



# CITY OF BUNNELL COMPREHENSIVE PLAN 2035

# **Future Land Use Element Goals, Objectives & Policies**

# **Future Land Use Element Goals, Objectives, and Policies**

163.3177(6)(a)

## **Overall Goal**

Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment that enhances the quality of life for all residents of the City of Bunnell.

## **FLU Goal 1 Natural Resources**

Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

### **FLU Objective 1.1**

The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

#### **FLU Policy 1.1.1**

The City shall use the latest version of the Flood Insurance Rate Maps promulgated by FEMA to determine the location of the 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include:

- Development within the FEMA 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps;
- Proposed development shall be clustered and located on the non-floodplain portions of the site, or if proposed within the 100-year floodplain, all structures shall be required to be elevated per appropriate building regulation; and,
- Any development within a flood prone area will maintain the natural topography and hydrology of the development site.

### **FLU Policy 1.1.2**

The City shall ensure during site plan review that any required permits, from the appropriate city, county, state and federal agencies are secured prior to the issuance of a building permit.

### **FLU Policy 1.1.3**

During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain and soils for the areas to be amended will be analyzed and specific findings made as part of the plan amendment process.

### **FLU Policy 1.1.4**

The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain and soils for specific development sites will be analyzed and their suitability determined as a specific finding during the review process.

### **FLU Policy 1.1.5**

It is the intent of the City of Bunnell to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements;
- creation of greenway corridors; and
- minimum open space requirements for the rural preservation program.

### **FLU Policy 1.1.6**

In an effort to protect and enhance wetlands, surface waters, listed species, large range mammal habitat, natural hydrologic connections, and large expanses of native vegetation the concept of a greenway corridor shall be encouraged throughout the City. Greenway corridors shall be a part of an incentive-based method for protecting natural resources and shall be implemented by goals, objectives and policies within the Future Land Use and Conservation Elements and the future land use map series.

#### **FLU Policy 1.1.6.1**

Through the future land use plan the City shall create options and incentives, such as, but not limited to, the rural preservation program and development transfers to maintain open space and

potential greenway corridors, and to maximize preservation of wetlands, floodplains, associated uplands, and areas referred to in FLU Policy 1.1.6, and the Conservation Element.

#### **FLU Policy 1.1.7**

Any development, including development within a flood prone area, will maintain the natural topography and hydrology of the development site and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Traffic Circulation Element.

- Open space requirements will meet the LOS adopted in the Recreation and Open Space Element;
- On-site traffic will, at a minimum, require that adjacent commercial, medium and high density (or combinations thereof) properties provide interconnections to reduce requirements for road trips; and,
- Parking requirements shall be specified in terms of the number of parking space units outlined in the land development code (LDC).

#### **FLU Policy 1.1.8**

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

#### **FLU Policy 1.1.9**

Development regulations shall require street, pedestrian and grid layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

#### **FLU Policy 1.1.10**

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

#### **FLU Policy 1.1.11**

The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate

stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

**FLU Policy 1.1.12**

The developer/owner of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

**FLU Policy 1.1.13**

The developer/owner shall be required to determine whether captured or retained runoff could be recycled and reused within the permitted development.

**FLU Policy 1.1.14**

The land development code (LDC) shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

**FLU Objective 1.2**

The City of Bunnell shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation Element.

**FLU Policy 1.2.1**

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;

- Support continued agricultural activities by preserving viable soils and effective land masses;
- Minimize land use conflicts;
- Provide recreational and habitat corridors through protected linked open space networks; such as, the potential creation of greenway corridors;
- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

### **FLU Policy 1.2.2**

The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.

### **FLU Policy 1.2.3**

The City's resource protection policies shall be targeted by the following:

- Sustain and improve the viability of agricultural and silvicultural operations and the overall rural economy of the City;
- Prevent impacts to ecosystems, and significant open spaces through development regulations and conservation incentives; and
- Create a city-wide corridor of contiguous protected green space and beyond with intergovernmental coordination.

### **FLU Policy 1.2.4**

The City shall work towards establishing a greenway corridor protected by the rural preservation program conservation easements or other protection agreements.

### **FLU Policy 1.2.5**

The City shall continue to cooperate and participate with the SJRWMD, or any other regional or local entity, including the Flagler County Water Supply Plan Cooperators group in order to plan and develop available water supplies including alternative water supplies to meet future water needs.

## **FLU Goal 2 Facilities and Services**

Maintain City facilities and services by providing established levels of service for development.

## **FLU Objective 2.1**

The City shall coordinate future land uses with the availability of facilities and services.

### **FLU Policy 2.1.1**

As part of the City's concurrency management system, facilities and services shall meet the established level of service standards, and shall be available concurrent with the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development, and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized.

#### **FLU Policy 2.1.1.1**

The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

#### **FLU Policy 2.1.1.2**

Public facilities and utilities shall be located to:

- Maximize the efficiency of services provided;
- Minimize their cost;
- Minimize their impacts on the natural environment.

### **FLU Policy 2.1.2**

#### **INFRA Policy 4.3.7**

As part of the City's concurrency management system review process a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed development shall be submitted; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

### **FLU Policy 2.1.3**

As part of the City's evaluation of Future Land Use Map amendments, a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed map amendment shall be submitted; including information about current demand, capacity approved

for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

**FLU Policy 2.1.4**

The City shall issue no development orders or development permits without first consulting with other cooperative utility providers to determine whether adequate potable water and sanitary sewer supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City shall ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**FLU Policy 2.1.5**

The City shall require new development to provide necessary facilities and services or to pay a fair share of the cost of those facilities and services through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

**FLU Policy 2.1.6**

The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

**FLU Policy 2.1.7**

The City shall continue to require developers to provide for the extension of sanitary sewer, potable water, and storm drainage systems to serve their development.

**FLU Policy 2.1.7.1**

**CON Policy 1.4.5.4**

**INFRA Policy 4.4.7**

The City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water, and storm drainage systems to serve their development.

**FLU Policy 2.1.8**

The City shall require existing development to connect, within two years, to central water and central sewer systems after such services become available.

**FLU Policy 2.1.9**

To assure the full availability of services, the City shall issue its development orders in accordance with the adopted concurrency management plan.

**FLU Policy 2.1.10**

**INFRA Policy 4.1.9**

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD's Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional Water Supply Plan.

**FLU Objective 2.2**

Through the concurrency management process and the land use plan the use of existing facilities shall be maximized and urban sprawl shall be discouraged.

**FLU Policy 2.2.1**

The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the existing urban area.

**FLU Objective 2.3**

Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services, including assurance that land is available for the needed utility facilities and services.

### **FLU Policy 2.3.1**

The City shall ensure the availability of suitable land for public facilities and services necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the facilities and services.

## **FLU Goal 3 Historic Resources**

Preserve and protect the City's historic resources in an effort to identify new resources and to encourage the redevelopment of the City's traditional downtown.

### **FLU Objective 3.1**

Important historic, cultural, and archaeological resources of the City of Bunnell shall be protected through identification, designation and regulation of development consistent with the degree of protection required for the resource.

#### **FLU Policy 3.1.1**

The City shall adopt a historic preservation ordinance, to designate and protect significant historic, cultural and archaeological resources.

#### **FLU Policy 3.1.2**

The City shall identify and inventory sites of historical significance.

##### **FLU Policy 3.1.2.1**

The City shall continue, with the assistance of historians and archaeologists, to identify significant historic resources which are in need of protection.

##### **FLU Policy 3.1.2.2**

If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall report such findings to the state. If the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record, such determination of

site extent, nature and significance shall be made by a professional historian or archaeologist as recognized by the Florida Department of State, Division of Historical Resources, and Bureau of Historic Preservation.

**FLU Policy 3.1.2.3**

The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Bunnell.

**FLU Policy 3.1.3**

The City's land development code shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

**FLU Policy 3.1.4**

Historic resources and their environments shall be considered for inclusion in a public acquisition program for appropriate interactive or passive recreation and for open space and conservation.

**FLU Policy 3.1.5**

Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

**FLU Objective 3.2**

The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

**FLU Policy 3.2.1**

The City shall continue to implement the recommendations for the City of Bunnell Community Redevelopment Area (CRA).

### **FLU Policy 3.2.2**

The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality.

### **FLU Policy 3.2.3**

Redevelopment activities shall be completed independently by the CRA or through public-private partnerships and include, but not limited to:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential investment;
- Economic development and job creation;
- Environmental clean-up;
- Community transportation;
- Historic preservation;
- Creation of recreational facilities; and
- Site acquisition

### **FLU Policy 3.2.4**

The City shall encourage the establishment of Brownfield designations in conjunction with the CRA, and Flagler County.

### **FLU Policy 3.2.5**

The City shall utilize available government programs such as, but not limited to, the Community Development Block Grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

### **FLU Policy 3.2.6**

The City shall revitalize the traditional downtown area or the historic city limits by establishing standards in the LDC to:

- Provide a variety of uses in close proximity;
- Reduce crime through increased activity;
- Create a pleasant ambiance through design standards and scale; and,
- Improve transportation for vehicles and pedestrians.

### **FLU Policy 3.2.7**

The City shall support and encourage the reestablishment of a railroad station downtown, as regional, state and federal agencies evaluate potential options on the east coast of Florida, as well as access to central Florida by rail.

### **FLU Objective 3.3**

As part of the City's redevelopment plan the City shall encourage the elimination or reduction of uses inconsistent with the community's character.

#### **FLU Policy 3.3.1**

As part of the required evaluation and appraisal report process an existing land use survey will be completed in an effort to identify nonconforming uses.

### **Goal 4 Hazard Planning**

Coordinate evacuation and mitigation planning with appropriate federal, state and local agencies.

### **FLU Objective 4.1**

Coordinate evacuation zone population densities with the appropriate local or regional hurricane evacuation plan, when applicable.

#### **FLU Policy 4.1.1**

The City shall provide leadership and coordination of hazard mitigation initiatives with Flagler County, including the review of interagency hazard mitigation reports and consideration of elimination or reduction of land uses identified therein as inconsistent.

#### **FLU Policy 4.1.2**

The City shall coordinate with Flagler County to maintain and update the Local Mitigation Strategy (LMS) and shall involve other local governments and agencies in the annual review of LMS activities, as necessary.

#### **FLU Policy 4.1.3**

The City shall coordinate with appropriate regional and state agencies as updated and new information becomes available related to vulnerable, and flood prone areas within the City limits, and any subsequent requirements for evacuation or hazard mitigation planning.

### **FLU Objective 4.2**

Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.

### **FLU Policy 4.2.1**

The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Flagler County emergency management plan.

## **FLU Goal 5 Urban Sprawl**

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development of the traditional downtown and establishing energy efficient land use patterns while allowing for a sustainable rural lifestyle.

### **FLU Objective 5.1**

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

#### **FLU Policy 5.1.1**

The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn-out facilities.

#### **FLU Policy 5.1.2**

The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

### **FLU Policy 5.1.3**

The conversion of Agricultural lands to urban development or uses shall only be permitted consistent with the Comprehensive Plan need for growth and economic development during the planning time frame and such conversion shall not contribute to leapfrog or scattered development patterns.

## **FLU Objective 5.2**

New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations after the adoption of the updated Comprehensive Plan.

### **FLU Policy 5.2.1**

Mixed use developments, whether infill or rural clusters shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

### **FLU Policy 5.2.2**

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

### **FLU Policy 5.2.3**

New Development in the Commercial and Residential Mixed Use land use categories, and in Agriculture and Silviculture where appropriate, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

#### **FLU Policy 5.2.4**

Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

#### **FLU Policy 5.2.5**

Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

### **FLU Objective 5.3**

Through the Evaluation and Appraisal Report (EAR) process the City shall evaluate the energy efficient land use patterns (infill, mixed-use, and cluster developments) established by this Comprehensive Plan to increase the potential effectiveness of the overall plan.

#### **FLU Policy 5.3.1**

By completing an existing land use survey in conjunction with the EAR the City will determine the amount of infill development type of mixed-use and cluster developments, and the amount of open space retained within the City limits.

#### **FLU Policy 5.3.2**

Through the Infrastructure Element, EAR process, annual capital improvement planning, and monitoring LOS for facilities and services the City will determine development impact on the efficient provision of services.

### **FLU Objective 5.4**

The City shall work towards reducing greenhouse gas emissions.

#### **FLU Policy 5.4.1**

The City will cooperate in any baseline analysis regarding general data gathering efforts to establish measurable objectives for greenhouse gases.

#### **FLU Policy 5.4.2**

Mixed-use, infill and cluster developments will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.

### **FLU Objective 5.5**

The City has established the Community Redevelopment Area (CRA) as the energy conservation area of the City in conjunction with the future land use map series to demonstrate potential open spaces.

#### **FLU Policy 5.5.1**

The City will encourage the rehabilitation, retrofitting and reuse of buildings within the Energy Conservation Area in an effort to reduce energy consumption and greenhouse gas production.

#### **FLU Policy 5.5.2**

The City's infill, mixed-use and cluster policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns, and reduce greenhouse gases.

#### **FLU Policy 5.5.3**

The City shall allow wind farms, solar stations or other emerging technologies in the rural areas of the City to encourage alternative forms of energy production, economic development, and potentially reduce greenhouse gases.

### **Goal 6 Plan Implementation**

Create a regulatory system which supports the desired land use pattern.

#### **FLU Objective 6.1**

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

### **FLU Policy 6.1.1**

The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

### **FLU Policy 6.1.2**

Proposed residential developments shall be required to meet state subdivision requirements and the City's land development codes with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

### **FLU Policy 6.1.3**

Zoning districts in the City's land development code (LDC) shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

### **FLU Policy 6.1.4**

The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

### **FLU Policy 6.1.5**

The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

### **FLU Policy 6.1.6**

Public schools are an allowable use in all land use categories except conservation and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned residential areas to the

extent possible and shall be planned and located based on the siting criteria of the approved interlocal agreement.

**FLU Policy 6.1.7**

The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

**FLU Policy 6.1.8**

The implementation of the future land use plan by the City through the City's Comprehensive Plan Map Series and subsequent Land Development Code intends to discourage urban sprawl and encourage an efficient, viable and sustainable land use pattern within the City of Bunnell.

**FLU Objective 7**

The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City through a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), which forms the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

**FLU Policy 7.1**

The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

**FLU Policy 7.2**

The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will include an evaluation of consistency with the current FLUM and zoning district, as well as adjacent land use and zoning districts.

### FLU Policy 7.3

The City Commission may approve the development of housing that is affordable, as defined in Chapter 420.0004, Florida Statutes, on any parcel in a residential, commercial or industrial land use and zoning category.

### FLU Policy 7.4

The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural, historical and agricultural resources and maximize economic development:

#### Future Land Use Categories

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
<b>Residential Land Use</b>	
Single-Family Low Density	4 units per acre
Single-Family Medium Density	8 units per acre
Multi-Family	Min: 8 units per acre; Max 20 units per acre
Residential Mixed Use	12 units per acre/ 0.2 FAR
<b>Commercial Land Use</b>	
Commercial-Low	0.2 FAR/if mixed-use 12 units per acre
Commercial-Medium	0.4 FAR/if mixed-use 20 units per acre
<b>Industrial Land Use</b>	
Industrial	0.5 FAR
<b>Agricultural Land Use</b>	
Agricultural Community Commercial	1 unit per acre/ 0.4 FAR
Agricultural Community Industrial	0.5 FAR
Agricultural	1 unit per acre
Agriculture & Silviculture	1 unit per 5 acres
Rural Estates	1 unit per acre
<b>Open Land Use</b>	
Conservation-One	1 unit per 5 acres
Conservation-Two	Not Developable
Recreation	N/A
<b>Public Land Use</b>	
Public	0.6 FAR
Institutional	0.5 FAR

## **FLU Objective 8**

**Residential Land Use Category.** The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed use at a maximum density of up to 20 units per acre.

### **FLU Policy 8.1**

Promote a residential land use pattern that contributes to quality housing, livable neighborhoods, and a variety of housing types and prices.

### **FLU Policy 8.2**

Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, maintenance and traffic circulation.

### **FLU Policy 8.3**

**Single Family-Low Density (SF-L).** Areas delineated on the FLUM for single-family low density residential development shall accommodate a maximum density of up to four (4) dwelling units per acre. Appropriate housing types include detached single-family units, modular except mobile and manufactured homes, recreation, public and institutional uses, PUD developments and conservation areas.

### **FLU Policy 8.4**

**Single Family-Medium Density (SF-M).** Areas delineated on the FLUM for single-family medium density residential development shall accommodate a maximum density of up to eight (8) units per acre and shall be comprised primarily of single-family detached or attached units. Appropriate housing types include modular, except mobile and manufactured homes, recreation, public and institutional uses, PUD developments, and conservation areas.

### **FLU Policy 8.5**

**Multi-Family (MF).** Areas delineated on the FLUM for multi-family residential development shall accommodate a maximum density of 20 units per acre, with a minimum density of eight (8) units per acre. Permitted housing types include single-family detached or attached homes; other appropriate housing types include modular, mobile and manufactured homes, recreation, public and institutional uses, PUD developments and conservation areas.

### **FLU Policy 8.6**

**Residential Mixed Use (RMU).** Areas delineated on the FLUM for residential mixed-use development shall accommodate a maximum density of 12 units per acre and shall be comprised primarily of attached units only. Appropriate housing types include modular, except mobile and manufactured homes, recreation, public and institutional uses, PUD developments, and

conservation areas. Residential mixed use may have a maximum intensity of 0.2 FAR, and 50% impervious surface maximum.

- The City shall allow Commercial-low intensity uses in residential mixed use.
- Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area.
- Commercial uses shall occupy a minimum of 15% and a maximum of 30% of the development area.

### **FLU Policy 8.7**

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

## **FLU Objective 9**

**Commercial Land Use Category.** The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as multi-family and residential mixed use developments; as well as supportive accessory uses; recreation, public and institutional uses are subject to standards and performance criteria set forth in this plan and in the land development regulations.

### **FLU Policy 9.1**

**Commercial-Low Intensity (COM-L).** The maximum intensity of commercial development shall be limited to 0.2 FAR and 50% impervious surface. The commercial-low land use category shall accommodate activities such as general retail sales and service-related uses. Appropriate uses may include recreation, public and institutional uses, PUD developments, conservation areas, multi-family, and residential or non-residential mixed uses.

Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 50% of the development area and have a maximum density of 12 units per acre; commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area.

## **FLU Policy 9.2**

**Commercial-Medium Intensity (COM-M).** The maximum intensity of commercial development shall be limited to 0.4 FAR and 60% impervious surface. The commercial-medium land use category shall accommodate activities such as general retail, office and service related uses, higher intensity tourism, business automotive garage and sales, and mega retail. Appropriate uses may include recreation, public and institutional uses, PUD developments conservation areas, multi-family and residential or non-residential mixed uses.

Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 40% of the developments area and have a maximum density of 20 units per acre; commercial uses shall occupy a minimum of 35% and a maximum of 60% of the development area.

## **FLU Policy 9.3**

Locate commercial and industrial land uses where transportation access is adequate and conflicts with other land uses can be minimized.

## **FLU Objective 10**

**Industrial Land Use Category.** The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

### **FLU Policy 10.1**

**Industrial (IND).** The industrial land use category shall accommodate light to heavy commercial, business and industrial uses. Appropriate uses include recreation, public and institutional uses, conservation areas and mixed-use non-residential uses. The maximum intensity of industrial development shall be limited to 0.5 FAR and 70% impervious surface.

### **FLU Policy 10.2**

Encourage the development of clean, non-polluting types of industry.

### **FLU Policy 10.3**

Property known as the Flagler Central Commerce Park containing +/- 335 acres located along the East side of US 1 and adjacent to SR 100, South of East Moody Boulevard shall be limited to a maximum of 9.924 dwelling units per acre on 30.23 acres and a maximum Floor Area Ratio on the remainder of the gross acreage of the property (304.77 acres) of 0.066 for Commercial and Industrial uses. Development intensity of Flagler Central Commerce Park shall be limited to these levels unless it can be demonstrated that additional capacity exists at the time the concurrency review for the additional development is being applied for.

### **FLU Objective 11**

**Open Land Use Category.** The open land use category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, uplands, floodplains, potential greenway corridors, other unique ecological communities, and for recreational uses.

### **FLU Policy 11.1**

**Conservation-One (CON-1).** Consists of all lands deemed environmentally significant to be verified by appropriate jurisdictional field analysis, and regulated by applicable jurisdictional oversight, but not under a conservation easement or other permanent protection; only activities outlined in the City's Comprehensive Plan or limited by applicable regulating jurisdictions, but which may include agricultural uses, and could be applied to wetlands, uplands, and greenway corridors. The established density in the CON-1 category is one unit per five acres; however, permitted units are required to be developed on adjacent uplands or Category II wetlands per the adopted wetlands policies or transferred as allowed by future amendments to this plan unless this results in a denial of all reasonable use of the property. This category is created by the City to designate the City's existing conservation area, as well as, to specifically designate the Conservation acreage annexed into the City from Flagler County.

### **FLU Policy 11.2**

**Conservation-Two (CON-2).** Consists of all lands under conservation easement or other permanent protection where only activities specified in the easement are permitted.

### **FLU Policy 11.3**

**Recreation (REC).** The recreation category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreational use.

### **FLU Policy 11.4**

The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces.

### **FLU Policy 11.5**

Recreational uses shall be allowed in other categories as support uses.

## **FLU Objective 12**

**Public Land Use Category.** The public land use category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels.

### **FLU Policy 12.1**

**Public (PUB).** The public land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; essential public services and facilities; correctional, fire, emergency and safety operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of activity shall be 0.6 FAR.

### **FLU Policy 12.2**

The City shall initiate a land use amendment after purchase and/or development by the government entity.

### **FLU Policy 12.3**

**Institutional (INST).** The Institutional land use is intended to accommodate churches; private schools; hospital facilities and supportive health care units; orphanages; non-profit charitable

services; membership organizations; rest homes; cemeteries, arts, cultural or civic facilities. The maximum intensity of activity shall be 0.5 FAR.

## **Goal 7 Agricultural Land Use Pattern:**

The City of Bunnell shall create a regulatory system, which supports the agricultural industry and lifestyle as a desired land use pattern.

### **FLU Objective 13:**

**Agricultural Land Use Category.** Encourage the agricultural lifestyle within the municipal limits of the City.

#### **FLU Policy 13.1:**

##### **Protection of Agricultural Uses**

The City shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the agricultural lifestyle presently enjoyed in Flagler County as they are annexed into the municipal limits of the City of Bunnell.

#### **FLU Policy 13.2:**

##### **Protection of Bona Fide Agricultural Uses**

The City shall encourage the continuation and preservation of bona fide agricultural uses and enterprises as they are annexed into the municipal limits per the Florida Right to Farm Act, F.S. 823.14 .

#### **FLU Policy 13.3:**

##### **Agricultural Primacy**

The City shall encourage the continuation of agricultural operations. Agricultural uses on lands that have an agricultural exemption from the Flagler County Property Appraiser will be considered to have “primacy” in the area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses will be resolved in favor of the agricultural interests.

**FLU Policy 13.4:**

**Land Development Code Provisions to Accommodate Agricultural Uses**

The City shall develop and enforce Land Development Code provisions regarding the “Agricultural” and “Rural Estates” series of land uses to the appropriate agricultural zoning classification.

**FLU Policy 13.5:**

**Buffering Requirements between Agricultural and Non-Agricultural Uses**

The City shall develop and enforce Land Development Code regulations regarding buffering requirements for the protection of agricultural uses from non-agricultural uses.

**FLU Policy 13.6**

**Scenic Corridors in Agricultural Areas**

The City shall develop Land Development Code regulations that protect the rural and scenic character of the roadway corridors within the City of Bunnell. A scenic corridor overlay will help regulate land development, as they transition from agricultural to non-agricultural uses, along major roadways to improve or protect the rural character of the area. The overlay corridor classification shall extend 200 feet on each side of the road right-of-way for non-residential and non-agricultural development and 100 feet on each side of the road right-of-way for residential developments, which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely reinforces the rural character of the area. The scenic corridor will establish land development regulations that address the following, but not limited to:

- Signage;
- Landscaping;
- Façade treatments;
- Buffering;
- Parking;
- Ingress/Egress management;
- Utility placement;
- Storm water retention ponds;
- Building setbacks;
- Fences, walls, and similar treatments locations; and
- Lighting.

## **FLU Policy 13.7**

### **Agricultural Land Uses**

The following land uses promote the agricultural industry and lifestyle within the City of Bunnell at a maximum density of one (1) dwelling unit per acre.

#### **Agricultural Community Commercial (ACC)**

A land use category permitting limited commercial services to serve the agricultural community, as identified on the Future Land Use Map series. The intent is to not encourage strip commercial but to provide some commercial industry that would immediately support the agricultural community and the residents of the area. Minimum lot size shall be 1 acre and density shall be limited to one (1) unit per acre maximum. Intensity of development for allowable non- residential land uses shall be limited to either 1: a maximum coverage of forty (40%) and thirty- five feet in height or 2: a floor area ratio of .4.

As a part of the ACC, design guidelines, which emphasize the rural character, shall be developed as the Land Development Code regulations.

#### **Land uses allowed in the ACC shall include, but not limited to:**

- Convenience Stores with gas pumps;
- Feed stores;
- Farmer's Market and/or co-op;
- Ornamental horticulture, floriculture and nursery products, wholesale and retail;
- Commercial establishments that support agricultural activities;
- Churches;
- Public/private elementary, middle, and high schools;
- Recreational uses; and
- Private hunting clubs and public hunting areas.
- Special exception uses, residential dwellings as an accessory to the commercial structure, kennels, and veterinary offices with or without boarding.

#### **Agriculture (AG)**

A land use category permitting a range of agricultural and/or agricultural related uses, and accommodating very low-density residential development at a minimum density of one (1) dwelling unit gross per acre.

#### **Such uses include, but not limited to:**

- Bona-fide agricultural uses;
- Silviculture uses;
- Ornamental horticulture, floriculture and nursery products, wholesale and retail;
- Livestock;
- Single-family residences;

- Churches and country clubs;
- Private/Public elementary, middle, and high schools;
- Recreational uses; and
- Private hunting clubs and public hunting areas.
- Solar Facilities, as defined in FS 163.3205(2); and
- Special exception uses, such as cemeteries, kennels, migrant farm housing, and public utility structures.

**FLU Policy 14:**

The City shall adopt land development regulations, which reflect very low density residential uses at a maximum of one (1) dwelling unit per gross acre.

**Rural Estates (RE)**

The Rural Estates future land use category is intended to serve as a transitional land use between agricultural, residential, and urban uses. This land use is established to allow the development of large lot single-family estates as a desired final land use. A minimum lot size of one (1) acre shall be required.

Lots sizes of less than one (1) acre may be permitted with an accompanying Planned Development zoning; provided however, that density shall be computed on the basis of one (1) dwelling unit per gross acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel.

**Such uses include, but not limited to:**

- Single-family residences on a minimum of one (1) acre;
- Churches;
- Private/Public elementary, middle, and high schools;
- Recreational uses; and

Special exception uses, such as utility structures and horses and their accessory uses/structures.

**FLU Policy 15**

**Agricultural Community Industrial (ACI).**

The agricultural community industrial category shall accommodate industrial uses in the agriculture community, similar to the industrial category, providing that the uses do not interfere with Agricultural uses. This category shall provide industrial uses to support the economic viability of the agricultural community and the residents of the area. Appropriate uses include agricultural, recreation, public and institutional uses and conservation areas.

Intensity of development for allowable land uses shall be limited to 0.5 FAR and 50% impervious surface maximum.

## **FLU Policy 16**

### **Agriculture and Silviculture (Ag&S).**

The agriculture and silviculture land use category shall accommodate a range of agricultural and/or agricultural related uses, and accommodating low\_density residential development, including modular, mobile and manufactured homes at a maximum density of one (1) dwelling unit per five (5) acres. Appropriate uses include agricultural, recreation, public and institutional uses, PUD developments, conservation areas, participation in the City rural preservation program, including rural nodes, conservation communities, clustering and mixed-use. This category is created by the City to specifically designate the Agriculture and Timberlands (Ag&T) acreage annexed into the City from Flagler County.

#### **Such uses include, but not limited to:**

- Bona-fide agricultural uses;
- Silviculture uses;
- Ornamental horticulture, floriculture and nursery products, wholesale and retail;
- Livestock;
- Single-family residences;
- Churches;
- Passive recreational uses; and
- Private hunting clubs and public hunting areas;
- Special exception uses, such as cemeteries, kennels, seasonal farm housing; and,
- Other similar uses.

## **FLU Policy 16.1**

The City of Bunnell will allow a family homestead for a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild on property designated Agriculture provided that the homestead parcel is not less than 20,000 square feet. A family homestead shall only be granted one time to an individual family member and that family member shall not sell or dispose of the family homestead for a period of five (5) years.

## **FLU Policy 16.2**

The City shall amend the Land Development Code (LDC) to include Minor Rural Subdivision provisions applying to minor rural subdivisions, which shall address, at a minimum:

- Provision of adequate access to all parcels;
- Deed restrictions and disclaimer requirements acknowledging the government services that will not be provided to the development;

- Wildfire vulnerability prevention requirements, including mitigation measures addressing building design and materials, site design, and landscaping (including defensible space requirements and plant materials).

## **Goal 8 Employment Center Overlay**

### **FLU Objective 17**

This overlay is intended to provide for a regional area that allows for a mix of business, enterprise, research, and development, moderate and high intensity commercial, industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high intensity commercial and industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high-density residential uses that support the commercial and industrial developments, and/or provide transitions to surrounding land uses and less intense land uses.

#### **FLU Policy 17.1**

This overlay designation will allow for and encourage mixed use developments, the City of Bunnell shall encourage at least three different types of uses within each designated Employment Center, provided that residential land uses shall be limited to no more than 50% of the total land area.

#### **FLU Policy 17.2**

A buffer shall be required between non-compatible land uses in accordance with the City of Bunnell Land Development Regulations.

#### **FLU Policy 17.3**

This overlay designation is allowed in both the Urban Area and Rural Area. The current uses that are located within the boundaries of an established Employment Center, and, existed prior to the establishment of an Employment Center are allowed to continue.

#### **FLU Policy 17.4**

If Employment Center uses and Special Exemption or Special Permit uses are not served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If Employment Center uses and Special Exemption or Special Permit uses are served by a centralized public or private sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

#### **FLU Policy 17.5**

All new development shall be served by public or private central water and sewer facilities when it becomes available within ¼ mile as measured from the nearest boundary of the proposed development.

### **FLU Policy 17.6**

The density for residential development shall not exceed a maximum of 12 dwelling units per 1 acre.

### **FLU Policy 17.7**

Lands within the areas of the 100-year floodplain, as designated by the up-to-date Federal Emergency Management Agency, Flood Insurance Rate Map shall be developed in a manner that provides mitigating measures to protect the natural functions of these areas, in accordance with the City of Bunnell Land Development Regulations.

### **FLU Policy 17.8**

Class I Landfills and Class III Landfills (construction and demolition landfills) are not permitted within lands classified as Employment Centers.

## **Goal 9 Rural Preservation**

The City will promote its rural character, preserve diverse forms of agriculture, and support compact rural development and clustered developments that protect agriculture lands and ecologically significant areas. The rural planning goals of the City are to:

- Preserve the rural character and promote rural economic activity;
- Prevent urban sprawl by encouraging compact conservation-oriented development within the rural area of the City;
- Provide continued opportunity for diverse forms of agriculture production;
- Create a rural preservation program that improves the economic viability of continued agricultural and conservation activities within the City limits;
- Offset biological and ecological impacts of new development;
- Provide protection of natural resources and green space in the form of linked networks and ecological systems;
- Reduce automobile trips;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Allocate infrastructure and public service costs to provide for fiscal neutrality; and,
- Create a clear distinction between the City's agricultural and urban areas utilizing clustering and smart growth principles to prevent sprawl.

### **FLU Objective 18.1**

The City will promote a mix of agriculture, conservation, and compact residential and mixed use development in areas of the City with a predominantly rural character. This area is designated as the Agriculture and Silviculture (Ag&S) land use category on the Future Land Use Map, and incorporates land formerly designated Agriculture and Timberlands (Ag&T) in Flagler County. The development options range from family homesteads to an incentive program for rural

preservation.

### **FLU Policy 18.1.1**

The City shall identify its rural areas by designating those lands formerly Flagler County Agriculture and Timberlands (Ag&T) as City Agriculture and Silviculture (Ag&S) on the City Future Land Use Map.

### **FLU Objective 18.2**

The specific intent is to limit new rural communities in order to protect agricultural land and discourage the proliferation of urban sprawl. New low density-rural estate and new rural communities shall only be permitted when consistent with the adopted Comprehensive Plan, and the Land Development Code.

### **FLU Policy 18.2.1**

The City shall plan its rural area to prevent urban sprawl by restricting development of lands within the rural area of the City through plan policies that ensure compact rural development and protection for agricultural lands and ecologically significant areas. The approval of development within the rural area is predicated upon compliance with the objectives and policies that prescribe the development options within these objectives and policies. The following criteria shall be used for approving new development within the rural area:

- During the 2035 planning horizon, the majority of the rural area shall remain as large tracts of agricultural land with some low density residential. Continued agriculture and silviculture will be emphasized in diverse forms.
- The character of the rural areas shall be maintained as predominantly agrarian, contain compact nodes of residential development with supporting commercial services.
- The majority of the City's population in this area will be a clustered mix of low density conservation developments, and compact rural nodes that will not negatively impact the existing large tracts of agricultural land and ecologically significant lands.

### **FLU Policy 18.2.2**

No more than six (6) clustered developments within the rural area shall be allowed within the planning timeframe. A comprehensive plan amendment is required to add to the number of clustered developments or to increase the amount of development permitted by the existing policies. All clustered development within the rural area shall be subject to the following guidelines and standards:

- The clustered development must be immediately contiguous to an existing, publicly maintained arterial road.
- The development shall not be located close enough to existing agriculture to be affected by noise, odors, dust/debris, or any other occurrence or activity related to normal agriculture operations.
- The development may participate in the rural preservation program
- Lots within the development area shall not exceed one (1) acre in size but may be less when served by water and sewer.

- The total site must be divided so that 60% is open space 40% is developable. The clustered development must be entirely within the 40% and cannot exceed 300 acres. Therefore, the entire development footprint cannot exceed 750 acres.
- Standard developments as described by Policy 17.2.7 shall not exceed 375 units, any proposal above this threshold will require a large scale land use plan amendment; unless,
- The development participates in the City's rural preservation program according to Policy 17.2.8. In this case the development shall not exceed 600 units, any proposal above this threshold will require a large scale land use plan amendment or DRI review, if applicable.
- The total number of units proposed shall not exceed the need demonstrated by the data and analysis of the Comprehensive Plan for the planning timeframe unless it is demonstrated through data and analysis gathered by a professionally accepted and applied methodology, that additional need exists for growth and economic development purposes.

### **FLU Policy 18.2.3**

Within the planning timeframe the City shall establish incentives such as clustering bonuses, reduced fees, abbreviated review timelines, transfer of development rights, selling of fee simple development rights or the selling of off-setting density allocations to steer new development away from natural resources.

### **FLU Policy 18.2.4**

The City shall establish clustered communities to provide rural residential or mixed use alternatives in the form of rural nodes or conservation communities to promote the conservation of natural resources and reduce greenhouse gases. When established clustered communities shall promote the creation of a greenway network to connect or preserve viable agriculture and natural resources as development occurs.

### **FLU Policy 18.2.5**

To further protect the City's natural resources, rural nodes may be established to provide for housing and employment options in the rural and agricultural areas of Bunnell. The goals of rural nodes may:

- Improve the viability of continued agricultural operations, reduce development pressure on prime agricultural land, and provide a mechanism for the long-term protection and conservation of land.
- Allow clustering of permitted lots, reduced lot sizes, limited neighborhood commercial and appropriate industrial uses, and incentives to support and direct agriculture and conservation land.

### **FLU Policy 18.2.6**

The Land Development Regulations shall provide standards for development in those lands designated as Agriculture and Silviculture (Ag&S) to address the following criteria for development approval:

- A. Rural and agricultural uses shall be protected from intrusion upon by other permitted uses

(such as residential and commercial) and compatibility with those uses must be assured. Compatibility and protection for the rural area will be accomplished using buffering, setbacks, and incentives included within the proposed development.

- B. Clustering is the preferred design for new rural development. Clustering will protect the characteristics of the rural area through the following goals:
  - 1. Support continued agriculture by reducing development pressure on farmland and creating economic opportunity for existing agriculture operations.
  - 2. Provide recreational and habitat corridors through linked open space networks.
  - 3. Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure.
- C. Appropriate locations for rural nodes and conservation developments shall be considered for approval upon meeting, or providing an economically feasible plan to meet, the following minimum criteria:
  - 1. Direct access to the existing transportation network including interstates, U.S. routes, state roads, city roads, county roads, and active railways. These may include:
    - Old Haw Creek Road;
    - CR 205, CR 302, CR 304, CR 305;
    - SR 100/SR 20, SR 11; and
    - US 1.
  - 2. Access to potable water and sanitary sewer.
  - 3. Within a ten minute response time zone to proposed or existing City of Bunnell emergency services facilities.
- D. Rural nodes and Conservation Developments will be subject to specific design and performance criteria to achieve at a minimum:
  - 1. The protection of the natural environment and integration with the topography and natural features of the site.
  - 2. The creation of usable interconnected open space and recreational facilities on the development site that encourage the establishment of a greenway corridor.
  - 3. Clustered areas with higher net densities than may be allowed through conventional zoning, with development organized along a density and intensity gradient suitable to the site and surrounding uses.
  - 4. A sense of community through:
    - a. Well-defined centers and edges, with public space or civic use as an organizing element around which other development is located.
    - b. An integrated range of housing types and lot sizes to serve a variety of age and income groups.
  - 5. Safe, comfortable, and convenient pedestrian and bicycle connectivity.

### **FLU Policy 18.2.7**

New development in the rural area shall occur in the following forms, except as otherwise permitted by this comprehensive plan.

- A. Traditional Family homesteads per provisions in the LDC.

- B. Traditional development at the base density of the Agriculture and Silviculture (Ag&S) land use category (formerly Flagler County Agriculture and Timberlands) at 1 unit per 5 acres, per rural subdivision provisions in the LDC.
- C. Conservation rural subdivisions that promote agriculture and compact rural development, residential subdivisions in the rural area may achieve greater density through the rural preservation program process as defined in Policy 17.2.8.
  - 1. Conservation rural subdivisions shall be designed to protect the characteristics and features of the City through the following goals:
    - a. Protect natural and historical resources;
    - b. Encourage functional active and passive recreational areas;
    - c. Maintain significant areas for silviculture and agriculture;
    - d. Minimize land use conflicts through buffering and landscaping;
    - e. Provide wildlife habitat corridors through linked open space networks, such as greenway corridors; and
    - f. Achieve flexibility, efficiency, and cost reduction in the provision of services.
  - 2. Conservation rural subdivisions shall meet the following minimum requirements:
    - a. Clustering residential units on forty percent (40%) of the land area to retain sixty percent (60%) or more of the parcel as protected open space in an agricultural protection agreement, conservation easement or other protection instrument;
    - b. A minimum of 100 acres in land area;
    - c. Protection of Category I wetlands and required wetland buffers except as required for access;
    - d. Avoidance, to the greatest extent feasible, of Category II wetlands and required wetland buffers and historical and cultural resources; and,
    - e. Paved road access and internal paved roads that meet updated rural road standards.
  - 3. Density of Conservation rural subdivisions shall be calculated based on the following guidelines:
    - a. For Conservation rural subdivisions not connected to potable water and sanitary sewer the base density of one (1) unit per five (5) acres will determine the appropriate density.
      - i. As incentive for clustering an additional two (2) dwelling units shall be added to the allowable base density.
      - ii. As incentive for clustering an additional one (1) unit per five (5) acres will be assigned for all lands placed in conservation easement or other protection instrument.
      - iii. As incentive for clustering an additional one (1) dwelling unit per ten (10) acres will be assigned for non-conservation set asides (Ag and Rec).
      - iv. A Conservation rural subdivision may not exceed a gross density of one (1) dwelling unit per one (1) acre. Gross density is defined as the total number of units divided over the total land area, regardless of actual development area.

- b. For Conservation rural subdivisions connected to sanitary sewer and potable water the base density will be one (1) unit per five (5) acres.
  - i. As incentive for clustering additional density may be achieved through the rural preservation program described in FLU Policy 17.2.8.
- 4. Open Space area (the 60%) in Conservation rural subdivision shall be designated, protected, and maintained as undeveloped conservation, agriculture, or recreational uses. Open Space shall be selected and designed according to the following guidelines:
  - a. Greenway corridors, avoided Category I and II wetlands and required wetland buffers, and natural, historical, and cultural resources shall be included as part of the designated Open Space area.
  - b. Agricultural areas may be included as part of the designated Open Space area after resource protection criteria are met. Agricultural uses are encouraged to be included as part of the designated Open Space area.
  - c. Open Space shall be designed as a contiguous area to eliminate or minimize fragmentation and promote the formation of linked greenway corridors with existing or potential Open Space areas on adjacent properties.
  - d. Conservation rural subdivisions shall provide a buffer between the Open Space and the developed portions to minimize the potential for negative impacts from the Development Area on the Open Space within the project or adjacent to the project.
    - i. In such cases where the required Open Space buffer overlaps additional required buffers one buffer may be used to perform both functions.
    - ii. When one buffer is used to fulfill overlapping buffering requirements the greater buffer width shall take precedence.
  - e. Open Space shall be configured to permit continued agriculture or silviculture uses, or recreation uses, and can include stormwater management facilities.
  - f. Development Areas of Conservation rural subdivisions shall be compact, contiguous, and clustered on forty percent (40%) of the land area. Development amenities such as swimming pools or community centers shall be included within the forty percent (40%).
  - g. The Conservation rural subdivisions shall be compact and contiguous and shall not be scattered throughout the gross parcel. It shall be configured to create internal connectedness through integrated Open Space within the subdivision parcel. The location of residential development lots shall be arranged in a context-sensitive manner to form a contiguous pattern, and clustered to preserve the function and purpose of the on-site natural resources to the maximum extent practicable to preserve Greenway Corridors and to potentially provide connection to Greenway Corridors on abutting properties.
  - h. The Development Area (40%) within the Conservation rural subdivisions shall provide a buffer to minimize the potential for negative impacts from the Development Area on the undeveloped (60% agricultural or other protected lands) area within the project or adjacent to the project, such that

the long-term continuance of uses in either area is not threatened by such impacts.

- i. In such cases where the required Development Area buffer overlaps additional required buffers one buffer may be used to perform both functions.
    - ii. When one buffer is used to fulfill overlapping buffering requirements the greater buffer width shall take precedence.
  - i. The undeveloped area means that 60% area set aside that cannot be developed as part of the Conservation rural subdivisions. Uses permitted in these areas are agriculture, silviculture, conservation, greenway corridor or recreation, and can include stormwater management facilities.
  - j. In an effort to reduce greenhouse gases, and trips on the roads, conservation rural subdivisions may contain commercial uses as described by the Commercial-Low Intensity (COM-L) land use category with a maximum intensity of 0.2 FAR, 50% impervious surface maximum, and residential uses as a minimum of 70% to a maximum of 90% of the development area in an effort to introduce a mix of uses.
- D. Rural node developments shall follow the provisions outlined in C. above except as described below.
1. Rural node development must be on central utilities.
  2. A minimum of 300 acres in land area.
  3. As incentive for clustering an additional four (4) dwelling units shall be added to the allowable base density.
  4. As incentive for clustering an additional one (1) dwelling unit per five (5) acres will be assigned for non-conservation set asides (Ag and Rec).
  5. In an effort to reduce greenhouse gases, and trips on the roads, rural node developments shall contain commercial uses as described by the Commercial- Low Intensity (COM-L) land use category with a maximum intensity of 0.2 FAR, 60% impervious surface maximum, and residential uses as a minimum of 60% to a maximum of 80% of the development area in an effort to introduce a mix of uses.

### **FLU Policy 18.2.8**

The rural preservation program also includes incentives to preserve resources, encourage efficient development and preserve open space if connected to central utilities.

- Resource based preservation incentives:
  - Agricultural land setaside .3 du per acre incentive
  - Greenway Corridor .3 du per acre incentive
  - Wetland setaside .2 du per acre incentive
  - Floodplain setaside .1 du per acre incentive
  - Recreation and Open Space .1 du per acre incentive
- Efficient development incentives:
  - Firewise/waterwise/Greenwise .3 du per acre incentive
  - Clustered development .2 du per acre incentive
  - Central utilities .3 du per acre incentive

- (Potable water, sanitary sewer, reclaim water)
  - Mixed use .2 du per acre incentive
- Preservation of open space incentives:
  - Increase open space ratio 70/30 .3 du per acre incentive
  - Increase open space ratio 80/20 .4 du per acre incentive
  - Increase open space ratio 90/10 .5 du per acre incentive

Incentives are totaled based on the development proposal, and limited by Policies 17.2.2 and 17.2.9. All development design standards outlined in Policy 17.2.7 apply.

### **FLU Policy 18.2.9**

Development within the rural area shall be permitted consistent with the comprehensive plan map and policies to the extent that the supporting roadway network of the City has available capacity within the adopted LOS standards. The level of service for any given facility (potable water, sanitary sewer, solid waste, drainage, parks, schools, and roadway links) shall not be reduced below the standards established by the City's adopted Comprehensive Plan.

- A facility impact analysis shall be required at the time of the development application or subdivision application development review, prior to the issuance of a development order, to determine the extent of impact that any development may have on the capacity of the facility system.
- All necessary facility improvements, including, but not limited to, right-of-way acquisition, roadway widening, traffic signalization, pedestrian and bicycle facilities, water lines, sewer lines, lift stations, school capacity or other such facilities that accrue due to the impact of a development, shall be provided by the developer and be in place prior to the issuance of the certificate of occupancy. This policy may be satisfied by contractual agreements that establish the timing of improvements and financial responsibilities of all parties.
- The City shall not construct water or sewer line extensions or new roadways other than arterials and collectors in the rural area at public expense. The City shall assume operation and maintenance responsibilities only on water, sewer or roadways facilities dedicated to, and meeting the standards of, the City.

### **FLU Objective 18.3**

The City shall explore other mechanisms to control densities and intensities within the agricultural areas including transfer of development rights, fee simple selling of development rights, and off-setting densities through intergovernmental coordination. Any changes to the established densities and intensities will be achieved through amendment to the applicable policies of this comprehensive plan.

### **FLU Policy 18.3.1**

The City shall work towards establishing a transfer of development rights program within the City that allows the transfer of development rights to other rural developments or as infill within the historic downtown by a future land use plan amendment.

### **FLU Policy 18.3.2**

The City shall work towards establishing a program where the City allows property owners to sell the developments rights potential on the property by a future land use plan amendment.

### **FLU Policy 18.3.3**

The City shall work towards a program through intergovernmental coordination where the City allows property owners to sell the developments rights potential on the property to off-set density over allocations elsewhere in Flagler County in an effort to balance the total number of unit potential existing or planned within Flagler County as a whole including the jurisdiction of Palm Coast by a future land use plan amendment.

## **Goal 9 Economic Development**

Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

### **FLU Objective 19.1**

Promote an economic strategy that will address a variety of economic opportunities.

#### **FLU Policy 19.1.1**

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage the existing agriculture and silviculture industry within the City and surrounding area.

- This includes promoting and supporting local agricultural efforts for local, regional, state and national markets.
- This includes the possibility of utilizing new and emerging industries particularly suited for rural or agricultural areas; such as, but not limited to wind farms, solar farms, and alternative energy crops.
- This includes the utilization of necessary and accessible transportation routes or corridors, such as, roadways, and railroad capabilities to distribute goods.

### **FLU Policy 19.1.2**

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the historic and rural areas to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of Bunnell.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the agricultural industry.

### **FLU Policy 19.1.3**

The City shall encourage education (primary and secondary), job-training, technical training and the trades in an effort to provide a local employable workforce to stay and work within the City and Flagler County.

## **Map Series**

## Future Land Use Map Series

<b>Map*</b>	<b>Title</b>
Map 1	2035 Future Land Use Map
Map 2	Employment Center Locations
Map 3	Historic District Boundaries and Designated Historically Significant Properties
Map 4	Transportation Functional Classification Map
Map 5	Transportation Number of Lanes Map
Map 6	Existing Bicycle and Pedestrian Pathways Map
Map 7	Proposed Major Thoroughfare Map
Map 8	Public Potable Water Wells and Water Service Area Map
Map 9	Wellhead Exclusion Area Map
Map 10	Floodplains Map
Map 11	Wetlands Map
Map 12	Soils Map
Map 13	Storm Surge Map
Map 14	Recharge Areas Map
Map 15	Evacuation Routes



# Future Land Use-2035

## City of Bunnell

### Empolymnt Center Overlay



1:125,000

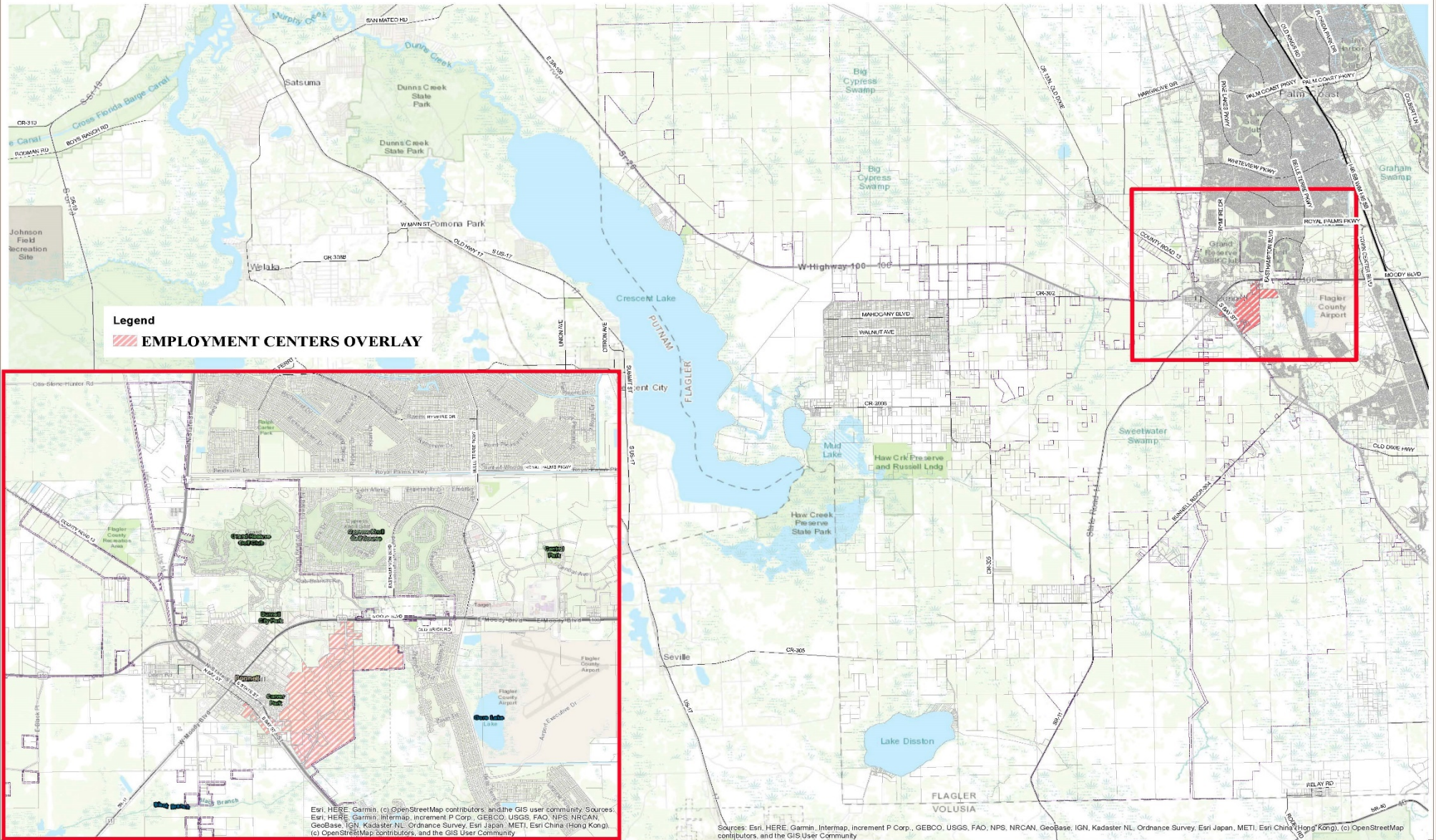
#### Legend

- City Limits
- Flagler County Parcels
- Roads



Data Source: Flagler County GIS

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



# Historic District Boundaries and Designated Historically Significant Properties-2035 City of Bunnell Future Land Use Element



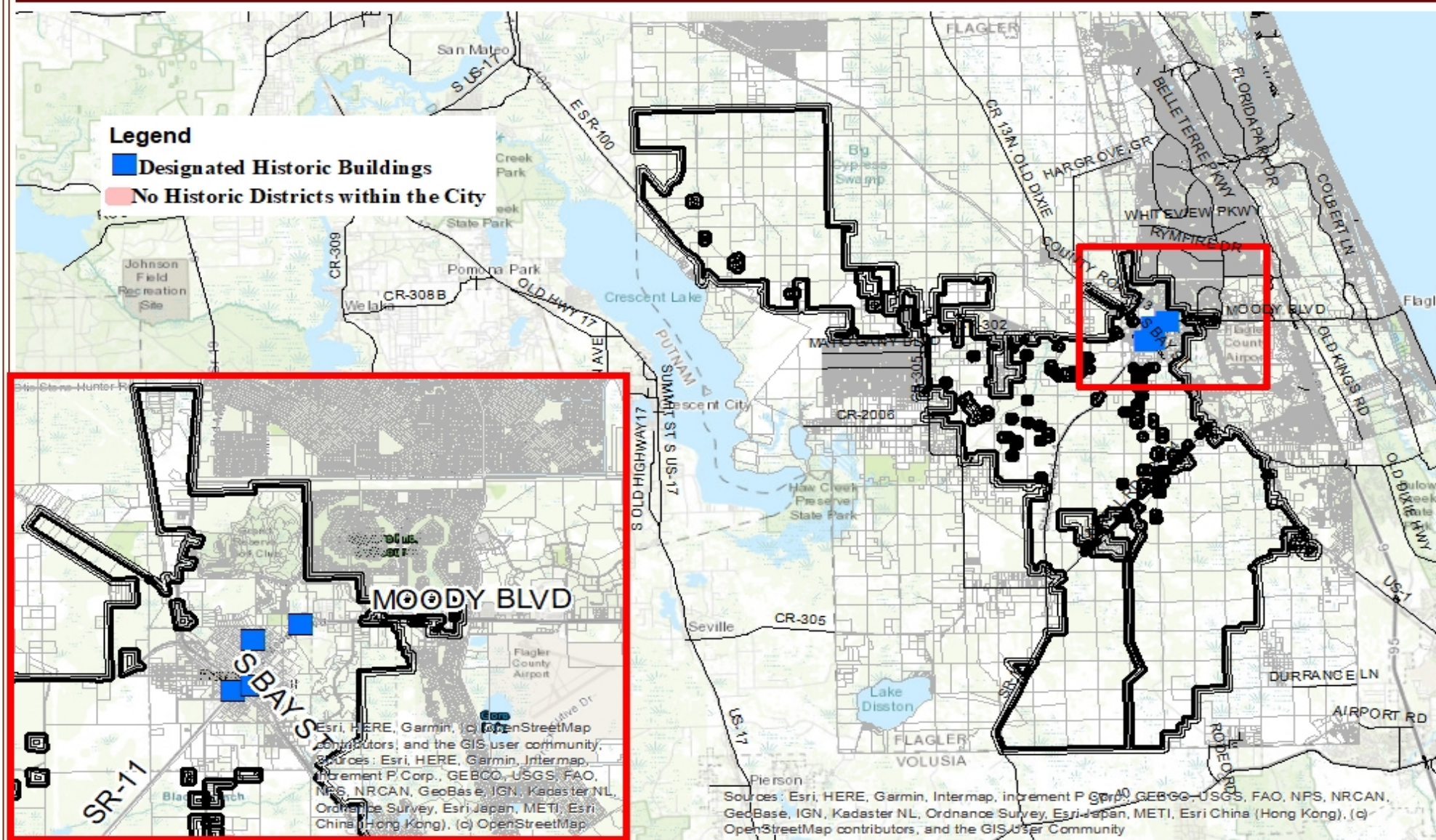
## Legend

- City Limits
- Flagler County Parcels
- Roads



Data Source: National  
Park Service, 2021

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



### Legend

☐ Flagler County Parcels

- Roads

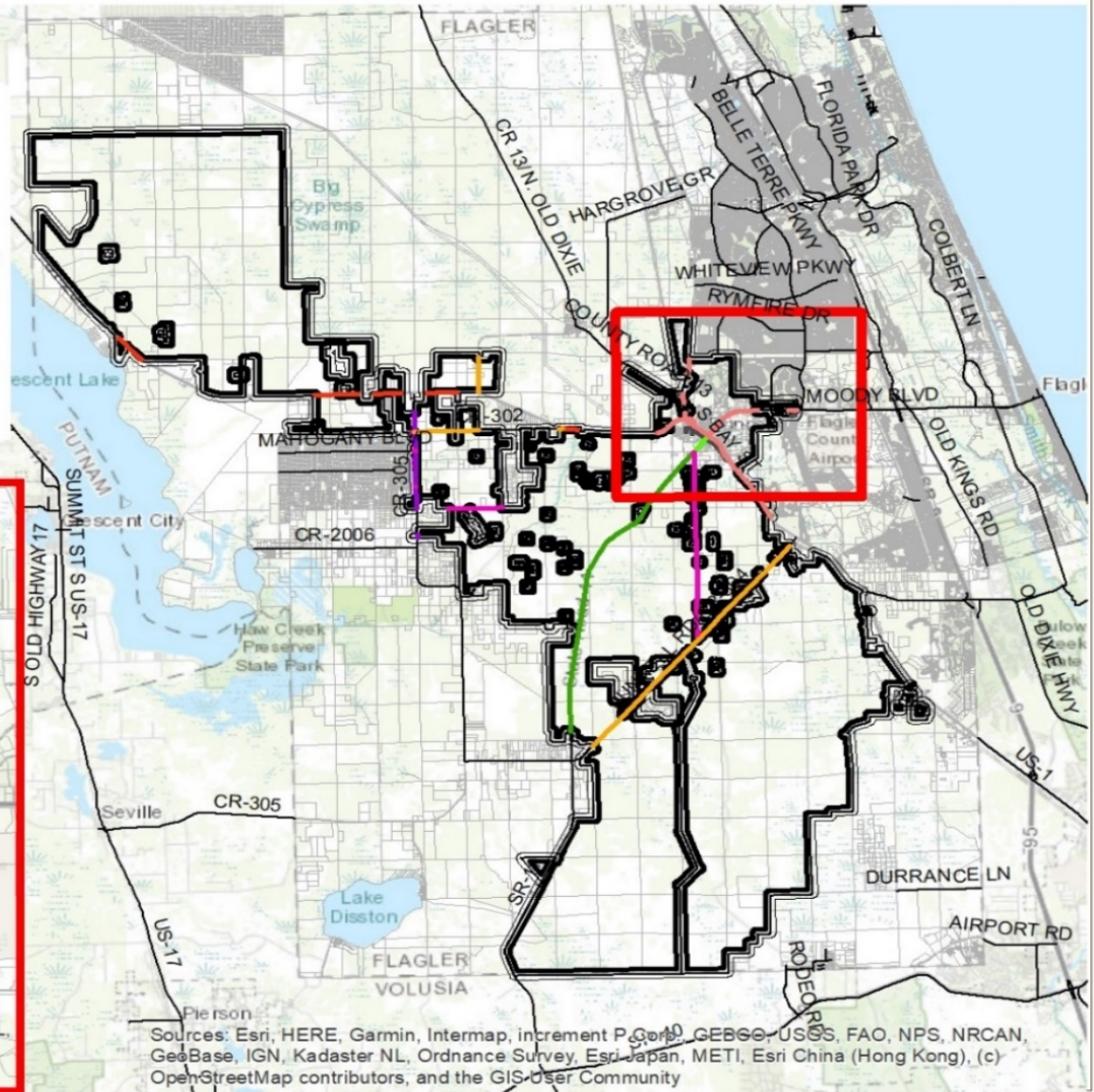


THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.

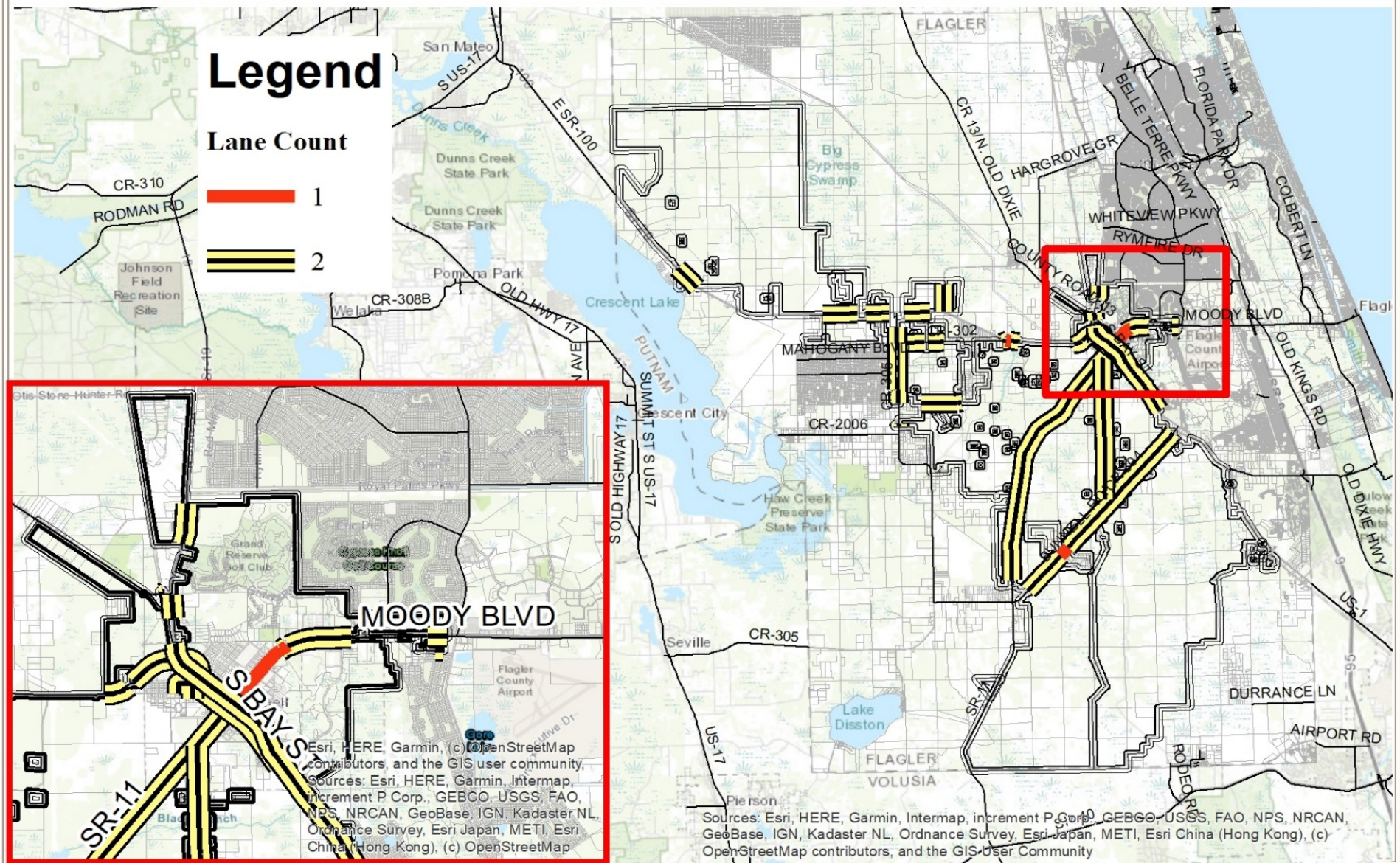
### Functional Classification

08-Minor Collector-Rural

19-Local Urban



THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



## Bicycle/Pedestrian Facilities-2035



1:311,782

### Legend

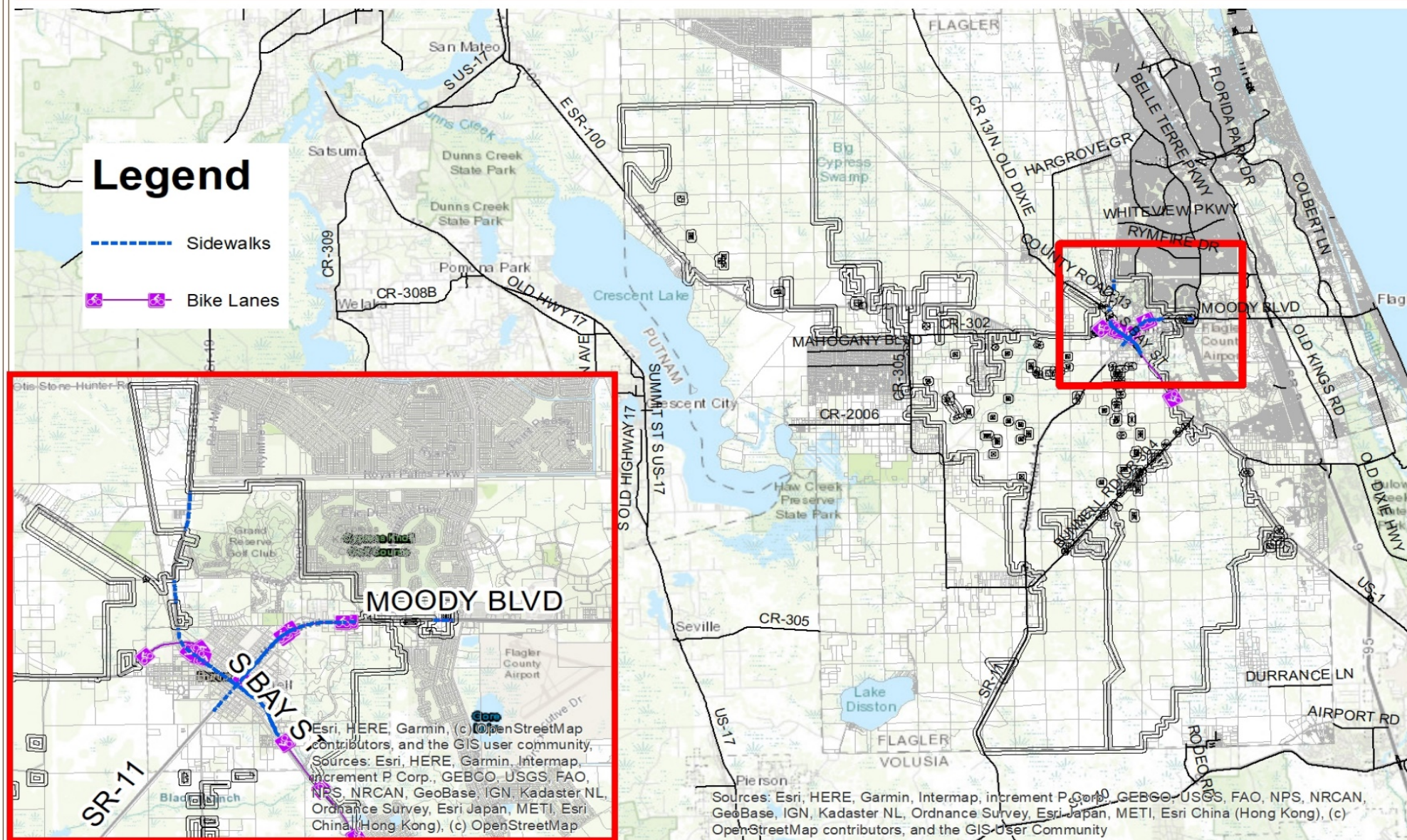
City Limits ☐ Flagler County Parcels

- Roads



Source: FDOT, 2021

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



# Transportation and Road Projects-2035 City of Bunnell Transportation Element



## Legend

- City Limits
- Flagler County Parcels
- Roads

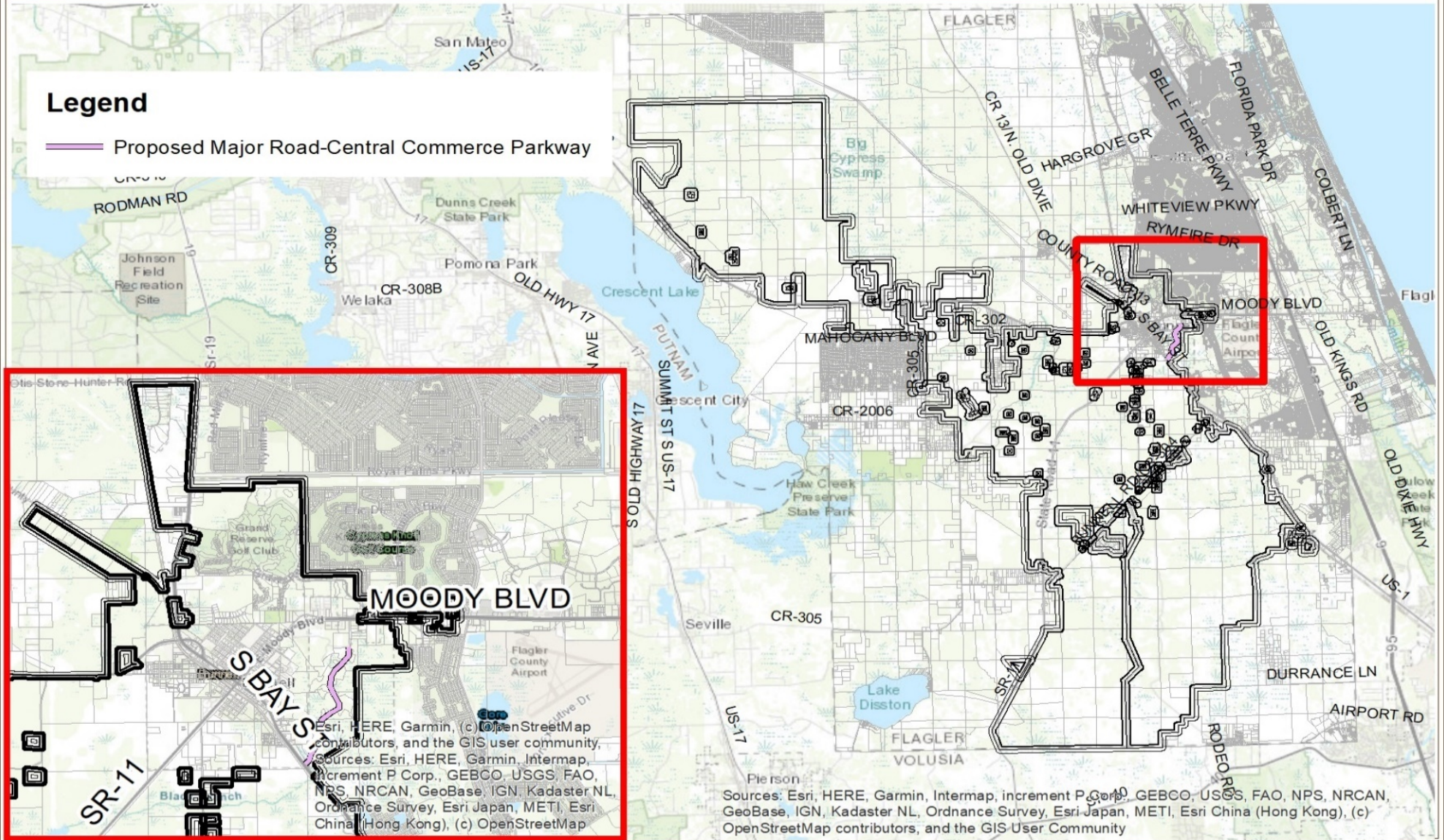


Data Source: City of Bunnell, 2021

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.

## Legend

- Proposed Major Road-Central Commerce Parkway



# Existing and Planned Public Potable Waterwells-2035 City of Bunnell Conservation Element



1:150,000

## Legend

- City Limits
- Flagler County Parcels
- Roads



Data Source: SJRWMD, 2021

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.

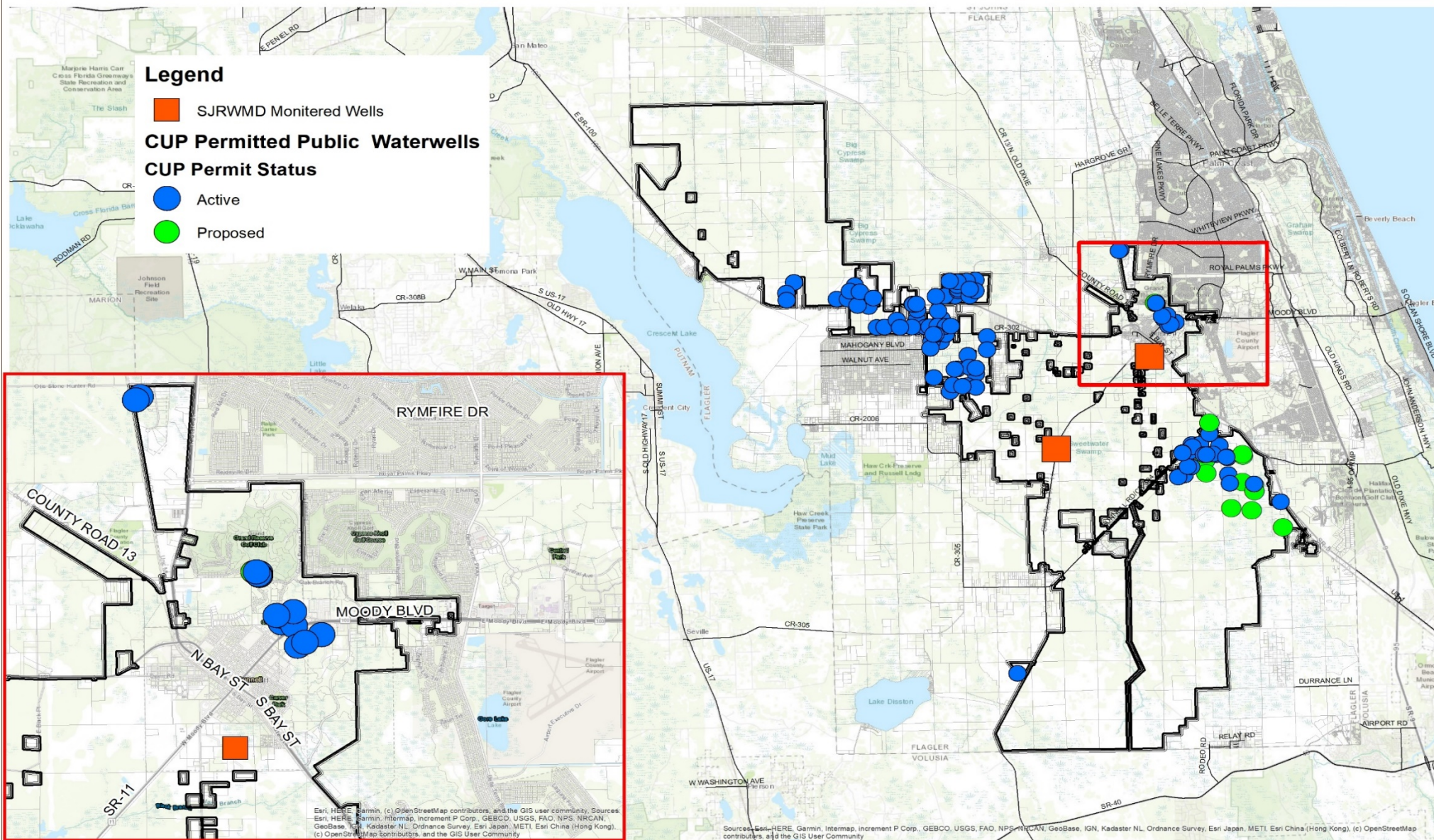
## Legend

- SJRWMD Monitored Wells

## CUP Permitted Public Waterwells

### CUP Permit Status

- Active
- Proposed



### Legend

☐ Flagler County Parcels

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



# Floodplains-2035 City of Bunnell Future Land Use Element



1:312,348

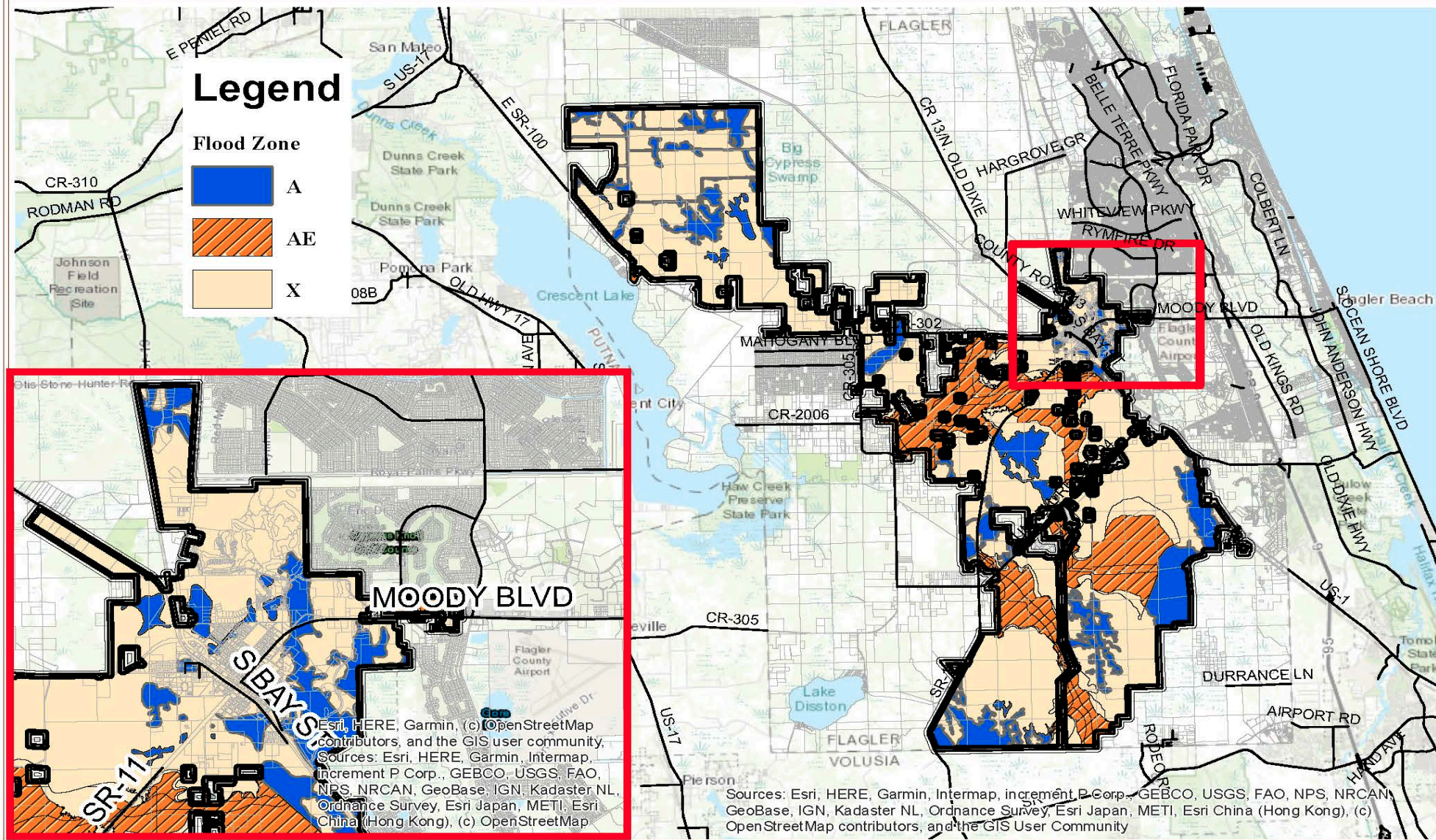
## Legend

- City Limits
- Flagler County Parcels
- Roads



Data Source: FEMA, 2021

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.







# Storm Surge-2035 City of Bunnell Future Land Use Element



1:150,000

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.

## Legend

- City Limits
- Flagler County Parcels
- Roads

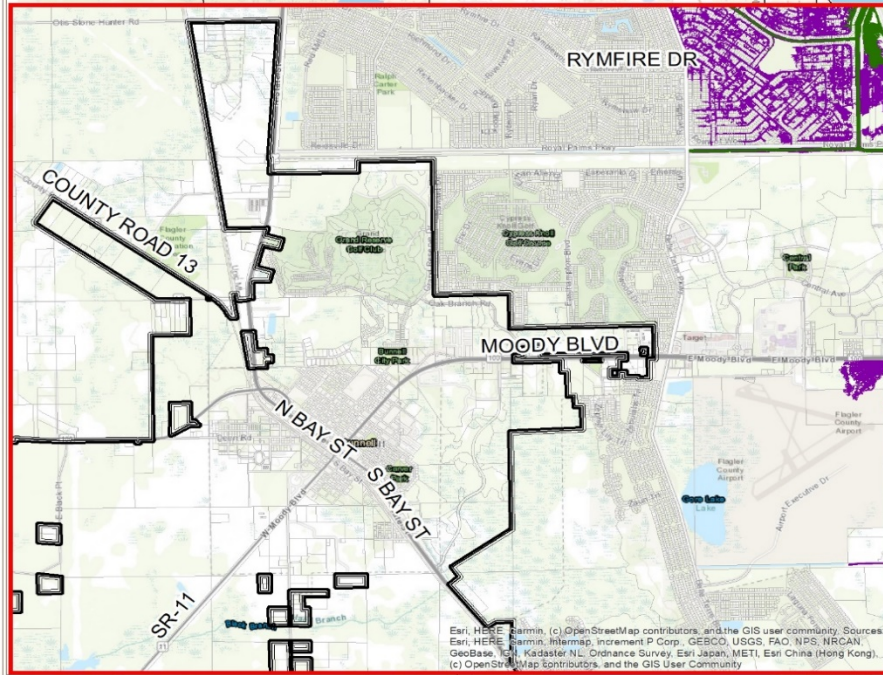
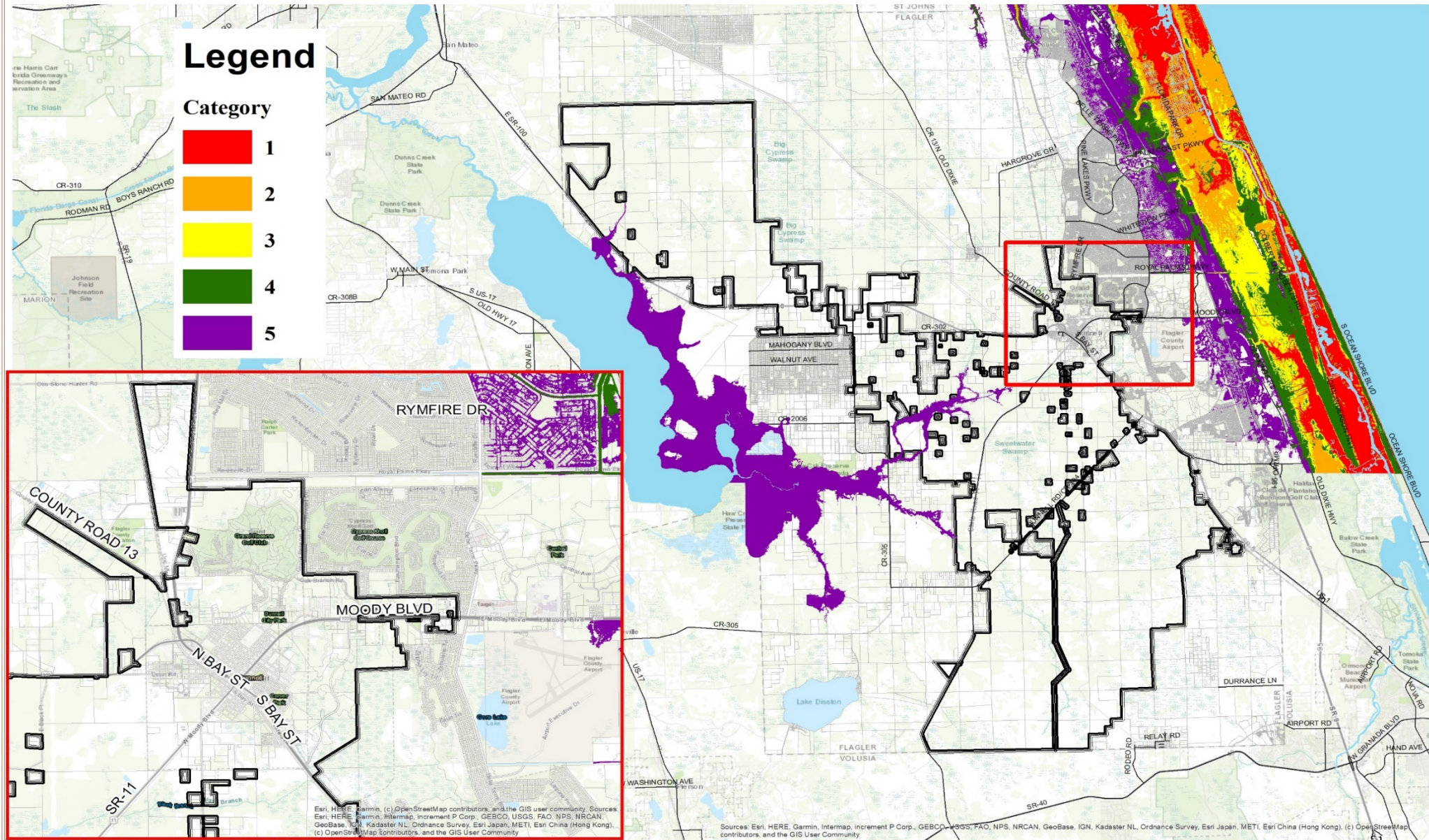


Data Source: Statewide Regional Evacuation Study, 2021

## Legend

### Category

- 1
- 2
- 3
- 4
- 5



Sources: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# Recharge Areas-2035 City of Bunnell Future Land Use Element



1:312,348

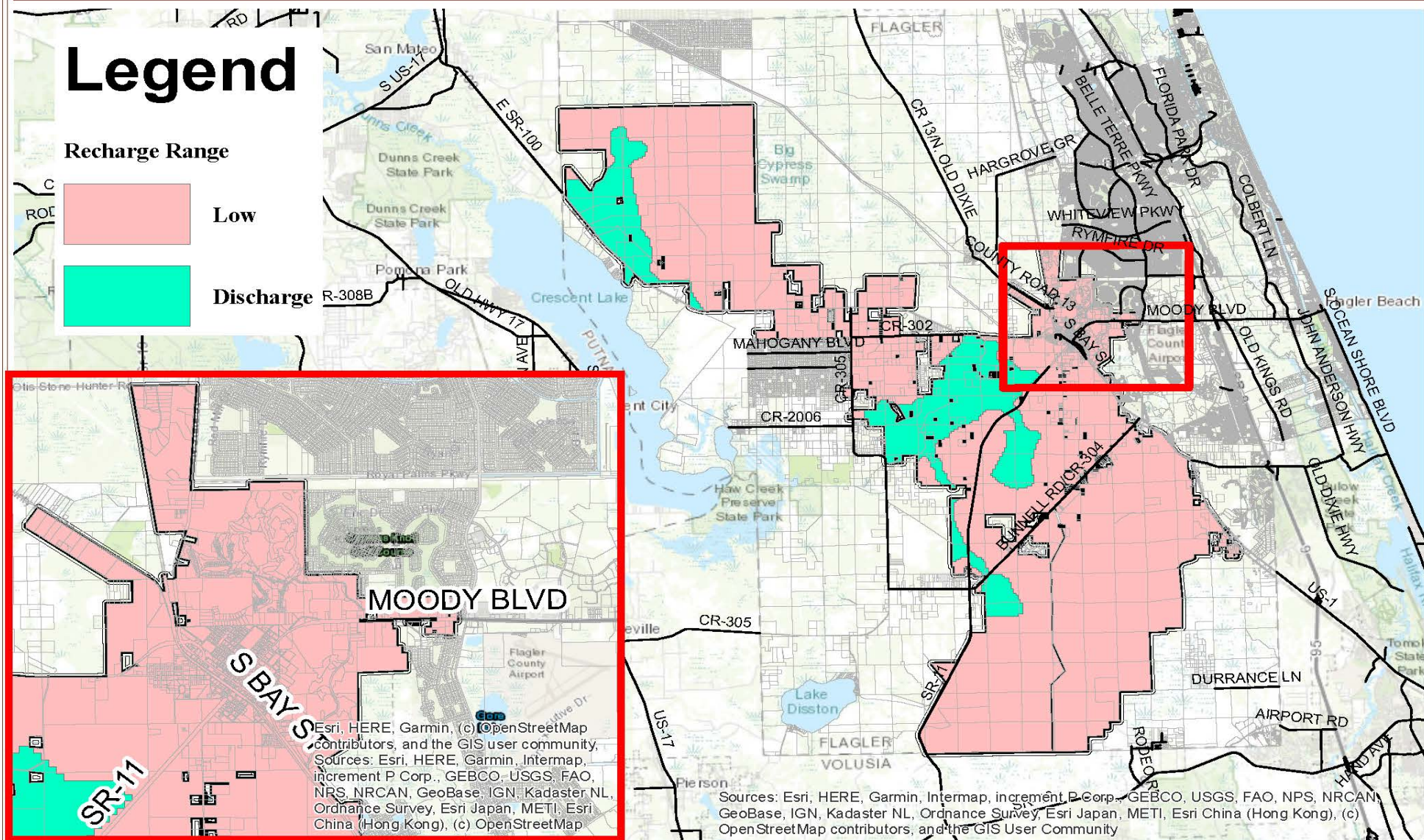
## Legend

- Roads
- Flagler County Parcels
- ▭ City Limits



Data Source: SJRWMD, 2016

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



### Legend

☐ Flagler County Parcels

THIS MAP WAS CREATED FROM & REPRESENTS THE BEST AVAILABLE DATA.



# **Traffic Circulation Element Goals, Objectives & Policies**

# **Traffic Circulation Element Goals, Objectives and Policies**

## **Overall Goal**

To develop and maintain a multi-modal transportation system that serves all members of the community including the transportation disadvantaged, in a safe, convenient, efficient, reliable, and environmentally responsible manner.

### **TC Goal 1 Roadway Network**

Develop and maintain a roadway network in Bunnell that provides for the safe, convenient, and efficient movement of automobiles.

#### **TC Objective 1.1 Efficiency/Level of Service**

Ensure that the roadway network continues to operate efficiently as measured through the adoption and implementation of roadway level of service standards.

##### **TC Policy 1.1.1**

The City shall use the most recent Florida Department of Transportation (FDOT) Quality/Level of Service Handbook including generalized tables and LOS Plan software, when available to make roadway level of service determinations.

##### **TC Policy 1.1.2**

The City shall implement a transportation concurrency management system to ensure that roadways continue to operate at their adopted level of service standard.

##### **TC Policy 1.1.3**

The City hereby adopts the following peak hour LOS standards for each listed facility type.

- Rural Principal Arterial – LOS standard C
- Rural Minor Arterial – LOS standard D
- Rural Minor Collector (Local & County) – LOS A standard C
- Emerging SIS Facilities – LOS standard C

#### **TC Policy 1.1.4**

The adopted LOS standard on all Florida Intrastate Highway System (FIHS) or Strategic Intermodal System (SIS) facilities within the City shall be consistent with the LOS standards established by the Florida Department of Transportation (FDOT).

#### **TC Policy 1.1.5**

The City shall participate in any planning related coordination efforts regarding traffic impacts within the City limits by projects proposed in adjacent jurisdictions.

##### **TC Policy 1.1.5.1**

The City shall cooperate with any analysis or evaluation conducted to determine possible alternatives to relieve congestion downtown.

##### **TC Policy 1.1.5.2**

The City will consider participating in any appropriate agreement determined to be necessary and beneficial to the City to alleviate traffic impacts by projects proposed in adjacent jurisdictions.

##### **TC Policy 1.1.5.3**

The City shall cooperate with local developers, Flagler County and other government agencies to evaluate the need to construct new or improved corridors to relieve arterial and collector road congestion to the greatest extent possible, as deemed necessary.

##### **TC Policy 1.1.5.4**

The City recognizes the potential need to coordinate with adjacent jurisdictions and FDOT to maintain levels of service on certain regional facilities, i.e. SR 100, through a coordinated concurrency approach.

#### **TC Policy 1.1.6**

The City shall continue to identify beautification and safety improvements appropriate to its major transportation corridors.

#### **TC Policy 1.1.7**

The City shall work towards the elimination or minimization of all new roadway designs which lead to hazardous conditions by:

- Requiring the provision of adequate turning and storage;
- Limiting direct access from driveways and new roads through zoning, subdivision and parking regulations onto U.S. 1, S.R. 100 and S.R. 11;
- Preventing conflicts between roadway, pedestrian or rail traffic; and,

- Ensuring provisions of safe and convenient on-site and off-site traffic flow through its site plan review process.

#### **TC Policy 1.1.8**

Any development will maintain safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in this Element and the Future Land Use Element.

- On-site traffic will, at a minimum, require that adjacent commercial, medium and high density (or combinations thereof) properties provide interconnections to reduce requirements for external road trips; and,
- Parking requirements shall be specified in terms of the number of parking space units outlined in the land development code (LDC).

#### **TC Policy 1.1.9**

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

#### **TC Policy 1.1.10**

The City shall include landscaping and streetscaping as roadway design components in order to enhance the aesthetic and safety of roadways for all users.

#### **TC Policy 1.1.11**

The City shall continue to pursue grant opportunities for median landscaping and road beautification.

### **TC Objective 1.2 Maintenance of Roadway Network**

The City shall undertake measures designed to assist in the free flow of traffic along major roads and strive to maintain and improve the LOS on those roadways if at any time they operate or are projected to operate at an LOS lower than the adopted standard.

#### **TC Policy 1.2.1**

The City shall coordinate with Flagler County and FDOT on a traffic flow management system (signal synchronization) for all future signalization along SR 100/11 (Moody Boulevard) and US 1 (State Street).

**TC Policy 1.2.2**

The City shall coordinate with Flagler County and FDOT on all connections and access points of driveways and roads to county and state roadways, respectively.

**TC Policy 1.2.3**

The City shall maintain a record of traffic counts and traffic-related accidents for major roadways in the City's network, and update those records on an annual basis.

**TC Policy 1.2.4**

The City shall continue to monitor any future collector and arterial roadway access for any future deficiencies, and shall coordinate possible methods and budget funds to alleviate those deficiencies.

**TC Policy 1.2.5**

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

**TC Policy 1.2.6**

Proposed residential developments shall be required to meet state subdivision requirements and the City's land development codes with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

**TC Policy 1.2.7**

The City shall work towards updating its disaster preparedness plan by addressing evacuation procedures, the need for signage, and the availability of emergency shelters.

**TC Objective 1.3 Wayfinding and Serving Transportation Needs**

The City shall implement mechanisms to give direction, add convenience, and prevent confusion for all types of transportation system users.

### **TC Policy 1.3.1**

The City shall develop a comprehensive wayfinding system with appropriately scaled information for both vehicular and pedestrian travel routes that also includes the location of major civic uses.

### **TC Policy 1.3.2**

The City shall review the land development code (LDC) and address the provision of bicycle parking and circulation, pedestrian walkways, and handicap-accessible facilities within new developments and existing developments undergoing substantial improvements.

### **TC Policy 1.3.3**

Intersections shall be made pedestrian-friendly by limiting the pedestrian crossing width; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for the handicapped.

## **TC Objective 1.4 Reduction of Greenhouse Gas Emissions**

The City shall develop strategies through transportation decisions and planning to address the reduction of greenhouse gas emissions, energy conservation and energy-efficient design.

### **TC Policy 1.4.1**

The City shall coordinate with Flagler County and the City of Palm Coast to encourage car- pooling opportunities for commuters with the same destination.

### **TC Policy 1.4.2**

The City's Land Development Code (LDC) shall require new and infill development and redevelopment to provide interconnections and access to existing and planned multi-modal transportation facilities, including sidewalks and bicycle paths/lanes, and transit/paratransit locations, as well as, potential rail facilities.

### **TC Policy 1.4.3**

The City shall coordinate with Flagler County and adjacent municipalities to:

- Participate in a marketing campaign to promote bicycle, pedestrian and other non-motorized transportation options.
- Provide additional multi-modal transportation facilities, including sidewalks and bicycle paths/lanes and the expansion of transit service to include a circulator route in the City and vicinity if warranted by ridership and vehicular usage trends.

- Upgrade existing and provide new transit facilities as warranted such as park and ride lots, future bus stops with shelters and signage, as well as transit-oriented development in the vicinity of the railroad tracks related to the potential reestablishment of a rail stop in Bunnell.

#### **TC Policy 1.4.4**

The City shall promote the use of bicycles and walking through the establishment of trip attractors (i.e., shopping destinations, banking establishments, et cetera) within a comfortable traveling distance from residences.

### **TC Objective 1.5**

New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development code (LDC).

#### **TC Policy 1.5.1**

Mixed use developments, whether infill or rural clusters shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

#### **TC Policy 1.5.2**

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

#### **TC Policy 1.5.3**

New Development in the Commercial and Residential Mixed Use land use categories, and in Agriculture and Silviculture where appropriate, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

**TC Objective 1.6**

**FLU Objective 5.4**

The City shall work towards reducing greenhouse gas emissions.

**TC Policy 1.6.1**

**FLU Policy 5.4.1**

The City will cooperate in any baseline analysis regarding general data gathering efforts to establish measurable objectives for greenhouse gases.

**TC Policy 1.6.2**

**FLU Policy 5.4.2**

Mixed-use, infill and cluster developments will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.

**TC Policy 1.6.3**

**FLU Policy 5.5.2**

The City's infill, mixed-use and cluster policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns, and reduce greenhouse gases.

**TC Policy 1.6.4**

The City shall make attempts to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region through the coordination with other jurisdictions and regional authorities.

**TC Objective 1.7 Multi-modal System**

The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system and to provide for a possible reduction of single occupancy motor vehicle travel.

**TC Policy 1.7.1**

The City shall encourage all new and existing major roadways be designed or retrofitted as complete transportation corridors incorporating transit, bicycle and pedestrian features, and planning for transit features to start creating a true multi-modal system.

**TC Policy 1.7.2**

The City shall develop standards in the land development regulations for access to bicycle and pedestrian systems (such standards shall apply to new developments, substantial improvements of existing developments, and to road improvements), where appropriate.

**TC Policy 1.7.3**

Adequate pedestrian circulation and safety shall be considered as a required component of roadway system management.

**TC Policy 1.7.4**  
**FLU Policy 3.2.7**

The City shall support and encourage the reestablishment of a railroad station downtown, as regional, state, and federal agencies evaluate potential options on the east coast of Florida, as well as access to central Florida by rail.

**TC Policy 1.7.5**

The City shall prepare a bicycle plan.

**TC Policy 1.7.6**

The City should provide adequate R-O-W and construct bicycle paths/lanes or multi-use sidewalks along corridors to be specified in the bicycle plan.

**TC Policy 1.7.7**

Bike-paths or dedicated bike lanes shall be established along arterial and collector streets in accordance with the City plan.

**TC Policy 1.7.8**

A pedestrian improvement plan shall be prepared, adopted, and implemented.

**TC Policy 1.7.8.1**

The City's Community Development Department in conjunction with the Public Works Department shall prepare an inventory of its existing sidewalk network to uncover missing linkages and opportunities for sidewalk repair and extension.

**TC Policy 1.7.8.2**

The City shall work with Flagler County and FDOT to identify gaps in existing sidewalks, and prioritize the construction of sidewalks to fill in the identified gaps.

#### **TC Policy 1.7.9**

Sidewalks, on both sides of the right-of-way, shall be established on all arterial and collector streets.

#### **TC Policy 1.7.10**

Sidewalks, on both sides of the right-of-way, shall be required on all new roadway construction, and where appropriate in the rural areas,

- Sidewalks shall be constructed, concurrently with new non-residential development, by the developer.
- New residential developments with densities of one or more dwelling units per acre shall consider providing sidewalks on both sides of every street or multi-use lanes or trails, depending on the overall type of development proposal.
- To the maximum extent practical, sidewalks shall be buffered from adjacent arterial and collector roadways through the use of landscaping and hardscapes.
- In the design of pedestrian facilities, consideration shall be given to shading, lighting, buffering, travel distances, sidewalk width, automobile conflicts, and other factors that can impact the comfort and convenience of pedestrian travel.

#### **TC Policy 1.7.11**

Capital funding priority will be given to those sidewalks in the downtown CRA, projected heavy recreational use areas, and along roadways between residential areas and schools, such as, but not limited to:

- Bunnell Elementary, and vicinity;
- Old City Hall, and the Community Center; and,
- Joann B. King Park, Edward Johnson Park, and the Carver Gym.

#### **TC Policy 1.7.12**

The City will encourage wider sidewalks to be used as multi-use paths in high pedestrian/bicycle traffic areas.

#### **TC Policy 1.7.13**

The City shall develop standards, for new non-residential development, to establish a maximum number of parking spaces allowed in excess of the parking space requirements of the City's land development regulations, in order to encourage walking, bicycling, ridesharing, and shared parking, and to minimize the creation of excess impervious surface area.

**TC Policy 1.7.14**

The City shall protect the FIHS/SIS facilities by establishing strategies to encourage local traffic to use alternate routes or modes.

**TC Policy 1.7.15**

The City shall update the land development code (LDC) to include site and building design standards for development in potential public transit corridors to assure the accessibility of new development to public transit.

**TC Goal 2 Coordinate Transportation Network with Future Land Use Plan**

The transportation network should coordinate with the Future Land Use Plan in an effort to reduce urban sprawl, create infill and redevelopment opportunities, and encourage a healthy and vibrant city.

**TC Objective 2.1 Future Land Use, Housing and Population**

The City shall coordinate the transportation system with the Future Land Use Map series and shall ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.

**TC Policy 2.1.1**

The City shall review roadway improvements, new construction and roadway extensions proposed by other agencies for consistency with the Future Land Use Map series of the comprehensive plan.

**TC Policy 2.1.2**

Applications for future land use amendments to more intensive designations shall be accompanied by a traffic impact study analyzing the impacts of the development allowed by the new category on the City-wide transportation system as appropriate.

**TC Policy 2.1.3**

The City shall review all future land use and zoning map amendments to determine the impact of the amendment on the level of service for all roadways impacted by the amendment.

#### **TC Policy 2.1.4**

The City shall require that new development be compatible with and further the achievement of the Goals, Objectives and Policies of the Traffic Circulation Element. Requirements for the compatibility of new development may include, but are not limited to:

- Where appropriate, locating parking to the side or behind the development to provide pedestrian accessibility to building entrances and walkways to the street, rather than separating the building from the street by parking.
- Providing clearly delineated pedestrian routes through parking lots to safely accommodate pedestrian and bicycle circulation and to minimize potential bicycle/pedestrian and automobile interaction.
- Encouraging complete streets.
- Encouraging alternate modes of transportation including transit, paratransit and rail.

#### **TC Policy 2.1.5**

Proposed development that is required to follow the site plan review process shall be required to submit a traffic analysis which identifies the development's impact on the City's transportation system per the concurrency management ordinance.

#### **TC Policy 2.1.6**

Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

### **TC Objective 2.2**

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

#### **TC Policy 2.2.1**

The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn-out facilities.

**TC Policy 2.2.2**

The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

**TC Policy 2.2.3**

The City shall develop a land use pattern that is supportive of public transit in Bunnell, where appropriate.

**TC Policy 2.2.3.1**

The City shall encourage a transportation system that facilitates the growth of the City's Community Redevelopment (CRA) area.

**TC Policy 2.2.3.2**

The City shall consider the development of transportation and land use strategies within the downtown including the adoption and implementation of a Transportation Concurrency Exception Area (TCEA), as appropriate.

**TC Policy 2.2.4**

The conversion of Agricultural lands to urban development or uses shall only be permitted consistent with the Comprehensive Plan need for growth and economic development during the planning time frame and such conversion shall not contribute to leapfrog or scattered development patterns.

**TC Policy 2.2.5**

Along with evaluating the potential adoption of a TCEA, the City will consider implementing Transportation Demand Management, and Intelligent Transportation Systems as planned improvements to address any deficiencies.

**TC Goal 3 Coordinate with the Adopted Work Program**

The City's Traffic Circulation Element shall be coordinated with the FDOT adopted work program, and the comprehensive plans of other appropriate jurisdictions.

### **TC Objective 3.1 Intergovernmental Coordination**

The City transportation system shall be coordinated with the work plans and programs of the City of Palm Coast, Flagler County, FDOT, and the Florida Transportation Plan.

#### **TC Policy 3.1.1**

The City shall coordinate its future transportation needs by attending, when necessary, public hearings and workshops on the FDOT's Five-Year Transportation Plan and Adopted Work Program.

#### **TC Policy 3.1.2**

The City's Community Development Department shall review subsequent versions of the FDOT Five-Year Transportation Plan and Adopted Work Program to update or modify this element, as necessary.

### **TC Goal 4 Protect Future Right-of-Way**

As development and redevelopment occur, the City should be mindful of future right-of-way needs.

### **TC Objective 4.1 Connectivity**

The City shall provide for the protection of existing and future right-of-way (R-O-W).

#### **TC Policy 4.1.1**

County roads with inadequate R-O-W shall be inventoried and the City shall coordinate with Flagler County for reservation of adequate R-O-W.

#### **TC Policy 4.1.2**

The City shall require appropriate building setbacks for new construction on roadway corridors identified as needing additional R-O-W.

#### **TC Policy 4.1.3**

Wherever possible, the City shall require that future development reserve R-O-W in a gridded street network that ensures connectivity.

**TC Policy 4.1.4**

For new development, the use of cul-de-sacs shall be limited, and gated communities discouraged, to promote connectivity within the development and allow more access points to arterials and collectors.

**TC Policy 4.1.5**

Development regulations shall require street, pedestrian and grid layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

**TC Policy 4.1.6**

The City shall require that future subdivisions with 25 units or more, consider providing two points of access to motor vehicle traffic, depending on the LDC, and other code requirements.

**TC Policy 4.1.7**

New subdivisions shall be required where possible to “stub-out” to internal streets and adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.

**TC Policy 4.1.8**

The City shall establish access management standards in the land development regulations to ensure appropriate access to the City’s transportation system. Standards may include the requirement of joint-use driveways and/or cross-access easements to access sites.

**TC Policy 4.1.9**

The City shall preserve the movement function of the major thoroughfare system by requiring development of parallel roads or cross-access easements to connect developments as they are permitted along major roads.

**TC Goal 5 Financial Feasibility**

To develop a financially feasible transportation system that meets the accessibility needs of the City residents.

## **TC Objective 5.1 Capital Improvement Program**

Implement a capital improvement plan, methods of funding, and fiscal controls for all major traffic and roadway projects.

### **TC Policy 5.1.1**

The City will maintain and prioritize a project list of major repair and maintenance for existing roadways and include in the Capital Improvements Program (CIP), as appropriate.

### **TC Policy 5.1.2**

Annually, the City shall program needed capital transportation projects and improvements in the City's CIP and send annual updates of any changes to previously programmed improvements to the Florida Department of Economic Opportunity or successor agency, per State Statute requirements.

### **TC policy 5.1.3**

In conjunction with the Finance and Public Works Departments, the City's Community Development Department shall develop a capital plan for the prioritization and improvement of sidewalks and other pedestrian facilities.

## **TC Objective 5.2 Financing Mechanisms**

The City shall investigate new financing alternatives to promote necessary transportation funding.

### **TC Policy 5.2.1**

The City shall coordinate with Flagler County to collect transportation impact fees for new development and to prioritize capital projects needed to serve the demands for transportation services and facilities associated with new development.

### **TC Policy 5.2.2**

The City may require the owner/developer of any site to participate in the requirements of Transportation Proportionate Fair Share, should the required traffic impact study show such participation is warranted.

### **TC Policy 5.2.3**

The City shall continue to monitor traffic impacts and necessary roadway improvements required by projects in adjacent jurisdictions, such as but not limited to, Flagler County, the City of Palm Coast and projects including Town Center, Old Brick Township and Neoga Lakes, for example.

**TC Policy 5.2.4**  
**CIE Policy 1.1.12**

The Flagler Central Commerce Parkway, collector road project shall not be funded from ad valorem taxes, fees, assessments, or other local tax payer funds, all funding shall be from the allocated earmark or other funding sources.

# **Housing Element Goals, Objectives & Policies**

# **Housing Element Goals, Objectives and Policies**

163.3177(6)(f)(1)

## **H Goal 1 Provision of Affordable Housing**

To encourage and promote the provision of affordable, safe and sanitary housing to meet the needs of the present and future population of the City.

### **Affordable Housing**

#### **H Objective 1.1**

Provide adequate and affordable housing opportunities to accommodate the needs of existing and future residents of households classified as very-low, low, and moderate-income through a variety of mechanisms.

##### **H Policy 1.1.1**

The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and very- low, low and moderate-income households.

##### **H Policy 1.1.2**

The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income households are explored and implemented through involvement in federal, state and local housing programs.

##### **H Policy 1.1.3**

The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

#### **H Policy 1.1.4**

The City shall add regulations in the land development code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

#### **H Policy 1.1.5**

The City shall, through the land development code, continue to encourage the development/redevelopment of housing in a way that will integrate divergent choices of housing across all neighborhoods such as by allowing and incentivizing mixed-use developments that include provisions for a wide variety of housing types and prices.

#### **H Policy 1.1.6**

The City shall review and amend, where necessary, its ordinances, codes, land development regulations and the permitting process for the purpose of eliminating barriers to infill and affordable housing in order to increase private sector participation in meeting housing needs.

#### **H Policy 1.1.7**

The City shall collaborate with architects, designers and other housing providers to encourage the innovative design of affordable housing.

### **Sites for Very-Low, Low, and Moderate-Income Households**

#### **H Objective 1.2**

The City shall provide adequate sites for very low-, low-, and moderate-income households.

#### **H Policy 1.2.1**

The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities, where feasible:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and

- Public parks, recreation areas, and/or open space

#### **H Policy 1.2.2**

The City shall ensure that the Residential land use designation, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the City.

#### **H Policy 1.2.3**

The City shall seek to disperse affordable housing throughout the City and avoid over-concentration in any single area.

#### **H Policy 1.2.4**

The City shall provide in-kind services time permitting and where appropriate, to assist non-profit organizations in their efforts to construct homes for very low, low, and moderate-income households.

### **Federal and State Funding to Implement Housing Programs**

#### **H Objective 1.3**

The City shall seek funding from Federal and State housing and community development sources to formulate and establish housing implementation programs.

#### **H Policy 1.3.1**

The City shall continue as a Community Development Block Grant (CDBG) Entitlement Community in accordance with program guidelines.

- With the participation of local citizens CDBG funds can be used for activities that best serve the City's development priorities, provided these projects benefit low and moderate-income persons; prevent or eliminate slums or blight; or meet other urgent community development needs.

**H Policy 1.3.2**  
**9J-5.010(3)(c)(7)**

Consistent with the requirements of Chapter 420.907 F.S., and 67-37 F.A.C., the City shall seek funding from the State Housing Initiatives Partnership (SHIP) Program.

**H Policy 1.3.3**

In addition to CDBG and SHIP, the City shall evaluate other potential sources of affordable housing funding.

**H Policy 1.3.4**

The City shall participate with the County and neighboring cities to pursue joint affordable housing funding if the opportunity arises.

**H Goal 2 Special Needs Households**

The City of Bunnell shall ensure that opportunities for households with special needs are provided within the City.

**Housing Sites for Special Needs Groups**

**H Objective 2.1**

The City shall provide adequate sites within residential areas for group homes and foster care facilities licensed and monitored by the State of Florida.

**H Policy 2.1.1**

The City shall ensure the availability of sites for special-need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.

### **H Policy 2.1.2**

The City shall enforce the siting requirements consistent with the provisions of Chapter 419, F.S., for group homes and foster care facilities licensed by the Florida Department of Children and Families, which are summarized as follows:

- a) Community Residential Homes (CRH) with 6 or fewer residents shall be deemed as a single-family residential dwelling unit and shall be permitted in all residential zoning districts provided they are separated by a distance of 1,000 feet from any other CRH (measured from building walls, home to home).
- b) Community Residential Homes with 7-14 residents shall be permitted in multi-family zoning districts provided they are separated by a distance of 1,200 feet of any other CRH and at least 500 feet from a single-family residential zoning district (measured from building walls, home to home or from home to zoning district line).

### **H Policy 2.1.3**

To foster nondiscrimination and encourage the development of community residential alternatives to institutionalization, the City shall, at a minimum, establish the following principles and criteria, supplemental to the provisions of Chapter 419, F.S., for siting group homes and foster care facilities:

- a) Availability of existing or planned roads and central utilities;
- b) Proximity of existing or planned schools, parks, and other public facilities;
- c) Proximity of existing or planned employment centers;
- d) Proximity to grocery stores and medical facilities; and
- e) Proximity to bus routes, where feasible.

## **Affordable Housing for Residents with Special Needs**

### **H Objective 2.2**

Provide adequate and affordable housing opportunities to accommodate households with special housing needs.

#### **H Policy 2.2.1**

The City shall support the use of SHIP or CDBG funds (or other federal funding sources), upon availability, to assist in the provision of special needs housing.

### **H Policy 2.2.2**

The City shall encourage the development of Continuum of Care facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site, assist the homeless, victims of domestic violence, and physically or mentally challenged. This can be provided through a variety of potential mechanisms including, but not limited to, the following:

- a) Financial contributions;
- b) Expedited plan review and permitting;
- c) Density bonuses;
- d) Specify Continuum of Care facilities as an allowable use within multi-family districts or Planned Unit Development (PUD) projects;
- e) Innovative development standards created as part of a PUD Agreement; and
- f) Other regulations intended to reduce building and development costs.

### **H Policy 2.2.3**

The City shall collaborate with the private sector and non-profit providers in the placement of housing for individuals with special needs, such as group homes, foster care and shelters for the homeless and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally challenged, in order to coordinate the provision of an adequate housing supply to meet the increase in population and/or fluctuations in the number of special needs individuals.

### **H Policy 2.2.4**

The City shall participate in the efforts of the Volusia-Flagler Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.

### **H Policy 2.2.5**

The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

## **Adequate and Affordable Housing for Rural and Farm Workers**

### **H Objective 2.3**

Should a need be identified, the City shall assist Flagler County in its efforts to provide adequate and affordable rural and farm worker housing.

### **H Policy 2.3.1**

The City shall assist the County, through the Agricultural Extension Service to determine if there are rural and farm working needs which impact the City.

### **H Policy 2.3.2**

Should a need arise, the City shall assist the County in the development of principles and criteria guiding the location of rural and farm working housing, including supporting infrastructure and public facilities.

## **H Goal 3 Promotion and Maintenance of Housing**

Encourage and promote quality housing through maintenance, rehabilitation, and preservation of decent, safe and sanitary housing for the present and future residents of the City.

## **Housing Supply**

### **H Objective 3.1**

The City shall assist the private sector in providing adequate housing to meet current and future needs.

### **H Policy 3.1.1**

The City shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of lands to accommodate the projected housing needs for single family and multi-family housing units are met within the City.

### **H Policy 3.1.2**

The City shall develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

### **H Policy 3.1.3**

The City shall continue to provide information, technical assistance and housing data to the private sector to maintain a sufficient housing production capacity.

### **H Policy 3.1.4**

The City shall continue to endorse federal and state regulations to advance fair housing and elimination of discrimination in housing.

### **H Policy 3.1.5**

The City shall encourage “Crime Prevention through Environmental Design” (CPTED) principles in order to increase the safety of housing developments.

### **H Policy 3.1.6**

The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

### **H Policy 3.1.7**

In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

## **Housing Stock and Neighborhoods**

### **H Objective 3.2**

The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

### **H Policy 3.2.1**

The City shall continue to enforce the building, housing, plumbing, energy, electrical, and all other associated construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

### **H Policy 3.2.2**

The City shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

### **H Policy 3.2.3**

The City shall require that zoning or structure use changes are evaluated as to their impact on citizens residing in the structure and the area.

## **H Objective 3.3**

In conjunction with FLU Objective 5.4, and related FLU policies the City shall ensure that the design and construction of new housing, and the use of renewable energy resources shall be consistent with Chapter 553, Florida Statutes.

### **H Policy 3.3.1**

The Building Official or designee shall review applications for new housing construction consistent with the provisions in Chapter 553, Florida Statutes related to design and construction and the use of renewable energy resources.

## **Rehabilitate Substandard Housing**

## **H Objective 3.4**

Work to rehabilitate substandard housing units and demolish dilapidated housing units.

#### **H Policy 3.4.1**

The City shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

#### **H Policy 3.4.2**

The City shall coordinate with the Flagler County Housing Authority and other state and national housing agencies or with local business enterprises to rehabilitate one or two deteriorated substandard housing units a year in the City.

#### **H Policy 3.4.3**

The City shall encourage low-income residents to apply for housing rehabilitation assistance individually or through the programs managed by Flagler County.

#### **H Policy 3.4.4**

The City shall condemn and require demolition of those units which are determined to not be suitable for rehabilitation by public or private means.

### **Relocation Housing**

#### **H Objective 3.5**

The City shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, F.S.

#### **H Policy 3.5.1**

The City shall strive to avoid displacing any households, however, if residents are displaced by City actions, through public development or redevelopment, the City shall attempt to ensure that residents are able to relocate to standard, affordable housing.

#### **H Policy 3.5.2**

The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program that will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
  - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
  - The adequacy of public transit, if applicable at the time, to serve the displaced household.

## **Adequate Sites for Approved Mobile Homes and Manufactured Buildings**

### **H Objective 3.6**

The City's land development code shall allow mobile and manufactured homes in certain zoning districts, provided the units comply with all applicable building standards.

#### **H Policy 3.6.1**

Mobile home parks shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads, and within reasonable proximity to community facilities.

#### **H Policy 3.6.2**

Mobile and manufactured homes may be located within the agricultural area as an affordable housing option, and as a residential choice.

## **Historically Significant Housing**

### **H Objective 3.7**

Housing resources identified as historically significant shall be preserved and, if possible, maintained for residential uses.

#### **H Policy 3.7.1**

The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

**H Policy 3.7.2**

The City shall coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs and in the rehabilitation and adaptive re-use of historically significant housing.

**H Policy 3.7.3**

The City shall participate in efforts initiated by the Community Redevelopment Agency (CRA) and other agencies to provide public information, education and technical assistance relating to downtown and historic preservation programs.

**H Policy 3.7.4**

The City shall pursue available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

**H Policy 3.7.5**

The City shall promote the designation of appropriate areas as historic districts through the development and implementation of a historic preservation ordinance which includes criteria for designating properties and guidelines for controlling standards of homes or adaptive re-use within these areas.

# **Infrastructure Element Goals, Objectives & Policies**

# **Infrastructure Element: Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management, & Natural Groundwater Aquifer Recharge Element**

## **Goals, Objectives and Policies**

163.3177(6)(c)

### **INFRA Goal 1 Sanitary Sewer**

To provide an effective system of wastewater collection, transmission, treatment and disposal to meet the needs of all City residents and non-residential establishments within the City of Bunnell utility service area while protecting the environment and public health.

### **Maintain Level of Service**

#### **INFRA Objective 1.1**

Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development as well as areas where septic systems are failing.

#### **INFRA Policy 1.1.1**

The City's adopted level of service for sanitary sewer capacity shall be 102.3 gallons per capita per day.

#### **INFRA Policy 1.1.2**

When evaluating collection force main and lift station capacity, the City may use the following peak factors (*Note: mgd=million gallons per day*):

- <0.1 mgd - 4.0 times the average daily flows (adf)
- 0.1 to 0.25 mgd – 3.5 times the adf
- 0.25 to 1.0 mgd – 3.0 times the adf
- >1.0 mgd – 2.5 times the adf

### **INFRA Policy 1.1.3**

All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standard.

### **INFRA Policy 1.1.4**

All land use amendments shall require an analysis of the impacts to the adopted level of service standard and existing sanitary sewer facilities.

### **INFRA Policy 1.1.5**

All expansions and other improvements of commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service standard.

### **INFRA Policy 1.1.6**

The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities and to provide recommendations for system maintenance and improvements.

### **INFRA Policy 1.1.7**

The City shall encourage continuing education of operating staff to optimize sanitary sewer maintenance and operation processes.

### **INFRA Policy 1.1.8**

Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities:

- Any project correcting an immediate threat to the health, safety or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.

## **Future Sanitary Sewer System**

### **INFRA Objective 1.2**

The City shall ensure that the City's sanitary sewer collection, transmission, treatment and disposal system is adequate to service the future land uses within the City's utility service area.

#### **INFRA Policy 1.2.1**

The City will inform Flagler County of all changes in its utility service area for utilities and will request that the county inform the City of all proposed development within the utility service area.

#### **INFRA Policy 1.2.2**

The City will notify the county of any requested service within unincorporated Flagler County.

#### **INFRA Policy 1.2.3**

Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place prior to the impact of development, the City shall require payment of applicable sewer impact fees upon development order approval and prior to application for building permits.

#### **INFRA Policy 1.2.4**

New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system, where available.

#### **INFRA Policy 1.2.5**

The City shall implement the Five-Year Schedule of Capital Improvements to address existing deficiencies and prepare for future development, and shall update the schedule annually during the City's annual budget process.

#### **INFRA Policy 1.2.6**

The City shall coordinate utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing sewer facilities and roads.

**INFRA Policy 1.2.7**

The City shall utilize its concurrency management system to monitor available capacities and determine compliance with minimum sanitary sewer level of service standards.

**INFRA Policy 1.2.8**

The City shall review and update the concurrency management system data with each new development to indicate the most current capacity conditions.

**INFRA Policy 1.2.9**

The City shall develop an economically feasible water reuse plan and shall coordinate with the applicable regulatory agencies and developers regarding the installation and usage of reclaimed water.

**INFRA Policy 1.2.10**

**CON Policy 1.4.5.2**

The City shall continue to explore opportunities to expand the reuse water system in conjunction with wastewater improvements and/or expansions.

**INFRA Policy 1.2.11**

The City shall not extend sanitary sewer facilities beyond its utility service area unless:

- It is determined that there is adequate capacity for servicing the areas of projected growth within the City's utility service area while still maintaining adequate excess capacity; and
- The developer or the residents requesting service pay for all utility extensions.

**INFRA Policy 1.2.12**

The City may require annexation for developments outside the City limits that are receiving or requesting utility services.

## **Maximize Existing Facilities**

### **INFRA Objective 1.3**

The City shall maximize the use of existing sanitary sewer facilities within its utility service area and shall promote compact, efficient growth patterns.

#### **INFRA Policy 1.3.1:**

The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

#### **INFRA Policy 1.3.2:**

The City's land development regulations shall incorporate means and methods to require connection to the City's sanitary sewer system, once it becomes available, for existing development within the utility service area currently using septic systems.

#### **INFRA Policy 1.3.3**

When existing central sanitary sewer service is determined to be unavailable to new development within the City's utility service area, the City shall require the new development to extend the central sewer system at the developer's expense or to construct private wastewater treatment plants when feasible to serve the subject property.

#### **INFRA Policy 1.3.4**

The City shall maintain adequate sanitary sewer impact fees and user rates to ensure funding is available for expansion, repair and/or replacement of collection and transmission systems.

#### **INFRA Policy 1.3.5**

The City shall review sewer user rates to ensure that the fees charged cover the cost of supplying the service.

#### **INFRA Policy 1.3.6**

The City shall encourage continuing education of its utilities operating staff to optimize the sanitary sewer utility's maintenance and operation processes.

## **Septic Tanks**

### **INFRA Objective 1.4**

The City shall require that existing residences and non-residential establishments served by septic systems connect to the central sewer system at such time that repair or replacement of an existing septic tank and drain field system is needed, or at such time that the City determines a concentration of septic systems is causing a negative impact to natural environmental systems.

#### **INFRA Policy 1.4.1**

The City shall identify and map those areas within the City's utility service area served by septic systems, and it shall prioritize areas that may require central sewer service based on soil unsuitability, density and environmental concerns.

#### **INFRA Policy 1.4.2**

The City will routinely coordinate information between the City, the Flagler County Health Department and the Flagler County Building Department regarding failing septic tanks within the City.

#### **INFRA Policy 1.4.3**

The City shall monitor and keep a database of building permits requested for repair or replacement of existing septic tank and drain field systems within the City.

## **INFRA Goal 2 Solid Waste**

To provide efficient and safe solid waste disposal facilities and collection services on a regular basis for all City residents, commercial and industrial establishments within the City of Bunnell while protecting the environment and public health.

### **Solid Waste Disposal**

#### **INFRA Objective 2.1**

The City shall coordinate with Flagler and Volusia Counties and the Tomoka Farms Road Landfill in its implementation of an integrated solid waste management system that focuses on

the proper management of solid waste, conservation of resources and responsible management of landfill capacity.

#### **INFRA Policy 2.1.1**

The City's minimum level of service for municipal solid waste shall be 9.3 pounds per capita per day, which will be utilized to plan for future demand.

#### **INFRA Policy 2.1.2**

The City shall continue to utilize Volusia County's Tomoka Farms Road Landfill and/or the waste-to-energy incinerator for final disposal of solid waste items not recycled or composted through the City system unless other acceptable alternatives are mandated or necessitated.

#### **INFRA Policy 2.1.3**

The City shall continue to coordinate solid waste disposal efforts with Flagler and Volusia Counties to ensure:

- The City of Bunnell is allocated a proportional share of capacity in the Tomoka Farms Road Landfill-operated disposal facilities;
- Reduction of solid waste disposal levels will continue to occur through cooperative recycling programs administered by Flagler and Volusia Counties;
- Assistance is continued in the management of hazardous waste according to mandated state regulations;
- Compliance with the Florida Solid Waste Management Act of 1988 will continue to be accomplished.

### **Collection**

#### **INFRA Objective 2.2**

The City shall continue to provide for solid waste collection services to City residents, commercial and industrial establishments throughout the planning period.

#### **INFRA Policy 2.2.1**

Solid waste collection shall be mandatory for all residential and non-residential land uses within the City.

### **INFRA Policy 2.2.2**

The City shall continue to evaluate cost-saving measures in providing solid waste collection services throughout the planning timeframe.

### **INFRA Policy 2.2.3**

Throughout the planning period, the City shall continue to monitor complaints regarding residential and non-residential solid waste collection to ensure that the most efficient, orderly, sanitary and environmentally sound service is being provided.

## **Recycling**

### **INFRA Objective 2.3**

The City shall require a reduction in municipal solid waste final disposal in landfill facilities by maintaining and promoting a recycling program.

#### **INFRA Policy 2.3.1**

The City or its provider shall continue to have a collection process in place for curbside pickup of newspapers, glass, plastics, tin and aluminum.

#### **INFRA Policy 2.3.2**

The City or its provider shall continue to have a collection process in place for curbside pickup of yard waste.

#### **INFRA Policy 2.3.3**

The City shall continue to develop educational programs for the general public and solid waste professionals to encourage waste reduction.

#### **INFRA Policy 2.3.4**

The City of Bunnell will help promote the efforts of Flagler and Volusia Counties toward the reduction of the solid waste stream.

#### **INFRA Policy 2.3.5**

The City shall coordinate with Flagler and Volusia Counties with respect to solid waste management and waste recycling programs.

## **Hazardous Waste**

### **INFRA Objective 2.4**

The City shall coordinate with Flagler County and the Northeast Florida Regional Council to monitor and control the disposal of hazardous wastes in accordance with state law.

#### **INFRA Policy 2.4.1**

The City shall require that all hazardous waste generators within the City properly manage their hazardous wastes in conformance with mandates of the Federal Resource Conservation and Recovery Act and other applicable laws.

#### **INFRA Policy 2.4.2**

The City shall provide applicable employee training for inspection, identification and disposal of hazardous waste materials.

## **INFRA Goal 3 Stormwater Management**

Assure the provision of stormwater management facilities that maximize capacity and use of existing facilities; protect public health and safety; promote aquifer recharge; fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Loads (TDML) mandates to ensure environmental quality; and provide the adopted level of service concurrent with development.

## **Correct Existing Deficiencies**

### **INFRA Objective 3.1**

The City shall work towards correcting existing facility deficiencies to meet future facility needs.

#### **INFRA Policy 3.1.1**

The City shall prepare a stormwater master plan that includes an inventory of existing facilities and establishes priorities for stormwater system replacements,

ensuring correction of existing drainage facility deficiencies and providing for future facility needs.

**INFRA Policy 3.1.2**

The City shall utilize the stormwater master plan in the preparation of the annual budget to correct existing deficiencies.

**INFRA Policy 3.1.3**

The City shall implement improvements adopted in the Five-Year Schedule of Capital Improvements to correct existing stormwater management facilities deficiencies.

**Stormwater Facilities Capacity**

**INFRA Objective 3.2**

The City shall maximize the use of existing stormwater management facilities and require new development to construct facilities to achieve and maintain adopted stormwater management level of service standards that fulfill NPDES and TMDL mandates for stormwater quality and quantity.

**INFRA Policy 3.2.1**

The City shall require new development to provide adequate easements for stormwater system maintenance and conveyance.

**INFRA Policy 3.2.2**

New developments shall design stormwater management systems to meet the rules and criteria established by the City of Bunnell, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation and Flagler County, as applicable.

**INFRA Policy 3.2.3**

The City shall coordinate with Flagler County and SJRWMD to encourage maintenance of conveyance and treatment features.

#### **INFRA Policy 3.2.4**

At a minimum, the existing stormwater management systems and current levels of service shall be maintained. The City shall achieve and maintain the following adopted stormwater management level of service standards for new development and redevelopment:

- Retain and detain water generated by 24-hour/25-year frequency storm.

### **Development Impacts**

#### **INFRA Objective 3.3**

The City shall maintain high water quality by protecting the functions of aquifer recharge and natural drainage features from impacts of new development and redevelopment activities.

##### **INFRA Policy 3.3.1**

All new development and redevelopment shall provide stormwater retention, infiltration and/or wet or dry detention systems.

##### **INFRA Policy 3.3.2**

To the maximum extent feasible, development and redevelopment in the City shall reduce adverse impacts of stormwater on natural drainage features by mimicking the natural hydrology of the project site and its surroundings. The land development code shall require that, to the largest extent possible, natural systems are utilized in lieu of structural alternatives.

##### **INFRA Policy 3.3.3**

The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, that drainage from new development will not adversely affect the City's natural drainage features, and that there will be no negative impacts to downstream water quality or quantity.

##### **INFRA Policy 3.3.4**

New development and redevelopment shall be required to accommodate upland flow that presently discharges through the site.

### **INFRA Policy 3.3.5**

The City's land development regulations shall require that proposed stormwater systems have a negligible impact on adjacent native vegetation and/or wetlands and require mitigation where applicable.

### **INFRA Policy 3.3.6:**

Stormwater treatment shall be required to serve the development through a system that is site-specific. Regardless of the area served, the stormwater treatment system must provide a level of treatment that meets the requirements of the state, the City of Bunnell and the SJRWMD.

### **INFRA Policy 3.3.7**

The City shall require erosion and sediment control practices that protect water bodies, wetlands and watercourses from siltation during stormwater facilities construction activities.

### **INFRA Policy 3.3.8**

Pollutant retardant structures that separate oils and greases from runoff shall be designed for all new commercial and industrial projects.

### **INFRA Policy 3.3.9**

The City shall prohibit development within the 100-year floodplain or limit development to those uses that will not adversely affect the capacity of the floodplain to store water.

### **INFRA Policy 3.3.10**

The floodplain shall be reserved for conservation, open space and passive recreational uses to preserve the natural flow of runoff, unless such reservation denies all reasonable use of the property.

### **INFRA Policy 3.3.11**

To improve the aesthetics of detention and retention facilities, the City shall discourage designs that require fencing while encouraging the following:

- Use of littoral zones within wet ponds to improve the aesthetics of the pond.
- Use of curvilinear ponds in lieu of rectilinear ponds.
- Use of water-tolerant plant species within dry ponds.

## **Intergovernmental Coordination**

### **INFRA Objective 3.4**

The City of Bunnell shall educate citizens and coordinate with all applicable jurisdictions to

address stormwater issues of mutual concern and to provide adequate levels of service.

**INFRA Policy 3.4.1**

The stormwater master plan process will include review of the plan by affected citizens and City advisory committees.

**INFRA Policy 3.4.2**

The City shall maintain a complaint monitoring system to log complaints and initiate work orders for corrective actions.

**INFRA Policy 3.4.3**

The City will support the SJRWMD's programs and stormwater regulations.

**INFRA Policy 3.4.4**

The City shall coordinate with Flagler County and SJRWMD to encourage maintenance of conveyance and treatment features.

**INFRA Policy 3.4.5**

The City shall educate and inform citizens of their responsibility regarding maintenance and protection of stormwater collection systems.

**Sustainable Stormwater Management Strategies**

**INFRA Objective 3.5**

The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites to subdivisions to large planned developments.

### **INFRA Policy 3.5.1**

The City shall coordinate with local, regional, state and federal agencies to provide educational materials and forums to the public and the development community on the value and benefits of sustainable stormwater management facilities design.

### **INFRA Policy 3.5.2**

For new construction or redevelopment of City buildings and facilities, the City shall utilize LID principles to the extent practicable to address stormwater management needs and to model innovative techniques:

- Manage stormwater as close to its origin as possible by using many small-scale LID techniques.
- Create a site design that slows surface flows and increases the amount of time stormwater flows over the site.
- Increase the reliability of the stormwater system by using multiple, redundant stormwater controls.
- Integrate stormwater controls into the design of the site and use the controls as site amenities.
- Reduce the reliance on traditional collection and conveyance stormwater practices.

### **INFRA Policy 3.5.3**

The City shall consider updating land development regulations to permit innovative LID techniques in the design of stormwater management facilities for development and redevelopment sites including, but not limited to the following:

- Bioretention cells or swales (also known as rain gardens);
- Cisterns and rooftop rainwater harvesting;
- Permeable concrete pavers or pavement.

## **INFRA Goal 4 Potable Water**

To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Bunnell and within the City's utility service area throughout the planning timeframe.

## **Maintain Level of Service**

### **INFRA Objective 4.1**

Based upon the adopted level of service standard, the City shall annually adopt programs and work plans in an effort to maintain levels of service.

#### **INFRA Policy 4.1.1**

The City's level of service (LOS) standard for potable water supply shall be 120 gallons per capita per day (gpcd).

#### **INFRA Policy 4.1.2**

The City shall repair potable water supply facilities as required to maintain the adopted LOS standard.

#### **INFRA Policy 4.1.3**

The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

#### **INFRA Policy 4.1.4**

All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

#### **INFRA Policy 4.1.5**

As part of the fee structure review process the City should consider the necessary conservation efforts related to water supply in revising any water and sewer rates, impact fees and other charges.

#### **INFRA Policy 4.1.6**

The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2030<sup>5</sup> planning timeframe.
- Continue to expand the City's reuse system to reduce potable water demand consistent with policies in the Sanitary Sewer Section of the element.

#### **INFRA Policy 4.1.7**

All proposed land use amendments shall require an analysis of the impacts to the adopted LOS standard and the analysis of adequate planned water supply sources and facilities.

#### **INFRA Policy 4.1.8**

The City's Water Supply Facilities Work Plan is adopted and included as Appendix A of this element of the City's Comprehensive Plan. The City shall make appropriate changes to the Comprehensive Plan, LDC, and other policies and regulations in order to implement the Work Plan.

#### **INFRA Policy 4.1.9**

#### **FLU Policy 2.1.10**

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD's Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional Water Supply Plan.

#### **INFRA Policy 4.1.10**

To implement the water supply facilities work plan the City will pursue the selected alternative water supply (AWS) or other project options identified in SJRWMD's Regional Water Supply Plan.

#### **INFRA Policy 4.1.11**

As part of the annual update of the Capital Improvements Element the projects and associated funding sources and estimated costs related to the Work Plan will be further evaluated and considered during the budget/capital planning process and development of the Five-year Capital Improvements Plan.

#### **INFRA Policy 4.1.12**

As part of the ranking of capital improvements projects the City of Bunnell will evaluate projects related to the City Water Supply Facilities Work Plan.

### **Future Potable Water Needs**

#### **INFRA Objective 4.2**

The City shall ensure the supply and treatment of safe potable water through the planning timeframe to meet the adopted LOS standard.

##### **INFRA Policy 4.2.1**

Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

##### **INFRA Policy 4.2.2**

The City's Utilities Department shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. Johns River Water Management District (SJRWMD) and FDEP.

##### **INFRA Policy 4.2.3**

##### **CON Policy 1.4.7.1**

The City shall continue to explore the development of available water supplies including alternative water supplies to meet future water needs.

##### **INFRA Policy 4.2.4**

##### **9J-5.011(2)(c)(3)**

##### **CON Policy 1.4.7.1.1**

When improving or expanding the City's water systems the City shall evaluate feasible water supplies, including alternative water supply sources.

##### **INFRA Policy 4.2.4**

##### **FLU Policy 1.2.5**

##### **CON Policy 1.4.7.1.2**

The City shall continue to cooperate and participate with the SJRWMD, or any other regional entity, including the Flagler County Water Supply Plan Cooperators group in order to plan and

develop available water supplies including alternative water supplies to meet future water needs.

**INFRA Policy 4.2.5**

The City shall coordinate with the SJRWMD in an effort to protect and conserve future potable water supplies. The City shall ensure that water quality and supplies meet existing and projected future demands.

**Service Area Development**

**INFRA Objective 4.3**

The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

**INFRA Policy 4.3.1**

The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

**INFRA Policy 4.3.2**

The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

**INFRA Policy 4.3.3**

Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.

**INFRA Policy 4.3.4**

The City may provide wholesale potable water service to other cities and the county by written agreement.

**INFRA Policy 4.3.5**

The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

**INFRA Policy 4.3.6**

The City shall require all new development to demonstrate concurrency with the adopted LOS

standard.

**INFRA Policy 4.3.7**

**FLU Policy 2.1.2**

As part of the City's concurrency management system review process a written evaluation regarding the availability of water to serve the proposed development shall be submitted; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

**INFRA Policy 4.3.8**

**CON Policy 1.4.11.6**

The City shall require any potable water/wastewater utility provider to include reuse lines in utility construction.

**Potable Water Conservation**

**INFRA Objective 4.4**

The City shall ensure that its potable water system conserves water and reduces the per capita demand to the minimum possible rate through the planning timeframe. This shall be accomplished through the implementation of water conservation techniques and programs and through the establishment and use of non-potable water supplies for uses other than drinking water.

**INFRA Policy 4.4.1**

The City shall encourage continuing education of its utilities operating staff to optimize the potable water utility's maintenance and operation processes.

**INFRA Policy 4.4.2**

The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

**INFRA Policy 4.4.3**

The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit (CUP) from the SJRWMD, including implementation of the City's water conservation

**INFRA Policy 4.4.4**

The City shall implement an employee and customer water-conservation education program.

**INFRA Policy 4.4.5**  
**CON Policy 1.4.8**

The City shall continue to expand and explore water conservation efforts in conjunction with the SJRWMD, and any other regional or local entities to continue to maintain a low per capita consumption of potable water.

**INFRA Policy 4.4.6**  
**CON Policy 1.4.5.3**

The City shall require connection to the reuse water system if central service is available. If service is not available, the City shall require connection within one year from the date that central service becomes available.

**INFRA Policy 4.4.7**  
**FLU Policy 2.1.7.1**  
**CON Policy 1.4.5.4**

The City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water, and storm drainage systems to serve their development.

**INFRA Policy 4.4.8**

The Water Supply Facilities Work Plan shall identify the water conservation and reuse practices, along with the traditional and alternative water supply projects, necessary to meet existing and future water demands.

**INFRA Policy 4.4.9**

The Water Supply Facilities Work Plan will incorporate and identify the projects contained in the North Florida Regional Water Supply Plan and selected by the City for implementation (if any).

**INFRA Policy 4.4.10**

The City shall cooperate with SJRWMD during declared water shortage emergencies by conserving water resources and assisting with enforcement of water shortage emergency declaration, orders, and plans (Rule 40C-21, F.A.C., SJRWMD water shortage plan).

## **Landscape Irrigation and Florida-Friendly Design Standards**

### **INFRA Objective 4.5**

The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

#### **INFRA Policy 4.5.1**

##### **CON Policy 1.4.11.1**

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques shall include, but not be limited to the following:

- preservation of native vegetation on site;
- use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- limitation of the amount of impervious surface (such as parking areas) within significant recharge areas;
- water reuse for irrigation purposes;
- use of water saving devices and plumbing fixtures that encourage retrofitting of water saving devices and ultra-low flow fixtures;
- implementation of water loss prevention programs;
- encourage the use of lower quality sources of water first including reclaimed water stormwater, and reuse water; and
- maintain a base rate for water usage, as well as, a conservation billing rate structure.

#### **INFRA Policy 4.5.2**

Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
- Matching precipitation rates for sprinklers and all other emitters in the same water-use zone, except that the design may specify micro-irrigation emitters to meet the requirements of individual plants;
- Controller systems shall be required, when feasible, to provide the following minimum capabilities;
  - o Ability to be programmed in minutes, by day of the week, season and time of day;
  - o Ability to accommodate multiple start-times and programs;
  - o Automatic shut-off after adequate rainfall;

- o Ability to maintain operations during power outages for a minimum of three days;
- o Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and
- o Ability to minimize free-flow conditions in case of damage or other mechanical failure.

#### **INFRA Policy 4.5.3**

The City shall encourage the reuse of wastewater effluent for irrigation.

#### **INFRA Policy 4.5.4**

The City, in cooperation with the Flagler County Cooperative Extension Services, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resource

Conservation Services and the SJRWMD, shall provide technical assistance to agriculture operations and other irrigation water users in the design of low-volume irrigation systems.

#### **INFRA Policy 4.5.5**

##### **CON Policy 1.4.11.4**

The City shall require all large volume irrigation users, such as golf course developments (excluding agricultural uses), to reuse wastewater effluent for spray irrigation, if reuse is unavailable at the time of development the development shall participate within one-year of the infrastructure becoming available.

### **Fire Protection Capabilities**

#### **INFRA Objective 4.6**

The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

##### **INFRA Policy 4.6.1**

The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

##### **INFRA Policy 4.6.2**

The City shall maintain an active water system and fire hydrant mapping and numbering program.

### **INFRA Policy 4.6.3**

The City shall work towards establishing and maintaining a hydraulic model of the City's water distribution network so that the water distribution system can be routinely analyzed with respect to fire flow capabilities.

### **INFRA Policy 4.6.4**

The City shall extend water distribution mains to areas within the City's service area and provide adequate fire protection service to residents and non-residential establishments located within the service area, provided that residents/developers participate in the costs.

## **Protection of Groundwater from Contamination**

### **INFRA Objective 4.7**

The City shall perform specific actions during the planning timeframe to protect water quality by preserving groundwater from contamination.

#### **INFRA Policy 4.7.1**

The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

#### **INFRA Policy 4.7.2**

#### **CON Policy 1.5.1**

The City shall establish a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities:

- A. Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in the City.
- B. For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

#### **INFRA Policy 4.7.3**

Until wellfield protection areas are established for each public water supply well, the following standards shall apply in the areas surrounding such wells:

- A. Each public water supply well shall be protected by a 200 foot zone of exclusion within which no new development approvals will be granted.
- B. The following new uses or expansions of existing uses shall be prohibited in the vicinity

of each public water supply well:

1. Hazardous materials manufacturing, use or storage; and
2. Septic systems.

## **Intergovernmental Coordination**

### **INFRA Objective 4.8**

The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

#### **INFRA Policy 4.8.1**

The City shall meet annually with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

#### **INFRA Policy 4.8.2**

The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

## **Maximizing the Use of Existing Public Facilities**

### **INFRA Objective 4.9**

The City shall maximize the use of existing potable water facilities.

#### **INFRA Policy 4.9.1**

The City's Utilities Department shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using the highest and best-proven technology possible.

#### **INFRA Policy 4.9.2**

The City shall create and update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

#### **INFRA Policy 4.9.3**

The City's Utilities Department shall maintain accurate records of well-water production flows, maintenance, chemical usage, and other items related to efficient ongoing water service operation.

## **INFRA Goal 5 Natural Groundwater Aquifer Recharge**

To provide, maintain and protect the Floridan Aquifer to ensure that recharge of the natural groundwater aquifer occurs in a manner that maintains sufficient quality and quantity of the public water supply to meet current and future demands.

### **Natural Recharge Protection and Conservation**

#### **INFRA Objective 5.1**

The City of Bunnell shall coordinate with other agencies and continue to enforce measures in the Code of Ordinances that will ensure preservation of natural recharge to the City's groundwater resource and conservation of its potable water sources.

##### **INFRA Policy 5.1.1**

The City shall coordinate with Flagler County, the SJRWMD and other state and federal agencies in the education of residents and business owners on water conservation and the protection of groundwater.

##### **INFRA Policy 5.1.2**

At a minimum, the City shall adhere to regulations adopted by the SJRWMD and the state to protect areas of high aquifer recharge.

##### **INFRA Policy 5.1.3**

Through appropriate regulation by and coordinated with the SJRWMD, the Department of Environmental Protection (DEP), outlined in the City of Bunnell Water Supply Plan, and land development regulations the City shall protect the function of natural groundwater including the Floridan and Surficial Aquifer Recharge Areas, to prevent the contamination of groundwater, and to extend the life span of the City's aquifers through water conservation.

The City shall continue to map both the public and private wells in the City utilizing DEP's, SJRWMD's and the Health Departments data files.

##### **INFRA Policy 5.1.5**

The City shall develop a Wellfield Protection Area (WPA) map. This map shall include, but shall not be limited to, the following:

- The location of existing public wells;
- The proposed location of future public wells; and
- Potential conflicts between existing and future land uses and public wellfield protection

areas.

**INFRA Policy 5.1.6**

The City shall, through stormwater permitting procedures, ensure that stormwater management structures are designed to function as aquifer recharge areas in appropriate locations.

**INFRA Policy 5.1.7**

The City shall ensure that any aquifer recharge areas are protected and managed to preserve the quantity and quality of groundwater. Such groundwater sources shall be managed to the extent possible to support the present and future City population, and proposed economic development opportunities while protecting the City's natural systems.

**INFRA Policy 5.1.8**

The City shall develop and implement land development regulations which incorporate stormwater recharge standards for all new development within aquifer recharge areas.

**INFRA Policy 5.1.9**

The City shall require all wet detention/retention ponds with a surface area greater than one (1) acre be designed to utilize stormwater runoff for irrigation.

**INFRA Policy 5.1.10**

**9J-5.011(2)(c)(4)**

The City shall protect and preserve open space which has been identified as a natural groundwater recharge area.

**INFRA Policy 5.1.11**

Through land development regulations, the City shall require new developments to repair or plug all free-flowing wells located within the boundaries of a proposed development as a condition to the development approval.

The City will continue to coordinate with the Flagler County Health Department and SJRWMD in an effort to identify and plug free flowing wells.

**INFRA Policy 5.1.12**

**CON Policy 1.4.11**

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits.

**INFRA Policy 5.1.13**  
**CON Policy 1.4.11.2**

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

**INFRA Policy 5.1.14**  
**9J 5.001(2)(c)(4)**  
**CON Policy 1.4.11.3**

The City shall encourage low water use landscape for both residential and commercial development.

**INFRA Policy 5.1.15**

The City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water, and storm drainage systems to serve their developments.

**INFRA Policy 5.1.16**

The City shall coordinate with the SJRWMD, and any other regional or local entities to identify long-term water supplies and supply strategies consistent with the City's Comprehensive Plan, consumptive use permit, the latest SJRWMD Regional Water Supply Plan, and applicable law.

**INFRA Policy 5.1.17**

The City shall coordinate with the SJRWMD, and any other regional or local entities to evaluate additional water supply sources or alternative water recovery techniques when determining new or expanded facility needs within the City's potable water service area. These additional sources may include, but shall not be limited to: reuse, surface water, stormwater recovery, reverse osmosis, membrane softening, and desalinization.

**INFRA Policy 5.1.18**

The City shall establish a mechanism to preserve and protect the SJRWMD's designated Surficial and Floridan Aquifer Recharge Areas. Such mechanisms shall, include, but not be limited to, identifying appropriate measures and land uses which protect the function of the City's recharge areas and limit the amount of impervious surface area. The City will work with the SJRWMD to educate the public on major groundwater issues of concern in the City.

**INFRA Policy 5.1.19**

The City shall require monitoring of saltwater intrusion, chloride levels and water quality parameters as withdrawals and discharges are monitored.

**INFRA Policy 5.1.20**

The City shall enforce regulations within the LDC to protect environmentally sensitive waterways and wetlands through the establishment of policies limiting development and encouraging enhancement of these areas.

# **City of Bunnell**

## **Water Supply Facilities Work Plan**

---

### **Infrastructure Element** **Exhibit A** *(2021 - 2035)*

Prepared by:  
Northeast Florida Regional Council  
2021

## **Section 1: Introduction**

The purpose of the Bunnell(the City) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction. The Work Plan's planning period is 2021-2035.

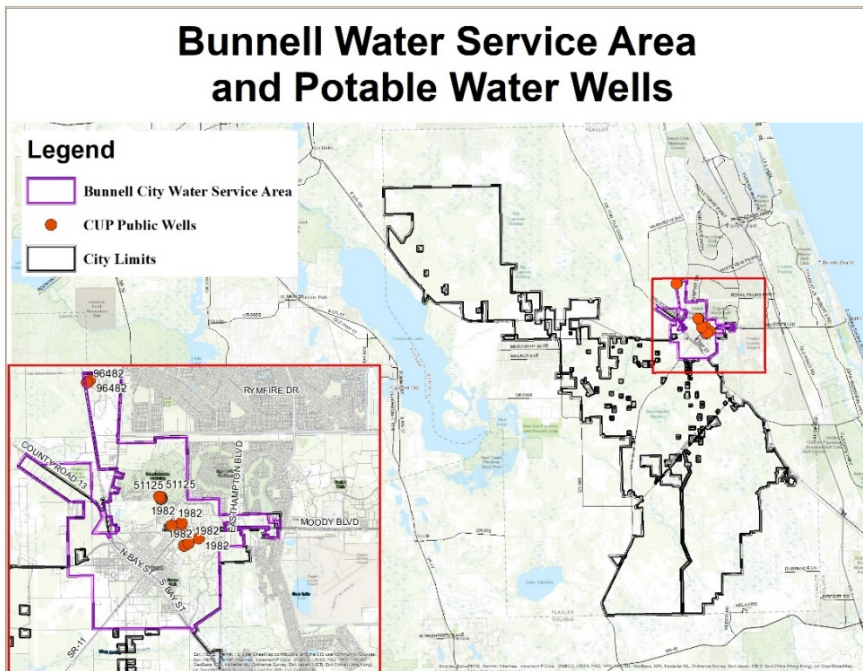
At a minimum, it will be necessary to update this document prior to the end of the planning period. In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the City must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its NFRWSP and affects the City, it will be necessary to update the Work Plan during the planning period. Infrastructure Element Policy 4.1.9 and related policies contains enabling language to ensure such coordination with SJRWMD's plans.

## **Section 2: Potable Water Supplier(s) and Service Agreement(s)**

### **2.1 Potable and Nonpotable Water Supplier(s) Information**

Figure 1 contains a map of the City's potable water service area and water well station locations.. The City of Bunnell supplies its own potable water within its municipal limits . In addition, the city provides potable water service to a portion of unincorporated Flagler County

*Figure 1: City of Bunnell Water Supply Service Area*



## 2.2 Water Supply Agreements

### Flagler County

The City provides water and sewer services that goes along County Road 13 to a portion of unincorporated Flagler County. However, the City does not currently have a written agreement with Flagler County regarding these services. The City plans on exploring options for establishing an agreement with Flagler County regarding its provision of utility services.

## Section 3: Potable Water Sources, Demand, Supply, and Facilities

### 3.1 Water Sources

The City's current Consumptive Use Permit (CUP #1982-6) expires in 2037. The CUP authorizes the use of 246.4 million gallons per year of groundwater from the Floridan aquifer to serve an estimated population of 5,052 with potable water for household, commercial/industry, water utility, essential uses and unaccounted for water losses in 2020.

### Facility Capacity

Table 2 contains projected population and water demand for the City's potable water service area. The table shows the City's CUP allocation and WTP facility data.

*Table 2. City of Bunnell Water Supply Service Area Projections*

	2020	2025	2030	2035
Population <sup>1</sup>	3,419	3,968	4,480	4,962
Demand <sup>2</sup>	0.37	0.43	0.49	0.54
CUP Allocation (mgd) <sup>3</sup>	0.675	0.675	0.675	0.675
WTP Capacity (mgd) <sup>4</sup>	0.600	0.600	0.600	0.600

Table 2 demonstrates that the City has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within its service area throughout the planning period.

## Section 4: Non-potable Water Suppliers, Sources, Services, and Facilities

### 4.1 Non-Potable Water Services

The City of Bunnell owns and operates a 0.600 MGD wastewater treatment plant, however a proposed new wastewater treatment plant will operate at 1.200 MGD. Reclaimed water is pumped to Grand Reserve Golf Course and Austin Outdoor Nursery. Wet weather surface discharge is sent through the drainage canal behind the wastewater treatment plant that leads to Black Branch. In 2021, the average daily flow is 0.435 MGD. The wastewater facility is located at 200 Tolman Street, Bunnell, Florida. Infrastructure Policy 1.2.9 addresses the development of a reclaimed water program.

<sup>1</sup> North Florida Regional Water Supply Plan (2015-2035), Appendix B.

<sup>2</sup> Ibid.

<sup>3</sup> According to the SJRWMD CUP Permit, 0.067 million gallons per day of groundwater from the Upper Floridan Aquifer and 0.608 million gallons per day of groundwater from the surficial aquifer system. About 0.013 million gallons per day annual average of potable water from the City of Palm Coast is available as back-up supply.

<sup>4</sup> City of Bunnell Utilities Department.

## **Section 5: Water Supply and Facility Concurrency**

### **5.1 Potable Water Level of Service**

The City is ultimately responsible for authorizing development within its municipal limits. All future development and redevelopment in the City shall be compatible with the adopted LOS standards. Infrastructure Policy 4.1.1 contains enabling language that establishes the City's potable water facilities level of service.

### **5.2 Water Supply and Facility Concurrency**

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require that the City's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, as part of the City's concurrency management system review process, a written evaluation regarding the availability of water to serve the proposed development shall be submitted; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects. (INFRA Policy 4.3.7) and all new development must demonstrate concurrency with adopted LOS Standards (INFRA Policy 4.3.6).

## **Section 6: Water Supply and Facility Capacity Projects – Alternative and Traditional; Potable and Nonpotable**

### **6.1 State Street Irrigation System Expansion**

The City of Bunnell has one project, listed in the 2015-2035 NFRWSP, the State Street Irrigation Expansion project. The project was complete in 2016 and extended reclaimed water mains to a public park and two median enhancement projects along the US1 and SR100 crossroads.

## **Section 7: Water Conservation Practices**

The City currently implements water conservation practices, including some that are enabled by comprehensive plan policies. The City's water conservation practices include the following:

- The City shall support, assist, and cooperate with the county and the St. Johns River Water Management District in county-wide and regional water conservation programs. (CON Policy 1.4.4)
- The City shall continue to expand and explore water conservation efforts in conjunction with regional or local entities to continue to maintain a low-per capita consumption of potable water. (CON Policy 1.4.8)
- The City's shall develop and adopt a water conservation program must be consistent with any Consumptive Use Permit (CUP) stipulations and requirements (CON Policy 1.4.11)
- Continuing to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2035 timeframe is listed as a water supply strategy (INFRA Policy 4.1.6).

- The City shall continue to expand and explore water conservation efforts in conjunction with the St. Johns River Water Management District and any other regional or local entities to continue to maintain a low per-capita consumption of potable water (INFRA Policy 4.4.5).
- Operational flexibility to meet year-round water conservation requirements and temporary water shortages is one of the listed minimum capabilities for the controller systems (INFRA Policy 4.5.2).
- The City shall coordinate with Flagler County, the St. Johns River Water Management District, and other state and federal agencies in the education of residents and businesses on water conservation and protection of groundwater (INFRA Policy 5.1.1).
- To protect the function of natural groundwater including the Floridan and Surficial Aquifer Recharge Areas, prevent the contamination of water groundwater, and to extend the life span of the City's aquifers through appropriate regulation by and coordinated with the St. Johns River Water Management District, the Department of Environmental Protection (DEP), outlined in the City of Bunnell Water Supply Plan, and land development regulations (INFRA Policy 5.1.3).
- The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits (INFRA Policy 5.1.12).

## **Section 8: Nonpotable Water (reuse) Practices**

The City currently implements reuse practices, including some that are enabled by comprehensive plan policies.

### **8.1 Reuse Practices**

Utilization of reuse water is important to reduce potable water demand. The City's reuse practices include the following:

- The developer/owner shall be required to determine whether captured or retained runoff could be recycled and reused within the permitted development. (FLU Policy 1.1.13)
- The City shall require all potential occupants of industrial parks to have an approved wastewater reuse plan, for proposed projects before a development order is issued to begin construction. (CON Policy 1.4.5.1)
- The City shall continue to explore opportunities to expand the reuse water system in conjunction with the wastewater improvements and/or expansions (CON Policy 1.4.5.2).
- The City shall require connection to the reuse water system if central service is available. If service is not available, the City shall require connection within one year from the date that central service becomes available (CON Policy 1.4.5.3)
- Water reuse for irrigation purposes and the encouragement of the use of lower quality sources of water, including reclaimed water stormwater and reuse water, are listed techniques to encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources (CON Policy 1.4.11.1).

- The City shall require all large volume irrigation users, such as golf course developments (excluding agricultural uses), to reuse wastewater effluent for spray irrigation, if reuse is unavailable at the time of development, the development shall participate within one-year of the infrastructure becoming available. (CON Policy 1.4.11.4)
- The City shall require any potable water/wastewater utility provider to include reuse lines in utility construction. (CON Policy 1.4.11.6)
- The City shall develop an economically feasible water reuse plan and shall coordinate with the applicable regulatory agencies and developers regarding the installation and usage of reclaimed water (INFRA Policy 1.2.9).
- The City shall continue to explore opportunities to expand the reuse water system in conjunction with wastewater improvements and/or expansions (INFRA Policy 1.2.10).
- The continued expansion of the City's reuse system to reduce potable water demand is listed as one of the water supply strategies consistent with the City's Water Supply Facilities Work Plan (INFRA Policy 4.1.6).
- The City shall rehabilitate and reuse existing potable water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective (INFRA Policy 4.3.2).
- The City shall require any potable water/wastewater utility provider to include reuse lines in utility construction (INFRA Policy 4.3.8).
- The City shall require connection to the reuse water system if central service is available. If service is not available, the City shall require connection within one year from the date that central service becomes available (INFRA Policy 4.4.6).
- Water reuse for irrigation purposes and encouragement of lower quality sources of water first including reclaimed stormwater and reuse water are listed as techniques encouraging all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources (INFRA Policy 4.5.1).
- The City shall encourage the reuse of wastewater effluent for irrigation (INFRA Policy 4.5.3).
- The City shall require all large volume irrigation users, such as golf course developments (excluding agricultural uses), to reuse wastewater effluent for spray irrigation, if reuse is unavailable at the time of development, the development shall participate within one-year of the infrastructure becoming available (INFRA Policy 4.5.5).
- Reuse is an additional source when determining new or expanded facility needs within the City's Potable Water Service Area (INFRA Policy 5.1.17).

# **Conservation Element Goals, Objectives & Policies**

# **Conservation Element Goals, Objectives and Policies**

163.3177(6)(d)

## **CON Overall Goal**

Conserve, protect and appropriately manage the natural resources of the City of Bunnell to ensure the highest environmental quality possible.

### **Air Quality**

#### **CON Objective 1.1**

The City shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP).

##### **CON Policy 1.1.1**

The City of Bunnell shall cooperate with any local, state or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

##### **CON Policy 1.1.2**

The City shall attempt to reduce the potential fossil fuel emissions by adopting at a minimum the following means:

- a. Allow developments such as Planned Unit Developments, clustered and multi-use developments;
- b. Require vegetative buffers, where appropriate, along major transportation corridors to buffer residential land uses;
- c. Encourage non-motorized transportation by establishing and maintaining, bicycle paths, trails, sidewalks and pathways, where feasible; and
- d. Establish policies that promote residential interconnectivity via pedestrian, bicycle and walkable complete streets, including grid patterns in existing and new development.

##### **CON Policy 1.1.3**

The City shall report suspected air quality violations to FDEP.

##### **CON Policy 1.1.4**

The City shall support FDEP in its implementation and enforcement of the State and Federal air pollution laws, rules and regulations by placing conditions, where appropriate, on applicable development approvals, in accordance with law, to require developers to consult the FDEP on

methods to control fugitive emissions.

#### **CON Policy 1.1.5**

The City of Bunnell shall require that industrial and commercial businesses in the City meet or exceed applicable federal and state air quality standards.

### **Surface Water**

#### **CON Objective 1.2**

The City shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

##### **CON Policy 1.2.1**

The City shall continue to ensure the protection and enhancement of surface water quality.

##### **CON Policy 1.2.2**

The City shall work towards the enhancement of the Department of Environmental Protection and the St. Johns River Water Management District (SJRWMD) surface water quality testing program results by aiming for the development, operation and maintenance of cost effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns while protecting the public health and environment.

##### **CON Policy 1.2.3**

The City shall develop a Stormwater Master Plan (stormwater management system). The design of Stormwater Master Plan (stormwater management system) shall meet the rules and criteria establish by the City of Bunnell, the SJRWMD, the Florida Department of Transportation (if applicable), and the Northeast Florida Regional Council.

###### **CON Policy 1.2.3.1**

After completion on an annual basis, the City shall identify those components of the Bunnell stormwater master plan that may be contributing to the degradation of surface water quality, and develop a priority listing for mitigating those elements.

###### **CON Policy 1.2.3.2**

The City shall require that all new development obtain a stormwater management permit and, as necessary, other required permits from the SJRWMD, FDEP and the U.S. Army Corps of Engineers (ACOE).

#### **CON Policy 1.2.4**

The City shall continue to support research activities by public agencies managing the Outstanding Florida Waters (OFW), both within and adjacent to the City, and their associated flood plains, shorelines, drainage ways and wetlands.

#### **CON Policy 1.2.5**

The City shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, ponds, rivers, streams, creeks, and wetlands.

### **Floodplain Protection**

#### **CON Objective 1.3**

The City shall ensure long range protection of the functionality of the City's floodplains.

##### **CON Policy 1.3.1**

The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.

##### **CON Policy 1.3.2**

The City shall enforce land development regulations and amend the LDC as necessary to specify regulations for development within the floodplains and floodways.

##### **CON Policy 1.3.3**

When development is proposed within a floodplain, to maintain reasonable use of and value of property, participation in the rural preservation program shall be encouraged.

##### **CON Policy 1.3.4**

The 100-year flood zone shall be delineated within the Future Land Use Map series, and its demarcation shall be determined by the most recent flood insurance maps prepared by the Federal Emergency Management Agency (FEMA).

##### **CON Policy 1.3.5**

The floodplain shall be reserved, undisturbed, for conservation, open space and passive recreational uses to preserve the natural flow of runoff as incentivized by the rural preservation program, unless such reservation denies all reasonable use of the property.

## **Conservation of Groundwater Resources**

### **CON Objective 1.4**

The City shall conserve and protect future and existing groundwater resources for potable water usage.

#### **CON Policy 1.4.1**

The City shall, in cooperation with the Flagler County, DEP and SJRWMD, continue to ensure the protection of groundwater quality and quantity.

##### **CON Policy 1.4.1.1**

The City shall cooperate with designated programs of Flagler County, SJRWMD and other such applicable agencies in the identification and protection of water recharge area to ensure aquifer depletion and contamination does not occur.

#### **CON Policy 1.4.2**

To reduce groundwater consumption and runoff related to landscape irrigation, the City shall require new development to use and/or preserve native drought-resistant vegetation, and reclaim as appropriate.

#### **CON Policy 1.4.3**

The City shall notify the SJRWMD of the presence of any abandoned free-flowing artesian wells identified within its jurisdiction and record their existence and follow Infrastructure Element Policy 5.1.11.

#### **CON Policy 1.4.4**

The City shall support, assist and cooperate with Flagler County and the SJRWMD in order to conduct water conservation programs.

#### **CON Policy 1.4.5**

The City shall continue to require all applicable development projects to obtain SJRWMD Stormwater Management Permits.

##### **CON Policy 1.4.5.1**

The City shall require all potential occupants of industrial parks to have an approved wastewater reuse plan, for proposed projects before a development order is issued to begin construction.

##### **CON Policy 1.4.5.2**

The City shall continue to explore opportunities to expand the reuse water system in conjunction

with wastewater improvements and/or expansions.

**CON Policy 1.4.5.3**

The City shall require connection to the reuse water system if central service is available. If service is not available, the City shall require connection within one year from the date that central service becomes available.

**CON Policy 1.4.5.4**

The City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water, and storm drainage systems to serve their developments.

**CON Policy 1.4.6**

Areas shown as unidentified wetlands uses will be required to obtain a Department of Environmental Protection (FDEP) jurisdiction determination of possible wetland areas located within the project area before a development order is issued for construction.

**CON Policy 1.4.7**

The city shall enforce (cooperate with the SJRWMD in enforcing) any water shortage emergency declared by SJRWMD and shall provide for local water shortages.

**CON Policy 1.4.7.1**

The City shall continue to explore the development of alternative water supplies to meet future needs.

**CON Policy 1.4.7.1.1**

When improving or expanding the City's water systems the City shall evaluate feasible alternative water supply sources.

**CON Policy 1.4.7.1.2**

The City shall continue to cooperate and participate with the SJRWMD, or any other regional entity, including the Flagler County Water Supply Plan Cooperators group in order to plan and develop future alternative water supply sources.

**CON Policy 1.4.8**

The City shall continue to expand and explore water conservation efforts in conjunction with the SJRWMD, and any other regional or local entities to continue to maintain a low per capita consumption of potable water.

#### **CON Policy 1.4.9**

The Water Supply Facilities Work Plan shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit, as modified from time-to-time, the SJRWMD Regional Water Supply Plan, and the Five-year schedule of Capital Improvements Plan.

#### **CON Policy 1.4.10**

The City in cooperation with the Flagler County Cooperative Extension Services, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resource Conservation Services and the SJRWMD shall provide technical assistance to agricultural operations and other irrigation water users in the design of low-volume irrigation systems.

#### **CON Policy 1.4.11**

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits.

##### **CON Policy 1.4.11.1**

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques shall include, but not be limited to the following:

- a. preservation of native vegetation on site;
- b. use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- c. limitation of the amount of impervious surface (such as parking areas) within significant recharge areas;
- d. water reuse for irrigation purposes;
- e. use of water saving devices and plumbing fixtures that encourage retrofitting of water saving devices and ultra-low flow fixtures;
- f. implementation of water loss prevention programs;
- g. encourage the use of lower quality sources of water first including reclaimed water stormwater, and reuse water; and
- h. maintain a base rate for water usage, as well as, a conservation billing rate structure.

##### **CON Policy 1.4.11.2**

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

##### **CON Policy 1.4.11.3**

The City shall encourage low water use landscape for both residential and commercial development.

**CON Policy 1.4.11.4**

The City shall require all large volume irrigation users, such as golf course developments (excluding agricultural uses), to reuse wastewater effluent for spray irrigation, if reuse is unavailable at the time of development, the development shall participate within one-year of the infrastructure becoming available.

**CON Policy 1.4.11.5**

The City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water and storm drainage systems to serve their developments.

**CON Policy 1.4.11.6**

The City shall require any potable water/wastewater utility provider to include reuse lines in utility construction.

**CON Policy 1.4.11.7**

The City shall routinely conduct water audits to determine water loss, and enforce the SJRWMD's applicable landscape irrigation rule, as amended from time to time.

**Wellfield Protection**

**CON Objective 1.5**

Protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety of potable water supplies.

**CON Policy 1.5.1**

The City shall establish a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

- A. Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in the City.
- B. For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

**CON Policy 1.5.2**

Until wellfield protection areas are established for each public water supply well, the following

standards shall apply in the areas surrounding such wells:

- A. Each public water supply well shall be protected by a 200-foot zone of exclusion within which no new development approvals will be granted.
- B. The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well;
  1. Hazardous materials manufacturing, use or storage; and
  2. Septic systems.

## **Soils and Minerals**

### **CON Objective 1.6**

The City shall appropriately manage soils data and protect against soils erosion and uses inconsistent with soils.

#### **CON Policy 1.6.1**

The City shall require that an erosion and sediment control plan be submitted prior to commencement of any development activities; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

#### **CON Policy 1.6.2**

The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

#### **CON Policy 1.6.3**

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

#### **CON Policy 1.6.4**

The City shall work towards the enhancement of the St. Johns River Water Management District's (SJRWMD) Surface Water Improvement Plan by promoting (via the Flagler County's Agricultural Extension Service), the use of U.S. Department of Agriculture, Natural Resources Conservation Service and Florida Department of Agriculture Best Management Practices to control sediment and erosion.

#### **CON Policy 1.6.5**

Mining activities shall be regulated by the land development code so that they shall not adversely affect the quality of air, groundwater, surface water and land and wildlife.

**CON Policy 1.6.5.1**

A mining operation water use plan must be prepared and approved before mining operations are permitted.

**CON Policy 1.6.5.2**

Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

**CON Policy 1.6.5.3**

Buffers shall be established and maintained between mining activities and adjacent existing and future uses to achieve an aesthetically pleasing landscape compatible with those land uses.

**CON Policy 1.6.5.4**

A reclamation plan shall be approved by the City or appropriate state environmental agency before mining activities are permitted.

**CON Policy 1.6.5.5**

Mining shall be prohibited in areas where listed species are known to inhabit.

**Environmentally Sensitive Areas**

**CON Objective 1.7**

The City shall conserve protect and appropriately use and protect wildlife, native wildlife habitat and environmentally sensitive areas.

**CON Policy 1.7.1**

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other mechanisms through the rural preservation program acreage to ensure the preservation of natural communities and listed animal species habitat.

**CON Policy 1.7.2**

The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

**CON Policy 1.7.3**

The City shall notify the FFWCC of the presence of any roosting, nesting or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

#### **CON Policy 1.7.4**

The City's Land Development Code (LDC) shall establish regulations to ensure the protection of areas of native vegetation, wildlife habitat and endangered and threatened species, including the following:

- Developers shall be required to identify wildlife habitat and endangered and threatened species as part of the development review process, and they shall be required to submit mitigation measures for review as part of the City's development review process.
- The City shall require proposed development to utilize and preserve existing topographic contours to the maximum extent feasible in project design.
- The City shall require proposed development to assess the potential of creating or adding to greenway corridors within their project to adjacent land or adjacent jurisdictions in an effort to incrementally build protected corridors.

#### **CON Policy 1.7.5**

The City shall regulate the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife:

- The removal, excavation or dredging of soil, sand, gravel, minerals, organic matter or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The undertaking of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

#### **CON Policy 1.7.6**

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

#### **CON Policy 1.7.7**

The City shall cooperate with federal and state environmental and wildlife preservation agencies in their efforts to protect fish populations within the City's lakes and to promote environmental management activities that enhance fish propagation through natural processes or by managed fish restocking.

#### **CON Policy 1.7.8**

Annually, the City shall obtain updated maps from FFWCC showing the locations of unique natural areas and of habitat for endangered and threatened species and species of special concern.

#### **CON Policy 1.7.9**

The City shall coordinate with Flagler County to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

#### **CON Policy 1.7.10**

The City will encourage the restoration of degraded natural areas through the restoration of natural communities, restoration of natural hydrology and removal of non-native vegetation through the development review process.

#### **CON Policy 1.7.11**

The City shall protect any natural preservation property identified in the recreation and open space element.

#### **CON Policy 1.7.12**

In an effort to protect and enhance wetlands, surface waters, listed species, large range mammal habitat, natural hydrologic connections, and large expanses of native vegetation, the concept of a greenway corridor shall be encouraged throughout the City. Greenway corridors shall be a part of an incentive-based method for protecting natural resources and shall be implemented by goals, objectives and policies within the Future Land Use and Conservation Elements and the future land use map series.

#### **CON Policy 1.7.13**

The creation of greenway corridors shall be implemented by the Comprehensive Plan and the Future Land Use Map Series in an effort to identify generalized locations of ecologically significant areas within the City.

- Policies regarding greenway corridors have been designed to:
  1. Protect Category I wetlands and required wetland buffers;
  2. Protect surface and ground water quality;
  3. Protect listed species and large range mammal habitat;

4. Protect flood storage and floodplain capacity;
  5. Provide for site analysis including, but not limited to, soil suitability, topographic relief, and geologic characteristics; and,
  6. Provide protected, natural corridors which facilitate wildlife movement, conserve natural hydrologic connections, and which link to other protected areas such as parks, conservation lands, and water bodies.
- The Future Land Use Map Series shall be used in its entirety to illustrate generalized potential corridor locations. Actual boundaries will be established during the development review process. The potential corridor shall be reviewed to determine the appropriate boundaries in relation to a proposed development based upon site-specific information and features and other related data. At a minimum, the greenway corridor(s) shall include:
    1. Category I wetlands and associated buffers;
    2. Surface waters;
    3. 100 year floodplain;
    4. Significant habitat;
    5. Significant geologic features; and
    6. All lands under permanent protection agreements.
  - In addition to the Future Land Use Map Series, data from the Florida Fish and Wildlife Commission (FWC), Florida Natural Area Inventory (FNAI), or other recognized conservation organizations shall be used to determine appropriate areas for inclusion in the greenway corridor(s). The following features will also be considered during the development review process in order to achieve the required conservation acreage:
    1. Category II wetlands and associated buffers;
    2. 500 year floodplain;
    3. Steep slopes;
    4. Large-range mammal habitat;
    5. Listed species habitat;
    6. Prime agriculture land; and,
    7. Land that provides a connection between areas of high ecological value.
  - Management plans shall provide for the retention of the natural function of the ecologically significant lands within the greenway corridor and shall be required for all developments containing these resources. Management strategies for greenway corridors shall be developed by landowners in conjunction with planned developments and may include, but are not limited to:
    1. Prescribed burning;
    2. Control of invasive species;
    3. Agriculture and Silviculture activities according to BMPs, with particular emphasis on maintenance and improvement of water quality, and the function of natural systems;
    4. Provision for listed species habitat needs, including restricting, at appropriate times, intrusions into sensitive feeding and breeding areas; and,
    5. Cooperative efforts and agreements to help promote or conduct certain management activities, such as cleanups, maintenance, public education, observation, monitoring and reporting.
  - The City shall facilitate planning across multiple parcels or jurisdictions that protect greenway corridors.

#### **CON Policy 1.7.14**

Through the Comprehensive Plan the City shall create options and incentives, such as, but not limited to, the rural preservation program and development transfers to maintain open space and potential greenway corridors, and to maximize preservation of wetlands, floodplains, associated uplands, and areas referred to in FLU Policy 1.1.6, and the Conservation Element.

### **Hazardous Waste**

#### **CON Objective 1.8**

The City shall coordinate with the appropriate agencies that ensure that sources of hazardous wastes are identified and monitored.

##### **CON Policy 1.8.1**

The City shall continue to utilize the City and the County's fire and emergency management services and the state emergency response commission for hazardous materials for its monitoring of hazardous waste generators within the City.

##### **CON Policy 1.8.2**

The City shall coordinate with Flagler County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

##### **CON Policy 1.8.3**

The City shall endeavor to train its employees to identify and inspect wastes before they are taken to waste disposal facility sites.

### **Coordination with Land Use Plan**

#### **CON Objective 1.9**

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development regulations that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

##### **CON Policy 1.9.1**

The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined by the Comprehensive Plan, shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established based upon an onsite field survey by a professional biologist or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.

#### **CON Policy 1.9.2**

Future land uses which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources and wetlands and their functions shall be directed away from these resources.

#### **CON Policy 1.9.3**

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of the City's resources are land use factors which shall be considered when directing incompatible land uses away from wetlands.

#### **CON Policy 1.9.4**

Land uses shall be distributed in a manner that minimizes the effect and impact on the City's resources.

#### **CON Policy 1.9.5**

The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the comprehensive plan, like the future land use plan, rural preservation program and future land use map series.

#### **CON Policy 1.9.6**

The policies of the Conservation Element shall not be construed to prevent timbering operations so long as timbering operations utilize best management practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry to minimize the effects of the wetlands.

#### **CON Policy 1.9.7**

Silviculture activities shall follow the best management practices outlined in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry.

#### **CON Policy 1.9.8**

Through the future land use plan, rural preservation program and the future land use map series,

the City will encourage the establishment of a greenway corridor to encourage the preservation of as much open space as possible and to cluster development away from the City's resources.

## **Conserve and Appropriately Use Energy**

### **CON Objective 1.10**

The City shall increase its efforts toward sustainable development by developing strategies to reduce greenhouse gas (GHGs) emissions and to implement energy-efficiency measures, where feasible.

#### **CON Policy 1.10.1**

The City shall promote awareness of environmental issues related to the built environment by developing environmental education content for the City's website, including making available environmental GIS data and other data such as aerial photography, air quality index and water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the local government.

#### **CON Policy 1.10.2**

The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star<sup>TM</sup> programs by providing incentives that make these certifications advantageous.

#### **CON Policy 1.10.3**

The City shall consider developing a "Green Building" program to promote the use of sustainable and environmentally friendly practices in design and construction.

#### **CON Policy 1.10.4**

The City shall consider obtaining the Green Local Government certification under the Florida Green Building Coalition.

#### **CON Policy 1.10.5**

The City will encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star<sup>TM</sup> programs, as appropriate and financially feasible.

#### **CON Policy 1.10.6**

The City shall conduct audits of every City facility at least once every five (5) years to determine

electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The City may create a central database, or other appropriate system, to track electric and other utility costs.

#### **CON Policy 1.10.7**

The City will encourage redevelopment in the downtown area to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.

#### **CON Policy 1.10.8**

The City has established the Community Redevelopment Area (CRA) as the energy conservation area of the City in conjunction with the future land use map series to demonstrate potential open spaces.

### **Wetlands**

#### **CON Objective 1.11**

The City of Bunnell will protect and manage wetlands and the natural functions of wetlands in accordance with Section 163.3177(6)(d).F.S., by implementing the following policies:

#### **CON Policy 1.11.1**

1. Category I wetlands will meet one of the following criteria and will be classified as Conservation land use category.
  - a. Any wetland of any size that has a direct hydrological connection to a lake or navigable water course and is located adjacent to such water course.
  - b. Any isolated uninterrupted wetland 250 acres or larger.
  - c. Any wetland of any size that provides critical habitat for Federal and/or State-listed threatened or endangered species.
2. Category II wetlands will meet all of the following criteria:
  - a. Isolated and disturbed wetlands that are five acres or more.
  - b. Wetland that are less than 250 and do not otherwise qualify as a Category I wetlands.
3. Jurisdictional wetland lines will be field verified for Category I and Category II wetlands.

#### **CON Policy 1.11.2**

No development will be allowed in areas assigned Conservation land use category, except the

following uses:

1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City Land Development Regulations, subject to permitting by St. Johns River Water Management District (SJRWMD) or Florida Department of Environmental Protection (DEP).
2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
3. New development and redevelopment that shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments, utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance.
4. Allow for Insect Control Structures, storm water management structures, as well as Utility installation with temporary impacts to the wetlands.
5. Setbacks shall be of 25 feet average with 15 feet minimum from the jurisdictional wetland line. Setbacks of less than 25 feet must be justified.

#### **CON Policy 1.11.3**

The fragmentation of large wetland community associations shall be discouraged by allowing for density transfers, conservation easements, transfer of development rights, fee simple acquisition, and encouraging development clustering away from the wetlands and the use of planned unit development as tools to enhance conservation.

#### **CON Policy 1.11.4**

The City will discourage any disturbance or development in wetlands. The City will encourage development away from wetland areas by providing Development Transfer Rights from affected wetlands to the adjacent properties. The densities transferred from the wetland areas shall be at the densities allowed to the adjacent receiving properties.

#### **CON Policy 1.11.5**

All wetlands on any proposed development site must be identified and classified as part of the City's application process prior to the issuance of development orders which permit site alteration.

#### **CON Policy 1.11.6**

Wetlands area will be delineated based on the procedures contained in Section 373.421(1) F.S. The precise delineation of these areas shall be determined through site- specific studies and field determination through the permitting and review process.

#### **CON Policy 1.11.7**

City of Bunnell shall coordinate with the FDEP and SJRWMD to identify and regulate wetland areas under their respective jurisdiction. When Category II wetlands that are being utilized by listed species for nesting or reproduction are proposed for alteration, the proposal must be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

#### **CON Policy 1.11.8**

Removal, encroachment, and alteration of Category II wetlands are presumed to be allowed pursuant to the requirement of SJRWMD or FDEP, and shall be in compliance with the following policies.

1. Appropriate justification for the proposed alteration is provided to the City;
2. Such activity complies with the requirements of all Federal, State and regional agencies claiming jurisdiction over wetland alteration;
3. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
4. Setbacks shall be 25 feet average with 15 feet minimum from the jurisdictional wetland line. Setbacks of less than 25 feet must be justified;
5. The following activities are permitted in wetland setback areas provided they are consistent with a permit obtained from the agency with jurisdiction over the wetland;

Construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance.

#### **CON Policy 1.11.9**

The City shall retain in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that if reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD. Verification of permit approval from these agencies as required shall be a condition of a final development order by the City.

#### **CON Policy 1.11.10**

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation

activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended in the future.

### **CON Objective 1.12**

The City will work towards establishing an education and outreach program related to the City's resources.

#### **CON Policy 1.12.1**

Through education and outreach the City will encourage public participation, possible land acquisition opportunities and intergovernmental coordination.

#### **CON Policy 1.12.2**

The City will encourage the protection of recreational and historic resources, as well.

# **Recreation & Open Space Element Goals, Objectives & Policies**

# **Recreation & Open Space Element Goals, Objectives and Policies**

## **ROS Overall Goal**

To provide adequate open space, parks and recreation facilities to serve the needs of all Bunnell residents.

## **Level of Service Standards for Parks**

### **ROS Objective 1.1**

To ensure adequate lands are provided for parks, the City shall utilize level of service standards for parks and other criteria specific to population, park size and location. For purposes of implementing this objective, the City may utilize parklands under the jurisdiction of Flagler County and public parks provided within residential developments.

#### **ROS Policy 1.1.1**

To ensure that park facilities keep pace with the impacts of sustained growth and to plan for future parks and open space facilities, the City adopts the following level of service standards (LOS):

- Neighborhood Parks: LOS standard of 1 acre per 1,000 people
- Community Parks: LOS standard of 3 acres per 1,000 people
- Regional Parks: LOS standard of 30 acres per 1,000 people

#### **ROS Policy 1.1.2**

The City of Bunnell shall utilize the following guidelines for determining the type and location for parklands:

- Neighborhood Parks: A facility that is located in or adjacent to neighborhoods and is no greater than one-half mile from those residents. The minimum size of a neighborhood park is 1 acre. Typical facilities provided include playgrounds, multi-purpose courts, picnic areas, walkways, benches and pavilions and open or free play areas.
- Community Parks: A facility designed to serve more than one neighborhood. Located no more than three (3) mile service radius in urban areas and six (6) mile service radius in rural areas. Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, indoor recreation facilities, sport-specific fields, swimming pools, paved multi-purpose courts, picnic areas, and open or free play areas.

- **Regional Parks:** A resource-based park that focuses on natural features and is typically coupled with other environmentally sensitive lands for enhanced protection. The minimum size of a regional park is fifty acres and is within a sixty minute drive. Resource-based parks are typically located near a specific natural feature: river, forest or lake; activities include camping, canoeing, fishing, and equestrian.

### **ROS Policy 1.1.3**

The Land Development Code shall address standards for park development and improvements, which shall include buffering, landscaping, parking and siting facilities.

### **ROS Policy 1.1.4**

The City shall utilize the State Comprehensive Outdoor Recreation Plan (SCORP) as a guideline to assist in the evaluation of existing facilities and siting new parks and improvements.

## **Natural Areas and Open Space**

### **ROS Objective 1.2**

The City shall protect, enhance and expand natural areas and open spaces.

#### **ROS Policy 1.2.1**

The City shall continue to investigate and utilize local, state and federal funding programs to enhance, acquire and expand recreation and open space facilities and natural reservations.

#### **ROS Policy 1.2.2**

The City shall actively pursue coordination with Flagler County to encourage that the County future land use map provides for areas to be reserved for neighborhood and community parks in the vicinity of Bunnell.

#### **ROS Policy 1.2.3**

The City shall encourage greenways and a recreational trail system that provide extensions or connections to existing adjacent municipality, county and state trails.

#### **ROS Policy 1.2.4**

The City shall maximize the use of existing recreation space by promoting recreation activities and programs.

### **ROS Policy 1.2.5**

The City shall utilize community meetings and surveys to assess the use of existing facilities and recreation preferences.

### **ROS Policy 1.2.6**

The City shall work towards coordinating with Flagler County, Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD) to encourage the acquisition and management of environmentally sensitive open space.

## **Park Maintenance**

### **ROS Objective 1.3**

The City shall maintain and improve all City parks in a manner that is consistent with the recreation needs of City residents and shall maximize the potential of the individual facilities.

#### **ROS Policy 1.3.1**

The City's parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities.

#### **ROS Policy 1.3.2**

The City shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated annually.

## **Joint Use of Facilities**

### **ROS Objective 1.4**

The City shall continue to coordinate with the public and private sector to avoid duplication of recreation facilities. This shall include provisions for joint use of school board or other public agencies' recreation facilities to meet the recreation demands of the City's citizens.

#### **ROS Policy 1.4.1**

The City shall coordinate with private developers to provide public recreation facilities within their development.

#### **ROS Policy 1.4.2**

The City shall utilize the LOS standards to recommend recreation improvements located within

private developments.

#### **ROS Policy 1.4.3**

The City shall strengthen coordination with the Flagler County School Board, including consideration of an interlocal agreement, to allow the use of school board facilities by the general public.

#### **ROS Policy 1.4.4**

The City shall pursue an interlocal agreement with the County and adjacent municipalities for the purpose of using their parks for organized recreation activities for Bunnell residents.

### **Accessibility**

#### **ROS Objective 1.5**

Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all Bunnell residents regardless of physical condition, age or economic condition as outlined in the uniform federal accessibility standards.

#### **ROS Policy 1.5.1**

All City parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the Land Development Code.

#### **ROS Policy 1.5.2**

Any park undergoing renovation shall incorporate wheelchair and bicycle access.

#### **ROS Policy 1.5.3**

Within the planning timeframe, bicycle racks and park benches shall be provided at all recreation sites.

# **Intergovernmental Coordination Element Goals, Objectives & Policies**

# **Intergovernmental Coordination Element Goals, Objectives, and Policies**

163.3177(6)(h)

## **Overall Goal**

To establish viable mechanisms among governmental, public and private entities to ensure awareness and coordination of all development activities, and to provide effective and efficient utilization of all available resources to ultimately enhance the quality of life for present and future populations.

## **Coordinate Comprehensive Plan**

### **ICE Objective 1.1**

The City of Bunnell shall coordinate comprehensive planning activities with Flagler County, the cities of Palm Coast, Flagler Beach and Marineland, and the Northeast Florida Regional Council (NEFRC).

#### **ICE Policy 1.1.1**

When considering comprehensive plan amendments the City shall review the Flagler County, Palm Coast, Flagler Beach and Marineland comprehensive plans, as applicable.

#### **ICE Policy 1.1.2**

The City shall review and compare municipal and Flagler County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

#### **ICE Policy 1.1.3**

The City shall participate in the NEFRC's Strategic Regional Policy Plan review and update process as mandated by state statute.

## **Impacts of Development**

### **ICE Objective 1.2**

The City shall ensure that the impacts of development proposed in the City's comprehensive plan are coordinated with adjacent municipalities, Flagler County, the Flagler County School Board, the NEFRC's Strategic Regional Policy Plan, and the state.

### **ICE Policy 1.2.1**

The City shall notify Flagler County and adjacent municipalities as part of the development review process when impacts of a development may impact those jurisdictions.

### **ICE Policy 1.2.2**

The City shall coordinate with the NEFRC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

### **ICE Policy 1.2.3**

The City shall coordinate transportation planning activities with the Florida Department of Transportation (FDOT), NEFRC, Flagler County and the adjacent municipalities to protect and preserve necessary future rights-of-way.

### **ICE Policy 1.2.4**

The City shall coordinate planning activities with the FDOT, the Florida Department of Agriculture, the NEFRC, and Flagler County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the City of Bunnell.

## **Coordinate Level of Service (LOS) Standards**

### **ICE Objective 1.3**

The City shall implement formal and informal process, memorandums of agreement and coordination mechanisms that establish appropriate level of service standards, consistency and compatibility between the City's adopted comprehensive plan and the mandated plans and legislated activities of federal, state and regional governments or agencies empowered with jurisdictional and quasi-jurisdictional authority and/or service facility provision and maintenance responsibility.

### **ICE Policy 1.3.1**

The City shall coordinate with the Flagler County and the FDOT to establish concurrency management mechanisms that will provide consistent LOS standards to be maintained on major roadways in and around the City of Bunnell.

### **ICE Policy 1.3.2**

The City will coordinate adopted solid waste LOS standards with Flagler County.

### **ICE Policy 1.3.3**

The City shall coordinate with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), Federal Emergency Management Agency

(FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the City to ensure water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

#### **ICE Policy 1.3.4**

The City in conjunction with Flagler County, SJRWMD, FDEP and other affected federal, state and local entities shall designate respective personnel to investigate and formulate planning strategies for potential placement and implementation of regional wastewater treatment facilities. [163.3177(6)(h)(1)]

#### **ICE Policy 1.3.5**

The City shall coordinate necessary activities with the plans, programs and administered legislative actions of FDEP and Flagler County to implement proper operation, storage and disposal of both solid and hazardous waste.

#### **ICE Policy 1.3.6**

The City shall coordinate appropriate activities with the FDEP, SJRWMD (including consistency with the District's ERP and CUP rules), Flagler County to effectively manage the preservation and protection of surface and ground water quality and quantity, and aquifer recharge areas.

#### **ICE Policy 1.3.7**

The City shall ensure that natural resources occurring in, or affecting more than one governmental jurisdiction, are effectively managed to preserve, protect, and enhance natural systems, wildlife, fisheries and habitat.

#### **ICE Policy 1.3.8**

The City shall coordinate with existing resource protection plans of other government agencies and entities including the FDEP, SJRWMD, and Flagler County, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

#### **ICE Policy 1.3.9**

The City shall participate in the development of updates to the SJRWMD's Regional Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

### **Conflict Resolution**

#### **ICE Objective 1.4**

The City will provide for informal or formal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

#### **ICE Policy 1.4.1**

The City shall utilize the informal mediation process provided by the NEFRC for resolving conflicts with other local governments when applicable.

#### **ICE Policy 1.4.2**

The City shall provide for joint meetings of the City Commission and the Flagler County Board of County Commissioners to resolve issues relating to intergovernmental coordination.

#### **ICE Policy 1.4.3**

Through both mediation or cooperators agreements, and formal commitments the City will coordinate facility provision with and to other governmental entities, including the use of interlocal agreements. [Previously Policy 5.6]

### **Coordinate Growth Management Issues**

#### **ICE Objective 1.5**

The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Flagler County and neighboring municipalities at the staff and elected official levels by presenting the City of Bunnell's concerns through documented transmittals, scheduled meetings, attendance at Flagler County and adjacent cities' public hearings, joint ad hoc technical coordination committees, execution of interlocal agreements if applicable and, where relevant, less formal communications.

#### **ICE Policy 1.5.1**

The City shall coordinate growth management activities with Flagler County to pursue appropriate, compatible land management for areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City, county and the adjacent cities' growth management efforts.

#### **ICE Policy 1.5.2**

The City shall engage in mutual discussion with Flagler County, the cities of Palm Coast, Flagler Beach and Marineland to establish an annexation policy to direct an orderly and timely process of annexing unincorporated lands adjacent to the City.

#### **ICE Policy 1.5.3**

The City shall establish joint processes for the siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities.

#### **ICE Policy 1.5.4**

The City shall continue to cooperate and participate with the ~~DCA~~, SJRWMD, or any other regional or local entity, including the Flagler County Water Supply Plan Cooperators group in order to plan and develop future alternative water supply sources

### **Housing and Recreational Facilities**

#### **ICE Objective 1.6**

The City shall provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

##### **ICE Policy 1.6.1**

The City shall solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, HUD, Florida Department of Children & Families, Flagler County Housing Authority and Flagler County Chamber of Commerce to assist in program funding, identification of structures and areas to be preserved for historical purposes, and identification of potential areas to be recommended for future community revitalization type actions.

##### **ICE Policy 1.6.2**

The City shall continue both formal and informal communication with appropriate state and regional agencies, such as the NEFRC, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants and Development of Regional Impact (DRI) reviews.

##### **ICE Policy 1.6.3**

The City shall continue to coordinate with officials of the Flagler County School Board to ensure provision and availability of necessary infrastructure and utilities consistent with location and construction of new educational facilities and/or improvements to existing facilities.

##### **ICE Policy 1.6.4**

The City shall engage in efforts with Flagler County and the Flagler County School Board for procurement, operation and maintenance of parks and recreation facilities.

##### **ICE Policy 1.6.5**

The City shall continue to cooperate with state agencies in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities.

#### **ICE Policy 1.6.6**

The City shall continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

### **School Coordination**

#### **ICE Objective 1.7**

The City of Bunnell will coordinate with the Flagler County School Board with regard to school siting criteria, collocation of facilities and planning coordination.

#### **ICE Policy 1.7.1**

The City and the Flagler County School Board shall discuss and coordinate development plans for expansion of existing schools or development of new education facilities within the City to assure such activities are consistent with growth management directives established within the City's comprehensive plan. Issues shall include the impacts of facilities on adopted LOS standards established for public school facilities, transportation, potable water, wastewater, drainage and solid waste services.

#### **ICE Policy 1.7.2**

The City shall provide the Flagler County School Board with information regarding proposed new developments to assist its efforts in planning new schools and to solicit its review comments.

#### **ICE Policy 1.7.3**

The City shall abide by and enforce the interlocal agreement between the City and the Flagler County School Board to require cooperation in terms of population projection and school siting.

#### **ICE Policy 1.7.4**

The Flagler County School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

#### **ICE Policy 1.7.5**

The Flagler County School Board shall provide the City with any plans to site schools within the corporate limits.

#### **ICE Policy 1.7.6**

The City shall provide to the Flagler County School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, student enrollment projections or school facilities.

#### **ICE Policy 1.7.7**

The City will shall coordinate with Flagler County, Flagler County School Board and the municipalities of Flagler County to meet at least annually as outlined in the interlocal agreement between Flagler County, Flagler County School Board and municipalities for school facilities planning and siting, and will hear reports and discuss issues concerning school concurrency.

#### **ICE Policy 1.7.8**

The City shall coordinate with the staff of Flagler County, the municipalities of Flagler County, and the Flagler County School Board, to meet at least quarterly, as outlined in the interlocal agreement between Flagler County, Flagler County School Board and the municipalities of the county, for school facilities planning and siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The Flagler County School Board staff shall be responsible for making meeting arrangements.

#### **ICE Policy 1.7.9**

The City will provide full cooperation and coordination with the Flagler County School Board, as needed, to coordinate planning activities and maximize the use of available public facilities.

#### **ICE Policy 1.7.10**

The City will pursue formalization of existing agreements with the Flagler County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

# **Capital Improvements: Goals, Objectives, and Policies**

# **Capital Improvements Element**

## **Goals, Objectives, and Policies**

163.3177(3)(a)

### **Overall Goal**

The City of Bunnell shall ensure capital facilities are provided to all residents and service areas of the City in a manner which protects the health, safety, and welfare of the public through use of existing facilities and the timely and efficient provision of new and expanded facilities. When a five-year capital plan is adopted, it will be an appendix to the City's Capital Improvements Element and shall be provided to the Florida Department of Economic Opportunity or successor agency.

### **CIE Objective 1.1 Capital Facility Planning**

To use the Capital Improvements Element as a planning tool to correct existing deficiencies, replace obsolete or worn-out facilities, and to accommodate desired future growth.

### **Monitoring and Evaluation of Objective 1.1.**

Whether Bunnell updates its Capital Improvement Element and the corresponding Schedule of Capital Improvements (SCI) on an annual basis.

#### **CIE Policy 1.1.1:**

As part of the City's annual budget cycle, the Bunnell Community Development Department shall prepare an inventory of concurrency related facilities for the purposes of establishing a five- year SCI.

#### **CIE Policy 1.1.2:**

The Schedule of Capital Improvements (SCI) shall be a five-year schedule of capital improvements needed to ensure that Bunnell maintains its adopted level of service standards for all concurrency related facilities.

#### **CIE Policy 1.1.3:**

All construction projects in excess of \$10,000 and any study which is expected to result in the determination of capital construction needs shall be included in the Schedule of Capital Improvements.

#### **CIE Policy 1.1.4:**

Bunnell may schedule and fund the capital improvements listed in the SCI in the City's Capital Improvement Program and update the Capital Improvement Element annually, by December 1, to ensure that the capital improvements scheduled will maintain or exceed adopted LOS standards

over at least the five-year planning horizon.

**CIE Policy 1.1.5:**

After the adoption of the Capital Improvement Program (CIP), Bunnell shall make any changes necessary to update the Capital Improvements Element (CIE).

**CIE Policy 1.1.6:**

Bunnell shall annually adopt a capital budget that includes the projects listed in the first year of the Capital Improvement Program and Schedule of Capital Improvements.

**CIE Policy 1.1.7:**

Bunnell shall make the necessary amendments to the CIE, CIP, and SCI if the date of construction for a project that is relied upon to satisfy adopted LOS standards is changed.

**CIE Policy 1.1.8:**

Bunnell shall include externally funded projects in its CIE if the projects are relied upon to satisfy adopted LOS standards.

**CIE Policy 1.1.9:**

To the extent that it helps facilitate capital facility planning, the City's budgeting office shall continue the practice of distributing and collecting department project request forms.

**CIE Policy 1.1.10:**

Capital improvements shall be evaluated and prioritized according to the following guidelines:

1. Does the capital improvement eliminate possible hazards or protect the health, safety, and welfare of the public or provide the necessary infrastructure as part of a legal requirement or prior commitment?
2. Will the improvement eliminate or correct existing deficiencies, help achieve full use of existing facility, increase capacity of existing facilities to meet future demand, or reduce the necessity for or cost of future improvements?
3. Will or can funds be available for the project? Can operating and maintenance costs associated with the improvement be provided from the annual operating budget?
4. Does the project contribute to or further the achievement of goals, objectives, and policies contained in the elements of this Plan?
5. Will the project provide services to developed areas lacking services, or be a logical extension or expansion of facilities or services within designated service areas?
6. Will the project provide the necessary supporting infrastructure for existing and proposed school facilities in coordination with the Flagler County School Board and the Interlocal Agreement for Public School Facility Planning?

**CIE Policy 1.1.11:**

The City of Bunnell hereby adopts by reference the following documents and plans:

1. City of Bunnell Schedule of Capital Improvements as included herein.
2. Saint Johns Water Management District's North Florida Regional Water Supply Plan,

adopted by the boards of the Saint Johns and Suwanee River Water Management Districts on January 17, 2017.

3. Flagler County School District 2016-2020 Work Plan, adopted by the Flagler County School Board in October, 2015.

**CIE Policy 1.1.12:**

Flagler Central Commerce Parkway shall not be funded from ad valorem taxes, fees, assessments, or other local tax payer funds.

**CIE Objective 1.2 Coordination with Land Uses**

To better coordinate land use decisions with available and committed funding sources as identified in capital facility budgets and plans.

**Monitoring and Evaluation of Objective 1.2.**

Whether the policies adopted under this objective were successfully implemented by the City of Bunnell.

**CIE Policy 1.2.1:**

Bunnell shall maintain an up-to-date Concurrency Management System (CMS) and implementing provisions in its land development regulations in order to evaluate whether sufficient capacity exists to serve new development and redevelopment.

**CIE Policy 1.2.2:**

Bunnell shall only issue development orders in accordance with the City's Concurrency Management System in order to ensure that the development will not cause the adopted level of service standard of facilities to not be met.

**CIE Policy 1.2.3:**

The City shall ensure through its concurrency management system established in the Land Development Regulations that any increase in the demand on the infrastructure generated by the proposed development or redevelopment would not reduce the level of service of such facilities below the adopted standards, or that any infrastructure improvements needed to maintain the adopted level of service will be in place in accordance with the following:

For sewer, solid waste, drainage, and potable water facilities, the facilities must be in place no later than the issuance of the certificate of occupancy.

For parks and recreation facilities, the facilities must be in place no later than one year after the issuance of the certificate of occupancy; however, prior to issuance of the certificate of occupancy either a.) the acreage for such facilities shall be dedicated or acquired; or b.) equivalent funds shall be committed for such purpose.

For all transportation facilities, the facilities needed to serve the new development shall be in place or under actual construction within three years after the local government approves a building

permit or its functional equivalent that results in traffic generation.

**CIE Policy 1.2.4:**

The City shall ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**CIE Policy 1.2.5:**

Bunnell shall coordinate proposed land use changes and development with projected fiscal resources and planned capital improvements.

**CIE Policy 1.2.6:**

The City shall aggressively seek all grant opportunities to fund Capital Improvement Program projects tied to desired land use patterns.

**CIE Policy 1.2.7:**

Bunnell shall coordinate planning for city improvements with the plans of state agencies, the Saint Johns River Water Management District (SJRWMD), Flagler County and adjacent municipalities when applicable.

**CIE Policy 1.2.8:**

Bunnell shall construct public facility improvements in a manner that supports efficient, compact, and desirable land development patterns.

**CIE Objective 1.3 Level of Service Standards**

To ensure that all concurrency related facilities are being maintained at the adopted level of service standard.

**Monitoring and Evaluation of Objective 1.3.**

Whether all concurrency related facilities are being maintained at the adopted level of service standard.

**CIE Policy 1.3.1:**

Bunnell shall periodically evaluate its adopted level of service standards to determine if the standards are consistent with the desires of the community and make revisions to the standards as necessary.

**CIE Policy 1.3.2:**

The City adopts the following minimum peak-hour level of service standards for its roadway network:

- Rural Principal Arterial - LOS standard C
- Rural Minor Arterial - LOS standard D
- Rural Minor Collector (Local & County) – LOS standard C
- Emerging SIS Facilities – LOS standard C.

**CIE Policy 1.3.3:**

The City's central potable water system shall be capable of distributing 120 gallons per capita per day for those connected to the system.

**CIE Policy 1.3.4:**

The City's central sanitary sewer system shall be capable of treating 102.3 gallons per capita per day for those connected to the system.

**CIE Policy 1.3.5:**

The City's solid waste system shall be capable of collecting and disposing 9.3 pounds per capita per day.

**CIE Policy 1.3.6:**

The City's parks and recreation system shall provide at least 3.0 acres of park land per 1,000 residents.

**CIE Policy 1.3.7:**

The City's stormwater management system shall adequately operate under the conditions of a storm with a 24-hour, 25 year frequency.

**CIE Policy 1.3.8:**

The City of Bunnell shall utilize the following LOS standards in coordination with the School District to implement School concurrency:

1. Elementary: one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
2. Middle: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
3. K-8: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
4. High: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor; and
5. Special Purpose: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.

**CIE Policy 1.3.9:**

The City, in coordination with the School District, shall allow relocatables to be utilized to maintain the LOS standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.

### **CIE Objective 1.4 Proportionate Fair Share Payments and Impact Fees**

To maintain a fair system where developers/land owners will bear a proportionate cost of facility improvements necessitated by proposed development in order to adequately maintain adopted level of service standards.

#### **Monitoring and Evaluation of Objective 1.4.**

1. Whether the City of Bunnell maintains a proportionate fair share system in its Land Development Code which allows developers to proceed under certain conditions, notwithstanding the failure of concurrency, by contributing their proportionate fair-share of the cost of the facility.
2. Whether the City continues to maintain impact fees which are adequate to pay for its existing capital facilities.

##### **CIE Policy 1.4.1:**

Bunnell shall use capital facility cost estimates and/or city-adopted or state approved development impact methodologies to determine and assess proportionate fair share payments and dedications.

##### **CIE Policy 1.4.2:**

Bunnell shall periodically evaluate its impact fees to determine if collections are adequate to pay for its existing capital facilities.

##### **CIE Policy 1.4.3:**

Bunnell shall continue to support the Flagler County Recreation Impact Fee by verifying that the required fee has been paid prior to the issuance of a development order by the City.

### **CIE Objective 1.5 Financial Controls**

To exercise sound fiscal management practices to ensure the long-term health of the community and to ensure the necessary capital facility improvements are provided for existing and future development.

#### **Monitoring and Evaluation of Objective 1.5.**

Whether the City has adopted a financially feasible five-year Capital Improvements Program.

##### **CIE Policy 1.5.1:**

The City shall issue municipal bonds or borrow funds for municipal purposes only to the extent authorized by and subject to the limitations provided for in Florida Statutes and Municipal Home Rule Law.

##### **CIE Policy 1.5.2:**

The Financial Services Director shall review all proposed capital improvement projects and make a recommendation to the City Manager concerning the City's ability to finance such proposals. The recommendation shall include a review of the following:

1. Ability to use an existing revenue stream.

2. Ability to use impact fees or proportionate share payments.
3. Assessment of whether bonding is appropriate and the likelihood of getting a bond approved by voters of the City.
4. Availability of grant funds.

**CIE Policy 1.5.3:**

The term for repayment of any debt supporting public capital facility improvements shall not exceed the expected and useful life of the facility.

**CIE Policy 1.5.4:**

Before funding any public capital facility improvement, the City shall assess the impact of maintenance and operations costs anticipated to be generated by that facility.

**CIE Policy 1.5.5:**

Bunnell shall maximize its use of grant funds as a supplement to local revenue sources.

**CIE Policy 1.5.6:**

Prior to funding any public capital improvements, the City shall evaluate what opportunities the improvement may create (e.g., the need for sewer or water main extensions shall be considered when roadway improvements are planned in order to minimize the cost and disruption caused by the construction).

**CIE Policy 1.5.7:**

The City shall replace or renew capital facilities as necessary to protect the public's health, safety, and welfare, and to ensure that the adopted level of service standards are maintained.

**CIE Objective 1.6 Public Expenditures in Designated Flood Prone Areas**

To discourage public capital facility improvements in the designated flood prone areas.

**Monitoring and Evaluation of Objective 1.6**

Whether the policies adopted under this objective were successfully implemented by the City of Bunnell.

**CIE Policy 1.6.1:**

Bunnell shall fund and construct public capital facility improvements in the designated flood prone areas only to the extent that it supports existing development patterns and will not encourage additional or more intensive development.

**CIE Policy 1.6.2:**

The designated flood prone areas shall mean those areas inundated by water during a 100 year flood as depicted on the City's flood prone area map.

**CIE Policy 1.6.3:**

Public expenditures in the designated flood prone area shall be limited to the following:

1. Maintenance of existing facilities.
2. Improvements designed to improve the efficiency of existing facilities.
3. Replacement of obsolete or worn-out facilities.
4. Limited Recreational Facilities.
5. Water quality and supply improvement facilities.
6. New construction and/or expansion of arterial and collector streets.

**CIE Policy 1.6.4:**

Construction of all public capital facilities must conform to the floodplain regulations adopted by the City of Bunnell.

## Appendix A: Schedule of Capital Improvements

### Schedule of Capital Improvements, FY2020-2025

	<b>Policy/ Plan Implementation</b>	<b>FY20 21</b>	<b>FY21 22</b>	<b>FY22 23</b>	<b>FY23 24</b>	<b>FY24 25</b>	<b>Proposed funding in:</b>
Water System CIP	Infrastructure Element Policy 4.1.4	\$110,000	\$0	\$0	\$392,341	\$98,796	Enterprise Fund
Water System R&R	Infrastructure Element Policy 4.1.4	\$0	\$100,000	\$100,000	\$100,000	\$100,000	Enterprise Fund
Water Treatment Plant CIP	Infrastructure Element Policy 4.1.4	\$152,200	\$255,000	\$73,333	\$0	\$33,800	Enterprise Fund
Water Treatment Plant CIP	Infrastructure Element Policy 4.1.4	\$0	\$0	\$36,667	\$0	\$0	REDI Grant
Sewer System CIP	Infrastructure Element Policy 1.1 .8	\$662 ,143	\$1,283,100	\$840,650	\$0	\$131,000	Enterprise Fund
Sewer Collection System R&R	Infrastructure Element Policy 1.1.8	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	Enterprise Fund
Wastewater Treatment Plant CIP	Infrastructure Element Policy 1.1.8	\$0	\$200,000	\$0	\$0	\$0	Enterprise Fund
Wastewater Treatment Plant CIP	Infrastructure Element Policy 1.1.8	\$0	\$800,000	\$15,579,628	\$0	\$0	SRF /-CDBG- MIT Grant

<b>Subtotal (this page)</b>		<b>\$1,124,343</b>	<b>\$2,838,100</b>	<b>\$16,830,278</b>	<b>\$692,341</b>	<b>\$563,596</b>	
-----------------------------	--	--------------------	--------------------	---------------------	------------------	------------------	--

	<b>Policy/ Plan Implementation</b>	<b>FV20L21</b>	<b>FV21L22</b>	<b>FV22L23</b>	<b>FV23L24</b>	<b>FV24L25</b>	<b>Proposed funding in:</b>
Reclaim Water Line CIP	Infrastructure Element Policy 1.2.10	\$0	\$0	\$0	\$800,400	\$5,521,600	Enterprise Fund
Reclaim Water Line CIP	Infrastructure Element Policy 1.2.10	\$0	\$0	\$0	\$640,320	\$4,417,280	USDA/ SRF
Stormwater CIP	Infrastructure Element Policy 3.1.1	\$65,000	\$50,000	\$0	\$0	\$0	General Fund
Stormwater Drainage R&R Phase II	Infrastructure Element Policy 3.1 .3	\$20,000	\$0	\$0	\$0	\$0	General Fund
Stormwater Drainage R&R Phase II	Infrastructure Element Policy 3.1.3	\$462,200	\$0	\$0	\$0	\$0	REDI Grant
Stormwater Ditch & Swale Rework	Infrastructure Element Policy 3.1 .3	\$25,000	\$30,000	\$30,000	\$80,000	\$80,000	General Fund
Sidewalk Repair & Replacement	Traffic Circulation Element Policy 1. 7.8	\$3,000	\$10,000	\$10,000	\$10,000	\$10,000	General Fund
Street Paving/Resurfacing	Traffic Circulation Element Policy 1.1.1	\$0	\$90,000	\$80,000	\$80,000	\$80,000	General Fund
<b>Subtotal (this page)</b>		<b>\$575,200</b>	<b>\$180,000</b>	<b>\$120,000</b>	<b>\$1,610,720</b>	<b>\$10,108,880</b>	

	<b>Policy/ Plan Implementation</b>	<b>FY20L21</b>	<b>FY21L22</b>	<b>FY22L23</b>	<b>FY23L24</b>	<b>FY24L25</b>	<b>Proposed funding in:</b>
Speed Reduction Devices	Traffic Circulation Element Policy 5.1.3	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	General Fund
Fiber Optic CIP	<b>N/A</b>	\$10,000	\$10,000	\$30,000	\$30,000	\$30,000	General Fund
Flagler Central Commerce Parkway	Future Land Use Element Policy 10.3	\$0	\$4,000,000	\$0	\$4,000,000	\$0	General Fund <sup>1</sup>
<b>Parks and Recreation</b>							
Eddie Johnson Park Upgrade	Recreation & Open Space Element Policy 1.1.2	0	\$5,000	\$0	\$0	\$0	General Fund
<b>City Facilities Buildings</b>							
Demolish Old PD Building/Grade & Flatten Lot for subbase parking spaces & fencing	N/A	\$0	\$16,000	\$0	\$0	\$0	General Fund
Design Build - New City Hall - 201 W. Moody Blvd	N/A	\$0	\$20,000	\$20,000	\$0	\$0	General Fund

	<b>Policy/ Plan Implementation</b>	<b>FY20L21</b>	<b>FV21L22</b>	<b>FV22L23</b>	<b>FV23L24</b>	<b>FV24L25</b>	<b>Proposed funding in:</b>
<b>Subtotal (this page)</b>		<b>\$20,000</b>	<b>\$4,061,000</b>	<b>\$60,000</b>	<b>\$4,040,000</b>	<b>\$40,000</b>	
Build New City Hall - 201 W. Moody Blvd	N/A	\$0	\$0	\$0	\$5,200,000	\$0	General Fund
Bunnell Administration Complex - Chamber Rehab	N/A	\$0	\$80,000	\$0	\$0	\$0	General Fund
Lake Lucille - Total Electrical upgrade/Rehab	N/A	\$12,000	\$0	\$0	\$0	\$0	General Fund
Versie Lee Mitchell	N/A	\$0	\$15,000	\$0	\$0	\$0	General Fund
<b>Public Schools</b>							
<i>No Capacity Improvements Scheduled</i>	N/A	\$0	\$0	\$0	\$0	\$0	General Fund
<b>Grand Total</b>		<b>\$1,731,543</b>	<b>\$1,114,100</b>	<b>\$11,010,215</b>	<b>\$11,543,061</b>	<b>\$10,712,476</b>	

## Public School Facilities Element

### City of Bunnell Comprehensive Plan



## **GOAL 1 – COORDINATE AND ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES**

**The City of Bunnell shall coordinate with the Flagler County School District to ensure public school facilities are of the highest quality, meet the needs of the existing and future population, serve as a resource to the community, and comply with the Constitution of the State of Florida and all other applicable statutory requirements**

### **Objective 1.1 –Joint Meetings and Coordination**

The City of Bunnell shall coordinate with the Flagler County School District (School District) and local governments in order to discuss school-related issues: share information, facilitate amendments to, and implementation of, the Public School Facilities Element.

**Policy 1.1.1** – The City of Bunnell shall meet with the Flagler County School Board on an annual basis, as needed, in a workshop context to discuss issues of mutual concern.

**Policy 1.1.2** – City of Bunnell planning staff shall meet with other local government and School District planning staff as part of an established working group on or about April 16<sup>th</sup> and September 1<sup>st</sup> of each year to discuss issues regarding the coordination of land use and public school facilities planning.

**Policy 1.1.3** – City of Bunnell planning staff shall participate in the development and presentation of an annual report on the coordination of land use and public school facilities planning to the Oversight Committee, as constituted in the *Interlocal Agreement for Public School Facility Planning*.

**Policy 1.1.4** – The City of Bunnell shall participate in the Oversight Committee, as described in the *Interlocal Agreement for Public School Facility Planning*, in order to monitor the implementation of this Public School Facilities Element.

**Policy 1.1.5** – Annually by February 1<sup>st</sup>, the City of Bunnell shall provide a report on growth and development trends to the School District.

**Policy 1.1.6** – Annually, as necessary, the City of Bunnell shall update the Public School Facilities Element map series to include the locations of proposed schools and improvements listed in the Tentative District Educational Facilities Plan. In addition, the Future Land Use Element, including the Future Land Use Map, shall be updated, if necessary, to coordinate with the locations of proposed schools and improvements.

**Policy 1.1.7** – The City of Bunnell shall follow the process outlined in the *Interlocal Agreement for Public School Facility Planning* to propose any changes to amend this Element.

### **Objective 1.2 – School Board Involvement in Development Review**

The City of Bunnell shall involve the School District in the development review and

approval process in order to better coordinate land use and development decisions with public school facilities.

**Policy 1.2.1** – The City of Bunnell shall include a non-voting representative appointed by the School District on the Planning, Zoning and Appeals Board.

**Policy 1.2.2** – The City of Bunnell shall invite a School District representative to participate in any pre-application development conference that could affect public school facilities.

**Policy 1.2.3** – For any Future Land Use Map amendment, development of regional impact development order, or rezoning that has the potential of affecting public school facilities, the City of Bunnell shall consider School District comments and other issues related to public school facilities including, but not limited to:

- Available school capacity or planned improvements to increase school capacity;
- The provision of school sites and facilities within planned neighborhoods;
- Compatibility of land uses adjacent to existing schools and school property; The co-location of parks, recreation and neighborhood facilities with school sites;
- The linkage of parks, recreation and neighborhood facilities with bikeways, trails, and sidewalks for safe access;
- Traffic circulation plans, which serve schools and the surrounding neighborhood;
- The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;
- The inclusion of school bus turnarounds; and
- The use of schools as emergency shelters.

### **Objective 1.3 – Public School Facilities Planning**

The City of Bunnell shall participate in School District public school facilities planning to ensure consistency with the City of Bunnell Comprehensive Plan, including the availability of supporting infrastructure.

**Policy 1.3.1** – Annually by September 21<sup>st</sup>, the City of Bunnell shall review the Tentative District Educational Facilities Plan and financially feasible 5-Year School Board Work Program (including the Annual Capital Outlay FTE Forecast and local enrollment projections) and provide comments to the School District regarding consistency with the City of Bunnell Comprehensive Plan, including the availability of supporting infrastructure.

**Policy 1.3.2** – The City of Bunnell shall coordinate its plans for supporting infrastructure, such as water and sewer, roads, drainage, and sidewalks, with the School District’s plans for existing and proposed public school facilities.

**Policy 1.3.3** – The City of Bunnell shall review potential school closures, significant renovations to existing schools, and new school site selections and provide comments to the School District regarding consistency with the City of Bunnell Comprehensive Plan including, but not limited to:

- Environmental suitability;
- Transportation and pedestrian access;
- Availability of supporting infrastructure and services;
- Safety concerns; and
- Land use compatibility.

**Policy 1.3.4** – Within forty-five (45) days of receiving an educational facility site plan, the City of Bunnell shall review the proposed educational facility site plan and provide comments to the School District regarding consistency with the City of Bunnell Comprehensive Plan and Land Development Code and the need for on-site and offsite improvements. The City of Bunnell shall review educational facility development plans in accordance with Sec. 1013.33(13) F.S. and the provisions of Sec. 11 (c) and (d) of the Interlocal Agreement for Public School Facility Planning.

**Policy 1.3.5** – Upon correction of an educational facility site plan to meet the City of Bunnell comments as described in Policy 1.3.4, the City of Bunnell shall ensure approvals are expedited and render to the School District all permits, connections, and authorizations.

#### **Objective 1.4 – Public School Facilities as Community Resource**

The City of Bunnell shall cooperate with the School Board to ensure that public school facilities serve as places of education and emergency shelter, and as an essential cornerstone of neighborhoods and community; and that the operational capabilities of the School District and the City of Bunnell are harmonized and unified to the maximum extent practicable, so that public funds are conserved and duplicative efforts, projects, and programs are avoided.

**Policy 1.4.1** – The City of Bunnell shall cooperate with the School District to locate future public school facilities proximate to residential areas and to complement patterns of development so that future public school facilities serve as community focal points.

**Policy 1.4.2** – The City of Bunnell, in cooperation with the School District, shall pursue opportunities to co-locate and share use of the one another's facilities with public school facilities when preparing the annual update to the Capital Improvements Program.

**Policy 1.4.3** – When the School District acquires property for a school site, the City of Bunnell shall consider acquiring abutting or proximate property for park purposes.

**Policy 1.4.4** – The City of Bunnell shall coordinate with the School District and local governments on emergency preparedness and response issues, including, but not limited to, the use of public school facilities as emergency shelters.

### **GOAL 2 – SCHOOL CONCURRENCY**

**The City of Bunnell shall enforce adopted level of service standards through appropriate processes, by recognizing the School District's statutory and constitutional responsibility to provide a uniform, efficient, safe, secure, and high quality system of free and adequate public schools, and the City of**

## **Bunnell authority for land use including the authority to approve or deny development orders that generate students and impact public school facilities.**

### **Objective 2.1 – Level of Service Standards**

The City of Bunnell shall cooperate with the School District to ensure that constitutionally adequate public school facilities are available for the 5-year and long term planning periods by adopting level of service (LOS) standards and coordinating with the School District to maintain those LOS standards.

**Policy 2.1.1** – The City of Bunnell shall cooperate with the School District, through coordination or permitting and expedited review.

**Policy 2.1.2** – The City of Bunnell shall utilize the following LOS standards in coordination with the School District to implement School Concurrency:

- **Elementary:** one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
- **Middle:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- **K-8:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
- **High:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor; and
- **Special Purpose:** one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.

**Policy 2.1.3** – The City of Bunnell, in coordination with the School District, shall allow relocatables to be utilized to maintain the LOS standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty percent (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.

**Policy 2.1.4** – The City of Bunnell, in coordination with the School District, shall consider other capacity options, such as tiered LOS to meet sudden growth spurts, double sessions, year-long school, dual enrollment and virtual school, if the LOS standards cannot be met with the funding available or cannot be amended to an agreeable standard.

### **Objective 2.2 – School Concurrency Implementation**

The City of Bunnell shall implement School Concurrency in accordance with State Law and the *Interlocal Agreement for Public School Facility Planning*.

**Policy 2.2.1** – The City of Bunnell shall coordinate with the School District to develop and modify School Concurrency Service Areas (CSA) in order to maximize available school capacity and make efficient use of new and existing public school facilities. The CSA's shall

be developed and, when necessary, modified to minimize transportation costs, limit maximum student travel times, effect desegregation plans, achieve socio- economic, racial, and cultural diversity objectives, and recognize capacity commitments resulting from local governments' development approvals for the CSA and contiguous CSAs. In order to track growth and development logically, the CSAs should generally follow traffic analysis zones.

**Policy 2.2.2** – The City of Bunnell, in coordination with the School District, shall allow adjacent CSAs to be utilized to meet School Concurrency requirements in accordance with State Law and the *Interlocal Agreement for Public School Facility Planning*.

**Policy 2.2.3** – The City of Bunnell, in coordination with the School District, shall not consider the Northwest CSA and West Flagler CSA adjacent, until a connecting transportation facility is constructed.

**Policy 2.2.4** – The City of Bunnell, in coordination with the School District, shall apply School Concurrency to residential uses that generate demands for public schools facilities, with the following exceptions:

- In conformity with Chapter 177, *Florida Statutes*, any subdivision of land which subdivides a parcel of forty (40) acres or more into three (3) lots or less;
- Single family lots of record having received final plat approval prior to date of enactment of this element;
- Multi family residential development having received final site plan approval prior to date of enactment of this element;
- Amendments to residential development approvals issued prior to date of enactment of this element, which do not increase the number of residential units or change the type of residential units proposed;
- Any age restricted community with no permanent residents under the age of eighteen (18) [*Exemption of age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to eighteen (18) years and older*]; and
- Any residential development within a DRI development order adopted prior to July 1, 2005 or within a DRI application which was submitted prior to May 1, 2005.

**Policy 2.2.5** – The City of Bunnell will only grant development approval if adequate school capacity exists or will be under actual construction within three (3) years, as determined by the School District. The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years, as determined by the School District.

**Policy 2.2.6** – The City of Bunnell shall coordinate with the School District to ensure that School District policies to implement School Concurrency are in place and consistent with the *Administrative Procedures Act*.

**Policy 2.2.7** – The City of Bunnell shall exercise its land use regulatory powers in accordance with State law and rely upon the determinations and rules of the School District numbered and adopted in accordance with the *Administrative Procedures Act*.

**Policy 2.2.8** – The City of Bunnell shall coordinate with the School District on the collection, refund, or credit (*towards school impacts fees*) of School Concurrency Reservation Fees.

### **Objective 2.3 – Mitigation**

The City of Bunnell, in coordination with the School District, shall ensure that acceptable mitigation is obtained proportionate to the demand created for public educational facilities.

**Policy 2.3.1** – The City of Bunnell shall participate with the School District during mitigation negotiations with developers in order to establish an acceptable form of mitigation.

**Policy 2.3.2** – The City of Bunnell, in coordination with the School District, shall prefer the following forms of mitigation:

- Contribution of land;
- The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development;
- Expansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category;
- Payment for construction and/or land acquisition; or
- Cost of financing.

Other potentially acceptable forms of mitigation may include:

- Establishment of a charter school;
- Creation of mitigation banking; or
- Establishment of an educational benefit district.

**Policy 2.3.3** – The City of Bunnell, in coordination with the School District, shall ensure mitigation is proportionate to the demand for public school facilities created by the actual development, in accordance with Florida Statutes and as outlined in the *Interlocal Agreement for Public School Facility Planning*.

# **Private Property Rights**

## **Element: Goals, Objectives &**

### **Policies**

## **Private Property Rights Element**

### **Goals, Objectives, and Policies**

163.3177(3)(a)

#### **Overall Goal**

The City of Bunnell shall consider private property rights in local decision-making.

#### **PPR Objective 1.1 Private Property Rights**

Private property rights shall be considered in local decision-making.

##### **PPR Policy 1.1.1:**

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

##### **PPR Policy 1.1.2:**

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

##### **PPR Policy 1.1.3:**

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

##### **PPR Policy 1.1.4:**

The right of a property owner to dispose of his or her property through sale or gift.