

**Palm Terrace Expansion – Special Exception Application - Project Narrative**

1900 Old Moody Blvd.

MDA #1623

The purpose of this narrative is to provide a concept for the proposed use and development of the property located at 1900 Old Moody Blvd in Bunnell, FL. This site is currently zoned B-1 Business District and located within Flagler County. Existing conditions of the site consists of open grassy areas mixed with dirt and a poor condition/unpaved driveway with one aluminum building on site.

Proposed development on site is construction to support the intended use of the property as a 26-unit RV park. The RV park will feature full-size paved, asphalt drive aisles for recreational vehicle and emergency vehicle access around the property and 26 full size concrete RV pads measuring 45 feet by 12 feet. Each individual site will with have its own utility connections for the RV's (electric, water, sewer, etc.)

Development of the site will also require the construction of stormwater features in order to control stormwater runoff from the site and prevent negative impacts to the surrounding properties. These stormwater features will include a stormwater pond and the use of surface grading to retain and treat the stormwater before leaving the site. The post-development site will be designed so that conditions will not overwhelm pre-development hydrology and conditions.

If you have any questions, or require additional information, please do not hesitate to give me a call.

Very truly yours,  
**MARK DOWST & ASSOCIATES, INC.**



Matt S. Dowst, P.E.  
Vice President