

City of Palm Coast, Florida

Agenda Item

Agenda Date: June 11, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #1: INTERGOVERNMENTAL COORDINATION, PUBLIC SCHOOL FACILITIES, AND PROPERTY RIGHTS		
Presenter: Ray Tyner, Deputy Chief Development Officer; Kathie Ebaugh, Consultant		
Attachments: 1. Presentation 2. Guiding Principle Icons 3. Chapter 10 – Property Rights Element 4. Chapter 7 – Intergovernmental Coordination Element 5. Chapter 9 – Public School Facilities Element		
Background: Council Priority: Comprehensive Plan Staff will provide a presentation on the update of the Comprehensive Plan. Over the next 3 months, staff will provide the Goals, Objectives, and Policies (GOPs) along with the pertinent Data and Analysis (D&A) for each Element to update the Comprehensive Plan to the planning horizon of 2050. Staff intends to accomplish this update through 3 workshops and a public hearing as follows:		
WORKSHOP/PUBLIC HEARING DATE	ELEMENTS TO BE REVIEWED	
June 11 (Workshop #1)	Intergovernmental Coordination, Public School Facilities, Property Rights	
July 9 (Workshop #2)	Housing, Parks, Conservation, and Infrastructure	
July 23 (Workshop #3)	Future Land Use, Transportation, and Capital Improvements (this meeting immediately follows the business meeting)	
August 20 (Public Hearing)	All Elements	
During each workshop, staff will provide a background and summary of the Goals, Objectives, and Policies (GOPs) for each element. The agenda package includes the complete GOPs to provide each PLDRB member an opportunity to review and make recommendations and changes.		
To provide an opportunity for all stakeholders to comment and provide input on the draft amendments, each element will be made available through Comprehensive Plan’s Social PinPoint web page and face-to-face engagement opportunities.		
<u>Background for June 11 Workshop.</u> As a top priority for the City Council, the City staff has been assigned the task of updating the City’s Comprehensive Plan for the year 2050, focusing on a vision-based approach that includes		

significant and continuous community input. This initiative, known as Imagine 2050, kicked off in October 2023 and has since seen active engagement with approximately 81,000 residents over the past six months. Various channels including a project website, pop-up events, civic group meetings, and social media campaigns have been utilized for community outreach.

Through these engagement efforts, a draft Vision Statement has been formulated, along with nine "Guiding Principles" to steer the creation of the Imagine 2050 Comprehensive Plan's Goals, Objectives, and Policies. These "Guiding Principles" will be prominently featured in the plan and illustrated for applicable Goals and Objectives, to ensure consistency and alignment with the community's vision.

The following Comprehensive Plan Elements will be presented:

Chapter 10 – Property Rights – Background

In 2021, the Florida Legislature required local governments to include a “property rights” element in the Comprehensive Plan. The inclusion of a Property Rights Element in local comprehensive plans serves several purposes:

- **Recognize Constitutionally Protected Rights:** articulates the importance of private property rights and establishes goals, objectives, and policies to safeguard these rights,
- **Balance Public and Private Interests:** strike a balance between the interests of property owners and the broader public interest in land-use planning,
- **Legal Compliance:** helps municipalities comply with state laws and constitutional provisions related to private property rights, and
- **Conflict Resolution:** provides a framework for resolving conflicts and provides for vested right determination and protects legal non-conforming structures and uses.

Policies in this element are intended to:

- Recognize property owners' constitutionally protected rights.
- Consider property rights in local decision making.
- Reference a set of identified rights in decision-making.
- Ensure development rights are protected once vested.
- Safeguard entitled rights of property owners.
- Address changes to development regulations.

Chapter 7 – Intergovernmental Coordination - Background

Its primary aim is to foster seamless coordination among the City, other local government entities, special districts, and State, regional, and Federal agencies. This Element establishes a framework and mechanisms to facilitate efficient coordination among governmental entities in recognition that when local governments collaborate and forge alliances to deliver public services and facilities, the community benefits from increased efficiency and responsive planning tailored to public needs.

The policies in this element direct the City to accomplish the following:

- Appoint representatives for interactions with outside agencies.
- Utilize forums for resolving unresolved issues.
- Initiate regional dispute resolution processes if needed.
- Participate in forums for growth planning and dispute resolution.

- Coordinate efforts with mosquito control for consistent actions.
- Enter interlocal agreements for facility identification and cost allocation.
- Cooperate with neighboring local governments for utility services.
- Work with agencies on air and water quality, pollution control, and conservation.
- Notify neighboring jurisdictions of land use proposals.
- Coordinate comprehensive plans and decision-making processes.
- Participate in policymaking forums for growth planning.
- Address potential impacts through formal and informal procedures.
- Coordinate with adjacent local governments on planning processes and impact assessment
- Coordinate reviews of annexations, plan amendments, and development projects.
- Coordinate with regional bodies and provide detailed information as required by law.
- Coordinate with Education and Health Facilities.
- Recognize and identify potential disputes in development procedures.
- Review and update the Land Development Code (LDC) within one year of Plan adoption.
- Incorporate criteria in development regulations to identify significant impacts and provide mitigation standards.
- Utilize informal dispute resolution processes for resolving disputes with governments or agencies.
- Employ the voluntary regional dispute resolution process (RDRP) for formal disputes if informal methods fail.
- Coordinate city planning activities with neighboring local governments and agencies.
- Establish formal agreements and understandings through interlocal agreements or joint planning area agreements.
- Coordinate implementation of the Plan with countywide, regional, federal, and state planning bodies and regulatory agencies.
- Enter intergovernmental agreements to improve traffic circulation and alternative transportation.
- Coordinate planning activities with FDOT, Flagler County, and Volusia River to Sea TPO.
- Develop transit alternatives and funding sources with the Flagler County Community Transportation Coordinator.
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- Develop transit alternatives and funding sources with the Flagler County Community Transportation Coordinator.
- Coordinate with public and private sectors to ensure a variety of dwelling units are available.
- Collaborate with Flagler County for affordable housing incentives and fund identification.
- Coordinate with local governments to ensure City's system complements neighboring ones.
- Work with Flagler County to connect greenways and trails with parks and conservation areas.
- Continue cooperation with the School Board for joint-use school/park sites.
- Ensure WSFWP aligns with long-term water supply strategies from SJRWMD.
- Protect potable water and Aquifer Recharge Areas through techniques and partnerships.
- Conduct water supply studies for orderly development and conservation.

- Maintain steady and continuous solid waste collection and disposal services in a cost-effective and efficient manner.
- Coordinate with Volusia County or another entity for solid waste disposal.
- Update and extend interlocal agreement for solid waste collection.
- Ensure a minimum of ten years of solid waste capacity in the interlocal agreement.

Chapter 9 – Public School Facilities – Background

This Element is not a required Element per Florida Statutes. The Element was first adopted into the Comprehensive Plan in 2008 as required by Florida Statutes, at that time. In 2011, Florida Statutes were amended to make school concurrency optional.

This Element is maintained as the guiding document to establish the policies that assist the City, the School District, and other local governments in implementing school concurrency. The element also includes policies to assist the coordination of future school locations, and the potential sharing of facilities to assist each entity in providing services (recreational or educational) to the residents of Flagler County.

The policies in this element direct the City to accomplish the following:

- Coordinate with Flagler County School District and local governments.
- Facilitate discussions on school-related issues and information sharing.
- Implement amendments to the Public School Facilities Element.
- Involve School District Board in development review for better coordination.
- Coordinate land-use and development decisions with public school facilities.
- Consider School District input in development processes.
- Review District Educational Facilities Plan and 5-Year School Board Work Program.
- Ensure consistency with City's Comprehensive Plan.
- Coordinate infrastructure availability.
- Ensure public school facilities serve as educational centers and emergency shelters.
- Harmonize operational capabilities of School District and City.
- Cooperate to conserve public funds and avoid duplicative efforts.
- Cooperate with School District to ensure constitutionally adequate public school facilities.
- Adopt and maintain Level of Service (LOS) standards for public schools.
- Coordinate planning to meet enrollment needs.
- Implement School Concurrency according to State law and Interlocal Agreement.
- Coordinate with School District for efficient use of school capacity.
- Apply School Concurrency to residential uses generating demands for school facilities.
- Ensure compliance with proportionate share mitigation fund payments.
- Ensure acceptable mitigation is obtained proportionate to new residential development's impact on public educational facilities.
- Coordinate with School District to establish mitigation measures during development approvals.
- Prefer specific forms of mitigation and ensure proportionality to development impact.

Recommended Action:
FOR PRESENTATION AND DISCUSSION