

City of Bunnell

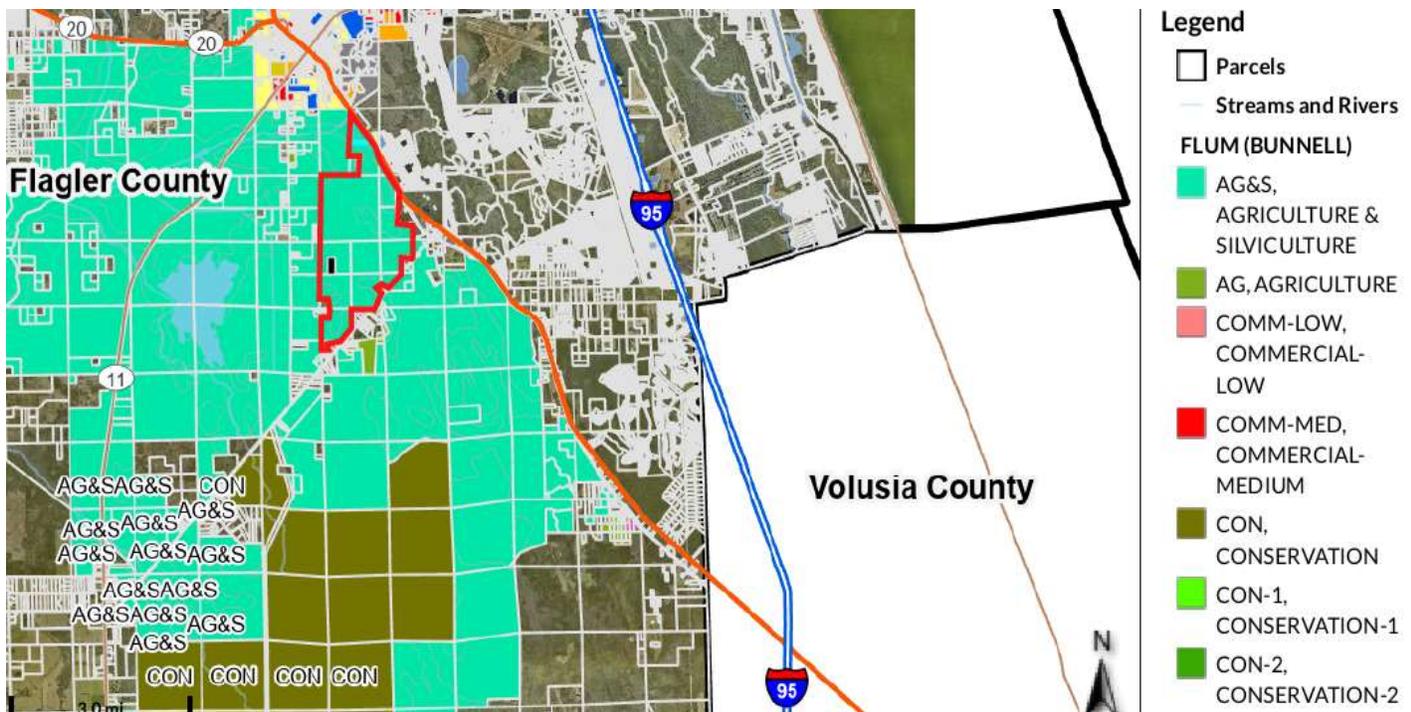
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND
REZONING NARRATIVE JUSTIFICATION STATEMENT

US 1 PARK

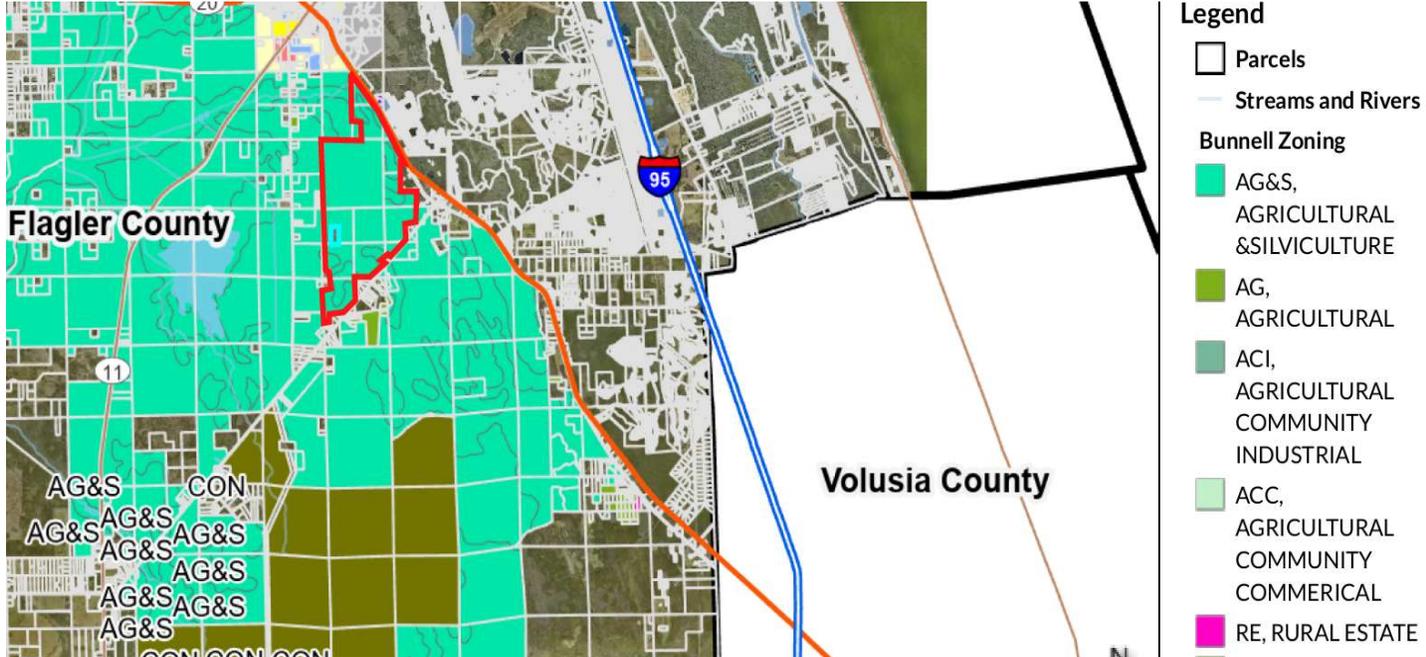
I. General Data

The subject Property is comprised of approximately 1,842 +/- acres of undeveloped land located east of Old Haw Creek Road, north of County Road 304, and West of US Highway 1 within the City of Bunnell. The parcels are identified as Parcel ID 23-12-30-0650-000A0-0060, 23-12-30-0650-000D0-0040, 24-12-30-0650-000C0-0070, 25-12-30-0650-000B0-0070, 25-12-30-0650-000C0-0010, 26-12-30-0650-00000-0000, 35-12-30-0650-000A0-0000, 35-12-30-0650-000B0-0010, 35-12-30-0650-000C0-0000, 35-12-30-0650-000D0-0000, 36-12-30-0650-000B0-0020, 36-12-30-0650-000C0-0021, 02-13-30-0650-000B0-0010, 02-13-30-0650-000C0-0054 with no assigned addresses (the "Property"). The current City future land use designation is Agriculture & Silviculture in the AG&S zoning district.

EXISTING FUTURE LAND USE



EXISTING ZONING



II. Proposed Changes

This is a request for large-scale Comprehensive Plan future land use (“FLU”) map amendment to Industrial and Agricultural Community Industrial and companion rezonings of the Property into Industrial (“L-2”) and Agricultural Community Industrial (“ACI”) zoning districts respectively, as shown on the attached **Exhibit “A”**. The corresponding legal descriptions for the L-2 and ACI portions of the Property are attached as **Exhibits “B”** and **“C”**, respectively.

Pursuant to Future Land Use Policy 7.4, Industrial and ACI FLU designations provide for development at a maximum intensity of 0.5 FAR per gross acre. Industrial FLU development shall have a maximum ISR of 70% under Policy 10.1, and under Policy 15, ACI FLU development shall have a maximum ISR of 50%.

Future Land Use Categories

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Residential Land Use	
Single-Family Low Density	4 units per acre
Single-Family Medium Density	8 units per acre
Multi-Family	Min: 8 units per acre; Max 20 units per acre
Residential Mixed Use	12 units per acre/ 0.2 FAR
Commercial Land Use	
Commercial-Low	0.2 FAR/if mixed-use 12 units per acre
Commercial-Medium	0.4 FAR/if mixed-use 20 units per acre
Industrial Land Use	
Industrial	0.5 FAR
Agricultural Land Use	
Agricultural Community Commercial	1 unit per acre/ 0.4 FAR
Agricultural Community Industrial	0.5 FAR
Agricultural	1 unit per acre
Agriculture & Silviculture	1 unit per 5 acres
Rural Estates	1 unit per acre
Open Land Use	
Conservation	Not Developable
Recreation	N/A
Public Land Use	
Public	0.6 FAR
Institutional	0.5 FAR

In accordance with FLU Objective 10, the industrial category was “established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.” Specifically, FLU Policy 10.1 provides that the Industrial FLU designation is intended for land that can “accommodate light to heavy commercial, business and industrial uses.” The L-2 zoning designation, pursuant to Section 34-121 of the Land Development Code (“LDC”), is intended to “provide areas appropriate where various heavy and extensive industrial operations can be conducted” and “to promote the most efficient use of the land for heavy industrial uses.”

In accordance with FLU Policy 15, the ACI category is intended to “accommodate industrial uses in the agricultural community, similar to the industrial category.” Section 34-108 of the LDC also underscores that the ACI zoning designation is “intended to allow industrial uses of land to support economic development.”

III. Consistency with City of Bunnell Comprehensive Plan and Land Development Code

Pursuant to the permitted uses in the L-2 as provided in Section 34-121, and permitted uses in the ACI zoning, as provided under Section 34-108, the proposed changes would provide economic development and employment opportunities for the City. Moreover, in accordance

with Section 34-108, this proposed development program would not interfere with businesses in the existing industrial districts of downtown Bunnell nor contribute to urban sprawl.

The City's Comprehensive Plan established clear economic development goals and policies under Goal 19. Goal 19 provides that the City shall "[p]romote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate." Objective 19.1 goes on to note that the City shall "[p]romote an economic strategy that will address a variety of economic opportunities." The requested entitlements for the US 1 Park will be transformative for the City by providing a range of different allowable industrial and commerce uses in an area strategically situated to take advantage of existing transportation networks, including rail opportunities, as well as future planned transportation networks. The ability to attract a range of businesses with different employment and wage ranges can help attract new residents to the City and provide economic opportunities to those who already live and in around Bunnell.

According to Policy 19.1.2, the "City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area." Such economic development efforts include "strengthening and diversifying the local economy" and the "promotion of uses that are commercial or industrial that support, promote or are compatible with the agricultural industry." The City has not only codified policies that mandate economic development efforts, but the specific desire for commercial and industrial development have been expressed as recently as January 31, 2025, in Bunnell City Commission workshops where Henry Deen addressed the City regarding growth and economic development. Specifically, Mr. Deen confirmed that commercial/industrial growth is needed, that such developments typically have lower impacts on City services and that growth is critical to sustain and grow the local economy. The ability to generate more revenue to maintain and extend services to citizens relies upon growth and the US 1 Park will provide such opportunities for the City.

Finally, in looking at land use and zoning changes, the demand on public facilities is considered. The uses permitted by right under the proposed zoning classifications will have a minimal demand on public facilities and services compared to the intensity of development that could be proposed, such as single-family residential. Proposed development will comply with any and all state and local permitting requirements. Once a concurrency assessment under LDC Section 2-115, a is performed at future site planning to determine any impacts the proposed development will have on infrastructure and other public facilities, capacity deficiencies will be addressed accordingly prior to site development.

IV. Suitability Analysis

As noted above, the requests are suitable considering the character of undeveloped lands, soils, topography, natural resources and historic resources on site. As the requests are only the initial zoning and future land use changes, any specific development activities will be further analyzed under existing local and state regulations to ensure minimization of impacts on surrounding properties and established levels of service. The need for economic development and specifically industrial opportunities in the City can be met while still adhering to LDC design standards for buffering, open space and natural resource impacts.

V. Minimum Land Needed to Achieve Goals and Requirements

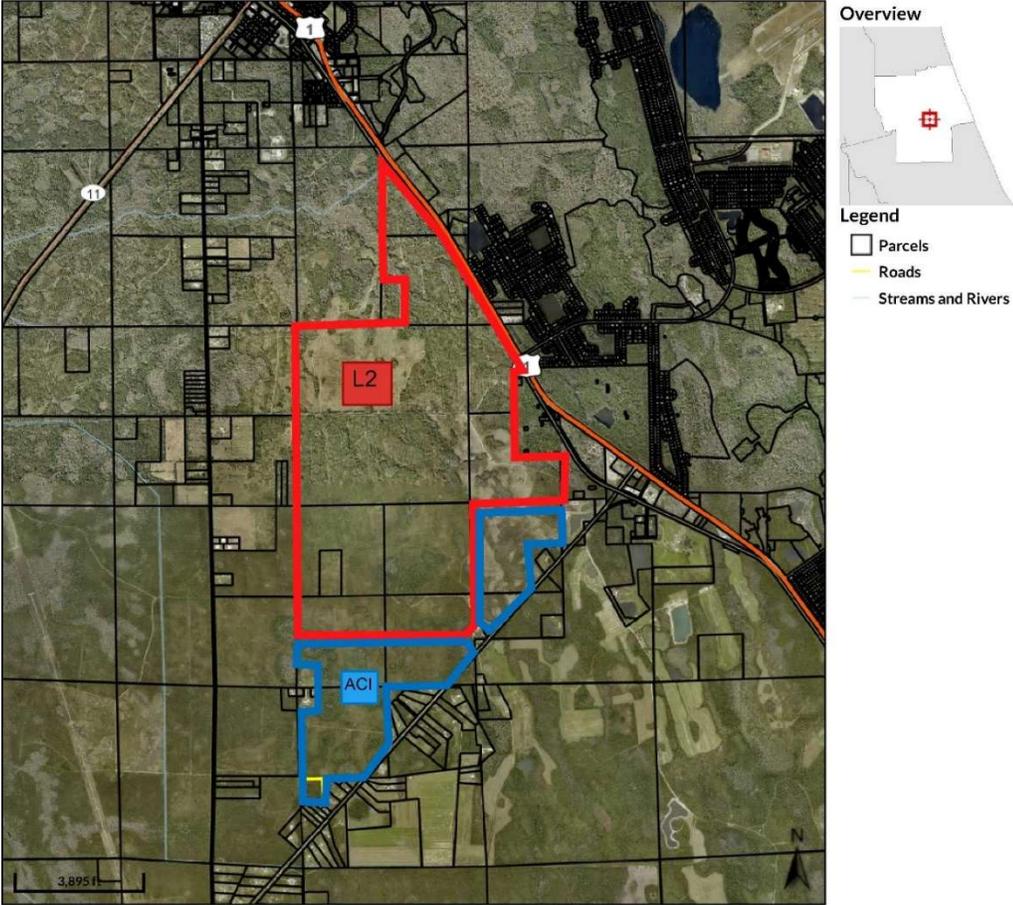
The request provides for a significant amount of acreage that will ensure flexibility in site design. The large area covered by these requests will ensure that the impact of any development can be appropriately accommodated and mitigated. While there is no specific acreage that is mandated for an industrial and commerce park for the City, the greater the size of the project, the greater the opportunities for development and economic benefit to the City.

VI. Conclusion

In summary, this request will create new economic opportunities for the City by diversifying the commercial and industrial base of Bunnell. Nonresidential uses can allow flexible site design to achieve a more desirable and efficient use of land. The permitted uses allowed under the L-2 and ACI zoning districts are compatible with surrounding properties and consistent with the City Land Development Code.

EXHIBIT "A"
PROPOSED ZONING MAP

FLAGLER COUNTY PROPERTY APPRAISER



Date created: 4/4/2025
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GEOSPATIAL

EXHIBIT "B"

L-2 LEGAL DESCRIPTIONS

Map ID 18A - Parcel ID 23-12-30-0650-000A0-0060

Map ID 18C – Parcel ID 23-12-30-0650-000D0-0040

Legal Description:

That part of Tracts 6, 7 and 9 lying South and West of the Florida East Coast Railway right-of-way and all of Tract 8 of Block A; that part of Tracts 1, 2, 3 and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13 and 14 of Block D; all in Section 23, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

Map ID 19 – Parcel ID 24-12-30-0650-000C0-0070

Legal Description:

That part of Tracts 7, 8 and 9 of Block C lying South and West of the Florida East Coast Railway right-of-way in Section 24, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

Map ID 20A – Parcel ID 25-12-30-0650-000B0-0070

Map ID 20B – Parcel ID 25-12-30-0650-000C0-0010

That part of Tracts 6, 11 and 12, lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 7, 8, 9, 10 and all of Tracts 16 through 23, inclusive, of Block B; Tracts 1 through 16, inclusive, of Block C; SE ¼ of SW ¼ (of Block C); all in Section 25, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

Map ID 21 – Parcel 26-12-30-0650-00000-0000

Legal Description:

All of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

Map ID 30A – Parcel ID 35-12-30-0650-000A0-0000

Map ID 30B - Parcel ID 35-12-30-0650-000B0-0010

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

All of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35; and LESS the South one-half (1/2) of the South one-half (1/2) of said Section 35; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

EXHIBIT "C"

ACI LEGAL DESCRIPTIONS

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

The South one-half (1/2) of the South one-half (1/2) of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 8 of Block C; and LESS that portion of Section 35 lying Southeasterly of County Road 304; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Map ID 31C-2 – Parcel ID 36-12-30-0650-000B0-0020

Map ID 31D-2 – Parcel ID 36-12-30-0650-000C0-0021

Legal Description:

All of Block B; Tracts 2, 3, 4, 5 and 6 of Block C; all in Section 36, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS the following tracts in Block B; Tracts 16, 17, 18, the East one-half (1/2) of Tract 26, and all of Tract 27, in said Section 36; and LESS the property described in O.R. Book 249, Page 049, and O.R. 821, Page 86, Public Records of Flagler County, Florida.

Map ID 32Aa – Parcel ID 02-13-30-0650-000B0-0010

Map ID 32Ab – Parcel ID 02-13-30-0650-000C0-0054

Legal Description:

All of Block B except Tract 5; Tract 5 of Block C; all in Section 2, Township 13 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS those properties described in O.R. Book 2333, Page 1427, and O.R. Book 2333, Page 1429, Public Records of Flagler County, Florida.