



City of Palm Coast Agenda City Council Workshop Meeting

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Mayor David Alfin
Vice Mayor Ed Danko
Council Member Cathy Heigher
Council Member Nick Klufas
Council Member Theresa Pontieri

Tuesday, July 9, 2024

9:00 AM

City Hall - Community Wing

City Staff

Lauren Johnston, Acting City Manager

Marcus Duffy, City Attorney

Kaley Cook, City Clerk

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/user/PalmCoastGovTV/live>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session.
- Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A CALL TO ORDER

B PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

C ROLL CALL

D PUBLIC PARTICIPATION

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

- (1) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public, there may be discussion by the City Council.

- (3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
- (a) direct all comments to the Mayor;
 - (b) make their comments concise and to the point;
 - (c) not speak more than once on the same subject;
 - (d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
 - (e) obey the orders of the Mayor or the City Council; and
 - (f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (4) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

E PRESENTATIONS

- 1 PRESENTATION - PROPOSED FISCAL YEAR 2025 GENERAL FUND, IT OPERATIONS, AND FACILITIES BUDGET AND TRIM RATE OPTIONS**
- 2 RESOLUTION 2024-XX SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2024 BUDGET**
- 3 RESOLUTION 2024-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT**
- 4 PRESENTATION - ELECTED OFFICIALS AND USE OF SOCIAL MEDIA**
- 5 PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #2: HOUSING, PARKS, CONSERVATION, AND INFRASTRUCTURE**

F PUBLIC PARTICIPATION

Remainder of Public Comments is limited to three (3) minutes each.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

J ADJOURNMENT

6 AGENDA WORKSHEET AND CALENDAR

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 9, 2024

Department	FINANCIAL SERVICES	Amount
Division		Account #
Subject: PRESENTATION - PROPOSED FISCAL YEAR 2025 GENERAL FUND, IT OPERATIONS, AND FACILITIES BUDGET AND TRIM RATE OPTIONS		
Presenter: Helena Alves, Director of Financial Services		
Attachments: 1. Presentation		
Background: City Council adopted the Fiscal Year 2024 Budget on September 20, 2023, in the amount of \$357,748,234 per Resolution 2023-110. At the April 23, 2024, Special Budget Workshop, City Council was presented with the Year-to-Date Budget results for operating department budgets, for Fiscal Year 2024 October through March. At the March 26 and May 28 Workshops, staff presented to City Council departmental overviews. On June 11, 2024, City Council was presented with an overview of the process for adopting the Property Tax and TRIM rate in preparation to adopt the Fiscal Year 2025 TRIM rate in September. City Council also approved and adopted the Strategic Action Plan (SAP) for Fiscal Year 2024-2025. Director of Financial Services Helena Alves, Budget & Procurement Manager Gwen Ragsdale, and Budget Coordinator Raelene Bowman will present to Council the proposed Fiscal Year 2025 General Fund, Information Technology Operations, and Facilities Budgets, and an overview of the Truth in Millage (TRIM) rate options.		
Recommended Action: FOR PRESENTATION ONLY		

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 9, 2024

Department	FINANCIAL SERVICES	Amount
Division		Account #
Subject: RESOLUTION 2024-XX SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2024 BUDGET		
Presenter: Helena Alves, Director of Financial Services		
Attachments: 1. Presentation		
Background: City Council adopted the Fiscal Year 2024 Budget on September 20, 2023, in the amount of \$357,748,234 – Resolution 2023-110. At the April 23, 2024, Special Budget Workshop, City Council was presented with the Year-to-Date Budget results for operating department budgets, for Fiscal Year 2024 October through March. On June 11, 2024, City Council was presented with an overview of the revenue restrictions and of the process for adopting the Property Tax (TRIM) rate to prepare the Fiscal Year 2025 TRIM rate in September. On July 9, 2024, City Council was presented the Fiscal Year 2025 General Fund, IT Operations, and Facilities Budget, and an overview of the TRIM rate options. As discussed, staff is proposing a maximum millage rate of 4.2570 mills, which is a 13.66% increase from the rolled-back rate of 3.9961 mills, and the first budget hearing to be held at 5:15 p.m. on Thursday, September 5, 2024, at the Palm Coast City Hall Community Wing, located at 160 Lake Ave, Palm Coast. Local governments must conform to the maximum millage limitation requirements as outlined in Section 200.065(5), F.S. within 35 days of the certification of value, the City of Palm Coast must inform the property appraiser of the current year's proposed millage rate and the first budget hearing date and location which will be advertised on the Notice of Proposed Property Taxes (TRIM notice) that the property appraiser mails. Director of Financial Services, Helena Alves will be presenting to City Council the Proposed Millage Rate & Proposed General Fund Budget as well as the Facilities and Information Technology Operations Internal Service Funds Budgets for the Fiscal Year 2025.		
Recommended Action: ADOPT RESOLUTION 2024-XX SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2025 BUDGET		

City of Palm Coast, Florida Agenda Item

Agenda Date: July 9, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	CODE ENFORCEMENT	Account #
Subject: RESOLUTION 2024-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT		
Presenter: Barbara Grossman, Code Enforcement Manager		
Attachments: 1. Presentation 2. Resolution 3. Attachments A – C to Resolution		
Background: In March 2010, the City adopted Ordinance 2010-03 - Public Nuisance, to provide for the creation of an assessment area and authorize the imposition of Nuisance Abatement Assessments to be included in the annual ad valorem tax bill sent out by the County Tax Collector for properties where the City abated a nuisance. In December 2010, the City adopted Resolution 2010-168 - Non-Ad Valorem Assessments for Nuisance Abatement, signifying the City's intent to use the uniform method of collecting non-ad valorem special assessments levied within the City in connection with Ordinance 2010-03. Each year the preliminary and final assessment roll needs to be adopted by City Council prior to September 15. This Resolution is intended to adopt a preliminary assessment roll. The final roll will be prepared and brought back to City Council at their August 13, 2024, Workshop and the September 3, 2024, Business Meeting for approval.		
Recommended Action: ADOPT RESOLUTION 2024-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT		

City of Palm Coast, Florida Agenda Item

Agenda Date: July 9, 2024

Department CITY ATTORNEY Division	Amount Account #
Subject: PRESENTATION - ELECTED OFFICIALS AND USE OF SOCIAL MEDIA	
Presenter: Marcus Duffy, City Attorney	
Attachments: 1. Presentation	
Background: City Attorney Duffy will provide information related to social media use for elected officials.	
Recommended Action: FOR PRESENTATION ONLY	

City of Palm Coast, Florida

Agenda Item

Agenda Date: July 9, 2024

Department	COMMUNITY DEVELOPMENT	Amount										
Division	PLANNING	Account #										
Subject: PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #2: HOUSING, PARKS, CONSERVATION, AND INFRASTRUCTURE												
Presenter: Ray Tyner, Deputy Chief Development Office and Kathie Ebaugh, Consultant												
Attachments: 1. Presentation 2. Chapter 4 – Public Recreation and Open Space (Clean and Strike Through and Underline Versions) 3. Chapter 6 – Conservation and Coastal Management Element (Clean and Strike Through and Underline Versions) 4. Chapter 5 – Infrastructure Element (Clean and Strike Through and Underline Versions) 5. Chapter 3 – Housing Element (Clean and Strike Through and Underline Versions)												
Background: <u>Council Priority: Comprehensive Plan Update</u> This is the second of three (3) scheduled workshops to review the Goals, Objectives, and Policies (GOPs) for the update of the Comprehensive Plan to the planning horizon of 2050. As with the previous workshop, staff will provide a background and summary of the Goals, Objectives, and Policies (GOPs) for each element. The agenda package includes the complete GOPs to provide each PLDRB member an opportunity to review and make recommendations and changes. Impetus for amendments for the GOPs are from the community outreach conducted during the first phase of the update as well as a review of the latest available data (such as population, # of households, housing units, etc.) The remaining schedule for the review of the GOPs is shown below:												
<table><tr><th>WORKSHOP/PUBLIC HEARING DATE</th><th>ELEMENTS TO BE REVIEWED</th></tr><tr><td>COMPLETED June 11 (Workshop #1)</td><td>Intergovernmental Coordination, Public School Facilities, Property Rights</td></tr><tr><td>July 9 (Workshop #2)</td><td>Housing, Parks, Conservation, and Infrastructure</td></tr><tr><td>July 23 (Workshop #3)</td><td>Future Land Use, Transportation, and Capital Improvements</td></tr><tr><td>August 20 (Public Hearing)</td><td>All Elements</td></tr></table>			WORKSHOP/PUBLIC HEARING DATE	ELEMENTS TO BE REVIEWED	COMPLETED June 11 (Workshop #1)	Intergovernmental Coordination, Public School Facilities, Property Rights	July 9 (Workshop #2)	Housing, Parks, Conservation, and Infrastructure	July 23 (Workshop #3)	Future Land Use, Transportation, and Capital Improvements	August 20 (Public Hearing)	All Elements
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July 23 (Workshop #3)	Future Land Use, Transportation, and Capital Improvements											
August 20 (Public Hearing)	All Elements											

To provide an opportunity for all stakeholders to comment and provide input on the draft amendments, each element will be made available through Comprehensive Plan's Social PinPoint web page and face-to-face engagement opportunities.

Updates from the June 11 Workshop.

During this meeting the City Council members made the following updates:

The Finding under Goal 7.1 has been amended. The following language has been added to the first paragraph:

Over the previous 5-years (2019-2023), single-family detached units have accounted for 76% of all new residential units in the City, detached single-family (duplexes and townhouses) accounted for 15.5%, with the remainder (8.6%) being multi-family units.

The Policy under 7.1.3.2 has been amended as follows:

9. Take appropriate actions involving non-permitted activities within identified wetland areas and other actions to ensure compliance with all State and Federal laws, rules and regulations concerning management of wetlands and estuarine systems. Wetland protection and enforcement.

10. Coordinate regulatory efforts with state (FDEP, and Florida Fish and Wildlife Conservation Commission) and federal agencies (US Fish and Wildlife Service) as mandated by Federal Endangered Species Act of 1973 and the Florida Endangered and Threatened Species Action of 1977 and other applicable laws, rules, and regulations in order to protect endangered and threatened species. Listed species and wildlife protection.

Goal 7.4 - Has been amended to read as follows:

Maintain and enhance the mobility of roads and all other modes of transportation (including rail) and traffic circulation.

Policy 7.5.1.1 is amended to read as follows:

Collaborate with the State, Flagler County and other municipalities in Flagler County to encourage the provision of affordable housing within the City through the following actions:

...

Comment on definition of Affordable Housing: A definition of affordable housing is found in the Glossary to the Comprehensive Plan, the definition is consistent with the Statutory definition.

Policy 10.1.2.1 has been amended as follows:

Property owner's rights of development shall be deemed vested when a final development order is issued by the City, and the development order has not expired, or development has commenced and is continuing in good faith prior to any new policy or land development regulation that changes the entitled right. In addition, a structure shall be considered vested for construction after a building permit is issued and remains valid.

Background for July 9 Workshop.

As a top priority for the City Council, the city staff has been assigned the task of updating the City's Comprehensive Plan for the year 2050, focusing on a vision-based approach that includes significant and continuous community input. This initiative, known as Imagine 2050, kicked off in October 2023 and has since seen active engagement with approximately 85,000 residents over the past six months. Various channels including a project website, pop-up events, civic group meetings, and social media campaigns have been utilized for community outreach.

Through these engagement efforts, a draft Vision Statement has been formulated, along with nine "Guiding Principles" to steer the creation of the Imagine 2050 Comprehensive Plan's Goals, Objectives, and Policies. These "Guiding Principles" will be prominently featured in the plan and illustrated for applicable Goals and Objectives, to ensure consistency and alignment with the community's vision.

The following Comprehensive Plan Elements will be presented:

Public Recreation and Open Space - Background

Develop Parks, Recreational Facilities, Trails, and Open Spaces is one of the Guiding Principles established by our community. The City of Palm Coast will continue to be committed in providing high-quality parks, recreation facilities, and open spaces for its residents. With 9.9 acres of parkland per 1,000 residents and over 130 miles of connected trails, the city aims to link parks, natural areas, and neighborhoods through an interconnected network of greenways and multi-use paths. Looking ahead, the 2050 Comprehensive Plan proposes an adopted level of service standards, identifies priority projects for the next 5-20 years such as new neighborhood parks and trail extensions, and outlined strategies like a new Bicycle-Pedestrian Master Plan to continue meeting recreational needs as the community grows. Funding sources like impact fees, grants, and public private partnerships will support implementation of the comprehensive plan's recreation and open space goals.

The policies in this element direct the City to accomplish the following:

- Establish and maintain a Recreation and Park Level of Service Standard (LOS) for both resource-based and activity-based parks.
- Ensure that the established LOS remains concurrent with new development.
- Regularly assess and update the Recreation and Park LOS standards to reflect changing conditions.
- Ensure well-maintained parks and recreational facilities through the establishment of minimum standards for design, maintenance, and equipment repair.
- Develop a Best Practices Manual for park maintenance within five years of Plan adoption.
- Create a priority list of projects and facilities needing improvements to maintain established standards as part of the annual budget process.
- Adopt a comprehensive 5-year Capital Improvement Plan (CIP) for park expansion, renovation, new park development, land acquisition, greenways, and trails.
- Utilize the Parks Master Plan, Feasibility Studies, and public feedback to guide the development, character, and operation of the parks system.
- Maintain and update key data sources, such as maps and park inventory, to reflect changing conditions and support decision-making.
- Establish a priority list of recreation and park projects to meet population growth through 2050.
- Update the priority list based on the Evaluation and Appraisal Report (EAR) process, Parks and Recreation Master Plan, feasibility studies, and public input.
- Develop new parkland and enhance existing sites to accommodate future community needs and growth.
- Ensure the provision of neighborhood parks by establishing minimum requirements for acreage and open space in new residential developments.

- Establish design standards for park and recreational facilities to ensure maintenance and operations.
- Encourage involvement from non-profit and private interest groups to support the development and operation of neighborhood parks.
- Manage, preserve, and protect natural resources to maintain a balance between environment and development.
- Allocate lands for open space in new developments and protect environmentally sensitive areas for inclusion in the city's park system.
- Ensure responsible use of resources and access to natural and cultural amenities within designated open spaces.
- Develop a linked open space plan integrating parks, conservation areas, and natural resources into a network of greenways and trails.
- Facilitate public access to various open space resources through a connected system of trails, greenways, and alternative access points.
- Ensure design practices prioritize safe enjoyment of facilities while considering the carrying capacity of recreation sites and natural resources.
- Establish recreation and park facilities to stimulate eco-tourism and heritage tourism while preserving the city's tax base.
- Amend the Land Development Code (LDC) to incorporate standards for linking greenways and trails during site plan reviews.
- Foster collaboration with tourism entities and develop marketing initiatives to promote recreation facilities and programs effectively.
- Develop and expand park facilities to facilitate public access to recreational, cultural, natural, historical, and archeological resources.
- Enhance parks with interpretive centers and recreational trails to provide learning experiences and promote eco-tourism.
- Promote cultural programs, flexible spaces, and educational opportunities to enrich the community's recreational experiences.
- Review rules regarding public art (murals, etc.)
- Take action on developing arts center.
- Coordination with art/cultural groups to provide facilities as venues.
- Participate in intergovernmental forums to enhance communication, coordination, and cooperation with local providers of recreational facilities and open spaces.
- Collaborate with various government agencies, non-profit groups, and private providers to identify joint opportunities and streamline services.
- Explore participation in land acquisition and management efforts with regional and local agencies to preserve environmentally sensitive lands and enhance recreational opportunities.
- Implement recommended policies and actions from the joint Recreation Master Plan between Palm Coast and Flagler County.
- Strengthen coordination and collaboration between the City, County, and other municipalities to enhance recreational amenities.
- Improve connectivity, signage, and branding efforts to promote Palm Coast and Flagler County as premier destinations for outdoor recreation.

Conservation and Coastal Management - Background Preserving Palm Coast's Environment, Preparing for Hazards, and Preserving Cultural Resources

The Conservation and Coastal Management Element provides a framework for protecting Palm Coast's natural communities and resources. It is divided into two main sections: 'Protection of Natural Resources' and 'Natural Disaster Management.' The former focuses on conserving air, water, ecosystems, habitats, cultural resources, and promoting environmental sustainability. The latter addresses reducing exposure to coastal hazards like hurricanes, disaster mitigation, evacuation planning, and Firewise initiatives. The Element recognizes the importance of balanced growth management to safeguard the environment. The Element proposes many Goals, Objectives and Policies to address natural resource protection that are consistent with the several Guiding Principles established by our community. Intergovernmental coordination, regulatory participation, groundwater protection, floodplain management, threatened and endangered species, and surface water quality management are emphasized within the Element. The City's susceptibility to natural hazards like flooding and hurricanes is also addressed, with policies for coordination with emergency management agencies. Appoint representatives for interactions with outside agencies.

The policies in this element direct the City to take the following action:

- Meet or exceed FDEP's minimum air quality standards.
- Collaborate with FDEP to assess air quality and address violations.
- Develop policies to protect air quality and support enforcement of air pollution laws.
- Ensure compliance with wellfield protection regulations.
- Identify and implement non-regulatory groundwater protection programs.
- Coordinate with agencies for groundwater monitoring and protection.
- Implement water conservation measures and education programs.
- Consider alternate water sources and enforce conservation during droughts.
- Ensure proper closure of abandoned artesian wells.
- Explore and utilize feasible alternative water sources.
- Investigate reuse of treated wastewater and stormwater for aquifer recharge.
- Monitor and evaluate water quality for surface and groundwater.
- Implement BMPs to prevent water quality degradation during construction.
- Enforce standards for stormwater management and pollution prevention.
- Follow Stormwater Master Plan for improvements.
- Seek funding for stormwater management projects.
- Coordinate with agencies to enforce water quality standards.
- Increase public access and amenities for water bodies.
- Preserve natural functions of coastal ecosystems during facility construction.
- Coordinate with relevant agencies to protect waterway easements.
- Establish criteria prioritizing water-dependent uses, emphasizing public and tourism-focused activities.
- Explore incentives to support public-private partnerships for sustained public access along the Intracoastal Waterway (ICW).
- Protection measures for manatees and listed species when reviewing water-dependent use applications.
- Investigate methods to increase open space, such as parks, with a focus on wetland

preservation.

- Prioritize establishment and preservation of integrated corridors to protect wetland systems.
- Maintain and update databases of wetlands and protected lands, incorporating aerial interpretations for accurate delineation.
- Acquire lands for preservation purposes and encourage landowners to protect native species through innovative site planning.
- Identify and protect rare upland communities through appropriate LDC amendments.
- Coordinate with neighboring governments to conserve sensitive vegetative communities and establish integrated corridors.
- Enforce regulations and mitigation standards to maintain canopy coverage, focusing on native species.
- Require detailed site plans depicting tree locations and sizes, along with mitigation requirements.
- Maintain natural buffers in appropriate areas to protect existing tree canopy.
- Enforce regulations to limit development in 100-year floodplains, emphasizing flood damage minimization and protection of floodplain areas.
- Participate in FEMA Community Rating Systems program to exceed minimum NFIP standards.
- Protect natural functions of floodplains through ongoing enforcement of floodplain regulations.
- Protect endangered and threatened species through regulatory enforcement and collaboration with relevant agencies.
- Require environmental assessments for development applications, identifying potential impacts on listed species and their habitats.
- Ensure compliance with wildlife permits and take measures to avoid harm to listed species during development activities.
- Enforce regulations to prevent adverse impacts from mining activities on air, water, wildlife, and aesthetics.
- Coordinate with state and federal agencies to obtain necessary permits and ensure compliance with reclamation standards.
- Implement erosion control measures to avoid soil erosion associated with development activities.
- Increase efforts to educate the public, developers, and landowners on environmental issues through information and educational activities.
- Focus on topics such as air and water quality, conservation, and regulatory changes to enhance public understanding.
- Develop and implement an Environmental Resource Management Plan to inventory and monitor sustainable initiatives in public facilities and services.
- Establish a City Resilience Initiative to assess vulnerabilities and develop strategies for enhancing resilience in infrastructure and daily life.
- Implement green building standards and environmentally beneficial landscape principles for municipal buildings and properties.
- Maintain an inventory of cultural resources and encourage their preservation and protection.
- Incorporate requirements and standards for cultural resource assessments into the

LDC to ensure protection during development activities.

- Collaborate with historical societies and relevant agencies to integrate cultural and historical education opportunities and pursue grant opportunities for the community.
- Conduct a comprehensive study to assess the historic significance, architectural integrity, and cultural value of potential areas for designation as Historic Districts.
- Enforce Florida Building Code for hurricane resilience.
- Participate in FEMA Community Rating Systems program.
- Enforce floodplain protection regulations.
- Identify and limit construction in Coastal High Hazard Area.
- Prohibit reconstruction of certain non-conforming structures.
- Consider property acquisition in vulnerable areas.
- Annual review and update of emergency plan.
- Develop post-disaster redevelopment plan.
- Coordinate with relevant agencies for response and recovery.
- Prioritize infrastructure repair and long-term recovery operations.
- Coordinate for consistent evacuation times.
- Improve emergency planning for evacuation.
- Update evacuation routes and facilities.
- Address deficiencies in evacuation planning and infrastructure.
- Ensure shelters meet regulatory standards.
- Support provision of shelter space for special needs populations.
- Coordinate with relevant agencies for shelter provision.
- Maintain and update flood risk maps.
- Utilize comprehensive plan and building codes for flood mitigation.
- Prohibit redevelopment in Coastal High Hazard Area without safety assessment.
- Restrict critical facilities from CHHA and FEMA Special Flood Hazard Area.
- Palm Coast shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by FEMA to reduce flood losses and achieve flood insurance premium discounts for their residents.
- Consider wildfire mitigation strategies for future development.
- Enforce LDC regulations for wildfire mitigation.
- Coordinate with forestry services for wildland management practices.
- Require that developments provide for a minimum of two emergency ingress/egress access ways and is new development Infrastructure is designed to assure firefighting access.

Infrastructure – Background

Managing Growth and Building for Tomorrow

The City of Palm Coast's Infrastructure Element of the Plan lays out a comprehensive strategy for managing sewer, potable water, solid waste, and stormwater facilities and services in line with future land use projections through 2050, while safeguarding the natural groundwater aquifer recharge. Integrated with other plan elements like Future Land Use and Conservation, the Infrastructure Element ensures coordinated development. Guided by the Goals, Objectives, and Policies (GOPs), each sub-element, including Potable Water, Sanitary Sewer, Stormwater Management, Natural Groundwater Aquifer Recharge, and Solid Waste, outlines specific strategies. From expanding reuse systems to enforcing

responsible development practices and enhancing aquifer recharge, the GOPs provide a framework for sustainable infrastructure management for the future. The Element is in line with the following Key Guiding Principles established by our community: including “Maintain and Upgrade Public Facilities”, “Protect Natural Resources” and “Fiscal Planning”.

The policies in this element direct the City to accomplish the following:

- Maximize existing facilities and address deficiencies to meet or exceed adopted standards.
- Regularly review and update the Water Supply Facilities Work Plan.
- Coordinate with regulatory agencies and maintain compliance with standards and permits.
- Ensure emergency procedures are in place for minimal service disruption during disasters.
- Identify long-term water supply strategies in coordination with relevant entities.
- Evaluate additional water supply sources and technologies in collaboration with regional authorities.
- Develop alternative water sources such as brackish water and maximize reclaimed water usage.
- New Developments demonstrate consistency with expansion projects and city objectives.
- Encourage expansion and upgrades of existing facilities over developing new systems.
- Discourage urban sprawl by coordinating expansion plans with current needs.
- Develop economically feasible water reuse plans.
- Continue implementing technological, procedural, and educational measures to reduce water consumption.
- Implement conservation strategies including efficient irrigation and native landscape.
- Collaborate on a joint public education program for water conservation.
- Utilize feasible alternative water sources in water system improvements.
- Investigate using advanced treated wastewater and expand reclaimed water distribution.
- Ensure new developments meet or exceed adopted standards.
- Establish minimum LOS standards and plan for capacity increases.
- Coordinate with regulatory agencies and ensure compliance.
- Maximize use of existing facilities and maintain inventory.
- Ensure improvements are compatible with LOS standards.
- maximize the use of existing sanitary sewer facilities in the planned service areas, by system expansion and upgrades, rather than developing “satellite systems”.
- Enforce regulatory requirements for septic systems.
- Eliminate existing septic tanks posing environmental hazards.
- Allow septic tanks in specific circumstances with proper approval.
- Prohibit untreated wastewater discharge into natural water bodies.
- Monitor NPDES permits for consistency with city policies.
- Explore opportunities to expand reuse water system with wastewater improvements.
- Require new developments to connect to reuse water system where available.
- Pursue funding for expansion through relevant agencies.
- Identify areas needing stormwater improvements for flood protection and natural

drainage preservation.

- Utilize Stormwater Master Plan for planning, maintenance, and enforcing development codes.
- Prioritize projects based on public safety, property damage reduction, water quality, habitat preservation, and cost-effectiveness.
- Provide incentives for infill development reducing drainage impact on city's system.
- Require development plans to demonstrate sufficient drainage capacity and regulatory compliance.
- Educate citizens on swale maintenance responsibilities and enforce ordinances.
- Implement swale maintenance program, prioritize improvements, and monitor performance.
- Ensure finish grades of infill lots are compatible with drainage system.
- Coordinate with SJRWMD with regards to maintenance of existing stormwater facilities to ensure permit compliance
- Ensure stormwater management standards meet or exceed regulatory requirements.
- Review and approve stormwater engineering designs before construction.
- Ensure post-development runoff quantity and quality meets criteria.
- Enforce regulations to limit encroachment in floodplains and enhance flood protection.
- Periodically review and update land development regulations to comply with FEMA standards.
- Require elevated first floor living area and compensating storage for development in floodplains.
- Minimize future diversion of waters between basins through plan review and enforcement.
- Conduct water supply studies to determine sustainable withdrawal rates.
- Protect aquifer recharge areas through land use regulations and best management practices.
- Support regional water supply planning efforts.
- Participate in groundwater monitoring and modeling studies.
- Enforce LDC compliance with SJRWMD rules.
- Coordinate with SJRWMD to align regulatory programs.
- Monitor effectiveness of LDC provisions and pursue innovative water conservation programs.
- Enforce wellhead protection regulations and establish protection zones.
- Optional Specific Criteria utilized for newly constructed Public Supply wells.
- Restrict or prohibit land use activities that could affect groundwater.
- Coordinate with adjacent municipalities to protect groundwater resources.
- Participate in groundwater monitoring and modeling studies.
- Establish and monitor solid waste capacity and availability standards.
- Engage in negotiations with entities nearing capacity to ensure compliance.
- Ensure mandatory solid waste collection and full-service pickup availability.
- Monitor and evaluate the efficiency of the private franchise system.
- Promote public awareness and participation in recycling programs.
- Implement a recycling program complying with state requirements.

- Investigate partnerships with organizations to enhance recycling.
- Require solid waste haulers to provide full recycling services.
- Monitor construction sites and vacant lots to prevent illegal dumping.
- Increase public awareness through educational campaigns.
- Expand volunteer clean-up programs and enforce hazardous waste regulations.

Housing: Diverse Housing for Every Life Stage

The Housing Element is in line with our Guiding Principle for “Supporting the Opportunities for a Variety of Housing Choices”. The Housing Element aims to provide a diverse range of housing options for all life stages and income levels, from young adults to elderly residents looking to age in place near amenities. It promotes a variety of housing types like accessory dwellings, multi-family, single-family homes, and continuum of care facilities. The City will seek livable community designation and allow innovative development alternatives like density bonuses for affordable units. Protecting existing neighborhoods through buffers and compatibility analyses is prioritized, as is maintaining housing stock via code enforcement. State and federal funding will be pursued for housing programs serving special needs groups like the elderly. The goal is to create housing opportunities dispersed throughout Palm Coast that are obtainable, accessible and accommodate evolving resident needs.

The policies in this element direct the City to promote the following:

- Promote diverse housing types and densities throughout the city.
- Ensure affordable housing is dispersed to prevent concentration in specific areas.
- Provide assistance and incentives for developers, including site identification and in-kind services.
- Incorporate innovative development options in the Land Development Code to facilitate attainable housing.
- Utilize Federal and State funding programs to support home ownership for various income levels.
- Provide local support to developers for affordable multi-family projects through expedited processes and incentives.
- Collaborate with Flagler County to maximize funding for affordable multi-family units and explore alternative funding sources.
- Adhere to siting requirements for community residential homes as per Chapter 419, F.S.
- Seek partnerships with agencies to expand housing options for special needs individuals.
- Support the integration of community residential homes in residential and mixed-use areas.
- Utilize SHIP or CDBG funds for affordable housing for special needs individuals.
- Encourage continuum of care facilities, supporting aging-in-place transitions.
- Collaborate with private and non-profit sectors for housing provision, including transitional housing initiatives.
- Continue rigorous permitting and inspection efforts for rental properties to maintain standards.
- Enforce architectural and aesthetic regulations to ensure high-quality housing.
- Utilize funding from programs like SHIP or CDBG to improve housing conditions and

support structural enhancements.

- Implement development standards ensuring greater setback and buffering to protect residential areas.
- Evaluate proposed land use changes near residential neighborhoods using established compatibility criteria.
- Restrict non-residential use of residential lots in platted subdivisions and conduct compatibility analyses for new developments adjacent to residential areas, considering factors like lot sizes, proximity to roadways, and potential nuisance factors.
- Enable diverse housing options through land use and zoning regulations to accommodate different income levels, ages, and life stages.
- Promote "aging in place" by increasing access to appropriate and affordable housing near essential services.
- Strive for the Department of Elder Affairs Livable Community designation by ensuring affordable, equitable, quality, accessible, and safe housing options for all.
- Permit manufactured buildings meeting aesthetic standards in residential zones and establish specific zones for mobile/manufactured homes exempt from certain regulations.
- Consider factors like road access, utilities, and buffering when siting mobile home zoning districts.
- Develop comprehensive regulations in the Land Development Code covering landscaping, setbacks, parking, stormwater management, and community amenities for mobile/manufactured home zoning districts.

Recommended Action:
FOR PRESENTATION AND DISCUSSION