Change is inevitable. In a progressive Country, change is a Constant

*Benjamin Diraeli, 1867*

The Study Area
Charrette Kick-off Party

Opening Presentation

Saturday, February 1
The Planning Process

Saturday, February 1

The Public Workshop
The Team

Treasure Coast Regional Planning Council
Northeast Florida Regional Planning Council
Florida Department Of Transportation
City of Flagler Beach
Flagler County
Charrette Steering Committee
A + S Architects & Planners, P.A.
Seth Harry & Associates
Glatting Jackson
- Preserve the natural vegetation and environment
- Bury utility lines (phased approach)
- Enforce two lanes throughout the entire corridor
- Additional planting along the bike trail
- Entrance gateways using native materials
- Buffer construction along A1A
- Bike path rest-stop with parking
- Preserve and increase beach access
- Replace or remove obsolete buildings
- Architectural Standards
- Information kiosks
- Zoning - Cluster shops - Parking should not be visible
- Identify historical sites
- Eliminate billboards
- Reduce speed
- Develop in an interconnected grid pattern, not in isolated subdivisions.
- No on-street parking on A1A
- Acquire land for preservation

- Preserve, improve and build new "hula huts"
- Encourage eco-tourism.
- Eliminate billboards
- Preserve wetlands
- Drainage
- Beach erosion
Zoning

Existing Condition

Zoning

Potential Development Under Current Zoning
Zoning

Preservation of the Scenic Corridor: Ideal Build-Out

Hammock Village
Entrance Gateways

A1A Scenic Outlook Pavilion

Entrance Gateways
“Respect the natural plant communities found within the ecosystems of Florida.”

The Citizens of Flagler Beach & Flagler County

Natural vegetation of Florida
coastal uplands

Natural vegetation of Florida
AIA Corridor-Study Area

The coastal uplands are characterized by their sandy soils, which are well-drained and often subjected to periodic flooding. These areas are typically found along the coast and are home to a variety of plant associations adapted to these conditions. The flat and open landscape allows for the growth of diverse vegetation, including grasses, shrubs, and small trees.

AIA Corridor Plant Associations
coastal uplands-beach/dune

Neutral to alkaline soil is composed of coarse sand and shell fragments. This soil has little organic matter with low fertility and some salt content, and is well-drained to the point of being dry. Plants of these communities are adapted to hot, dry, sunny, and windy conditions and do poorly when grown in the shade or planted in rich soils, or those with poor drainage. Beach/dune plants are very salt and drought tolerant.
**Coastal Uplands-Beach/Dune**

**Native Planting Palette**

**CANOPY TREES**
- n/a

**UNDERSTORY TREES**
- n/a

**SHRUBS**
- Beach croton
- Beach elder
- Christmas berry
- Prickly-pear cactus
- Saw Palmetto
- Spanish bayonet

**GROUND COVERS:**
- Sea oxeye daisy
- Saltgrass
- Elliott lovegrass
- Railroad vine
- Beach elder
- Muhly grass
- Prickly-pear
- Beach panic grass
- Knotgrass
- Seaside purslane
- Smooth cordgrass
- Saltmeadow cordgrass
- Seashore dropseed
- Sea oats

**VINES**
- Railroad Vine

**WILDFLOWERS**
- Blanket flower
- Beach dune sunflower
- Camphorweed
- Standing cypress
- Horsemint
- Seaside evening primrose
- Seaside goldenrod

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**1) COASTAL UPLANDS**

by Maritime Forest

This community begins on the lee side of oceanfront dunes, shell mounds, and coastal dunes and extends as far inland as suitable conditions allow. Soils vary in pH from neutral to moderately alkaline and consist of sand, sometimes with shell fragments. Permeability and moisture retention are good due to surface litter and humus accumulation. Shores and dunes are well-drained, while low and swales may retain water for some time. Plant distributions will reflect these different conditions. Maritime forest is limited to well-drained sites; the plants tolerate moderate amounts of salt, wind, drought, and some shade.

**AIA Corridor Plant Associations**

coastal uplands-maritime forest
**Coastal Uplands-Maritime Forest**

**Native Planting Palette**

**CANOPY TREES**
- Southern redcedar
- Southern magnolia
- Redbay
- Sand live oak
- Laurel oak
- Live oak
- Cabbage palm
- Washington palm
- Soapberry

**UNDERSTORY TREES**
- Gumbumelia
- Persimmon
- American holly
- Devilwood
- Chapman oak
- Myrtle oak
- Hercules club

**SHRUBS**
- Wild indigo
- Saltbush
- Beautyberry
- Beach croton
- Coral bean
- Sand holly
- Yapon holly
- Gallberry
- Wax myrtle
- Saw palmetto
- Sparkleberry

**GROUND COVERS**
- Coontie

**WILDFLOWERS**
- n/a

**Study Area**

- Flagler County
- Marine Land
- Washington State Park
- Hammock
- Palm Coast
- Beverly Beach
- 1,500’ Transition Zone
- 7th Avenue North
- Sr100/Moody Blvd.
- 7th Avenue South
- Volusia County

- beach dunes environment
- maritime forest environment

*Plant Associations - North Florida*
FDOT DESIGN STANDARDS
INDEX NO. 700
Rural Section
<40 mph = 16’ Clear Zone
>40 mph = 24’ Clear Zone
Urban Section
(Vertical Curb)
18” from back of curb

CLEAR ZONE PLANTING
Within Clear Zone – Trees not expected to become greater than 4” in diameter measured 6” above the ground
Beyond Clear Zone – Trees expected to become greater than 4” in diameter measured 6” above the ground
Urban Section
(Vertical Curb)
18\" from back of curb for any tree greater than 4\" diameter

Marineland Existing Urban Section

Marineland Existing Photo – Looking South

Marineland Proposed Urban Section

Marineland Proposed Photo – Looking South

Plant native grasses
Rural Section

- <40 mph = 16' Clear Zone
- >40 mph = 24' Clear Zone

South of Marineland Existing Rural Section

South of Marineland Existing Photo – Looking South

South of Marineland Proposed Rural Section

South of Marineland Proposed Photo – Looking South
Rural Section

<40 mph = 16' Clear Zone

>40 mph = 24' Clear Zone

Matanzas Shores Existing Rural Section

Add curb at median development entrances and install native palms & trees

Plant native trees & palms beyond clear zone

Plant native grasses/wildflowers in median

Add curb at median development entrances and install native palms & trees

Matanzas Shores Proposed Photo – Looking South

Plant native grasses/wildflowers in median

Plant native trees & palms beyond clear zone

Add curb at median development entrances and install native palms & trees

Matanzas Shores Existing Photo – Looking South
Rural Section

<40 mph = 16’ Clear Zone
>40 mph = 24’ Clear Zone

Sea Colony Existing Rural Section

Sea Colony Existing Photo - Looking South

Sea Colony Proposed Rural Section

Sea Colony Proposed Photo – Looking South

Plant native grasses
Plant native wildflowers
Restore walkway
Rural Section

<40 mph = 16' Clear Zone

>40 mph = 24' Clear Zone

Private development
Landscaping to follow native plant palette

Preserve view

Preserve and maintain edge

Plant native grasses/wildflowers

Private development
Landscaping to follow native plant palette

Preserve view

Preserve and maintain edge

Plant native grasses/wildflowers

Rural Section

<40 mph = 16' Clear Zone

>40 mph = 24' Clear Zone

Private development
Landscaping to follow native plant palette

Preserve view

Preserve and maintain edge

Plant native grasses/wildflowers
Rural Section

- <40 mph = 16’ Clear Zone
- >40 mph = 24’ Clear Zone

Entering Flagler Beach Existing Urban/Rural Section (no curb)

Entering Flagler Beach Existing Photo – Looking South

Rural Section

- <40 mph = 16’ Clear Zone
- >40 mph = 24’ Clear Zone

Entering Flagler Beach Existing Urban/Rural Section (no curb)

Entering Flagler Beach Existing Photo – Looking South
Rural Section

<40 mph = 16' Clear Zone

>40 mph = 24' Clear Zone

Preserve view

Organize on-street parking

Remove on-street parking till pier

Reinforce city streetscape
Rural Section
<40 mph = 16’ Clear Zone
>40 mph = 24’ Clear Zone

Architectural Design Guidelines

FLAGLER BEACH
ARCHITECTURAL STYLES - RESIDENTIAL - ST AUGUSTINE/ANGLO CARIBBEAN
SR A1A - North of Flagler Beach

Issues
- Turn lanes are constructed in conjunction with new developments in the Hammocks area, resulting in overly-wide roadway.
- Florida Power tree-trimming is not sensitive to the canopy.
- "No Parking" signs clutter the dunes.
- Despite the numerous "No Parking" signs, beachgoers still park on the dunes.
- Billboards

Analysis
- FDOT says that turn lane construction is dictated by the County in the Hammocks area, possibly as a condition of the DRI approval for new development.
- Tree trimming must be accomplished to keep power lines clear of the tree canopy.
- Vehicular parking on the dunes speeds erosion.
**Recommendations**

- Work with the County to determine actual need for turn lanes commensurate with new development, and only construct them where accident data or turning volumes warrant (evaluate on a case-by-case basis). Additionally, as opportunities present themselves (such as a resurfacing or drainage project), evaluate the ability to remove unneeded turn lanes.

- Work with Florida Power to ensure that trees are pruned selectively, even though the trimming may need to be done more often. This selective pruning preserves the canopy and enclosure of the roadway, slows traffic, and is consistent with the scenic designation of the roadway.

- Landscaping can replace the "No Parking" signs and preclude vehicle parking on the dunes. Palmettos such as those growing along the dunes in northern Volusia County adjacent to the Flagler County line. These plantings would also aid in holding the dunes together and preventing further erosion.

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**The Next Steps**

- Approve the Conceptual Master Plan
- Develop An Overlay Zoning Code
- Develop Architectural Design Guidelines
- Work W/Charrette Steering Comm. to Define Priorities
- Initiate Conversations With FDOT (A1A)
- Initiate Conversations With Florida Power

Funding Sources

Implementation Strategies