

**City of Bunnell  
Future Land Use Map Amendment  
Data and Analysis  
Reserve at Haw Creek Planned Unit Development**

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## **Status**

The intent of this amendment is to change the City's Future Land Use Map for approximately 2,787± acres of land to accommodate the Planned Unit Development known as the Reserve at Haw Creek. This is planned to be a mixed-use community containing multiple single and multi-family residential uses along side varying commercial uses. There are also some areas planned for industrial uses and public services.

There are two (2) parcels to be annexed into the city limits that will be annexed prior to the adoption of this Future Land Use Amendment.

Below is a summary of information for evaluation.

## **Data**

### **Location**

The subject area is located between State Highway 100 West and State Road 11. Part of the proposed development is also located along County Road 302 and County Road 65. See Exhibit "A" for the property location.

### **Existing Use of the Subject Properties**

The properties are currently vacant wooded land. There is a 300' FPL Easement that runs through from north to south of the eastern area of the subject area.

### **Size**

The total area of the subject area is approximately 2,787± acres.

## **Land Use**

### **Existing FLUM**

The existing Future Land Use designations for this area are Single Family-Low Density (SF-L), Agriculture and Silviculture (AG&S), and Conservation-1 (CON-1). These are shown in Exhibit "B".

The current Future Land Use allows:

- 132.64± acres of Single Family-Low Density use at 4.0 units per acre = 531 units
- 2,654.36± acres of Conservation-1 and Agriculture and Silviculture Density at 1.0 unit per 5 acres = 531 units

Total Allowable Density: 1,062 units

## Adjacent Properties

The Future Land Use designations for the properties adjacent to the subject area at the time of the City's proposed amendment are:

North:	Commercial-Medium (COM-M), Unincorporated Agriculture & Timberlands (AG-Timber), Unincorporated Conservation (CONS)
South:	Agriculture & Silviculture (AG&S) and Conservation-1 (CON-1)
East:	Commercial-Medium (COM-M), Single Family-Medium Density (SF-M), Single Family-Low Density (SF-L), Industrial (IND)
West:	Unincorporated Agriculture & Timberlands (AG-Timber) and Unincorporated Residential: Low Density/Rural Estate (RES-LOW-RE)

## Existing Conditions

The existing property uses abutting the subject area at the time of the City's proposed amendment are:

North:	Vacant; Timberland; Improved Agricultural; Single-Family
South:	Vacant
East:	Vacant; Business Park; Light Industrial; Single-Family
West:	Vacant; Improved Agricultural, Single-Family

The proposed amendment will ensure compatibility and harmony with the adjacent property uses through acceptable engineering and site development practices enforced through the City's Land Development Code, adopted additional PUD development standards, and through cooperation with the County during plan review.

## Proposed FLUM

The proposed Future Land Use designations are shown in Exhibit "B". The proposed zoning for the subject area will be PUD and will have additional zoning/development criteria for this area.

The proposed Future Land Uses would allow:

- 770 Acres of Rural Estates Density at 1.0 unit per acre = 770 Units
- 1,437.5 acres of Single Family-Low Density at 4.0 units per acre = 5,750 units
- 95.5 acres of Single Family-Medium Density at 8.0 units per acre = 764 Units
- 212 acres of Multifamily Density at 20.0 units per acre = 4,240 Units
- 44 acres of Commercial-Medium Density at 20.0 units per acre = 880 Units

- 44 acres of Commercial-Medium Intensity at 0.4 FAR = 766,656 square feet of commercial use
- 216 acres of Industrial Intensity at 0.5 FAR = 4,704,480 square feet of Industrial use
- 12.5 acres of Public Intensity at 0.6 FAR = 326,700 square feet of Public use

The change in the designations for the subject area would result in a density increase of 11,342 residential units while also adding 766,656 square feet of commercial use, 4,704,480 square feet of industrial use, and 326,700 square feet of public use.

## **Population Analysis**

The subject parcel is vacant at this time. Based on the extent of expected wetlands and limited uplands, development of the property will be about 50% - 60% of the total subject area. Given the developable acreage as provided by the applicant, the total approximate density will be 5,833± units for a total estimated population of 14,583 persons.

## **Impacts on Public Facilities and Services**

Any future development of the property, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the City review process to ensure that the development complies with all applicable federal, state, and local regulations and permitting requirements. No development may take place prior to compliance with all applicable regulations.

### **Sanitary Sewer Impacts**

The subject area will utilize a Regional, advanced Wastewater Treatment Facility the developer plans to construct for the mixed-use community and dedicate it to the City of Bunnell. There will be developer agreements in place for this mixed-use community as the City does not currently have capacity to service this area. The future flow rates and capacity needs for this area can be found in the Utility Limited Due Diligence Analysis completed and provided by the applicant.

### **Potable Water Impacts**

The subject area will utilize a Regional Potable Water Supply Facility the developer plans to construct for the mixed-use community and dedicate it to the City of Bunnell. There will be developer agreements in place for this mixed-use community as the City does not currently have capacity to service this area. The future flow rates and capacity needs for this area can be found in the Utility Limited Due Diligence Analysis completed and provided by the applicant.

### **Drainage**

Development of the subject area will be subject to the stormwater regulations of the St. Johns River Water Management District and the City of Bunnell. All appropriate stormwater permits will need to be obtained before the development can proceed.

## **Solid Waste**

The subject area will have a significant impact on the City's Solid Waste services. Therefore, the developer will be required to provide additional Solid Waste Vehicles to the City through developer agreements to maintain the City's level of service standards.

## **Traffic Circulation**

The subject area will have multiple access points along State Highway 100 West and State Road 11 with additional access points on County Road 302 and County Road 65. The buildout of this development will have significant impacts on the number of trips that these roads currently experience. A traffic study has been completed and provided by the applicant.

## **Schools and Recreation**

The subject area is expected to produce 862 students once the development is completed and built out. The School District will require for the individual phases of the development to acquire concurrency reservations. Currently, the middle and high schools are over capacity. Therefore, the developer will be required to further acquire proportionate share mitigation agreements with the School District. The development as a whole will contain a multitude of parks and recreational areas to service the surrounding residential uses. Thus, the subject area will not create a significant impact on the City's recreational facilities, but it may have some impact on the school system as determined by the School District.

## **Facility Conclusion**

These Future Land Use changes will create a significant impact to City facilities or public services; however, the developer has planned to construct appropriate water and sewer facilities for the Planned Unit Development through various developer agreements with the City and will dedicate these improvements once they are completed. There will be areas dedicated to Fire and Rescue to maintain the level of service and to reduce the response times for incidents the community may produce, and areas dedicated to the City for their maintenance yard which houses the Public Works and Solid Waste Departments.

## **Consistency with Goals, Objectives, and Policies of the City of Bunnell Comprehensive Plan, Northeast Florida Strategic Regional Policy Plan, and the State Comprehensive Plan**

This Future Land Use Map amendment is consistent with the State Comprehensive Plan and the Strategic Regional Policy Plan. It is also consistent with the 2035 Bunnell Comprehensive Plan.

## **Comprehensive Plan Analysis**

The City of Bunnell is starting to experience an increase in growth. The development of the subject area will create a significant impact on the public services the City provides, but the developer will be responsible for upgrading the existing services through developer agreements with the City. The proposed Future Land Use categories are consistent with the surrounding Future Land Use Designations and the existing land uses as it will be extending from the urbanized core of the City and inhibiting the effects of urban sprawl by promoting

higher-density development, encouraging mixed-used development, and preserving green spaces to maintain a balance between growth and environmental conservation.