



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Tuesday, May 06, 2025 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approval of Meeting Minutes
 - a. April 8, 2025
5. Deletions and changes to the agenda
6. Old Business
 - a. **ORDINANCE NO. 2025-XX:** AN ORDINANCE BY THE CITY OF FLAGLER BEACH AMENDING THE FLAGLER BEACH CODE OF ORDINANCES, APPENDIX "A," LAND DEVELOPMENT REGULATIONS, TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; TO ADOPT AND REFORMAT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
7. New Business
 - a. **ORDINANCE NO. 2025-XX:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
 - b. **ORDINANCE NO. 2025-XX:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT BY REFERENCE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT AND PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
8. Other Business
9. City Planner Report
10. Board Comments

11. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Tuesday, April 08, 2025 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

1. Call the meeting to order

Suzie Johnston called the meeting to order at 5:30pm.

2. Pledge of Allegiance

Suzie Johnston led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Suzie Johnston, Boudie Estberg, Barbara Revels, Joann Soman, Lisa Smith and Scott Chappuis

Absent: Paul Chestnut

Staff Present: City Attorney Drew Smith, City Planner Lupita McClenning and Secretary Michele Ficocello

4. Approval of Meeting Minutes

a. March 11, 2025

Barbara Revels made a motion to approve the meeting minutes; Joann Soman seconded. Motion passed unanimously.

5. Deletions and changes to the agenda

None

6. Old Business

None

7. New Business

a. ORDINANCE NO. 2025-XX: AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING APPENDIX A, LAND DEVELOPMENT REGULATIONS, ARTICLE II, ZONING, SECTION 2.05.06, "HEIGHT REGULATIONS," OF THE CODE OF ORDINANCES; AMENDING THE METHOD OF DETERMINING ROOF HEIGHT FOR CERTAIN RESIDENTIAL ROOF-TYPES, INCLUDING GABLE, HIP, AND GAMBREL ROOFS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Drew Smith presented the item. Discussion ensued and included commercial vs. residential, using average between peak and eave to calculate building height, proposed amendment to add a forty-two (42) foot cap on building height, determining average lot elevation, building at a higher elevation in a flood zone effecting building height, existing code elevation regulations, building height is measured from finished floor elevation, recent ordinance amending base flood elevation was recommended at plus three (3) not plus two (2). Public comment was opened. Joseph Pozzuoli, local architect, spoke in favor of proposed amendment. Jordan Farkas, resident, spoke in regards to local regulations limiting height of electrical outlets and raising base flood elevation. Public comment was closed.

Joann Soman made a motion to recommend approval of item 7a.; Lisa Smith seconded. Motion passed unanimously after a roll call vote.

- b. ORDINANCE 2025-XX: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING PROVISIONS OF APPENDIX "A," LAND DEVELOPMENT REGULATIONS, RELATING TO ARTICLE II, ZONING; AMENDING SECTION 2.06.02, "PARKING;" AMENDING THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE HEREOF.

City Attorney Drew Smith presented the item. Discussion ensued and included challenges with calculating minimum parking requirements for restaurants, occupancy load vs. fixed seating, proposed amended ordinance eliminates secondary calculation of fixed seating leaving formula calculating occupancy load based on the square footage, proposed amendment is broadly applied but does not take away the existing exemption for certain districts, code section correction in amended ordinance on line 42 should read section 2.04.02.7.1. Downtown Design Guidelines Regulations, clarification on line 71 paragraph three (3) section 2.06.02 as it relates to proposed amendment, easing off on certain regulations with existing parking concerns when commercial property abuts residential property. Public comment was opened. No comments were received. Public comment was closed.

Lisa Smith made a motion to recommend approval of item 7b.; Barbara Revels seconded. Motion passed unanimously after a roll call vote.

- c. Discussion regarding irrigation requirements.

City Planner Lupita McClenning presented item. Ms. McClenning stated, after discussions with Elected Officials and City Management, they were opposed to requiring irrigation. The reasons for opposition included utilizing potable water to irrigate, simply the requirement itself and the City would not be irrigating the public parking lots. Ms. McClenning explained the public parking lots currently being updated will utilize a xeriscape, which needs to be established with water for at least a year. Ms. McClenning further explained, the way the Code is being interpreted by City Staff is you are not required to have an irrigation system, but you are required to submit a proposed irrigation plan which satisfies the regulations set by St. Johns River Water Management. The proposed amendment to the code would delete section 5.04.01 (n). Ms. McClenning stated Senate Bill 64, an unfunded mandate, will require the City to dispose of one million gallons of affluent a day by the year 2035. The City has already put in their first phase of purple pipe to assist with requirements. Further supporting documents were provided to the Board at the meeting (attached to minutes). City Attorney Smith directed the Board to the change in the language on page 17 of the agenda packet, the word proposed, which led to striking 5.04.01 (n) all together which would be the proposed ordinance. Discussion ensued and included further clarification on the purpose of this proposed ordinance, required screening, definition of xeriscape, types of screening, types of landscaping, reuse water, previous requirements by the City for reuse water, irrigation in public parking lots and enforcement of maintaining landscaping. The City Attorney clarified the proposed ordinance would clarify if you do not have a need for irrigation, you do not have to put in irrigation. The City Attorney advised the Board, they can make a recommendation of this item and Staff will draft a proposed ordinance for Commission consideration.

Lisa Smith made a motion to recommend approval as amended striking through Section 5.04.01(n) located on page 17 of the original agenda packet.; Joann Soman seconded.

Public comment was opened. Joseph Pozzuoli, local resident/architect, spoke about clarification of requirements and Caliber Car Wash history. Public comment was closed.

Motion passed unanimously after roll call vote.

8. Other Business

None

9. City Planner Report

a. Updates and Action Items: 2025 Work Plan & Timeline

City Planner Lupita McClenning presented the item and outlined the details included in the report.

10. Board Comments

Board comments included mirror lake district boundary, requirement of building on a stem wall in the mirror lake district and homes being built without a stem wall particularly a home being built now on S 26th, Daytona and Lakeshore, Discussion of the consequences for PAR Board Members missing more than two (2) consecutive meetings where the State requires a Board Member cannot miss more than three (3) consecutive meetings.

11. Adjournment

Vice-Chair Chappuis made a motion to adjourn the meeting; Boudie Estberg seconded the motion. Chair Johnston adjourned the meeting at 6:13pm.

Section 2.06.02.1 Off-street parking.

In all districts and in connection with every use, with the exception of those zoning districts within the Downtown Mixed-Use District and the Downtown A1A Retail Corridor as defined and regulated by Section 2.01.02.7.1 Downtown Design Guidelines, there shall be provided, at the time any building is constructed or any existing building is moved, altered, added to or enlarged or reconstructed, or if there is a change in the category of use listed in the schedule of off-street requirements which requires issuance of a new business tax receipt and/or certificate of occupancy, off-street parking space in accordance with the requirements as set forth herein.

(Note: Any nonconforming use may replace an existing nonconforming use if the parking requirements under the schedule are less for the new nonconforming use.)

- (1) Size and access—An off-street parking space shall consist of a parking space having minimum dimensions of ten (10) feet in width by twenty (20) feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. The parking plan must be so arranged that each automobile may be placed and removed from the property without the necessity of moving any other automobile to complete the maneuver.

Street or sidewalk areas may not be used for off-street parking purposes as herein defined. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and twenty-four (24) feet for a two-way drive. The number and placement of such drives is to be subject to the approval of the planning and architectural review board before being installed.

- (2) Number of parking spaces required—There shall be provided at the time of the erection of any structure or at the time any structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area or seats, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking, minimum off-street parking facilities with adequate provisions for ingress and egress, in accordance with paragraph (1) of this section and the schedule of off-street parking requirements.
- (3) Location of parking spaces—Parking spaces for all uses or structures which are provided as required parking in conformance with the schedule of off-street parking and other applicable provisions shall be located within two hundred (200) feet and have the same zoning district, as the principal use or structure they are intended to serve.
- (4) Collective provisions—Two (2) or more owners or operators of buildings or uses of the same type of zoning classification requiring off-street parking facilities may take collective provision for such facilities, provided that the total of such parking spaces

when combined or used together shall not be less than the sum of the requirements computed separately and provided that the combined facility is compatible with the zoning uses being served.

- (5) Interpretation—The planning and architectural review board shall interpret the minimum required number of off-street parking spaces for any use not listed in the schedule of off-street parking requirements.
- (6) **Landscaping—All parking areas shall be properly screened, landscaped, and lighted in accordance with Section 5.04.00, Landscaping/Trees.**

Ten (10) percent minimum of the gross parking area is to be devoted to living landscaping, which includes grass, ground cover, plants, shrubs and trees. The gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks, extended five (5) feet in all directions, but is not to include any area enclosed by the building or covered by a building overhang.

Such landscaping shall be maintained (i.e., watered, fertilized, pruned, etc.) and periodically replaced if necessary.

- (7) Perimeter screening—All parking lots and vehicular use areas shall be screened from all abutting properties and/or rights-of-way with a wall, fence, hedge or other durable landscape barrier. Any living barrier shall be established in a two-foot minimum wide planting strip. This living barrier shall be at least thirty (30) inches high at the time of planting and shall attain a minimum height of three (3) feet one (1) year after planting. A non-living barrier shall be a minimum of three (3) feet high at time of installation. In addition, one (1) tree in each forty (40) linear feet or fraction thereof shall be provided in the perimeter landscape planting area. Trees referred to in this section shall be of a species common to North Central Florida and having an average mature spread of crown of greater than fifteen (15) feet and having trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen-foot crown of spread. Trees species shall be a minimum of eight (8) feet overall height immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen thirty-six (36) inches high within a maximum of one (1) year after time of planting. The remainder of the required landscaped areas shall be landscaped with grass, ground cover, or other approved landscape treatment excluding paving. All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover.

This shall include the off-property swale between the actual pavement of a public street or alley and the right-of-way/property line. Appropriate provisions of this section may be waived in the following situation:

Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier it may be used to satisfy the landscape barrier requirements of the subsection provided that said existing barrier meets all applicable standards of this ordinance and protection against vehicular encroachment is provided for hedges.

- (8) Interior landscaping —Interior areas of parking lots shall contain planter islands located so as to best relieve the expanse of paving. A maximum of twelve (12) parking spaces in a row will be permitted without a planter island.

Interior areas of vehicular use areas shall contain planter islands located so as to best relieve the expanse of pavement. This section may be modified under the following circumstances:

- (a) When a strict application of this section will seriously limit the function of an area the required landscaping may be relocated with the approval of the planning and architectural review board.
 - (b) In an industrial project the planning and architectural review board may lower the overall landscape area from ten (10) percent to five (5) percent of the gross parking area. This reduction would apply only to the interior requirements. Perimeter minimums will not change.
- (9) Planter islands shall be a minimum of fifty (50) square feet in area and shall contain at least one (1) tree having a minimum clear trunk of five (5) feet and a minimum overall height of eight (8) feet. The remainder shall be landscaped with shrubs, lawn, ground cover or other approved material not to exceed three (3) feet.

In instances where healthy plant material exists on a site prior to its development, the above-mentioned standards may be adjusted to allow credit for such plant material if, in the opinion of the planning and architectural review board, such an adjustment is in keeping with and will preserve the intent of this ordinance.

- (10) Lighting—All parking lots and vehicular use areas shall be well lighted. Lighting is to be designed not only from the standpoint of safety and resistance to vandalism, but for visual effect. It should avoid any annoyance to the neighbors from brightness or glare. Low lights of a modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected not only for their functional value but for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night.

Sec. 4.02.01. - Intent and purpose.

It is the intent and purpose of this division to implement procedures that promote water conservation through the more efficient use of landscape irrigation. The St. Johns River Water Management District has responsibility and exclusive authority under F.S. Ch. 373, for regulating the consumptive use of water and the declaration of water shortage emergencies.

Sec. 5.04.00. - Landscaping/Trees*Section 5.04.01 General criteria.*

- A. Emphasis shall be placed upon landscaping as a means of achieving beauty in the community. It will be required on all projects, and in some projects and areas, it will be the primary tool available.
- B. Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street rights-of-way and the building or buildings existed and proposed.
- C. The existing natural landscape character shall be preserved whenever possible. As an example of this, in an area containing a stand of trees, the developer should preserve as many of these trees as possible and further landscape in a complementary manner, rather than destroy the existing trees and replant with a type of vegetation foreign to the immediate natural environment.
- D. **Landscaping includes not only trees and plantings, but paving, benches, fountains, exterior lighting fixtures, fences, and any other item or exterior furniture.** All items of the landscape are to be selected not only for their functional value but for their aesthetic value, and must complement the whole.
- E. **One (1) of the uses of landscaping will be to screen. It is the masking out or concealing of any objectionable area. The achievement of this is left to the designer, whether by walls, fences, mounds of earth, or vegetation.** It must be complimentary to the whole as outlined above. Screening shall be employed in parking lots, and to mask from the public view of adjacent properties such service areas as trash and garbage areas, outside equipment of unaesthetic character, and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood. Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with the proper operation and/or maintenance of such equipment.
- F. Landscaping shall be designed in such a manner as to impact its aesthetic character when viewed from any area accessible to the public or from adjacent properties. This is to include view from high rise and bridges.

- G. All landscaping and plantings designated on the plans approved by the planning and architectural review board shall be installed in accordance with the specified height, spread and quality before a certificate of occupancy is issued.
- H. Xeriscape landscaping techniques using native vegetation shall be required landscaping for all new construction.
- I. Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Part I, Current Edition, and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases.
- J. Grass areas may be sodded, plugged, spread or seeded except that solid sod shall be used in swales or other areas subject to erosion. Seed where used shall be of a variety which will produce complete coverage within ninety (90) days from sowing. Where other than solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.
- K. Installation—All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures with the quality of plant materials as described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.
- L. Landscaped areas shall require protections from vehicular encroachment. Car stops shall be placed at least three (3) feet from the edge of such landscaped areas. Where a wheel stop or curb is utilized, the paved area between the curb/wheel stop and the end of the parking space may be omitted, provided it is landscaped in addition to the required landscaping provided. Car stops shall be located so as to prevent damage to any trees, fences, shrubs or landscaping by automobiles.
- M. Maintenance—The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris. Any dead vegetation and landscaping material shall be promptly replaced with healthy, living plantings.
- N. All **proposed** landscaped areas shall be provided with an approved irrigation system.
- O. Drainage—Adequate drainage is the responsibility of the property owner and must be accomplished according to the Comprehensive Land Use Plan and wherever possible through natural means such as grassy swales.
- P. All landscaping materials shall be either bonded or guaranteed by the owner of the premises for a period of one (1) year after the approval or acceptance thereof by the city.

Section 5.04.02 *Criteria for parking lots and vehicular use areas.*

(A) Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space, a transitional space which is located between the access (such as roads) and the building, group of buildings or other outside spaces, which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.

(B) **Parking lots, vehicular use areas, and their parked vehicles are to be effectively screened from the public view and from adjacent property and in a manner that is attractive and compatible with safety, the neighborhood, and facilities served.**

(C) The atmosphere within the parking lot and vehicular use area is to be park-like rather than the harsh hardstand of paving. Trees are of primary importance in the landscape. They are not to be minimized in either height or quantity. The tree imparts, especially in a relatively flat area, a sense of three-dimensional space. It casts shadows that reduce the monotony of the expanse of paving and creates a refuge from the tropical sun. The pavement is to be more than wall to wall asphalt. It is recommended that pavement be varied in texture or color designating lanes for automobile traffic, pedestrian walks and parking spaces. Bright colored pavement is to be used only with restraint. In order to create a pleasant atmosphere, **it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrances and exits to the lot. Trash, refuse and unaesthetic storage and mechanical equipment should be screened from the parking lot.**

Comprehensive Plan 2018

9.0 - REUSE WATER PRACTICES

The city does not currently have a reuse system or service area, and will be conducting another Reuse Feasibility Study as required by its CUP. At such point that a reuse system becomes feasible, the city would then develop some reuse practice and incorporate into its comprehensive plan. However, the City's comprehensive plan already does contain some reuse practices, as summarized below.

Investigating use of gray water for irrigation in multifamily developments (Policy D.1.6.4)

** In 2018 the city did not have a reuse system. The city is currently installing its first annual phase of reuse from Moody Blvd to S 3rd Street.*

8.0 - WATER CONSERVATION PRACTICES

The city has implemented a variety of water conservation practices. For example, the city implements a water conservation rate structure. In addition, the city is implementing its Water Conservation Plan that was submitted as part of the CUP process. The City's comprehensive plan also includes other water conservation practices. A summary of these policies is below. The City plans to maintain these practices and improve upon them when feasible.

- Implementation of City's Water Conservation Plan (Policy D.1.6.2)
- Implementation of water conservation rate structure
- Requirements for native plants (Policies E.2.5.3 and E.2.6.3)
- Education program (Policies D.1.6.2)
- Building regulation enforcement (Policies D.1.6.1-D.1.6.5)
- Monitoring water consumption trends (Policy D.1.4.1)
- Intergovernmental coordination of water conservation (Policies G.1.4.4-G.1.4.7)
- Coordination for limiting landscape watering (Policy D.1.6.2)
- Metering requirements (Policy D.1.6.5)



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

MEMORANDUM

To: Planning and Architectural Review Board
From: Lupita McClenning, City Planner
Date: April 29, 2025
Re: Floodplain Management Articles IV, V, VI, VIII, and IX

Summary

Ordinance 2025-01 was brought before the Planning & Architectural Review Board on February 4, 2025 and the following recommendations for approval were forwarded to the City Commission, "Recommend to the City Commission to Adopt the Floodplain Management Ordinance with language provided by the Office of Floodplain Management (OFM), Florida Division of Emergency Management and with the recommendation from the Planning & Architectural Review Board to raise the minimum base flood elevation to a + three (3) feet." Ordinance 2025-01 passed first reading before the City Commission on February 13, 2025, as presented including PAR Board recommendations. Due to a miscommunication between City Staff and the subsequent uploading of a previous draft version of the ordinance, an incorrect version was adopted on the second reading before the City Commission, March 13, 2025.

Recommendations

Recommend to the City Commission to adopt the attached ordinance to correct clerical error by raising the minimum required finished floor elevation to a base flood elevation + three (3) feet.

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WHEREAS, the **City of Flagler Beach** participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a CRS rating of Class **#6**), making citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, to satisfy the prerequisite and for the **City of Flagler Beach** to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus three (3) feet which necessitates modification of the existing requirements; and

WHEREAS, the **City Commission** approved Ordinance 2025-01, which provided for elevation to at least base flood elevation plus two feet; and

WHEREAS, the City Commission is adopting a requirement to increase the minimum elevation requirement for dwellings in all flood hazard areas for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*; and

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NOW, THEREFORE, BE IT ORDAINED by the **City Commission** of the **City of Flagler Beach** that the **Code of Ordinances, Appendix" A," Land Development Regulations**, is amended as set forth in the following amendments.

SECTION 1. AMENDMENTS

Appendix "A," LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLAGLER BEACH CODE OF ORDINANCES is hereby amended as follows (Note: additions are shown as underline text, deletions are shown as ~~strike through~~, and portions of the Code that remain unchanged and which are not reprinted here are show as ellipses (***)).

* * *

Sec. 4.07.13. Manufactured homes.

(A) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this section. New manufactured homes and replacement manufactured homes shall not be installed in coastal high hazard areas except in an existing manufactured home parks or subdivisions. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

(B) *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

(1) In flood hazard areas (zone A) other than coastal high hazard areas and coastal A zones, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this article section.

(2) In coastal high hazard areas (zone V) and coastal A zones, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this article section.

(C) *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

(D) *Elevation.* All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the base flood elevation ~~plus two (2) feet~~ three (3) feet.

~~(E) (G)~~ *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas, as applicable to the flood hazard area.

~~(F) (H)~~ *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

* * *

86 **ARTICLE V. DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS**

87 **Sec. 5.00.00. General.**

88 * * *

89 **Sec. 5.00.09. Reserved.**

90 **Sec. 5.00.10 Technical amendments to the Florida Building Code, Building.**

- 91 (1) Minimum building elevations in flood hazard areas:
- 92 (a) The minimum elevation for buildings in flood hazard areas that are within the scope
- 93 of the Florida Building Code, Building, shall be, as specified in ASCE 24, the base flood
- 94 elevation plus ~~two (2) feet~~ three (3) feet, or the design flood elevation, whichever is
- 95 higher.
- 96 (b) The minimum elevation for one- and two-family dwellings and townhouses in flood
- 97 hazard areas that are within the scope of the Florida Building Code, Residential, shall
- 98 be the base flood elevation plus ~~two (2) feet~~ three (3) feet or the design flood elevation,
- 99 whichever is higher.
- 100 (2) Enclosures below elevated buildings in coastal high hazard areas and Coastal A Zones.
- 101 In coastal high hazard areas and Coastal A Zones, enclosed areas below the elevation
- 102 required in the building code shall not be partitioned or finished into separate rooms
- 103 except for stairwells, ramps, and elevators and the access to enclosed areas shall be
- 104 the minimum necessary to allow for the parking of vehicles (garage door) or limited
- 105 storage of maintenance equipment used in connection with the premises (standard
- 106 exterior door) or entry to the building (stairway or elevator).
- 107 (3) Construction documents for dwellings in flood hazard areas. Construction documents
- 108 for dwellings in flood hazard areas shall include documentation that is prepared and
- 109 sealed by a registered design professional that the foundation design accounts for flood
- 110 loads.

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SECTION 2. FISCAL IMPACT STATEMENT. In terms of design, plan application review, construction, and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. Therefore, in terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 3. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in the **City of Flagler Beach**. This ordinance shall apply to all applications for development in flood hazard areas submitted on or after the effective date of this ordinance.

SECTION 4. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the **City Commission** that the provisions of this ordinance shall become and be made a part of the **City of Flagler Beach Code of Ordinances**, and that the sections of this ordinance may be renumbered or re-lettered. The word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 6. EFFECTIVE DATE.

This ordinance shall take effect immediately upon adoption in accordance with the City of Flagler Beach Charter.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2025.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

Patti King, Mayor

ATTEST:

150 _____
151 Penny Overstreet, City Clerk

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Flagler Beach, Florida to amend its Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements; and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency; and

WHEREAS, on May 6, 2025, the Planning and Architectural Review Board sitting as the local planning agency for the city, recommended transmittal of the amendments to the comprehensive plan of the city; and

WHEREAS, the City Commission desires to adopt the amendments to the current comprehensive plan to guide and control the future development of the city, and to preserve, promote, and protect the public health, safety, and welfare.

WHEREAS, on May 22, 2025 the Flagler Beach City Commission authorized transmittal of the proposed plan amendments to the appropriate state agencies;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF FLAGLER BEACH, FLORIDA:

SECTION 1. APPROVAL

The City of Flagler Beach Comprehensive Plan is hereby amended as set forth on Exhibit "A".

SECTION 2. CONSISTENCY WITH CITY OF FLAGLER BEACH COMPREHENSIVE PLAN

The City Commission hereby finds and determines that the approval of the amendments is consistent with the goals, objectives and policies of the City of Flagler Beach Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The city may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in regular meeting after its second reading this __ day of May, 2025.

ATTEST:

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

CITY CLERK

Patti King, Mayor

APPROVED AS TO FORM AND LEGALITY:

DREW SMITH, CITY ATTORNEY

EXHIBIT “A”

[Note: Underline Text represents language to be added to the Comprehensive Plan, ~~strikethrough text~~ represents deletions, and ellipses (. . . or * * *) represent portions of the Comprehensive Plan that are not reprinted here and which remain unchanged].

* * *

GOAL B. Allow Mixed-Use Residential Development projects in commercial and industrial land uses in accordance with applicable Florida Statutes if the project includes affordable housing as defined in Section 166.04151, .

Goal C. To the extent required by the Florida Live Local Act, allow for administrative approval of multi-family and mixed-use residential development by developers of affordable housing as defined in Section 166.04151, Florida Statutes.¹

Policy C.1 In accordance with the Act, a developer must demonstrate they have the capacity to sustain affordability of the project and have resources available for determining income eligibility of future residents and ensure affordability thresholds are maintained.

Policy C.1.2. Update and maintain information on the City’s website regarding Live Local procedures and policies as set forth in Section 166.04151, Florida Statutes.

Policy C.1.3. Certain development utilizing the Live Local Act are not required to obtain a rezoning, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, or density described in the Live Local Act.

¹ As of 2025, the Live Local Act requires the City to administratively approve multi-family and mixed-use development if:

1. The property is zoned for commercial, industrial, or mixed use;
2. A minimum of 40% of the residential rental units are affordable to households 120% of area median income or below for a period of at least 30 years;
3. For mixed use developments - at least 65% of the development’s total square footage must be residential.

Policy C.1.4. To the extent provided by Section 166.04151, Florida Statutes, the density of an affordable residential rental multi-family or mixed-use development may not be restricted below the highest allowed density on any City land where residential land use is allowed.

Policy C.1.5. To the extent provided by Section 166.04151, Florida Statutes, the height of an affordable residential rental multi-family or mixed-use development may not be restricted below the highest allowed height for a commercial or residential development located in the city which is 35'.

Policy C.1.6. Pursuant to Section 166.04151, Florida Statutes, the City is encouraged to reduce parking requirements for affordable housing.

Policy C.1.7. To the extent prohibited by Section 166.0451, Florida Statutes, to avoid is limiting the Floor Area Ratio (FAR) for affordable housing, as defined by said statute, below 150%, or such other percentage as the statute may be amended to provide, of the highest currently allowed FAR in the City.

Policy C.1.8. Live Local Act projects must adhere to all other limitations and requirements contained in the City's Comprehensive Plan, Land Development Code regulations, building code, and other regulations such as flood plain regulations and requirements to connect to City water and sewer service.

Policy C.1.9. Land to be developed utilizing Live Local must be zoned for commercial, industrial uses, or mixed-use. Planned Developments (PUDs) that allow commercial uses, industrial uses or mixed-uses qualify under Live Local.

* * *

Policy A.1.1.4 To the extent required by Section 163.32051, Florida Statutes, floating solar facilities are to be a permitted use in the appropriate land use category in local comprehensive plan, future land use element; mainland Highway Commercial or Industrial Land Use categories.

Senate Bill 1624/House Bill 1645 Energy Resources –

Policy A.1.1.5 To the extent required by Section 163.3210, resiliency facilities are to be a permitted use in commercial, manufacturing, and industrial land use categories and local development regulations are not to conflict with resiliency facility citing.

Serial Number
25-00120F

Observer
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Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Nancy Kay Raymond who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Meeting

in the matter of May 6th, May 8th, May 22nd

in the Court, was published in said newspaper by print in the

issues of 5/1/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

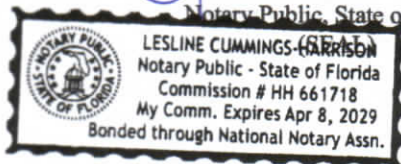
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

N. Kay Raymond
Nancy Kay Raymond

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of May, 2025 A.D.

by Nancy Kay Raymond who is personally known to me.



PUBLIC NOTICE
The City of Flagler Beach proposes to adopt the following ordinances entitled:
ORDINANCE NO. 2025-03
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
ORDINANCE NO. 2025-04
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT BY REFERENCE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.317, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT AND PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
Public Hearings will be conducted to consider the amendments as follows:
Planning & Architectural Review Board meeting Tuesday, May 6, 2025, at 5:30 p.m. or soon thereafter
First Reading, Flagler Beach City Commission Meeting Thursday, May 8, 2025, at 5:30 p.m. or soon thereafter
Second Reading, Flagler Beach City Commission Meeting Thursday, May 22, 2025, at 5:30 p.m. or soon thereafter
The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 6:00 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
May 1 25-00120F

ORDINANCE NO. 2025-0XX
COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT BY REFERENCE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities adopt comprehensive plans to regulate development and planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, Subsection 163.3167(9), Florida Statutes, requires each local government to address in its Comprehensive Plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period; and

WHEREAS, Subsection 163.3177(4)(a), Florida Statutes, requires the city to coordinate its local Comprehensive Plan with the Northeast Florida Regional Planning Council (NEFRPC) Regional Water Plan; and

WHEREAS, Subsection 163.3177(6)(c), Florida Statutes, requires local governments to prepare and adopt an updated Water Facilities Supply Plan and to amend their comprehensive plans within 18 months after the St. Johns River Management District approves the Northeast Florida Regional Planning Council (NEFRPC) Water Plan Update; and,

WHEREAS, the St. Johns River Water Management District approved the Northeast Florida Regional Water Supply Plan Update on December 12, 2023; and,

WHEREAS, the CITY OF FLAGLER BEACH, Florida, has carefully prepared amendments to its comprehensive plan pursuant to sub-section 163.3177(6)(c), Florida Statutes, in order to adopt amendments or revisions in conformance with the adopted Water Supply Facilities Work Plan; and

WHEREAS, the purpose of the Capital Improvements Element is to demonstrate the fiscal feasibility of the City's Comprehensive Plan accomplished by estimating costs of improvements, analysis of the City's fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding.

WHEREAS, the goal for Capital Improvements is to provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner.

WHEREAS, the Five-year Schedule of Capital Improvements is required for identification and to ensure that the goals, objectives and policies established in the Capital Improvements Element are met or exceeded and contain the project description, location, determination of consistency, and projected costs and revenue sources needed to construct the project.

WHEREAS, the CITY OF FLAGLER BEACH has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Land Planning Agency, Department of Economic Opportunity and after the proposed amendment of the plan was returned to the CITY OF FLAGLER BEACH, in accordance with Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Commission desires to adopt the updated Work Plan along with amendments to the current comprehensive plan to guide and control the future development of Flagler Beach, and to preserve, promote and protect the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLAGLER BEACH, FLORIDA, THAT:

Section 1: The whereas clauses are hereby incorporated as true and correct findings of fact of the City COMMISSION.

Section 2: The CITY OF FLAGLER BEACH hereby adopts by reference, the

updated Water Facilities Supply Work Plan which is attached hereto and incorporated herein as Exhibit "A". The CITY OF FLAGLER BEACH's Comprehensive Plan is hereby amended by adopting water supply related amendments to its current Comprehensive Plan; which amendments are set forth in Exhibit "B" and made a part hereof. These amendments specifically amend by adding Objectives and Policies to its Public Facilities Element; and amend the Capital Improvement Element with an updated Five-year Capital Improvement Schedule.

Section 3: A copy of the Comprehensive Plan, as amended, shall be kept on file in the office of the City Clerk, CITY OF FLAGLER BEACH, Florida.

Section 4: The Planning and Zoning Department is hereby directed to transmit three copies of the amendments hereby adopted to the State Land Planning Agency, Department of Economic Opportunity; the NE Florida Regional Planning Council, and to any other unit of local government who has filed a written request for a copy, within 10 working days after adoption, in accordance with Section 163.3184(3)(b), Florida Statutes.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Severability. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: Effective Date. The effective date of this ordinance amending the City's Comprehensive Plan shall be 31 days after the State Land Planning Agency notifies the City that the plan amendment package is complete. No development orders dependent on this amendment may be issued or commence before the effective date of this ordinance. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless become effective by the City Commission's adoption of an ordinance affirming its effective status, a copy of which ordinance shall be sent to the State Land Planning Agency, Department of Economic Opportunity. If timely challenged, this amendment shall not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

APPROVED on first reading after due public notice and hearing the 8th of May 2025.

ADOPTED on second reading after due public notice and public hearing this 22nd day of May 2025.

ATTEST:

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

CITY CLERK

Patti King, Mayor

APPROVED AS TO FORM AND LEGALITY:

DREW SMITH, CITY ATTORNEY

EXHIBIT A

10-YEAR WATER SUPPLY FACILITIES WORK PLAN

Prepared by
City of Flagler Beach
and
Meade and Hunt

Adopted May XX, 2025
Ordinance 2025-XX



2025-2035 Water Supply Work Plan City of Flagler Beach

April 2025



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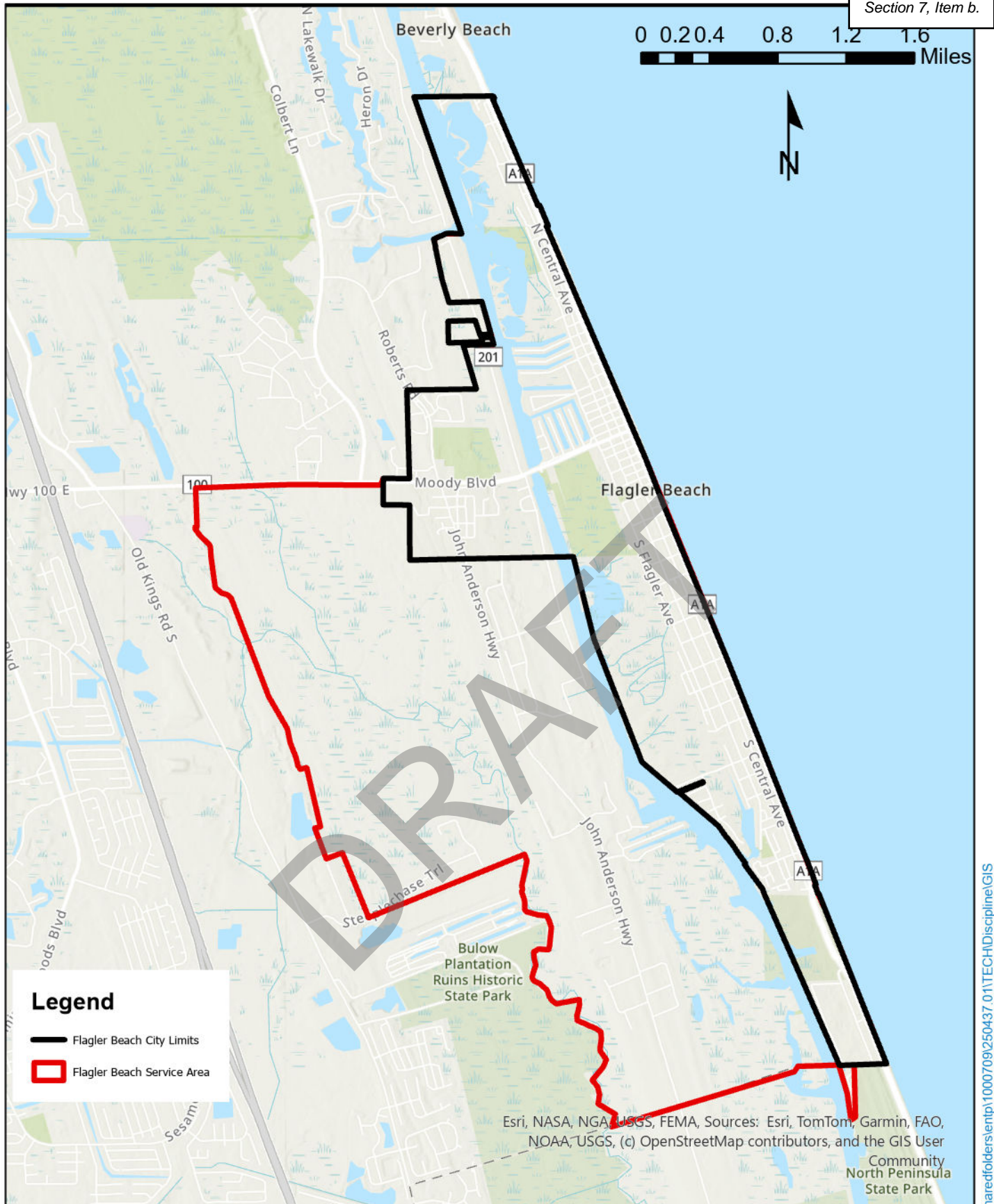
DRAFT

1. Introduction

The North Florida Regional Water Supply Plan (2020-2045) [NFRWSP] was approved by the St. Johns River Water Management District's (SJRWMD's) Governing Board on December 12, 2023. The NFRWSP was developed as part of the North Florida Regional Water Supply Partnership in coordination with the Suwannee River Water Management District. In accordance with Section 163.3177(6)(c), Florida Statutes (F.S.), local governments within the NFRWSP area are required to amend their comprehensive plans to include a new or updated a Water Supply Facilities Work Plan (WSFWP). A WSFWP and its related comprehensive plan amendment identify and plan for the water supply sources and facilities needed to serve existing and new development within a local government's jurisdiction.

The planning period for this WSFWP is 2025-2035. At a minimum, it will be necessary to update the WSFWP prior to the end of the planning period, or at such time as SJRWMD updates the NFRWSP. Public Facilities Element Policy D.1.7.1 contains enabling language that incorporates the WSFWP into the comprehensive plan as Appendix A of the Public Facilities Element. Intergovernmental Coordination Element policies G.1.4.4, G.1.4.5, G.1.4.6, G.1.4.7 contain enabling language to ensure maintenance of the work plan and coordination of the City's comprehensive plan with SJRWMD's NFRWSP.

DRAFT



Legend

- Flagler Beach City Limits
- Flagler Beach Service Area

Mead & Hunt

These documents shall not be used for any purpose or project for which it is not intended. Mead & Hunt shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses, and expenses, including attorneys' fees and costs, arising out of such misuse or reuse of the documents. Any other use or reuse by owner or by others will be at owner's sole risk and without liability or legal exposure to Mead & Hunt. In addition, unauthorized reproduction of these documents, in part or as a whole, is prohibited.

City of Flagler Beach Water Supply Facilities Work Plan

Figure 1- Potable Water Service Area

2. Potable Water Supplier Information

21 Service Area and Agreements

The City of Flagler Beach is located South of Palm Coast and North of Ormond Beach. It has a municipal boundary and a utility service area encompassing approximately 10.3 square miles, as shown in **Figure 1**. The utility service area does not overlap into any other unincorporated or incorporated areas. The current utility planning area has a population of 5,550. The City is the only potable water supplier within its municipal limit, which includes sections of the City located on both the mainland and barrier islands. In addition, the City provides sewer service to a portion of the City of Palm Coast. Palm Coast reimburses the City of Flagler Beach each month for the sewer services. The City of Flagler Beach also provides water and sewer service to Ocean Palm Villas South Condos in northeast Volusia County. This service is not a wholesale agreement.

In January 2007, the City, Flagler County, the City of Palm Coast, and a private developer (i.e., The Gardens at Hammock Beach Property Owners Association, Inc) entered into a stipulated settlement agreement that delineated the water and wastewater services areas for each utility provider. The City is financially responsible for the maintenance and improvements to the potable water system within its service area. The City currently has no plans to expand its potable water service area within the next ten years.

The City has interlocal agreements with the City of Palm Coast, the City of Beverly Beach, and Flagler County for emergency interconnects. The purposes of these interconnects are so that either City/County may effectively provide water service to the other to deal with potential public emergencies caused by water shortages. Intergovernmental Coordination Element Policy G.1.4.4 and G.1.4.5 contains enabling language for the City's intergovernmental agreements relative to water supply, service, and planning. In addition, Intergovernmental Coordination Element Policy G.1.4.6 contains enabling language for this coordination activity.

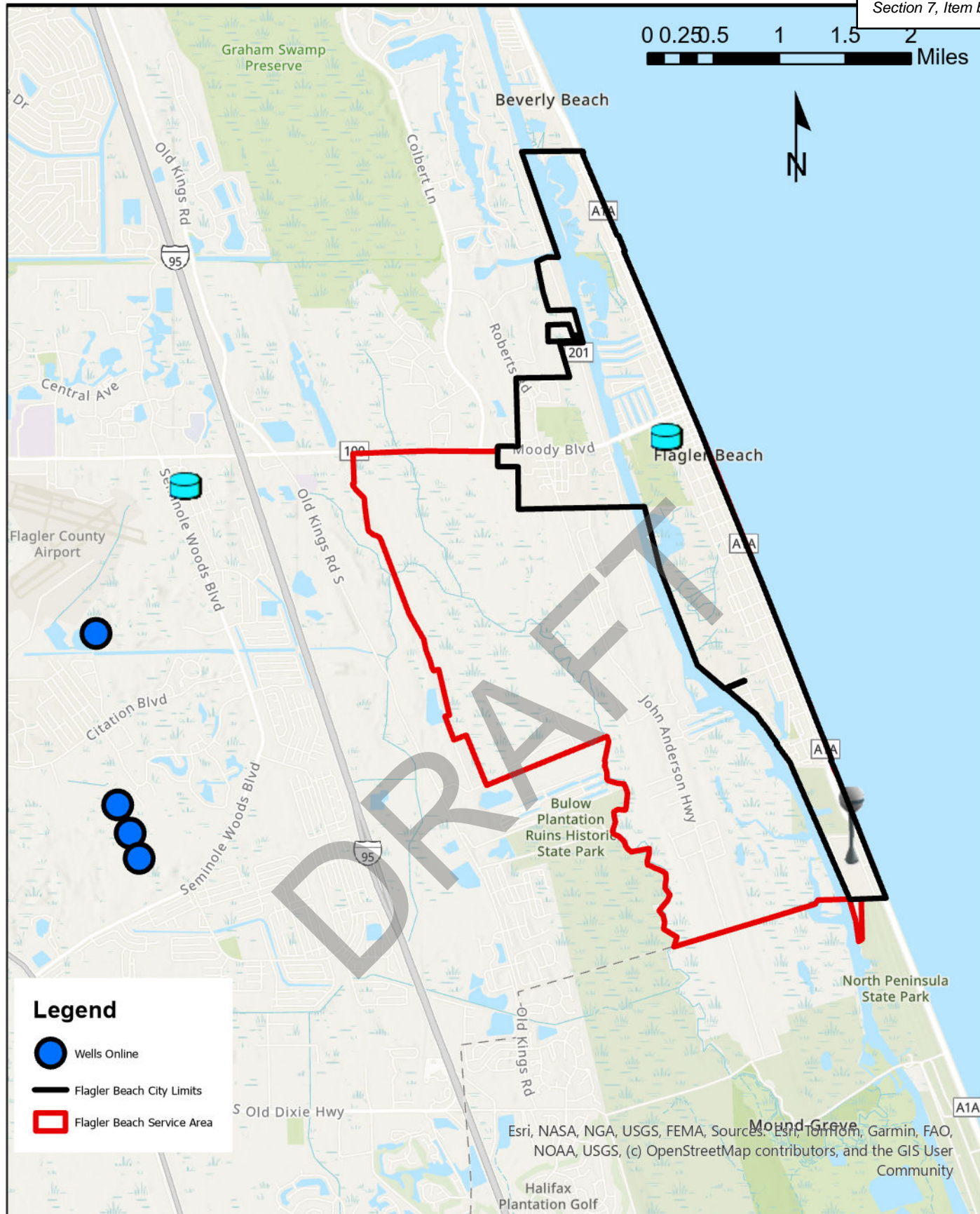
22 Potable Water System Inventory

The City's wellfield is located outside City limits, in unincorporated Flagler County, just south of the Flagler County airport. Currently, the City has four active wells Upper Floridan aquifer wells for public supply with two more (Wells #17 & #18) currently in design. The City owns and operates one low pressure reverse osmosis (RO) water treatment plant (WTP), which has a maximum capacity of 2.0 million gallons per day (mgd). The City is permitted to blend up to 0.50 MGD maximum daily flow RO concentrate water from the WTP to the existing gravity flow line from the City's wastewater facility for discharge into the Intercoastal Waterway (ICW).

23 Consumptive Use Permit (CUP)

The City's current consumptive use permit (CUP) [#59-5] was issued in October 2016 and expires in 2036. The CUP has an allocation of 0.912 MGD annual average of groundwater from the UFA based on 0.91 MGD water use projection and the population projected to increase to 6,517.

Based on the City's billing records, there are no residents on individual wells and 22 residential septic tanks in the City's service area.



3. Water Demand and Supply

3.1 Water Treatment Capacity

Water supply to the City of Flagler Beach is derived from a series of Upper Floridian aquifer wells installed outside City limits. The City's firm well production capacity is 333.0 million gallons per year (0.912 mgd annual average). The City's current well capacity is 1,550 gpm or 2.23 MGD as shown in Table 3-1. The City has 16 total wells constructed. As of the writing of this report, Wells 10, 12R, 14, and 15 are active. Wells 1-9 and Well 12 have been abandoned. Well 13 is out of service due to serious water drought, with sand and grout plugging the pre-filters. Well 11 is offline for modification. Well 16 is construction but not yet online. Saltwater intrusion and projected growth of the area have driven the need for new wells to meet demand. Additional Wells 17 & 18 are under design.

TABLE 3-1: WELL INVENTORY

Well Number (PWS)	Status	Source	Total Depth (feet)	Casing Depth (feet)	Casing Diameter (inches)	Capacity (GPM)	Use Type
10	Active	FAS-Upper Floridian Aquifer	250	125	8	500	Public Supply
11 ⁽¹⁾	Offline	FAS-Upper Floridian Aquifer	250	127	8	500	Public Supply
12R	Active	FAS-Upper Floridian Aquifer	200	110	12	350	Public Supply
13 ⁽²⁾	Offline	FAS-Upper Floridian Aquifer	186	108	12	350	Public Supply
14	Active	FAS-Upper Floridian Aquifer	200	110	12	350	Public Supply
15	Active	FAS-Upper Floridian Aquifer	200	110	12	350	Public Supply
16 ⁽³⁾	Constructed	FAS-Upper Floridian Aquifer	200	110	12	350	Public Supply

(1) Well 11: Offline for modification

(2) Well 13: Offline due to severe water drought

(3) Well 16: Is still not being Monitoring by the EN50.

32 Population Projection

3.2.1 Current Flow/Population Served/Per Capita Usage

Table 3-2 exhibit the annual average daily flow and peak month the City of Flagler Beach service water. Data represents water supplied by the City of Flagler Beach and was obtained from monthly records from the City of Flagler Beach.

TABLE 3-2: SERVICED WATER

Year	Annual Average Daily Flow (MGD)	Peak Month (MGD)
2014	0.529	0.556
2015	0.518	0.591
2016	0.598	0.712
2017	0.591	0.654
2018	0.581	0.653
2019	0.579	0.669
2020	0.647	0.750
2021	0.704	0.791
2022	0.606	0.668
2023	0.568	0.611
2024	0.595	0.639

Historically, the population in the City of Flagler Beach utility service area has grown steadily over the past years. Development trends for Flagler County area remain strong and population is expected to increase steadily throughout the planning period.

Historical projections are listed in **Table 3-3** and population growth for the new 10 years is projected expecting an annual 2.25% growth. It includes the historical demand and the projected demand through the year 2035. The projections are based on the BEBR historical population with the historical growth change. The City currently has some projects such as residential units approved and/or under construction. Using the number of units and a density of 2.08 persons per unit, results in an additional 3,100 population projected until 2035.

TABLE 3-3: CITY'S HISTORICAL & PROJECTED POPULATION

Year	BEHR Historical Population	Year Change (%)	Population Projection from City Approved Projects	Population Projection from City Approved Projects
2014	4,462			
2015	4,503	0.9%		
2016	4,582	1.8%		
2017	4,625	0.9%		
2018	4,666	0.9%		
2019	4,719	1.1%		
2020	4,700	-0.4%		
2021	5,133	9.2%		
2022	5,182	1.0%		
2023	5,216	0.7%		
2024	5,550	6.4%		
Historical Average		2.25%		

2025		2.25%	443	6,118
2026		2.25%	277	6,532
2027		2.25%	1464	8,143
2028		2.25%	94	8,419
2029		2.25%	94	8,702
2030		2.25%		8,898
2031		2.25%		9,098
2032		2.25%		9,302
2033		2.25%		9,511
2034		2.25%		9,724
2035		2.25%	728	10,671

Using the previous data from **Table 3-3** a calculation can be made for the per capita potable water usage in gallons per capita per day (GCD) for the City of Flagler Beach **Table 3-4** for the past 10 years.

TABLE 3-4: HISTORIC PER CAPITA WATER USAGE

Year	Average Daily Flow (MGD)	Service Area Population	Per Capita Consumption (GPCD)
2014	0.5287	4,462	118
2015	0.5184	4,503	115
2016	0.5984	4,582	131
2017	0.5905	4,625	128
2018	0.5813	4,666	125
2019	0.5790	4,719	123
2020	0.6475	4,700	138
2021	0.7045	5,133	137
2022	0.6063	5,182	117
2023	0.5677	5,216	109
2024	0.5953	5,550	107
10-year average			122
5-year average			122

The 10-year historical average flow and the 5-year historical average flow 122 GPCD. The reduction in per capita flow is partially due to higher rates, vacancies and lower occupancy. New construction is expected to raise the consumption from new customers. A per capita flow of 125 GPCD is used for this report refer to **Section 3.3**.

33 Level Of Service Standard (LOS) and Water Supply Concurrency

The US Census estimate for people per residential unit is 2.08 and the Flagler Beach Comprehensive Plan includes a water LOS of 125 gallons per capita. The LOS flow for each residential unit is 125 gal/person multiplied by a 2.08 people/unit= 260 gpd/unit.

34 Cup Allocation / Supply Projection

Using the projected population and the per capita demand of 125 gallons per capita day, the total water demand anticipated for the City is depicted on **Table 3-5**. The permitted capacity for the wells will exceed due to the growth of population. The City currently uses potable water for irrigation and is planning to transition to reclaim in the future, see **Section 0** for more information on nonpotable water.

TABLE 3-5:PROJECTED AND PERMITTED ANNUAL WITHDRAWALS

Year	Population	(1)Avg. Annual Demand (MGD)	(2)Peak Month Demand (MGD)	Permitted Capacity (MGD)	WTP Facility Capacity (MGD)	Well Capacity (MGD)	Annual Average Daily Raw Water Demand (MGD)
2025	6,118	0.765	0.856	0.912	2	2.23	1.16
2026	6,532	0.816	0.914	0.912	2	2.23	1.24
2027	8,143	1.018	1.140	0.912	2	2.23	1.54
2028	8,419	1.052	1.179	0.912	2	2.23	1.59
2029	8,702	1.088	1.218	0.912	2	2.23	1.65
2030	8,898	1.112	1.246	0.912	2	2.23	1.68
2031	9,098	1.137	1.274	0.912	2	2.23	1.72
2032	9,302	1.163	1.302	0.912	2	2.23	1.76
2033	9,511	1.189	1.332	0.912	2	2.23	1.80
2034	9,724	1.216	1.361	0.912	2	2.23	1.84
2035	10,671	1.334	1.494	0.912	2	2.23	2.02

(1) Population *125 GPCD

(2)1.12 peak flow* AADF

4. Nonpotable Water Supplier Information

The City's currently owns and operates one wastewater treatment plant (WWTP), located three miles east of the WTP, which has a maximum capacity of 1.0 mgd. The WWTP provides advanced secondary treatment and disposes of the effluent into ICW. The City's wastewater service area is identical to the potable water service area, shown in **Figure 4-1**. The City does not currently have reclaimed water production infrastructure at the wastewater treatment facility nor a distribution system network for public access reuse (PAR).

4.1 Reuse Water Practices

4.1.1 Service Area Inventory

The City completed a Reuse Master Plan in September 2024 as a guide for the orderly development and phased implementation of a PAR system for the City of Flagler Beach to ultimately eliminate effluent surface water discharges into the ICW as required by Senate Bill 64. Per the City's Reuse Master Plan, the City's initial reclaimed water service area is planned to serve customers along John Anderson Highway, Roberts Road, and Lambert Avenue/Palm Drive; at the Flager Beach WWTP; and at Wadsworth Park along SR 100. The development and expansion of the PAR system is proposed to occur in five phases over the next six (6) fiscal years. The Reuse Master Plan proposes a PAR system comprised of the following components:

- Reclaimed Water Supply
- Reclaimed Water Storage (at least 2.0 MGD storage volume in short-term)
- High Service Pumping via Reclaimed Water Distribution Pump Station
- Reject Water Storage System (1.0 MG storage volume)
- Reclaimed Water Distribution System Layout
- Controls and Instrumentation Systems

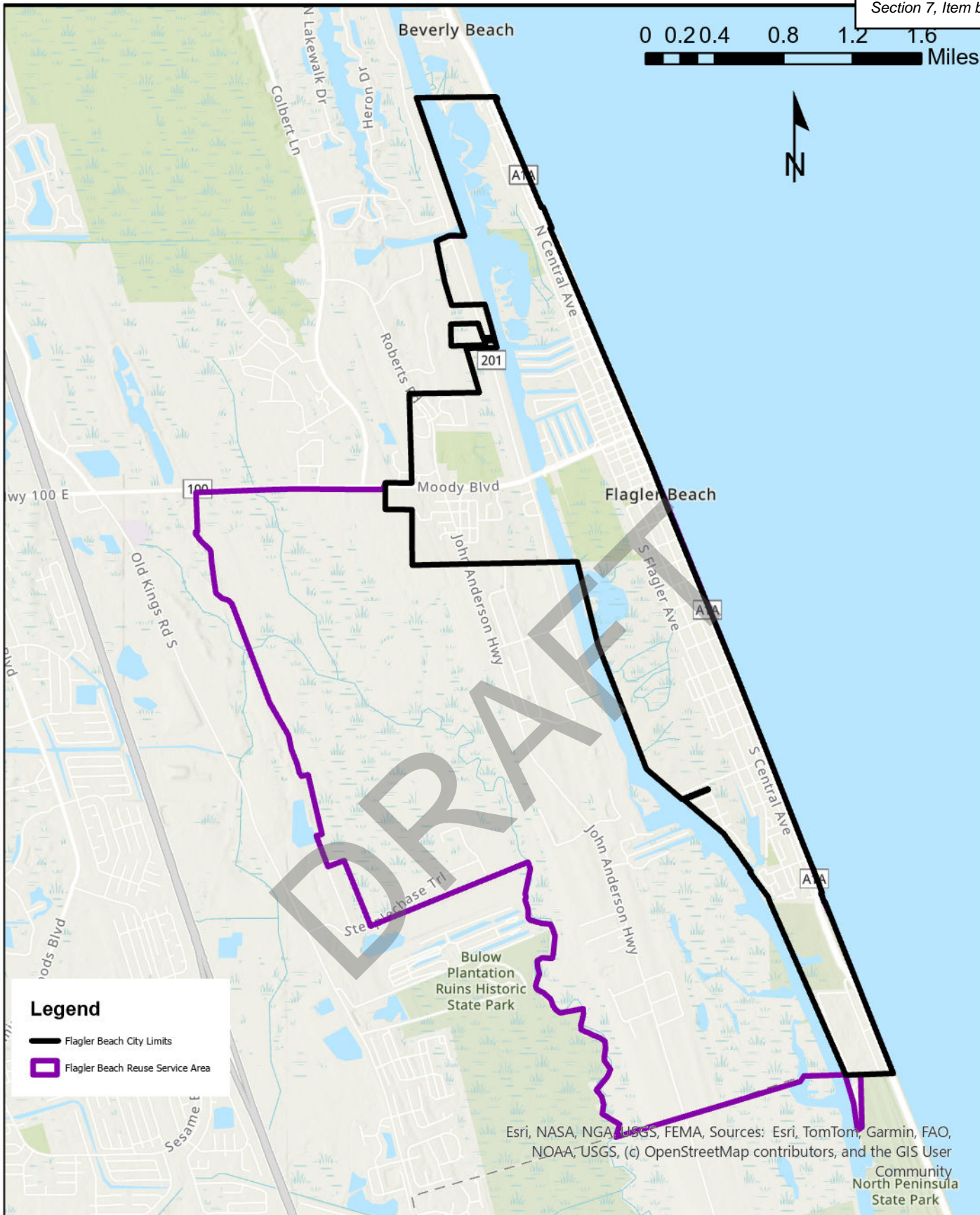
4.1.2 Reuse Demand

Per the Reuse Master Plan, proposed reclaimed PAR demands were compared to wastewater flow projections. With the City's current WWTP treatment and capacity, the City would be able to meet the projected PAR demand until 2032 and 2034 when deficits would occur. The Reuse Master Plan details proposed improvements to the Flagler Beach WWTP that would enable the City to meet the growing demand for wastewater and reuse and avoid deficits. **Table 4-1** shows the projected irrigation demand within the 10-year planning period of this Work Plan.

TABLE 4-1: PROJECTED RECLAIMED WATER DEMAND

Year	Population	Total Potable Water Demand (MGD)	⁽¹⁾ Wastewater Effluent (MGD)	⁽¹⁾ Reclaimed Water Demand (MGD)	⁽¹⁾ Surplus / Deficit (MGD)
2025	6,167	0.771	0.781	0.000	0.781
2026	6,079	0.760	0.793	0.310	0.483
2027	7,717	0.965	0.805	0.310	0.495
2028	6,399	0.800	0.777	0.310	0.467
2029	6,296	0.787	0.747	0.310	0.437
2030	6,341	0.793	0.718	0.549	0.169
2031	6,484	0.810	0.688	0.549	0.139
2032	6,629	0.829	0.658	0.662	-0.004
2033	6,778	0.847	0.669	0.662	0.007
2034	6,930	0.866	0.678	0.679	-0.001
2035	7,814	0.977	0.686	0.679	0.007

(1) City of Flagler Beach Reuse Master Plan



Legend

- Flagler Beach City Limits
- Flagler Beach Reuse Service Area

Mead & Hunt

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City of Flagler Beach Water Supply Facilities Work Plan

Figure 3- Reclaimed Water Service Area

5. Water Supply and Facility Capacity Projects – Alternative and Traditional; Potable and Nonpotable

The latest NFRWSP (2023) did not identify any project options related to the City of Flagler Beach. Currently, the City utilizes its interconnects as an alternative water source only in the event of an emergency. Additionally, the City has embarked on a swale/retention program to help retain stormwater to recharge the groundwater aquifer. **Section 8** details specific projects the City has planned to occur during this WSFWP's planning period.

In June 2023, the City proceeded with the new design for upgrades to the City's existing WWTP. To produce reclaimed water, the facility needs to be upgraded to add filtration, pumping, and storage facilities for advanced water treatment (AWT). The scope of work includes new design of the WWTP-AWT Plant Expansion, with funding provided by an FDEP grant. These upgrades are the first phase of a future plan to provide a reclaimed water distribution system to future developments. Expansion of the City's wastewater facilities in conjunction with the development of a comprehensive PAR system will allow the City to offset its potable water demand as the City experiences projected growth.

6. Water Source Protection Practices

The City's wellfield is located outside of the City's municipal limit, in unincorporated Flagler County. Therefore, the City coordinates with Flagler County relative to water source protection. In order to protect the City's sources of water the City does not allow house construction within 1,000 feet of a well. The City's comprehensive plan includes water source protection for quality and quantity of water as well as aquifer recharge protection. A summary of source protection policies is below.

- Land use restrictions to protect water quality (Policies E.1.1.1, E.1.1.2)
- Restrictions in septic tanks (Policy E.1.1.4, D.2.1)
- Intergovernmental coordination for wellfield protection (Policy E.1.2.5)

7. Water Conservation

The City has implemented a variety of water conservation practices. For example, the City implements a water conservation rate structure. In addition, the City is implementing its Water Conservation Plan that was submitted as part of the CUP process. The City's comprehensive plan also includes some other water conservation practices. A summary of these policies is below. The City plans to maintain these practices and improve upon them when feasible.

- Monitoring water consumption trends (Policy D.1.4.1)
- Conduct public education efforts informing and encouraging responsible water use (Policy D.1.6.1)
- Implementation of City's Water Conservation Plan and associated practices (Policy D.1.6.2)
- Enforce FBC requirements for max flow rates in new developments (Policy D.1.6.3)
- Investigate potential use of gray-water for certain onsite irrigation systems (Policy D.1.6.4)
- Metering Requirements (Policy D.1.6.5)
- Requirements for native plants (Policies E.2.5.3 and E.2.6.3)
- Intergovernmental coordination of water conservation (Policies G.1.4.4-G.1.4.7)

8. Capital Improvements

The latest NFRWSP (2018) did not identify any project options related to the City of Flagler Beach. In 2017, the City completed construction of Well #12R as a replacement for Well #12 per the recommendations of the previous NFRWSP. The City plans on further expanding the wellfield capacity from 2.0 MGD to 5.0 MGD (10 wells), as well as expanding the water treatment plant capacity to provide potable water to future developments. The City also plans to build a 1.0 MGD tank on plant grounds to have sufficient storage on the mainland, as well as run a 16-inch water main down Lambert Avenue for a second river crossing in the future.

Appendix A details the capital improvements the City has scheduled to occur from FY2026 to FY2030 to meet growing demand within the WSFWP's ten-year planning period.

DRAFT

APPENDIX A

CITY OF FLAGLER BEACH CAPITAL IMPROVEMENT PROGRAM (CIP)

DRAFT

EXHIBIT B

Ordinance 2025-XX adopts the updated Water Facilities Supply Plan along with amendments to the current comprehensive plan to guide and control future development of Flagler Beach. It provides amendments to the comprehensive plan to implement the Water Facilities Work Plan policies in the Public Facilities Element; amendments to the Capital Improvements Plan and annual Five-year Schedule of Capital Improvements required for identification to ensure Levels of service (LOS) and established goals, objectives, and policies in the Capital Improvements Element are met or exceeded. The annually updated Five-Year Schedule of Improvements contains the project description, location, determination of consistency, projected costs and revenue sources needed to construct the project; and includes grant funded capital facility improvements to be funded each year.

E. Public Facilities Element

Policy D.1.7.2.3 Groundwater quality degradation may constrain the availability of fresh groundwater due to the susceptibility to both vertical and lateral saltwater intrusion. The City shall continue wellfield management including implementing as needed back plugging, reduced pumping rates, and relocation of withdrawals to less susceptible areas to effectively manage increasing chloride trend.

I. Capital Improvement Element

IMPLEMENTATION

Five-Year Capital Improvements Schedule

The five-year schedule of capital improvements required for identification as the program to be adopted to ensure that the goals, objectives and policies established in the Capital Improvements Element are met or exceeded is contained in Appendix A, Capital Improvements Schedule-Fiscal Years ~~2017-18 to 2021-2022~~ 2022/2023 to 2027/2028.

The Annual Schedule of Improvements is the basis for the annual capital improvement program adopted by ordinance and contains the project description, location, determination of consistency, and projected costs and revenue sources needed to construct the project.

5 YR Capital Improvement Plan

Powered by 

Approved FY 24/25 CIP Schedule

Project	Fund	Funding Source	FY 24/25	Budget	Status	FY 25/26	Budget	FY 26/27	Budget	FY 27/28	Budget	FY 28/29	Budget
CRA - City Parking Lot # 3 - S. 8th Street	CRA	CRA Fund Balance	FY 24/25	\$147,000	100 % Complete	FY 25/26	\$200,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
CRA - City Parking Lot # 4 - N. 5th Street	CRA	CRA Fund Balance / CRA Salary Section 2	FY 24/25	\$164,500	90 % Complete	FY 25/26		FY 26/27		FY 27/28		FY 28/29	
CRA - Light Replacements	CRA	CRA	FY 24/25	\$292,731	25% Complete	FY 25/26	\$200,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
CRA - Crosswalks (Re-stamp)	CRA	CRA	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$460,000	FY 27/28	\$0	FY 28/29	\$0
CRA - Underground Utilities	CRA	CRA	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$700,000
BCI - Sound Dampening Building Dept - Main Space	BCI	75 BCI / 25 GF	FY 24/25	\$18,750	CC Agenda Pending	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Pier - Pier Reconstruction	Pier	FEMA / State Grant	FY 24/25	\$16,600,000	Grant in Process	FY 25/26	\$1,400,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Pier - Pier Bathroom / Beach Walk	Pier	TDC Grant/ GF Transfer	FY 24/25	\$2,658,600	Grant in Process	FY 25/26	\$1,131,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
P&Z - Sound Dampening Building Dept - Main Space	General	75 BCI / 25 GF	FY 24/25	\$6,250	CC Agenda Pending	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Recreation - Sun Trail	General	Grant	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$2,000,000	FY 27/28	\$0	FY 28/29	\$0
IT - BSA Cloud Version Update	General	Funds / Split	FY 24/25	\$0		FY 25/26	\$75,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Library - Bathroom Renovations	General	Unrestricted GF	FY 24/25	\$50,000	TBD	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Library - Interior LED Lighting Replacement & Wiring Update	General	Unrestricted GF	FY 24/25	\$0		FY 25/26	\$10,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Roads / Bridges - Street Paving	General	Paving Reserves	FY 24/25	\$100,000	Pending Scope	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Sanitation - Awning Big Blue	Sanitation	Sanitation Fund	FY 24/25	\$25,000	TBD	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Maintenance - Bypass Pump On Trailer	Utility	Unrestricted Utility Fund	FY 24/25	\$70,000	Pending Quotes	FY 25/26	\$0	FY 26/27	\$72,000	FY 27/28	\$0	FY 28/29	\$75,000
Maintenance - Wet Well Rehabs	Utility	Unrestricted Utility Fund	FY 24/25	\$80,000	Pending Scope	FY 25/26	\$80,000	FY 26/27	\$80,000	FY 27/28	\$80,000	FY 28/29	\$80,000
Maintenance - LS # 11 S. Flagler Ave & S. 25th					Unfunded								
Maintenance - Manhole Rings and Covers / Installation	Utility	Unrestricted Utility Fund	FY 24/25	\$239,756	CC Agenda Pending	FY 25/26	\$239,756	FY 26/27	\$239,756	FY 27/28	\$239,756	FY 28/29	\$239,756
Maintenance - Lift Stations Rebuild - Emergency	Utility	Unrestricted Utility Fund	FY 24/25	\$300,000	25% Complete	FY 25/26	\$0	FY 26/27	\$350,000	FY 27/28	\$0	FY 28/29	\$375,000
Maintenance - Backup Diesel Driven Pumps	Utility	Grant	FY 24/25	\$0	3rd Qtr Reporting	FY 25/26	\$500,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Maintenance - Fire Hydrant Replacement	Utility	Infrastructure Reserve	FY 24/25	\$87,954	25% Complete	FY 25/26	\$130,100	FY 26/27	\$131,100	FY 27/28	\$132,100	FY 28/29	\$0
Maintenance - Sewer Connection Oak Street	Utility	Transfer from Reserves	FY 24/25	\$80,000	CC Agenda Pending	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Maintenance - Abandon 2" Galvanized Lines - S. 13th to 15th	Utility	Transfer from Reserves	FY 24/25	\$125,000	CC Agenda Pending	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0

Approved FY 24/25 CIP Schedule

Section 7, Item b.

Project	Fund	Funding Source	FY 24/25	Budget	Status	FY 25/26	Budget	FY 26/27	Budget	FY 27/28	Budget	FY 28/29	Budget
Maintenance - S. 13th Alleyway A1A & Central - Replace Galvanized Line	Utility	Impact Fees - Water	FY 24/25	\$475,000	CC Agenda Pending	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Maintenance - (4) Grant Rehab - Lift Stations	Utility	HNWAG Grant - HA009	FY 24/25	\$2,059,785	Grant in Process	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Wastewater Plant - Screw Press Project	Utility	50/50 Match (\$850K Each) Total \$1.7 M	FY 24/25	\$1,287,000	Value Engineering Review	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Wastewater Plant - WWTP - New Plant	Utility	SRF Loan/ Line of Credit	FY 24/25	\$25,000,000	Out for Bid	FY 25/26	\$10,000,000	FY 26/27	\$5,000,000	FY 27/28	\$0	FY 28/29	\$0
Wastewater Plant - Flow Equalization Basin / Master Lift Station	Utility	HNWAG Grant	FY 24/25	\$1,693,681	Out for Bid	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Well # 17 Design	Utility	Impact Fees - Water	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$150,000	FY 27/28	\$0	FY 28/29	\$0
Water Production - Well # 17 Construction	Utility	Impact Fees - Water	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$1,400,000	FY 28/29	\$0
Water Production - Potable Water (Intercoastal) Upland Swale - River Crossing Design	Utility	Unrestricted Utility Fund	FY 24/25	\$150,000	25% Complete	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Potable Water (Intercoastal) Upland Swale -River Crossing Construction	Utility	Unrestricted Utility Fund / Grant	FY 24/25	\$0		FY 25/26	\$1,500,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Potable Water (Lambert) River Crossing Construction	Utility	Grant	FY 24/25	\$1,500,000	TBD	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Replacement S. Central Water Line	Utility	Unrestricted Utility Fund	FY 24/25	\$900,000	90 % Complete	FY 25/26	\$2,500,000	FY 26/27	\$2,500,000	FY 27/28	\$2,500,000	FY 28/29	\$2,500,000
Water Production - 1 MG Tank Design	Utility	Impact Fees - Water	FY 24/25	\$150,000	50% Complete	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - 1 MG Tank Construction	Utility	Impact Fees - Water	FY 24/25	\$0		FY 25/26	\$2,000,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Plant Ground Stone - Wells 16	Utility	Unrestricted Utility Fund	FY 24/25	\$17,000	TBD	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Stabilization Well 13 Road	Utility	Unrestricted Utility Fund	FY 24/25	\$0		FY 25/26	\$20,000	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Water Production - Well # 18 Design	Utility	Impact Fees - Water	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$150,000	FY 28/29	\$0
Water Production - Well # 18 Construction	Utility	Impact Fees - Water	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$1,800,000
Storm Water - Improvements South Flagler Avenue Rte. 100-S 7th City Share	Storm Water	HMPG 4486 Grant 10% City	FY 24/25	\$0		FY 25/26	\$943,800	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
Storm Water - Custer's Palm Harbor	Storm Water	Storm Water Funds	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$395,400	FY 28/29	\$0
Storm Water - Palm Harbor	Storm Water	Storm Water Funds	FY 24/25	\$0		FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$757,800
Storm Water - Storm Water Improvement McKim & Creed	Storm Water	Storm Water Funds	FY 24/25	\$520,000	25% Complete	FY 25/26	\$0	FY 26/27	\$0	FY 27/28	\$0	FY 28/29	\$0
				\$54,798,007				\$20,929,656	\$10,982,856	\$4,897,256			

Serial Number
25-00120F

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Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Nancy Kay Raymond who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Meeting

in the matter of May 6th. May 8th. May 22nd

in the Court, was published in said newspaper by print in the

issues of 5/1/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

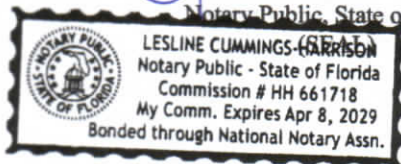
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

N. Kay Raymond
Nancy Kay Raymond

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of May, 2025 A.D.

by Nancy Kay Raymond who is personally known to me.



PUBLIC NOTICE
The City of Flagler Beach proposes to adopt the following ordinances entitled:
ORDINANCE NO. 2025-03
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
ORDINANCE NO. 2025-04
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT BY REFERENCE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.317, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT AND PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
Public Hearings will be conducted to consider the amendments as follows:
Planning & Architectural Review Board meeting Tuesday, May 6, 2025, at 5:30 p.m. or soon thereafter
First Reading, Flagler Beach City Commission Meeting Thursday, May 8, 2025, at 5:30 p.m. or soon thereafter
Second Reading, Flagler Beach City Commission Meeting Thursday, May 22, 2025, at 5:30 p.m. or soon thereafter
The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 6:00 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
May 1 25-00120F

FREQUENTLY ASKED QUESTIONS REGARDING WATER SUPPLY FACILITIES WORK PLANS

Why update the Water Supply Facilities Work Plan (Work Plan)?

- Ensure adequate water supply for current and future residents
- Strengthen position to compete for funding assistance
- Plan for alternative water supply sources that take time to develop and finance
- Ensure local needs are considered by regional water suppliers and the South Florida Water Management District (SFWMD)
- Meet statutory requirements (Chapter 163, Florida Statutes) after the applicable Regional Water Supply Plan (RWSP) has been updated

How is the Work Plan updated?

- As a Comprehensive Plan amendment, pursuant to Chapter 163, Florida Statutes, under the Expedited State Review Process or the State Coordinated Review Process. The Work Plan can be incorporated into the Comprehensive Plan in one of three ways:
 - Incorporated as a standalone document adopted by reference,
 - Incorporated as a separate element or sub-element, or
 - Incorporated into applicable elements.
- May be combined and submitted with other Comprehensive Plan amendments

Who prepares the Work Plan update?

- Each local government, including those that obtain their water from another local government or utility

When are adopted Comprehensive Plan amendments due?

- Within 18 months after the applicable RWSP update is approved by the SFWMD
- If a local government is in one or more water management districts or water supply regions, the Work Plan update is due 18 months after the later RWSP is adopted.

What is included in the Work Plan update?

- Population estimates and projections
- Water demand estimates and projections
- Identification of viable water sources to meet demands
- Capital improvement needs to meet existing and future demands
- Conservation efforts

- Planning time frames
- Changes since the original Work Plan was adopted (e.g., water supplier, service area, planned facilities, water suppliers, water users, level of service standards)

Will assistance be provided to update the Work Plan?

- The Water Supply Facilities Work Plan Updates Technical Assistance Guide is available on the SFWMD website at: <https://www.sfwmd.gov/our-work/water-supply/work-plans>
- Assistance can be provided through regional workshops, one-on-one meetings, and information on the SFWMD website
- SFWMD staff are available to conduct informal pre-submittal reviews

Is there a sample policy that incorporates a Work Plan into an adopted Comprehensive Plan?

Below is a sample policy to incorporate the Work Plan into the Comprehensive Plan:

The [local government] hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) into the [local government's] Comprehensive Plan, dated xxxx, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the [local government].

How are Comprehensive Plan amendments submitted to the SFWMD for review?

Local governments are encouraged to submit Comprehensive Plan amendments to the SFWMD via the SFLOCALGOVPLAN@sfwmd.gov email

Submit amendments to:

David Ragsdale, Policy and Planning Analyst
 Water Supply Implementation Unit
 South Florida Water Management District
 3301 Gun Club Road
 West Palm Beach, FL 33406
dragsdal@sfwmd.gov