

Planning for Sea Level Rise in the Matanzas Basin

Appendix H4: Relevant Comprehensive Plan Language for Sea Level Rise Adaptation Planning in the Matanzas Basin

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**St. Johns County
2025 Comprehensive Land Use Plan**

Land Use Element

Goal A.1

“To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner”

Objective A.1.1

“The County shall designate future land uses based upon environmental conditions and constraints including but not limited to: vegetation, topography, soil conditions, wildlife, aquifer recharge areas, surface waters and drainage. The County shall coordinate with state and federal agencies responsible for environmental and natural resource protection to include sharing of environmental data and studies to support the designation of appropriate land uses.”

A.1.1.1

The County shall protect estuaries by ensuring compliance with state and federal standards for stormwater runoff and wastewater discharge into Outstanding Florida Waters, Class II and III waters through coordination between the County development review process and state and federal permitting requirements.

A.1.1.2

The County shall protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting and reporting violations of laws and regulations which would have a negative impact on the environment.

A.1.1.3

The County shall research and consistently with applicable law, shall apply for state and federal grants to purchase natural resources for conservation.

Objective A.1.2

Control of Urban Sprawl

“The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.”

A.1.2.2

The County shall promote infill residential development, within the Development Areas as depicted on the Future Land Use Map, near existing facilities by offering a Variable Density Factor for residential developments that are served by central water and central sewer consistent with the Variable Density Factors established through Policy A1.11.1.

A.1.2.5

All Comprehensive Plan amendments, including Small-Scale Plan Amendments, if determined by the County the Small Scale amendment warrants such review, amendments as defined by

Chapter 163, F.S., shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources.

A.1.3.7

Commercial development along SR A1A from the Duval/St. Johns County line south to Vilano Road shall be permitted only on land zoned to permit Commercial development consistent with the uses allowed by the applicable land use designation on the Future Land Use Map, or on lands designated for Commercial on the Future Land Use Map.

(a) the proposed Commercial development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding properties or the natural environment;

A.1.3.11

When a Comprehensive Plan amendment, rezoning or development application is considered, the County shall ensure compatibility of adjacent and surrounding land uses.

6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

Objective A.1.5

Coastal Areas

The County shall ensure safe evacuation of coastal areas and shall coordinate coastal area population densities with appropriate regional hurricane plans, through the implementation of the Future Land Use Plan. The County shall limit increases in population density within the Coastal High Hazard Area

A.1.5.6

The County shall not approve Comprehensive Plan amendments that increase the residential density on the Future Land Use Map within the CHHA.

A.1.5.7

The County shall prohibit new development of adult congregate living facilities, nursing homes for the aged, total care facilities, and similar developments within the CHHA.

A.1.5.8

The County shall support programs of land acquisition in the Coastal Area for protection of natural resources and critical dune systems.

A.1.5.9

Amendments to the Comprehensive Plan in the CHHA shall not be approved which will result in an increase in hurricane evacuation times, without mitigation of the adverse impact to evacuation times.

A.1.6.2

Residential and related development of lands designated R/S and A-I shall be consistent with the following minimum requirements:

(a) The Planned Rural Development (PRD) development controls established by this Plan and implemented through the Land Development Code. The PRD shall maintain and preserve rural characteristics and uses, high quality environmental areas, historical and cultural sites, and scenic view sheds within the R/S and A-I designations. The County shall require low impact clustered development within PRDs.

Additional development controls shall include:

(1) Minimum open space requirements. (Density incentives to promote clustering of development.)

Objective A.1.7

Land Development Regulations

A.1.7.3

The County shall protect environmentally sensitive land, defined as areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems, from the impacts of development through the implementation of the Land Development Code. The County shall continue to assist in programs that assure protection and conservation of environmentally sensitive lands for future generations.

A.1.7.4

The County shall continue to investigate land development regulations, incentives and provisions to promote infill development in those areas which, consistent with the Plan, are appropriate for such development.

A.1.7.7

The County shall continue to enforce its land development regulations, which at a minimum, contains provisions for the following:

- (a) protection of environmentally sensitive lands;
- (f) regulations for areas subject to seasonal and periodic flooding;
- (g) drainage and stormwater management; and
- (h) provision of open space and landscaping;
- (i) regulations of roads, water and sewer infrastructure

A.1.10

Natural Resource Protection

Objective A.1.10

Natural Resource Protection

“The County shall continue to implement its land development regulations, providing for Optional Density Factors established in Policy A.1.11.1 which are intended to protect natural resources.”

Policies

A.1.10.1

The County shall, pursuant to the Optional Density Factors and applicable land development regulations, offer a residential density bonus for protection of open space west of SR 13 and CR 13 under the provisions of the Optional Density Factor bonus system.

A.1.10.2

The County, pursuant to the Optional Density Factors and applicable land development regulations, shall offer a residential density bonus for protection of uplands under the provisions of the Optional Density Factor bonus system.

A.1.10.3

The County, pursuant to the Optional Density Factors and applicable land development regulations, shall offer a residential density bonus for protection of uplands adjacent to wetlands under the provisions of the Optional Density Factor bonus system.

A.1.10.4

The County may consider a Transfer of Development Rights (TDR) program, Rural Land Stewardship (RLS) program or similar land preservation program to protect and preserve natural areas.

Objective A.1.11

Provision of Efficient, Compact Development

“The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.”

Policies

A.1.11.1

(i) Conservation shall mean lands, wetlands and tidal marsh along with adjacent uplands islands and other areas as designated on the FLUM. Due to sensitive environmental qualities only very low intensity uses shall be permitted subject to all regulatory permitting requirements

(6) All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.

(7) Optional Density Factors shall be provided to encourage

A.1.11.5

The exact boundaries of the land use designations on the Future Land Use Map may require interpretation in order to determine the appropriate land use 2025 COMPREHENSIVE PLAN Land Use Page 44 designation of various parcels and lots. When necessary, the following criteria shall be used to establish the location of a specific boundary and to allow minor deviations, if not clearly delineated on the Future Land Use Map:

(a) The closest parcel or lot line when a land use designation boundary splits a specific parcel or lot. This provision will carry additional weight if the portion of the split lot or parcel is precluded from development as defined by the Land Use Element. However, in no instance shall a boundary line be extended more than two hundred (200) feet to incorporate the entire parcel or

lot. A specific boundary line may not be extended more than one time unless changed by a Comprehensive Plan amendment.

(b) In the absence of a nearby parcel or lot line, any geographic, manmade, or environmental features which serve as natural boundaries (e.g. roads, canals, streams, wetlands, municipal boundary, or township, range, section lines). However, in no instance shall a boundary line be extended more than two hundred (200) feet. A specific boundary line may not be extended more than one time unless changed by a Comprehensive Plan amendment.

(c) The landward boundary of tidal marsh designated Conservation shall be the mean high water line and shall also include those upland islands located waterward of the mean high water line of the tidal marsh. The exact landward boundary of other areas designated Conservation lands on the Future Land Use Map shall be determined by a field survey performed pursuant to applicable regulatory requirements.

A.1.20.6

By December 2013, the County may consider land development regulations, that include but not be limited to the use of incentives, such as but not limited to, density bonuses, transfer-of-development rights, impact fee credits, park and open space credits and tree credits for new developments that set-aside land within a greenway and blueway.

Goal A.2

To ensure that the Northwest Sector of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people and provide a healthy social and cultural environment for all residents. For the purpose of this Goal, the Northwest Sector shall be defined as the area of St. Johns County bounded by Duval County, the St. Johns River, CR 208, and Interstate 95.

Natural environmental features within the Northwest Sector and the goal to provide an interconnected transportation network guide the Northwest Sector Overlay vision. Environmental features will be incorporated into conservation areas, greenways, greenbelts, open space and recreation areas to create a development pattern that accommodates sustainable development while protecting the rural character held sacred by residents.

Policies

A.2.1.1 Northwest Sector General Administrative

(a) The Northwest Sector shall be developed with neighborhoods and communities that are served by commercial support uses, schools, parks and open spaces and civic spaces.

(c) New development or rezoning, which increases the potential density and/or intensity of the sites within the Northwest Sector shall be submitted and reviewed pursuant to the planned development land development regulations, the Northwest Sector Overlay Map and the goals, objectives and policies contained herein.

(d) Priority for mitigation of environmental impact within the Northwest Sector, shall be to enhance connectivity among connected wetlands, recreational areas and parks, scenic edges, development edges and recreational trails within the Northwest Sector. All wetland impacts and

subsequent mitigation are subject to compliance with all applicable County, regional, State and Federal permitting requirement

D. Infrastructure Element – Stormwater Management Sub-Element

Goal D.3.

“St. Johns County shall provide an efficient and environmentally sound system of Stormwater Management. This system shall increase the efficiency of the existing system, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in St. Johns County.”

Objective D.3.1

Surface Water Management

“The County shall seek funding to implement the recommendations of the Countywide Master Drainage Study. This Master Drainage Study includes inventories of existing drainage facilities, geographic locations, land uses, operating entities, design capacities, existing capacity usage, general performance, impacts of the facilities on the natural environment, problems and opportunities for solutions to the deficiencies.”

D.3.1.1

The County shall coordinate with the Department of Environmental Protection (DEP) and the St. Johns River Water Management District (SJRWMD) in the identification of all drainage basins in the County to assure uniformity of basin designation.

D 3.1.2

County shall implement the recommendations of the Countywide Master Drainage Study by continuing to fund the Countywide Stormwater model and establish priorities as the drainage models for each sub-basin or quadrant are completed. Priorities should be based on potential damage created by flooding, the water quality in the area to include nutrient removal criteria and the impacts to areas of special concern.

D 3.1.3

The County shall continue to implement the Master Drainage Study, and shall take action to address deficiencies for the affected areas, by identifying appropriate implementation mechanisms and possible revenue sources. The County shall also continue to update its inventory of all private and public drainage facilities, easements and rights of way and shall continue to map these facilities as well as land uses, soil types and topographical information and continue to update maps which identify where major drainage problems have occurred and which drainage problems the County has corrected.

D.3.1.4

There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in St. Johns County in areas designated as regulatory floodway as updated by FEMA Flood Insurance studies in St. Johns County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill, new construction and

development improvements, that would result in any increase in flood levels.

D.3.1.5

The County shall regulate development within the flood prone areas to minimize flood storage capacity reduction, so that the post-development conditions does not exceed pre-development conditions and ensure that there will not be any adverse impacts either upstream or downstream which will afford protection of life and property within flood prone areas and/or floodplains.

Objective D.3.2

Future Development

“St. Johns County shall continue to update their Land Development Regulations which shall require the implementation of stormwater management procedures that ensure water quality and quantity is improved and that adequate facility capacity is available to serve future developments.”

D.3.2.1

New development shall be required to construct adequate stormwater management facilities according to State, Regional and County standards.

D.3.2.2

The County shall continue to manage and regulate development within the 100-year floodplain through enforcement of the County floodplain management regulations.

D.3.2.7

St. Johns County shall require that the drainage systems that are submitted for review be incorporated into the Countywide Stormwater Model to ensure that areas downstream or upstream of a proposed development have the capacity, or hydraulic gradient to accept the proposed developments discharge, or that the proposed development improves the downstream or upstream drainage system.

Objective D.3.4

Correction of Existing Problems

The County shall continue to utilize its CMMS and Countywide Stormwater Model to continue its program for the correction of existing stormwater management deficiencies and shall address anticipated future deficiencies and include corrections of these problems.

D.3.4.1

The County shall implement the Countywide Stormwater Model for analysis of facility improvements of the Comprehensive Stormwater Management Program as funding becomes available.

D.3.4.2

The County shall prioritize the correction of existing drainage problems beginning with those identified in this document and the Comprehensive Stormwater Management Program. Priority should be given to those problems with the most severe problems.

D.3.4.3

The program shall include a summary of drainage problems, recommendations for structural and non-structural actions for reducing drainage problems, a proposed schedule and budget for corrective actions.

D.3.4.4

At a minimum, the program schedule shall be reviewed every two years. This program shall establish a mechanism for increasing the priority of projects, as private or public donation of lands or funds are made available which would significantly reduce the cost of implementing the project.

E. Coastal/ Conservation Management Element

Coastal

Goal E.1

The County shall manage, use, conserve, protect and enhance coastal resources, along with protecting human life from natural disasters.

Objective E.1.2

Dune Preservation

The County shall ensure the protection, conservation and enhancement of the County's coastal areas, dunes and beaches through:

(a) Coordination of County permitting activities with the activities of other regulating State and Federal agencies.

(b) Establishment or continued enforcement of construction standards for the coastal building zones.

(c) Establishment or continued implementation of procedures and Land Development Regulations including revisions to the County's Beach Code to protect the County's dune systems.

E.1.2.2

The County shall ensure the protection, enhancement or restoration of the County's dune systems through Land Development Regulations that provide for:

(a) Coordination with DEP on applications for development seaward of the established Coastal Construction Control Line (CCCL), in order to monitor and comment on DEP applications for variances to the CCCL requirements and to allow variances to County setback requirements where possible or appropriate to avoid or minimize development seaward of the CCCL.

(b) The County's use of beach ramp fees or tolls, consistent with applicable law, for dune restoration and enhancement programs such as, without limitation, the construction of dune walkovers, the use of native plant species, the establishment of a salt-tolerant revegetation program, and public education programs in cooperation with the Marine Extension Service and to further control beach access in order to prevent dune damage.

E.1.3.8

The County shall prohibit new development of adult congregate living facilities, nursing homes for the aged, total care facilities, hospitals, correctional facilities and similar developments within the CHHA.

E.1.3.10

The County shall not approve Comprehensive Plan Amendments that increase the residential density on the Future Land Use Map within the CHHA.

Objective E.1.7

Infrastructure

Routing of new infrastructure and public services within the Coastal Area shall be designed to direct growth away from Environmentally Sensitive Lands (ESL) and the Coastal High Hazard Area (CHHA) as defined in Section 163.3178(2)(h), Florida Statutes, and to limit public expenditures within the CHHA.

E.2.2.6

Environmental surveys shall be required for all development. By December 2012, the County shall develop and adopt in the Land Development Regulations (LDRs) standards for environmental surveys. At a minimum, the focus of these surveys shall be, jurisdictional wetland boundaries, existing vegetative communities, the presence and location of existing wildlife habitat, rookeries, listed species, Significant Natural Communities Habitat, historical and archaeological locations and potential wildlife corridors.

E.2.2.12

The County shall preserve and conserve uplands through various land development techniques as follows:

(a) St. Johns County shall require a buffer zone adjacent to the wetlands and open water habitats on all new development sites as specified in the LDRs and policy E.2.2.4.

(b) The County shall recognize the following vegetative natural communities as Significant Natural Communities Habitat. Due to the rarity of these vegetative communities, a minimum of ten (10%) percent of the total acreage of the Significant Natural Communities Habitat

G.1.10.6

St. Johns County shall permit the use of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to projects which demonstrate a high cost-benefit ratio with the least impact to the offshore reef, inshore area and beach and dune ecological communities.

G.1.10.7

The County shall investigate alternatives to funding sources for projects in the Coastal Management Area to fund shoreline stabilization for the areas of critical erosion, improve and protect water quality, preservation of marine, estuarine and beach dune communities and manage coastal waterfront community revitalization, redevelopment and hazard mitigation.

Objective H.1.4

The county shall limit public capital investment that subsidizes development in coastal high hazard areas to those improvements included in the Coastal/Conservation element, and to those expenditures necessary for the health and safety, hurricane evaluation, and which will facilitate the use of the open areas and recreation areas.

H.1.4.1

The County shall limit public expenditures that subsidize development where ever possible in the coastal high hazard areas CHHA; but, where such public expenditures are found to be necessary, the county shall assess the appropriateness of public capital improvements in the CHHA as identified in the Coastal /Conservation Element of this Plan.

Flagler County Comprehensive Land Use Plan

Coastal Management Element

Goal 1: Balancing Growth and Coastal Resources

“The natural and historic resources of the coastal area shall be preserved, protected, or enhanced as the development proposed in the Future Land Use Element occurs.”

1.1.03

Approval of subdivisions in Floodplain areas. All lots in newly platted subdivisions shall be large enough to contain the proposed activity and all required buffers and preservation areas. Minimum floor elevations. Prohibit constructions within floodplains and minimum 50-foot buffer maintained separating floodplain from the building area.

1.1.04

All mitigation to offset development in coastal area must be performed in coastal area.

1.1.06

Inter-lagoonal system shoreline lacking wetland vegetation shall be planted in order to minimize potential flood damage, stabilize the shoreline. Structures to stabilize shoreline

1.1.08

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

1.1.09

The county shall limit the specific and cumulative impact of development upon water quality, beach and dunes systems via land acquisition, implementation of the land development regulations or during the DRI process.

1.4.05

The county shall continue to require a periodic inspection program for stormwater control structures to insure their proper functioning and maintenance.

1.5.03

Until beach management dune program is established, protection of dune systems will be accomplished through enforcement of Coastal Construction Control Line. Includes preservation and restoration.

Objective 1.6:

Beaches and Dunes.

Efforts will be made to maintain the natural integrity of the Atlantic shoreline by continuing to enforce Flagler County ordinances pertaining to construction seaward of the CCCL.

1.6.01

Construction seaward of the CCCL shall be reviewed on a case by case basis.

1.6.02

Except approved DRI developments, areas with less than 100 feet between CCCL and Florida Highway A1A shall be zoned either low density residential or “conservation areas.”

1.8.04

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

2.1.01

Land use plan amendments that have the effect of increasing allowable residential density in the CHHA shall not be approved unless: (requirements and offsets)

Objective 2.2

“Public funding for new facilities within coastal high-hazard areas shall be limited to public access, resource restoration and passive recreation facilities.”

2.2.09

Reconstruction or replacement of existing hard erosion control structures along the oceanfront which are more than 75% destroyed shall be prohibited except for maintenance and care of structures which are needed to protect evacuation routes, public facilities and utilities.

Objective 2.3:

Flagler county shall direct population concentrations away from known or predicted high-hazard areas via acquisition of property within these areas and implementation of local and state regulatory measures including Coastal Construction Setback line rules, Flagler County land development regulations, and Flagler county land use map.

2.3.01

The county shall encourage the relocation or threatened and/or damaged structures and infrastructure landward of the CHH zone.

2.3.02

The county may hold a referendum election for the purpose of continued funding of environmental lands program with the intent of expanding purchases of flood prone natural areas.

2.3.03

Coastal land and land within the CHHA shall have a high priority when the county undertakes land acquisition programs for the preservation of natural areas, flood plains, or endangered lands

2.3.04

Lands seaward of the CCCL shall be designated unsafe building areas consistent with Section 4.04.10 of the Land Development Code which shall serve as the line from which application setbacks are determined.

Future Land Use Element

Policy 1.1

County will continue to enforce land development regulations that contain specific and detailed provisions required to implement the Flagler County Comprehensive Plan and which is as a minimum:

- c) Protect conservation areas through use of TDR's and mitigation.
- d) Regulate areas subject to seasonal periodic flooding and provide drainage and storm water management through a storm water management section of the Land Development Regulations.

1.2

(Maximum intensity and density standards relating to Floor area ratio and impervious surface maximums.)

1.2(a)

Mixed use policies including type, sizes, densities, and intensities of land.

2.1

By 2000 Flagler County shall prepare and adopt an antiquated subdivision study to address the problems of lands which are platted but possess limitations to development based upon environmental constraints.

2.3

Expansion and replacement of existing land uses which are incompatible with the future land use plan shall be prohibited

2.4

The Land development code continue to recognize non-conforming land uses and non-conforming lots of record, provide for their legal status and provide for the conversion of such situation to conforming land uses, where possible.

Objective 4:

Flagler County shall continue acquisition and preservation activities for the protection of environmentally sensitive features. Shall implement specific measures to protect environmentally sensitive features.

4.2

Harvesting of trees shall be prohibited within 75 feet of the water course bank of following “conservation areas.”

4.3

List of trees prohibited within 150 of mean high water mark.

4.3-4.10

Best silvaculture practices to protect wetlands

7.2(c)

New rural communities and subdivisions

4) Required to manage run-off from the 25 year frequency, 24 hour duration storm event on-site so that post development run-off rates, volumes, and pollutant loads do not exceed pre-development conditions.

5) 50% of lot area shall remain open space

6) Design standards for rural communities require clustering of dwelling unit.

Conventional subdivision design standards may be modified to allow for reduced development costs.

9.4

Dredge soil disposal sites must meet selection criteria addressing natural resources and environmental protection

11.2

The county shall encourage the use of best management practices for soil conservation which minimize erosion and protect those attributes which make the soil productive

13.3

Flagler County shall implement its Comprehensive Plan through land development regulations which shall control the location and extent of new residential development and require mitigation to ensure that new development is compatible with the design and environmental character of the area in which it is located.

16.1

Land use plan amendments that have the effect of increasing allowable residential density in the CHHA shall not be approved unless listed conditions are met.

Conservation Element

Goal:

“Conserve, protect, and appropriately manage the natural resources of Flagler County to ensure the highest environmental quality possible.”

Objective 3:

Through the year 2010, the County shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained by continuing to implement and enforce floodplain ordinances and reviewing development proposals for the presence of impacts on floodplains.

Policy 3-1

The County, in addition to the A Statement of Purpose in Flood Damage Prevention Ordinance (85-10) shall work towards maintaining water quality through the stormwater management ordinance and protecting wetland values through the wetlands protection ordinance which ensures that there be no net loss of wetlands. This will be accomplished by requiring that proposed developments of one-half (1/2) acre or more:

- 1) identify wetlands on site plans and provide measures to assure that the normal flow and quality of water will be maintained after development,
- 2) submit a wetland management plan for staff to evaluate the criteria for a variance, the environmental characteristics of the wetlands, the potential and predicted impacts of the proposed activities on wetlands and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts, and
- 3) if determined acceptable, provide mitigation if it takes place on site, in close proximity to the site or in areas designated by the county.

Policy 3-2

The County shall identify and recommend to the State and the St. Johns River Water Management District environmentally sensitive lands (i.e.: floodplains) that would warrant acquisition under the Conservation and Recreation Lands (CARL) Program, the Save Our Rivers (SOR) Program and the Preservation 2000 (P2000) Program or its successor, “Forever Florida”. The County shall also make every effort to secure funds, as available, through the above programs for fixed capital outlay for development and management of facilities associated with such acquisitions.

Objective 4

Through the year 2010, the County’s viable wetlands shall be conserved and protected from permanent physical and hydrologic alterations via the Flagler County wetlands protection regulations (Article VI, Land Development Code).

Policy 4-1

The County shall revisit and potentially update the adopted wetlands protection ordinance in 1999-2000 to determine the viability of providing for enhanced mitigation, an in depth permitting process and a determination if the timberlands and agricultural uses exemptions are too broad.

Policy 4-2

Flagler County shall assure compliance with the state’s dredge and fill permitting process by assuring compliance with all current federal, state, regional regulations, and Flagler County Ordinances.

Policy 4-3

The County shall prohibit the permitting of water management and development projects that adversely impact the natural wet and dry cycles or cause functional disruption of wetlands. Violators or responsible parties will be liable for any functional degradation, loss or damages that may occur to the wetlands, and for the restoration thereof. In the event that any state or regional agency takes any action contrary to this ordinance, the County shall appeal or take other approximate legal action to protect the integrity of the County’s wetlands.

H. Natural Reservations Objectives and Policies

Objective 11

The County shall promote the protection of natural reservations to lessen the adverse effects which adjacent developments might have on the managed conservation areas through implementation of various land development regulations including transfer of development rights, permitting and wetlands protection.

Policy 11-1

The County shall cooperate with the FWCC in their management program of the Relay Wildlife Management Area by approving only those immediately surrounding land use activities which are compatible.

Policy 11-2

During the development review process, the County shall strive to obtain at least a 100-foot wide buffer area surrounding its state parks, which would include design criteria for any allowable development that would render its land use activities compatible to the parks.

Policy 11-3

Flagler County’s environmentally sensitive lands shall include creek, stream or river banks, major drainage ways, beaches, shorelines, viable wetlands, floodplains, poor soil areas not suitable for development, wellhead protection areas, prime groundwater recharge areas, and natural systems that contribute to greenway corridors. The prime groundwater recharge areas are to be determined by the SJRWMD per Chapter 373.0395 (3) Florida Statutes.

Policy 11-4

Through the year 2010, the County shall continue the process of collecting available environmental data, used to establish a data baseline, including data useful for Geographical Information System (GIS) application.

**Palm Coast
Comprehensive Plan**

Future Land Use Element

GOAL 1.1: Establishment of Future Land Use Designations and the Zoning Districts

“Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land uses, housing types, services, and job opportunities in mixed use centers and corridors.”

Policy 1.1.1.1

D. Determination of whether heavy or light industry is appropriate for an area will be refined in the Zoning Map based on the potential environmental impact on surrounding lands.

E. Greenbelt – This FLUM designation identifies areas for limited agricultural uses, silviculture, parks, greenways, golf courses, and other types of open spaces including environmental preserves and some wetland areas. Low-density residential uses, such as estate lots and equestrian villages are also permitted within this designation. The clustering of residential uses is permitted in this land use designation under certain conditions in order to minimize the need for extensive infrastructure. In general, the Greenbelt FLUM is intended to prevent urban sprawl, this designation is applied to many areas around the City’s natural resources to provide a transition between the City’s more urbanized lands and the undeveloped parts or agricultural lands in the unincorporated county.

F. Conservation – This FLUM designation provides for preservation of large interconnected wetland systems and other environmentally sensitive areas. Conservation areas are generally a minimum of 10 acres in size, with most being substantially larger. Other areas that may be classified as conservation include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, wildlife corridors, and aquifer recharge zones

Policy 1.1.1.6

The City shall apply the wetlands “W” overlay zone, which is intended to designate parcels or lots containing a combination of developable uplands and significant wetland areas. The “W” designation prevents the need for split lot or split parcel zoning. It shall be affixed to any of the City’s zoning districts permitted within any of the FLUM designations. The “W” designation is used to indicate that a parcel or lot may have substantial wetlands located on it and thus, may be restricted for future development. At the same time, the “W” designation may not affect development rights granted by the zoning district.

Policy 1.1.1.7

The City shall continue to maintain in its Land Development Code (LDC) to grant partial credit for preserved wetlands in making density or intensity calculations. This is an on-site transfer of development rights, which may involve allowing part of the preserved wetland area to count as gross developable acreage in making the calculation.

Policy 1.1.1.8

The City shall continue to maintain in its LDC to allow preserved wetlands to count as gross developable acreage within zoning districts which permit the creation of rural residential lots that are 2.5 acres or greater. These regulations shall be applicable in cases where lots are designed to include a combination of uplands and preserved wetlands provided that the upland area on each lot is adequately sized and configured to allow the development of homes and related site improvements without impacting the preserved wetlands.

Objective 1.1.2 – Master Planned Development

Encourage the use of innovative land development regulations by permitting Master Planned Developments (MPD) in any FLUM designation, with the exception of Conservation.

Policy 1.1.2.1

Permitted uses within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the FLUM designation. Deviations from these standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

Policy 1.1.2.2

Permitted densities and intensities within a MPD shall generally follow those allowed within the corresponding zoning districts associated with the land use designation assigned to the property. Deviations from these density and intensity standards may be permissible in order to promote and encourage creatively planned projects and in recognition of special geographical features, environmental conditions, economic issues, or other unique circumstances.

Policy 1.1.2.3

MPDs located in the Greenbelt land use designation may be referred to as Planned Rural Developments (PRDs).

Policy 1.1.2.4

In order to allow for clustering of residential units to create rural communities and minimize the need for extensive infrastructure, the Greenbelt land use designation may include MPDs or PRDs having lot sizes of less than one (1) acre with common open spaces provided that the development's overall density does not exceed one (1) unit per acre.

Objective 1.1.3

Evaluation of Amendments to the FLUM Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1

At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.
- D. Location and extent of other environmentally sensitive features.

Objective 1.1.4 - Discourage Urban Sprawl

Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.

Policy 1.1.4.1

The Mixed Use land use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonably close proximity to residential dwellings.

Policy 1.1.4.2

The Master Planned Development (MPD) zoning district shall allow residential housing types to be mixed with retail, service, office, commercial, and other land uses. Potential areas for MPD's are strategically located throughout the City to promote infill development and to maximize vehicular and pedestrian accessibility.

Policy 1.1.4.3

The Greenbelt land use designation shall be used to protect natural resources and prevent urban sprawl.

Policy 1.1.4.4

Proposed land use changes which result in an increase in density and intensity within the Northwest Corridor Overlay Area shall be required to avoid substantial areas of low intensity, low density or single use development. Compact urban development will be encouraged in areas suitable for development.

Policy 1.1.5.1

At a minimum, the LDC shall include the following regulations and standards in all applicable zoning districts:

- A. Uses permitted outright and by Special Exception, including standards for home occupations in residential zoning districts.
- B. Setback standards for primary and accessory structures, including setbacks from water lines, wetlands, seawalls, and wellheads.
- C. Maximum density and intensity standards.
- D. Maximum building height.

E. Provisions for open space.

Policy 1.1.7.3

Various incentives shall be considered to encourage assembly, consolidation and development of existing platted lands to create different sized lots. This shall include, but not be limited to the following incentives:

- A. Transfer of development rights;
- B. Full or partial waiver of selected development fees;
- C. Providing technical assistance with plat vacation and administrative replatting in a manner consistent with Chapter 177, Florida Statutes;
- D. Potential application of zoning overlays that encourage or require larger minimum lot sizes in areas determined appropriate;
- E. Use financial incentives permitted under Florida law such as graduated impact fees, Municipal Service Benefit Units (Chapter 166, Florida Statutes), Municipal Service Taxing Units (Chapter 166, Florida Statutes), and/or Community Redevelopment Agencies (Chapter 163, Florida Statutes)

Policy 1.1.9.5

To ensure that valuable natural resources are protected, no development order or rezoning requests shall be adopted for that portion of the Area lying East of Old Kings Road until (1) a survey identifying gopher tortoise, scrub jay, jurisdictional wetlands, and other natural resources is completed for that portion of the Area lying east of Old Kings Road; (2) a cultural resource field survey and assessment report is prepared for that portion of the Area lying east of Old Kings Road; and (3) a tree survey is completed assessing lands lying east of the Conservation lands for that portion of the Area lying east of Old Kings Road.

Objective 1.2.1 - Preservation of Natural Resources and Open Space

“Identify, protect, promote, and preserve greenways, open spaces and other identified natural resources through a variety of mechanisms. These mechanisms include, but are not limited to, public acquisition, obtaining easements, and land development regulations, which shall be addressed through on-going amendments to the LDC.

Policy 1.2.1.1

The City shall pursue Federal, State, and County funding sources and partnerships to purchase environmentally sensitive areas for greenways and open space. Potential funding sources are identified in Chapter 4 Public Recreation and Open Space.

Policy 1.2.1.9

The City shall assess and modify its current wetland protection regulations to ensure effective protection of high quality, functional, and integrated systems. Land development wetland regulations shall consider type, value, function, size, condition and location of wetland systems.

Policy 1.2.1.10

Impacts to low quality, isolated wetland systems shall be permitted only if it can be demonstrated that this will promote infill development, discourage urban sprawl, and improve or enhance the

City's overall wetland function. Mitigation requirements at a minimum shall be consistent with State Law.

Goal 1.6: Coastal Planning

Promote the welfare of the public to the extent reasonably practicable, protect citizens, housing stock, and businesses from the effects of natural disasters using appropriate disaster mitigation and hurricane evacuation strategies.

Policy 1.6.2.1

Through the LDC, the City shall prohibit the reconstruction of certain non-conforming structures or which are deemed to be hazardous structures in the event that they are destroyed to an extent more than 50% of their replacement value at the time of destruction.

GOAL 1.8: Northwest Corridor Overlay Area (NCOA)

The City established the Northwest Corridor Overlay Area (NCOA) based on a coordinated policy framework to properly plan for long term potential growth in an area that contains sensitive natural habitats. The City wants to ensure that the area develops as a showcase community. The development should be composed of mixed-use neighborhoods served by a regionally significant interconnected transportation network and public facilities, a community that provides energy efficient and diverse housing opportunities, promotes enhanced opportunities for further economic growth in the City, and establishes a template for preservation, conservation, and protection of the natural environment to provide a high quality of life for residents. The NCOA is depicted on Map CP-1.5. The Overlay does not supersede any other policies of the Comprehensive Plan and does not abridge the authority or regulations of any other agency.

Objective 1.8.1 – Primary Land Use Implementation Standards

Urban development within the NCOA shall comprise a mix of diverse land use types to promote a development form of greater variety than is presently available in the rest of the community, provide job opportunities proximate to housing, and strive to ensure that commercial centers include civic, cultural, and recreational uses.

Policy 1.8.1.1

Any new urban development within the NCOA that proposes to increase density and intensity shall necessitate a land use amendment to the Comprehensive Plan. Parcels over five (5) acres in size will require DRI, Mixed Use, Institutional, or Conservation land use categories.

Policy 1.8.1.2

Parcels over five (5) acres in size will require rezoning to the Master Planned Development (MPD) zoning district.

Policy 1.8.1.3

Within the NCOA, residential uses shall be part of a compact, mixed-use development, rather than single-use subdivisions that promote urban sprawl.

Objective 1.8.5 - Greenways and Open Space

“The NCOA shall contain a multi-functional regional greenway corridor system in order to provide for diverse wildlife habitat and movement, and recreational opportunities including cultural and historical experiences, natural corridors, and open space.”

Policy 1.8.5.1

Large interconnected wetland systems and other environmentally sensitive areas that have been ranked as high quality pursuant to Policy 1.8.5.2.A.3 below shall be designated “Conservation” on the Future Land Use Map (FLUM) pursuant to Policies 1.5.1.8 and 6.1.9.9 and ultimately expanded pursuant to the sequencing process in Policy 1.8.5.2 to form the Greenway Preserve.

Conservation and Coastal Management Element

“The City is susceptible to a variety of natural hazards, including flooding and high winds associated with hurricanes and tropical storms.”

Objective 6.1.6 - Stormwater Management

Develop and implement policies and coordinate with local governments, State and Federal agencies to ensure that future development activities are conducted in a manner that, at a minimum, shall meet State and Federal water quality standards.

Policy 6.1.6.1

The City shall develop a Stormwater Master Plan within five (5) years of adoption of the Comprehensive Plan. The Stormwater Master Plan shall identify needed improvements that will maintain or improve the quality of water flowing into receiving water bodies such as creeks, rivers, wetlands, ponds, canals, and estuarine systems.

Policy 6.1.6.2

The City shall aggressively pursue funding sources for current and future stormwater management improvements by, at a minimum:

Policy 6.1.7.5

The City will, when practicable and feasible, seek to preserve and protect wetland areas, lakes, lands abutting the Intracoastal Waterway, canals and other lands, water bodies and natural resource areas by endeavoring, as appropriate in each case, to obtain the legal right to use such land and water resources and to obtain public ownership interests in such land and water resources by means of dedication, purchase, the granting of easements, leases, cooperative private/public agreements and other legal mechanisms serving the public interest.

Policy 6.1.9.6

Where appropriate, the City shall require proposed developments located on parcels which wetlands are located to retain and protect such wetland resources through clustering, setbacks, and other innovative planning techniques. The City may grant relief to applicants who demonstrate an ability to protect on-site wetlands by approving requests for relief from LDC requirements in the nature of variances (i.e., setbacks, required buffers, landscape areas, etc.). The City shall consider utilizing density credits, transfers or other incentives.

Policy 6.1.10.9

The City shall consider the presence of environmentally sensitive lands in formulating all actions relating to development.

Objective 6.1.14 - Mineral and Soil Resources

Minimize the impacts of mineral and sand extraction activities while allowing appropriate utilization of mineral and soil resources; reduce the rate of soil erosion on natural systems and shorelines.

Policy 6.1.14.5

The City shall enforce LDC regulations to require developers to indicate on a site plan, areas of highly erodible soils, as defined by the U.S. Department of Agriculture Natural Resources Conservation Service or the Florida Department of Agriculture, and require appropriate measures, including, but not limited to, the use of adequate BMPs, to be implemented to ensure that soil erosion is avoided.

Policy 6.1.14.6

The City shall evaluate the impacts of shoreline construction on natural resources, and take all necessary and reasonable actions and amend the LDC, as applicable to protect the environment and the natural functions and appearance of shorelines.

Objective 6.2.1 - Reduce Exposure to Hurricanes

Building and development activities shall be carried out in a manner that addresses the danger to life and property from hurricanes.

Policy 6.2.1.1

The City shall continue to enforce, at a minimum, the Florida Building Code to limit the potential damage of structures from hurricanes and high winds. Enforcement of the Florida Building Code shall include, but not limited to, wind-resistance commensurate with the risk of coastal environment and building elevations requirements that conform with applicable Federal laws, and related City regulations.

Policy 6.2.1.2

The City shall continue to require construction standards within the “City of Palm Coast Wind-Borne Debris Region” which is generally located east of Belle Terre Parkway. The City shall ensure that design standards, for any building permitted after April 1, 2002, shall be engineered for 120 mph wind.

Policy 6.2.1.3

The City shall continue to participate in the FEMA Community Rating Systems (CRS) program, which involves meeting higher than minimum FEMA standards.

Objective 6.2.2 - Coastal High Hazard Area

Direct population concentrations away from known or predicted Coastal High Hazard Area.

Policy 6.2.2.1

The City shall identify the Coastal High Hazard Area as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricane (SLOSH) computerized storm surge model prepared by the Northeast Florida Regional Council for the 1998 Hurricane Evacuation Study.

Policy 6.2.2.2

The City shall continue enforcement of LDC regulations to limit and/or prohibit the reconstruction of certain non-conforming structures or non-conforming portions of structures in the event that they are destroyed to an extent more than fifty percent of their replacement value at the time of destruction.

Policy 6.2.2.3

The City shall consider measures including, but not limited to, the acquisition of property within coastal land and land within the Coastal High Hazard Area.

Policy 6.2.2.4

The City shall encourage the relocation of threatened and/or damaged structures and infrastructure landward of the coastal high hazard area.

Policy 6.2.2.5

The LDC shall continue to enforce flood damage protection regulations within V Zones located within the Coastal High Hazard Area. Regulations will continue to meet or exceed the Federal Emergency Management Agency (FEMA) requirements.

Capital Improvement Element

Policy 1.3.8

County funded public facilities shall not be built on the coastal high-hazard area, unless the facility is for public access or resource restoration.

**City of St. Augustine
2030 Comprehensive Plan**

Future Land Use Element

Policy 1.3

“The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.”
(Continues with maximum dwellings per acre for low, medium, and high density mixed use as well as Commercial)

FLU Policy 1.10

In accordance with Ch. 342.07, Florida Statutes, the City of St. Augustine shall encourage the preservation of “working waterfronts” as a means of maintaining the maritime industry and the City’s maritime heritage.

FLU Objective 2

Encourage the redevelopment and renewal of blighted areas. The measurable targets for this objective are: (1) the number of category 1, 2, 3 and 4 buildings citywide as measured by the land use and building condition survey or other mechanism that may be deemed appropriate; and (2) the occupancy status of the commercial buildings along King Street, West King Street, San Marco Avenue, Anastasia Boulevard and Ponce de Leon Boulevard.

FLU Objective 3

Reduce uses which are inconsistent with the Future Land Use plan. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

FLU Policy 3.1

Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

FLU Objective 5

The City shall ensure the protection of natural resources as indicated in detail in the Goals, Objectives and Policies section of the Conservation and Coastal Management Element. The measurable target for this objective is the number of development proposals for development in a conservation overlay zone reviewed as required by the City's development regulations.

FLU Objective 6

The City shall ensure that coastal area population densities are coordinated with the St. Johns County and the Northeast Florida Regional Statewide Regional Evacuation Study Program. This objective is implemented by FLU Policy 10.1. The measurable target for this objective is land use classifications in the coastal high hazard areas established by the Northeast Florida Regional Hurricane Evacuation Study, which may be revised periodically to reflect best available data.

H Policy 1.6

The City shall continue to educate the public on the permitting process and the various City ordinances and codes with the ongoing creation of brochures and pamphlets.

SWM Objective 1.1

Stormwater management facilities shall be provided to control discharges necessitated by rainfall events to support continued protection of water quality, water quantity, and enhancement to the natural to the natural environment for both existing and future development at the adopted level

of service. The measurable target for this objective is the provision of stormwater management facilities at the adopted level of service standard. *These systems may incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, environmental degradation and pollution, or otherwise affect the quality and quantity of discharges.*

SWM Policy 1.1.1

The City shall develop and adopt a Citywide Master Stormwater Plan including a detailed review of current practices in Stormwater Management, develop strategies for compliance with regulatory requirements and complete an update to the May 1995 Stormwater Facilities Master Plan. The City shall implement the recommendations of the Citywide Master Stormwater Plan by continuing to fund and establish priorities as the studies for each watershed or sub-basin are completed.

SWM Policy 1.1.2

The City shall implement the Citywide Master Stormwater Plan, and shall take action to address deficiencies for the affected areas, by identifying appropriate implementation mechanisms and possible revenue sources. The City shall continue to update its inventory of all private and public drainage facilities, easements and right-of-ways.

SWM Policy 1.1.3

In the same way that the City’s development regulations implement the Future Land Use Plan, the Citywide Master Stormwater Plan shall implement the goals, objectives and policies of the Stormwater Management Sub-Element. The City establishes the following priorities for Stormwater Management System improvements:

1. Projects which serve to protect essential services;
2. Projects which serve to protect residential areas, with an emphasis on residences in the historic district; City of St. Augustine ADOPTED EAR-Based Comprehensive Plan Amendments: Goals, Objectives and Policies Infrastructure Element 62
3. Projects which serve to protect private developments established prior to 1985; and
4. Projects which serve to protect against repetitive flooding.

SWM Policy 1.1.4

The City shall coordinate with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD) and St. Johns County in the identification of all drainage basins in the City to assure uniformity of basin designation.

SWM Policy 1.1.5

There shall be no reduction in the flood storage capacity or the natural functions and values of the floodplain in the City in areas designated as regulatory floodways as updated by FEMA Flood Insurance studies. Encroachments shall be prohibited within designated regulatory floodways including but not limited to fill, new construction and development improvements that would result in any increase in flood levels.

SWM Policy 1.1.6

The City shall regulate development within flood prone areas to minimize flood storage capacity reduction, so that the post-development conditions do not exceed pre-development conditions and ensure that there will not be any adverse impacts either upstream or downstream which will afford protection of life and property within flood prone areas and/or floodplains.

SWM Policy 1.1.8

The City shall work with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD) and the U.S. Environmental Protection Agency (EPA) to educate and distribute information on the surface water resources in the City.

SWM Objective 1.2

The City shall continue to update their Development Criteria which shall require the implementation of Stormwater Management procedures that ensure water quality and quantity is improved and that adequate facility capacity is available to serve future developments.

SWM Policy 1.2.1

New development shall be required to construct adequate Stormwater Management facilities according to State, Regional and City standards.

SWM Policy 1.2.2

The City shall continue to manage and regulate development within the 100-year floodplain through enforcement of the City floodplain management regulations.

SWM Policy 1.2.6

The City shall encourage the incorporation of natural features into the construction of new Stormwater Management facilities which provide vegetation and buffers which promote wildlife habitat.

Objective 1.3

The City shall adopt regulations to require routine maintenance of privately controlled drainage facilities in a manner consistent with maintenance criteria established for publicly maintained facilities.

SWM Policy 1.3.1

Routine maintenance schedule shall include, but shall not be limited to the following:

1. mowing the retention and detention areas and their respective drainage swales;
2. limitation of trash or debris;
3. cleaning out ditches, swales, pipes and structures;
4. sedimentation and erosion prevention through re-grading or vegetating; and
5. dredging of ponds.

Conservation and Coastal Management Element

Conservation Goal

“Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

Coastal Management Goal

“To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, while encouraging appropriate public access to and use of coastal areas.”

CCM Policy 1.1

The City maintains three (3) “Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones, generally indicated on the Conservation Overlay Zone Map adopted as part of the Future Land Use Map series, shall be determined on a site specific basis during site plan review of each development proposal. Only water dependent structures and uses shall be permitted in Conservation Overlay Zone 1; all other structures and uses shall be prohibited.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. In those cases where proposed development will occur near a natural shoreline and there is no existing development within 150 feet, development must occur at least 20 feet landward of the most restrictive jurisdictional line. High density development such as residential development in excess of thirteen (13) units per acre shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing. Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation established by FEMA.

The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100’) landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100’) landward of the most restrictive jurisdictional line.

CCM Policy 1.8

Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy 1.9

No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow.

CCM Objective 3

Protect and conserve minerals and soils by continuing enforcement of the development regulations.

CCM Policy 3.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

CCM Objective 4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. The measurable target for this objective is the continued enforcement of all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Objective 4.1

The City shall protect wetlands, as defined in Rule 9J-5.002(149), Florida Administrative Code (1999), by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City of St. Augustine ADOPTED EAR-Based Comprehensive Plan Amendments: Goals, Objectives and Policies Conservation and Coastal Management Element 74 shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Policy 4.5

The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code. The City shall consider elimination of the requirement for a public hearing in Conservation Overlay Zone 3 if 100% waterwise and Florida-Friendly Landscaping is used for landscaping and replacement trees.

CCM Policy 4.8

As an additional means of protection, the City shall consider public acquisition of lands that contain significant natural resources including environmentally sensitive areas, natural vegetative communities, and wildlife habitats. Such lands, should they be acquired, shall be managed as open space and for passive outdoor recreation in a manner that furthers the protection of the resources occurring on site.

CCM Objective 8

As the only beaches and dunes within the city limits are in the Anastasia State Recreation Area, over which the City has no regulatory jurisdiction, the City will continue to support the efforts of

the State Division of Parks and Recreation to protect the beaches and dunes, and restore the altered or degraded beaches and dunes.

CCM Objective 10

In the event that public or private property in the City is damaged by a natural disaster, the post-disaster redevelopment will reduce or eliminate the risk of human life and property damage by natural hazards. The measurable target for this objective is that, in the event property is damaged or destroyed by a natural disaster, post-disaster redevelopment will be in accordance with: (1) the densities and intensities of land use established by the Future Land Use Plan; (2) the criteria for developing in the Conservation Overlay Zones implemented by the City Code; and (3) requirements of the Building Code.

CCM Policy 10.1

New development, alterations to existing structures and repairs to existing structures that sustain damage greater than 50% of their structural value located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series shall be constructed or repaired to comply with the current building code of the City, as required by the State of Florida. Seawalls located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map that sustain damage greater than 50% of the seawall area due to a tropical storm or hurricane shall be rebuilt as revetments or rip-rap, or be replaced with native vegetation.

The City will prepare, by the year 2012, and maintain a post-disaster redevelopment plan. The post-disaster redevelopment plan shall differentiate between post-disaster redevelopment and post-disaster repair. The City shall continue to enforce and adopt land development regulations that incorporate:

1. building practices, to include structural integrity requirements and use of hazard protection devices;
2. floodplain management, to assure maximum drainage of floodwaters;
3. beach and dune preservation, to maintain protection from velocity waters;
4. stormwater management;
5. sanitary sewer construction and location, including backflow prevention and minimum elevations; and
6. land use, including location of institutions, docks, and buildings and distribution of densities and intensities.

CCM Objective 11

The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Areas Map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane

CI Objective 2

The City will limit capital expenditures for public facilities in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series, but will place no limitation on expenditures in those areas that enhance or restore natural resources. The measurable target for this objective is the location and purpose of capital expenditures.

CI Policy 2.1

The City will not expend public funds on capital improvements to subsidize development in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series. The City will expend public funds on capital improvements to correct existing facility deficiencies. For the purpose of this policy, capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The City will place no limit on expenditures in those areas intended to enhance or restore natural resources.

St. Johns County/ St. Augustine Local Mitigation Strategy

Goals

- 1. Protect the lives of the residents of St. Johns County and its Municipalities.**
- 2. Protect property to ensure that its intrinsic value is preserved.**
- 3. Protect infrastructure so that it is available during and after a disaster.**
- 4. Protect business activities so that they continue to provide economic strength to the community.**
- 5. Protect the environment to ensure that quality of life and economic wellbeing are preserved.**

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Reduce the quantity and improve the quality of storm water runoff to surface water bodies by increasing the amount of green permeable open space and the use of more permeable surfaces through the following policy program.

-City of St. Augustine Comprehensive Plan - Future Land Use Element - Objective 4

Investigate the feasibility of establishing a storm drainage utility and a system of storm drainage user fees and charges which follow a cost of service approach to rate structuring, and produce revenues adequate to fund ongoing maintenance efforts and ongoing renewal and replacement improvements.

-City of St. Augustine Comprehensive Plan -Infrastructure Element -Drainage Sub Element -Objective1.3

Establish development guidelines for the remaining undisturbed areas of the 100 year flood plain so that the flood-carrying and flood-storage capacity of those lands is maintained.

-City of St. Augustine Comprehensive Plan -Conservation Element Objective 9

Reduce or prevent storm damage by protecting natural systems which serve as buffers against those storms.

-City of St. Augustine Comprehensive Plan -Conservation Element Goal 3 Objective 1

Regulate development within coastal high-hazard areas by enforcing coastal construction standards.

-City of St. Augustine Comprehensive Plan -Conservation Element Goal 3 Objective 3

The City of St. Augustine will limit capital expenditures that subsidize development in coastal high hazard areas, but will place no limitation on expenditures in those areas that enhance or restore natural resources.

-City of St. Augustine Comprehensive Plan - Capital Improvements Element Objective 2

Maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas. Ensure that potential home buyers are notified that property is in a flood area.

-City of St. Augustine --Chapter 13 Flood Control of the St. Augustine Code

Standards for Flood Hazard Reduction. Provisions for development in flood hazard areas in order to minimize damages.

-City of St. Augustine --Chapter 13 Flood Control of the St. Augustine Code. Sec 13-61 through 13-65

All subdivisions require a drainage design plan show existing and proposed features. The plan shall equal or exceed design standards set forth hereinafter and the policies and procedures established in the Drainage Manual of the FDOT.

-City of St. Augustine Subdivision Regulations Division 3 Section 23-96.

Adhere to the DEP's Coastal Setback Requirements and their permitted variances regardless of the size of the developable parcel.

-City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.6

Encourage St. Johns County, the SJRWMD and/or the State of Florida to purchase areas subject to seasonal or periodic flooding including flood-prone areas adjacent to the Atlantic Ocean to be used for public and beach-access parking.

-City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.7

Enforce requirements of the Federal Flood Insurance Program by continuing to participate in the program, specifically designating coastal high hazard areas and limiting development in such areas along with relocating any infrastructure.

-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.2.7

Land Development Regulations should include revised regulations of building practices and land uses that reduce the vulnerability of human life and property to natural hazards, specifically hurricanes, in high hazard areas.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy
CC.1.2.8**

All roadways in the coastal zone shall be constructed to City specifications using salinity tolerant construction techniques and materials.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy
CC.1.5.2**

Reduce the potential for flood-related adverse impacts in St. Augustine Beach by five percent in 3 years.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective
2.5**

Review existing development in low-lying areas subject to flooding and modify drainage systems by five percent in these areas in 3 years to minimize potential damage to property and natural systems.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy
CC.2.5.1**

City shall establish as its standard for inclusion in the Land Development Regulations that any structure damaged beyond fifty percent of value more than once during storms, hurricanes or northeasters will be determined to be a non-conforming use if located in a coastal high hazard area.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy
CC.4.1.3**

City shall designate the Coastal High Hazard Area as those areas which are within the FEMA V (Velocity) Zones and areas seaward of the Coastal Construction Control Line and within those areas which may be repeatedly damaged, redevelopment will be limited to conservation and recreational land uses.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy
CC.4.2.1**

St. Augustine Beach shall not allow public expenditures that subsidize future development in the high-hazard coastal area, except for expenditures which support recreation, expenditures to the City-owned City Hall/Fire Department square, conservation of natural resources, and/or the extension of sewer facilities for public health.

**-City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective
C.1.5**

The Town requires a 35-foot natural buffer around all wetlands and prohibits the location of residential, commercial and industrial land uses within the buffer areas, but allows resource-based recreational activities within buffer areas subject to best

-Town of Hastings Comprehensive Plan -Conservation Element Policy v.2.4

Requirements for Stormwater management, including minimum design standards and finished floor elevations and lot grading plans.

-St. Johns County Paving and Drainage Standards Ordinance 96-40

Pending completion of the master drainage study, the following standards shall be considered for addition to the Paving and Drainage Ordinance (86-4) by April 1991:

Water Quality 1. Draw down of the required retention volume within 72 hours following a storm event.

The County shall assure the protection, conservation and enhancement of the County's coastal barrier areas, dunes, and beaches through: (a) coordination of County permitting activities with the activities of other regulating state and federal agencies; (b) establishment or continued enforcement of construction standards for the coastal building zones; and (c) the establishment of procedures and land development regulations to protect the County's dune systems.

-St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.2

C. Project Prioritization Methodology

Hazard Mitigation Project Prioritization Method:

1. Feasibility Assessment

All potential mitigation efforts, whether educational, legislative, or structural, must meet certain standards to be considered as viable project or initiatives.

Viability standards include the following:

(1) Is the proposed project or initiative consistent with the Guiding Principles of St. Johns County Local Mitigation Strategy?

(2) Does the project or initiative have clearly defined mitigation goals and objectives?

(3) Does the project or initiative address a hazard to which the local community is clearly vulnerable?

(4) Is the project or initiative technically feasible?

(5) Is the project or initiative acceptable to, or does it have a reasonable expectation of gaining acceptance by the general public?

(6) Can the project or initiative be accomplished without generating any major or prohibitive environmental impacts?

2. Prioritization Criteria (**Criteria Pg. 86-90**)

There are 12 categories which individual mitigation projects or initiatives are evaluated. Up to ten points may be awarded in categories one through four and categories six through nine; up to 15 points in category five, and up to five points each in the final three categories for a total possible point score of 110 points.

St. John's County/ St. Augustine Emergency Management Plan

Flooding (Pg. 13)

Flood prone areas may cause a severe impact in certain areas of the County. Freshwater flooding occurs in several areas in St. Johns County. Areas that become flooded in heavy rains occurring in short periods of time are described below. The largest area of note is the downtown area in the City of St. Augustine, where roads are frequently flooded after rains. *The largest portion of the county vulnerable to freshwater flooding is the area east of US-1 and areas along the St. Johns River. These are also the areas with the highest population concentrations within St. Johns County. Flooding can affect approximately twenty (20) to thirty (30) percent of the County's population.* The highest flood waters on record for St. Johns County occurred in Flagler Estates on September 14th–15th, 2001 as a result of Tropical Storm Gabrielle. The water reached a depth of 3 feet on Flagler Estates Boulevard and surrounding areas. Lack of individuals and businesses carrying flood insurance could result in large uninsured losses due to rising waters. Flood maps are available at the St. Johns County's Building Department and Division of Emergency Management.

- Solana Road west of Sunset Drive
- Several sections of Roscoe Road, which runs along the
- Intracoastal Waterway
- The intersection at Race Track Road and Russell Sampson
- Greenbriar Road east of Roberts Road
- International Golf Parkway just west of the World Golf Village and a large section just west of US-1
- Flagler Estates in the southwestern boundary of St. Johns County

Geographic Information (Pg. 22-23)

f. Environmentally sensitive areas include: St. Johns County is part of the Atlantic Coastal Plain that contains a diverse mixture of land cover types that range from coastal marshes to upland oak hammocks and scrub areas. Included in the county are commercial and natural forest areas, rivers and associated wetlands. The large forested areas in the county such as Guana River State Park provide refuge for a wide variety of animal and plant species. The St. Johns River is the western boundary of the county and is the dominant natural resource in Northeast Florida. St. Johns County has 42 miles of coastline along the Atlantic Ocean that provides habitats for plants and animals, protection from storms, recreational opportunities and economic income for the county. The sandy beach is generally backed by a dune system, which can reach elevations of 40 feet, but is usually 10 to 20 feet high.

g. Flood Prone Areas: Are identified as those areas within the 100-year and 500-year floodplain as delineated by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). These are areas which experience flooding associated with heavy rainfall events which cause localized flooding from overflowing streams or ponds in low lying areas. In St. Johns County floodplains are associated with the St. Johns River and the Intracoastal Waterway and their tributaries. Flooding within these areas account for the principle

flooding problems within the County. Additional Flood Prone information can be found in the St. Johns County Local Mitigation Strategy.

h. Coastal Barrier Resource System (CBRS): The Coastal Construction Control Line in the County is the 30-year erosion control line. Three areas in the County have been designated as Coastal Barriers within the Coastal Barrier Resource System (CBRS) by the Federal Government. These areas are:

i. The Carcaba Road area (Unit PO4A) located between Vilano and Usina Beaches, north of the St. Augustine Inlet. It extends from the Atlantic Ocean to the Tolomato River where it includes Saltwater Marsh.

ii. The Conch Island area (Unit P05) which includes Conch Island, an undeveloped island which is included in Anastasia State Park; the St. Augustine Inlet; and the Porpoise Point area on the southern tip of the northern barrier island to the north of the St. Augustine Inlet.

iii. The Matanzas Inlet area (Unit P05A) which consists of about two (2) miles of barrier island beginning approximately .5 miles south of the Inlet and extending south to the St. Johns County / Flagler County line. It includes extensive saltwater marsh areas.

The Federal Barrier Resources Act (CBRA) was specifically designed to restrict federally subsidized development of undeveloped coastal barriers along the Atlantic and Gulf coasts in order to: minimize the loss of human life, Reduce the wasteful expenditure of federal revenues, Reduce damage to fish and wildlife habitat and other valuable natural resources of coastal barriers. This Act prohibits, within the undeveloped, unprotected coastal barrier of the Coastal Barrier Resource System (CBRS), most expenditures of federal funds promoting development. The intent of the Act was to remove undeveloped coastal barriers from about 40 federal incentive programs for new development, such as National Flood Insurance, U.S. Army Corps of Engineers structural development projects, and federal assistance for construction of sewer and water systems, highways, bridges and jetties. The intent of the Act is to put the burden of financial risk associated with development on those who choose to live on coastal barriers.

Flagler Emergency Management Plan

Topography of Land (Pg. 56-57)

(Illustrates that despite comprehensive land use plan still continued development on coast)

EAST OF U.S. 1: Current land development patterns show that most of the residential development in the coastal area is occurring in the Palm Coast planned community. Other residential development occurs in the incorporated areas of Flagler Beach, Beverly Beach, or Bunnell, and in small, older subdivisions or as isolated single-family residences along A1A, S.R. 100, Old Dixie Highway, Old Kings Road, and John Anderson Highway. According to the Flagler County Growth Management Department, growth has slowed in Flagler County, including the coastal areas, over the last five years compared to growth in 2001 to 2005, when there were more than 50 new developments netting more than 5,500 new dwellings. The

economic downturn significantly affected development trends in Flagler County and throughout the state.

There remain many factors in the coastal area which encourage residential development. The coastal region provides a moderate ocean breeze climate, numerous resource based parks, miles of public beach access, a greenway that runs the entire length of the county, several private recreational amenities, a growing commercial base in Palm Coast, an expanding industrial base, and excellent schools. Flagler County's coastal area is characterized by an overall low-density settlement pattern. Air and water pollution, high crime, traffic congestion, and other urban problems are less prevalent than in many other coastal communities, attracting many new residents to the coastal area of Flagler County.

WEST OF U.S. 1: Current land development patterns show residential development occurring as scattered single-family residences, mobile homes, or farms. The most significant concentration of residential density occurs in Espanola, Daytona North, and Smoke rise. Daytona North is located in the west-central portion of the county. This antiquated subdivision consists of 2,848 lots on 3,652 acres which are being developed with mobile homes and single-family residences. A moderate development pace is expected to continue in this subdivision over the next ten years.

1.2.2.5 Drainage Patterns (Pg. 58)

The County is in the St. Johns River Basin. Areas east of U.S. 1 tend to drain east towards the Intracoastal Waterway; areas west of U.S. 1 drain into several creeks that eventually empty into the St. Johns River. Flood plains serve an important function by storing or detaining the movement of large volumes of water until the most severe stages of a flood are past. Portions of the floodwaters infiltrate the flood plain soils and are gradually released back to the system as part of the groundwater supply. A large part of Flagler County lies within a flood prone area, and flooding occurs as a result of riverine flooding and hydrological soil conditions. With a large percentage of the County being located within the 100-year flood plain, it is inevitable that development will be located within the flood plain. However, development must be pursued in such a manner that the function of the flood plain is not inhibited. The largest part of the flood plain lies within the 25-year flood elevation. The 100-year flood plain encompasses that part of Flagler County that is under the greatest pressure for development.

1.2.2.7 Flood Prone Areas (Pg. 59)

Flood prone areas are relatively flat lands lying between a water body and terraces of higher ground on either side. Flood prone areas may occur in association with any riverine environment or stream, lake flood plain, or associated wetland system. The flood prone area adapts to fluctuating water levels and acts as a functional part of the river system by providing overflow areas for floodwaters. Both broad and narrow flood prone areas occur in Flagler County. Flooding involving river flows and broad expanses of flood plains occur around Crescent Lake, Lake Disston, the headwater area of Haw Creek, Dead Lake, the Matanzas River, and parts of the Intracoastal Waterway. Flooding involving stream flow in narrow confined channels occurs along Bulow Creek, Pellicer Creek, parts of Haw Creek, Blackwater Branch, Sweetwater Branch, and the central portion of the Intracoastal Waterway. Flagler County's major causes of flooding

are a result of past tropical storms that passed through the area. These tropical disturbances created storm surges along the Atlantic Ocean and riverine and lake flooding from the resulting heavy rainfall.

Flagler County Storm Surge Map (Pg. 183)

3.4 Strategies for Rectifying Problem Areas (Pg. 155)

A total comprehensive approach must be taken by the municipalities and the County in dealing with the overall local mitigation strategy. The common unifying strategy is to use the County Local Mitigation Strategy (LMS) approach to planning using the Comprehensive Plan as the basis for mitigating future loss or damage. The state mitigation strategy must also be taken into consideration and this can be found in the State 322 Plan. The objectives of the state program are to:

- Reduce shelter deficit;
 - Protect critical public facilities;
 - Protect vulnerable structures focusing on repetitive damage;
 - Reduce exposure from storm generated debris;
- Retrofit public structures to make them shelter-ready;
- Evaluate methods of reducing post disaster debris;
 - Conduct educational and awareness programs on multi-hazards;
 - Retrofit and/or elevate public facilities to reduce flood/surge damage;
 - Retrofit structures to reduce future wind and debris damage utilizing shutters, film, or anchors;
 - Retrofit and /or elevate vulnerable structures to reduce future flood/surge; and
 - Conduct educational and awareness programs for local building officials, building trade professionals, and homeowners for vulnerable structures.

3.6 State Coordination and Permitting (Pg. 166-167)

The coastal high hazard area within Flagler County is defined as those areas within the FEMA IV Zones and areas seaward of the Department of Natural Resources Coastal Construction Control Line. This definition is consistent with Section 163.3178(2)(h), F.S. and the definition adopted by the Department of Community Affairs (now Department of Economic Opportunity) and the Regional Planning Council. Flagler County has established the entire barrier island bounded by the Atlantic Ocean and the Intracoastal Waterway to be within the Coastal Building Zone. All construction within this area must meet elevation and wind load requirements, consistent with Chapter 161, Florida Statutes.

Construction within the coastal zone is governed by several regulations, which taken together are the coastal zone construction requirements. These regulations are contained in Coastal Building Zone requirements, consistent with Chapter 161, Florida Statutes and National Flood Insurance Program requirements.

Those structures which do not meet current code requirements and/or are forward of the Coastal Setback line, and which receive damage totaling 50% or more of the structure's value will be in jeopardy of rebuilding. Rebuilding will require permitting from the DNR, and the

structure must be rebuilt to current code if allowed to be rebuilt (more detailed information is available in the Coastal Management Element of the Flagler County Comprehensive Plan).

Flagler County will develop and establish a coordinated one-stop information center where post-disaster permitting will be available. This information center will be located in the vicinity of the impacted area when possible and will serve all in need of permitting and related information. The underlying assumption is that some of the beachside communities will have suffered major damage and a coordinated effort will be required.

Citations

St. John's County Comprehensive Land Use Plan:

<http://www.co.st-johns.fl.us/LongRangePlanning/media/CPA2025/2Adopted2025.pdf>

St. John's County Emergency Management Plan:

<http://www.sjcemergencymanagement.org/cemp.html>

Flagler County Comprehensive Plan, 2013:

<http://www.flaglercounty.org/index.aspx?NID=264>

Flagler County Comprehensive Plan, 2010-2013. Conservation Element:

<http://www.flaglercounty.org/DocumentCenter/Home/View/238>

Flagler County Comprehensive Plan, 2010-2013. Future Land Use Element:

<http://www.flaglercounty.org/DocumentCenter/Home/View/241>

St. Augustine Comprehensive Land Use Plan:

<http://www.staugustinegovernment.com/the-city/documents/St.AugustineCompPlan2030.pdf>

St Augustine Local Mitigation Strategy:

<http://www.staugustinegovernment.com/the-city/featured-stories-archive/documents/LocalMitigationStrategy.pdf>

Palm Coast Comprehensive Land Use Plan, Land Use Element:

<http://docs.palmcoastgov.com/residents/comprehensive-plan/chapter%201%20-%20future%20land%20use%20element%202035%20gops-with%20remedial%20amendments.pdf>

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<http://docs.palmcoastgov.com/residents/comprehensive-plan/chapter%206%20coastal%20and%20conservation%20management%20element%202035%20gops.pdf>

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