

Flagler Beach Comprehensive Plan

July 11, 2017 – Open House

Meeting Summary

The meeting began at 4:00 pm and was well attended by members of the City Commission, the PARB and the public. Four facilitators from the planning team led discussions on housing and future land use. Several representatives of adjacent jurisdictions and City of Flagler Beach staff were available to answer questions and provide technical support. The ideas discussed during the facilitated discussions are listed below, followed by written comments received at the meeting in hard copy.

July 11, 2017 – Open House Public Comments

Facilitator – Elizabeth Payne

- **Non-Conforming**
 - Existing buildings
 - Zoning issues
 - Continuous issues
 - Trends change
- **Trailer parks – substandard homes, built in middle of downtown**
 - More strict regulations
 - Cleaned up, not removed
 - Code enforcement issue
 - RV's allowed in trailer park – that is an issue – crowded because RV's not allowed outside people's homes
- **Property values going up – no longer affordable – rentals hard to find**
- **Annexation potential for residential development – early discussions on pros/cons**
 - Commercial/mixed use needs, not just residential
 - Vacant land – most is residential, very little vacant commercial, mixed use is more prevalent on the newly developed/sold vacant land within commercial district
 - Annex to increase tax base/revenues
 - Parking issues in Downtown
 - Good ideas, not implemented throughout, should be updated? Or not applicable now?
 - Dangerous parking on A1A
 - Speed limits too fast

HOUSING:

- No group homes, 1 senior apartment – based on income
- Mobile homes – low income

- Few apartments
- Maintain current ratio of housing – don't increase affordable units but don't decrease
- Not much space to add multi-family
- Rentals
 - Going up in price, not many available
 - Short term rentals not much of an issue because of ordinance
 - Only in tourist commercial, not in residential areas
 - Absentee homeowners – an issue in some areas
- New ideas: Tiny house community
- Height limit is a good thing, makes for an attractive city, very appealing
- Open space/green space requirements for development – residential, commercial, etc.

Facilitator – Ed Preston

- Mobile homes in bad repair
 - Improve upkeep and appearance of mobile homes (code enforcement)
- Improve consistency of enforcement of setbacks
- Flagler Beach Values
 - Multi-income levels
 - Trend toward larger, more expensive homes
 - Property valuations rising faster than Flagler County
- Short term rental enforcement is inadequate (?2011)
- Want 2014 Rule (County Ordinance)
- Housing costs for seniors
- Not enforcing driver's license requirement for golf carts on roads and registration, safety
- No rental low cost housing
- Not in favor of annexation
- In favor of annexation
- Must address future of A1A related to FLU (may move A1A)
- Most folks like FLU in amount and location
- City policy to leave A1A where it is
- South Old Kings (DRI)
- Consider parking for Flagler County growth using the beach
- Largest vacant tracts are +/- 3 acre lots
- Seaside Landings water extension
- 1-2 FLU residential designations
- FLU changes seem inconsistent

Facilitator – Margo Moehring

- **Non-conformities – not a problem**
- **Annexation where/when appropriate**
- **Roberts Road was annexed by Palm Coast**
- **Vacant behind Publix**
- **200 residential lots are vacant/buildable**
 - **Scattered – 90 for sale**
- **Sub-standard list – good idea**
- **Noise in tourist commercial vs. residential**
 - **Traffic**
- **Parking – Restaurants share parking**
 - **Grandfathered in**
- **Parking – on mainland – access with transit**
- **Demolition of condemned – work with occupants to find housing**
- **Need Boutique hotels**
- **Need Marina with fuel**
- **Affordable housing – work with County**
- **No land in Flagler Beach – work with transit**
- **Industry – mainland**
- **Sea Ray – may have boundaries wrong**
- **Historic buildings – OK list**
- **Short term rentals – should be allowed in other LU categories**
- **Parking requirements are too restrictive for business**
- **Preservation – keep restrictions in place**
- **Clean/Resilient Marina**
- **Micro homes – more density in residential**
- **Revisit minimum size for PUD**

Facilitator – Brian Teeple

HOUSING:

- **Use of sub-standard was probably wrongly used**
- **There are some sub-code housing**
- **Condemnation is not a big factor**
- **C.1.1.1 – doesn't happen X**
- **C.1.1.2 – doesn't' happen X**
- **C.1.1.3 – X**
- **C.1.2.1 – Pix**

- C.1.3.2 – Check at state ref. ord. def.
- PP3 – 1st sentence – PARB doesn't have that authority/responsibility
- C.1.6.1 –
- C.1.6.2 – Are the owners aware (if on site file)
- C.1.7.1 – T X
- C.1.7.2 – X
- C.1.8.1 – X
- C.1.9.1 – X
- C.1.9.2 – Do they have a landscape ordinance
- C.1.9.3 – Does the ordinance exist PARB doesn't have that responsibility

AFFORDABILITY:

- Service workers can't afford
- City employees can't afford
- Not much X family
- Handful of homeless
- Community Land Trust

LAND USE:

- Non-conformity – seems to be an LDR issue
- Land along A1A (west side) should all be commercial??
- A.82
 - HDR
 - PUD
- A6 Mobile Home in CAT 1
- A.8.7
- A.11.10 X
- A.11.12 – Check this
- A.1.2.2 – Xeriscape – don't do it
- A.1.1.61 – Do we do this; is it compatible with zoning?
- A.1.7.2 – Don't have industrial in City
- A.1.7 – now a mixed use PUD
- A.1.10.1 – Beach parking plan good idea
- A.1.15.2 – check
- A.1.4 – Historic properties identification
- A.215A – Just redo?? Wetland buffer ordinance

Written Thoughts to Share on Housing & Future Land Use

- Parking in the commercial downtown – the Plan needs researching and updating