

Crossroads of Flagler County

Board Members:
Thea Mathen
Shannon Strickland
Jerry Jones
Jan Reeger
Randy Morris
Howard Kane

PLANNING, ZONING AND APPEALS BOARD AGENDA

**Tuesday, April 18, 2017
7:00 PM**

201 West Moody Boulevard,
City Commission Chambers - Building 3
Bunnell, FL 32110

- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
- 2. Disclosure of Ex-Parte communications.**
- 3. Approval of Minutes**

2017 03 21 Planning, Zoning and Appeals Board minutes.

New Business:

- 4.** Public Hearing Case Number 2017-08: Variance Request to reduce the rear and side setback from 10 feet to 1 foot at 303 N. Anderson St.
- 5.** Public Hearing Case Number 2017-09: Special Exception Request to allow a church to operate on property on E. Woodland St. in the R-1, Single Family Residential zoning district.
- 6.** Public Hearing Case Number 2017-10: Ordinance 2017-XX Amending the Capital Improvements Element of the Comprehensive Plan.

Old Business: None

- 7. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.

- 8. Board comment**
- 9. Adjournment of Planning and Zoning Meeting**

NOTICE: If any person decides to appeal any decision made by the Planning, Zoning and Appeals Board with respect to any item considered at any meeting of this board; He or She will need a record of the proceedings, and for this purpose, He or She may need to ensure that a verbatim record of the proceedings is made, which record is to include the testimony and evidence upon which the appeal is based. (286.0105 Florida Statutes). Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's office at (386) 437-7500.



City of Bunnell, Florida

Agenda Item No.

ATTACHMENTS:

Description

Proposed Minutes

Type

Minutes



Crossroads of Flagler County

Board Members:
Thea Mathen
Shannon Strickland
Jerry Jones
Jan Reeger
Randy Morris
Howard Kane

PLANNING, ZONING AND APPEALS BOARD MINUTES

**Tuesday, March 21, 2017
7:00 PM**

201 West Moody Boulevard,
City Commission Chambers - Building 3
Bunnell, FL 32110

-
- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
Present: Thea Mathen, Chair; Shannon Strickland, Vice Chair; Jerry Jones; Randy Morris; Jan Reeger; Howard Kane (alternate)
Excused:
Not Present:
Non-Voting: Charlie Cino; Kristen Bates
 - 2. Disclosure of Ex-Parte communications.**
None
 - 3. Approval of Minutes**
2017 02 21 Planning, Zoning and Appeals Board Minutes
Motion: Approve the minutes of the February 21, 2017 meeting.
Moved By: Shannon Strickland
Second By: Randy Morris
Vote: Motion carried by unanimous vote.

New Business:

- 4. Case Number 2017-06: Request for Site Plan Approval for 606 Ninth St.**
This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Lester Mathews, plans to build a 10,000-square foot manufacturing/industrial building. The site plan meets the standard established on the Land Development Code.

Lester Mathews was available to answer questions about the proposed project.

The Board asked if the engineer comments regarding the erosion issue had been addressed. Staff advised that is a private matter between the applicant and the Condo Association since the City does not maintain that stormwater system in anyway; however, a letter has been provided to the Condo Association by the applicant to address the engineer comment.

Public Comment: None

Motion: Approve the site plan for 606 Ninth St.

Moved By: Shannon Strickland

Second By: Howard Kane

Vote: Motion carried by unanimous vote.

5. Public Hearing Case Number 2017-07: Special Exception Request to allow a multi-family residential project in the 4000 Block of East Moody Boulevard on property with a B-1, Business district zoning designation.
This item was introduced by Acting Community Development Director Kristen Bates. The applicant, SR100 LLC, requested permission to allow a multi-family residential project on vacant properties located on East Moody Boulevard which have a B-1, Business district zoning designation. Between the two parcels there are 14.93 acres of developable property. The remaining portions of the property are covered by recorded conservation easements or wetlands. The Land Development Code permits residential uses in the B-1, Business district with permission from the Planning Board.

Bob Nickolas, representing SR100 LLC, was available to answer questions about the proposed project. He provided a brief overview of the project and explained past attempts to develop this property.

Jan Reeger stated she is delighted to see this type of project as Flagler County needs housing. She also stated the existing conservation easements surrounding the project will provide the adjacent properties with good natural buffers. She feels this is a good location for this project. There were several loud, inappropriate vocal outbursts from the audience during Ms. Reeger's comments.

Due to the audience size and vocal outbursts during the meeting, Chair Mathen advised 3 representatives would be allowed to speak for the project and 3 would be allowed to speak against the project.

Public Comment:

Lucy Davis, Egret Trail resident in Palm Coast, read a prepared statement. She objected to the project and the change in the zoning for these properties. She stated this project will increase crime in her neighborhood and increase traffic in her neighborhood. She stated she would permit a nursing home, assisted living facility or day care to be built here, but no other project.

Edward Caisse, Egret Trail resident in Palm Coast, spoke against the project. While he recognized housing is a concern for Flagler County, he states it only belongs in areas which currently have residential zoning designations. The City should follow whatever development plan it currently has and stated he believes this goes against the development plan.

Carol Gunthorpe, Ellison Lane in Palm Coast, spoke against the project. She stated Palm Coast residents are concerned by this project because they live in a single-family residential neighborhood. Their neighborhood needs to remain a single-family area. She does not want Bunnell to extend East Hampton Blvd. into Bunnell. She requested this project be denied.

Chair Mathen closed public comments due to the on-going disruption from the audience. She opened the floor for questions only, but advised answers may not be provided during the meeting. Laura McCarthy and Wayne Gunthorpe, Palm Coast residents, asked questions about the project.

A five-minute recess was taken to allow the Bunnell Police Department to clear the meeting room because of on-going, inappropriate verbal disruption from the audience.

Motion: Approve the special exception request to allow multi-family residential project in the 4000 Block of East Moody Boulevard on property with a B-1, Business district zoning designation with the following conditions: 1. The rear setback will be 130 feet; 2. The buildings will not exceed 2 stories and 35 feet in height; 3. There will be no access into Palm Coast from the property; 4. The residential portion of the project will not exceed 250 units.

Moved By: Shannon Strickland

Second By: Jan Reeger

Vote: Motion carried by unanimous vote.

Old Business: None

6. Public Comment

None.

7. Board comment

None.

8. Adjournment of Planning and Zoning Meeting

Motion: Adjourn.

Moved By: Shannon Strickland

Second By: Jan Reeger

Vote: Motion carried by unanimous vote.

Thea Mathen, Chair



City of Bunnell, Florida

Agenda Item No. 4.

Document Date: 3/23/2017
Department: Community Development
Subject: Public Hearing Case Number 2017-08: Variance Request to reduce the rear and side setback from 10 feet to 1 foot at 303 N. Anderson St.
Property Address: 303 N. Anderson St.
Zoning Designation: R-1, Single Family Residential district
Future Land Use Designation: Single Family Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Location Map	Location Map(s)
Concept Sketch	Concept Sketch

Summary/Highlights:

This is a request to reduce the rear and side setback at 303 N. Anderson St. from 10 feet to 1 foot.

Background:

The applicants, Thomas and Debbie MacNamara, have requested permission to reduce the rear and side setbacks for their property to allow for the installation of a 12 foot by 24 foot shed. This shed would replace an existing wooden shed that is 1/2 a foot off the rear and side property line. The back of the property is enclosed by fencing.

From the Bunnell Land Development Code:

Sec. 34-111. - R-1 Single-family residential district.

(d) Area regulations. Area regulations within the R-1 Single-family residential district shall be as follows:

(2) Side yard. There shall be a side yard of not less than ten feet for all residential and accessory buildings. All other permitted buildings shall have a side yard of not less than 20 feet. In the case of corner lots, all other permitted buildings and no addition to any building shall be erected or placed nearer than 20 feet to the side street line of any such lot. Residential and accessory uses shall maintain a ten-foot sideyard setback or for nonconforming lots sideyard setbacks shall be ten percent of the lot width measured at the front setback line.

(3) Rear yard:

b. Accessory buildings, such as garages, shall have a rear yard of not less than ten feet, measured from the rear building line of such garage or accessory building to the rear lot line, if the accessory building is detached and ten feet is maintained between the accessory building and main building. If the accessory building is attached to the main building or ten feet cannot be maintained between the buildings then the rear yard setback shall be at least 20 feet.

The Land Development Code does provide for variances based upon the following criteria being met:

Sec. 34-54. - Standards for variances.

In granting a variance, the planning, zoning and appeals board shall ascertain that the following criteria are met:

- (1) Variances shall be granted only where special circumstances or conditions (such as exceptional narrowness, topography, or siting) fully described in the findings of the board, do not apply generally in the district.*
- (2) Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.*
- (3) For reasons fully set forth in the finding of the board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of reasonable use of his land.*
- (4) Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of land.*
- (5) The granting of any variance is in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.*

Sec. 34-55. - Requirements for the granting of a variance.

Before the planning, zoning and appeals board shall have the authority to grant a variance, the person claiming the variance has the burden of showing:

- (1) That the granting of the variance will not be contrary to the public interest;*
- (2) That the literal enforcement of this chapter will result in unnecessary hardship;*
- (3) That by granting the variance the spirit of this chapter will be observed; and*
- (4) That by granting the variance, substantial justice will be done.*

Staff Recommendation:

Approval of the variance request contingent on the applicant demonstrating they meet the requirements for the granting of a variance as required by the Land Development Code.

City Attorney Review:

Variance Request 303 N. Anderson St.- Location Map



**Proposed
12' x 24'
Portable Shed**

ADDRESS
303 N ANDERSON STREET
BUNNELL FLORIDA 32110

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 11 BLOCK 82
LOT 12 BLOCK 82
LOT 10 BLOCK 82
LOT 9 BLOCK 82
LOT 8 BLOCK 82
LOT 7 BLOCK 82
LOT 6 BLOCK 82
LOT 5 BLOCK 82
LOT 4 BLOCK 82
LOT 3 BLOCK 82
LOT 2 BLOCK 82
LOT 1 BLOCK 82

N ANDERSON STREET
50' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

E HOWE STREET
50' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

ONE STORY CONC BLOCK RESIDENCE 303

CONC PAD
CONC DW
WOOD FENCE
CHAIN LINK FENCE
ADJUSTED ALLEY
ON LINE
FND 1/2" IRON ROD & CAP LB 6422

41.6 ft
23 ft

1" = 30'
GRAPHIC SCALE

NORTH

**Proposed
12' x 24'
Portable Shed**



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 3/24/2017
Department: Community Development
Subject: Public Hearing Case Number 2017-09: Special Exception Request to allow a church to operate on property on E. Woodland St. in the R-1, Single Family Residential zoning district.
Property Address: Parcel: 10-12-30-0850-00720-0000
Zoning Designation: R-1, Single Family Residential district
Future Land Use Designation: Single Family Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Location and Zoning Maps	Location Map(s)
Concept Sketch	Concept Sketch

Summary/Highlights:

This is a request to build and operate a church on vacant property located on E. Woodland St. which has a R-1, Single Family Residential zoning designation. The property is approximately 15.93 acres.

The current property owner has granted the church permission to make this request.

Background:

The applicant, Slavic Baptist Church of Palm Coast, is in the process of purchasing vacant property located on E. Woodland St. They would like to develop the property to be used as a church. This property has a R-1, Single Family Residential district zoning designation.

From the Land Development Code:

Sec. 34-111. - R-1 Single-family residential district.

(c) Permitted special exception. Permitted special exceptions in the R-1 district shall be as follows:

(1) Churches and related activities pursuant to article V, division 3 of this Code;

Special Exception requests allow the Planning Board to place certain restrictions on a use to ensure it is compatible with the surrounding properties and other uses within the district.

As this property is vacant, if the church bought the property, they would have to go through the site plan approval process before starting any development of the site. Based upon the information in the proposed concept sketch, the site plan would come before the Planning Board for approval.

As required by the Land Development Code *Sec. 2-87.- Hearing notification requirements*, an advertisement regarding this agenda item was run in the Wednesday, April 5, 2017 edition of the News Tribune and property owners within 300 feet of the property as identified by the Flagler County Property Appraiser website were mailed hearing notification letters.

The applicant can provide additional information about their request and the potential project.

Staff Recommendation:

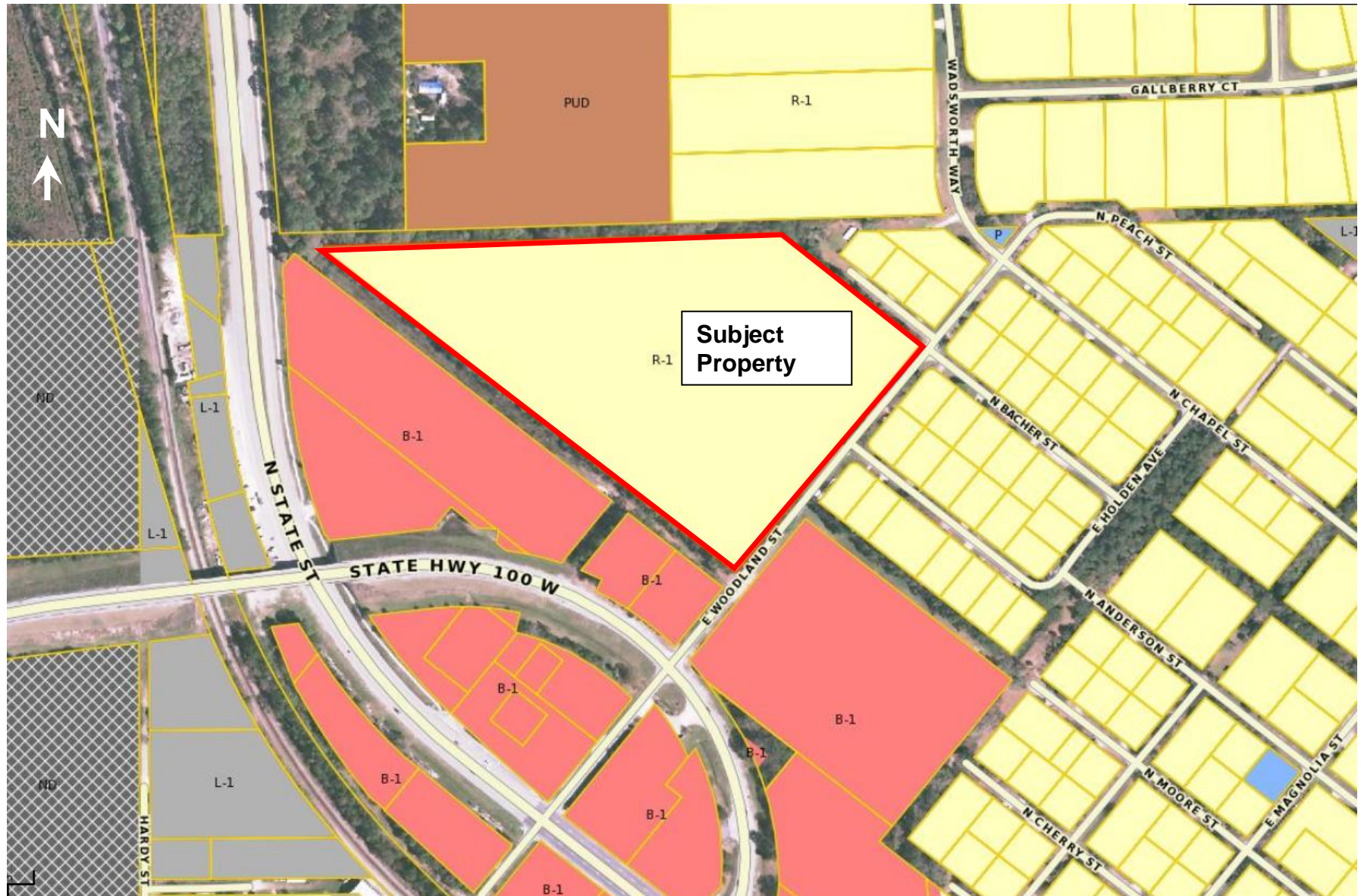
Approval of the special exception request with consideration for any conditions the Planning Board feels would be needed to lessen the impact of the church to the surrounding commercial and residential properties.

City Attorney Review:

Slavic Baptist Church Special Exception Request- Location Map



Slavic Baptist Church Special Exception Request- Adjacent Zoning Map



Slavic Baptist Church Special Exception Request- Concept Sketch

Residential Uses

N BACHER ST

N BACHER ST

Residential Uses

N ANDERSON ST

E WOODLAND ST

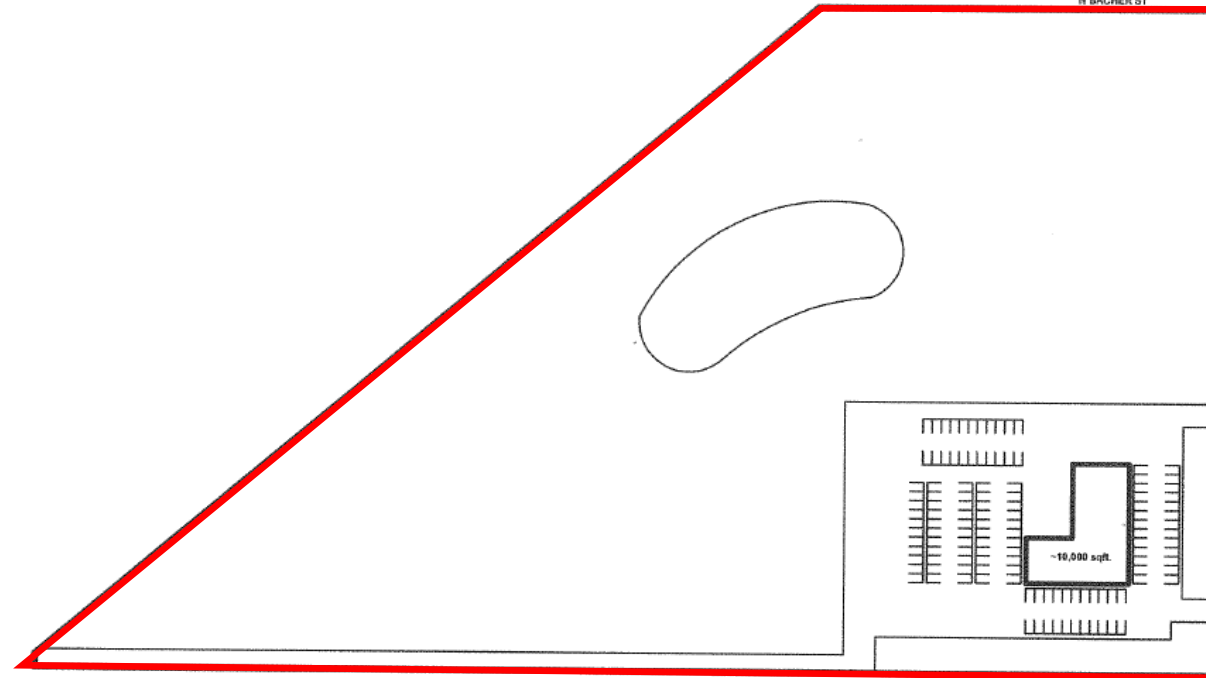
E WOODLAND ST

Vacant Commercial

Commercial Properties

SR 11 West

STATE HWY 100 W





City of Bunnell, Florida

Agenda Item No. 6.

Document Date: 2/27/2017
Department: Community Development
Subject: Public Hearing Case Number 2017-10: Ordinance 2017-XX Amending the Capital Improvements Element of the Comprehensive Plan.
Property Address: N/A
Zoning Designation: N/A
Future Land Use Designation: N/A
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Proposed Ordinance	Ordinance
Goals, Objectives and Policies	Exhibit
Proposed Amendments to the Capital Improvements Schedule	Exhibit

Summary/Highlights:

This is a request to amend the City's Capital Improvement Element of the Comprehensive Plan.

Background:

This is the annual update of Capital Improvement Element of the Bunnell Comprehensive Plan.

From Florida Statute:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.

(3)(b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Per Policy 1.1.3 of the Capital Improvements Element, the schedule only includes construction projects in excess of \$10,000.00 and any study which is expected to result in the determination of capital construction needs.

The proposed ordinance updates the 5-year schedule for improvements, facility analysis and capital construction expenditures for the City 2016-2021.

Staff Recommendation:

Approval of Ordinance 2017-XX Amending the Capital Improvements Element of the Comprehensive Plan.

City Attorney Review:

ORDINANCE 2017-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3177 F.S.; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Bunnell is authorized to amend the Capital Improvements Element of the City of Bunnell Comprehensive Plan in the manner set forth herein; and

WHEREAS, the City provided legal notice in accordance with Chapter 166.041(3)(c) F.S. and the City of Bunnell Land Development Code; and

WHEREAS, The Planning, Zoning and Appeals Board recommended approval of the amendment at the March 21, 2017 meeting; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~striketrough~~ shall constitute deletions to the original text.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF BUNNELL:

Section 1: FINDINGS.

Pursuant to 163.3177(3)(b) F.S. the capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Section 2: CITY OF BUNNELL COMPREHENSIVE PLAN AMENDMENT.

The Capital Improvements Element of the City of Bunnell Comprehensive Plan shall be amended as indicated in Appendix A.

Section 3: CONFLICTING PROVISIONS.

All conflicting Ordinances and Resolutions, or parts thereof in conflict with this Ordinance, are hereby superseded by this Ordinance to the extent of such conflicts.

Section 4: SEVERABILITY AND APPLICABILITY.

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provisions thereof shall be held to be inapplicable to any person, property,

or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

Section 5: EFFECTIVE DATE

That this Ordinance shall become effective upon its final adoption.

First Reading: Approved on this _____ day of _____ 2017.

Second Reading: Adopted on this _____ day of _____ 2017.

CITY COMMISSION, City of Bunnell, Florida.

By: _____
Catherine D. Robinson, Mayor

Approved for form and content by:

Wade Vose, City Attorney

Seal:

Attest:

Sandra Bolser, City Clerk

Appendix A

Capital Improvements Element Goals, Objectives & Policies

Capital Improvements Element

Goals, Objectives, and Policies

163.3177(3)(a)

Overall Goal

The City of Bunnell shall ensure capital facilities are provided to all residents and service areas of the City in a manner which protects the health, safety, and welfare of the public through use of existing facilities and the timely and efficient provision of new and expanded facilities.

CIE Objective 1.1 Capital Facility Planning

To use the Capital Improvements Element as a planning tool to correct existing deficiencies, replace obsolete or worn out facilities, and to accommodate desired future growth.

Monitoring and Evaluation of Objective 1.1.

Whether Bunnell updates its Capital Improvement Element and the corresponding Schedule of Capital Improvements (SCI) on an annual basis.

CIE Policy 1.1.1:

As part of the City's annual budget cycle, the Bunnell Community Development Department shall prepare an inventory of concurrency related facilities for the purposes of establishing a five-year SCI.

CIE Policy 1.1.2:

The Schedule of Capital Improvements (SCI) shall be a five year schedule of capital improvements needed to ensure that Bunnell maintains its adopted level of service standards for all concurrency related facilities.

CIE Policy 1.1.3:

All construction projects in excess of \$10,000 and any study which is expected to result in the determination of capital construction needs shall be included in the Schedule of Capital Improvements.

CIE Policy 1.1.4:

Bunnell may schedule and fund the capital improvements listed in the SCI in the City's Capital Improvement Program and update the Capital Improvement Element annually, by December 1, to ensure that the capital improvements scheduled will maintain or exceed adopted LOS standards over at least the five year planning horizon.

CIE Policy 1.1.5:

After the adoption of the Capital Improvement Program (CIP), Bunnell shall make any changes necessary to update the Capital Improvements Element (CIE).

CIE Policy 1.1.6:

Bunnell shall annually adopt a capital budget that includes the projects listed in the first year of the Capital Improvement Program and Schedule of Capital Improvements.

CIE Policy 1.1.7:

Bunnell shall make the necessary amendments to the CIE, CIP, and SCI if the date of construction for a project that is relied upon to satisfy adopted LOS standards is changed.

CIE Policy 1.1.8:

Bunnell shall include externally funded projects in its CIE if the projects are relied upon to satisfy adopted LOS standards.

CIE Policy 1.1.9:

To the extent that it helps facilitate capital facility planning, the City's budgeting office shall continue the practice of distributing and collecting department project request forms.

CIE Policy 1.1.10:

Capital improvements shall be evaluated and prioritized according to the following guidelines:

1. Does the capital improvement eliminate possible hazards or protect the health, safety, and welfare of the public or provide the necessary infrastructure as part of a legal requirement or prior commitment?
2. Will the improvement eliminate or correct existing deficiencies, help achieve full use of existing facility, increase capacity of existing facilities to meet future demand, or reduce the necessity for or cost of future improvements?
3. Will or can funds be available for the project? Can operating and maintenance costs associated with the improvement be provided from the annual operating budget?
4. Does the project contribute to or further the achievement of goals, objectives, and policies contained in the elements of this Plan?
5. Will the project provide services to developed areas lacking services, or be a logical extension or expansion of facilities or services within designated service areas?
6. Will the project provide the necessary supporting infrastructure for existing and proposed school facilities in coordination with the Flagler County School Board and the Interlocal Agreement for Public School Facility Planning?

CIE Policy 1.1.11:

The City of Bunnell hereby adopts by reference the following documents and plans:

1. City of Bunnell Schedule of Capital Improvements as included herein.
2. Saint Johns Water Management District's 2005 Water Supply Plan, adopted by the Saint Johns Water Management District on February 7, 2006 and amended on ~~October 10, 2006~~ May 12, 2009.
3. Flagler County School District 2016-2020 Work Plan, adopted by the Flagler County School Board in October, 2015.

CIE Policy 1.1.12:

Flagler Central Commerce Parkway shall not be funded from ad valorem taxes, fees, assessments, or other local tax payer funds.

CIE Objective 1.2 Coordination with Land Uses

To better coordinate land use decisions with available and committed funding sources as identified in capital facility budgets and plans.

Monitoring and Evaluation of Objective 1.2.

Whether the policies adopted under this objective were successfully implemented by the City of Bunnell.

CIE Policy 1.2.1:

Bunnell shall maintain an up-to-date Concurrency Management System (CMS) and implementing provisions in its land development regulations in order to evaluate whether sufficient capacity exists to serve new development and redevelopment.

CIE Policy 1.2.2:

Bunnell shall only issue development orders in accordance with the City's Concurrency Management System in order to ensure that the development will not cause the adopted level of service standard of facilities to not be met.

CIE Policy 1.2.3:

The City shall ensure through its concurrency management system established in the Land Development Regulations that any increase in the demand on the infrastructure generated by the proposed development or redevelopment would not reduce the level of service of such facilities below the adopted standards, or that any infrastructure improvements needed to maintain the adopted level of service will be in place in accordance with the following:

For sewer, solid waste, drainage, and potable water facilities, the facilities must be in place no later than the issuance of the certificate of occupancy.

For parks and recreation facilities, the facilities must be in place no later than one year after the issuance of the certificate of occupancy; however, prior to issuance of the certificate of occupancy either a.) the acreage for such facilities shall be dedicated or acquired; or b.) equivalent funds shall be committed for such purpose.

For all transportation facilities, the facilities needed to serve the new development shall be in place or under actual construction within three years after the local government approves a building permit or its functional equivalent that results in traffic generation.

CIE Policy 1.2.4:

The City shall ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

CIE Policy 1.2.5:

Bunnell shall coordinate proposed land use changes and development with projected fiscal resources and planned capital improvements.

CIE Policy 1.2.6:

The City shall aggressively seek all grant opportunities to fund Capital Improvement Program projects tied to desired land use patterns.

CIE Policy 1.2.7:

Bunnell shall coordinate planning for city improvements with the plans of state agencies, the Saint Johns River Water Management District (SJRWMD), Flagler County and adjacent municipalities when applicable.

CIE Policy 1.2.8:

Bunnell shall construct public facility improvements in a manner that supports efficient, compact, and desirable land development patterns.

CIE Objective 1.3 Level of Service Standards

To ensure that all concurrency related facilities are being maintained at the adopted level of service standard.

Monitoring and Evaluation of Objective 1.3.

Whether all concurrency related facilities are being maintained at the adopted level of service standard.

CIE Policy 1.3.1:

Bunnell shall periodically evaluate its adopted level of service standards to determine if the standards are consistent with the desires of the community and make revisions to the standards as necessary.

CIE Policy 1.3.2:

The City adopts the following minimum peak-hour level of service standards for its roadway network:

- Rural Principal Arterial - LOS standard C
- Rural Minor Arterial - LOS standard D
- Rural Minor Collector (Local & County) – LOS standard C
- Emerging SIS Facilities – LOS standard C.

CIE Policy 1.3.3:

The City's central potable water system shall be capable of distributing 120 gallons per capita per day for those connected to the system (Adopted by Ordinance 2013-09).

CIE Policy 1.3.4:

The City's central sanitary sewer system shall be capable of treating 102.3 gallons per capita per day for those connected to the system (Adopted by Ordinance 2013-09).

CIE Policy 1.3.5:

The City's solid waste system shall be capable of collecting and disposing 9.3 pounds per capita per day.

CIE Policy 1.3.6:

The City's parks and recreation system shall provide at least 3.0 acres of park land per 1,000 residents.

CIE Policy 1.3.7:

The City's stormwater management system shall adequately operate under the conditions of a storm with a 24 hour, 25 year frequency.

CIE Policy 1.3.8:

The City of Bunnell shall utilize the following LOS standards in coordination with the School District to implement School concurrency:

1. Elementary: one hundred percent (100%) of permanent Florida Inventory of School Houses (FISH) capacity with State Requirements for Educational Facilities (SREF) utilization factor;
2. Middle: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
3. K-8: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor;
4. High: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor; and
5. Special Purpose: one hundred percent (100%) of permanent FISH capacity with SREF utilization factor.

CIE Policy 1.3.9:

The City, in coordination with the School District, shall allow relocatables to be utilized to maintain the LOS standards on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed twenty (20%) of the permanent FISH capacity and shall be used for a period not to exceed five (5) years. Relocatables may also be used to accommodate capacity utilized for any specific education/development programs as required by law and/or adopted by the School Board.

CIE Objective 1.4 Proportionate Fair Share Payments and Impact Fees

To maintain a fair system where developers/land owners will bear a proportionate cost of facility improvements necessitated by proposed development in order to adequately maintain adopted level of service standards.

Monitoring and Evaluation of Objective 1.4.

1. Whether the City of Bunnell maintains a proportionate fair share system in its Land Development Code which allows developers to proceed under certain conditions, notwithstanding the failure of concurrency, by contributing their proportionate fair-share of the cost of the facility.
2. Whether the City continues to maintain impact fees which are adequate to pay for its existing capital facilities.

CIE Policy 1.4.1:

Bunnell shall use capital facility cost estimates and/or city-adopted or state approved development impact methodologies to determine and assess proportionate fair share payments and dedications.

CIE Policy 1.4.2:

Bunnell shall periodically evaluate its impact fees to determine if collections are adequate to pay for its existing capital facilities.

CIE Policy 1.4.3:

Bunnell shall continue to support the Flagler County Recreation Impact Fee by verifying that the required fee has been paid prior to the issuance of a development order by the City.

CIE Objective 1.5 Financial Controls

To exercise sound fiscal management practices to ensure the long term health of the community and to ensure the necessary capital facility improvements are provided for existing and future development.

Monitoring and Evaluation of Objective 1.5.

Whether the City has adopted a financially feasible five-year Capital Improvements Program (Adopted by Ordinance 2013-09).

CIE Policy 1.5.1:

The City shall issue municipal bonds or borrow funds for municipal purposes only to the extent authorized by and subject to the limitations provided for in Florida Statutes and Municipal Home Rule Law.

CIE Policy 1.5.2:

The Financial Services Director shall review all proposed capital improvement projects and make a recommendation to the City Manager concerning the City's ability to finance such proposals. The recommendation shall include a review of the following:

1. Ability to use an existing revenue stream.
2. Ability to use impact fees or proportionate share payments.
3. Assessment of whether bonding is appropriate and the likelihood of getting a bond approved by voters of the City.
4. Availability of grant funds.

CIE Policy 1.5.3:

The term for repayment of any debt supporting public capital facility improvements shall not exceed the expected and useful life of the facility.

CIE Policy 1.5.4:

Before funding any public capital facility improvement, the City shall assess the impact of maintenance and operations costs anticipated to be generated by that facility.

CIE Policy 1.5.5:

Bunnell shall maximize its use of grant funds as a supplement to local revenue sources.

CIE Policy 1.5.6:

Prior to funding any public capital improvements, the City shall evaluate what opportunities the improvement may create (e.g., the need for sewer or water main extensions shall be considered when roadway improvements are planned in order to minimize the cost and disruption caused by the construction).

CIE Policy 1.5.7:

The City shall replace or renew capital facilities as necessary to protect the public's health, safety, and welfare, and to ensure that the adopted level of service standards are maintained.

CIE Objective 1.6 Public Expenditures in Designated Flood Prone Areas

To discourage public capital facility improvements in the designated flood prone areas.

Monitoring and Evaluation of Objective 1.6

Whether the policies adopted under this objective were successfully implemented by the City of Bunnell.

CIE Policy 1.6.1:

Bunnell shall fund and construct public capital facility improvements in the designated flood prone areas only to the extent that it supports existing development patterns and will not encourage additional or more intensive development.

CIE Policy 1.6.2:

The designated flood prone areas shall mean those areas inundated by water during a 100 year flood as depicted on the City's flood prone area map.

CIE Policy 1.6.3:

Public expenditures in the designated flood prone area shall be limited to the following:

1. Maintenance of existing facilities.
2. Improvements designed to improve the efficiency of existing facilities.
3. Replacement of obsolete or worn out facilities.
4. Limited Recreational Facilities.

5. Water quality and supply improvement facilities.
6. New construction and/or expansion of arterial and collector streets.

CIE Policy 1.6.4:

Construction of all public capital facilities must conform to the floodplain regulations adopted by the City of Bunnell.

Schedule of Capital Improvements, FY2016-2021

	Policy/ Plan Implementation	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Proposed funding in:
Water System CIP	Infrastructure Element Policy 4.1.4	\$327,250	\$353,250	\$80,000	\$106,000	\$106,000	Enterprise Fund
Water Treatment Plant R&R	Infrastructure Element Policy 4.1.4	\$33,000	\$15,000	\$43,000	\$30,000	\$30,000	Enterprise Fund
Sewer System CIP	Infrastructure Element Policy 1.1.8	\$638,520	\$430,650	\$113,500	\$87,500	\$87,500	Enterprise Fund
Wastewater Treatment Plant R&R	Infrastructure Element Policy 1.1.8	\$50,000	\$50,000	\$125,000	\$105,000	\$170,000	Enterprise Fund
<u>Reclaim Water Line Extension</u>	<u>Infrastructure Element Policy 1.2.10</u>	<u>\$247,500</u>	<u>\$247,500</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>REDI Grant</u>
Sewer Collection System R&R	Infrastructure Element Policy 1.1.8	\$61,000	\$61,000	\$72,000	\$49,000	\$62,000	Enterprise Fund
Stormwater Master Plan	Infrastructure Element Policy 3.1.1	\$0	\$0	\$0	\$0	\$0	General Fund
Stormwater Culverts Repair & Replacement	Infrastructure Element Policy 3.1.3	\$0	\$0	\$0	\$0	\$0	General Fund
Subtotal (this page)		\$1,109,770 \$1,357,270	\$909,900 \$2,006,300	\$433,500	\$377,500	\$455,500	

City of Bunnell
Capital Improvements Element
Goals, Objectives and Policies Adopted by Ordinance 2011-22 unless Otherwise Indicated

	Policy/ Plan Implementation	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Proposed funding in:
Stormwater Ditch & Swale Rework	Infrastructure Element Policy 3.1.3	\$0	\$0	\$0	\$0	\$0	General Fund
Sewer Collection System R&R	Infrastructure Element Policy 1.1.8	\$613,651 <u>\$200,000</u>	\$0 <u>\$500,000</u>	\$0	\$0	\$0	CDBG Grant
Solid Waste No Improvements Scheduled	N/A	\$0	\$0	\$0	\$0	\$0	Not Applicable
Sidewalk Repair & Replacement	Traffic Circulation Element Policy 1.7.8	\$0	\$0	\$0	\$0	\$0	General Fund
Street Paving/Resurfacing	Traffic Circulation Element Policy 1.1.1	\$586,174 <u>\$105,000</u>	\$502,386	\$688,603 <u>\$105,000</u>	\$674,552 <u>\$105,000</u>	\$674,552 <u>\$105,000</u>	General Fund
Flagler Central Commerce Parkway	Future Land Use Element Policy 10.3	\$1,941,866	\$1,941,866 <u>\$0</u>	\$0	\$0	\$0	General Fund ¹
Subtotal (this page)		\$3,141,691 <u>\$2,246,866</u>	\$2,44,252 <u>\$1,002,386</u>	\$688,603 <u>\$105,000</u>	\$674,522 <u>\$105,000</u>	\$674,552 <u>\$105,000</u>	

¹ Per Capital Improvements Element Policy 1.1.12, Flagler Central Commerce Parkway shall not be funded from ad valorem taxes, fees, assessments, or other local tax payer funds. Only pass through funds from Federal Earmark SAFETEA-LU #F172 will be spent by the City on this project.

City of Bunnell
Capital Improvements Element
Goals, Objectives and Policies Adopted by Ordinance 2011-22 unless Otherwise Indicated

	Policy/ Plan Implementation	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Proposed funding in:
Parks and Recreation							
Heritage Trail Pocket Park (Phase I)	Recreation & Open Space Element Policy 1.1.2	\$29,000	\$0	\$0	\$0	\$0	FRDAP Grant
Booe Street Park (Phase I)	Recreation & Open Space Element Policy 1.1.2	\$50,000	\$0	\$0	\$0	\$0	FRDAP Grant
Eddie Johnson Park Upgrade	Recreation & Open Space Element Policy 1.1.2	\$0	\$50,000	\$0	\$0	\$0	General Fund
City Facilities/Buildings							
<u>Bunnell Administration Complex</u>	N/A	<u>\$0</u>	<u>\$50,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>Hazard Mitigation Grant</u>
Public Schools							
<i>No Capacity Improvements Scheduled</i>	N/A	\$0	\$0	\$0	\$0	\$0	General Fund
<u>Subtotal (this page)</u>		<u>\$79,000</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

City of Bunnell
Capital Improvements Element

Goals, Objectives and Policies Adopted by Ordinance 2011-22 unless Otherwise Indicated

	Policy/ Plan Implementation	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Proposed funding in:
<u>Grand Total</u>		\$4,330,461 <u>\$3,683,136</u>	\$3,404,152 <u>\$3,108,686</u>	\$1,122,103 <u>\$538,500</u>	\$1,052,052 <u>\$482,500</u>	\$1,130,052 <u>\$560,500</u>	