



CITY COMMISSION WORKSHOP MEETING AGENDA

Tuesday, September 24, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

- 1. Call the meeting to order**
- 2. Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders**
- 3. Commission Comments**
 - a. Public comments regarding the Voluntary Annexation of approximately 899 acres abutting John Anderson Highway.
 - b. Commission comments and concerns related to the Master Planned Development Agreement.

4. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



City Commission Special Meeting

SEPTEMBER 17, 2024

CITY COMMISSION
CHAMBERS

Agenda

- Veranda Bay Petition for Voluntary Annexation – City Planner
- Veranda Bay Request for Large Scale Future Land Use Amendment – City Planner
- Veranda Bay Request to amend Zoning Map from Flagler County PUD to City of Flagler Beach Master Planned Development (MPD) District – City Planner

September 17, 2024



Voluntary Annexation

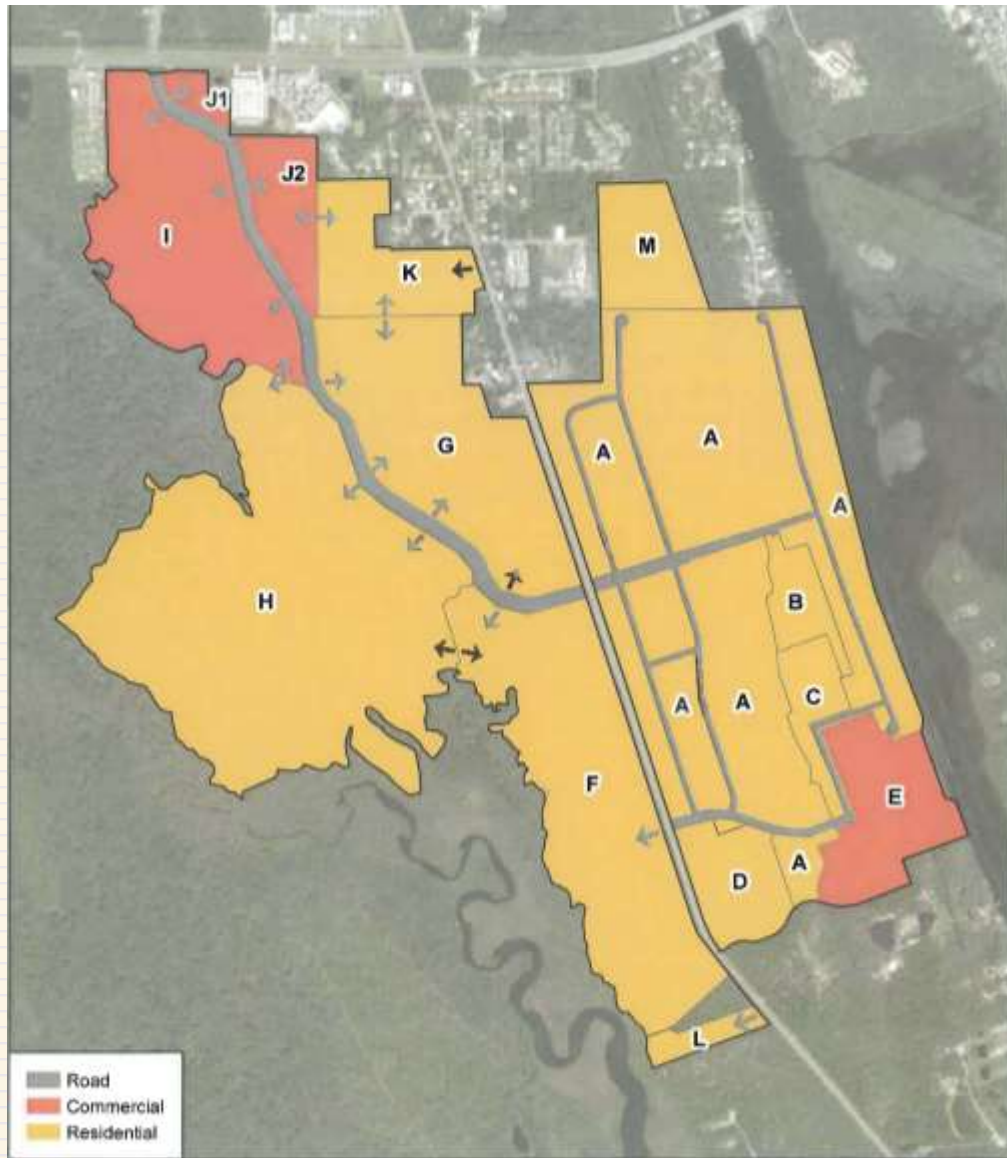
VERANDA BAY

Veranda Bay +/- 899 acres



Location of Veranda Bay

- The subject property is in unincorporated Flagler County, located east and west of John Anderson Highway and south State Road 100.
- The development is divided into the West Side and East Side separated by County Road (CR) 201 (John Anderson Highway).
- Access will be provided on John Anderson Highway and via SR 100 (Moody Blvd) at Colbert Lane as a new fourth leg approach of a signalized intersection.
- Access to Veranda Bay East is from John Anderson Highway. Access to Veranda Bay West will be from State Road 100 and from John Anderson.



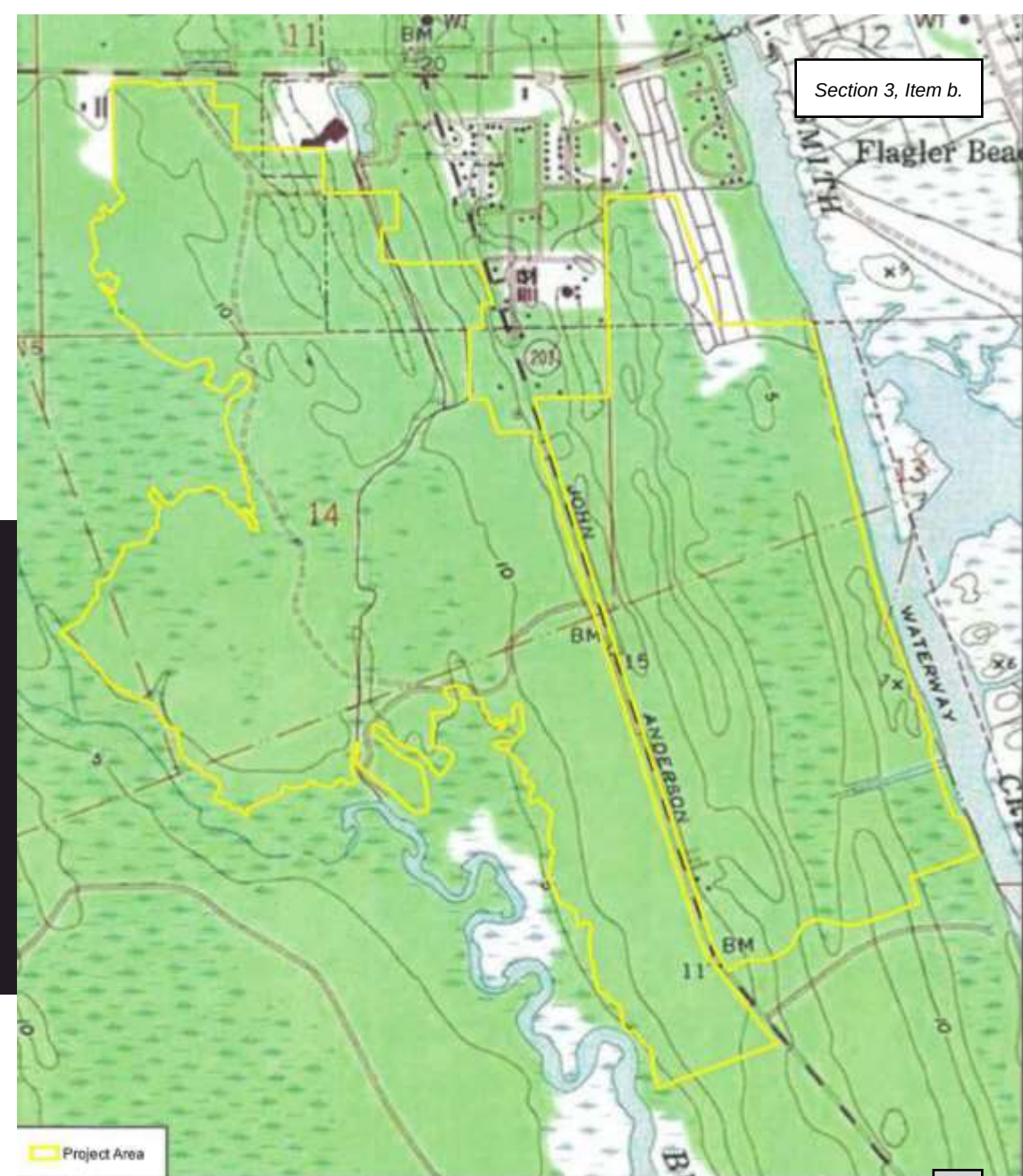
Voluntary Annexation

The proposed annexation meets criteria set forth in Subsection 171.044, Florida Statutes regarding the character of the area to be annexed.

The property to be annexed is reasonably compact and contiguous to the boundaries of the City's existing boundary.

Large Scale Future Land Use Amendment

VERANDA BAY



Florida Commerce Requirements

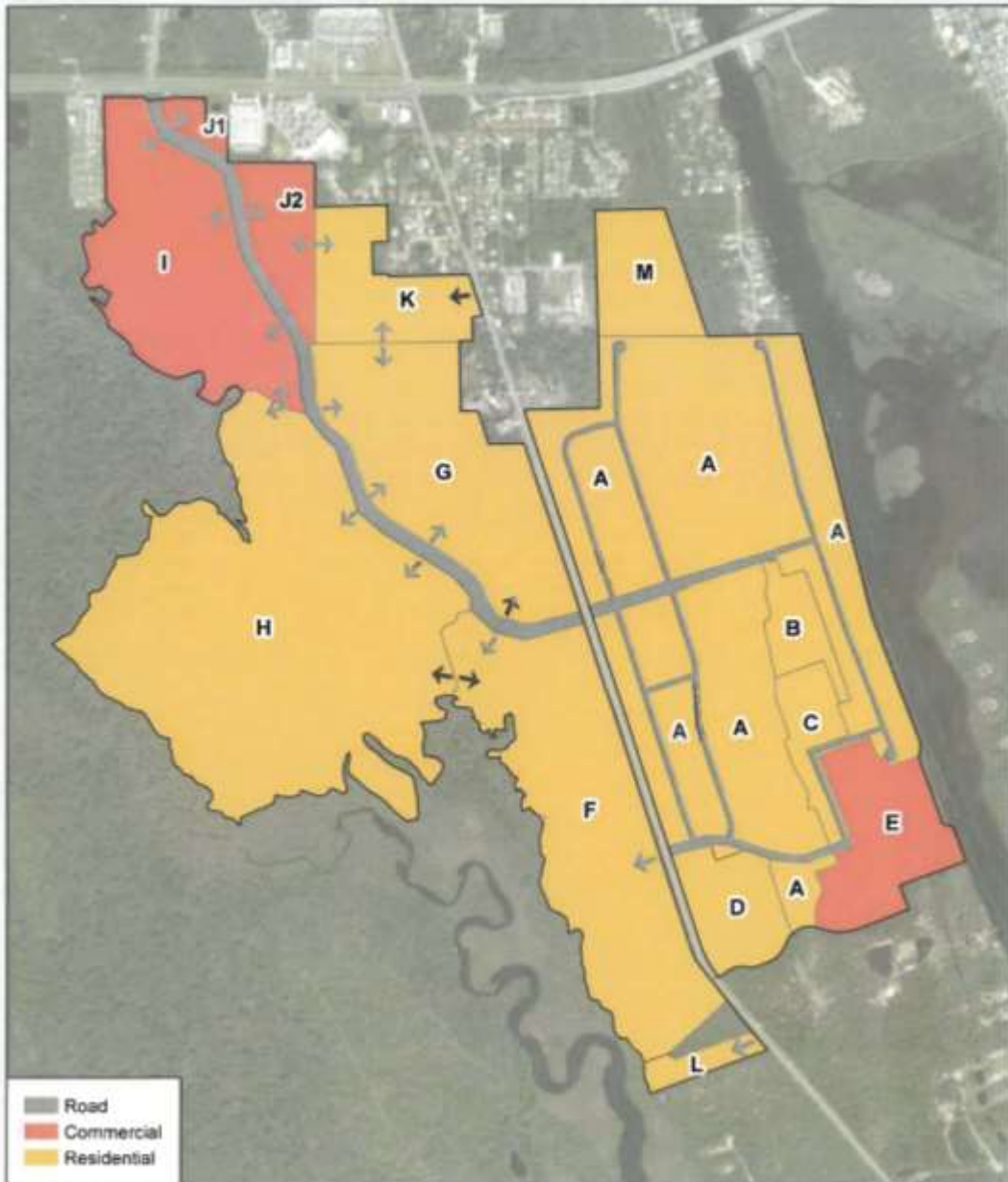
Per Section 163 of Florida Statute, the amendment includes a planning analysis which considers:

- The character of undeveloped lands;
- The availability of, and the impacts to the City's facilities and services;
- An analysis of the soils, topography, natural resources, and historic resources on site; and
- Analysis of the minimum amount of land needed to achieve goals and requirements.

Section 163.3184(4), Florida Statutes

State Coordinated Review

1. Staff, local planning agency, and local governing recommendations.
2. Supporting documents on which recommendations regarding plan amendment is based.
3. Future land use map amendments must include color maps depicting:
 - a. Proposed future land use designation.
 - b. Boundary of property, surrounding street and thoroughfare network.
 - c. Present future land use map designations and abutting properties.
4. Existing land use map depicting:
 - a. Existing land use(s) of property and abutting properties.
 - b. Size of property in acres.
5. Description of change in population, availability of, and demand on sanitary sewer, solid waste, drainage, potable water, traffic circulation, school concurrency, and recreation.
6. Consistency of proposed land use amendments with the future land use element goals, objectives and policies.



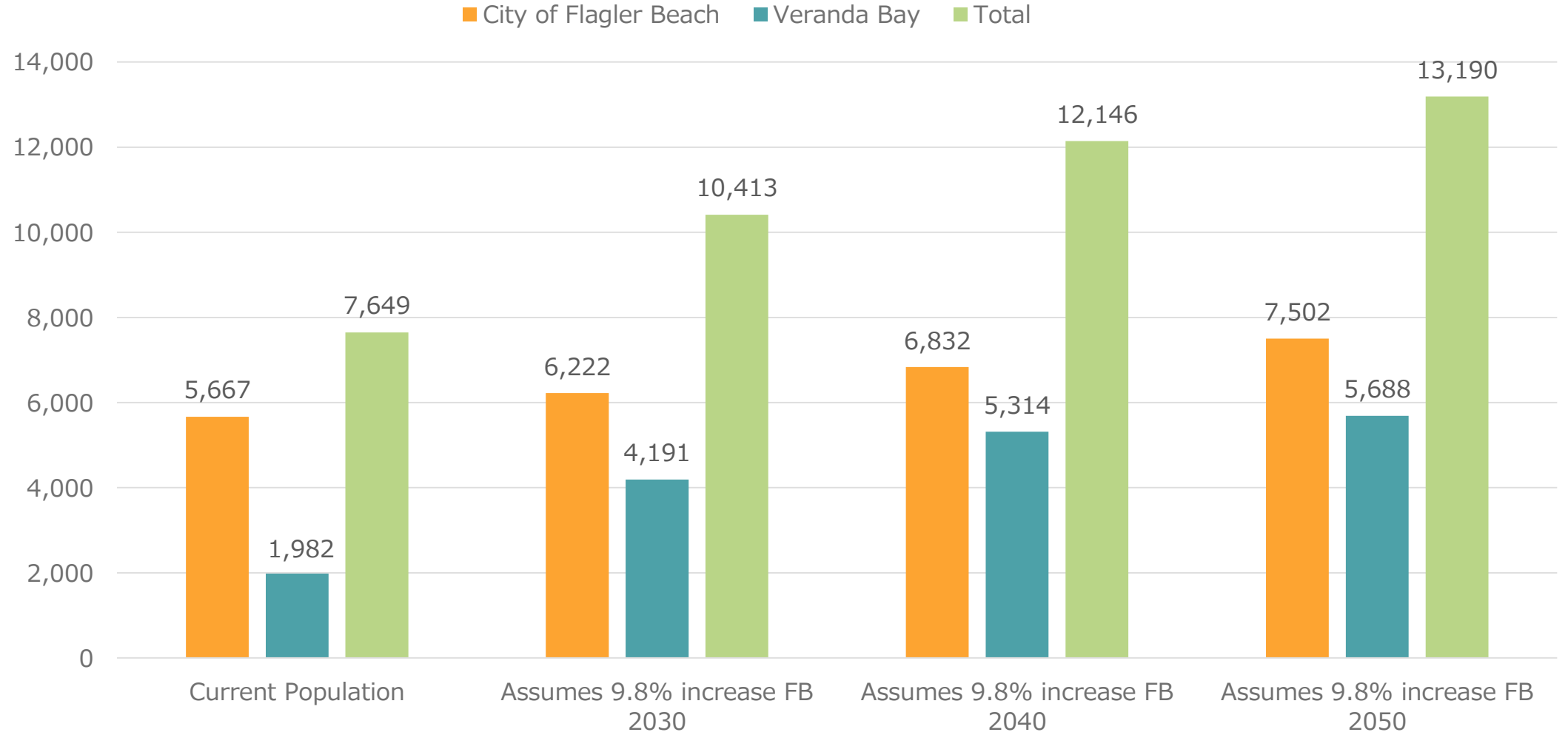
The intent of Veranda Bay is to develop the property with Low Density Residential, General Commercial, and a Marina Village.

The residential housing opportunities include single-family and multi-family units with an anticipated 2035 build out.

VERANDA BAY

Chart

Population Increase 2025- 2044



Phased Development

YEARS 2024-2044



Phasing Development Plan Veranda Bay 2024 - 2044

	Year 1-5 2024-2029	Year 6-11 2030-2035	Year 12-17 2036-2041	Year 18-23 2042-2044
Residential Units SF/MF	953	1,062	540	180
Commercial	175,273 SQFT	148,609 SQFT	148,609 SQFT	0 SQFT
Total Residential	953	2,015	2,555	2,735
Total Commercial	175,273 SQFT	323,882 SQFT	472,491 SQFT	472,491 SQFT

Demand on Potable Water / Capacity Analysis

Section 3, Item b.

EXISTING POTABLE WATER DEMAND

The residential potable water demand is estimated by multiplying the existing population served by 125 gallons per capita per day (GPCD).

- Existing potable water demand = population served * 125 GPCD
- City of FB Population served = 3,576 units * 2.08 persons per unit = 7,438 GPCD
- Existing Potable Water Demand = 7,438 persons * 125 GPCD
- Existing Potable Water Demand = **929,750 GPD**

PROPOSED POTABLE WATER DEMAND

The residential proposed water demand is estimated by multiplying the proposed population by 125 gallons per capita per day (GPCD).

- Proposed potable water demand = population served * 125 GPCD
- Population = 2,735 units * 2.08 persons per unit = 5,688
- Proposed potable water demand = 5,688 persons * 125 GPCD
- Proposed potable water demand = **711,000 GPD**

TOTAL RESIDENTIAL POTABLE WATER DEMAND

Total Existing + Proposed Potable Water Demand

- Total projected potable water demand = total population served * 125GPCD
- Total Projected Potable Water Demand = 13,126 persons * 125 GPCD
- Total Projected Potable Water Demand = **1,640,750 GPD**

Non-Residential (Commercial) Potable Water Demand

Section 3, Item b.

EXISTING COMMERCIAL POTABLE WATER DEMAND

The non-residential potable water demand is calculated at a rate of 2,000 gallons per acre per day. The City currently has 13.41% of its land use zoned non-residential, or 324 acres with an average General Commercial impervious surface of 75% or 243 acres.

The non-residential wastewater demand is calculated as follows:

- Existing non-residential potable water demand = number of acres * 2000 GPD
- Existing wastewater demand = 243 acres * 2000 GPD
- **Existing non-residential demand = 486,000 GPD**

PROPOSED COMMERCIAL POTABLE WATER DEMAND

The proposed non-residential potable water demand for Veranda Bay is estimated by multiplying the non-residential square footage by .10 gallons per day (GPD).

- The submittal back-up proposed non-residential water demand = $472,491 \text{ SQFT} * .10 \text{ GPD/SQFT}$
- Proposed non-residential water demand = 47,250 GPD
- The phasing and MPA propose $472,491 \text{ SQFT} * .10 \text{ GPD/SQFT}$
- **Proposed non-residential demand = 47,250 GPD**

TOTAL COMMERCIAL POTABLE WATER DEMAND

The **total non-residential potable water demand is**

$$486,000 + 47,250 =$$

533,240 GPD

As part of the site plan/plat review process, the developer will need to coordinate with the City of Flagler Beach Engineering Department and determine appropriate requirements for potable water service.

Demand on Residential Wastewater Capacity Analysis

The City currently owns and operates one wastewater treatment plant (WWTP), located three miles east of the WTP, which has a maximum capacity of 1.0 mgd. In accordance with SB 64, the City's new design includes an advanced wastewater treatment to provide reuse water. The new design will allow the City to expand in phases for a total treatment of up to 2.0MGD when needed.

The City's Consumptive Use Permit (CUP) contains a permit condition (#40) that requires the City to conduct a Reuse Feasibility Study by October 2026 to address reuse or recharge wastewater discharge. That study and plan has been drafted by the engineering firm, CPH.

Existing Residential Wastewater

Section 3, Item b.

The existing residential wastewater demand for each residential unit is calculated at 119/gal/person * 2.08 persons = 248 GPD/unit:

Existing wastewater demand = *units served *248 GPD/unit

Existing wastewater demand = 3576 * 248 GPD/unit

Existing wastewater demand = 886,848 GPD

Proposed Residential Wastewater Demand

The proposed residential wastewater demand is calculated as follows:

Proposed wastewater demand = Total number units *248 GPD/unit

Population = 2,735 units * 248 GPD/unit = 5,688

Proposed wastewater demand = 678,280 GPD

Total Residential Wastewater Demand

The total wastewater demand is calculated with the sum of existing and proposed demand.

Total wastewater demand = 1,565,128 GPD

Demand on Commercial Wastewater Capacity/Analysis

Section 3, Item b.

Existing Wastewater Demand

The City of Flagler Beach currently has 13.41% of its land use zoned non-residential, or 324 acres. The average impervious surface in GC is 75% or 243 acres.

The non-residential wastewater demand is calculated as follows:

- Existing non-residential wastewater demand = number of acres * 2000 GPD
- Existing non-residential wastewater demand = 243 acres * 2000 GPD
- Existing non-residential wastewater demand = **486,000 GPD**

Proposed Wastewater Demand

Proposed non-residential wastewater demand = SQ FT * .10 GPD/SQFT

- **Proposed non-residential wastewater demand = 472,491 SQFT * .10 GPD**
- **Proposed non-residential wastewater demand = 47,250 GPD**

Total Wastewater Demand

The total wastewater demand including residential and commercial for existing and proposed:

$$1,565,128 + 533,250 = 2,098,377 \text{ GPD}$$

The City will need to upgrade its facilities, and the Developer will phase development so as to not outpace capacity.

Master Planned Agreement

Section 3, Item b.

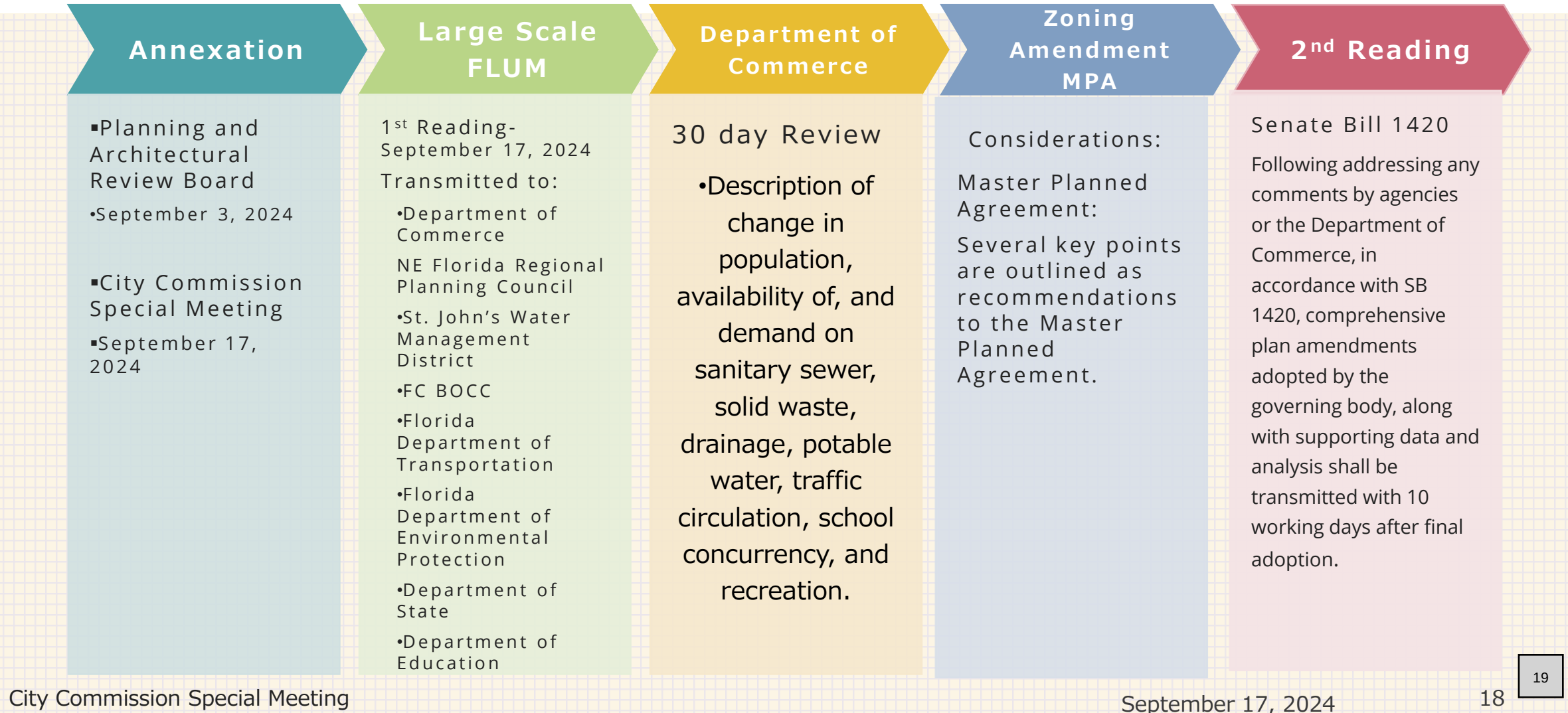
City Planner Recommendations for Consideration

- MPA include existing buffers along Bulow Creek of 75' and the Swamp.
- MPA include existing buffer of 25' min and 50' average along John Anderson Highway.
- MPA include that the City reviews site plans, preliminary plats, and final plats in accordance with Section 6 of the LDR.
- MPA include small-scale (or large scale) land use amendments shall be submitted in accordance with state regulations.
- MPA include development is not be exempt from Land Development standards for Section 4 (Environmental & Resource Protection) and Section 7 (signage).
- MPA state that improvements prescribed in the Transportation Impact Study be included to minimize impacts to existing road infrastructure.

Recommendations continued

- Veranda Bay consider utilizing the City's Design Guidelines.
- Veranda Bay consider designating areas for short-term rentals.
- Veranda Bay utilize best practices for prescribed burning including tools provided by DEP and FL Agriculture and Consumer Services for wind direction and burn size to indicate potential smoke plume direction and density.

Timeline





Comments / Questions

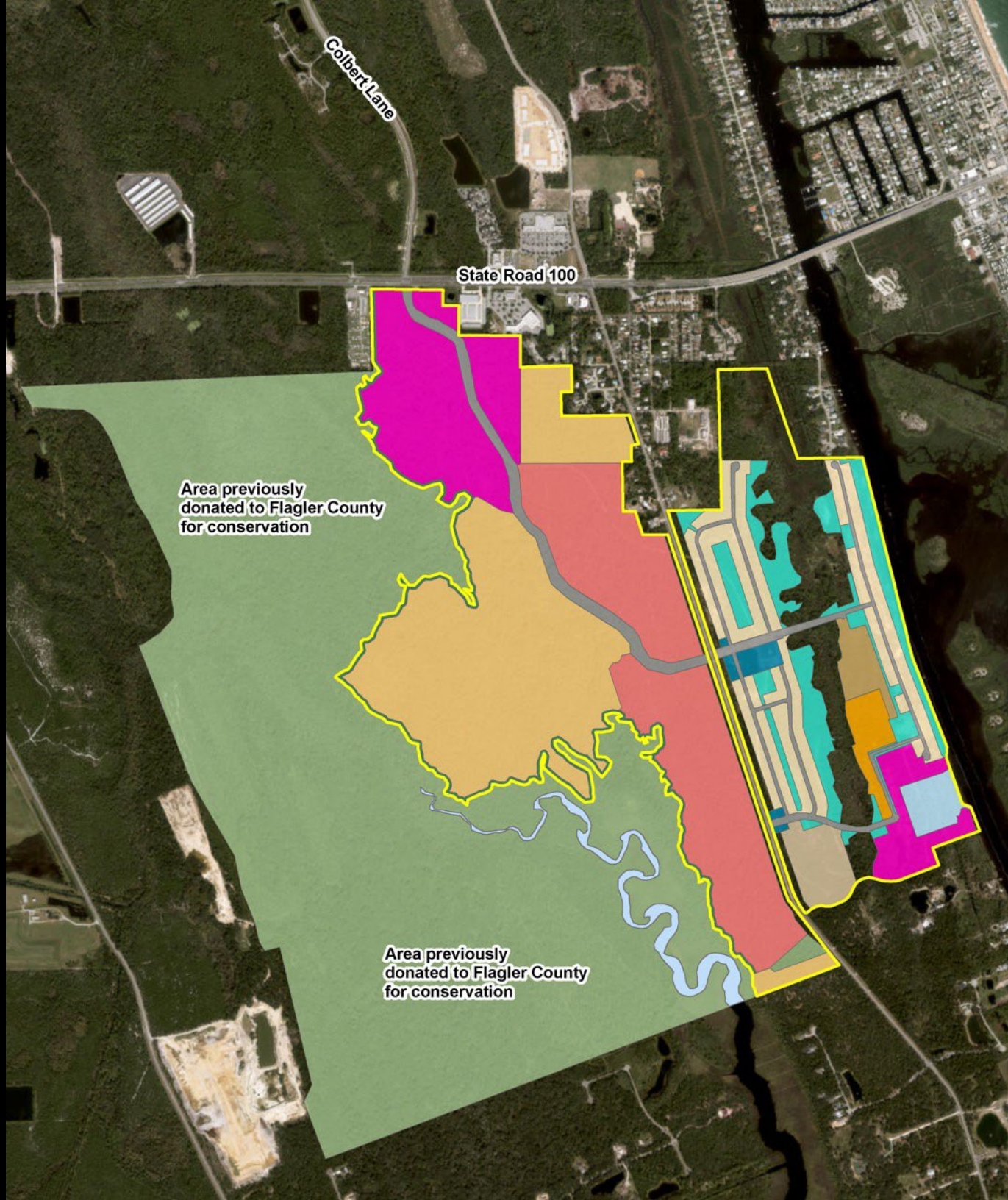
LUPITA MCCLENNING | LMCCLENNING@CITYOFLAGLERBEACH.COM |

INTRODUCING



at Flagler Beach

*Veranda Bay is a proposed Master-Planned Residential Community
that will include a marina village and world-class amenities
all within a 3-minute drive to Flagler Beach.*





Marina del Palma





Marina del Palma



Palm Coast Plantation



Palm Coast Plantation



Palm Coast Plantation

VERANDA
— B A Y —
at Flagler Beach

PROPOSED AMENITIES











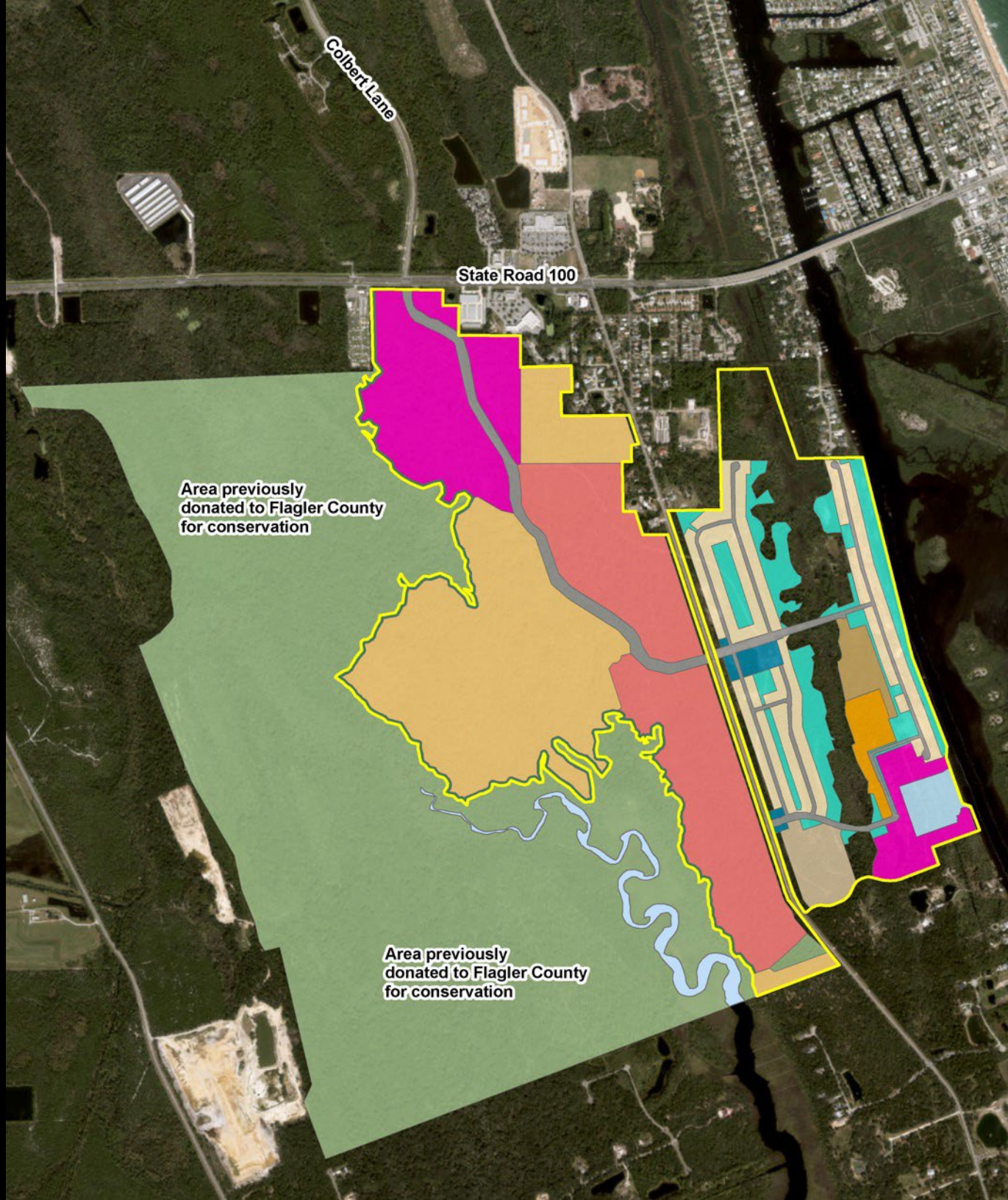
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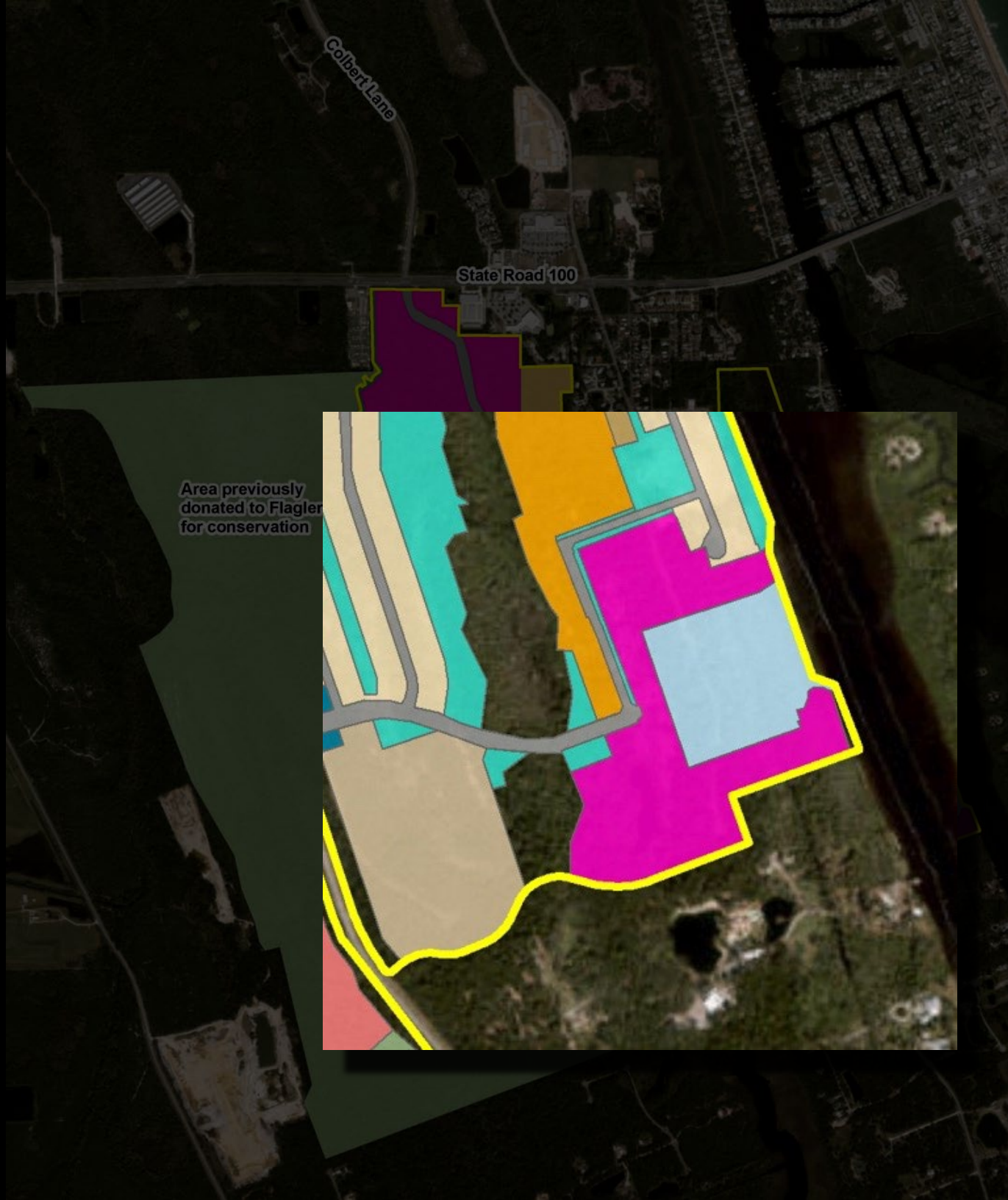




Section 3, Item b.







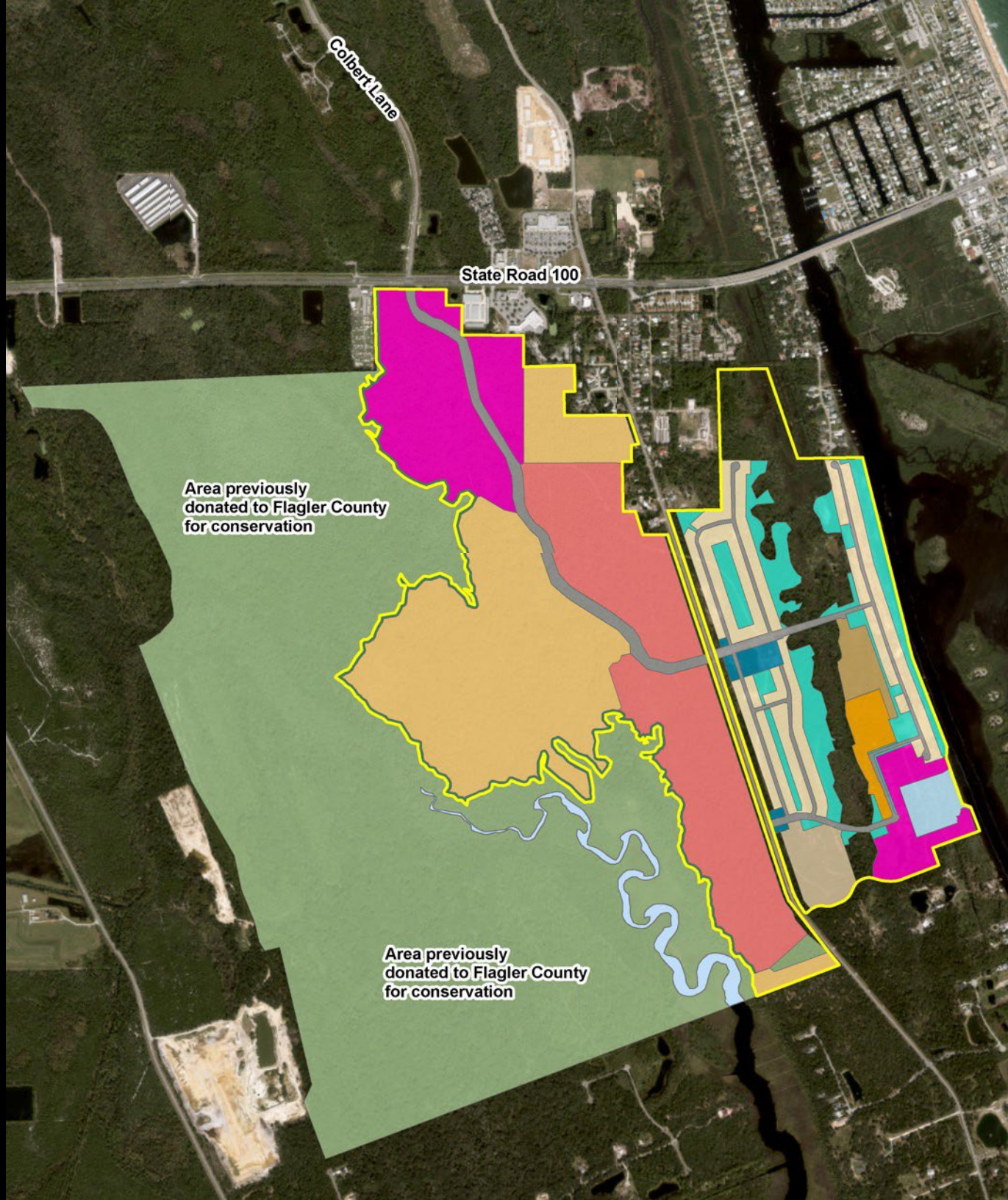
THE MARINA VILLAGE AT VERANDA BAY

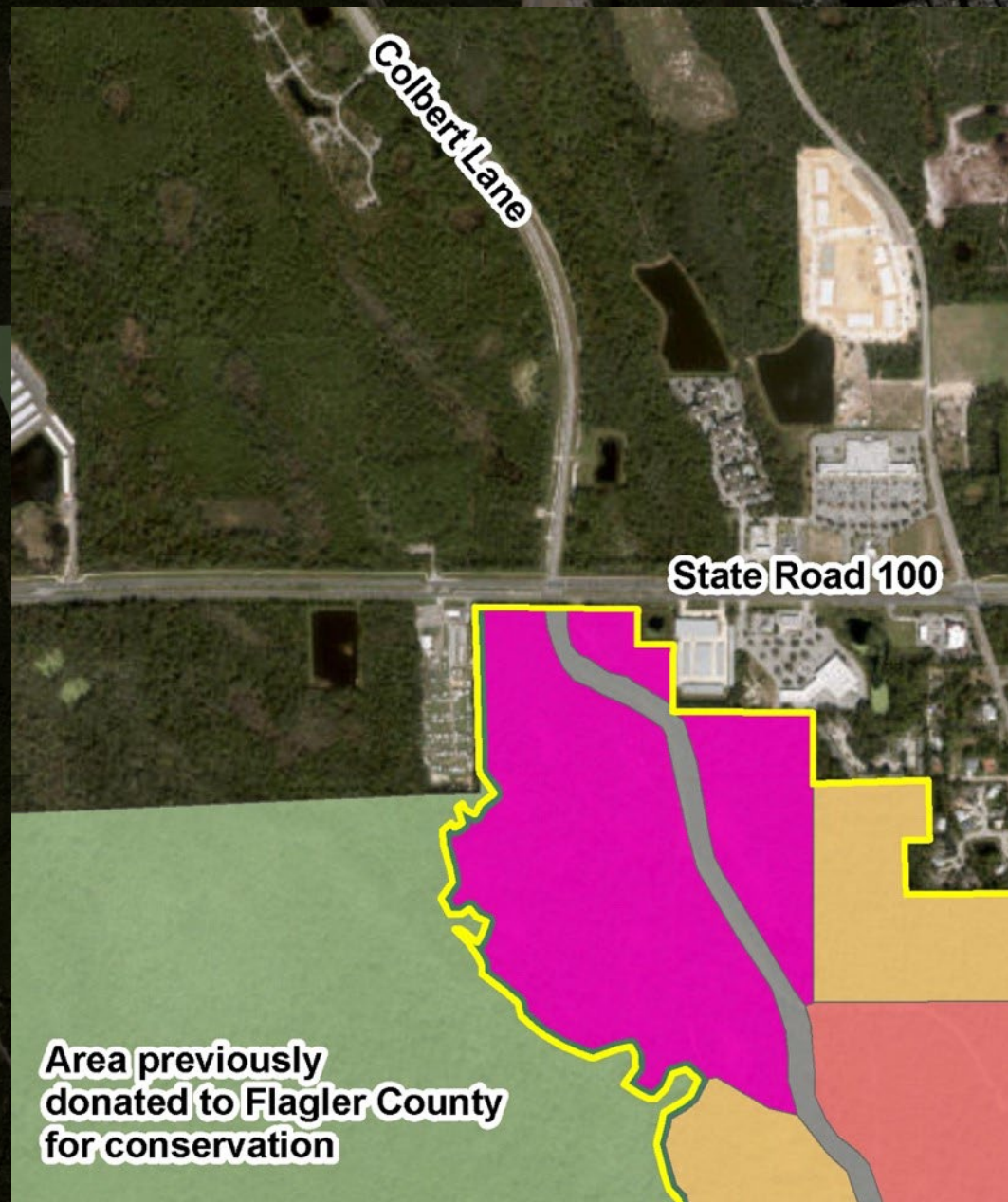














SUMMER —TOWN—

A true shopping and dining destination in Flagler Beach



Section 3, Item b.



SUMMER
—TOWN—



Section 3, Item b.







Section 3, Item b.



SUMMER
—TOWN—



Section 3, Item b.



SUMMER
—TOWN—







Section 3, Item b.



SUMMER
—TOWN—





at Flagler Beach



at Flagler Beach

Section 3, Item b.



VERANDA
— BAY —
at Flagler Beach

PROJECT LOCATION



History

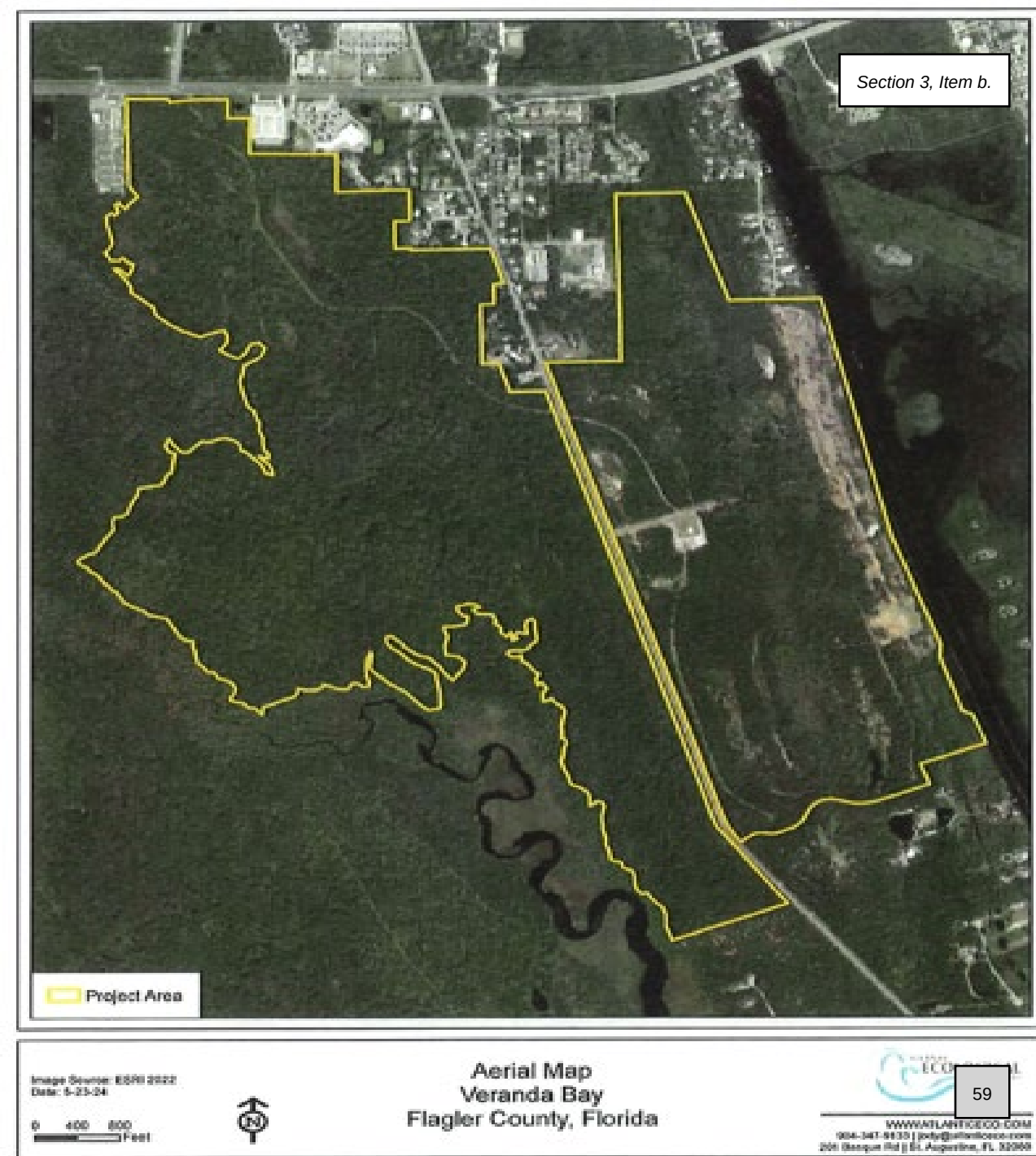
- ▶ The original PUD was approved on November 7, 2005
- ▶ Original Project was +/- 2,000 ac.
- ▶ 1069 +/- Acres were conveyed to Flagler County as conservation on January 2, 2008
- ▶ Land to County for Intracoastal Access, Fire Station and Mosquito Control.
- ▶ Balance of land used for development.

Owner dedicated to Flagler County

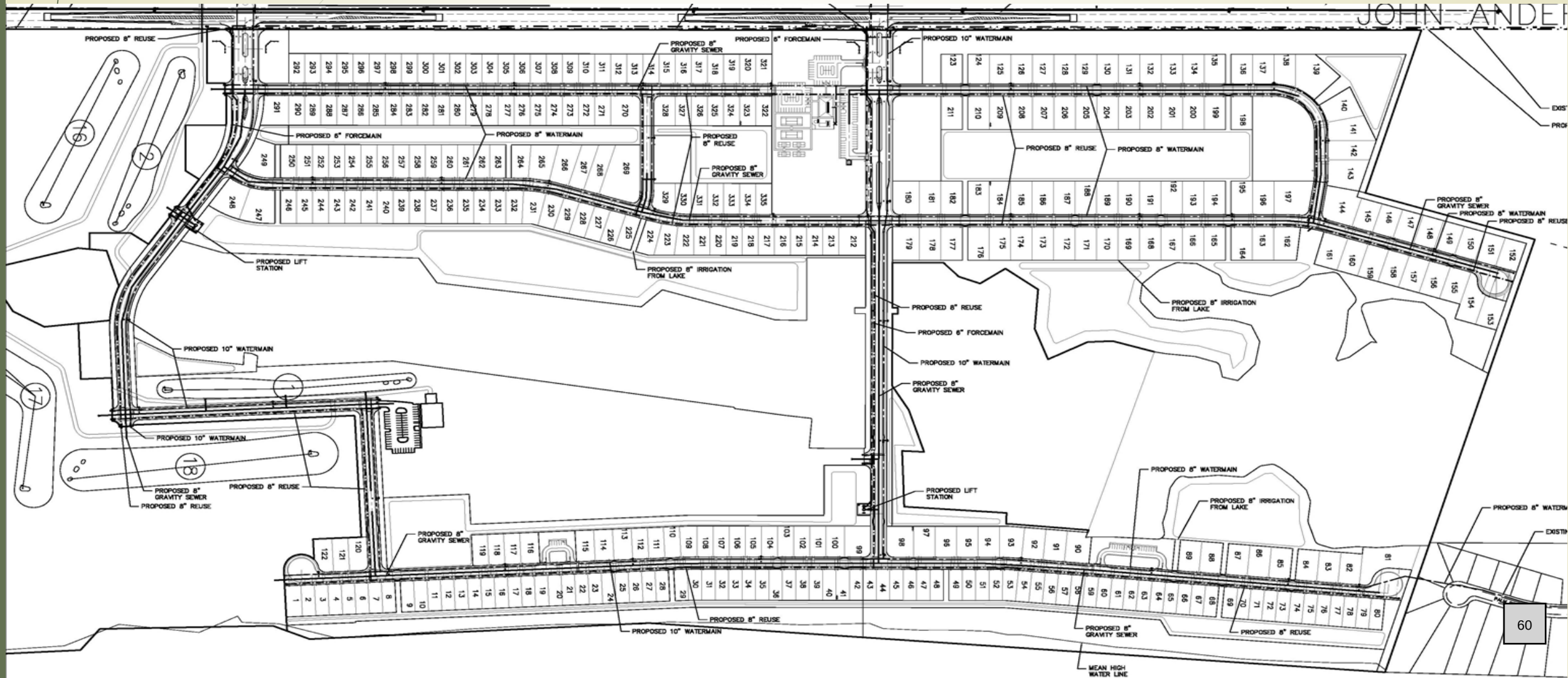
- +/- 1,100 acres to County
- Boat Ramp to ICW
- Fire Station site
- Preservation/Bulow Creek.



Project Area



Initial 3 Phases of Development





PROJECT VISION

CITY OF FLAGLER BEACH REQUEST TO PCI TO ANNEX.



City of Flagler Beach

P.O. Box 70 • 105 South 2nd Street
Flagler Beach, Florida 32126

Phone (386) 517-2000 • Fax (386) 517-2008

January 25, 2024

Ken Belshe
Sunbelt Land Management
c/o Michael D Chiumento, III
Chiumento Law
via email to michael3@legalteamforlife.com

RE: VERANDA BAY

Dear Mr. Belshe:

Thank you for taking the time over the last several months to speak with elected officials and members of City staff about your long range plans for Veranda Bay. You have shown us through that outreach your desire to make Veranda Bay an asset for our area. Without doubt, this will be a significant development for the region. With that in mind, at its regular meeting on January 25, 2024, the City Commission for the City of Flagler Beach gave me unanimous consensus to invite you to consider annexation into the City of Flagler Beach.

While we understand the City of Palm Coast has also approached you to consider annexation, we believe annexation into the City of Flagler Beach makes the most sense. As we are all aware, the development lies in the service area for water and wastewater served by the City of Flagler Beach and the City has already committed to providing those services and begun incorporating your long range growth plans into its own capital improvement plans. In addition, the closest fire and police units to the development are those of the City of Flagler Beach. These infrastructure and proximity considerations make the City of Flagler Beach an obvious choice for annexation. Beyond those practical consideration, though, the City of Flagler Beach is a special place with a growing reputation as a unique destination that attracts visitors and new residents from far and wide. We believe and hope you agree that annexation into the City of Flagler Beach at this stage of the development creates an opportunity for us all to work together to protect, promote, and benefit from all that makes Flagler Beach special.

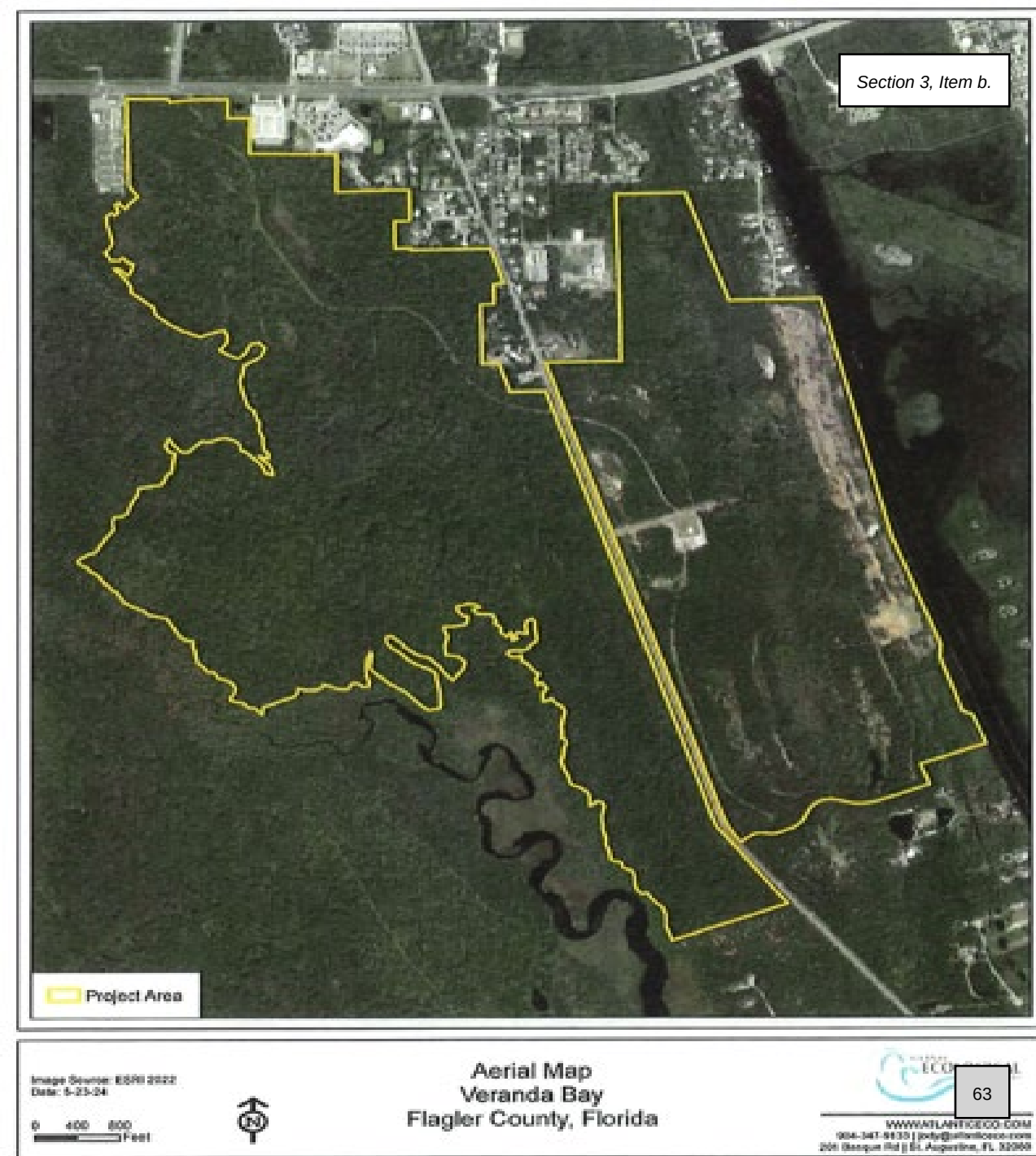
January 25, 2024
Page 2

As you know, this City fights for the things it believes important and we have had our differences in the past. From our perspective, we would much rather work together as a team than argue. Your willingness to discuss the long term plans for the development, open-mindedness to hear the concerns expressed about the development, and willingness to consider alternative approaches to the development have been greatly appreciated. Our Commission and myself are excited to extend to you this invitation to consider annexing into the City of Flagler Beach.

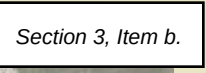
Very truly yours,

Suzie Johnston
Mayor, City of Flagler Beach

Project Area



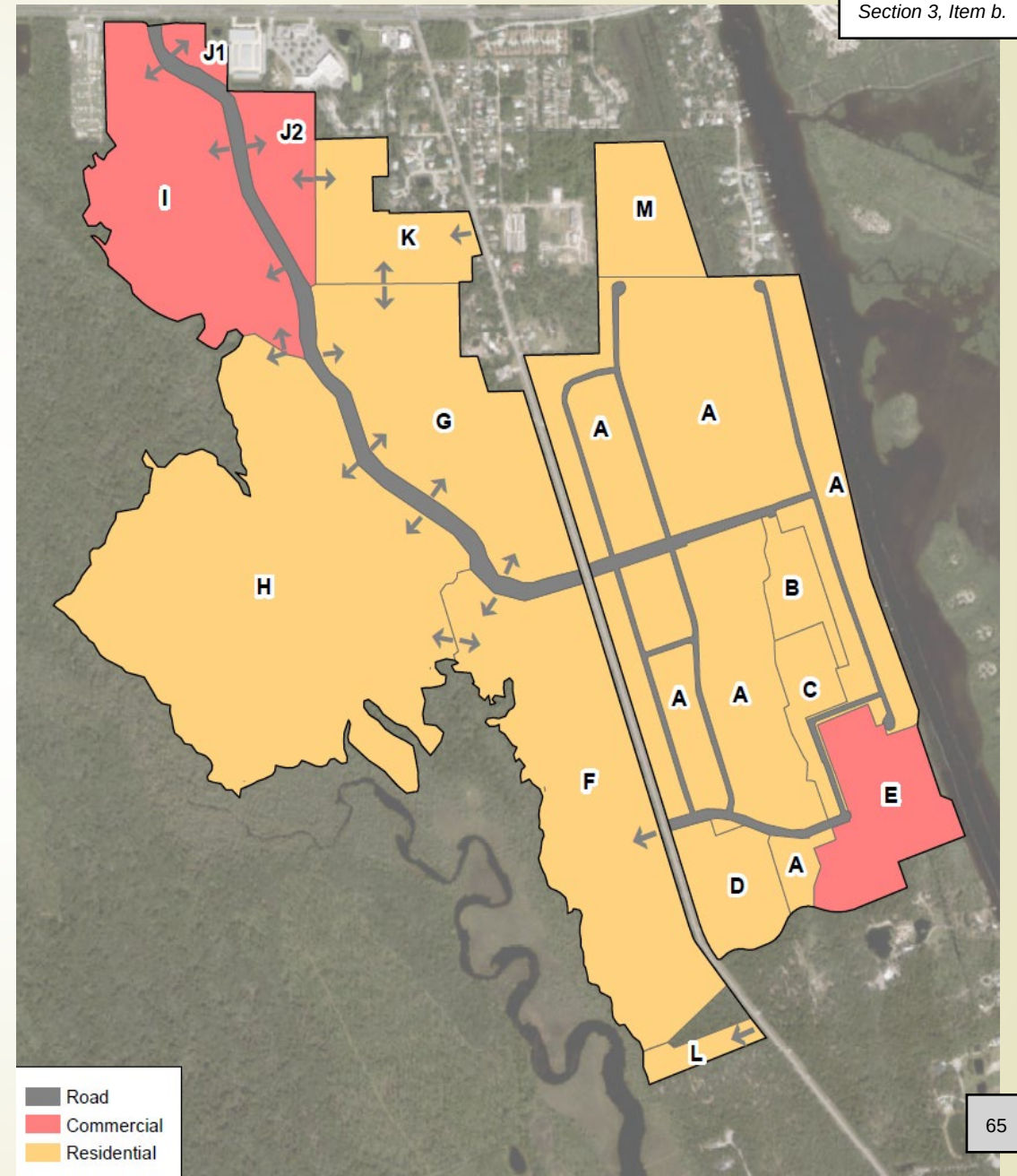
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PROJECT OVERVIEW

The residential uses shall include multiple types of housing opportunities such as low density residential development, medium density multi-family uses, and high density multi-family uses; none exceeding thirty five feet (35') in height.

- Property designated as Commercial, generally located adjacent to SR100, is intended to provide shopping, office and other commerce and economic development opportunities for the Project's residents and the general public. However, this area may also be developed into a mixed-use center where residential uses are integrated with the general commercial uses to further the concept of "work, shop and play".
- The commercial area identified adjacent to the Intracoastal Waterway ("ICW") is intended to be developed into a mixed use marina village. The marina village provides for a commercial or private marina which may include a ship store, restaurants, retail uses or other commercial uses integrated with medium density to high density residential uses.



APPLICATIONS

- PRE-ANNEXATION AGREEMENT
- VOLUNTARY PETITION TO ANNEX INTO THE CITY OF FLAGLER BEACH
- AMEND THE COMPREHENSIVE PLAN DESIGNATION
- AMEND THE MASTER PLANNED DEVELOPMENT AGREEMENT

ANNEXATION

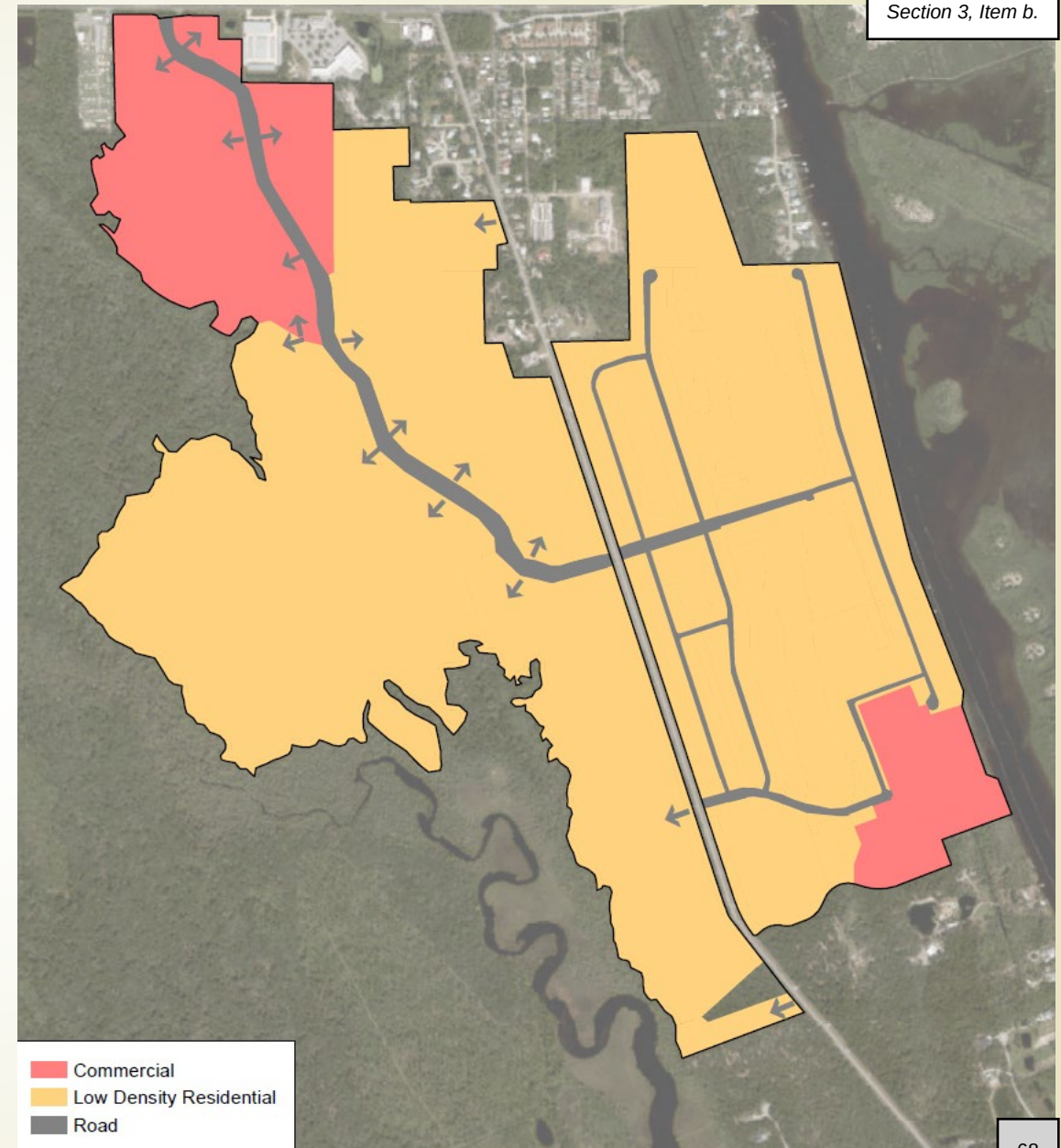
- City will provide potable water, wastewater and re-use water to the Project.
- Developer's \$1,500,000 investment for re-use to be provided by City.
- Buffers along John Anderson Highway to minimize view of Project.
- Commit 40% of the Project to be Open Space.
- Construct Spine Road (SR100/ Colbert Lane to John Anderson Highway) to minimize impact to John Anderson Highway.

STAFF RECOMMENDS APPROVAL

Comprehensive Plan Land Use Amendment

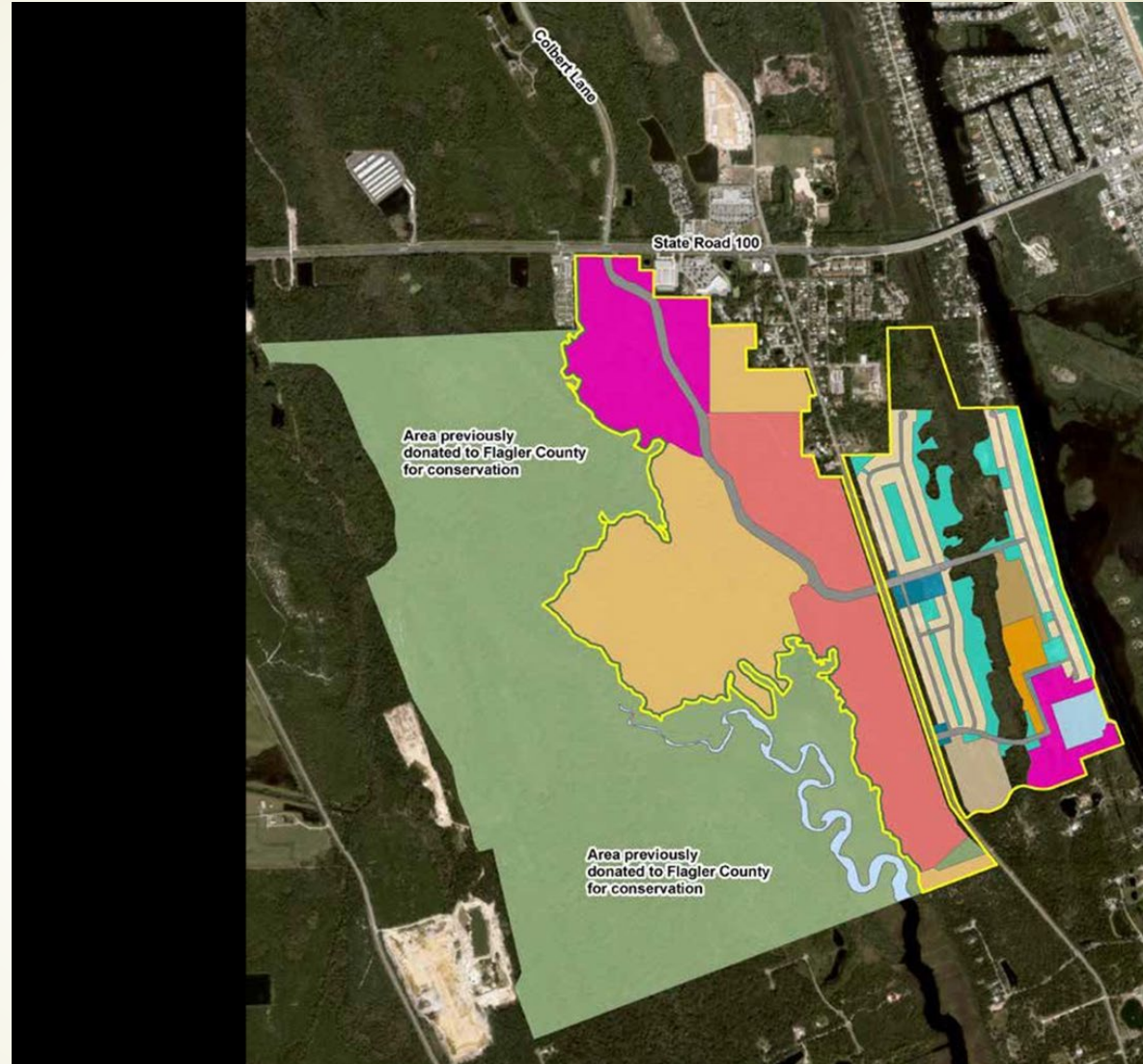
- Low Density Residential (0-5 units/ac).
- Commercial.
- Maintain City Adopted LOS for roads, parks, and other public facilities.
- Consistent with adjacent land uses.
- Cultural, Historical and Natural resources addressed.

STAFF RECOMMENDS APPROVAL



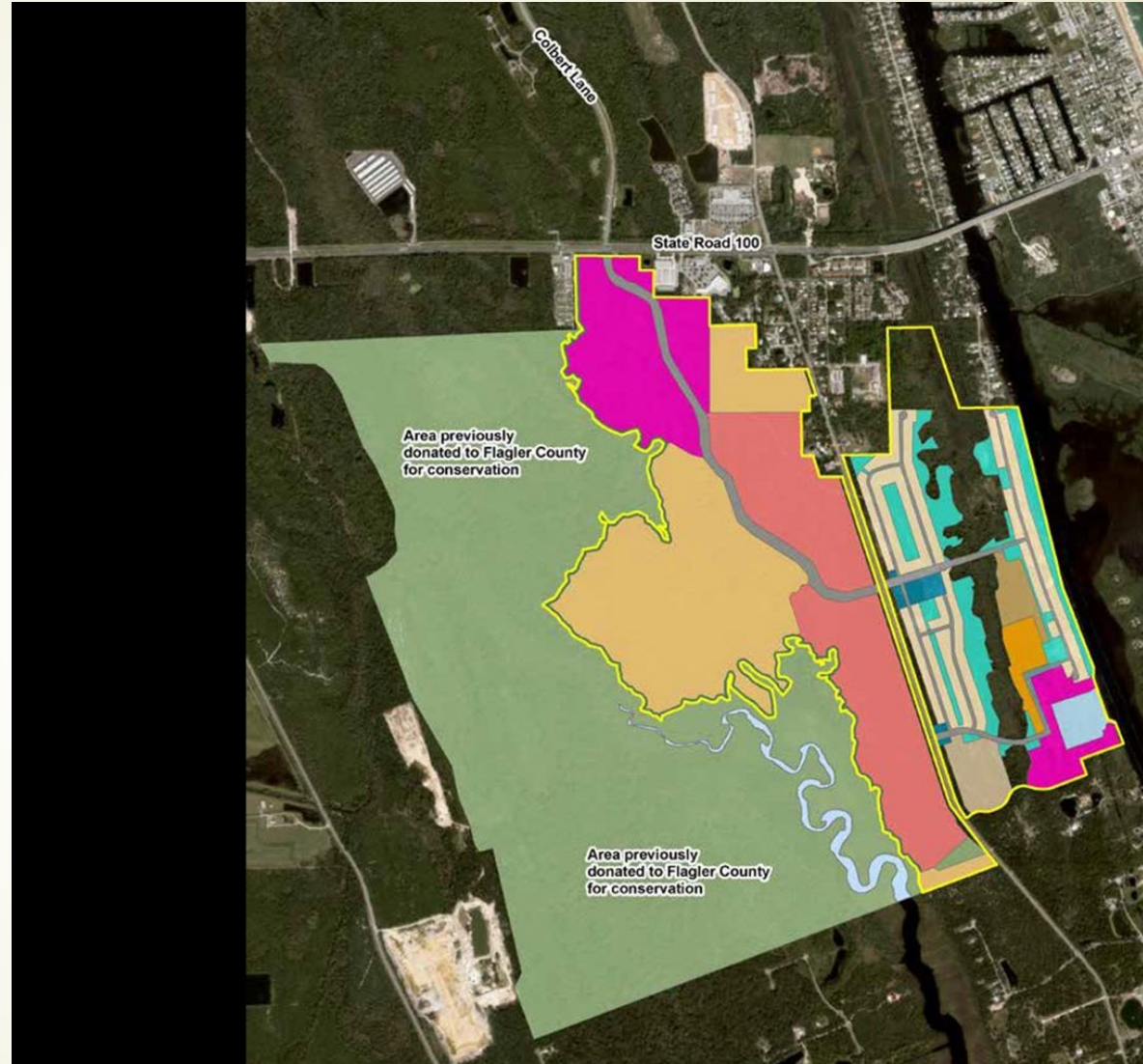
The Project

- ▮ Roads/Traffic (August '24)
 - ▮ Coordinate with Regional Transportation Planning Agency, FDOT, City of Flagler beach and City of Palm Coast.
 - ▮ Zoning level report.
 - ▮ Not a concurrency report, at time of plat.
 - ▮ Conclusions
 - ▮ Construct the Spine road.
 - ▮ Turn lanes and signalization, including SR100/John Anderson highway.
 - ▮ Colbert Lane/SR 100...coordinate with FDOT.
 - ▮ As a result of these improvements out project will not cause any roadway to fail as defined by FDOT or City.



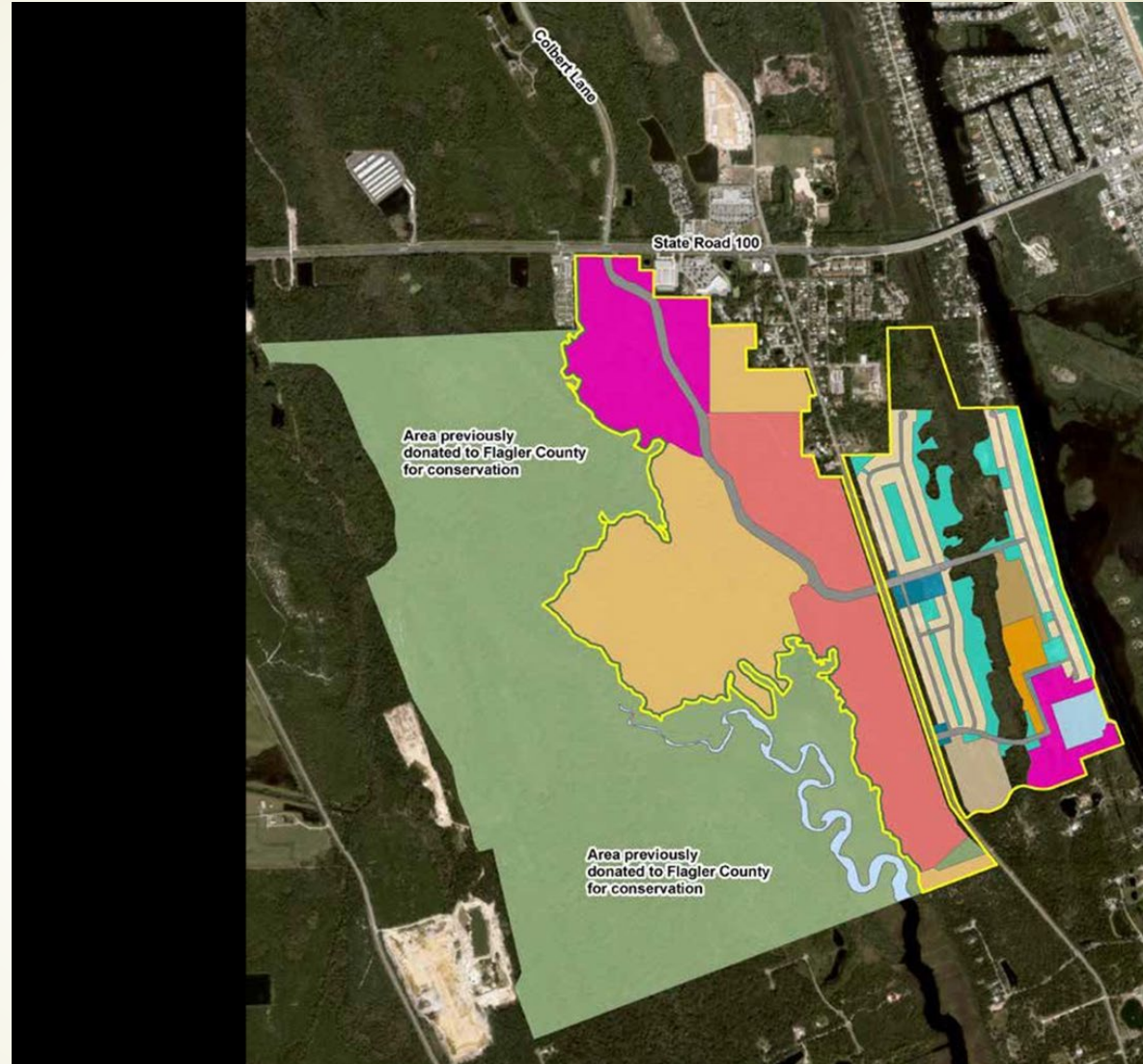
The Project

- Open Space
 - 40% of the Project will be Open Space as defined by the City's LDR.
- Environmental (Ecological Services, Sisk)
 - Previously dedicated 1100 ac. to County.
 - Environmental Assessment Report
 - Wildlife Habitat Identified (Gopher Tortoise).
 - Wetlands identified by LIDAR.
- Historic Resources
 - Study performed and no outstanding issues.



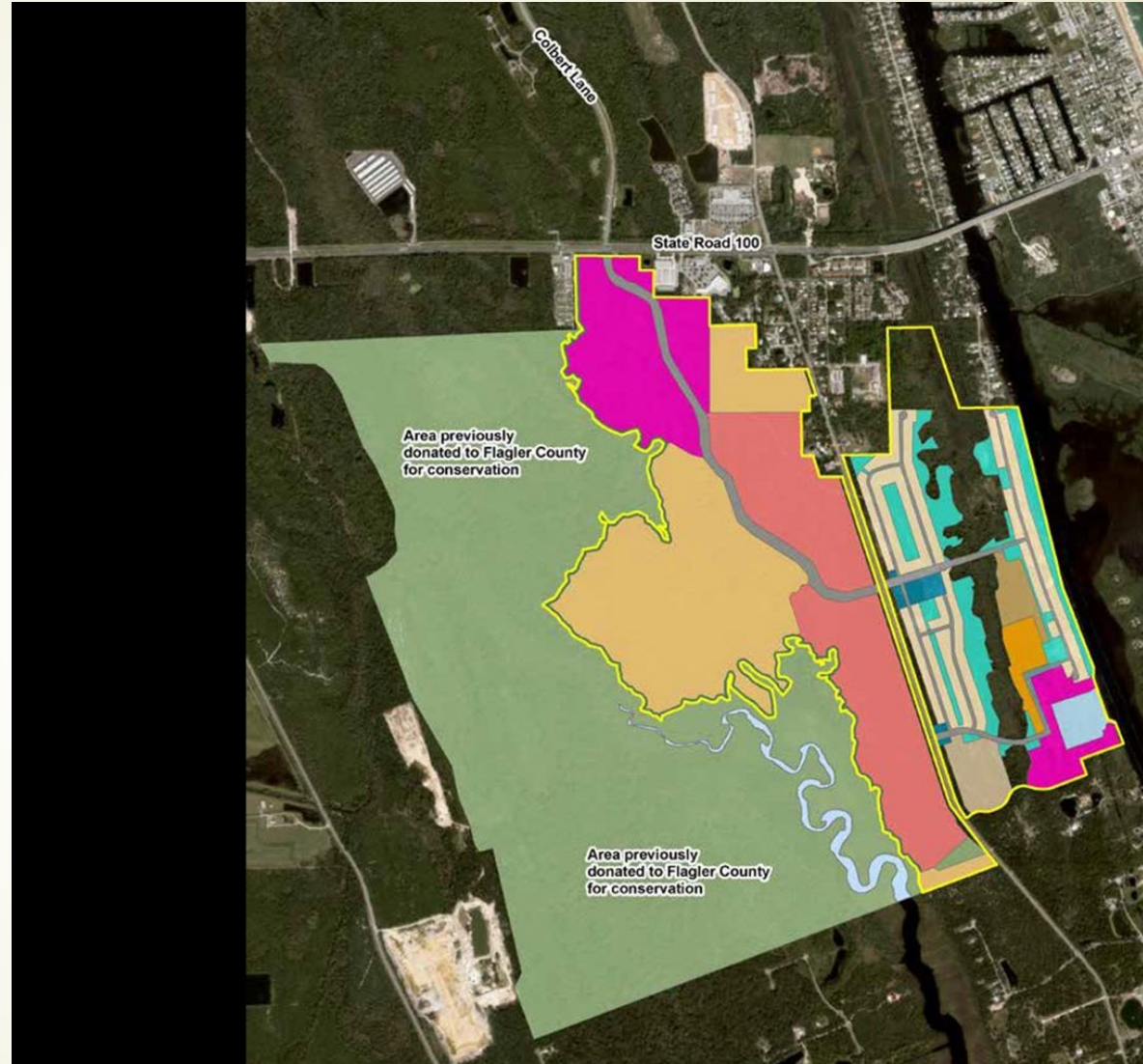
The Project

- ▶ City Utilities
 - ▶ Potable Water
 - ▶ Wastewater
 - ▶ Reuse Water
 - ▶ \$1,500.000 in Reuse lines,
 - ▶ Await City to Provide
 - ▶ City will sell reuse to residents
- ▶ John Anderson Hwy Buffers
 - ▶ 100 ft buffer on East side
 - ▶ 50 ft buffer on West side



The Project

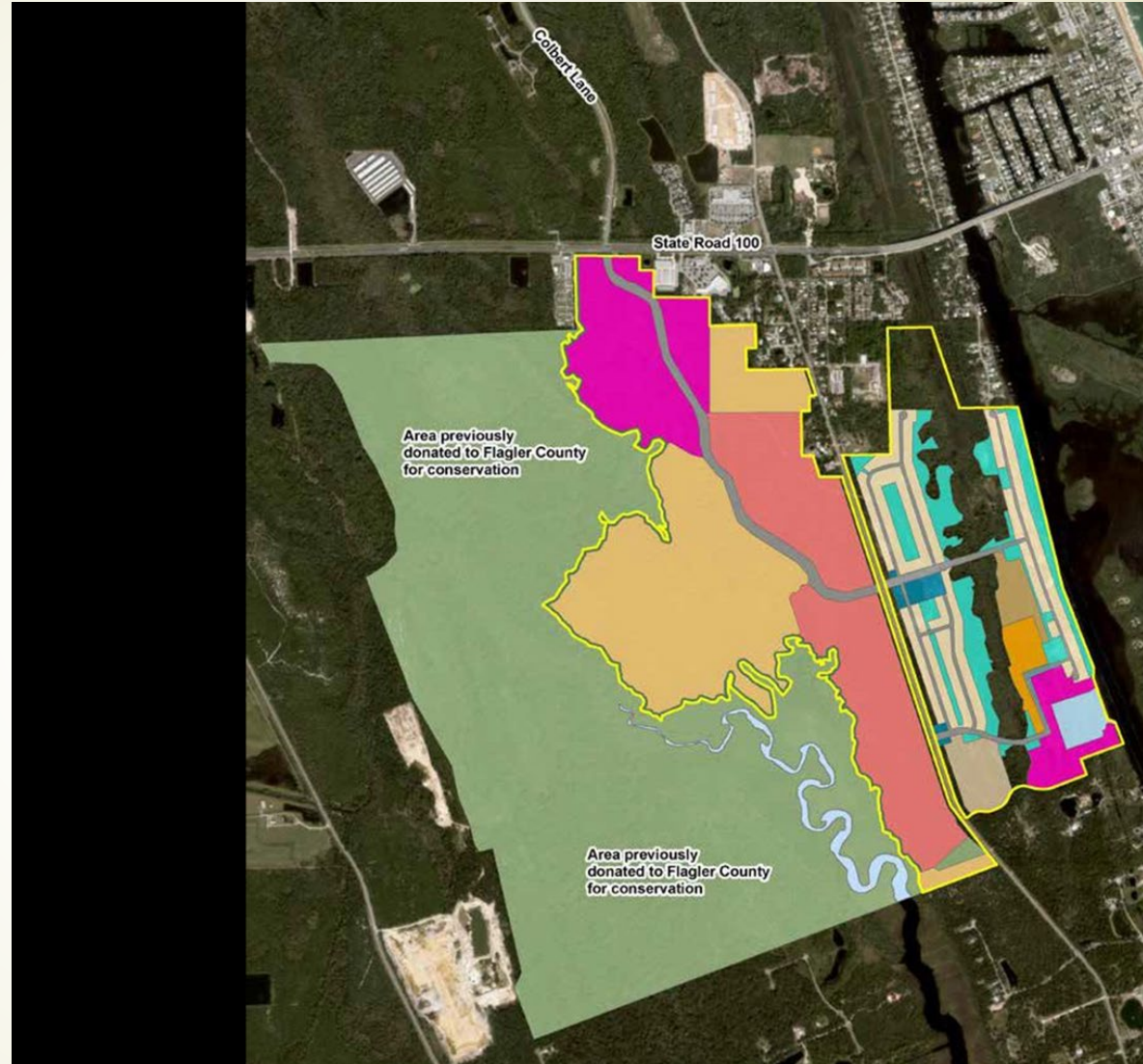
- ▶ Stormwater
 - ▶ Stormwater system permitted by state and federal agencies
 - ▶ Owned and maintained by CDD or POA
 - ▶ Independent system
- ▶ Schools
 - ▶ Existing Mitigation Agreement with District (335 units)
- ▶ Housing Diversity
 - ▶ Single family detached
 - ▶ Townhouse & Villas
 - ▶ Multifamily (Condo/Apt)



The Project

Recreation

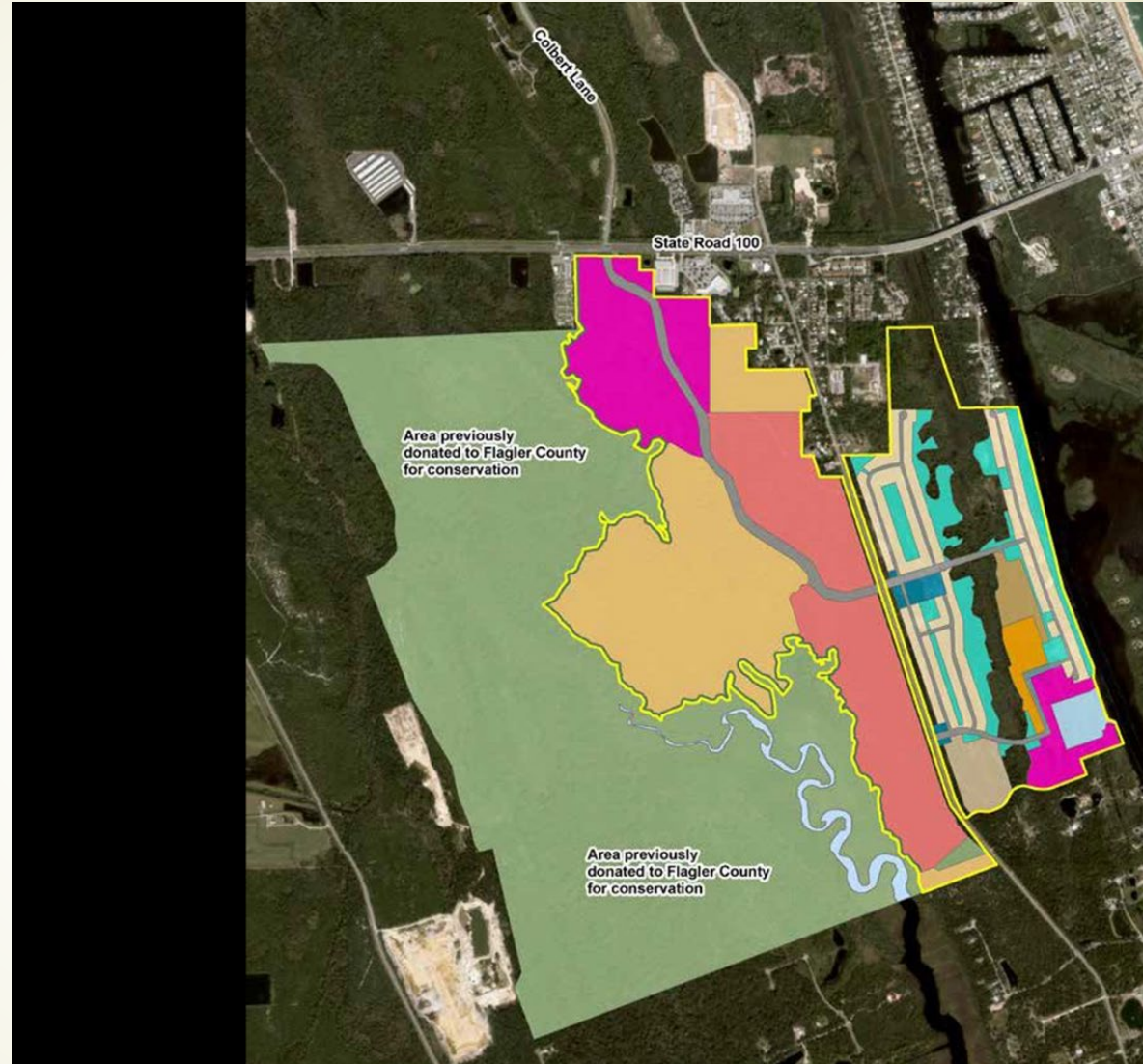
- Existing Amenity for Existing Development
- Marian Village
- Recreation facility on west side of JAH
- Passive trail and recreation
- Coordinate with County to link to County Blue Way trails
- Entertainment venues



The Project

► Flagler County Concerns

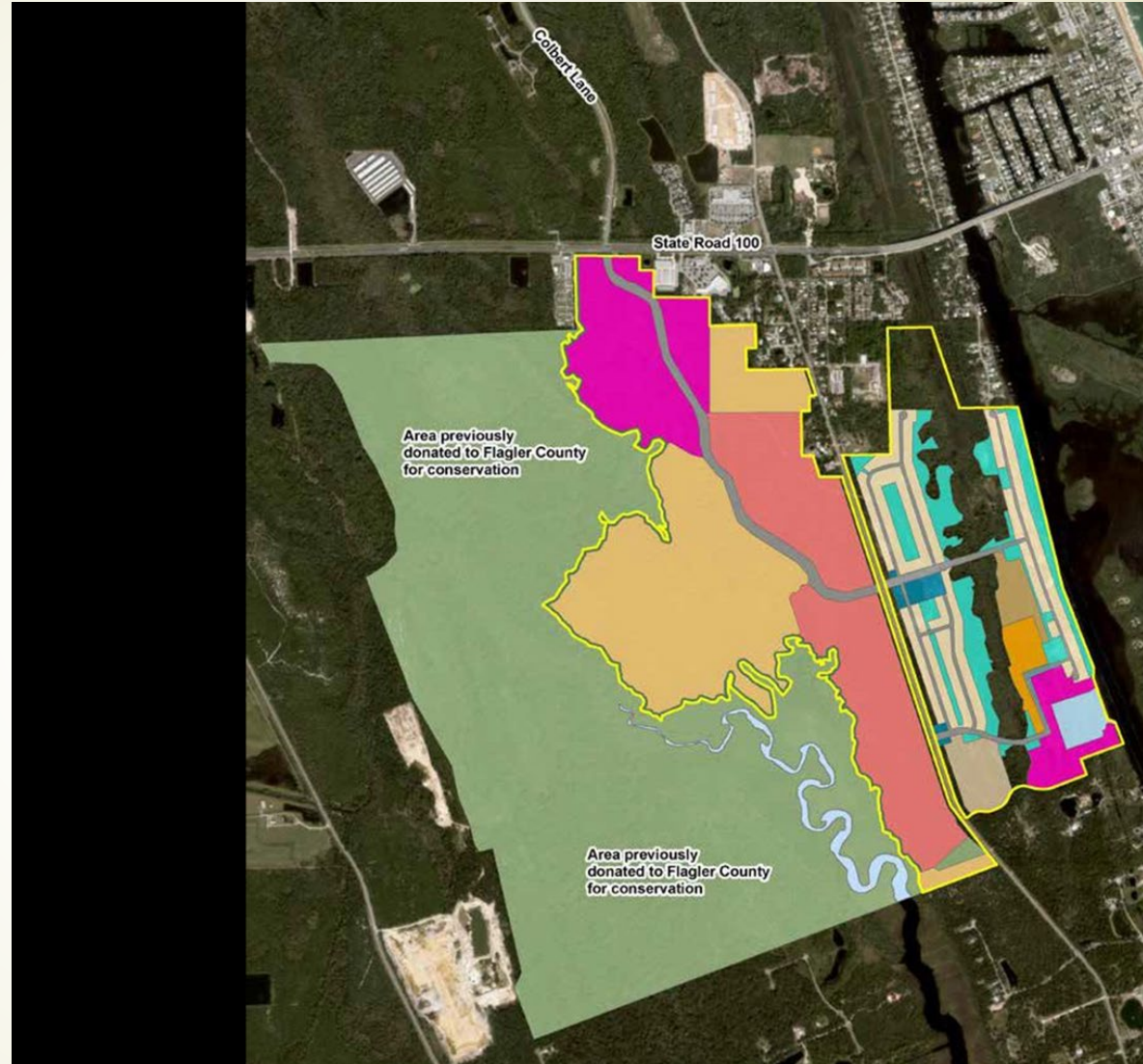
1. Concerns re: buffers at Bulow Creek and John Anderson Highway.
2. Include language for “narrowing areas” where minimum setbacks will be 75 feet for Bulow Creek area.
3. No private well sites.
4. Narrowing down/refining Exhibit G to the MPD (the Land Use Exchange Table).
5. Including a trigger for spine road development.



The Project

► City of Flagler Beach PAR Board

1. Ensure availability for projected demand on infrastructure.
2. School capacity availability for projected demand.
3. Addressing burning during development.
4. Including a trigger for spine road development.
5. Revise section 16 of the Agreement re: land use conversion, it will require a small scale amendment if change in land use occurs.



The Project

➤ Economic Benefit

➤ Total Residential Property Tax

➤ **\$999,530,156.00**

➤ Total Commercial Property Tax

➤ **\$17,850.979.00**

➤ School Impact Fees

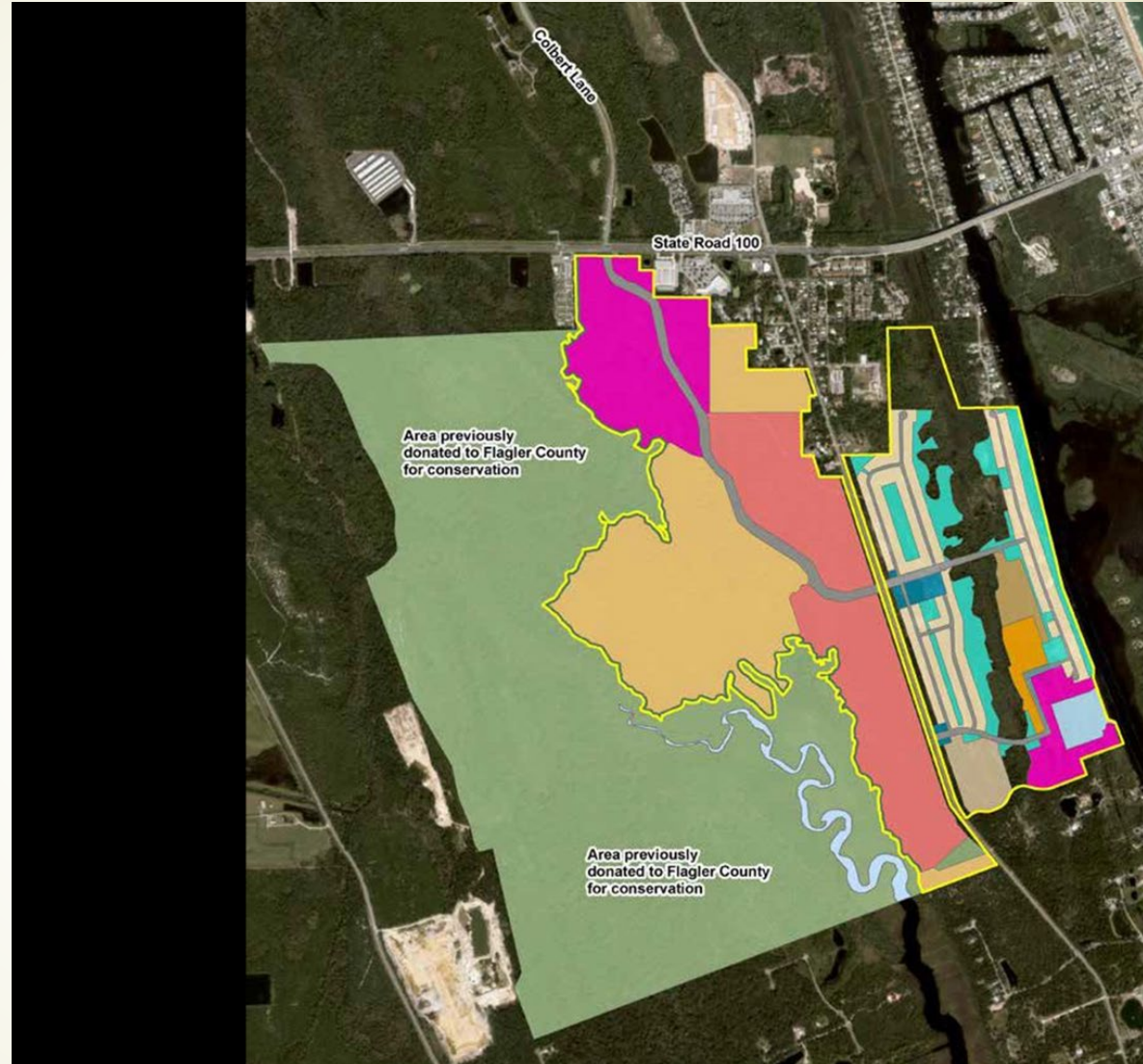
➤ **\$12,265,864.00**

➤ Flagler Beach Impact Fees.

➤ **\$41,062.030.00**

➤ Fiscal Surplus

➤ **\$336,572,169.00**



VERANDA
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at Flagler Beach