



To: Planning and Architectural Review Board

From: Lupita McClenning, City Planner

Date: March 24, 2025

Re: Updates and Action Items: 2025 Work Plan & Timeline

Update: Flagler Beach (Flagler) - Amended Floodplain Management Regulations

The floodplain management ordinance for Flagler Beach was amended by Ordinance No. 2025-01. The ordinance and the Ordinance Review Checklist were uploaded to the FEMA Community Information System.

The community's floodplain management regulations are based on the model ordinance prepared by the Florida Division Emergency Management (DEM). **DEM determined that the adopted regulations meet the requirements for continued participation in the NFIP.**

Ordinance No. 2025-01 included a local technical amendment to the Florida Building Code. Pursuant to 553.73(4)(a), F.S., this local amendment to the Florida Building Code was transmitted to the Florida Building Commission.

Any subsequent changes to these regulations, including future amendments to adopt requirements or code amendments that exceed the NFIP minimums, are to be reviewed by Florida DEM before adoption. NFIP State Coordinating Agency responsibility is to work with communities to ensure they remain compliant with the NFIP requirements for participation in the NFIP.

##

Action Item: Local Governments required to Adopt Updated Water Facilities Supply Plans (WSFP) by June 12, 2025.

All local governments in **North Florida must adopt an updated Water Supply Facilities Plan (WSFWP)** and related comprehensive plan amendment **by June 12, 2025**. Local governments in NFRWSP area are required by subparagraph 163.3177(6)(c)3., F.S., to modify the potable water sub-elements of their comprehensive plan.

The St. Johns River Water Management District (SJWMD) approved the 2023 North Florida Regional Water Supply Plan (NFRWSP) December 12, 2023. In accordance with Section 163.3177(6)(c)4, Florida Statutes, all **jurisdictions are required to adopt an updated WSFWP** and related comprehensive amendment **within 18 months of approval of the [2023 NFRWSP](#)**.

On February 27, 2025 the City of Flagler Beach City Commission approved Resolution 2025-18. The engineering firm of MEAD & HUNT is preparing the Water Supply Facilities Supply Plan (WFSP) for amount not to exceed \$59,348.

Local governments are required to adopt water supply facilities work plans and related amendments into their comprehensive plans. The work plan contains information to update the comprehensive plan's capital improvements element, and provide specifics about the need for and location of public facilities, principles for construction, cost estimates, and a schedule of capital improvements.

NEXT STEPS:

The Planning and Architectural Review Board (**PARB**) to review **DRAFT** and make **recommendation to the City Commission at May 6, 2025 Regular Meeting.**

The **City Commission to consider adoption of Water Supply Facilities Plan at first reading on May 8th and consider adoption of plan on 2nd reading, May 22nd.**

The WSFP is then **transmitted to the St. Johns River Water Management District (SJRWMD)** and the **Florida Department of Environmental Protection (DEP)**, as they are responsible for water resource management and planning. **Deadline June 12, 2025.** (*Hearing Dates Pending City Clerk and City Attorney input*).

The WSFP is then **incorporated into the Comprehensive Plan in the Capital Improvement Element** as part of the **EAR update** and **transmitted to the State** along with required legislative updates.

##

Action Item: Address changes in state requirements since the last update of the Comprehensive Plan and include updates to the Comp Plan based on local conditions.

Evaluation and Appraisal Reports (EAR) – City of Flagler Beach January 1, 2026

Local governments must follow the provisions below:

1. Every seven (7) years amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated (Flagler Beach 01/01/2019).
2. Notify the state land planning agency by letter of this determination.
3. If amendments to the comprehensive plan are necessary, local government shall prepare and transmit proposed amendment to the State Land Planning Agency within one year of determination.
4. Local governments failing to submit proposed amendment may not amend its comprehensive plan until it complies.
5. The evaluation and appraisal should **address changes in state requirements since the last update of the comprehensive plan and update the comprehensive plan based on changes to local conditions.**

Action Items: Required Legislative Updates 2021-2024 in Comprehensive Plan

LEGISLATION	Comp Plan Element	Summary	PARB	City Commission	Complete
Senate Bill 496 House Bill 59	Growth Management	Property Rights	09/03/24	Transmitted to State Approved	Ord# 2024-20
WFSP	Capital Improvement	Incorporate alternate water supply (AWS) projects; Identify AWS projects, traditional water supply projects and conservation and reuse to meet water needs identified in NFRWSP. Include work plan, covering a 10-year planning for building public, private and water supply facilities.	05/06/25	CC 05/08 1 st Reading CC 05/22	Due 06/12/25 to SJRWMD/DEP Transmit to DOE as comp plan EAR Update
Senate Bill 962 House Bill 981	Future Land Use	Allow Mixed Use in GC if portion of project includes affordable housing. Precursor to Live Local Act.	Tentative PARB 05/06/2025		Due 10/2025
House Bill 487 Senate Bill 1247	Future Land Use	Bill increases maximum acreage of small-scale comprehensive plan amendment from 10 acres to 50 acres.	Tentative PARB 05/06/2025		Due 10/2025

LEGISLATION	Comp Plan Element	Summary	PARB	City Commission	Complete
Senate Bill 102	Future Land Use	Preempts local government limits on height and density in commercial and mixed-use zones. Suspends requirement for zoning or comprehensive plan amendments. Prohibits local governments from imposing rent control. Creates new property tax exceptions for new or rehabbed affordable housing units.	Tentative PARB 05/06/2025		Due 10/2025
Senate Bill 1624 House Bill 645	Future Land Use	Bill allows resiliency facilities in commercial land use and prohibits local development regulations that conflict with resiliency facility citing, and increases length of gas lines from 50 to 100 miles.	Tentative PARB 05/06/2025		Due 10/2025

NEXT STEPS:

Draft state legislative requirements to update the City of Flagler Beach Comprehensive Plan for PARB and City Commission review and adoption.

Transmit comprehensive plan legislative updates to the State Florida Commerce Transmit three copies of the adopted comprehensive plan amendment within ten working (10) days after the final adoption hearing to the State Land Planning Agency and one copy to other agencies and/or local governments that provided comments per 163.3184(3)(c)2.