

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

VACANT

PETE YOUNG

BUNNELL CITY COMMISSION JOINT WORKSHOP WITH THE PLANNING, ZONING AND APPEALS BOARD MINUTES

Monday, March 13, 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 6:02 PM and led the Pledge of Allegiance.

B. Roll Call:

City Commission: Mayor Catherine Robinson; Commissioner Tonya Gordon;
Commissioner Pete Young;

PZA: Co-Chair Gary Masten; Member Lynn Laferty; Alternate Cory Romaniuk

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

C. Presentation:

B.1. Presentation:

Mayor Robinson explained the meeting format.

Project Overview:

Director Parsons went through a presentation about the development process for a project of this size. It included going over definitions pertinent to this project and speaking to the Future Land Use Map amendment, Planned Unit Development (PUD) regulations and the Developer Agreement processes. He provided updates on where the draft documents for the Future Land use Amendment, PUD and Developer Agreement are.

The Future Land Use Amendment has had its Transmittal Hearing and been sent to Florida Commerce for review and comment. Florida Commerce and other agencies like Florida Department of Transportation, the Florida Department of Environmental Protection, St. John's River Water Management District, Flagler County and more have responded in what is known as an Objections and Comment Report (OCR). The OCR letter was received by the City in August 2024. There is no time limit on the City responding to this OCR letter as this is not a project proceeding through an expedited review.

The proposed PUD Agreement has already had 2 hearings with the PZA. The PZA did approve the current version of the draft agreement and also provided the Commission with recommendations for possible changes to be considered. The item can be presented to the Commission for the required two reading; the PUD agreement must have a First and

Second Reading before it can be adopted. The Developer Agreement is reviewed by just the Commission and would also require two different hearings to be approved. The Developer Agreement is about 95% complete in drafting

The actual ORC response has two objections. It's important to note that this is a City application; the developer is looking to do a development, but we are changing our comprehensive plan and our future land-use map. It will be the City responding to Florida Commerce.

The PUD agreement, has gone through the PZA and got a recommendation for approval, and it is waiting to have its first hearing with the Commission. The first hearing for the PUD and the development agreement, can happen in the same Commission meeting. Then the second hearing for both of those items and the second hearing for the FLUM amendment can all happen on the same meeting.

Mayor Robinson opened this subject item for Board discussion – None

Public discussion-

Cheryl Trujillo (227 County Road 302 Unincorporated Flagler County). Questioned the statement the process is 95% done. If the process is almost done, then nothing said matters.

Director Parsons clarified the 95% done statement applied to the negotiation of the development agreement. He further explained more of the process to clarify that even when the land use entitlements are approved, it does not allow the developer to stick a shovel in the ground and start working. There's still quite a bit of work and time that goes into a project of this nature before any construction takes place.

Ms. Trujillo stated she disagreed as she is seeing land clearing on this property now. Chad Grimm, Northeast Florida Developers responded to the comment and advised timbering as allowed by the existing timber lease is happening. That existing timber lease expires in 2029. He also advised there is an environmental crew on site doing the assessments needed to prepare studies and reports that will assist with design and construction. The environmental crew is analyzing the wetlands at a much higher level than what they've done previously.

Director Parsons further advised there has been activity on this property for a couple years to gather the data that's needed for the FLUM amendment application. The developer is taking a bit of a gamble stepping into the next phase without this phase being approved. If this phase is not approved, the money they are putting into the next phase is at risk. He then introduced the City's planning consultant Brandon Stubbs with North Florida Professional Services.

Consultant Stubbs introduced himself to the Board, and explained he is contracted through the City, but the developer reimburses the City for his fees. He provided his background with 22 years of planning experience in a variety of cities and counties and explained his involvement with the drafting of the documents pertaining to this development.

Potential Financial Impact:

Finance Director Moss went through a presentation on the potential revenue impact this development could have on the City. She presented a somewhat simplistic approach with a simple example of a thousand homes at 4 different price points, assuming only an exemption of \$50,000; development of just 1000 homes within that scenario could generate \$2.5 million in ad valorem taxes. Applying the same methodology to building permit revenue on those same 1,000 homes at those same values, the City would collect just over \$3.2 million in permit revenue; for impact fees (Parks and Rec and Law Enforcement) we'd collect \$400,000 and \$295,000.

The City would be giving the developer impact fee credits for the infrastructure contributions being provided. The developer will commit to pay all the actual costs for the infrastructure they have to build. Currently, they are just projecting those costs for budget purposes at \$185,900,000.

Other considerations that will impact the City may include the people living and moving here will be buying goods and services here; that money cycles back to the City from the State through City share in sales tax and gas tax revenue. There would also be an increase in jobs. When we add to the population and we add homes here, people will hire landscapers. They'll hire people to clean their pool. Once that gets built out, people will be doing additions, homes will be remodeled, repaired, repainted, roofing, etc. All of those things are not something we can quantify in an exact dollar amount based on rooftops or based on the thousand homes model, but those are monies that would come directly into the City.

Doing the math for 5500 homes, the utilities collected would be \$12 million and the ad valorem taxes will be just shy of \$14 million dollars for a total annual ad valorem and utility of approximately \$25,750,000; at 8000 units, approximate utilities and ad valorem taxes collected \$37,455,000.00

Mayor Robison opened this subject item for Board discussion.

PZA Member Masten asked what percent of our current expected income would this represent?

Director Moss responded just looking at ad valorem, the City collected about \$3.1 million this year and the City could be getting \$2.5 million more.

Member Masten asked if the assumptions were based upon the millage rate staying at the current level.

Director Moss confirmed the statement and further qualified that as properties get assessed, even if we keep a flat millage, that doesn't mean people's taxes don't go up. When the property appraiser comes out and assesses a home, if he assesses your home for a dollar more than it was the previous year, even at the same millage rate, your property taxes will go up a little bit.

PZA Member Lynn Laferty asked if similar estimates of the cost and the burden associated with having 1,000, 5,500, 8,000 additional homes has been completed.

Director Moss advised that had not been calculated as we don't have all that data.

Director Parsons also provided information that the costs in the presentation are the budgeted numbers from the developer. The developer will pay for the entire cost of the water plant and other needed infrastructure. They will pay for the facilities completely and then, only once constructed, it will be turned over to the City.

PZA Member Laferty confirmed the public safety contribution is in land.

Director Parsons confirmed it will be a donation of 4 acres of land.

PZA Member Laferty asked if staff costs to hire more fire personnel or more school teachers have been

Director Moss re-stated there are too many unknowns to be able to come to that number as there have been no approvals on the project. We cannot determine the benefit to other agencies such as the County or the School Board as we don't do their budgets or set their fees and taxes. The school gets awarded funding based on enrollment in schools, but if the school has increased students, they would get more money from the State and Federal government. They also get a portion of property tax and sales tax.

PZA Member Laferty then questioned if the commercial isn't as strong on the build-out of this development as the residential is that a negative impact to the finances of the City.

City Manager Jackson spoke about economic development and the school system, which was not included in the numbers in the presentation. The School Board will be receiving impact fees that they charge the developer based on their own formula. From an economic development standpoint, it's a very basic formula for retail and commercial growth; rooftops and traffic count equals more retail and commercial. As the rooftops increase and the traffic counts go up, that's when those retail establishments will come, you don't have to recruit them. The reason we don't have certain restaurants and certain commercial establishments, is we don't have the population to support it. Once that happens, they will come.

PZA Member Laferty asked about the type of prosperity the City could see from something like this.

City Manager Jackson advised it brings prosperity from the standpoint that you are talking about economic multiplication; in general, the multiplier is 2.5 on jobs and tax roll which also turn over into the economy. The real key to is to drive the development for what the City wants and needs; the development agreement is where that happens. You are going to grow a garden or you're going to grow a weed patch. Those communities that did not do their due diligence with developers got a weed patch. Growth is coming. We will need to get out ahead of it in a development agreement and dictate how we want this particular project to grow. The question is not whether we want to grow or not to grow; it is how we plan on managing this growth. And it needs to be a balanced approach because we do want commercial. This is why in the development agreement, we address setting aside lands for commercial, retail and industrial. We want to have a balanced community. We don't want to be an all-residential community. He further spoke to what is meant by affordable housing in these documents. There are homes for nurses, for teachers, for law enforcement. It is the exact same product being built throughout the entire development. Our community complains about how high our water and sewer fees are, but we don't have a large population to spread costs across. This is an opportunity; the City of Bunnell will never be able to afford building additional infrastructure like water and sewer plants. The commercial and industrial companies coming to your community, basically have very little impact on public services and they lighten the tax burden for the residential community. So, in order for us to be able to do this and have sufficient facilities or infrastructure going into the future, this becomes an opportunity. What they offer is the ability to build the developments as well as water and wastewater systems which will become the City's. If we don't expand our system now, someone else will take up the capacity from the State and Bunnell will never be able to grow.

Mr. Grimm clarified these are budgets and not what it may cost the development. As Mr. Parsons indicated, what's in the development agreement is we pay for these, this infrastructure for our development 100%. You're getting all this infrastructure for free because it's dedicated. Parks and Recs on our property won't be dedicated, but you'll have access to them, so it's similar.

Director Parsons stated school revenues were not addressed in the presentation; however, based on their current impact fees alone, they will be getting close to \$40 million.

Public discussion- None

PUD Agreement: Density

Consultant Stubbs spoke about the proposed density in the document on behalf of the City. Density is all based upon dwelling units per acre. We have examined the existing City and

areas of the City and determined what the density was within the existing areas and then what the density would be for the proposed development. He provided specific examples and looked at various areas of the City to show existing density levels. He then spoke to the proposed density for Reserve at Haw Creek. There is total of 2,787 acres within the project with a proposed maximum dwelling units of 8,000; that comes out to 2.87 dwelling units per acre. It's right in the middle of all those different areas within the City of Bunnell.

For most governments, 2.87 dwelling units per acre is a very low density for what is termed urban development. The difference with this PUD, is the total number of units are being clustered throughout the entire project. There is also a lot of conservation requirements and open space requirements. So, while there may be areas that have higher density in them, the average for 2,787 acres is 2.87.

Mayor Robison opened this subject item for Board discussion- None.

Public discussion:

Matthew Riden (330 County Road 80 Unincorporated Flagler County) asked if any of the density calculations took into account the wetlands.

Consultant Stubbs advised density is calculated based upon the maximum allowable units based on the total acreage, not just those that can be developed. Given the 2,787 acres of this project and the current zoning, that could be 12,402 possible units. You don't develop wetlands, you don't disturb the wetlands and there are also buffer requirements from the wetlands.

Mr. Riden again questioned not counting the wetlands because that could change the equation. He asked is any of the areas outside the development was studied.

Consultant Stubbs advised outside the development was not included in the calculations.

Mr. Riden went on to advise the development is a quarter mile from his house and he is only allowed one house per five acres. He stated everybody here is primarily is concerned about, putting a bunch of people out there next to those of us who want lots of land and not neighbors. The revenue projections look real tasty, but you don't know how much it will cost to provide City services yet.

Larry Rogers (185 County Road 65, Bunnell) spoke to current allowable density and what is being proposed. It makes absolute sense how density is calculated. He stated everyone knows 12,000 can't fit out there, but he asked what the realistic density number would be based on the acres that are buildable. He questioned how to utilize the PUD to manage growth as it moves west to help preserve the rural.

Director Parsons clarified that the PUD is proposing 8,000 maximum units. That is the number. The PUD, at the time of the PZA hearing, received a recommendation to the Commission to lower that to 5,500. The 12,402 number was also a number that was previously thrown out, but that is based on current allowable density calculation and that is not what is on the table.

Steve Woodin (200 North Railroad Street, Bunnell) provided his thoughts number of units. He focused on a portion of the project with 212 acres with 4,240 dwelling unit being allowed. That's 30 an acre. That's apartments, multifamily, condos, whatever, however you're going to single family attach. He asked if all the units are in the same area or are they divided throughout the entire development.

Director Parsons responded and referred to the concept map that shows the total maximum units being spread across the entire development.

Consultant Stubbs spoke about why the total units to be built get clustered or spread throughout the entire development. It makes for better planning and transition from one

area of the City to the next. Bunnell is in a very unique situation here as they can control that growth and transition.

Gail Walton (660 East Black Point Road Unincorporated Flagler County) questioned putting apartment buildings next to a five-acre rural estate and pointed out that is what is proposed. The orange development is next to my five-acre parcel. Living in a rural environment is who I am and to be surrounded by this multi-density, high urban housing on 40-foot lots behind me and multi-storied apartments right next to me and surrounding me is a travesty. I understand affordable housing is needed, but it does not have to be within 15 feet of me.

Tim Rippey (705 Dean Road, Bunnell) stated he owns a couple of properties, and he keeps hearing about quality of life. He agrees about doing this the right way. He stressed his concerns about existing traffic and further traffic utilizing Deen Road. He expressed concerns about the proposed amenities.

Director Parsons advised there is no connection proposed for Deen Road and further stated that the offsite road improvements being committed by the developer could actually make improvements to Deen Road.

Melanie Brines (2488 State Road 11 Unincorporated Flagler County) stated her concerns are wetlands and the drainage. Wetlands are undevelopable, but she wanted to know if the developer would be allowed to mitigate a section of land to be able to utilize any wetlands.

Matthew Riden (330 County Road 80 Unincorporated Flagler County) proposed a new road going around town to help alleviate traffic and suggested if a few roads were connected, we could have a loop from US 1 to 100 and from 11 over to US 1

Director Parsons responded and advised that much of that would be affected by wetlands. There is a FEMA flood insurance rate map which shows hazardous flood zones in an area, which is sometimes synonymous with wetlands, but not always. Wetlands are determined by environmental scientists going out, walking the land, looking at the soils, looking at the vegetation, and then working with the Water Management District to determine what is actually wet and what is not.

PUD Agreement: Land Development Code Section 5B

Director Parsons spoke to what applies to the development if the matter is not addressed in the PUD. In those circumstances, the City's land Development Code would prevail. Any item not addressed within this PUD will be regulated by the City of Bunnell Land Development Code by default; not by the Land Development Code of 2025, but whatever amended Land Development Code may come in the future as well. Anything that is not captured in the PUD, absolutely 100% would be captured in the Land Development Code regulations.

Mayor Robinson opened the subject item to Board discussion- None

Public discussion- None

PUD Agreement: Road Right-of-ways

Director Parsons spoke to all the various roads and road types within the development. Each road type is proposed to be built at varying widths. A map showing the roads and that was color coded to show the type of road and its proposed width was shown. He pointed out that the lessons learned from Grand Reserve have been incorporated into this plan. The widths of all the roads in this development will be wider they only decrease in size the further you go into the neighborhoods.

Mayor Robinson opened the subject item to Board discussion- None

Public discussion- None

PUD Agreement: Sidewalks

Director Parsons spoke to how sidewalks are addressed within the document. Sidewalks are proposed throughout the development and the width of the sidewalk or trail would be determined by the type (width) of road it abuts. A map showing the roads with corresponding sidewalk width was shown. A concept of the connecting trail system was shown as well; the trail system will be integrated throughout the community.

Mayor Robinson opened the subject item to Board discussion-
PZA Member Laferty asked if sidewalks are only in some phases.

Mr. Grimm responded the entire project will have sidewalks including the proposed Agri-hood phase.

Public discussion- None

PUD Agreement: Signage

Examples of varying signage used in other projects were shown- Hammock Dunes, Margaritaville, Grand Landings, Wells Creek, and Venetian.

Mr. Grimm showed some examples of concept signs that are in discussion. He spoke about the standards used to calculate sign size and height based on distance and driving speed. The criteria uses several different factors, but essentially boils down to viewing distance, rate of speed, time of view. Signage is very important. The size of the lettering, the size of the sign that we have in the PUD, it wasn't just randomly picked. We looked at other projects. We looked at the travel distance and the visibility from the road to come up with those measurements. The heights that we've put into the ordinance were also proportion out based on that, as well as, the samples, for a previous meeting that had different examples, but we look at other projects. In addition to the science behind establishing signs. So, that's how we came up with the language and the PUD is based on the criteria, and now hopefully this gives you kind of an idea of where we're going with or what we anticipate with what it will look like.

Mayor Robinson opened the subject item to Board discussion-
PZA Member Romaniuk asked who would be responsible for the upkeep of the signs and any sign landscaping.

Mr. Grimm advised it would be either the HOA or CDD; maintenance is outlined within the development agreement, and it is stated it is not the City but either the CDD or HOA.

PZA Member Laferty asked for more specifics on signs and how much is needed.

Mr. Grimm explained about lettering which affects the size of the structure it would be attached to based on the factors used to calculate ability to read and see signage. He advised the goal is to have something that is visually appealing.

PZA Member Laferty stated that she feels something 35 feet tall is not appealing and would not work in Bunnell even though she agrees people should know where to turn for the subdivision and for neighborhood.

Public discussion- None

PUD Agreement: Landscape Buffers

Director Parsons went over all the proposed landscape buffers included in the PUD agreement. It included the buffers required for residential, commercial and industrial uses within the development.

Mayor Robinson opened the subject item to Board discussion- None

Public discussion-

Susie Worley (1860 Black Point Road Unincorporated Flagler County) urged the Commission to follow the recommendations on buffers from the PZA board. Her property would be flanked on three sides by this development and she would like buffers larger than 15 feet between her and this project.

Cheryl Trujillo (224 County Rd 302 Unincorporated Flagler County) also asked that larger buffers be provided. She wanted to know who is liable if someone's cow gets loose and causes damage to someone else's property or who is liable if the kids in the neighborhoods come onto her property and mess with her animals. She likes looking at all the woods around her right now and does not want that to change.

Gail Walton (660 East Black Point Road Unincorporated Flagler County) stated her fear about low-income housing on 40-foot wide lots and having lots of children in the area; it will be too easy for them to run through any kind of buffer. She asked for a provision to put some kind of fencing around her property to prevent intrusion from the kids and other people's pets

Mayor Robinson asked Director Parsons to clarify the high-density that Ms. Walton referenced was affordable housing, not low-income. Director Parsons confirmed it is affordable housing. The development agreement outlines affordable housing as 10% of the proposed units which are spread across the entire development and not in one area or neighborhood. They're going to look just like every other house. The difference between them is there's going to be programs to help people get into those houses through down payment assistance.

Raeann Trujillo (227 County Road 302 Unincorporated Flagler County) expressed her concerns about the impact to traffic.

Director Parsons spoke to the traffic again. In this particular case we have many different moving parts- City roadways, County roadways, and State highways. There have been multiple studies done and there is another one going on now. The developer is going to have to help solve the traffic flow situation based on the studies that will be done.

Director Parsons went on to stress that the PUD will guide all parties on how things need to be built. The regulations in the PUD have to be followed, no deviation is allowed.

Mayor Robinson stated that is why the PUD is so important; the PUD follows the property, not the developer. This is why we're going through all of this.

PZA Member Laferty spoke to the concerns people have stated about kids and livestock wandering around. She stated her understanding of land ownership is that if you've got a home and you've got children running around in your backyard, you need to keep up to your kids and keep them in with your fence; if you've got livestock, you need to keep them on your property with your fence. She asked if it was standard practice for developers to build a fence for certain properties

Director Parsons stated it was not a standard practice.

PZA Member Laferty asked for clarification how the Commission would approve the PUD taking all the recommendations from the PZA.

Consultant Stubbs explained how the Commission could handle the matter. The Commission can vote to approve, approve with conditions, take the PZA

recommendations, or not take the PZA recommendations. The Commission can put any condition upon this PUD so long as there is a rational nexus to the development. It would be a quasi-judicial matter that will be handled in accordance with the rules adopted by the Commission and in accordance with Statute.

PZA Member Romanik reminded all that people keep talking about liability and kids and animals wandering around. But at the end of the day, it is the property owner's responsibility to take care of their property and put in measures like fencing if they want to keep people out. I have a pool and I put up a fence to protect myself from people wandering into my pool.

PUD Agreement: Agri-hood clustered AGH-C

Director Parsons introduced the topic dealing with agri-hood portion of the overall project. He showed a map that showed the portion of the project which falls under this phase and discussed cluster development. Cluster development is intended to encourage the preservation of green space and allows a higher density if you cluster them together. He pointed out the 35-foot natural buffer along County Road 65 and 80 and there is a new two foot non-vehicular access easement that is placed on those two right-of-ways. The easements mean you would never be able to put a driveway connection to either of those roads. Minimum lot widths were discussed.

Mayor Robinson opened the subject item to Board discussion- None

Public discussion-

Matthew Riden (330 County Road 80 Unincorporated Flagler County) spoke to the lowness of the property in this area and how the design proposed does not seem very "rural." He went on to express concerns about roads and traffic. He suggested all parcels in this area be minimum of 5 acres to keep it truly "rural."

Joyce Wallace (2087 Black Point Road Unincorporated Flagler County) asked for an explanation on clustered housing. She also asked about multiple units on one parcel and whether it is allowable

Director Parsons explained the developer can go up to 770 lots within agri-hood zoning. By right within the Comprehensive Plan, that is the allowable number of lots. They must follow as well. So that allowable density is there. Their lot size can be 5,000 square feet with the larger lots on the perimeter of the neighborhood area. Director Parsons stated yes, having multiple units on one parcel is also allowable.

Barbara Maloney (1291 County Road 65 Unincorporated Flagler County) spoke against the project. She feels that small lots do not fit into the rural lifestyle she and her neighbors want and in her opinion all this is a piece of Palm Coast being built. It could be beautiful and people can choose to live on small lots like these, but she feels the design is too urban for her.

Cheryl Trujillo (224 County Rd 302 Unincorporated Flagler County) spoke about lot size and asked all lots in this area be larger. She should not have to put up a fence to keep her animas on her property. Once people start moving into these lots, the rural lifestyle will be gone. She does not want to have to put up a wooden fence behind my house because all of a sudden the cow or a goats going to get out. God forbid the goat climb on somebody's car. So we've got all those houses back there and the people next door that we're not going to be rural any longer. She pointed out the people who will be able to afford to move to this community and pay the HOA fees are not the same as those of us who live there now.

Tim Rippey (705 Deen Road, Bunnell) asked about the developer contributions to off-site road improvements. He questioned the numbers reported in the presentation.

Director Parsons explained the numbers being provided in the presentation are just budgetary estimates. The agreement states the developer will pay all the costs for the recommended road improvements; it could be more than the number showing tonight and would be at the cost required when construction starts. The numbers presented are just to provide an idea of how much could be investing in the community and they could definitely be hirer.

PUD Agreement: Single Family Residential

Director Parsons showed a map of the conceptual single-family areas and spoke to lot sizes. The lots are the larger right-of-ways are larger; the further away you get from the main roads and into the neighborhood areas, the lot sizes do decrease. The single-family residential totals 1,438 acres with the maximum units being proposed in the entire area is 5,752 units.

Mayor Robinson opened the subject item to Board discussion- None

Public discussion-

Steve Woodin (200 North Railroad Street, Bunnell) questioned the 5,752 units being able to fit into the acres available. He also said that if they are allowed to build 4,200 units in the multi-family areas that the developer has already exceeded the 8,000 units proposed.

Director Parsons explained that the total units proposed within the PUD is 8,000. It is written with a degree of flexibility that allows the 8,000 units to be across the entire project. Based on market and what can actually be designed, the type of units could change, but it would never exceed 8,000 units.

Mr. Woodin went on to express concerns about traffic and that regardless of money there is no way to improve the existing roads because there is just no room. He also stated that the people who get down payment assistance never maintain their homes; based on his property management experience whether the houses look the same, those who can't afford to buy a home will not be able to keep it looking nice either.

Matthew Riden (330 County Road 80 Unincorporated Flagler County) stated this may work for the property east of Black Point, but in the area west of Black Point, it does not work.

Development Agreement

Director Parsons presented information from the current Development Agreement. The developer will be constructing a potable water system, sanitary sewer system, reuse system and a new public works yard. All of these are on land the developer is setting aside for this infrastructure and is built at the cost needed to complete the projects by the developer. The City is not paying for these. The developer will be getting impact fee credits to match what their contribution is (i.e. water impact fee credits that equal the cost to construct the water plant). No one can predict the exact amount of credits to be given as the developer is building the infrastructure 100% at their cost at the time of construction.

Mayor Robinson opened the subject item to Board discussion-

PZA Member Romanik asked if the City will have to main these improvements once turned over to the City and if the fees would be spread across all those in the City 9e.e. even the new residents and businesses).

Director Parsons -confirmed the statements.

PZA Co-Chair Masten asked about bonds.

City Engineer DePasquale stated bonds would be required, both performance and maintenance bonds. The maintenance bond is not returned until the infrastructure passes City inspection, has been deeded over to the City and the time limit required by City code has passed.

Public comments-

Barbara Maloney (1291 County Road 65 Unincorporated Flagler County) asked if the sewer upgrade in this project just upgrades the existing system.

Infrastructure Director Vost correct the statement and explained a brand new facility would be built to handle the flows of the entire project. It would be connected to the City's system. The cost is 100% the developer's at whatever the actual construction cost ends up being.

Joyce Wallace (2087 Black Point Road Unincorporated Flagler County) asked if this will be PEP system.

Infrastructure Director Vost stated that has not been determined yet; however, his preference that he would be recommending is gravity sewer with lift stations to pump to the next highest manhole to get it to our treatment facility. Director Parsons contributed information that one of the recommendations from the PZA was to state the community would not be on well and septic. City Engineer DePasquale clarified no residential wells.

PZA Member Laferty asked if even the rural portion of the project would have sewer and staff confirmed it would have sewer service too.

Barbara Maloney (1291 County Road 65 Unincorporated Flagler County) said no wells would not work for those in the rural areas as they would need them for animals.

Infrastructure Director Vost responded the no well idea is to prevent residential well service to the house, not for a landscape or livestock well.

Matthew Riden (330 County Road 80 Unincorporated Flagler County) brought up a situation at Holler and Green; they have a 10-acre pond dug just west of their facility because there is saltwater intrusion. There are no a lot of resources left.

Larry Rogers (185 County Road 65, Bunnell) stated he was the one to suggest no wells on the western side of this project or anywhere in the community. He rationale was in line with the statement made by Dr. Jackson about needing to secure a resource before another development takes it away from the City. If everything stays on the water system when it gets built by the developer, it helps and then some people are not on the water system while others are on something else that could make a situation worse.

Co-Chair Masten stated he reviewed the PZA recommendations and it states no residential well; there was no recommendation to restrict agriculture, livestock, or landscaping wells.

PZA Member Romanik asked if someone would be allowed to have livestock like cows and horse on their property.

Director Parsons stated based on Comprehensive Plan and the idea for agricultural uses, theoretically somebody could have livestock if the parcel was large enough.

PZA Member Romanik asked how agricultural exemptions would affect the projected tax numbers as there are exemptions for agricultural uses.

Director Parsons advised there are additional exemptions for agricultural uses, but the Property Appraiser only allows those for bona fide agricultural uses.

PZA Member Laferty also stated the PZA recommended no septic systems in the project.

Mayor Robinson spoke to the agricultural exemption stating that it must almost be a business, an agricultural business in order for it to be zoned agriculture and get the agricultural exemption.

City Manager Jackson explained zoning alone does not qualify someone for an agricultural exemption; zoning and bona fide agricultural use for property tax purposes are totally different things.

Steve Woodin (200 North Railroad, Bunnell) spoke about the proposed new public works yard and why the land was valued at \$4.5 million; it seems very expensive for land. He also wanted to know the City's plan to maintain all this new infrastructure.

Staff corrected him that estimated value was land plus the build out of the property and that the City's water and sewer operations are operated through Enterprise Funds which operate on their own; the City would be using the fees for services to operate and maintain the new infrastructure.

Development Agreement: Internal Roads

Consultant Stubbs spoke to the topic on internal roads and ways they can be maintained. He introduced the topic of a Municipal Service Benefit Unit (MSBU) and explained a MSBU is a taxing authority district that would be within these subdivisions. An assessment (i.e. tax) would be charged to the property for the ongoing maintenance of the street. MSBUs can also be used for things like stormwater, street lighting, etc. The other possible option is the roads are owned by the development and the CDD or HOA would be responsible for the maintenance. Either way the City chooses to go, those living in the development would be paying for the maintenance of their roads and not all Bunnell citizens.

Mayor Robinson opened the subject item to Board discussion-
PZA Co-Chair Masten asked for clarification about if the City does not choose to accept a road and establish a MSBU.

Consultant Stubbs states the road would remain under private ownership and then be maintained by a CDD or HOA. There's plenty of developments throughout North Florida that have private maintained roads that are done through CDDs or HOAs.

PZA Co- Chair Masten asked about costs to establish a MSBU.

Consultant Stubbs stated there is no cost to set up an MSBU. The costs are associated with the studies needed to establish the rates to be assessed within the MSBU. Once the MSBU costs are associated, there's no cost to the City itself.

PZA Co- Chair Masten asked who would be responsible for collecting the assessment and then turning it over to the City.

Consultant Stubbs stated it is collected on tax bills and turned over to the City like any other assessment. The MSBU is operated by the City, not any other board.

Finance Director Moss stated the City would collect the funds through the tax bills. It would be a restricted or special revenue fund that has its own budget, fund and financials. It would be subject to auditing just like the Enterprise Funds. There would be restrictions placed on the expenditures of the fund just like there are for impact fees.

PZA Member Romanik stated with private versus public roads there could be issues with law enforcement being able to write citations

Consultant Stubbs stated under Federal and State law, you cannot prohibit a law enforcement investigation or denying an ambulance to come to somebody's house.

Chief Brannon said unless the road is dedicated to the City of Bunnell, the only way we could enforce a traffic law on that street is if the HOA signed an agreement for law enforcement to enforce the state's traffic laws and city ordinances on that roadway.

Developer Agreement: Land & Equipment Contributions

Director Parsons stated the developer will donate four acres of developable land to be used for public safety use and the public works yard is also a donation of 13 acres plus the construction of a new public works yard. The developer is also providing \$650,000.00 towards the City of Bunnell solid waste program- \$500,000.00 would go to the purchase of a new truck and \$150,000.00 would go toward a Solid Waste Impact Fee study. An impact study would establish a solid waste impact fees to be charged on new development just like other impact fees and would be used to expand the Solid Waste fleet.

Mayor Robinson opened the subject item to Board discussion- None

Public Comment-

Larry Rogers (185 County Road 65, Bunnell) thanked Director Parsons for all of his hard work in putting this together. He thanked the Boards for taking the time to listen to everybody and allowing everybody to talk. He stated tonight's presentation has been the most concise presentation and reasonable conversation about this whole thing that we've ever had. He asked that something be done to help those Flagler County parcels that happen to fall within the development to make them happy.

Susie Worley (1860 Black Point Road Unincorporated Flagler County) asked about how the Flagler County people who currently live in the area would access their homes and if they are not in the development or City would they have to pay the assessments.

Consultant Stubbs advised that she would have the benefit of having a paved and maintained road, but would not pay the assessment. Only those within the City of Bunnell and within the development could be charged the assessment.

PZA Member Laferty asked if Black Point Road be paved all the way through.

Director Parsons stated he thinks the entire road would be paved, but that is a County road. As part of this agreement, the developer or City could take over that right-of-way. This can be explored further as the developer agreement is finished.

Mayor Robinson asked for any other questions by the Board or Public.

Steve Woodin (200 North Railroad Street, Bunnell) brought up the feeder roads, the City taking the roads and landscaping on the roads.

Director Parsons stated the Commission would decide which option they would choose when accepting/adopting the developer agreement. If the Commission chooses the option to not take the roads, then the City does not take the roads.

Thomas Polk (1290 County Road 65 Unincorporated Flagle County) asked about the existing big canals on County Road 65 and County Road 80. It already is used for water and has issues. If people are allowed to build in them, the water issues will get worse.

Director Parsons stated the natural buffer is to help keep the natural existing aesthetics that you see every day that you drive down that road and the easements would prevent people building in the canal or to try to access those roads from within the development. The development is required to capture their stormwater internally.

Tim Rippey (705 Deen Road, Bunnell) asked if this would be a gated community.

Director Parsons explained there may be individual neighborhoods within the overall community. The commercial area is open to all- no guard, no gate, nothing. There are no plans for gating of the individual smaller neighborhood pods at this time.

D. Call for Adjournment.

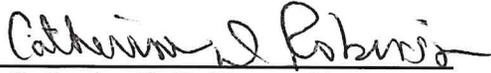
Motion: Adjourn

Motion by: Commissioner Gordon

Second by: Commissioner Young

Vote: Motion carried unanimously

Meeting adjourned at 9:28 PM.



Catherine D. Robinson, Mayor

4/14/2025

Date



Kristen Bates, CMC, City Clerk

4/14/2025

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****