

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

PETE YOUNG

BUNNELL CITY COMMISSION & PZA JOINT WORKSHOP Minutes

Monday, January 27, 2025

6:00 PM

1769 East Moody Boulevard (GSB),
Chambers Room
Bunnell, FL 32110

A. Call Meeting to Order and Pledge Allegiance to the Flag

Mayor Robinson called the meeting to order at 6:01 PM and led the Pledge of Allegiance.

B. Roll Call

City Commission: Mayor Catherine Robinson; Vice Mayor John Rogers, Commissioner Tonya Gordon; Commissioner Tina-Marie Schultz; Commissioner Pete Young

Planning Zoning & Appeals Board (PZA): Co-Chair Gary Masten; Member Laferty, Member Gary Garner; Alternant Member Cory Romaniuk.
Excused: Chair Carl Lilavois; Member Janice Catoggio

Staff: City Attorney Paul Waters; City Manager Alvin B. Jackson Jr.; Community Development Director Joe Parsons; City Engineer Marcus DePasquale; Infrastructure Director Dustin Vost; Police Chief David Brannon; City Clerk Kristen Bates; Deputy City Clerk Donnie Wines.

C. Presentation

C.1. Discussion of the Reserve at Haw Creek PUD development criteria and development agreement

Community Development Director Parsons briefly reviewed the process involved with a project of this nature and where this project is in the process.

Chad Grimm with Northeast Florida Developers addressed the Boards. He spoke to how great the project is: this is a custom designed, well thought out project in line with City's plans. We looked at the Comp Plan and other technical documents; spent countless hours with staff, refining the designing and making adjustments to make sure this project is what the City desires. There are a variety of different types of residences, active and passive parks, a community center and none of this is at a cost to the City. The developer will pay for both internal and external improvements. It is a great project for the financial feasibility of Bunnell. The staff deserve kudos.

They are in the trenches dealing with policy every day, and they really know where the gotchas are, and as a result we have really scrubbed through the documents for this project.

There is a variety of housing types, nature trails, community trails, passive and active recreation within the community, community center, commercial town center, industrial, public safety, public infrastructure all integrated with 60% of the land still remaining as open or green space. All of this will be implemented without a dime coming out of the City's pocket. Even with all the infrastructure that will be needed, the City is not going to have to put a dime into the project. Eventually, the City will be rewarded by additional revenues generated by this development such as the tax revenue, additional service fees, and impact fees.

Mayor Robinson asked for any Board questions.

Commissioner Young stated the project is over 2800 acres, and 60% of the project is open space or green space; Flagler Beach open space is 45%, Palm Coast open space is 25%. So, we are requiring more than the rest of the County. The maximum number of rooftops could be homes, condos, duplexes. We do not have a limit on how many people can live in a house or how many cars they can have. The types of housing proposed branches out the further it goes west and lots get larger. That is what the map shows; that there will be larger lots. That is what I was hoping to see. Looking at Grand Reserve, is roughly the same number of units per acre.

Co-Chair Matsen stated he appreciates Mr. Grimm's passionate speech and he totally understands it. We have been in quite a few meetings, and I truly do believe you come in here with the best heart and mind. But the people sitting behind you are equally passionate with opposing development.

Lynn Laferty thanked Mr. Grimm, and everybody that is here. She stated a lot of people probably have comments. I think that some people were confused about tonight since one of the agenda items was removed from the Commission meeting. Be that as it may, I still think an hour is a little bit of a short time for us to go over everything. We are having this workshop about the PUD agreement, but I think a lot of time needs to be spent reviewing the Developer Agreement. Just reminding everybody that this is something that is unlike anything our city has ever seen. It is going to increase our population by up to 5 times what it is right now. I feel like development and moving forward is good as long as it is done the right way. I feel like the intent of our City when the Land Development Code was created. I don't think there is a problem with honing in on sectors and creating more residential space. The concern is the burden it places on the City and the people that live here. We've got problems with possible lack of services, police, fire, school. There is a big concern with flood waters and stormwater. The western most part of this project is Black Point and Black Branch; there are swamp areas. If you drive down Black Point Road you see cypress knees and cypress trees. I just want to say that I have heard people in the community speaking about what it is going to do to the neighboring homes that are existing in our community. Downtown Bunnell already has flood issues off of Deen Road. The multifamily residential area with rooftops and pavement is going to leave nowhere for the water to percolate, much less permeable space. Mr. Grimm states they will have to put in culverts and divert the water to where it is supposed to be; I know that there are State entities that also

weigh in on this type of thing. A PUD agreement sets things in stone. You can't go back and erase and make changes later. And so that is why in our previous meetings I really try to nail down all the details of this. Something as small as, I know I brought up before signage. The signs are allowed to be in several spaces up to 40 feet tall. The water tower in Bunnell is 120 feet tall. So, you are looking at 1/3 of that. A monument on State Road 100 with the potential of up to 400 square feet; imagine a sign that is 20 by 20. Again, I'm just giving an example and maybe a sign won't be big, but it could be. She went on to state she still does not fully understand it. I still feel like I am coming up with new questions. Like there is no connection between the larger rural lots to the other part of the development near the town center; the rural estates and it is a little different out there but how would they get to any of the amenities. How do the utilities get to the rural area? The answer was run them along State Road 100 and County Road 302; that is an astronomical figure. So, it will probably end up being septic tanks out there which is a whole new can of worms. I don't know the answers to all these things. I am just saying this is huge. Everything we bring up rabbit holes into another thing. And the reason it rabbit holes is again the complexity and the size of this development. So either we have to hone in and everyone needs to understand every single little aspect before there is any vote or you decide this is too big of a project for our small town. The PZA made a number of recommendations at their last meeting and I don't know the progress that has been made on considering that as far as the commission goes, or what that would do to things. But it's just a giant thing that has come in front of us. I think it can be great if done properly. It's just that I think it is important to understand the intricacies of it 100%.

Alternate Member Romaniuk stated he has been attending all of these meetings and there have already been a lot of meetings about this. And I feel a lot of the concerns that everyone has, including the PZA members cannot be addressed until they can get to the next stage with the State; the permitting process regarding rainwater runoff, traffic patterns, they won't allow any of that to occur or be built that wouldn't address these things people are stating they are concerned about. And I think you can have analysis paralysis by asking for all these details; we don't have the answers for and we won't get the answers until they can move on in that phase and they can't move to design until zoning gets approval. I know there was a similar project that was proposed in Gainesville some years back. It got held up, it took 20 years for them to develop that area that was originally planned and proposed. And I can't tell you of any other time where the influx population of Flagler County and the drain on the current resources for a lack of participation due to the square mileage alone of the City of Bunnell where that you have a limited pool contributing to the sanitary side, the water side the utilities side and so forth. If you had development come in like this, it may reduce the impact across the board for all city people that live here. Development, expansion and growth, that is what you are supposed to be looking for in an economical and beneficial way for everyone involved. There is a lot of landowners that sold their land for this project. And I don't know if that has been taken into consideration; this property was sold so someone could do something with it, develop it. Where there was an assemblage of land that people sold because they want to have a better use and a better property than the land that they own. The developer is putting together a plan that is addressing all of the concerns people keep stating over and over. I think a lot of the questions will be answered, it just can't be at this level, or even with Commission. It has got to go to the State for permitting approvals.

Lynn Laferty questioned Alternate Romaniuk's assumptions that design and permitting is needed before all the details can be explained in the zoning document.

Alternate Romaniuk responded I think in the PUD there are limited things you can adjust and change. Lynn Laferty asked for example like what? Alternate Romaniuk responded some of the things you described like sign height. Lynn Laferty responded no.

Attorney Waters responded once the PUD is approved by the Commission it is set in stone, but minor changes can be made by law. And minor changes are just that minor. That is stuff like sign placement. Any major changes would have to start from scratch. The PUD process would have to start anew.

Lynn Laferty responded and so again not honed in on the sign. I am using that as an example to say there are a lot of things, more then we can cover in the next 27 minutes, that the community has concerns about. I am not suggesting that you never vote yes on the PUD agreement. I am suggesting that these concerns are talked through and walked through more. Then you need to request changes in the PUD agreement from the developer to meet City standards and that are alignment with what the public who already lives here want in their community.

Mayor Robinson opened the meeting up to the Public.

Steve Woodin (Railroad Street, Bunnell)- I applaud this gentleman from the developer. It is a beautiful community. The one thing his speech didn't say. Government is a 3 legged stool- there are businesses, there is the government itself, and the third leg are the people that live here. This is a windfall for the City. Is this a windfall for me? No. This gentleman has been banging the drum shoving this down my throat. I'm not hungry. No thank you. But there is no benefit to the citizens. Sure, a shiny new trash truck is nice, but is that going to make my trash fee lower? No, probably not. The roads in front of my house? Probably not. I do thank whoever did take care of some of the potholes. No standing water but there are still holes. The proposed 8000 roofs with an average of 3 people per household, that is 24,000 people. For the sake of argument 2 vehicles per house, that is 16,000 new vehicles on the road. They are going to go 100 and US-1 which can't go any wider. There is no benefit here. No offense to you but if I were to buy 500 acres next to you, I wanted to put in a prison. That would be a windfall to the county. It would be a windfall for people that were there, but do you want a prison living next to your house? Sure, this is a beautiful project with bike trails and parks and kayak launches and all that stuff but we have all of that now somewhere else in the County. Sure, for the people who buy in there that's going to be a wonderful community. But what I am worried about, and that I am thinking about is what is the benefit to me the resident that lives outside of this community. There is not a benefit to any of us who will not be living within the community itself. Sure, there have been meetings where the developer showed up and answered questions but if you approve this it's done.

Dan Wilcox (Bunnell business owner and resident)- I have been in the community of Bunnell since 1969. I chased Ottis Nipper up and down the road buying vegetables off his trucks. How many people know who Ottis Nipper was? I used to chase the Bunnell mosquito fogger up and down until he told us not to play in his fog. That is

where I grew up the City of Bunnell. We own and operate a cattle ranch on several thousand acres west of town. All of it except for maybe 200 acres are in the City of Bunnell. My wife wanted to de-annex from the City of Bunnell about 2 or 3 years ago, but I said no we are good. We have kept our ranch in the City of Bunnell. I had the option of moving my business out of the City of Bunnell. We have somewhere between 24 and 60 people working for us depending on the time of the year. We had the opportunity to locate outside the City of Bunnell because we lost our lease. We chose specifically to locate behind Wendy's. We bought 2 commercial properties right there. I am vested in this community. I care about the City of Bunnell. I want the City of Bunnell to succeed. And from what I have seen and studied on this project; this is right in tune with what we need. We need this development. It will allow us a more diverse population, a better base to draw our funds from. A better market to work from. It will give us the footing we need to provide more services to people. I am an engineer in the City. I have been a licensed engineer since 2001 and I have built stadiums in Uruguay and Argentina to Raymond James Stadium in Tampa Bay to Germany. I have done them all over everywhere with large scale development. What I find is this one is balanced right where it should be. It shows a good layout of all of the roadways, interconnectivity of all the major roadways and the arterials. It is clear they put thought into this one. My history in the City of Bunnell, my citizenship in Bunnell, I am comfortable saying ok we will continue to be the City of Bunnell. Even though we are running several thousand acres on a ranch out west of town. We don't think this is going to be negative for us at all. We are looking forward to it happening. If there is any question you might have for me, I am looking forward to talking to you. I will gladly take the time. You are welcome to come by our office behind Wendy's any time day of night I don't care. Thank you for your time.

Cheryl Trujillo (227 County Rd 302 Unincorporated Flagler County) – I have been here since the 80's. I wasn't born and raised. I have had plenty of employees in this town. I don't want to see this in my back yard. I am not against development. Grow, we all have to grow. It's too much, too fast. Grand Landings sat there empty for how long. When we had the downturn back in 2006, 2007 to 2008, they have only started in the last few years growing. It just sat there. The golf course was nice, you could drive through. I am sure Mr. Wilcox wants to have this development, he is a surveyor. I don't understand. When we bought here, I have owned 3 properties here in town. Multiple acres. I bust my tail every day to maintain my farm. For what? To have people maybe 25 feet or 50 feet off my back fence line. To have their kids coming through my fences to mess with animals in the middle of the night. That isn't what I signed up for. It's a great little town. Why do we have to get penalized, and sit in traffic. I had spoke before about the fires that came through. Look at what is happening in California right now with all the fires. Where are we going to go if we have 20,000 or 30,000 new people. You can't widen and widen and widen without property to widen on to. Why can't we slow down even more. This isn't just somebody going to build a couple roofs. You want to have Palm Coast in my back yard. That is what it amounts to. Why can't we just sit down, go through the PUD. Instead of having an hour meeting we need to have a 4 hour meeting, go through page 1 through 30 and then 31 through whatever and really dissect what they are asking us to approve. Why does it have to be done so quickly? I just feel like slow is always better. The turtle wins the race. Lets just take it slow and really know what we are voting on and what we are talking about.

Lynn Laferty asked how would it work if, doing something like she suggests. Is it possible to get the commission together in a room at a table with the documents and sit down and go section by section. Mayor Robinson responded if we do with the Commission then it will be here because it has to be in the open. We can't get in a room just the commission and go through it. Lynn Laferty stated well right if it were noticed and people could come, could we do it here and have the documents. Mayor Robinson stated we would have to see about that, she can't speak to that one way or the other.

Barbara Malone 1291 County Rd 65 (Unincorporated Flagler County) – I wanted to again thank Ms. Laferty and thank you all for coming. Unfortunately, a lot of people thought if we are just going to be given an hour, then the other item was on the next agenda, that it was to be voted on then nobody was really going to listen to anything we had to say. They gave up not thinking that they would have an opportunity. Or that they would be wasting their time because they knew in their hearts, just like she is saying, than an hours time is not sufficient to address the concerns in the PUD. I don't know whether or not you had the opportunity to see the letter that I wrote to the Planning Board; however, it was exactly synonymous to with what she had said. This stuff is stone. It is the one opportunity that you all are going to have that is going to affect the lives of individuals that are going to come to our community in the next 5, 10, 15 years. I went over the comprehensive plan. Everything talks about rural, we want to maintain the rural, the rural, the rural this, the rural that. We want to have the small-town. What you have now, and I compliment them on their beautiful designs, you have Palm Coast divided by green space. You don't have what I call rural anymore. The density, the number of rooftops, the size of the lots, they don't define rural. They just spell City hidden by trees. It's not going to be an opportunity. If you want to live on a 4000 square foot lot, that is fine, and a lot of people want that. But by having such small lots, and not limiting them, and not addressing the size of the lots is something you could do if you had longer workshops. You could give a family the opportunity to have a yard. Hypothetically, speaking once you say yes we can have a 4000 square foot lot and they have that everyplace with the exception of the rural community. What rural area has a 5000 square foot lot. I think you are removing the opportunity for people that come to this town in the future to share a rural life style just by the size of the lots alone. It's beautiful, have a park. But I would rather my kids play in the back yard. But that is what, rural is a lifestyle. It's not just zoning. It's a total lifestyle, and that's what I think gets missed. If you do approve the PUD, I am all for expanding the community, but that is why I recommended to limiting to 5500. At least you may have the opportunity to adjust the size of the lots to make them larger. But that is about all.

Susie Worley 1860 Black Point Rd (Unincorporated Flagler County) – Hopefully you do have another workshop because we have definitely been impacted by this short time. I believe in property rights of owners; however, there is a reason this property had previously been designated as agriculture requiring 5 acres to build a home. This land is extremely wet and made up primarily of gumbo clay. In wet times the water flows across the land to reach its final destination. It does not perk. The 5-acre requirements were there to preserve the natural water flow and lessen impact on the property. During the wet season the many trees that there absorb water lowering water levels. These trees will no longer be there and there will be nothing to absorb the water resulting in additional flooding in the development and existing property owners. If they mitigate wetlands and fill in those areas it will worsen

flooding concerns. Larger culverts and retention ponds full of clay will not resolve the flooding issue. The expense to the developer to remove the gumbo clay will be enormous. You have seen the pictures of last year's flooding in Black Point. Did you realize this past year was the driest year we have had in 7 years? How will it be when we have a wet season and several hurricanes back-to-back? It will flood our property and the developer will be long gone. Then the residents flooding issue will become the problem of the City. I strongly encourage you to follow the recommendations of the Planning and Zoning Board. Particularly limiting the number of homes to 5500 or less. The traffic is already unbearable at peak times on State Highway 100, State Highway 11 and US-1; a couple of turn arrows will not resolve this. I also appreciate that they put in there will be a buffer of 35 feet of natural area or 50 feet of landscape area between our property and the development because it is directly next to my house. Please consider another workshop.

Melony Bryant 2488 State Rd 11 (Unincorporated Flagler County) – I just wanted to piggyback on what Ms. Laferty said. We are begging to please have this multi-day workshop so we can all be involved in drafting all the fine-tooth details of trying to go through what the PUD is saying. Unlike what this gentleman is saying, you can't let it go through because it is set in stone. So we all need to make sure we understand that. As an example, I am sure we all, you guys are in the business, you have seen what happens in Volusia County. I am from Volusia County. Volusia County never would flood and now because they have built up so quick, so fast they have areas that go under 3 or 4 feet of water. They get evacuated. And that is because the drainage was not done. They built too fast. We need to make sure that we do have drainage. I get that we are going to build and this is something we little people can't stop. However, we need to look at what happens in all these other communities. Can't we go through and try to find a grant to put some of this land in a preserve, save some of it. That is what we want. We want this rural community, we want a quiet town. We don't want all these additional things. We don't want Nocatee in Jacksonville. That's not what Flagler County is about. This is a farming community. This is what we need to try and keep for our people our children our grand children that are coming. We want this because we love this community. One question I did have for the developers on the amount of land that is being mitigated. We as landowners we can't use our wetlands, but yet they are going to come in and they are going to build all of this. So where is the land they are going to give you because they are going to fill in a wetland they are going to make that to where the drainage like Susie just said we are gumbo it doesn't perk. It sits. It flows, it floods. And those of use that back all of this we are the ones that are going to be responsible for maintaining our own properties because now we are being flooded by what is happening. It's terrible. This is not something like what we said, we can't just jump through this and let it go. We need to really take time and really look at the consequences on what's going to happen once this gets passed. This is not something that little Bunnell needs. I love this little quaint town. With this its not going to be a little quaint town any more. And that is not what we need here.

Ron Long 252 Aldo Dr (Unincorporated Flagler County) – I guess I am also one of the few residents, I actually am in favor of this. Although, I do keep in mind that this builder has not really given us anything. I saw with all of the impact fee credits, there is nothing really being given. So, everyone should keep that in mind. I also asked last time and I don't know that we ever found out, do we have a projected revenue of tax that this property will create for the City. Everybody is

talking about how yes we have been doing this too fast. I believe this project is going to take 20 years or something. Am I wrong? 20 years or more before it looks like this. And we all know what Palm Coast looked like 20 years ago. It grows and that is what is going to happen here. We are going to grow. Perhaps if we knew some of those revenues, perhaps it would help put some people's mind at ease as to the type of impact this is going to have on emergency services and stuff of that nature. One question I did have through all of it, why are we tagging into the existing sewer treatment plant? Why not build a new plant just like they are proposing that they are going to build another plant for the water the potable water. And at the same time with that concurrency, I think really needs to be done in this situation to make sure without any question that concurrency is being met. We are not putting houses out there and then building this water treatment or then figuring out how to hook up the sewage. And I do agree we do need to possibly look at this a little bit more to dive into the PUD a little bit more and look at the pages of it. But also let's not kid, we have also been through this a lot at several other meetings. I know I've been to several meetings about this. There have been 2 meetings that were open to the public that were held by the developer. So, it's not like this was sprung on us yesterday. We've had a lot of time to look at this and it is time to either blank or get off the pot. I appreciate your time.

Gail Walton 660 E. Black Point Rd (Unincorporated Flagler County) - Thank you for taking the time to listen to us. My presentation is short. Thank you for your patience in listening to us all. Let me address the issues that are pertinent particular to my situation. The developer refers to the area in section C as 5-acre rural estates. My neighbor and I have 5-acre rural estates but we are in section B. Please note that the developer is proposed to put 8 multifamily units also know as 2 or 3 story apartments along one side. And if this isn't bad enough, now look at what they want to put along the back side of mine and my neighbor's property. They are proposing approximately 15 or more tiny 40-foot lots, medium density housing, duplexes, triplexes, town homes, row homes and walk up apartment buildings. This means crowded family units with no back yards. Why has the developer proposed to place this crowded community next to me? Noise, lights, commotion traffic would envelop my lot and negate any advantage to having the 5 acres in the first place. Don't you think this is totally disrespectful and inappropriate to me? Do you think this is well thought out and well planned for me? There is no regard for the existing homeowner (me) on 5 acres. These lots near me will have no back yards and their kids are going to be playing on my property. They are not going to walk 2 or 3 blocks to a park; they are going to go through the buffer to my property and be on my property. And you talk about a rural lifestyle; I have animals and chickens, and these kids are going to get drawn into that and I am afraid there goes my lifestyle. These kids are going to run out their back yard and be right in my yard. Please be reasonable surely there are more reasonable locations to place this community, it's just enveloping my property. Perhaps put this housing closer to the municipal area. Or maybe place a retention pond or lake behind my property that would make a more effective barrier to these kids. So please consider carefully what this developer is proposing for this particular area around me. I respectfully thank you for your listening and your consideration.

Mathew Ridden 330 County Rd 80 (Unincorporated Flagler County) - Thank you all for being here and what you do for Flagler County. I am just about a quarter mile past the western edge of this development. I am going to have to deal with the

traffic that this thing is going to produce. Along with many of the other problems that are already mentioned by everybody that has been here, I have a number of different subjects that I would like to cover. Some of which haven't been covered yet but we are out of time. And I implore that we, as Ms. Laferty says, take our time because we only get one chance to do this right. Have some more time for studying the PUD, tweaking it to what is reasonably acceptable to all parties involved. Because right now we have gotten to this point where only 1 side is giving their input on what the PUD entails. Everybody is saying what they would like to see changed. They are not seeing those changes. Everybody is chomping at the bit because a decision may very well be made here without those considerations being taken into account. So, I implore this board to have more open meetings like we are having right now rather than move right to decision making. Somebody in the audience who spoke earlier said to me when we were discussing matters, you have to trust the system. I would say, as someone else said when they were up here earlier, you have to look at municipality after municipality after municipality throughout the general region. They are having all of the same problems that everybody here is complaining about is going to be present if the board agrees to the PUD as it is currently configured. I would say fix those problems first; then allow the subdivision to be built once they fix everything. Fix the traffic problem. Resolve the stormwater runoff. Then people can feel better about the development in the way the thing will be built. I do have a report from a 3rd party it mentions the St Johns River Water Management District has determined resources for anything over 5300 something homes is unsustainable. I am guessing you all have seen that. I am happy to share it with you. I don't have copies to hand out. Florida Department of Commerce I am sure we have all heard of Steve Fitzgibbons. I will jump to the heart of the matter. Oh and I see on here Mr. Young the 60% you mentioned earlier is in the City Charter so we are not giving them anything extra. Other City Charters have what they have, ours is 60; considering the amount of wetlands you are not supposed to develop on any way here 60% is reasonable. The amendment notes that the extent of the wetlands and to limit overall development to about 50 or 60% of the total parcel and the respective residential proportion to about 5833 units. Mayor Robinson asked is that document specific to this development or in general. Mr. Ridden replied it is specific to this development. Mayor Robinson asked the Board have you all got that? Please hold on your decision and make time for more public workshops.

D. Call for Adjournment

Mayor Robins indicated we do have another meeting. We will have a 5-minute recess and then go into the next meeting. Meeting adjourned at 7:32 P.M.



Catherine D. Robinson, Mayor



Kristen Bates, CMC, City Clerk



Date



Date

****The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule****