



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



Voluntary Annexation

VERANDA BAY



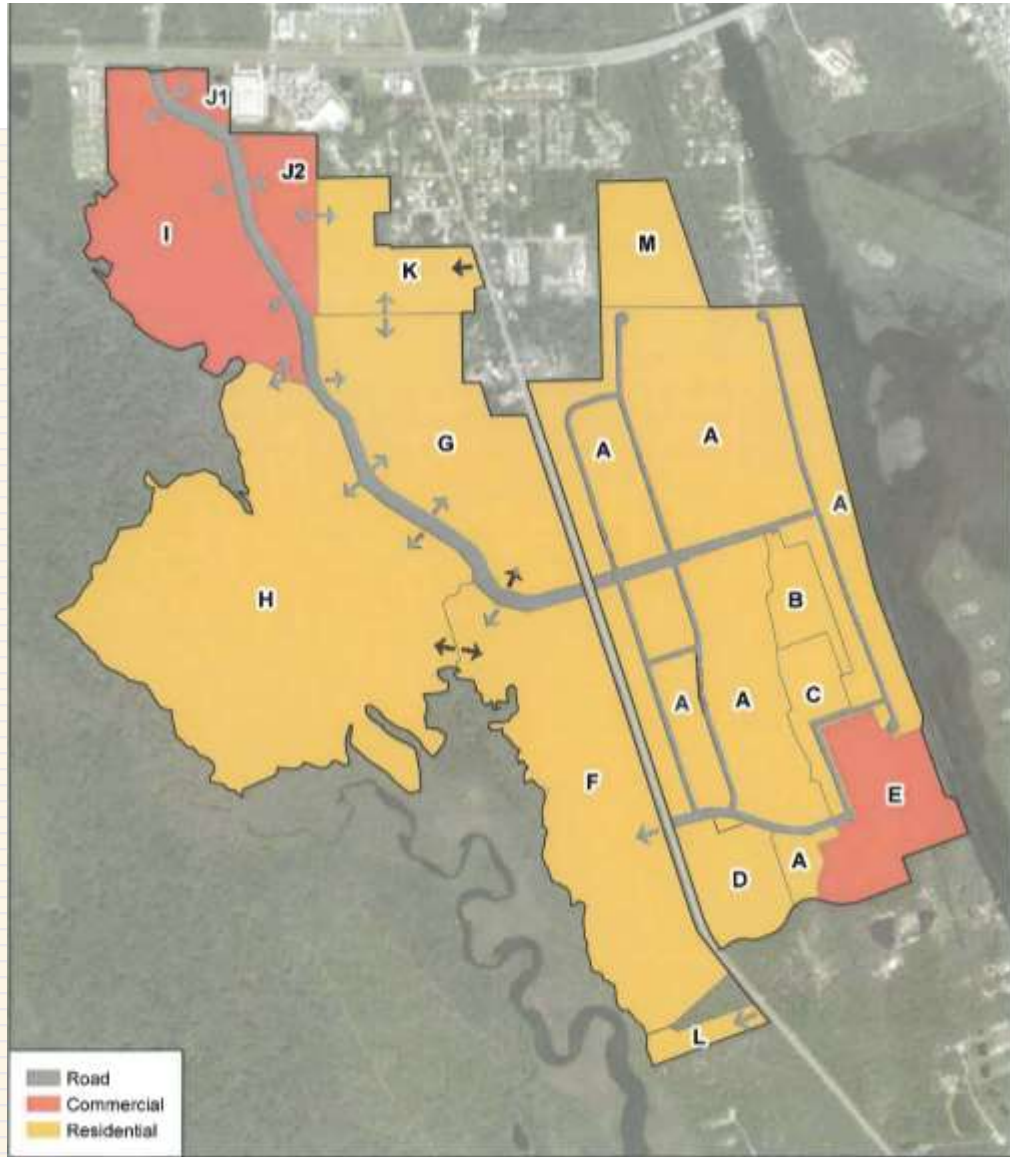
Voluntary Annexation into City of Flagler Beach, FL

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

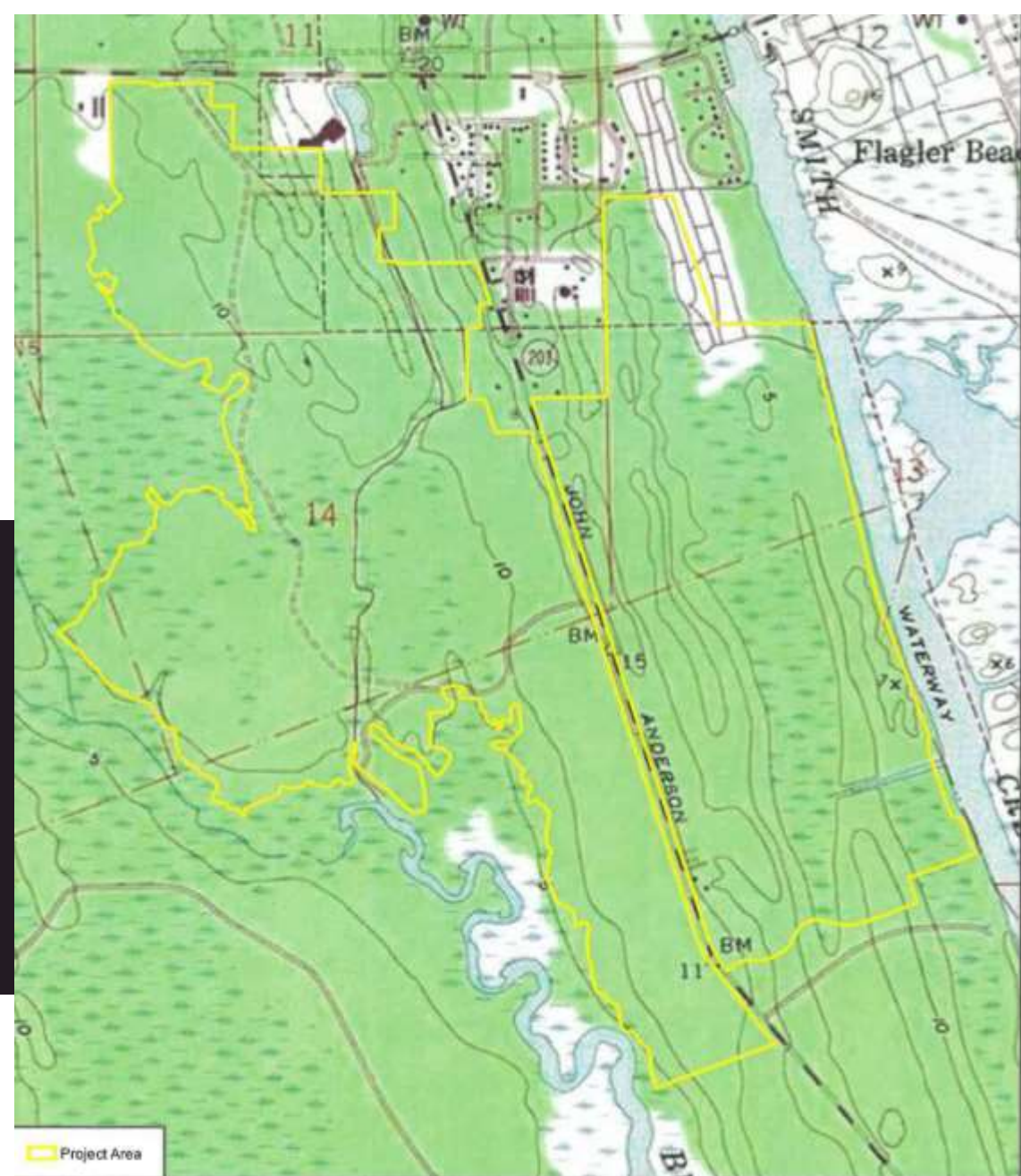
The proposed annexation meets criteria set forth in Subsection 171.044, Florida Statutes regarding the character of the area to be annexed.

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

City Commission Special Meeting



Large Scale Future Land Use Amendment State Requirements

Florida Commerce Requirements

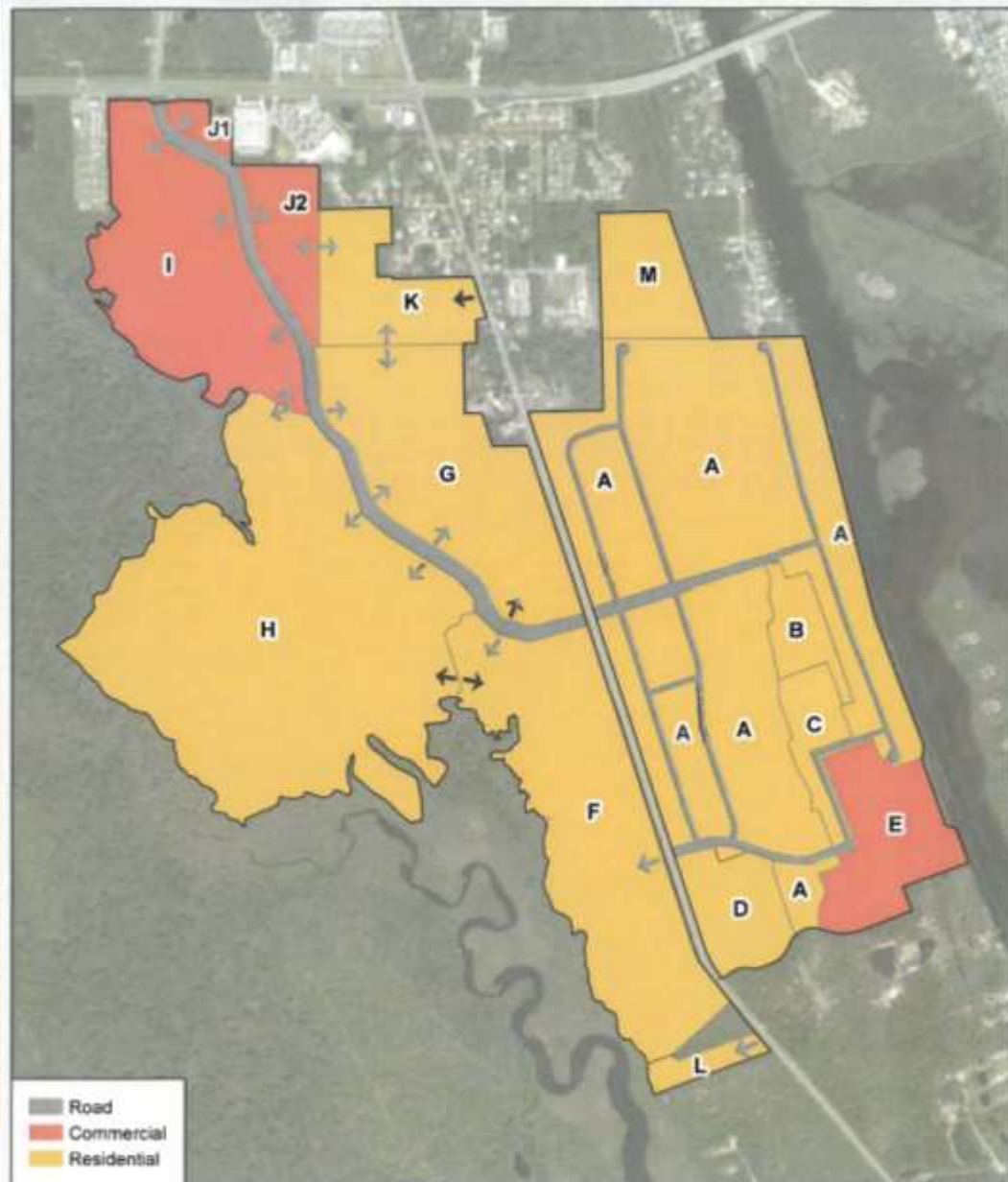
Per Section 163 of Florida Statute, the amendment includes a planning analysis which considers:

- 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.



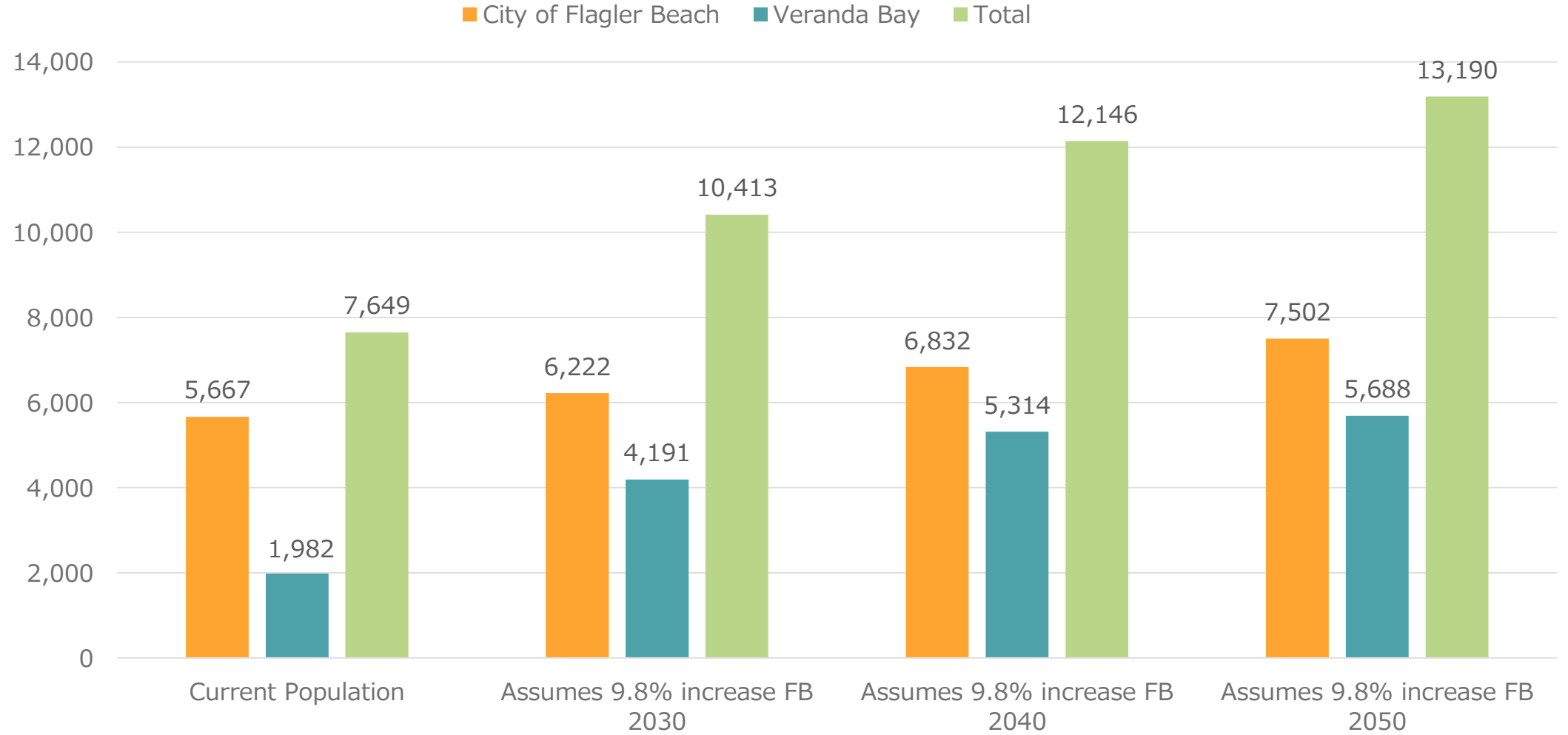
The intent of Veranda Bay is to develop the property with Low Density Residential, General Commercial, and a Marina Village.

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

V E R A N D A B A Y

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

VERANDA BAY



Demand on Potable Water / Capacity Analysis

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

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 SQFT * .10 GPD/SQFT
- Proposed non-residential water demand = 42,250 GPD
- The phasing and MPA propose 472,491 SQFT * .10 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 Demand

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

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

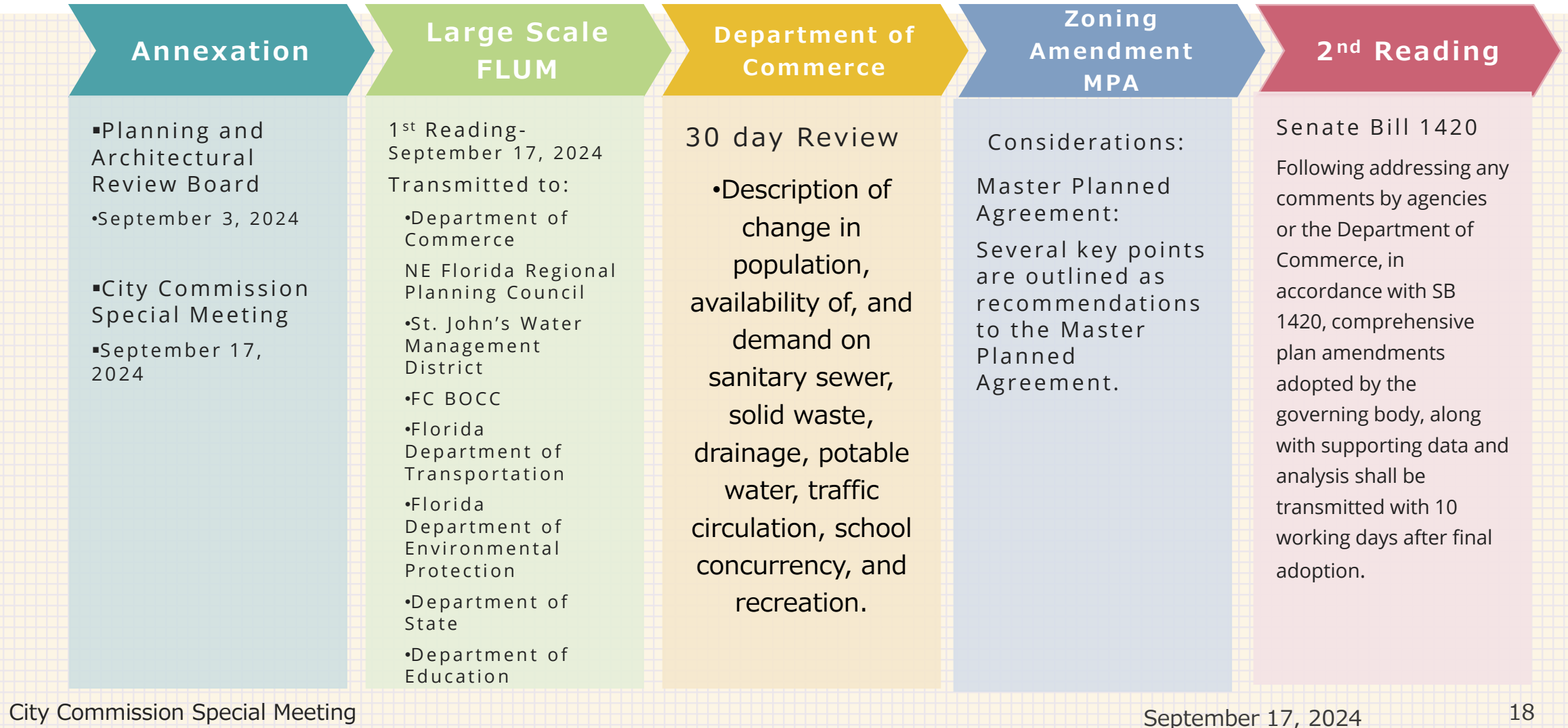
City Planner Recommendations for Consideration

- 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 |