

Future Land Use Element Goals, Objectives & Policies

Future Land Use Element Goals, Objectives, and Policies

**163.3177(6)(a)
9J-5.006(3)**

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

9J-5.006(3)(a)

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

**9J-5.006(3)(b)1
CON 9J-5.013(3)(b)3**

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

9J-5.006(3)(c)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
9J-5.006(3)(c)1

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
9J-5.006(3)(c)4

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

9J-5.006(3)(c)1&4

INFRA 9J-5.011(3)(c)4

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

9J-5.006(3)(c)4

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

9J-5.006(3)(c)4

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

9J-5.006(3)(c)4

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

9J-5.006(3)(c)1&4

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

9J-5.006(3)(c)4

The developer/owner shall be required to determine whether captured or retained runoff could be recycled and reused within the permitted development (Ordinance 2007-57, adopted December 2, 2008).

FLU Policy 1.1.14

9J-5.006(3)(c)6

CON Policy

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

9J-5.006(3)(b)4

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

9J-5.006(3)(c)6

CON 9J-5.013(b) 2, 3 & 4

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

Within the planning timeframe 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

9J-5.006(3)(c)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 available water supplies including alternative water supplies to meet future water needs (Ordinance 2007-57, adopted December 2, 2008).

FLU Goal 2 Facilities and Services

9J-5.006(3)(a)

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

FLU Objective 2.1
9J-5.006(3)(b)1

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

FLU Policy 2.1.1
9J-5.006(3)(c)3

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
9J-5.006(3)(c)3
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 (Ordinance 2007-57, December 2, 2008).

FLU Policy 2.1.3
9J-5.006(3)(c)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 (Ordinance 2007-57, December 2, 2008).

FLU Policy 2.1.4
9J-5.006(3)(c)3

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 (Ordinance 2007-57, December 2, 2008).

FLU Policy 2.1.5
9J-5.006(3)(c)3

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
9J-5.006(3)(c)3

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

FLU Policy 2.1.7:
9J-5.006(3)(c)(4)

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:
9J-5.006(3)(c)(4)
CON Policy 1.4.5.4
INFRA Policy 4.4.7

Within one year of the adoption of the City's Water Supply Plan 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 (Ordinance 2007-57, adopted December 2, 2008).

FLU Policy 2.1.8:
9J-5.006(3)(c)(4)

Within one year of the scheduled submission date of this plan 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:
9J-5.006(3)(c)(4)

Within one year of the scheduled submission date of this plan, 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
9J-5.006(3)(c)(4)
INFRA Policy 4.1.9

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD's Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Water Supply Plan (Ordinance 2007-57, adopted December 2, 2008).

FLU Objective 2.2
9J-5.006(3)(b)1
INFRA 9J-5.011(b)3

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
9J-5.006(3)(b)9

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
9J-5.006(3)(c)3

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

9J-5.006(3)(a)

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

9J-5.006(3)(b)4

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
9J-5.006(3)(c)(8)

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

FLU Policy 3.1.2
9J-5.006(3)(c)(8)

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
9J-5.006(3)(c)(8)

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
9J-5.006(3)(c)(8)

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
9J-5.006(3)(c)(8)

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
9J-5.006(3)(c)(8)

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

FLU Policy 3.15

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
9J-5.006(3)(b)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
9J-5.006(3)(b)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
9J-5.006(3)(b)5

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

9J-5.006(3)(b)6

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

9J-5.006(3)(b)8

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

9J-5.006(3)(c)3

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

9J-5.006(3)(c)7

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

9J-5.006(3)(b)10

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

9J-5.006(3)(c)5

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

9J-5.006(3)(c)4

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

9J-5.006(3)(c)5

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

9J-5.006(3)(c)3

9J-5.006(3)(c)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

9J-5.006(3)(c)3

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

9J-5.006(3)(b)12

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

9J-5.006(3)(b)7

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

9J-5.006(3)(c)1

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

9J-5.006(3)(c)2

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

9J-5.006(3)(c)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

9J-5.006(3)(c)(1)

9J-5.006(3)(c)(3)

9J-5.006(3)(c)(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

9J-5.006(3)(c)5

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 adoption of 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

9J-5.006(3)(b)1

9J-5.006(3)(b)3

The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting 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

9J-5.006(3)(c)2

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

9J-5.006(3)(c)1

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

FLU Policy 7.3

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:

Proposed Future Land Use Categories

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

FLU Objective 8

9J-5.006(3)(b)(1)

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 a quality, housing, livable neighborhood 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

9J-5.006(3)(c)7

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

9J-5.006(3)(c)7

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

9J-5.006(3)(c)7

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

9J-5.006(3)(c)5

9J-5.006(3)(c)7

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

9J-5.006(3)(c)3

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

9J-5.006(3)(b)1

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

9J-5.006(3)(c)7

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
9J-5.006(3)(c)7

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
9J-5.006(3)(b)1

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
9J-5.006(3)(c)7

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
9J-5.006(3)(c)7

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 (Ordinance 2009-18, adopted 8/24/09).

FLU Objective 11
9J-5.006(3)(b)1

Open Land Use Category. The open land 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
9J-5.006(3)(c)6

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
9J-5.006(3)(c)6

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
9J-5.006(3)(c)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
9J-5.006(3)(c)3

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
9J-5.006(3)(c)3

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

FLU Objective 12
9J-5.006(3)(b)1

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
9J-5.006(3)(c)7

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
9J-5.006(3)(c)7

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

FLU Policy 12.3
9J-5.006(3)(c)7

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:

The City of Bunnell shall create a regulatory system, which supports the agricultural industry and lifestyle as a desired land use pattern (Amended by Ordinance 2005-18, adopted December 21, 2005).

FLU Objective 13:

Agricultural Land Use Category. Encourage the agricultural lifestyle within the municipal limits of the City (Amended by Ordinance 2005-18, adopted December 21, 2005).

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 (Amended by Ordinance 2005-18, adopted December 21, 2005).

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 (Amended by Ordinance 2005-18, adopted December 21, 2005).

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 (Amended by Ordinance 2005-18, adopted December 21, 2005).

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 (Amended by Ordinance 2005-18, adopted December 21, 2005).

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 (Amended by Ordinance 2005-18, adopted December 21, 2005).

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.

(Amended by Ordinance 2005-18, adopted December 21, 2005)

FLU Policy 13.8
9J-5.006(3)(c)(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 within one year of the adoption of this plan amendment.

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.
- Special exception uses, such as cemeteries, kennels, migrant farm housing, and public utility structures.

(Amended by Ordinance 2005-18, adopted December 21, 2005)

FLU Policy 14:
9J-5.006(3)(c)(7)

Within one year of the adoption date of this plan amendment, 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.
(Amended by Ordinance 2005-18, adopted December 21, 2005)

FLU Policy 15
9J-5.006(3)(c)7

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
9J-5.006(3)(c)7

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 7 Rural Preservation

9J-5.006(3)(a)

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 17.1

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 17.1.1

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 17.2

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 17.2.1

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 2030 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 17.2.2

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 17.2.3
9J-5.006(3)(c)6

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 17.2.4
9J-5.006(3)(c)6

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 17.2.5
9J-5.006(3)(c)6

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 17.2.6

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 17.2.7

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 green house 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 green house 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 17.2.8

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 17.2.9

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 17.3

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 17.3.1

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 17.3.2

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 17.3.2

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 8 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 18.1

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

FLU Policy 18.1.1

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 18.1.2

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 18.1.3

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

Map*	Title
Map 1	2030 Future Land Use Map
Map 2	Florida Department of Revenue Current Land Use
Map 3	Land Use of Adjacent Jurisdictions
Map 4	Existing & Planned Public Potable Water, Centralized Sewer, & Wells
Map 5	Florida Department of Revenue Vacant Land
Map 6	NRCS General Soils
Map 7	Historic & Archeological Resources
Map 8	Topography & Floodplains
Map 9	NWI Wetlands, Surface Waters & Basins
Map 10	Aquifer Recharge & Priority Water Resource Caution Area
Map 11	Energy Conservation
Map 12	Existing Traffic Circulation
Map 13	2008 Peak Hour Level of Service
Map 14	Functional Classification of Major Roads
Map 15	Airport Facilities and Clear Zones
Map 16	Railroad Facilities
Map 17	Major Trip Attractors
Map 18	2030 Projected Peak Hour Level of Service
Map 19	Bicycle and Pedestrian Facilities
Map 20	Evacuation Routes
Map 21	Major Road Lane Classifications

* Map = Adopted as part of Map Series