



Flagler County, FL Beach Management Plan

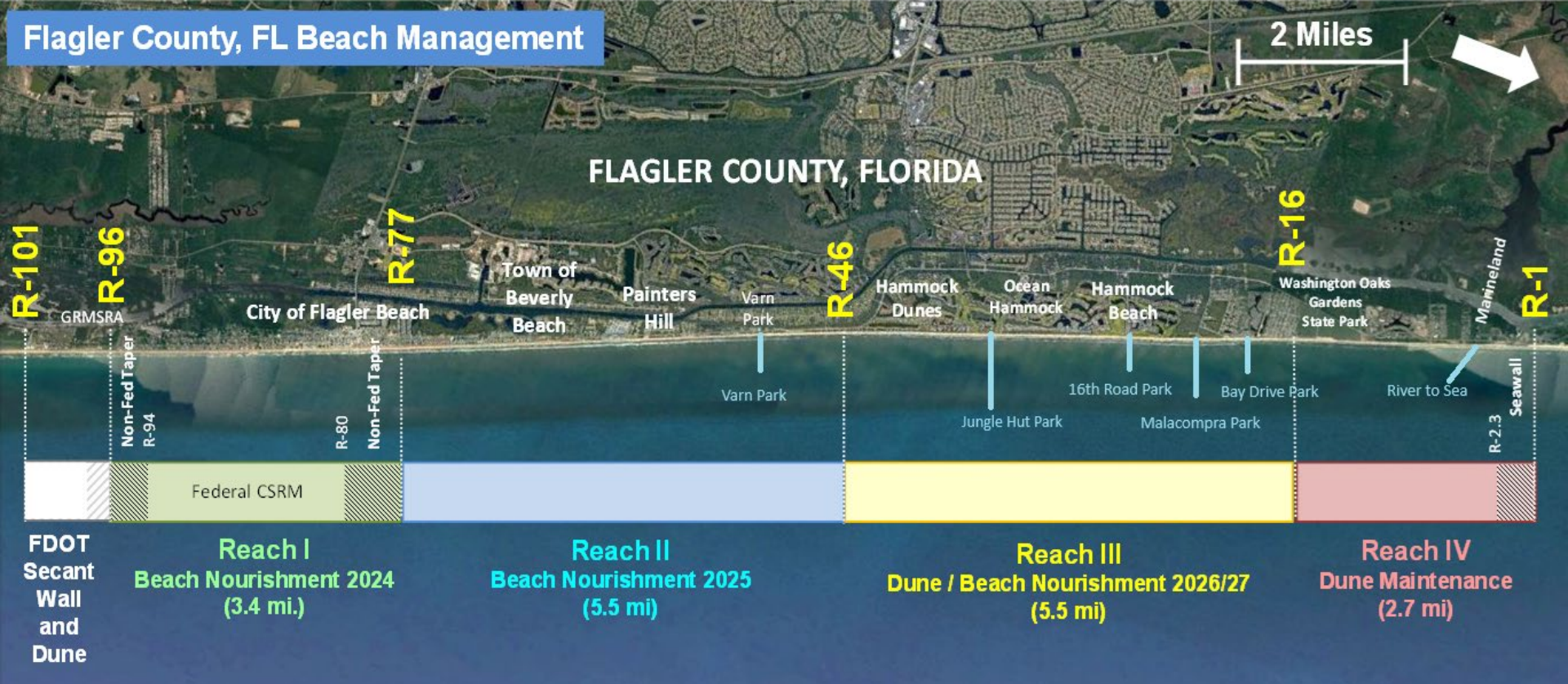
October 21, 2024
Commission Workshop

Agenda



- Beach Management Plan Overview/Update
- Survey Results
- Local Funding Strategy
- Municipal Service Benefit Unit
- Questions and Answers

Flagler County, FL Beach Management



Beach Management Areas. The location and extent of the four Flagler County beach management reaches are depicted in the figure above.

Coastal Permit Modifications



Reach #2 - Flagler County Beach/Dune Permit

- Currently includes dune and beach restoration work up to Beverly Beach
- Was modified to include dredging and extended to south of hardbottom (just N. of Varn Park)
- Scope and Proposal completed by Olsen Associates, Inc.
- Application Under Review with Estimated Approval by End of Year
- Funding Has Been Identified
- Construction to Begin Spring 2025

Reach #3 - Flagler County Permit for beach nourishment where potential hardbottom exists

- Currently includes dune restoration work (landward of mean high-water line)
- To be modified to include beach restoration, hardbottom impacts and dredging
- Scope and Proposal currently being advertised
- Requires further Board Action & Funding
- Estimated time frame = 2-3 years

Probable Cost Development

- Initial project volume along 11.6 miles is approximately 44, 25, or 16 cubic yards/foot (BMS, 2022) but actual fill density will be determined in the design and permitting phase.
- 10 acres of rock mitigation for hydraulic dredging approach (actual amount will be subject to engineering and permitting)
- Market conditions and similar projects
 - \$4,700,000 for dredge mob/demobilization **
 - \$14-\$18 per cubic yard for sand placement by dredge **
 - \$50 per cubic yard for offshore sand stockpiling and rehandling
- Planning, Design, Engineering, Construction (6% of construction cost)
- 10% Contingency
- Monitoring \$500,000 per year (northern 11.6 miles)

(** consistent with 2023 USACE cost estimate)



Beach Management Update



Significant Work Performed Since June 2024

- Proposal and Presentation on MSBU/MSTU from PFM Consulting LLC
- Adjustments by County Staff to include Flood Inundation Maps
- Consideration of 4 Zone Countywide MSBU Concept (*Did Not Receive Support*)
- Consideration of the full Barrier Island MSBU with zone options (*Did Not Receive Support*)
- Community Outreach Program
 - Presentations to Property Owners (more than 10 town hall forums/meetings at field locations)
 - Conducted a Property Owner Survey
- Compile and Analyze Survey Data
- Examine the Creation of N10+ MSBU for the Unincorporated Barrier Island
- Requested Parallel 4x4 USACE Study (Needs Federal Appropriation)
- Selection of Coastal Engineering Services for Permitting & Design (11/4 Agenda)

Community Outreach Summary



Town Hall Forums/Meetings

- More than 10 Community Meetings Held with Approximately 415 Residents
- Meetings Held between the dates of August 20th and October 8th
- Overall Comments Received: Very Informative, Appreciative of the Information, Positive and Supportive.

Property Owner Survey

- Survey Commenced September 27th and Concluded on October 13th
- Distributed to Property Owners via USPS, Email, and Printed Flyers
- Distributed to approximately 6,775 Parcels
- Received 807 Completed Surveys (12% participation)



The Flagler County Board of County Commissioners approved a Beach Management Plan intended to guide the County through beach and dune restoration and management needs along the 18 miles of Flagler County Atlantic Ocean shoreline for the next 50 years. The Plan identified beach and dune restoration and maintenance as the preferred approach to meet the County's long-term beach management objectives.

YOUR OPINION MATTERS!
 WWW.FLAGLERCOUNTY.GOV/SURVEY
 SURVEY CLOSES 10.13



Join us for **TOWN HALL MEETINGS** with County Administrator Heidi Petito

09.26
 09.30
 10.03

5:30 PM
at the HAMMOCK
 COMMUNITY
 CENTER

BEACH MANAGEMENT PLAN



A VITAL ASSET

Flagler County's pristine beaches are a cornerstone of our community's quality of life, attracting visitors from around the world. But these beautiful beaches are susceptible to erosion from storms and natural interactions. To protect our coastline, Flagler County has been investing in beach and dunes projects since Hurricane Matthew in 2016.

Why Beach Nourishment is Important

- **Preserves natural beauty:** Healthy beaches protect our coastline's aesthetic appeal.
- **Protects infrastructure:** Dunes are a barrier, shielding our community from storm damage.
- **Supports economic vitality:** Beaches are a crucial aspect of our tourism industry.

Recent Projects and Future Plans

- **Completed projects:** Flagler County has successfully completed several projects along our coastline for beach nourishment and dunes restoration.
- **Ongoing efforts:** The county is working on Reach 2 currently and is planning for Reach 3.
- **Funding:** These projects are funded through a combination of federal, state, and local sources.

Community Involvement

To ensure the success of future beach nourishment efforts, Flagler County is seeking resident input. Your participation in our survey will help determine the best approach to funding these vital projects.

Consider Supporting an Assessment

Help ensure the long-term health and preservation of our beautiful coastline.

Healthy beaches absorb the brunt force of waves, wind, tides, currents, and storms allowing dunes to protect infrastructure.

PREFERRED OPTION PROJECT SCOPE

Flagler County rebuilt 11.4 miles of sacrificial dunes within unincorporated Flagler County, completed in December 2023. They were built as an emergency barrier to protect the improved property along the coastline with funding from federal, state, and local sources.

In May 2024, the U.S. Army Corps of Engineers began to place over 1.3 million cubic yards of sand from offshore to create protective dunes and beaches within southern Flagler County and completed in August 2024.

Reach 2, currently under review with the FDEP, is expected to begin in March or April 2025. It will cover the limits between North 7th Street in Flagler Beach to just north of Varn Park, with funding identified from state and local funds at a cost of \$35 million.

Engineering services for design and permitting of Reach 3 are being evaluated, with an anticipated project start date in 2026/2027. The project limits will be just north of Varn Park and just south of Washington Oaks State Park, and has an estimated cost of \$40 million with \$17.5 anticipated in state funds and \$5 million in local funds.

A project has yet to be developed for Reach 4, which will cover from Washington Oaks State Park north to the county line. A balance of \$17.5 million will be needed for this project.

**FACT SHEET
 INFO LINK**



BEACH MANAGEMENT IMPLEMENTATION STRATEGIES

- Once the initial construction of dune and beach renourishment takes place, we will commence annual monitoring and begin the six year cycle of scheduled renourishment within the northern 11.4 miles of unincorporated Flagler County.
- The projected total of each future event cost is approximately \$56.8 million which will be split between state and local funds. Dividing this into an equivalent annual cost results in a cost of \$9.5 million per year, with \$1.3 million from the state and \$8.2 million from local funds.
- Of the \$9.2 million annual cost, Flagler County has set aside a total of \$5 million coming from tourist related taxes and the county's share of Small County 1/2 sales tax.

Beach Renourishment SURVEY

ATTN: HAMMOCK
PROPERTY OWNERS

Statistical Validity and Awareness

What proportion of the population needs to be interviewed to get results typical of the population with the level of confidence that you are willing to accept?

- 604 – Ideal
- 807 - Received

Are you aware of the current challenges Flagler County's beach faces?

- 96% - Yes

Sample size calculator

Confidence Level:

99% ▾

Population Size:

6775

Margin of Error:

5% ▾

Ideal Sample Size:

604

Beach Renourishment SURVEY

ATTN: HAMMOCK
PROPERTY OWNERS

How important is beach preservation to your overall quality of life?

- 90% - Very Important or Somewhat Important

In your opinion, how urgent is the need for a structured beach management plan?

- 93% - Very Urgent or Somewhat Urgent

Which of the following beach management concerns do you think need the most attention?

- 80% - Erosion Control, Dune and Beach Renourishment
- 62% - Storm preparation and recovery

Beach Renourishment SURVEY

ATTN: HAMMOCK
PROPERTY OWNERS

How supportive would you be of contributing financially to a beach management assessment program?

- 63% - Strongly Supportive or Somewhat Supportive

What funding mechanism would you prefer for the beach management program?

- 87% - Taxes from Tourism Related Revenues
- 76% - Taxes from Local Option ½ Cent Sales Tax
- 27% - Taxes from Ad Valorem Property Tax (dedicated millage)
- 20% - Annual Property Assessments (MSBU)

Beach Renourishment SURVEY

ATTN: HAMMOCK
PROPERTY OWNERS

What do you believe would be a fair annual contribution per household for beach management ?

- 75% - Support a contribution
 - 23% - \$100 to \$150
 - 20% - \$151 to \$300
 - 23% - \$301 to \$500
 - 8% - \$501 or more
- 25% - Do not support a contribution

Initial Construction Cost Summary

Segment	Initial Cost	Distribution of Initial Cost		
		USACE	State	Local
Reach 1 (Federal)	\$25,000,000	\$16,250,000	\$8,750,000	\$0
Reach 1 (Non-Federal)	\$4,900,000	\$0	\$4,900,000	\$0
Reach 2	\$35,000,000	\$0	\$35,000,000	\$0
Reach 3	\$40,000,000	\$0	\$2,500,000	\$37,500,000
Reach 4	\$0	\$0	\$0	\$0
Total	\$104,900,000	\$16,250,000	\$51,150,000	\$37,500,000

Segment	Initial Cost	Distribution of Construction Cost		
		USACE	State	Local
Incorporated Flagler	\$47,400,000	\$16,250,000	\$31,150,000	\$0
Unincorporated Flagler	\$57,500,000		\$20,000,000	\$37,500,000
Entire Coastline	\$104,900,000	\$16,250,000	\$51,150,000	\$37,500,000

Planning values only. All values subject to change following detailed engineering and permitting.



Local Funding Strategy



Initial Construction Cost = Approximately \$104,900,000

- Local Cost = Approximately \$37.5M
- Flagler County Grant Application & Program Funding Request FY2024 = \$15M +/-
- Local Funding FY25 = \$5M

- **Shortfall = \$17.5M**
- Based on Permit Modification Timeline this will be needed in 2-3 years for Construction of Reach #3

Ongoing Maintenance Cost Summary (Total and EAC)

Segment	Future Event Cost	Distribution of Future Event Cost		
		USACE	State	Local
Incorporated Flagler	\$45,908,700	\$15,383,400	\$15,262,650	\$15,262,650
Unincorporated Flagler	\$56,861,700		\$7,570,950	\$49,290,750
Entire Coastline	\$102,770,400	\$15,383,400	\$22,833,600	\$64,553,400

Segment	Equivalent Annual Cost (EAC) (\$/year)			
	Maint. Cost	Distribution of Maintenance Cost		
		USACE	State	Local
Incorporated Flagler	\$7,651,450	\$2,563,900	\$2,543,775	\$2,543,775
Unincorporated Flagler	\$9,476,950		\$1,261,825	\$8,215,125
Entire Coastline	\$17,128,400	\$2,563,900	\$3,805,600	\$10,758,900

Planning values only, based on 6-year project intervals.

All values subject to change following detailed engineering and permitting.



Local Funding Strategy and Update



Preferred Approach for Ongoing Maintenance

- Renourishment every 6 years
- Potential eligibility from FDEP approximately 13%
- Local Share Approximately \$8.2M Annually (N 10+ miles Unincorporated Flagler)
- Local Funding Identified = \$5M Annually

- **Shortfall = \$3.2M Annually for Ongoing Maintenance**

Public Access Parks (N10+ Miles)

State & County Beachfront Parks	
Washington Oaks Garden State Park	4,027
River to Sea Preserve	2,290
Bay Drive Park	549
Malacompra Park	4,208
16th Road / Old Salt Park	82
Jungle Hut Park	196
Varn Park	1,409
Total Linear Feet	12,761
Total Miles	2.416
Percentage of Project	20.80%
Public Cost of Project (Estimate)	\$1.7M



Potential Funding Opportunities



Construction/Regular Periodic Maintenance

- Tourist Development Tax
- Special Assessment (Municipal Service Benefit Unit)
- Other Sources of General Revenue (Local Option Sales Tax and/or Dedicated Millage)
- Bond

Supplemental Disaster Recovery

- FEMA Post-Disaster Public Assistance Funding
- Public Law 84-99, Emergency Response to Natural Disasters

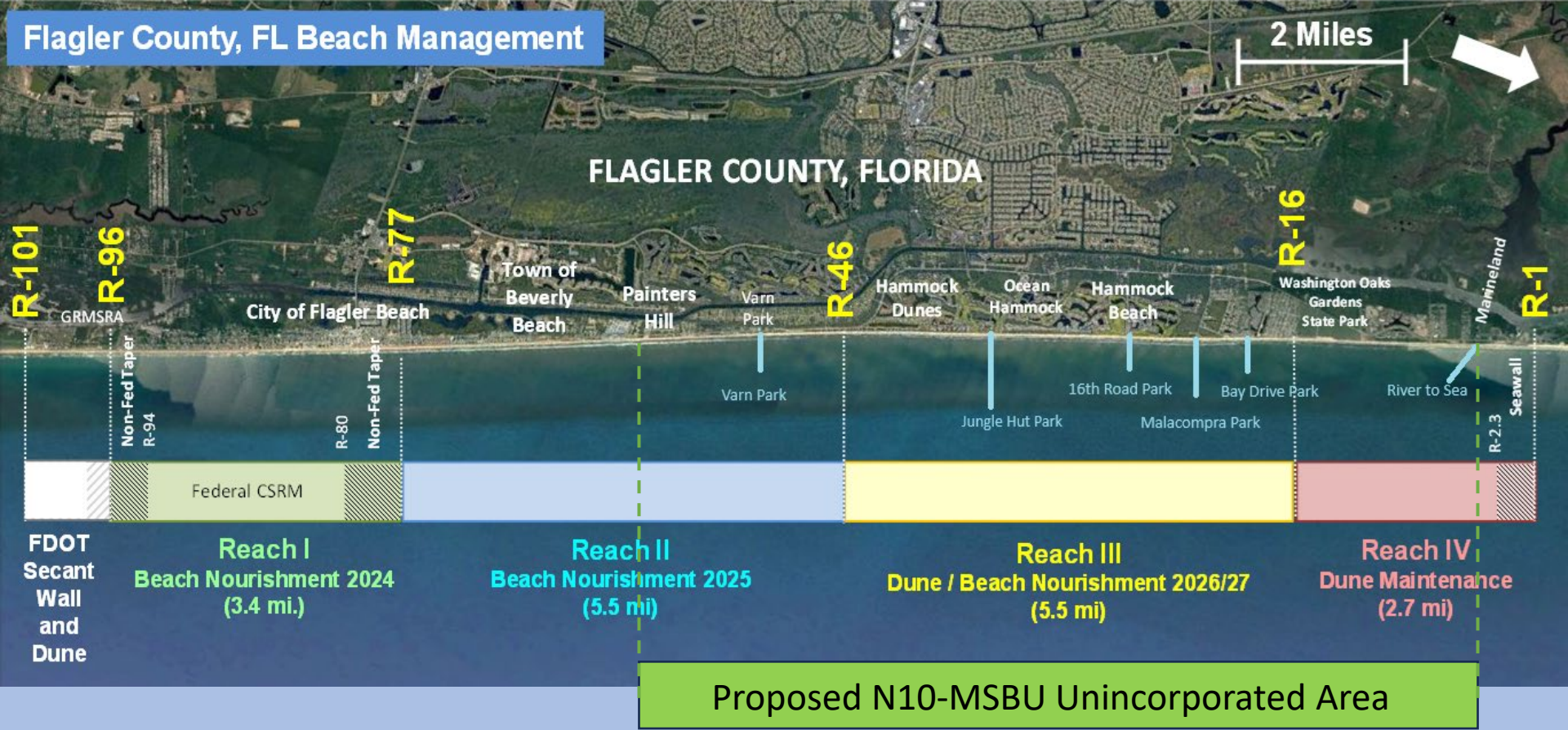
Potential Funding Opportunities

Annual Maintenance Cost / Revenue & Expenditures	
Unincorporated Flagler (Local Share Required)	(\$8,215,125)
Tourist Development Tax	\$2,000,000
Small County 1/2 Cent Sales Tax (No Increase in Taxes)	\$3,000,000
Funding Gap	(\$3,215,125)
Proposed Additional Funding	
Ad Valorem Property Tax (0.1 mill Reallocation)-(No millage increase)	\$1,500,000
Annual Property Assessment (MSBU)	\$1,715,125

- **Unincorporated MSBU**
 - Number of Parcels = 6364
 - Assessment
 - 50% - Base Rate per Parcel/Benefit Received
 - 50% - Property Value Protection/Weighted based on the Property's Assessed Value



Flagler County, FL Beach Management



Proposed N10-MSBU Unincorporated Area extends north of the Town of Beverly Beach to just south of the Town of Marineland.

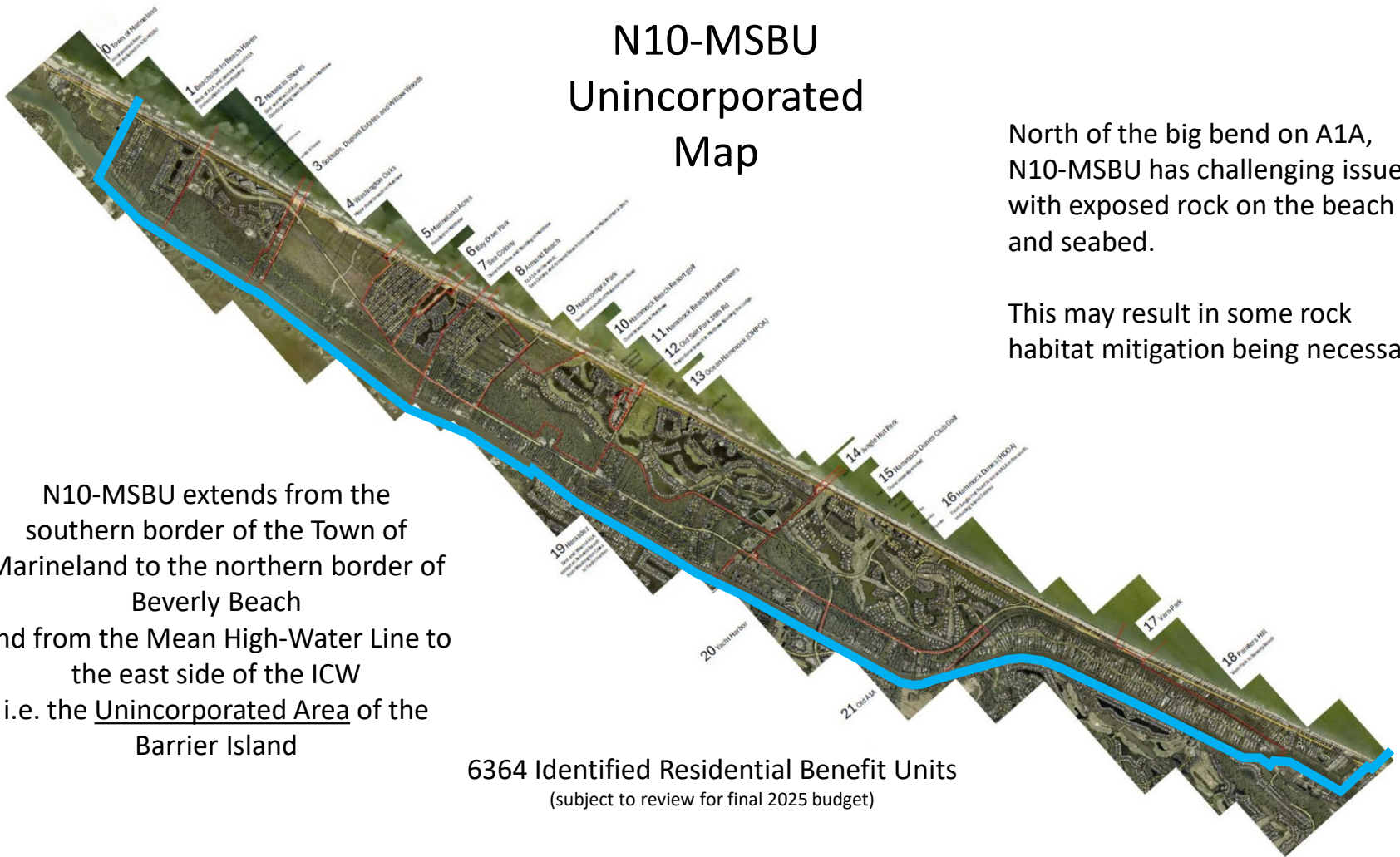
N10-MSBU Unincorporated Map

North of the big bend on A1A,
N10-MSBU has challenging issues
with exposed rock on the beach
and seabed.

This may result in some rock
habitat mitigation being necessary

N10-MSBU extends from the
southern border of the Town of
Marineland to the northern border of
Beverly Beach
and from the Mean High-Water Line to
the east side of the ICW
i.e. the Unincorporated Area of the
Barrier Island

6364 Identified Residential Benefit Units
(subject to review for final 2025 budget)



N10 – MSBU Benefit Analysis

Benefits to Local Property

The benefits received from the Beach and Dune Renourishment (Project) may be defined as the project cost itself

“the power of taxation...must be exercised only for the public necessity or convenience. The budgetary [Project cost] requirements would be the measure of the value or benefit which is to be apportioned among the properties benefited. Thus, the benefit, as defined by the Project cost, is between \$8.8 and \$10.0 million per year¹.

1. Fire District No. 1 of Polk County v. Jenkins 221 So. 2d 740 (Fla. 1969)



Benefit Analysis Details

- Provides Property Value Protection
- Provides Coastal Protection
 - Compound Flood Risk
 - Structural Damage Risk
- Improved Recreational Capacity
- Beach Environment and Wildlife Habitat Protection



Assessment Benefit Area



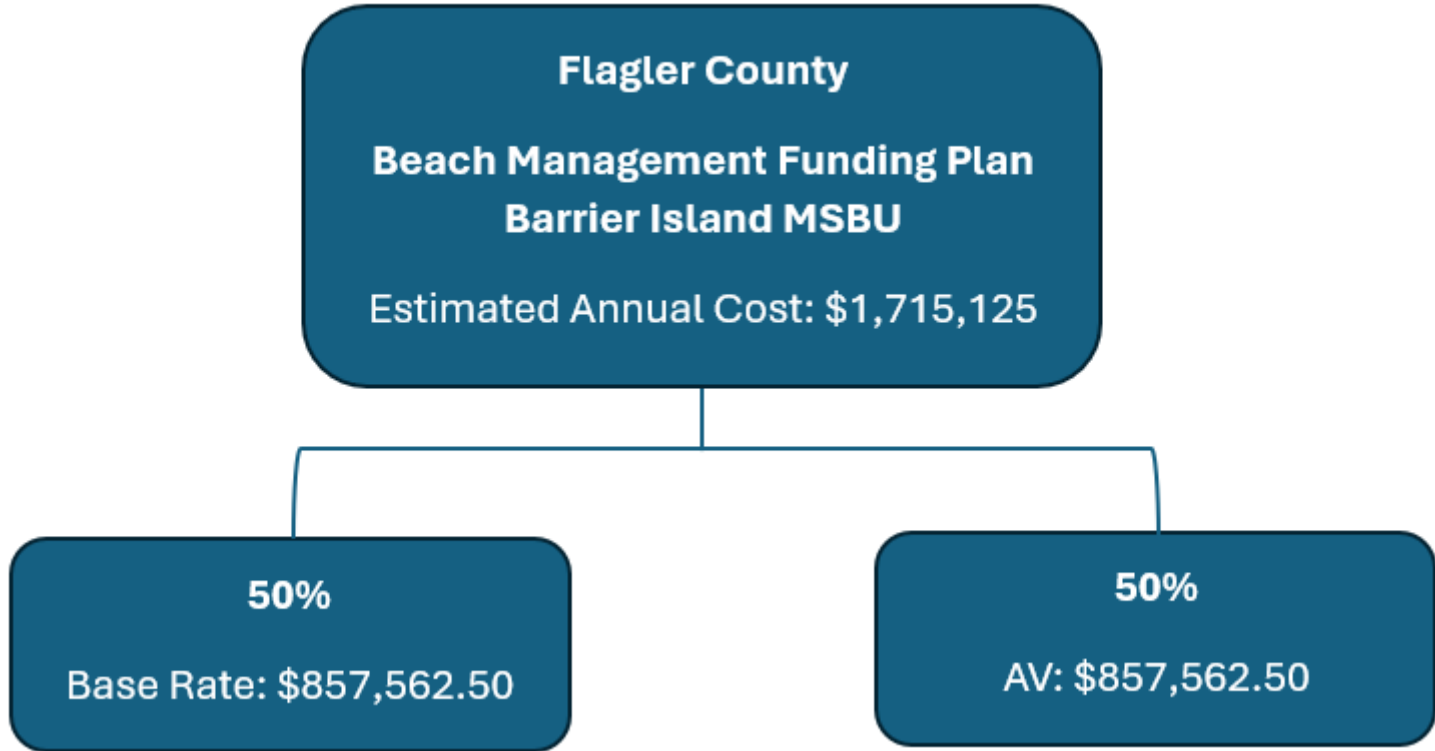
- The assessment benefit area encompasses properties located from the southern border of the Town of Marineland to the northern border of the Town of Beverly Beach, and from the Mean High-Water Line to the east side of the Intracoastal Waterway (ICW), i.e., the Unincorporated Area of the Barrier Island
- Criteria for inclusion include any parcels located within the Unincorporated Area of the Barrier Island that has an assessed value, property use (residential, commercial, vacant, improved, etc.), and the benefit received.

Assessment Methodology



- **Property Value:** Properties with higher assessed values will pay more.
- **Location on the Barrier Island:** Properties closer to the beach will likely have higher assessments due to their assessed values.
- **Benefit Received:** A flat base rate will be applied to every property for the specific benefits each property receives from the program.
- **Assignment of Weighting to Benefit Categories:** 50% Property Value Protection (based on assessed value); and 50% for other benefit categories (base rate)

Flagler County – Barrier Island Assessment with Value Component



Assessments Group by Cost			
Assessment Range	# of parcels	% of parcels	Avg AV
\$134 - \$150	212	3%	\$ 30,476
\$151 - \$300	4511	71%	\$ 310,058
\$301 - \$500	1379	22%	\$ 637,881
> \$501	262	4%	\$ 1,321,584
Total Parcels	6364	100%	

Assessments by Assessed Value (AV) Examples	
Parcel AV	Assessment Amount
\$100,000	\$162.43
\$200,000	\$190.16
\$300,000	\$217.91
\$400,000	\$245.71
\$407,264	\$247.69
\$500,000	\$273.65
\$600,000	\$301.45
\$700,000	\$329.16
\$800,000	\$356.83
\$900,000	\$384.67
\$1,000,000	\$412.33
\$1,500,000	\$551.42
\$2,000,000	\$691.19
\$3,000,000	\$973.07



Flagler County – Barrier Island Assessment with Value Component

Flagler County – Barrier Island Beach Management Funding with N10+ MSBU

Countywide Funds	Total for BMP	\$ From N10 MSBU Area	Supporting Benefit Received	Legal Authority
Tourist Tax	\$ 2,000,000	\$ 1,300,000	Environmental/Recreation	F.S. 125.0104
½ cent sales tax	\$ 3,000,000	\$ 600,000	Infrastructure/Beach Renourishment	F.S.212.055(3)
0.1 Mil allocation	\$ 1,500,000	\$ 300,000	Park System/Public Access	General Fund
Total	\$ 6,500,000	\$ 2,200,000		
N10-MSBU Assessments			Environmental/Recreational	
Base Amt./Parcel/Year	\$ 857,562	50% of \$1.7M	Flood/Structural Risk	F.S. 125.01 (1)(q)
Ad Valorem Amount	\$ 857,562	50% of \$1.7M	Property Value Risk	F.S. 125.01 (1)(q)
Total	\$ 1,715,125	\$ 1,715,125		
Grand Total for MSBU	\$ 8,215,125	\$ 3,915,125	48% paid by N10 Area	



N10-MSBU formed under F.S. 125.01 with Flagler County Governance

(based on Perpetual Easement assignment to the County or formed under some other combination of Authorities) for collection of revenue and for spending of funds which must have consistency with Federal, State, and Local Acts, Statutes, and Regulatory Procedures for:

Routine Maintenance - Permitting, Grant Eligibility, Dredged Sand Use Compliance (BOEM), Biologic Monitoring, Endangered Species Compliance, a mixture of reaches including USACE, State and Local funding, etc.; and for

Emergency Declaration Repair – Permitting, Grant Eligibility, Dredged & Upland Sand Use Compliance, consistent with FEMA, FDEP and FDEM.

Applicable Acts, Statutes, and Regulatory Procedures:

Clean Water Act	FEMA Category B	FDEP Joint Coastal Permit (JCP)
Endangered Species Act	FEMA Category G	FDEP Emergency Permits
Magnusen Stevens	FEMA Hazard Mitigation	ECL for State Land Trust Compliance
Florida 125.01	Stafford Act	USACE Permit to MHHWL
Florida 197		
Florida Inland Navigation District		
USACE Navigable Waters Act		(partial listing)

Scenario 1 (Grant Funding is at \$15 M)	Reach 3: Initial Construction Phase estimated cost of \$57,500,000	
	1. Reach 3: Initial Construction Phase Cost	\$ (57,500,000)
	2. State Contribution	\$ 20,000,000
	3. Flagler County Grant Application & Program Funding Request FY2024	\$ 15,000,000
	4. FY25 County Funding	\$ 5,000,000
	5. Funding Gap before MSBU and FY26 & FY27 County contribution	\$ (17,500,000)
	6. Proposed MSBU collections FY26 and FY27 would generate	\$ 3,430,250
	7. Proposed 0.1 mill reallocation (No millage increase) FY26 and FY27	\$ 3,000,000
	8. County Contribution for FY26 and FY27	\$ 10,000,000
	9. Forecasted Gap	\$ (1,069,750)

Scenario 2	Unincorporated Ongoing Maintenance over Six Years is Estimated at \$56,861,700	
	Annual Maintenance Estimated Cost (EAC)	\$ (9,476,950)
	1. State Share	\$ 1,261,825
	2. Unincorporated Flagler (Local Share required)	\$ (8,215,125)
	3. Tourist Development Tax	\$ 2,000,000
	4. Small County 1/2 Cent Sales Tax (No increase in taxes)	\$ 3,000,000
	5. Funding Gap	\$ (3,215,125)
	6. Proposed 0.1 mill reallocation recommendation (No mileage increase)	\$ 1,500,000
	7. Proposed MSBU collections would generate.	\$ 1,715,125
	8. Forecasted Gap	\$ -

- Potential Eligibility for State Grant Funding
- Potential Opportunities for additional USACE participation
- Will likely need additional funding for Local Share of Disaster Recovery
- Delayed approval will compound the financial issue and risk



Next Steps/Timeline



- County Commission Meeting November 4th (Consideration and Approval of Concept)
- Legal Review (Rational Nexus Test)
- Creation and Adoption of MSBU Ordinance
- Notification to the State Department of Revenue (December 2024)
- Notice to Taxpayers – Maximum Assessment on \$1.7M benefit received
- Include in FY2025/2026 Budget Process (Finalization August/September 2025)
- Begin Collection of MSBU Revenues (November 2025)
- Continue Discussions with Other Municipalities (Upcoming Joint Workshop)

Questions & Answers



Heidi Petito, Flagler County: hpetito@flaglercounty.gov

Jorge Salinas, Flagler County: jsalinas@flaglercounty.gov



Flagler County Beach Renourishment

Updated 9/10/2024



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COUNTY
FLORIDA

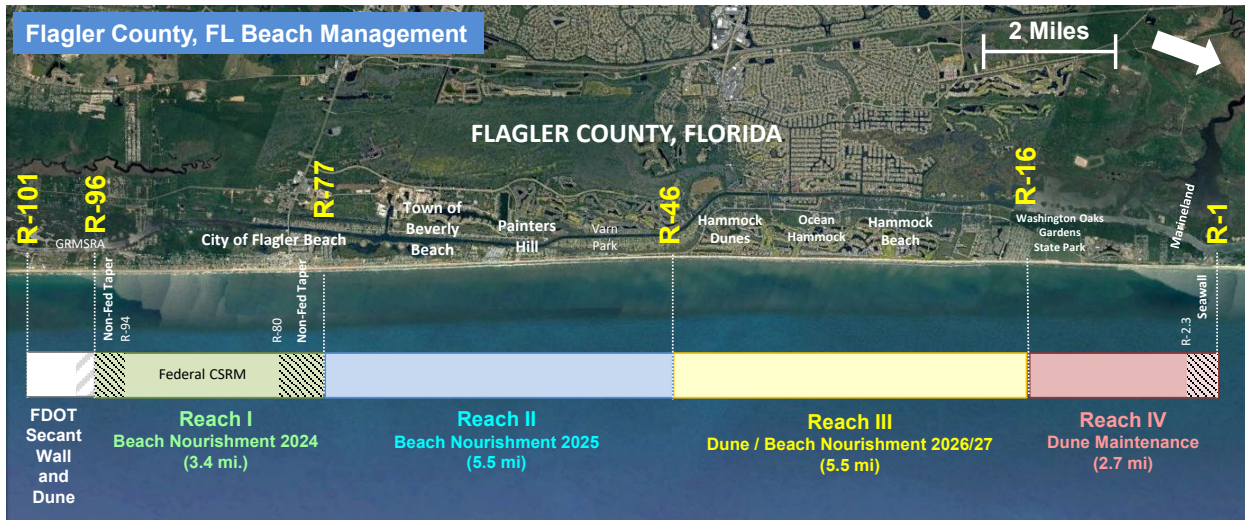
Flagler County Beach Management Program Implementation

Fact Sheet

In 2021, the Flagler County Board of County Commissioners approved a Beach Management Plan that is intended to guide the County through beach and dune restoration and management needs along the 18 miles of Flagler County Atlantic Ocean shoreline for the next 50 years. The Plan identified beach and dune restoration and maintenance as the preferred approach to meet the County’s long-term beach management objectives.

As part of the Plan, the County has identified four (4) beach and dune nourishment reaches along which restoration and management efforts will be pursued. The reaches were identified considering physical characteristics of the beach and dune, funding opportunities that vary between reaches and environmental conditions. The four beach management reaches are:

Beach Management Areas. The location and extent of the four Flagler County beach management reaches are depicted in the figure below.



The reaches were selected with consideration of existing and planned project needs, schedule, and regulatory constraints. The implementation plan for each reach is described below.

Reach I

Project Description:

Reach I is in the City of Flagler Beach coastline between Gamble Rogers Park (R-96) and North 7th Street (R-77) and consists of federal and non-federal segments. The US Army Corps of Engineers (USACE) federal segment between FDEP monuments R-80 (~6th Street South) and R-94 (~ 28th Street South) is a designated Federal Coastal Storm Risk Management (CSRМ) project eligible for a share of federal funds for initial construction costs, long term maintenance costs, and replacement in the case of a declared disaster. The non-federal segments are located on the south and north sides of the federal segment from Gamble Rogers Park to 28th Street South and from 6th Street South to North 7th Street, respectively, which augment the beach and dune nourishment improvements. The southern portion of the County from R-96 to R-101 (Volusia County line), the area along which FDOT is currently building the Secant wall, may be included in the next re-nourishment of Reach I or during Reach II construction, pending funding.

Reach I beach and dune nourishment implementation by offshore dredging to place with approximately 1.7 million cubic yards of sand along approximately 3.4 miles of the shoreline.

Project Funding and Costs:

Federal Segment initial and long-term costs, funding shares and sources as follows,

- Initial Construction Costs: \$25 million at 65% USACE share and 35% FDOT/FDEP share
- Projected long-term Maintenance Costs for the entire Reach I: \$5,127,800 per year with the following cost sharing: 50% (\$2,563,900) USACE share, and 25% (\$1,281,950) FDEP share, and 25% (\$1,281,950) Local share
- The Federal Segment will be eligible for 100% FCCE Restoration Funding following a declared disaster.

Non-Federal Segments initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Costs: \$1 million at 100% paid by FDOT
- Initial Construction Costs: \$3.9 million at 100% paid by FDOT/FDEP
- Projected long-term Maintenance Costs: see above long-term Maintenance Costs.

Project Construction Schedule:

Beach/Dune construction completed August 30, 2024. Installation of dune vegetation, rope and posts, sand fencing, and signage to be completed by Fall 2024.

Challenges: Monitoring and protection of marine habitats during construction phase to avoid and minimize impacts.

Reach II

Project Description:

Reach II includes the northern coastline City of Flagler Beach, Town of Beverly Beach, Painters Hill, and Varn Park between North 7th Street (R-77) and a point about 1,900 feet north of Varn Park. Flagler County is currently seeking to modify existing FDEP and USACE permits to allow for comprehensive beach and dune restoration along the entirety of Reach II.

The initial beach and dune restoration construction project along Reach II will be by dredge from an offshore sand source and consist of 1,800,000 cy along 5.5 miles of shoreline.

Future maintenance of Reach II may include sand placement along sand tapers north and south of the USACE project and in front of the FDOT Secant Wall north of the Volusia County line.

Project Construction Schedule:

The County intends to construct the Reach II in Spring 2025.

Project Funding and Cost:

Initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Costs: \$1 million at 100% FDEP (Post-Ian/Nicole Grant)
- Initial Construction Costs: \$32 million FDEP (Post-Ian/Nicole Grant) with anticipated funding share of \$5 million from FEMA.
- Projected long-term Maintenance Costs: \$5,047,300 per year at 50% FDEP and 50% Local share

Reach II will be eligible for 87.5 % FEMA/FDEM Public Assistance (Cat G) following a declared disaster. Additionally, funding for this beach nourishment project is being sought through the FEMA Hazard Mitigation Grant Program which would provide savings of the FDEP funds in Reach II that could be applied to Reach III.

Challenges:

About 8,000 feet of Reach II shoreline currently is not classified by FDEP as Critically Eroded. This will impact FDEP funding eligibility for Reach II. Flagler County has requested re-review of eligibility by FDEP.

Reach III

Project Description:

Reach III is in north-central Flagler County along the Hammock Dunes, Ocean Hammock, Hammock Beach, and Sea Colony shorelines between point about 1,900 feet north of Varn Park (R-46) and the southern limit of Washington Oaks Gardens State Park (R-16). Flagler County is seeking FDEP and USACE permits to allow for comprehensive beach and dune restoration along the entirety of Reach III. Reach III is 5.5 miles in length.

The scope of the comprehensive beach and dune restoration will be determined through detail design engineering analyses and permitting planned for 2025 - 2026.

Project Construction Schedule:

The County intends to construct the Reach III in 2026/2027 depending on permitting review.

Project Funding and Cost:

Initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Estimated Costs: \$1.5 million at 100% FDEP (Post-Ian/Nicole Grant)
- Initial Construction Costs: \$40 million – Funding of approximately \$15 Million in FDEP grants are pending.
- Projected long-term Maintenance Costs: \$5,659,700 year at 100% Flagler County

Reach III will be eligible for 87.5% FEMA/FDEM Public Assistance (Cat G) following a declared disaster.

Challenges:

- There is widespread nearshore beach rock along this entire reach. The presence and extent of the beach rock is expected to limit the project scope and make permit acquisition difficult.
- The most likely sand sources for beach and dune restoration along Reach III will be upland commercial mines and/or offshore sand in Federal waters. The use of offshore sand will likely require construction of a sand stockpile and movement of the sand to Reach III by truck. Both sand sources will be more expensive than the offshore sand sources used for Reach I and II.
- There is no allowance for hardbottom mitigation costs in this projection.

Reach IV

Project Description:

Reach IV is in northern Flagler County along the Washington Oaks Gardens State Park, Matanzas Shore, and Marine Land shoreline between the southern limit of Washington Oaks Gardens State Park (R-16) and the St. Johns County line (R-1). Flagler County currently holds FDEP and USACE permits that allow restoration and maintenance of the dune from R-2.3, south of the revetment/seawall at Marineland along this reach of the County. Reach IV is 2.5 miles in length.

The dune along Reach IV was restored in 2023 following Hurricanes Ian and Nicole. Because of the widespread beach and nearshore coquina rock along Reach IV, only dune restoration and maintenance are feasible.

Project Construction Schedule:

- The County intends to maintain the dune on an as needed basis.
- The most likely need for future dune maintenance will be following severe storm events.

Project Funding and Cost:

- Projected long-term Maintenance Costs: \$1,293,600 would be needed for dune restoration after major storm events with funding provided by FDEP, FEMA, and Flagler County.
- Reach IV is eligible for 87.5% FEMA/FDEM Public Assistance (Cat B/Cat G) following declared disaster.

Challenges:

- Maintenance of dune will continue to be difficult due to limited access and presence of beach rock.



Beach Management and Funding Survey

Survey Results
FINAL

10/19/2024

How frequently do you visit the beach in Flagler County?

Daily	36% (290)
Weekly	32% (262)
Monthly	18% (146)
Rarely	12% (99)
Never	1% (10)

What are your primary reasons for visiting the beach?

Recreation (swimming, sunbathing, etc.)	51% (412)
Exercise (walking, jogging, etc.)	82% (665)
Social activities (gathering with friends, events)	32% (262)
Environmental appreciation (birdwatching, marine life observation)	55% (441)

How important is beach preservation to your overall quality of life?

Very important	79% (639)
Somewhat important	11% (92)
Neutral	6% (45)
Not very important	2% (15)
Not important at all	2% (16)

Are you aware of the current challenges Flagler County's beach faces? (e.g., erosion, storm damage)

Yes	96% (778)
No	1% (8)
Unsure	3% (21)

In your opinion, how urgent is the need for a structured beach management plan?

Very urgent	70% (561)
Somewhat urgent	23% (183)
Not urgent	5% (44)
Unsure	2% (19)

Which of the following beach management concerns do you think need the most attention?

Erosion control	80% (647)
Dune and Beach restoration	80% (649)
Storm preparation and recovery	62% (497)
Public beach access maintenance	7% (59)
Wildlife protection	19% (156)
Litter and pollution management	11% (85)

How supportive would you be of contributing financially to a beach management assessment program?

Strongly supportive	34% (276)
Somewhat supportive	29% (230)
Neutral	14% (117)
Somewhat opposed	9% (69)
Strongly opposed	14% (115)

What funding mechanism would you prefer for the beach management program?

Annual property assessments (MSBU)	20% (165)
Taxes from Local Option ½ Cent Sales Tax	76% (611)
Taxes from tourism-related revenue	87% (700)
Taxes from Ad valorem property Tax (dedicated millage)	27% (220)

What do you believe would be a fair annual contribution per household for beach management?

\$100-\$150	23% (189)
\$151-\$300	20% (165)
\$301-\$500	23% (187)
\$501 or more	8% (68)
I do not support a contribution	25% (198)

How long have you lived on the barrier island?

Less than 1 year	5% (42)
1-5 years	33% (264)
6-10 years	21% (171)
Over 10 years	41% (330)

Are you a full-time resident of the island?

Yes	75% (602)
No, I'm a part-time resident	25% (205)



Dear Flagler County Board of County Commissioners:

Pursuant to the Flagler County Board of County Commissioner's (BOCC) approval of the Beach Management Plan in 2021, and Flagler County's current dune renourishment program and funding initiative as presented to the Hammock Dunes owners during a community town hall event on October 8, 2024, the Hammock Dunes Owners' Association (HDOA) Board of Administrators supports Flagler County's efforts to address a local funding source. HDOA recognized that along with Administrative Management of the shoreline by Flagler County, there is an immediate need to raise local revenue.

Specifically identified in the project description as presented during the Hammock Dunes community town hall, Reach III is of critical importance since that location encompasses 95% of the Hammock Dunes community. Initial and long-term funding is a necessity to fund the county's beach management objectives for this location.

HDOA and the County have remained in a state of emergency since Hurricane Matthew and have collaborated on two emergency repair projects of the dune. Further, HDOA has completed three partial repairs independently. The HDOA has invested more than \$5 million in restoration projects, permits, and consulting services since Hurricane Matthew.

The State, Flagler County, HDOA, and all shoreline property owners must continue to work together to accomplish a full restoration to pre-Matthew conditions, for the public interest of all entities and stakeholders. The HDOA is confident in the leadership provided by the Flagler County BOCC and County Administrator and hereby supports the local funding process and initiative.

Respectfully,

Greg Davis, President

Hammock Dunes Owners' Association, Inc.