



City of Flagler Beach Land Development Code (LDC) Update

What is a Land Development Code?

The Land Development Code implements the Vision, Goals, Objectives and Policies of the City's Comprehensive Plan which affects the quality of life in through policies, projects and programs. The Land Development Code includes zoning standards, subdivision regulations and requirements for natural resource protection. The Land Development Code is tied to the Official Zoning Map which separates the land into districts, defines permitted, conditional and special uses and specifies things such as density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements.

Why is the City updating the Land Development Code?

The City is updating its Land Development Code because the Elected Officials and staff recognize that the existing code can be improved to serve you, the citizens and business owners. Our goal is to provide you with a document that is user-friendly, easy to navigate with regulations that achieve the City's development objectives. Some examples include the amount of impervious area on lots; number of required parking spaces for commercial uses, compatibility of housing sizes; clarification of platting requirements; improved definitions; clarification within the environmental/wetlands section; and overall ease of use/reference.

Who will lead the Land Development Code Update process?

City of Flagler Beach staff and Kimley-Horn and Associates, Inc. will be coordinating the Land Development Code update process. Kimley-Horn will work hand in hand with the City Planning staff to complete this project. Input from citizens, the business community and other governmental agencies is needed to ensure that issues are identified and solutions are built into the updated Land Development Code.

Where can I view the current Land Development Code?

You can review a copy of the current Land Development Code in the Planning Department at City Hall, request an electronic copy from the Planning Department, access it online at https://library.municode.com/fl/flagler_beach/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADERE#TOPTITLE or view the project website at www.cofbldc2019.com.

Will there be citizen involvement in the process?

Citizen participation and input play important roles in establishing the content of a Land Development Code because the use of these regulations affect you. There are several ways that you can become a part of the process. You may call or e-mail the city planning or Kimley-Horn staff, or fill out a comment form and mail it or drop it off at City Hall. We would also encourage you to attend the workshops, presentations and other public outreach opportunities to voice your opinions. Visit the City of Flagler Beach Land Development Code Update website at www.cofbldc2019.com. Meeting summaries and the schedule of upcoming meetings will be posted there.



Will this process bring more businesses to Flagler Beach?

While the update to the Land Development Code does not directly incentivize businesses through economic development, it can make it easier for businesses to come to Flagler Beach by eliminating or reducing outdated regulations that impeded the opening and running their businesses.

Will this update involve increasing the maximum height of buildings within the City?

The City Charter states, "Buildings within the City of Flagler Beach shall be limited to a maximum height of thirty-five (35) feet." Therefore, the Land Development Code cannot increase the height unless the City Charter is revised.

Can this update address parking issues?

Yes, this Land Development Code update can install preferred parking methods such as shared parking, golf cart and bike parking, and pickup/drop off areas for ridesharing companies.

Will this project include the big residential development in Flagler County?

This Land Development Code update will not address any specific developments and is not involved in the large residential project currently submitted with the Planning and Zoning Division in Flagler County.

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