

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

SUMMARY

The Intergovernmental Coordination Element is crucial to the efficient implementation of the Comprehensive Plan Goals, Objectives, and Policies (GOPs). The purpose of this Element is to ensure coordination between the City and other units of local government, special districts, and State, regional and Federal agencies to ensure consistency between the Plan and other comprehensive, strategic or policy plans such as, by way of example only, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes. This Element should serve to establish a framework and the mechanisms for effective coordination between units of government and governmental entities.

The Goals, Objectives and Policies of this Element are linked to all of the other Plan elements. Iteration of intergovernmental coordination mechanisms and interagency cooperation found in the various Elements stresses the need for City and other local units of governmental and governmental agencies to form collaborative partnerships. When agencies cooperate and form alliances to provide public services and facilities, the public benefits from efficiency and planning that is truly responsive to the public needs.

Part 1 of the ***Data and Analysis*** supports the GOPs. It is available as a separate document. That document provides details regarding the local units of government, special districts and governmental agencies participating in providing facilities and services to the City or located adjacent to the City; existing alliances; and the related intergovernmental and interlocal agreements, contracts, resolutions, and ordinances supporting joint actions, all of which document coordination efforts. The effectiveness of existing coordination and identified needs and issues related to intergovernmental coordination are documented and analyzed (Part 2) in the document. This information and the Objectives and Policies in the other eight Plan Elements form the basis for the Intergovernmental Coordination Element.

GOAL 7.1: COORDINATION OF PLANNING

To achieve effective and efficient planning of public resources and funds to implement the provision of public facilities and services collaboratively with other public agencies.

FINDING: The City was incorporated in December 1999 to control its destiny and plan for its future growth as an autonomous entity. Since incorporation to 2023, the City has continued to grow in size and population. Numerous annexations have led to the City nearly doubling in size from 51 sq. mi. to over 97 sq. mi. During the same time period, the City's population has grown by over 200% from 32,732 to 101,737. Overall, the City covers approximately 17% of all lands in Flagler County, but account for nearly 78% of the total county population. Based on historic growth rates, it is projected that the City's share of the County population will continue to grow in the future at a very conservative estimate of 80% of the total county population by 2050. The continued expansion and population growth in the City has resulted in higher population density of 1,045 persons/sq.mi. in 2023 compared to 642 persons/sq.mi. at the time of incorporation. It is important to note that the population growth in the City has mainly come from the on-going development of the original ITT platted lots. This is important to note that although there has been an expansion of the infrastructure system (water, sewer, roads, etc.). The expansion has mainly been necessitated by the need to service the existing platted lots. 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.

By 2023, the existing public facilities are aging and, as growth continues, the City must improve and expand these facilities and services. Hundreds of undeveloped acres of land, dedicated originally by ITT CDC, were transferred to the County or City for recreation, parks and open space uses. Although these facilities and services are located in the City, they are connected and shared with the County as a whole. County residents and others use the City's roads and bridges, as well as parks and natural resources. Similarly, City residents use public facilities located in the County and other municipalities. Therefore, impacts to the City are also impacts to the County as well as other municipalities in the County and vice versa. In the face of reciprocal impacts and collective planning issues and challenges, it is imperative that planning be coordinated and targeted to reduce duplication in the provision of public facilities and services.

Growth impacts public facilities and service including public education, natural resources and the environment. In order to accommodate growth, the City must continue to take an active role in planning for countywide facilities. It is also imperative for the adjacent jurisdictions, including the County, the Flagler County School Board, and special districts to take part in the holistic and comprehensive viewpoint as to needs assessment and planning challenges. Coordination and sharing of resources and joint planning partnerships are needed to prevent a parochial view of growth and its impacts and implications, both positive and negative.

A number of different agreements highlight the importance of planning coordination on the provision of various public infrastructure and services. One is the Stipulated Utility Settlement Agreement with Flagler County, the City of Flagler Beach, and the Gardens at Hammock Beach Property Owners' Association, Inc. which was approved on January 31, 2007. The Stipulated Utility Settlement Agreement outlines the utility service areas for each of the parties to the

Agreement and for the City it also outlines potential annexation areas due to a City ordinance requiring the annexation as a requirement to receive utility service from the City.

Another agreement which plays a significant role in the provision of public service is the Interlocal Agreement for Public School Facility Planning. This agreement outlines the process for School Concurrency (this ensures that there is adequate “student stations” or “seats” to accommodate all students as a result of growth).

In addition to the agreements highlighted above, the City has an Interlocal Agreement with Flagler County to coordinate on the implementation of housing programs. The City also has agreements with the School Board on the joint use of facilities and properties and the coordination of programs and services.

Objective 7.1.1 – Improve Intergovernmental Coordination and Establish a Dispute Resolution Process

Improve coordination with all government agencies through a collaborative process.

Policy 7.1.1.1 - The City shall appoint one or more representatives for interaction with outside agencies to act as the first point of contact when development plans, developments of regional impact, Plan and FLUM amendments, rezonings, and annexations are proposed.

Policy 7.1.1.2 – Intergovernmental coordination with the Flagler School District shall be consistent with policies in the Public School Facilities Element.

Policy 7.1.1.3 - The City’s appointee(s) will prepare notices of proposed plans and disseminate notice via telephone, facsimile, e-mail, social media, newspaper publication, correspondence or other means as necessary, and as legally required, to inform affected entities.

Policy 7.1.1.4 - The City’s appointee(s) will make reasonable efforts as early in the process as possible to brief the appropriate outside agency of the pertinent proposed changes that that may have an impact or effect on areas of mutual concern.

Policy 7.1.1.5 - The City’s appointee(s) shall continue to serve as a point of contact on an ongoing basis with an open-door policy.

Policy 7.1.1.6 – The City through the Northeast Florida Regional Council will utilize the Regional Dispute Resolution Process (RDRP) as a means to reconcile planning and growth management issues.

Policy 7.1.1.7 – The City representative(s) shall participate with other named parties in settlement meetings, mediation, or advisory decision-making as recommended by the NEFRC to resolve the issues.

Policy 7.1.1.8 – Upon conclusion of the NEFRC RDRP mediation process, the settlement agreement, in the form of a recommendation, shall be submitted to the City Council for formal approval.

Objective 7.1.2 – Coordinate Planning with Other Units of Local Government



Continue to coordinate the planning of infrastructure and development with other local governments and agencies providing services and assistance to the City, including those not having regulatory authority over the use of land located in the City, and major utilities and quasi-public agencies.

Policy 7.1.2.1 – The City shall participate with the Flagler Legislative Delegation and the local governments of Flagler County to provide a policymaking forum to coordinate growth planning and management, and community-wide programs.

Policy 7.1.2.2 – The City will actively engage in collaborative planning with East Flagler Mosquito Control to:

- A. Ensure consistent coordination and alignment of efforts.
- B. Undertake regular updates on growth and development trends.,
- C. Review City codes and ordinances to include potential mosquito prevention measures.
- D. Coordinate educational outreach initiatives to inform the public about disease-carrying mosquitoes and eliminate breeding areas.

Policy 7.1.2.3 – The City shall consider Interlocal Agreements and other means with the County, local, State, and Federal governments and the quasi-public and private sectors to identify and build needed facilities and allocate the costs of such facilities in proportion to the benefits accruing to each.

Policy 7.1.2.4 – The City shall continue to cooperate with Flagler County and the City of Flagler Beach with regards to utility service and permitting, exchange of technical information, and intergovernmental coordination, as outlined in the Stipulated Utility Settlement Agreement dated January 31, 2007.

Policy 7.1.2.5 – The City shall continue to participate with other local governments and utilities as part of the North Florida Regional Water Supply Plan to develop alternative water supply sources, water reuse, and conservation projects.

Policy 7.1.2.6 – The City shall coordinate and cooperate with other local governments and other entities to which the City provides potable water service by taking actions which include, but are not limited to, the following:

- A. Coordinate water demand projections for those areas to which the City provides potable water service.
- B. When requested, provide technical data and analysis related to water supply availability for Future Land Use Map Amendments, rezonings, and other development approvals in those areas to which the City provides potable water service.
- C. Continue to implement the interlocal agreements between the City and other local governments and entities.
- D. As necessary, develop intergovernmental agreements to address water supply concurrency requirements for those areas to which the City provides potable water service.

- E. Continue to share technical data and analysis with State, regional, and other local governments and entities to maximize efficient water use and conservation and minimize public expenditures.

Policy 7.1.2.7 – Prior to an annexation, the City shall coordinate with the County to identify potential conflicts as a result of a proposed annexation. Such conflicts may include the items listed below. This action does not preclude the notification requirements stated in Chapter 171, Florida Statutes. If necessary, the following issues shall be addressed with and may be incorporated into an intergovernmental agreement, as applicable.

- A. Compatibility between adjacent Future Land Use designations;
- B. Consistency between land development regulations, future annexation area, and/or utility service areas;
- C. Proposed uses of land being annexed that are incompatible to adjacent uses or lands in unincorporated Flagler County;
- D. Provisions of water and sewer service and the annexation of right-of-way and land containing City utility lines and the location and protection of water wells and wellfields;
- E. Environmental resources; and
- F. Annexation disputes among cities, or the city(ies) and the County.

Policy 7.1.2.8 – The City shall coordinate with Flagler County, FDEP, and providers of solid waste services in the City to ensure proper collection, disposal, and management of hazardous wastes including, but not limited to, education of the public relating to the dangers of incorrect disposal, and to ensure that hazardous waste generators are identified and inspected and that violations are promptly corrected in accordance with regulatory requirements.

Policy 7.1.2.9 – The City shall coordinate with Flagler County Emergency Management (FCEM), the NEFRC, FDOT, the Flagler County School Board, and other agencies as applicable, to accomplish, at a minimum, the following:

- A. Develop and annually update plans before June 1st in accordance with the Comprehensive Emergency Management Plan of FCEM.
- B. Annually implement interagency hazard mitigation report recommendations.
- C. Annually, before June 1st, identify street and other improvements to the hurricane evacuation street network in order to maximize people who can be evacuated within an optimum evacuation time limit. Such as alternate travel lanes, reverse traffic flow, controlling signalization, and future expansion of the city roadway network.
- D. The City shall coordinate with FCEM and other relevant local governments, organizations to ensure that hurricane evacuation shelters meet or exceed regulatory standards, and that facilities are provided to meet needs of elderly and disabled persons.
- E. Annually, before June 1st, prepare and update an inventory of special needs population.
- F. Annually update and employ hazard mitigation of the Comprehensive Emergency Management Plan (CEMP).
- G. 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 2020 Regional Evacuation Study-Northeast Florida Region.

Objective 7.1.3 – Coordinate Planning with Other Governmental Agencies

Continue to coordinate planning and development with the other governmental agencies providing services and assistance to the City.      

Policy 7.1.3.1 – The City shall work with the Florida Department of Environmental Protection (FDEP) to ensure coordination of planning and implementation of regulations that impact the City and its environs which shall include, but not be limited to, the following:

- A. Enforcement of the State and Federal air pollution rules and regulations by placing conditions on applicable development approvals to require developers to consult the FDEP on methods to control fugitive particulate emission(s).
- B. Monitoring, cooperation, and communication with the FDEP in the development and, if required, implementation of the Total Maximum Daily Loads (TMDL) for waters within the City.
- C. Coordinate on matters related to groundwater, surface water, and soil contamination.

Policy 7.1.3.2 – The City shall work with the St. Johns River Water Management District (SJRWMD), FDEP, U.S. Army Corps of Engineers (ACOE), the Flagler County School Board (for education and public outreach), and other applicable agencies (as referenced in the Plan Elements and the *Data and Analysis*) to ensure coordination of planning and implementation of regulations that impact the City and its environs which shall include, but not be limited to, the following actions:

- A. Implement a water conservation program that shall maintain a long-term focus on increasing water use efficiency.
- B. Revise the water conservation measures within the current Landscape Ordinance and establish conservation requirements in the LDC.
- C. Pursue groundwater-monitoring studies on the quality of the surficial and the Floridan aquifers.
- D. Ensure that all abandoned free-flowing artesian wells are properly documented, closed and plugged.
- E. Pursue additional water quality monitoring studies and increase routine sampling stations.
- F. Coordinate with SJRWMD in the development and implementation of the relevant provisions of the District Water Supply Plan and Water Supply Assessment.
- G. To the maximum extent feasible, ensure that this Plan and the SJRWMD District Water Supply Plan and Water Supply Assessment address the same public policy issues/concerns and base determinations upon the same technical data and science.
- H. Update and maintain a database of wetlands, wetlands systems and other lands that are currently protected by conservation easements.
- I. 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.
- J. 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.

Policy 7.1.3.3 – The City shall coordinate with the Florida Division of Forestry (DOF) to manage the wild land and urban interface areas within and around the City including, but not limited to, the following activities: controlled burns, mechanical mowing of vegetation, herbicide treatment, or other means deemed appropriate to manage wild land and urban interface areas.

Policy 7.1.3.4 – The City shall regularly notify adjacent cities and counties of land use proposals concerning lands along their joint borders, as applicable.

Policy 7.1.3.5 – The City shall coordinate its Plan and amendments thereto with the comprehensive plans of the cities of Bunnell and Flagler Beach, and with Flagler and St. Johns Counties.

Policy 7.1.3.6 - The City shall cooperate with Flagler County, the cities of Bunnell and Flagler Beach, and with the School Board to develop joint processes for collaborative planning and decision making regarding population projections, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance including, but not limited to, locally unwanted land uses (LULUs) whose nature and identity are established in an interlocal/governmental agreement.

Objective 7.1.4 – Address Impacts of Development Proposed in the Comprehensive Plan Upon the County and Adjacent Local Governments



Continue to address the impacts of development proposed or anticipated in the City’s Plan upon the County and adjacent local governments consistent with the legitimate needs of the City.

Policy 7.1.4.1- The City shall address potential impacts that may result from development proposed in the Plan upon adjacent local governments through informal and formal procedures that may include, but not be limited to, the following:

- A. Requesting adjacent municipalities to provide an up-to-date copy of their planning documents, zoning code and land development regulations;
- B. Providing notice of hearings and reports to inform affected municipalities and counties of proposed action to include hearings and reports on matters such as, but not limited to, comprehensive plan amendments, rezonings, special exceptions, siting of public uses, planned and approved road improvement projects, annexations and similar matters; and
- C. Requesting input from other jurisdictions in planning programs and efforts to ensure plans are coordinated and consistent.

Policy 7.1.4.2 - The City shall address potential impacts that may occur within unincorporated Flagler County that potentially result from development approved within Palm Coast by:

- A. Participating in the countywide planning process through coordination with various boards or similar groups, the Flagler County Economic Development Department, and the applicable Flagler County Departments;
- B. Coordinating within its area of concern with Flagler County and St. Johns County regarding the siting of facilities with Countywide significance and in assessing the potential for development related impacts; and
- C. Coordinating the conservation and protection of wetlands, natural resources and other environmentally sensitive areas that exist within the jurisdictions of one or more local governments.

Policy 7.1.4.3 - The City shall coordinate the reviews of any of the following as required by the Florida Law with the Flagler County and adjacent local governments, as applicable.

- A. Annexation of land.
- B. Amendments to the Comprehensive Plan Future Land Use Element and Future Land Use Map.
- C. Community Redevelopment Areas (CRA).
- D. Community Development Districts (CDD).

Objective 7.1.5 – Address Impacts of Development Proposed in the Comprehensive Plan Upon the Region



Continue to address the impacts of development proposed in the City's Plan, and any Plan amendments, on the Northeast Florida Region.

Policy 7.1.5.1 - The City shall address potential impacts that may result from development proposed or anticipated in the Plan upon the region by coordinating and participating with the NEFRC and providing detailed information as required by State law.

Objective 7.1.6 - Coordination of Planning with Master Planning of Education and Health Facilities



Continue to coordinate the Plan with the campus master plans of education and health facilities located within the City.

Policy 7.1.6.1 - The City shall coordinate its Plan and amendments thereto, with the campus master plan of Daytona State College.

Policy 7.1.6.2 - The City shall coordinate its Plan and amendments thereto, with the campus master plan of any other institute of higher learning required to have a master plan.

Policy 7.1.6.3 - The City shall coordinate its Plan and amendments thereto, with the campus master plan of Florida Hospital Flagler or any other health care provider who completes a campus master plan.

GOAL 7.2: DISPUTE RESOLUTION PROCESS

Resolve disputes that arise in an amicable and satisfactory manner.

FINDING: The City interacts with dozens of governmental and quasi-governmental agencies as it reviews development plans and amendments to the Comprehensive Plan and zoning map. The City realizes that working with other agencies and jurisdictions may generate disagreements on occasion. The City recognizes that a method of informal and formal dispute resolution is important not only for its citizens but also for citizens of other jurisdictions. Since the NEFRC has developed and adopted a dispute resolution process, it behooves the City to consider using the NEFRC and its format for formal resolution of disputes if informal methods do not resolve the issues.

Objective 7.2.1 – Create a Process for the Resolution of Potential Disputes

Recognize potential disputes as an integral aspect of the development review process and all other development procedures.

Policy 7.2.1.1 – During the development review process, the City shall identify potential disputes that may arise between the City and any affected local unit of government or any other governmental agency.

Policy 7.2.1.2 – The City shall update the land development code (LDC) as necessary, within one (1) year of Plan adoption as a result of an evaluation and appraisal-based amendment (EAR based amendment).

Policy 7.2.1.3 - At the time of a LDC review, ensure criteria are provided to identify and define significant impacts which may result in the approval of a development, such as those relating to modes of transportation. In addition, the LDC review shall identify applicable resources, facilities and characteristics that may potentially need capacity improvement as a result of an approved development. Such considerations shall include, at a minimum, the following:

- A. Identification of all regional and State resources and facilities identified in the State Comprehensive Plan, the Strategic Regional Policy Plan, the Long-Range Transportation Plan, or in any other plan of an adjacent local unit of government, and within the City's Plan;
- B. A definition of "significant impact" for each of the identified resources, public facilities, or community characteristics within the affected applicable jurisdiction of the City, the State, the NEFRC and any adjacent local unit of government; and
- C. Description of Mitigation Criteria or standards for appropriate mitigation of the significant impacts on resources or facilities identified in this Policy;

As an alternative, incorporation of the Strategic Regional Policy Plan (SRPP), by reference, regarding the SRPP's identification of resources and facilities, description of significant impact, and description of mitigation criteria, as applicable.

Policy 7.2.1.4 - The City shall require an impact analysis to indicate significant impacts on identified resources, facilities and community characteristics.

GOAL 7.3: SUSTAIN THE HIGH QUALITY OF LIFE



Maintain an innovative and proactive program of intergovernmental and interagency coordination, cooperation, and partnership in order to protect, preserve, and enhance significant natural resources, and to protect a high quality of life and in order to identify and resolve mutual issues and concerns.

FINDING: The City has initiated and executed a number of interlocal agreements and contracts with various governmental agencies and quasi-governmental entities since its incorporation. The City continues to seek intergovernmental coordination and agreements to memorialize joint planning and policy development activities. The City recognizes that continued and increased efforts to work with adjacent jurisdictions leads to responsible and efficient decision making, public policy development, and prudent public expenditures. The City has participated and will continue to participate willingly in local and State governmental joint meetings and coalitions to improve intergovernmental relationships and demonstrate fiscal responsibility.

Objective 7.3.1 - Ensure High Quality of Life Within and Adjacent to the City



City planning activities shall continue to be coordinated with the plans, programs, projects and land development regulations of other local governments and agencies to assure the continuation of a high quality life.

Policy 7.3.1.1 - The City shall enter into interlocal agreements, Joint Planning Area agreements, or other appropriate formal agreements and understandings, when necessary to formalize cooperative understandings and processes.

Policy 7.3.1.2 - The City shall ensure that implementation of the Plan is coordinated with the plans of countywide and regional planning bodies including, but not limited to, Flagler County, the NEFRC, the Volusia-Flagler Transportation Planning Organization, SJRWMD, Florida Inland Navigation District (FIND), and other applicable jurisdictions, by, at a minimum, reviewing and commenting on respective plans, by initiating and participating in coordination meetings as necessary, and by representative membership on specific committees, boards and councils.

Policy 7.3.1.3 - The City shall ensure that implementation of the Plan is coordinated with the plans of Federal, State and regional regulatory agencies including, but not limited to, the U.S. Environmental Protection Agency, the FDEP, and the SJRWMD by, at a minimum, adherence to applicable and binding regulatory permits and requirements.

Policy 7.3.1.4 – The City shall work with County, State and Federal agencies to obtain grants to fund enhancements, extension of greenways and gateways, preservation of environmentally sensitive areas and other public benefits of a diverse nature.

Policy 7.3.1.5 – The City shall coordinate Flagler County and provide technical assistance as necessary in the management of the Graham Swamp Conservation Area.

Policy 7.3.1.6 - The City shall coordinate with the Florida Power and Light and other utility providers to obtain public access easements in selected locations for the purpose of providing additional recreational opportunities such as trails and pathways.

Policy 7.3.1.7 - The City shall coordinate with the Department of State, Division of Historical Resources (DHR), on DRIs and CDBG site reviews to maintain and update the Florida Master Site File with an inventory of known cultural resources located adjacent to and within the City. The City shall work with the DHR to identify matching grants for identification, evaluation and planning for the management of historical resources.

GOAL 7.4: TRANSPORTATION MOBILITY

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

FINDING: Traffic circulation, access and mobility are important to maintain throughout the City and the County. East-west and north-south roads accessing various parts of the County and linking municipalities throughout the County traverse through the City. Decisions that are made regarding roads, whether within or outside the City, require coordination. Level of Service Standards, right-of-way widths, design standards, curb cut spacing, intersection spacing and other elements of sound and generally accepted transportation planning as well as planning for other transportation modes, must be coordinated in order to best serve the public interest. Although the unincorporated County is more rural, a planned transition between urban and rural would be consistent with sound planning practices. Transportation mobility issues must be addressed in a cooperative, coordinated, collaborative and consistent manner to maintain the high quality of life in the City and its environs.

Objective 7.4.1 – Coordinated Transportation Planning

Enter into intergovernmental agreements and coordinate planning activities, at a minimum, with FDOT, Flagler County, and the Volusia-Flagler TPO, and the Flagler County Legislative Delegation to improve traffic circulation and provide alternative modes of transportation.

Policy 7.4.1.1 - The City shall coordinate, at a minimum, with Flagler County, the Volusia-Flagler TPO, and the Florida Department of Transportation (FDOT) to:

- A. Run the Central Florida Regional Planning Model (CFRPM) model biennially as part of the TPO's Long Range Transportation Plan (LRTP).
- B. Adopt a list of priority projects utilizing the TPO's Annual Call for Projects process. The projects will include short-range and long-range priorities which may be incorporated on the TPO's Long Range Transportation Plan (LRTP).
- C. Identify transit alternatives and funding sources, and the development and funding of a mass transit development plan with the Flagler County Community Transportation Coordinator.
- D. Participate and coordinate with FDOT, Flagler County, Volusia County, St. Johns County, the Northeast Florida Regional Council, and the Volusia-Flagler TPO in regional transportation decision-making and to ensure appropriate and functional Emergency Evacuation Routes.
- E. Coordinate with Flagler County, FDOT, the Volusia-Flagler TPO, St. Johns County, and surrounding jurisdictions to ensure that emergency personnel are continually updated on conditions and functionality of Emergency Evacuation routes and roadway characteristics.
- F. Continue coordination with FDOT to conduct biennial bridge inspections.
- G. Annually research and identify funding and grant programs to help fund the construction cost of additional interchanges and east-west roadway connections.
- H. Through coordination with State agencies, the Flagler County Legislative Delegation, and large landowners in the northwest section of the City work toward development of a potential passenger rail station.

Policy 7.4.1.2 - Coordinate and communicate with the Hammock Dunes Community, Inc. and Flagler County, as appropriate, regarding the Hammock Dunes Bridge in order to, at a minimum:

- A. Ensure access by Palm Coast citizens to the beach and to State Road A1A.
- B. Assess the long-range maintenance, repair and replacement needs of the Hammock Dunes Bridge and assure the long-range availability of this resource.

Policy 7.4.1.3 – Relative to the need for transportation routes and services of benefit to the residents of Palm Coast, coordinate and provide technical assistance to Flagler County in regard to potential or available mass transit systems, or other systems of alternative transportation modes.

GOAL 7.5: ADEQUATE, AFFORDABLE, AND DIVERSE HOUSING

Provide safe, affordable housing with a variety of types and sizes to meet the needs of all residents.

FINDING: The City entered into an interlocal agreement with Flagler County in 2009 to create a City of Palm Coast-Flagler County Joint Housing Program. Under the agreement, the County provides administrative services for funding dedicated for the City of Palm Coast. Generally, it is the private sector that is the primary provider of affordable housing and for housing assistance for special needs households in a community. This Element explores available opportunities for the City to receive State and Federal funding to assist the private sector in the provision of affordable housing and community development as the City's population continues to grow. There are coordination opportunities for the City to work with the County and other governmental agencies to leverage and obtain funding to provide affordable housing.

Objective 7.5.1 – Coordinated Provision of Housing

Coordinate with the public and private sectors to ensure that a wide variety of dwelling units are available through and beyond the planning horizon to ensure housing for all residents.

Policy 7.5.1.1 – 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:

- A. The City representative on the County Affordable Housing Advisory Committee (AHC) shall act as a conduit between the City and the County to help implement the incentives identified in the SHIP Local Housing Assistance Plan (LHAP).
- B. The City representative shall assist with research to identify and evaluate other potential affordable housing fund sources.
- C. The City representative shall assist in the review and revision of the Flagler County LHAP to provide the opportunity to offer affordable housing options within the City.

Policy 7.5.1.2 – Through the City's representative on the Flagler County Affordable Housing Advisory Committee (AHAC), the City shall work with the County in its efforts to assist extremely low, very low, low-, and moderate- income residents to purchase single-family residences within the City by using funds and programs offered through SHIP, and State and Federal agencies.

GOAL 7.6: PUBLIC RECREATION AND OPEN SPACE

Offer public recreation and open space and a variety of leisure opportunities.

FINDING: The City's population is growing and becoming more diverse. The population has varied needs depending on age and preferences for recreation. Although, 95% of Palm Coast residents are within 3 miles of a recreational facility, the City needs to continue to develop additional facilities to promote walking or biking to parks and recreational areas. The City currently has over 1000 acres of land available for recreation use. Based on the population in 2023, that amounted to about 10 acres of recreational land per 1,000 persons. There is approximately 7.7 acres of developed recreation facilities per 1,000 persons.

The current LOS standard for recreation and open space calls for 8 acres per 1,000 persons. Five (5) acres are to be activity-based with 25 percent of the area dedicated to resource-based facilities (open space or natural areas) and 3 acres are to be resource-based park land (such as open space, greenways, or natural areas and areas for passive activities). In addition, the standards require that activity-based facilities are to be located within 3 miles of most residents. The recreation and open space areas in the system also must be balanced with different types and sizes of facilities.

The City's challenges during the planning period are to:

- Improve the existing land dedicated to the recreation and open space system;
- Acquire additional park land to maintain an adequate Level of Service and to expand the availability of parks and recreation facilities to a wider area of the City's population;
- Acquire additional resource-based land and natural areas for passive and open space;
- Generate adequate funding for the recreation and open space system; and
- Adequately maintain the existing and future system.

Developing intergovernmental relationships and coordinating City facilities to dovetail with those of the County and other jurisdictions are an efficient way for all participants to share responsibility and provide the public with a useful, cost-effective product. In fact, the Florida law requires that cities coordinate and develop joint facilities with school districts to improve fiscal efficiency. Other methods of sharing and coordinating facilities need to be explored with governmental and quasi-governmental agencies. In a joint effort, Flagler County and City recently completed a Parks and Recreation Master Plan, this plan is intended to assist the County and the City in identifying the current strengths of each park system and the needs to improve the park system in the future. The Master Plan provided policies for potential collaboration between the County and City and should be incorporated into the Comprehensive Plan as a guideline for future collaboration.

Objective 7.6.1 – Complementary and Integrated System of Public Recreation, Parks, and Open Space

Coordinate with local governments and public agencies to ensure that the City's Public Recreation, Parks, and Open Space System complements other recreation, parks and open space systems in the areas adjacent to the City.

Policy 7.6.1.1 – The City shall work with Flagler County and other agencies to connect its system of greenways and trails with parks, conservation areas and other open space resources within the region.

Policy 7.6.1.2 - The City shall continue to work with the School Board in identifying opportunities for potential joint use school/park sites.

Policy 7.6.1.3 - The City shall coordinate and provide technical assistance to Flagler County in the management of the Lehigh Trail.

Policy 7.6.1.4 - The City shall continue to implement the intergovernmental agreement with the School Board to develop joint use facilities that will best serve the educational, cultural and recreational needs of City residents.

Policy 7.6.1.5 – The City shall coordinate with the School Board to connect new school facilities with parks, open space, trails, and greenways within the City.

Policy 7.6.1.6 - The City shall coordinate with other local governments and agencies including, but not limited to Flagler County (Recreation and Park Department), the School Board, and the State, to plan, develop, and to identify funding for a Cultural Arts facility.

Policy 7.6.1.7 - The City shall participate in land acquisition and management efforts with Federal, State, regional and/or local agencies, which efforts shall specifically include, at a minimum, the following: the Flagler County Blueway project, other projects of regional scope that are intended to provide resource-based recreational opportunities, the preservation of environmentally sensitive lands, and the protection of natural resources.

Policy 7.6.1.8 - The City shall coordinate with utility providers in securing easements or public access for of the establishment of greenways and trail corridors along utility easements that connect existing and planned trails, parks, and open spaces.

Policy 7.6.1.9 – The City shall continue to participate in intergovernmental forums and/or mechanisms to further communication, coordination and cooperation between local and countywide providers of recreation facilities and parks.

Policy 7.6.1.10 – The City shall continue to pursue joint use agreements, interlocal agreements and/or cooperative agreements with the School Board, Flagler County, other municipalities, non-profit groups, and private recreation providers in order to increase the recreational opportunities while reducing duplication of services and facilities.

Policy 7.6.1.11 - The City of Palm Coast shall coordinate with applicable local, State, and Federal agencies to identify and secure funding for the maintenance of saltwater canal facilities. This collaboration will involve establishing communication channels to share funding opportunities, participating in joint planning sessions, collaborating on grant applications, exploring cost-sharing agreements, and ensuring alignment with environmental regulations.

GOAL 7.7: MAINTAINING AND GROWING THE PUBLIC INFRASTRUCTURE TO MEET THE NEEDS OF THE CITY



Maintain and expand the City's infrastructure facilities and services to provide acceptable levels of service in order that the current and future needs of the City will be met in a cost-effective and efficient manner to sustain the high quality of life available in the City.

FINDING: The City must ensure that public sewer and potable water demands continue to be met. The City needs to continue to prepare capacity analysis to ensure that utility service may be provided to meet the growing population. The City currently maintains the roadside swales, the canal system and associated drainage easements. Palm Coast relies on FCC Environmental for solid waste collection and disposal services. The 25-year contractual agreement with Volusia County as the solid waste repository for Palm Coast will expire in 2026. Coordination with Volusia County, other potential providers, as well as State agencies will be necessary to ensure the proper disposal of waste.

Objective 7.7.1 – Protection of Potable Water and the Aquifer Recharge Areas



Ensure that the Water Supply Facilities Work Plan (WSFWP) aligns with long-term water supply strategies consistent with the SJRWMD Water Supply plan.

Policy 7.7.1.1 - The Water Supply Facilities Work Plan (WSFWP) shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit. The City may require modifying the WSFWP from time-to-time, and shall consider the latest final version of the SJRWMD Water Supply Plan to develop said plan.

Policy 7.7.1.2 - The City shall coordinate with the SJRWMD and develop intergovernmental agreements as necessary regarding aquifer issues.

Policy 7.7.1.3 – Within five (5) years of Plan adoption, the City shall coordinate with the SJRWMD and/or other applicable agencies to conduct water supply studies and evaluations necessary to provide for the orderly and environmentally compatible development of the City's water resources.

Objective 7.7.2 – Maintain Steady And Continuous Solid Waste Collection And Disposal Services In A Cost-Effective and Efficient Manner.



Policy 7.7.2.1 – The City shall coordinate with Volusia County or another entity to ensure that the City has an agreement for the disposal of solid waste.

Policy 7.7.2.2 – The City shall take action to ensure that the interlocal agreement with Volusia County provides for a minimum of ten (10) years of available solid waste capacity upon which the City may rely and which solid waste services are provided in a cost-effective and efficient manner.