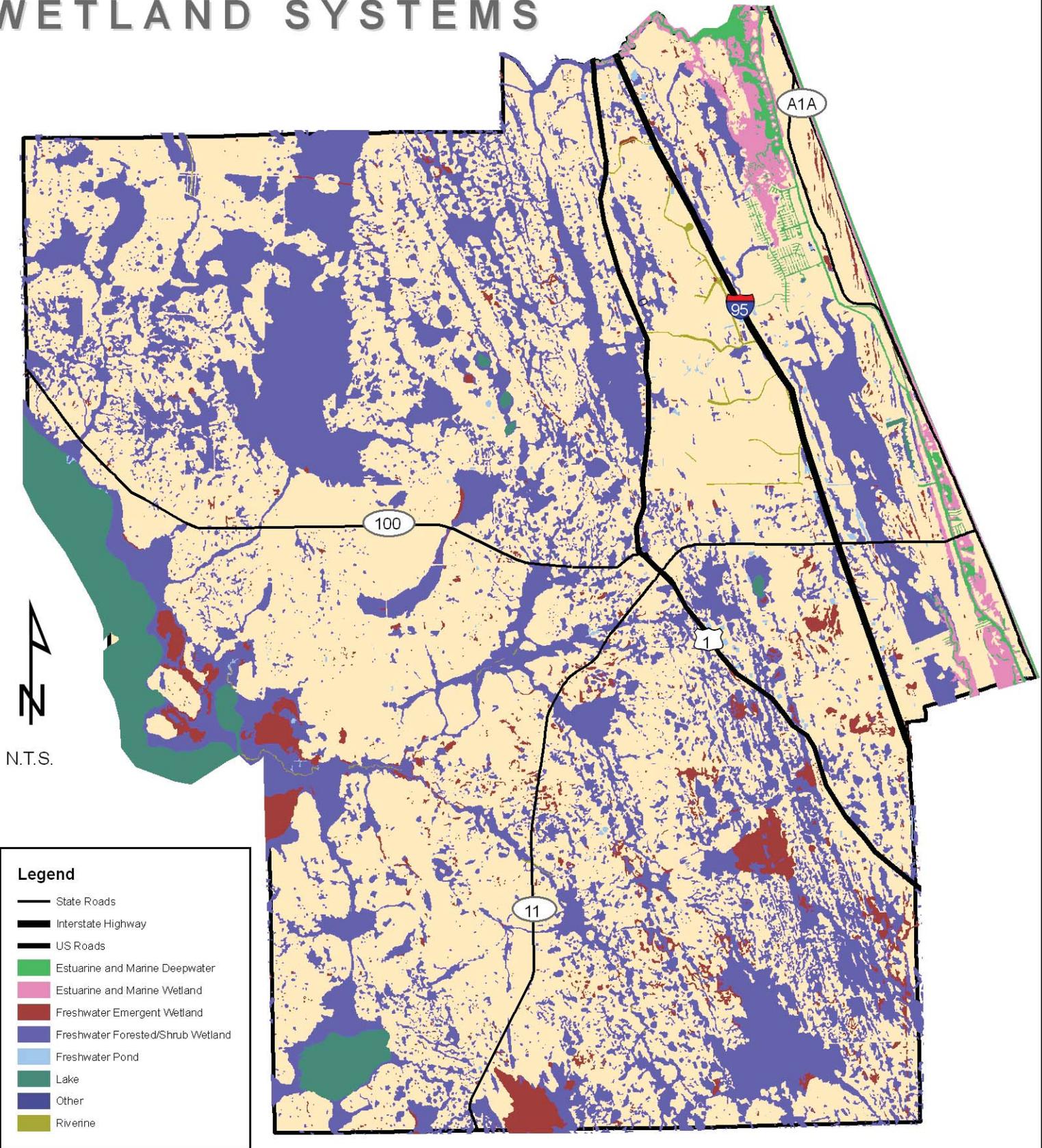


## Legend

- 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

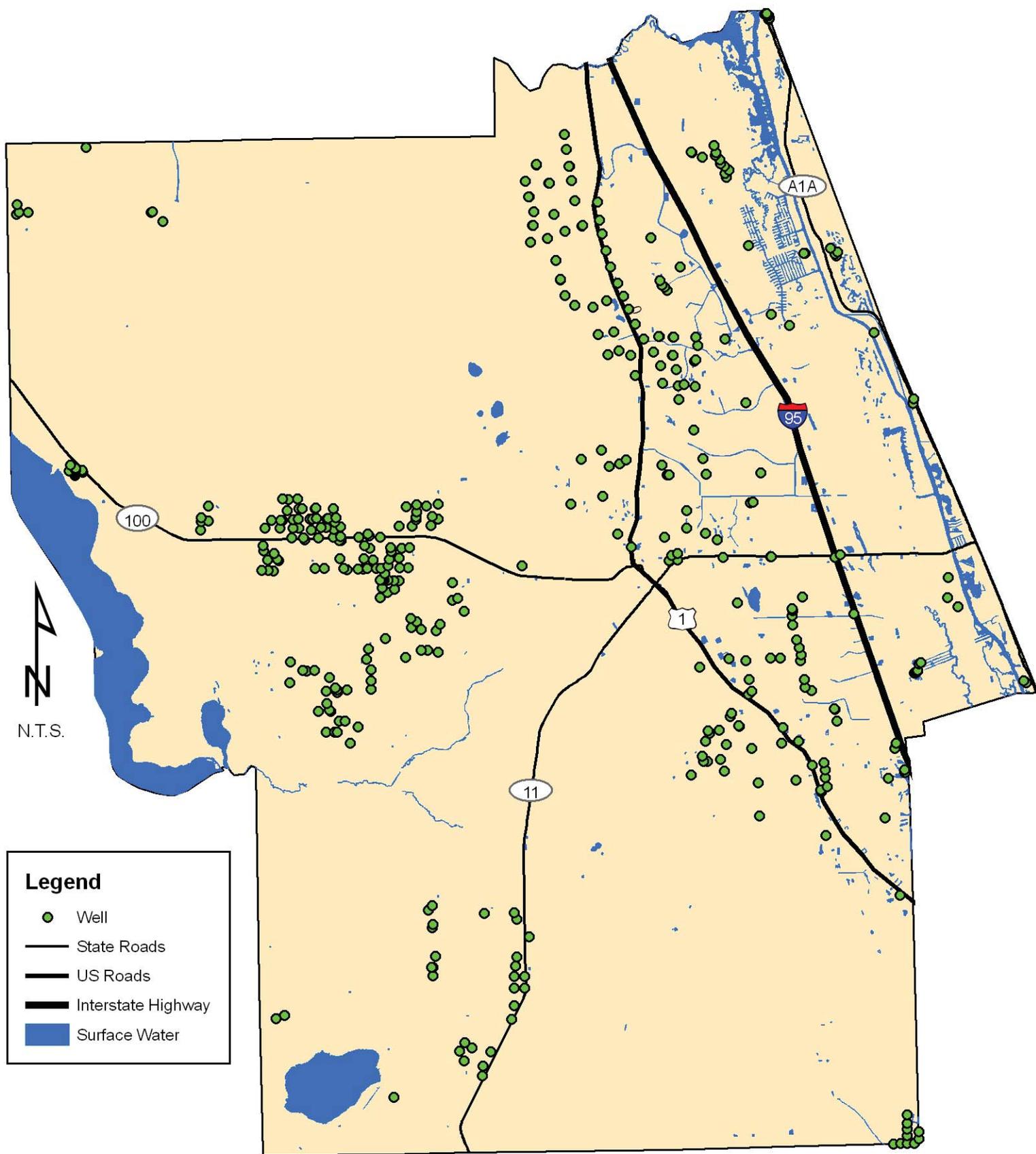


## Legend

-  State Roads
-  Interstate Highway
-  US Roads
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

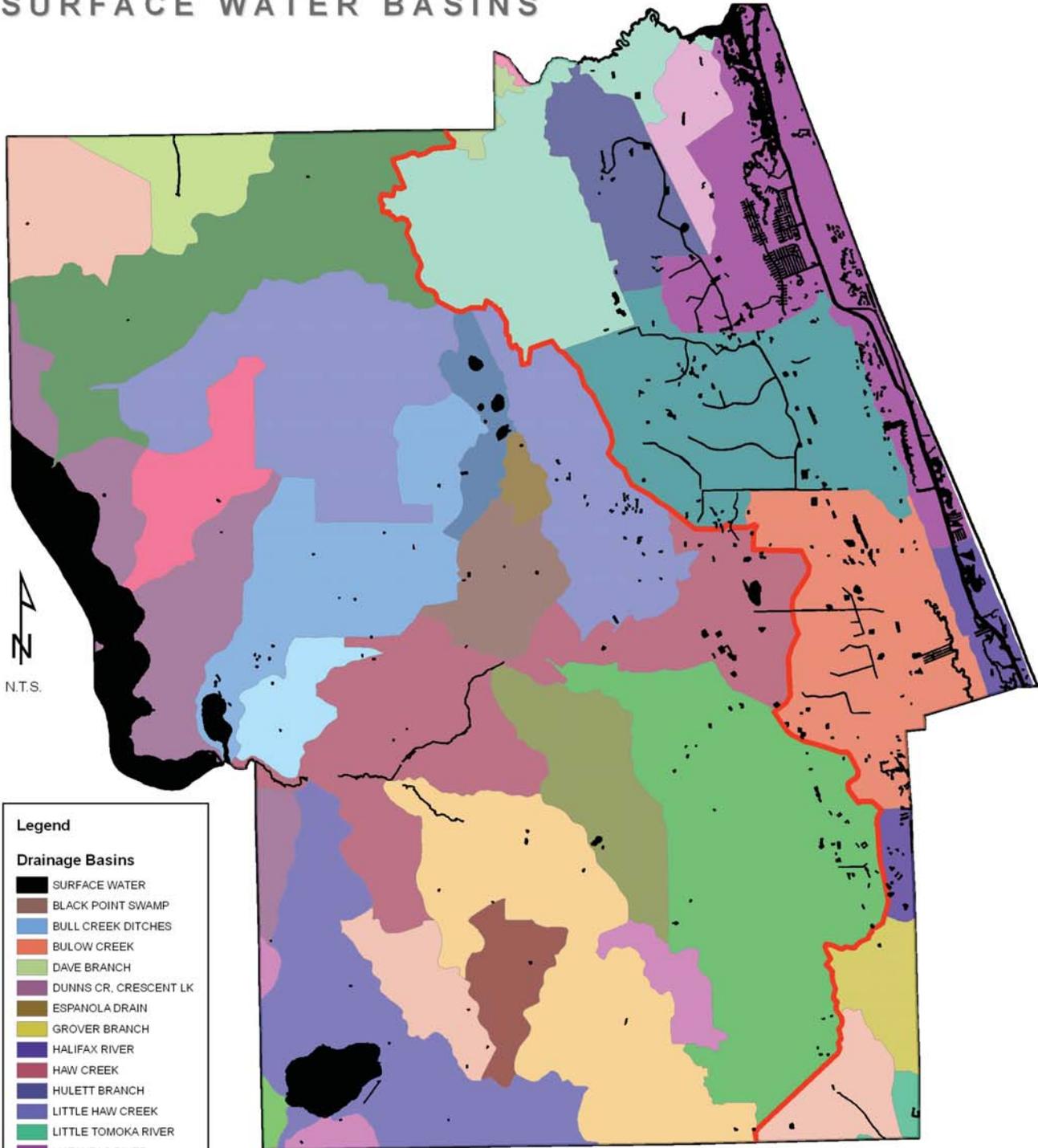
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# PUBLIC SUPPLY WELLS 2007



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# SURFACE WATERS & SURFACE WATER BASINS



N  
N.T.S.

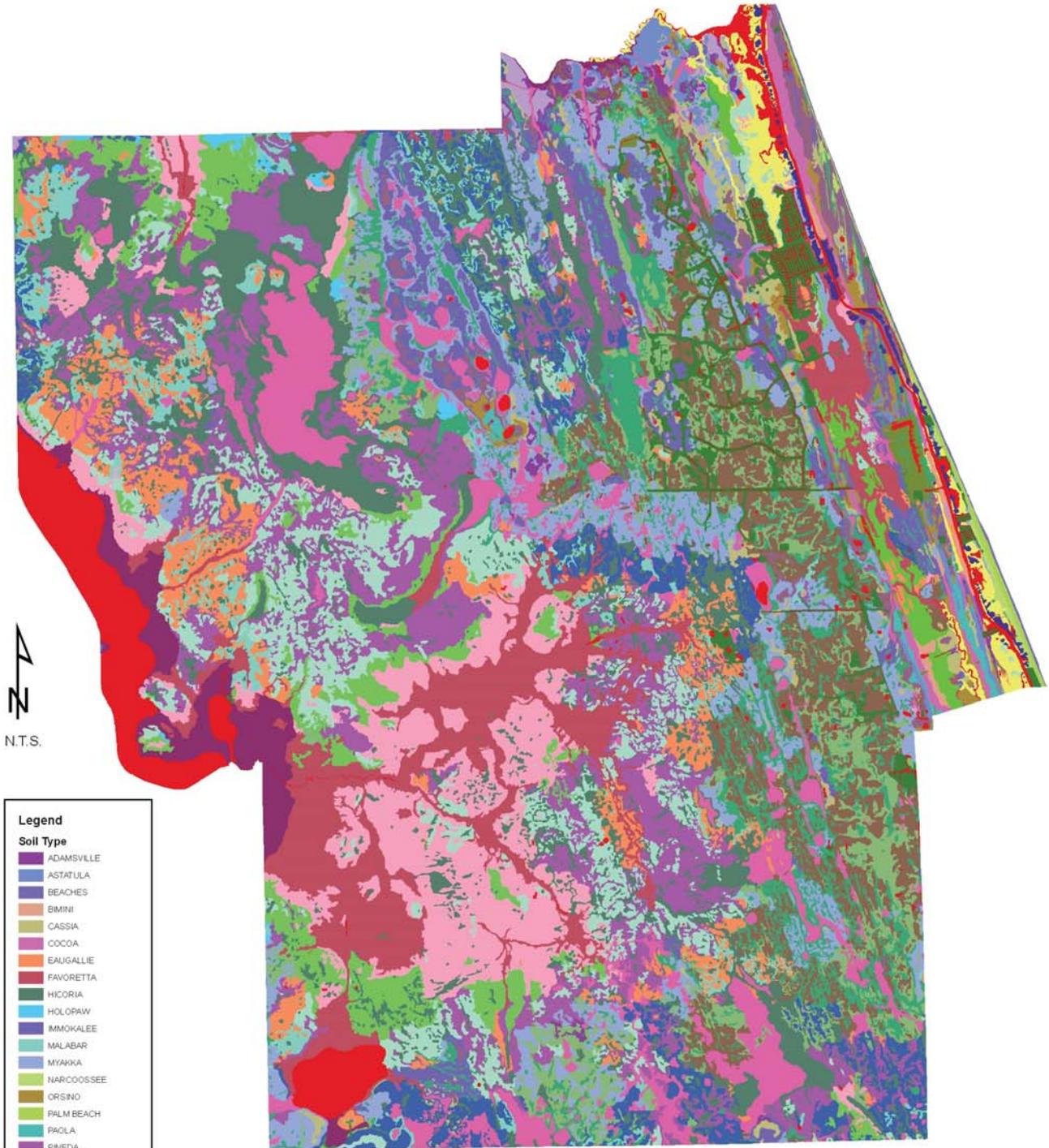
Legend	
Drainage Basins	
[Black Swatch]	SURFACE WATER
[Brown Swatch]	BLACK POINT SWAMP
[Blue Swatch]	BULL CREEK DITCHES
[Orange Swatch]	BULOW CREEK
[Light Green Swatch]	DAVE BRANCH
[Purple Swatch]	DUNNS CR. CRESCENT LK
[Dark Green Swatch]	ESPANOLA DRAIN
[Yellow Swatch]	GROVER BRANCH
[Dark Blue Swatch]	HALIFAX RIVER
[Red Swatch]	HAW CREEK
[Dark Purple Swatch]	HULETT BRANCH
[Light Blue Swatch]	LITTLE HAW CREEK
[Teal Swatch]	LITTLE TOMOKA RIVER
[Dark Purple Swatch]	MATANZAS RIVER
[Yellow Swatch]	MIDDLE HAW CREEK
[Light Blue Swatch]	MUD LAKE OUTLET
[Light Green Swatch]	PARKER CANAL
[Light Green Swatch]	PELLICER CREEK
[Dark Green Swatch]	SALT CREEK DITCHES
[Light Green Swatch]	SAW GRASS BAY
[Light Green Swatch]	SIXTEENMILE CREEK
[Teal Swatch]	ST. JOE CANAL
[Pink Swatch]	STEVENS BRANCH
[Light Purple Swatch]	STYLES CREEK
[Dark Green Swatch]	SWEETWATER BRANCH
[Dark Blue Swatch]	TANK LAKE OUTLET
[Brown Swatch]	UNNAMED BRANCH
[Blue Swatch]	UNNAMED CANAL
[Orange Swatch]	UNNAMED DITCHES
[Purple Swatch]	UNNAMED SLOUGH
[Pink Swatch]	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



N  
N.T.S.

**Legend**

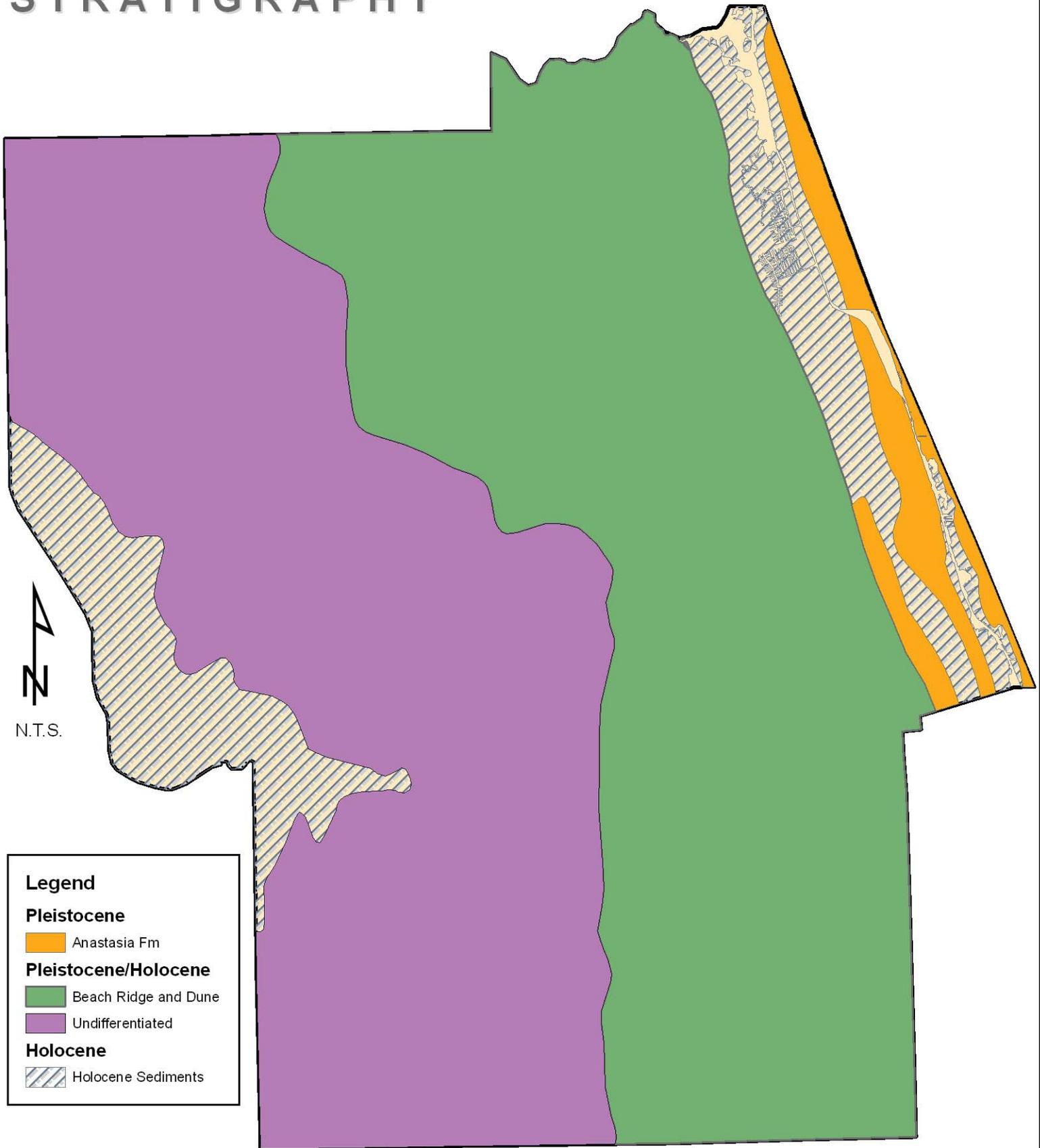
**Soil Type**

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

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# ROCK AND MINERAL RESOURCES STRATIGRAPHY



## Legend

### Pleistocene

Anastasia Fm

### Pleistocene/Holocene

Beach Ridge and Dune

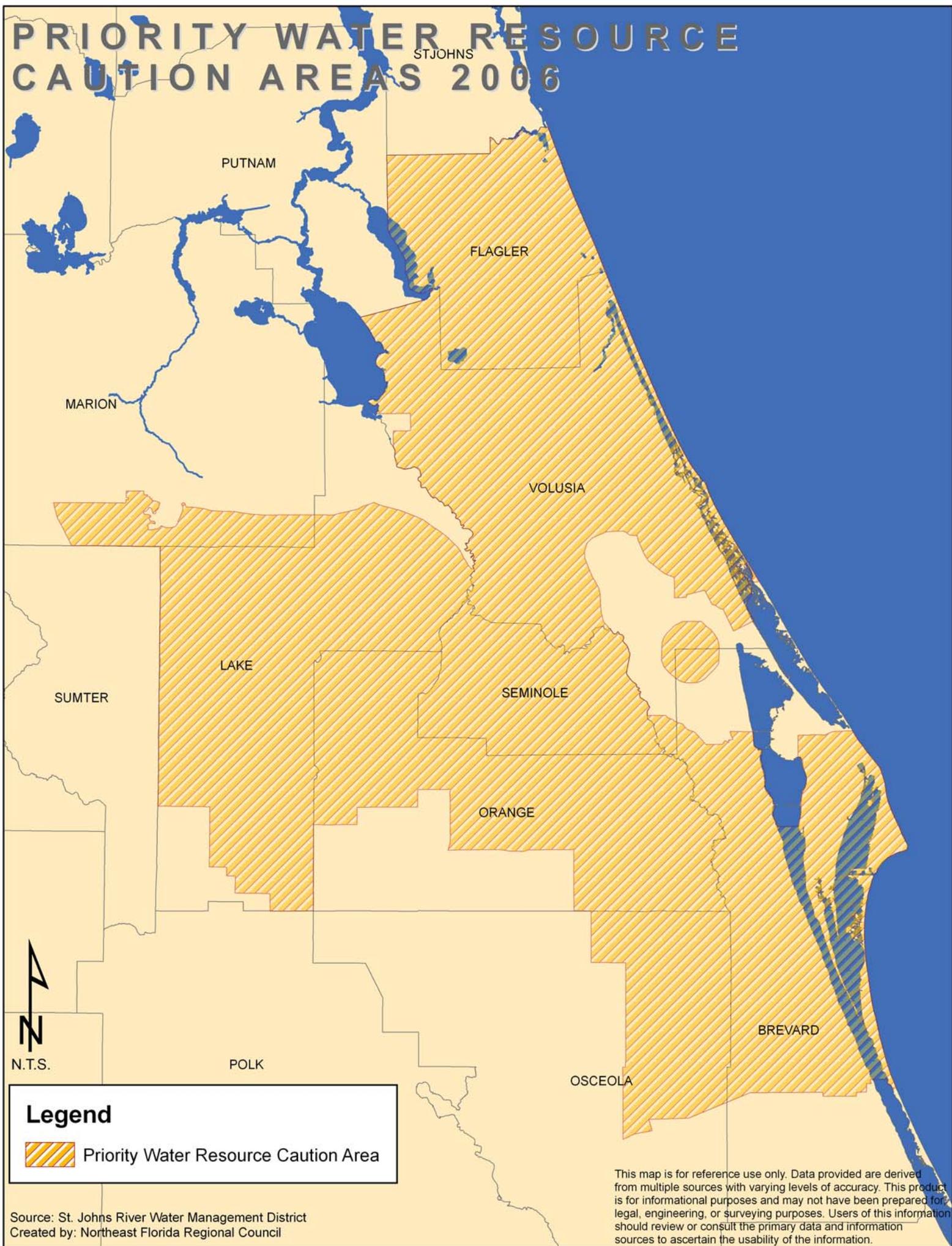
Undifferentiated

### Holocene

Holocene Sediments

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# PRIORITY WATER RESOURCE CAUTION AREAS 2006

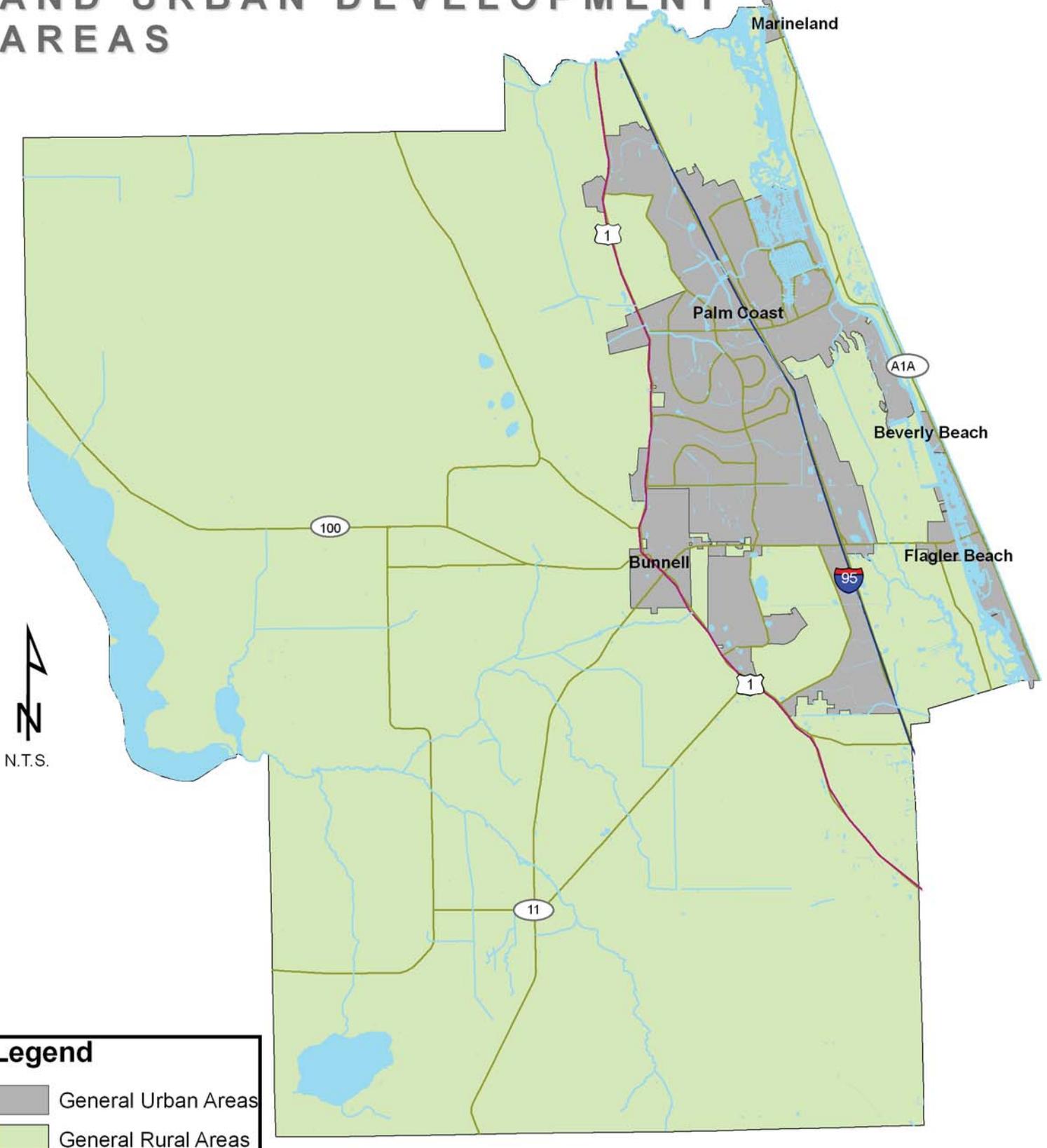


Source: St. Johns River Water Management District  
Created by: Northeast Florida Regional Council

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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

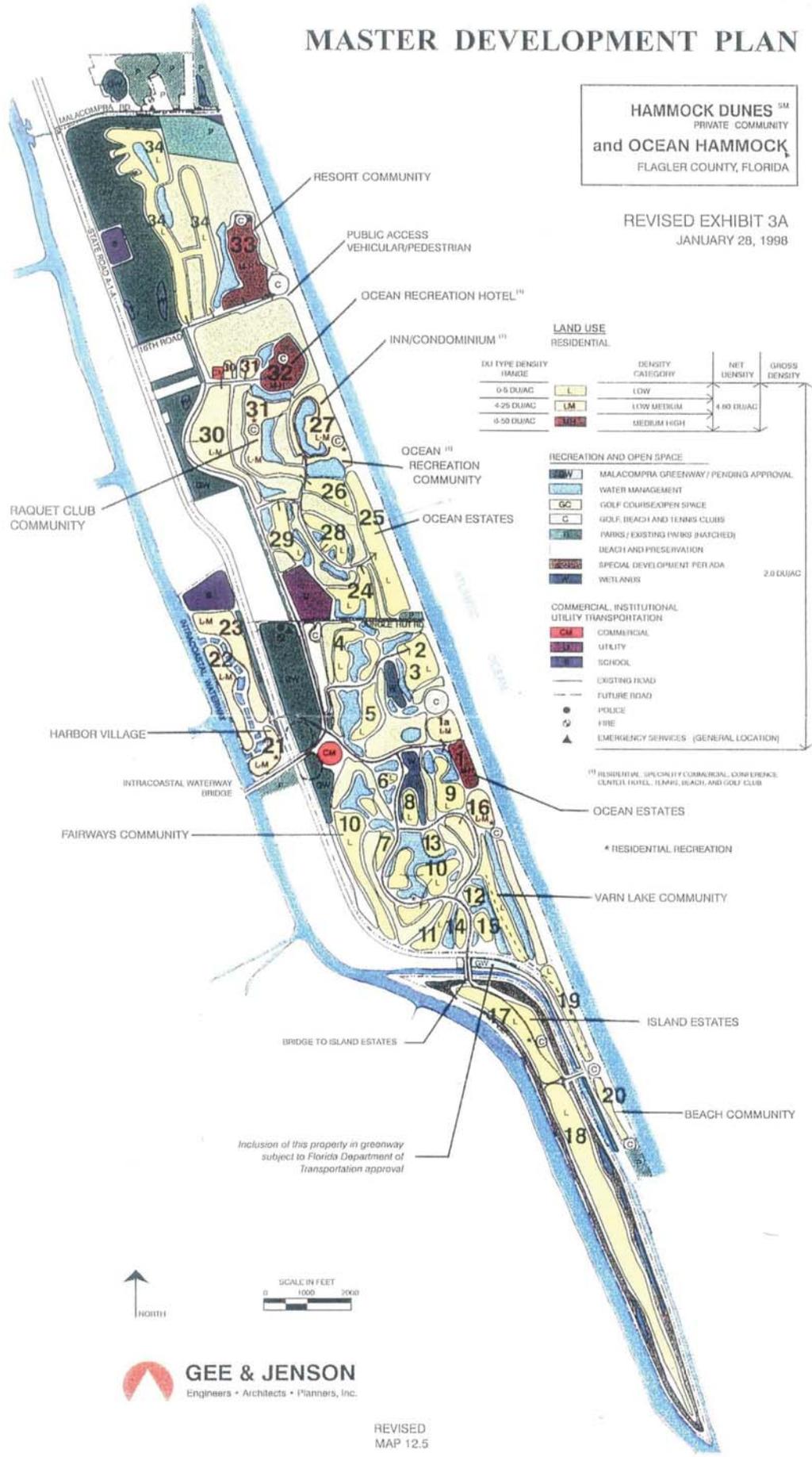
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# MASTER DEVELOPMENT PLAN

**HAMMOCK DUNES<sup>SM</sup>**  
PRIVATE COMMUNITY  
**and OCEAN HAMMOCK**  
FLAGLER COUNTY, FLORIDA

REVISED EXHIBIT 3A  
JANUARY 28, 1998



**LAND USE RESIDENTIAL**

DU TYPE DENSITY RANGE	DEENSITY CATEGORY	NET DENSITY	GROSS DENSITY
0-9 DU/AC	L	LOW	4.00 DU/AC
4-25 DU/AC	LM	LOW MEDIUM	
9-50 DU/AC	LMH	MEDIUM HIGH	

**RECREATION AND OPEN SPACE**

	MALACOMPRIA 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	2.0 DU/AC
	WETLANDS	

**COMMERCIAL, INSTITUTIONAL UTILITY TRANSPORTATION**

	COMMERCIAL
	UTILITY
	SCHOOL
	EXISTING ROAD
	FUTURE ROAD
	POLICE
	FIRE
	EMERGENCY SERVICES (GENERAL LOCATION)

<sup>(1)</sup> RESIDENTIAL, SPECIALTY COMMERCIAL, CONFERENCE CENTER, HOTEL, TENNIS, BEACH, AND GOLF CLUB

OCEAN ESTATES  
\* RESIDENTIAL RECREATION  
VARN LAKE COMMUNITY



**GEE & JENSON**  
Engineers • Architects • Planners, Inc.

REVISED  
MAP 12.5

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# HUNTERS RIDGE

EXHIBIT "C"  
 REVISED SEPTEMBER 5, 2003



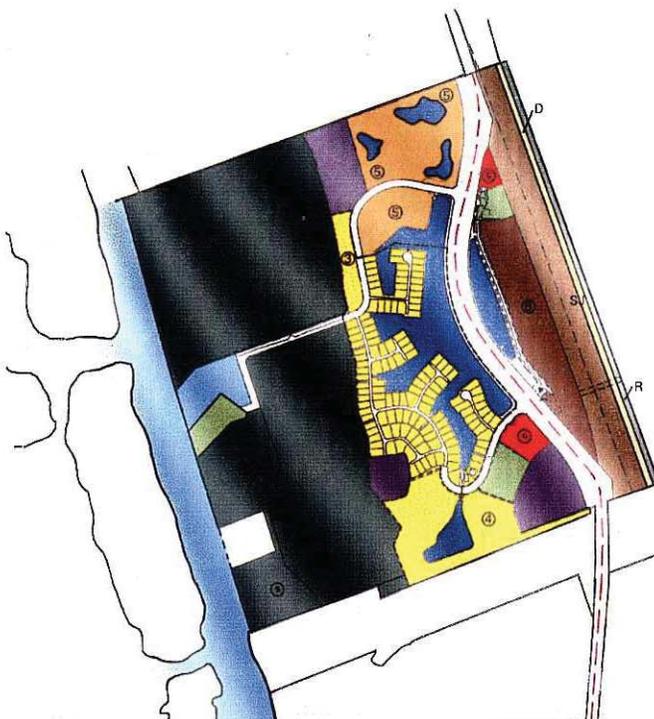
DATE: 09/05/03  
 PREPARED BY: [unreadable]  
 PROJECT: [unreadable]

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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

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.

## 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		

DEDICATED FIRE STATION SITE

ATLANTIC OCEAN

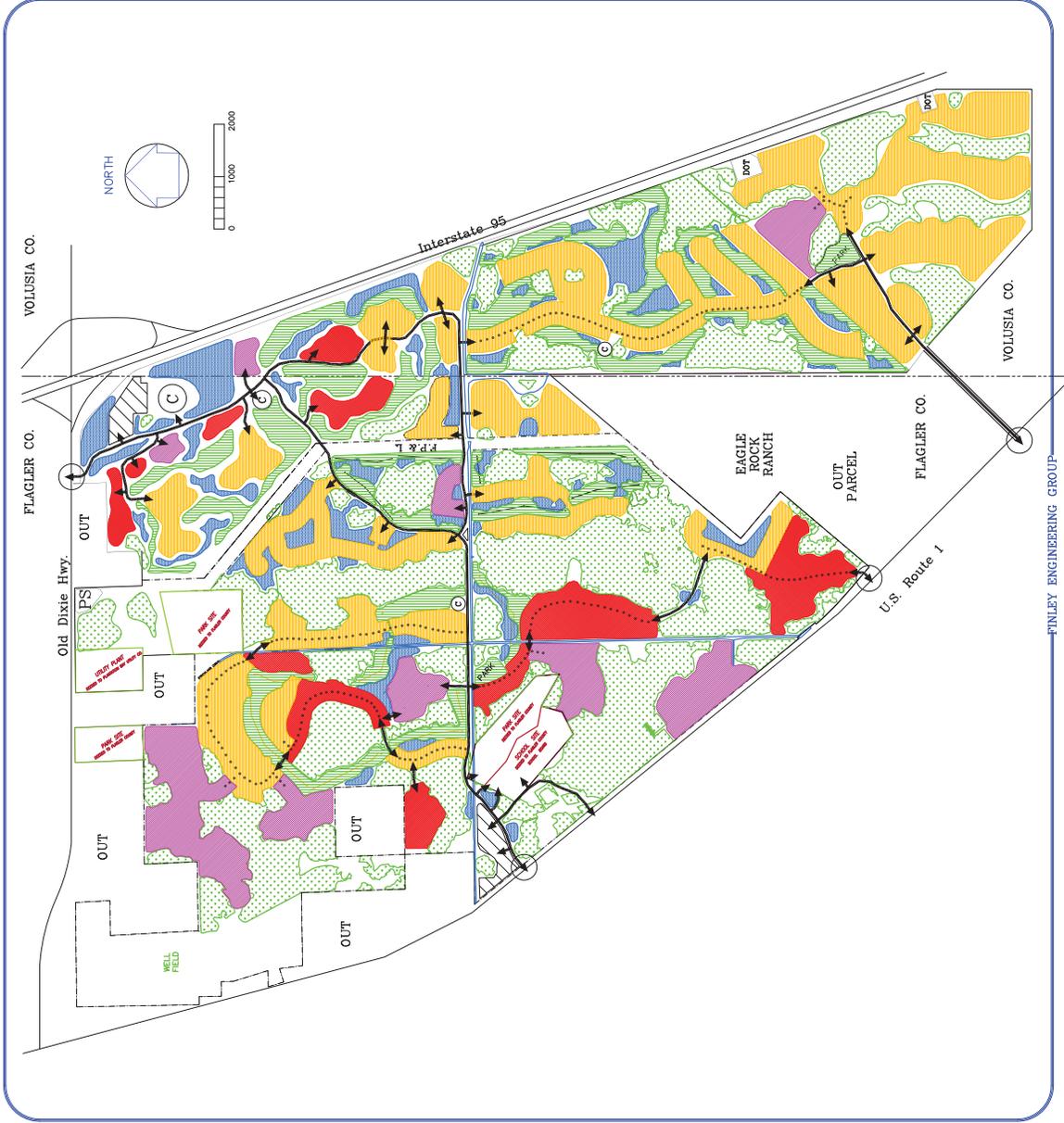
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MAP H - 1  
 MASTER  
 DEVELOPMENT PLAN

PLANTATION BAY  
 REVISED  
 JULY 6, 2004

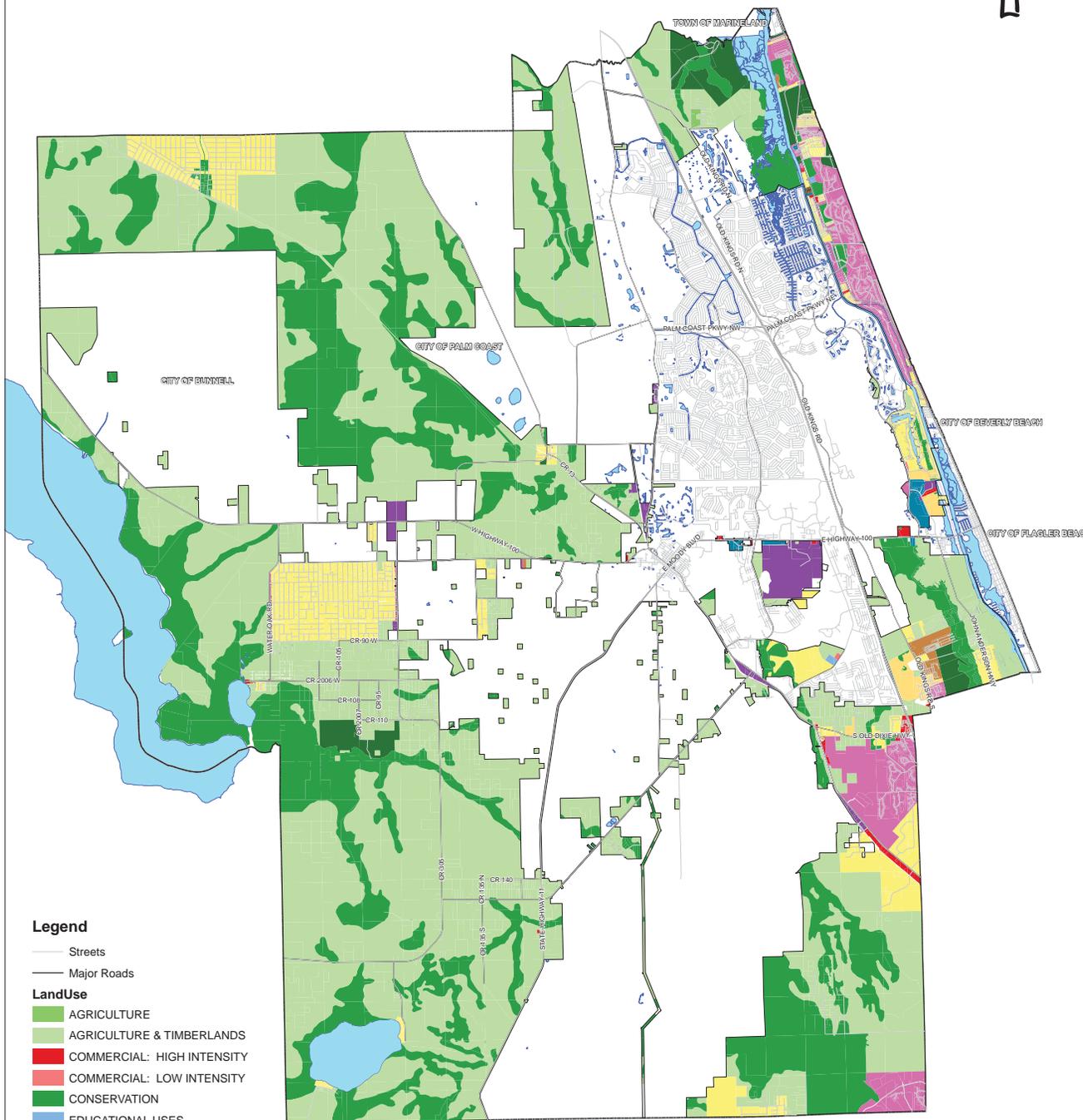
LEGEND:

- 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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# Flagler County Future Land Use



## Legend

— Streets

— Major Roads

### LandUse

AGRICULTURE

AGRICULTURE & TIMBERLANDS

COMMERCIAL: HIGH INTENSITY

COMMERCIAL: LOW INTENSITY

CONSERVATION

EDUCATIONAL USES

INDUSTRIAL

MIXED USE: LOW INTENSITY

MIXED USE: HIGH INTENSITY

RECREATION & OPEN SPACE

RESIDENTIAL: HIGH DENSITY

RESIDENTIAL: LOW DENSITY / RURAL ESTATE

RESIDENTIAL: LOW DENSITY/SINGLE FAMILY

RESIDENTIAL: MEDIUM DENSITY

County Boundary

Water



Flagler County cannot guarantee the information contained herein, including, but not limited to its accuracy or completeness. Parcel lines shown are approximate and this information cannot be used as a survey or legal description of a parcel.

Map Created: 7/28/2015

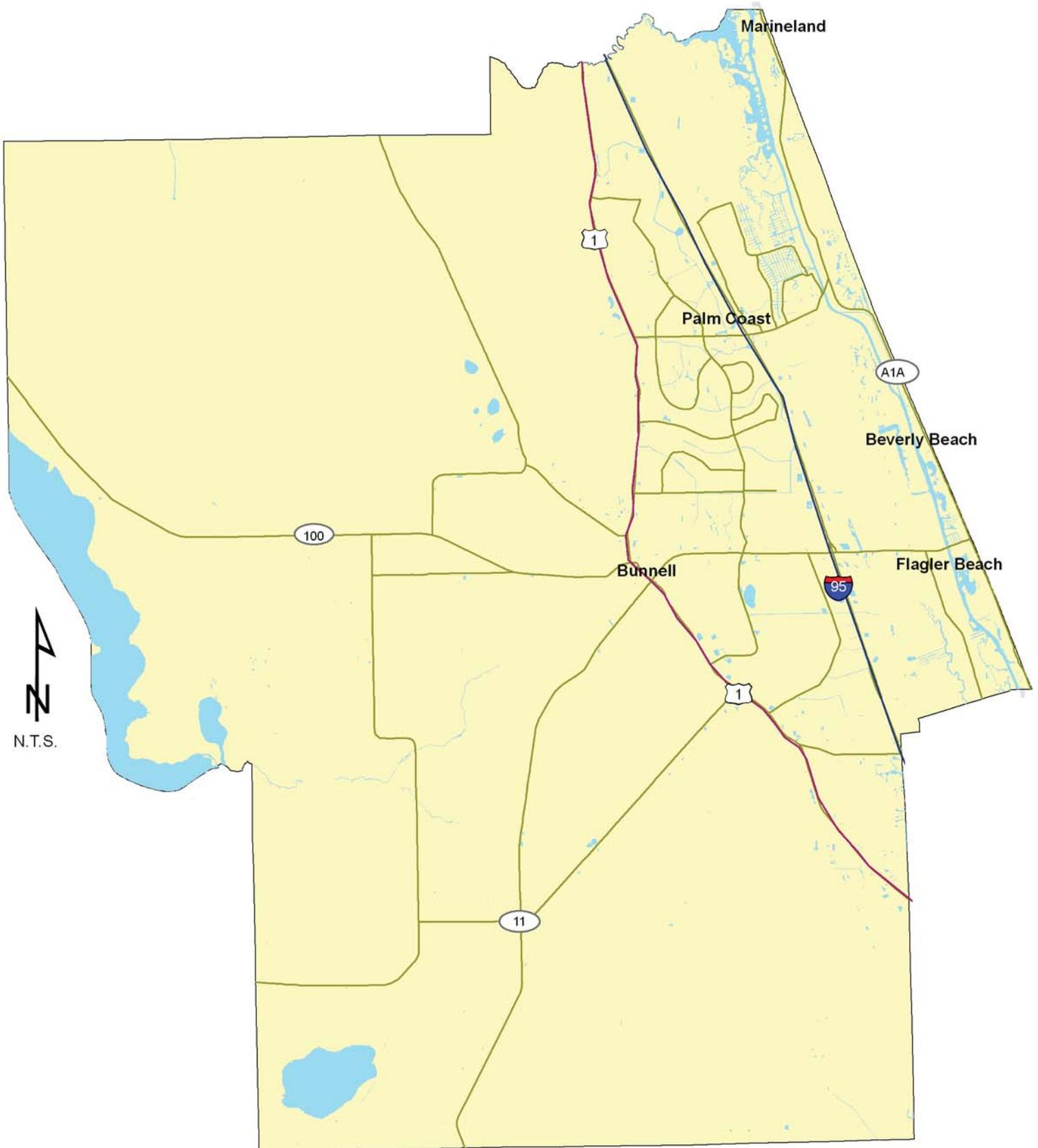
Author: Victoria Ogaga

Document Name: Flagler County Unincorporated FLUM24x36



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# GENERAL ROADWAYS

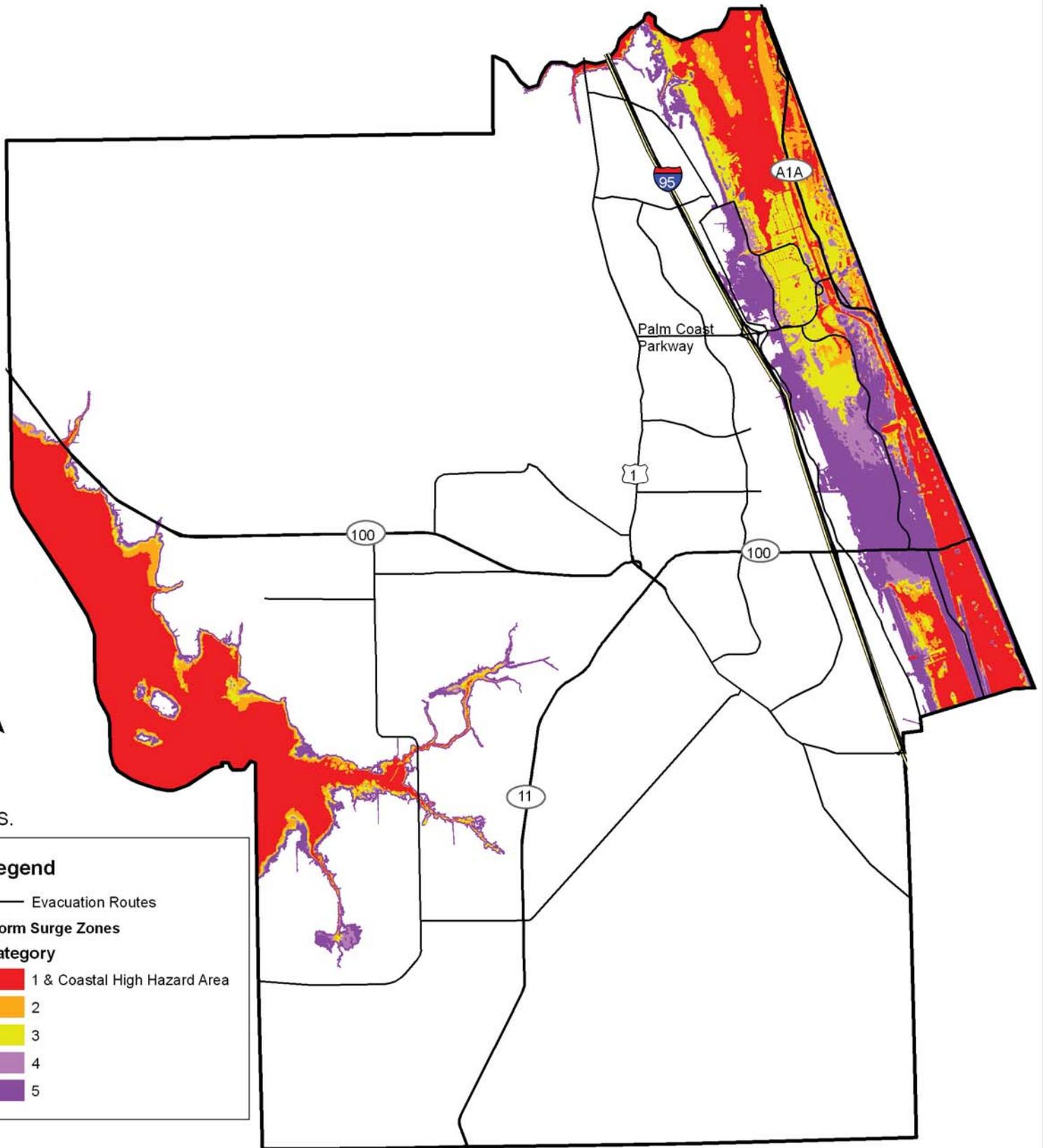


Source: Northeast Florida Regional Council  
Created by: Northeast Florida Regional Council

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# STORM SURGE ZONES



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N.T.S.

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