

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



COMMISSIONERS:

PETE YOUNG

DAVID ATKINSON

DEAN SECHRIST

BUNNELL CITY COMMISSION MEETING MINUTES

Monday, June 9, 2025

7:00 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 7:00 PM and led the Pledge of Allegiance.

Roll Call: Mayor Catherine Robinson; Vice Mayor John Rogers; Commissioner Pete Young; Commissioner David Atkinson; Commissioner Dean Sechrist; City Attorney Paul Waters; City Manager Alvin B. Jackson Jr.; Community Development Director Joe Parsons; Chief David Brannon; Infrastructure Director Dustin Vost; City Engineer Marcus DePasquale; Finance Director Kristi Moss; City Clerk Kristen Bates; Deputy City Clerk Donnie Wines

Invocation for our Military Troops and National Leaders

Vice Mayor Rogers led the invocation.

B. Introductions, Commendations, Proclamations, and Presentations:

B.1. Proclamation: Honoring Flagler Cares

Mayor Robinson read the proclamation into the record and presented it to Carrie Baird and other staff from Flagler Cares.

B.2. Proclamation: Mosquito Control Awareness Week

Mayor Robinson read the proclamation into the record and presented it to Mike Martin and Nichole Graves of the East Flagler Mosquito Control District.

C. Consent Agenda:

C.1. Approval of Warrant

a. June 9, 2025 Warrant

C.2. Approval of Minutes

a. May 28, 2025 City Commission Meeting Minutes

C.3. Requesting approval of a Sewer Easement Agreement with Abundant Life Ministries-Hope House Inc. for the Phoenix Crossings project.

C.4. Request for ratification of a letter of support from the City Commissioners for the Phoenix Crossings project for funding with Florida Housing Finance Corporation.

C.5. Request Approval for Agreement with Profirst Training & Consulting LLC

C.6. Request Approval of Purchase of Equipment for Public Works from Ventrac.

C.7. Request Approval of Amendment 1 to Agreement 24.h.sc.900.123 for the Phase 2 Coquina Restoration Project

Motion: Approve the Consent Agenda
Motion by: Vice Mayor Rogers
Second by: Commissioner Atkinson
Board discussion: None
Public discussion: None
Vote: Motion approved unanimously

D. Public Comments:

Comments regarding items not on the Agenda. Citizens are encouraged to speak; however, comments are limited to four (4) minutes.

Due to the agenda items scheduled for hearings, Attorney Waters recommended Public Comments be moved to the end of the agenda.

Motion: Move Public Comments after item H2 on the agenda.

Motion by: Vice Mayor Rogers
Second by: Commissioner Sechrist
Board discussion: None
Public discussion: None
Vote: Motion passed unanimously.

E. Ordinances: (Legislative):

E.1. Ordinance 2025-02: Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 2,787+/- acres of land from Flagler County "AC, Agricultural" and City of Bunnell "R-1, Single Family Residential District" and "AG&S, Agricultural & Silviculture District" to the City of Bunnell "PUD, Planned Unit Development District". - First Reading

Attorney Waters read the short title into the record. Director Parsons presented the item to the Board and went through each of the recommendations from the Planning Zoning and Appeals (PZA) Board. He explained which of the recommendations had been addressed; of the 11 recommendations made by the PZA Board, only one had not been addressed or incorporated into the document before the Commission.

Chad Grimm with NE Florida Developers, representing the applicant, provided a brief history of the project, indicated they have increased the size of some of the buffers, strengthened the parameters for the screening, and included sketches in the agreement.

Commissioner Sechrist read a statement. He spoke about initially he had concerns about this project, but as he met with parties and the developer and gained specific factual information about the project and the overall benefits to the City- the infrastructure being built for the City to and the possible impact on City property tax and utility revenue, those concerns have been addressed. He continues to be concerned about traffic, but the developer will need to address the traffic on the streets external to the project and the internal project streets as they build. Commissioner Sechrist went on to draw some comparisons between Grand Reserve and Haw Creek Preserve, indicating Haw Creek will be more lucrative as Grand Reserve did not do much to assist the City in improving the existing infrastructure.

Motion: Approve Ordinance 2025-02: Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 2,787+/- acres of land from Flagler County "AC, Agricultural" and City of Bunnell "R-1, Single Family Residential District" and "AG&S, Agricultural & Silviculture District" to the City of Bunnell "PUD, Planned Unit Development District". - First Reading.

Motion by: Commissioner Young
Second by: Commissioner Sechrist

Attorney Waters indicated as this is a quasi-judicial item asked about any Ex Parte Communications. All of the Commission members indicated they have had a lot of conversation with staff, the developers, and citizens on this project.

Attorney Waters then indicated anyone wishing to provide testimony will need to be sworn in. A little better than half the room stood. City Clerk Bates swore in all those who stood to be sworn in.

Commissioner Young asked what safeguards are in place to ensure the project is built to the plans. Director Parsons explained the various documents that would regulate this project are the safeguards in addition to the construction plans.

Commissioner Atkinson indicated this project was the primary reason he ran for office. He indicated his concerns are multi-faceted. The biggest one is traffic, and not just in and around the project, but broadcasting into the core of the City and Flagler County. He indicated there was no proposed widening projects for State Roads 11 or 100. (*statement attached to minutes*)

Vice Mayor Rogers voiced his concerns indicating 8000 dwelling units is not what the PZA approved. They recommended 5500 dwelling units and he thinks even that is generous. This project is too much for Bunnell. The traffic is going to be terrible on our roads. He is not opposed to growth, but this is too much.

Mayor Robinson opened Public Comments.

Cory Romaniuk (N. Anderson St Bunnell) spoke about the City needing to grow; the City has a lot of property that does not pay taxes in Bunnell such as the County complex, Sheriff's Office, Housing Authority and a lot of the agricultural land. Without growth the City is stagnant. He stressed this is not a project that will happen in a year or two, but take more like 20 years and that long term development of the project is what will allow for the ongoing addressing and corrections and redesigning of the project to address the concerns about traffic and flooding.

Peter Johnson (Palm Coast) expressed concerns with growth, traffic and flooding. He stated even though this project is providing 60% conservation of land is insane and a lot more than other jurisdictions, but this is just too much for Bunnell. He stated increasing property values would just increase property taxes.

Savannah Brinkworth (375 County Rd 140, Unincorporated Flagler County) expressed concerns with flooding and infrastructure. She stressed that the current infrastructure need to be fixed before the City tries to grow any more. Bunnell needs to stay as it is and not try to be like other cities like Palatka.

Merrill Sandler (1542 Beech Blvd., Unincorporated Flagler County) expressed concerns primarily with traffic, and the density of the project. He also voices concerns with roundabouts citing he has seen at least 3 cars "squashed" by semi-trucks in roundabouts.

Matthew Riden (330 County Rd 80, Unincorporated Flagler County) expressed concerns with the project and not being able to control growth once the project gets approval. He is concerned with traffic and how growth of any kind will also mean the City will need to hire staff to continue to provide services to citizens. He said that there needs to be a cost benefit

analysis done so the City knows exactly what approving this project could cost the City once fully built out.

Susie Worley (1860 Black Point Rd., Unincorporated Flagler County) believes the City should lower the number of homes allowed in this project as this impacts so many things, schools, emergency services, etc. She continues to have concerns about apartment building being included in the project and that she feels 40 foot lots are just too small and all lots need to be bigger.

Gail Walton (660 E. Black Point Rd. Unincorporated Flagler County) stated her concerns about multi-family being included in this project; she does not think the project has been well thought out or how it will impact the Flagler County residents who will be living in the development.

Melanie Bryant (2488 State Rd 11, Unincorporated Flagler County) spoke to flooding, traffic, and liability concerns. IT already takes her too long to get anywhere. In her opinion there are not enough exits out of the development. She does not want an RV Park in her "back yard." Flooding is going to happen and there is nothing that will change that. This is a small community, and it needs to stay small.

Chelsea Herbert (1965 Old Haw Creek Rd., Bunnell) believes there is an identity crisis going on in Bunnell; she feels the City is not aligned to what the residents in Bunnell and Flagler County want. She has no 8000-unit project to compare this too in order to see how successful this could be. It is not fair to tell Bunnell it should not or cannot grow and she supports growth, but it has to be small growth.

Ray Johnston (500 Bluege St., City of Bunnell) spoke to traffic concerns with Deen Road and people using it as a pass through. He also spoke about the State Roads that would need work to allow for increased traffic. He is concerned about traffic and flooding.

Laura Fritz (1446 Cottonwood St., Unincorporated Flagler County) thinks this project is a bad idea. Drainage is a problem across the County and this is just too much too fast. She wants to know what will happen to any wildlife living in the area if this project.

Theodore Moore (804 Hymon Cir., Bunnell) expressed concerns with the unemployment rates in Flagler County and where all these people who would live are would be going to work.

Tim Rippey (705 Deen Rd., Bunnell) stated regardless of what we do to night, this project is not going away. He said the City needs to fix the roads. He demanded answers about the project. He urged those in the audience to stop this project.

Adam Mengle, Flagler County Planning Director, speaking on behalf of Flagler County stated the County uses the concept of a parcel-specific limiting policy which could be added to your Comprehensive plan just like the County's in your Goals, Objectives, and Policies. It may not be a perfect solution, but Flagler County has used it successfully with its PUDs to limit density or intensity.

Sean Moylan, Deputy Flagler County Attorney, speaking on behalf of Flagler County stated the County needs to see further clarifying language in the development agreement that addresses the County needs for funding and land to be used by the County. The County has requested improvements on County Roads 65, 80 and 302. The County feels the language on roads, wells and septic needs strengthening. He stated the County can provide direction how to make this project better.

Mr. Moylan indicated the County provides the City's fire protection. He stated they were not just asking for the land to build a fire station, but to build the station itself.

Shelly Elebash (Volusia County) stated she is concerned about trust; she does not understand how this project changed from 5500 homes to 8000 homes. She stated plans should not be allowed to change. Traffic was bad in the past and its bad today. She does not like this plan at all.

Allison Nobles (324 County Rd 90 East, Unincorporated Flagler County) asked the Commission to protect their constituents, not those outside the town. This project will dramatically alter the character and capacity of our City. She is concerned for the residents of Black Point Road who would be surrounded by this project. She stated the traffic and stormwater that would be created by this project is just too much for Bunnell.

Cheryl Trujillo (227 County Rd 302, Unincorporated Flagler County) states she is concerned with the scale and design of the project right behind her property. While she appreciated the additional buffers, it does not fix her concerns with safety and preserving the rural way of life. There needs to be more transparency on this whole project.

Chad Grimm with NE Florida Developers, representing the applicant, tried to answer and address issues brought up during Public Comments. The project is going to put more vehicles on the roads; the developer has done 3 traffic studies to date by 2 different traffic engineers and worked with FDOT, Transportation Planning Authority, Palm Coast, Flagler County and of course City of Bunnell. The developer knows roadway improvements will be needed and is committed to do those improvements. The existing roads are already failing. The developer cannot go into design until the zoning approval is given; none of these agencies we are working with can provide more input until an initial approval is granted. We can't go into engineering until we have zoning and land use approval, and the development agreement is done. Flooding is very similar but a different agency. The developer knows there are flooding problems today and that they have to look beyond the boundaries of the project to determine where the water is coming from and where it is going to be able to design anything that can improve the stormwater currently there and address what would be built. The City has a requirement to hold the water from a 100-year event with 1 foot of freeboard and the County Staff stood here tonight to state the project needs 6" of freeboard; yet the plans already exceed the County's request. The Water Management District requires the developer to provide a maintenance plan and proof of financial ability for long-term maintenance of all stormwater facilities. The developer has to fix the flooding issue on the property; it is not reasonable to ask the developer to fix all the stormwater and flooding upstream. The developer will be spending millions and millions on flooding issues immediately adjacent to the property and within the project boundaries. From day one, a maximum of 8000 units has been in place; that has not changed. He further explained that until the wetlands are delineated and approved by the Water Management District, they cannot start the engineering to determine if the maximum number would be 7500, 5500 or less; it is just an unknown number until they have the go-ahead approvals which allow them to begin the actual engineering. The bottom line is the site conditions will determine the maximum number of units.

Vice Mayor Rogers provided Mayor Robinson a copy of a letter from Flagler County dated June 19, 2024, that listed the County's response to the State from the Transmittal Hearing; he believes that is why the Deputy County Attorney came to the meeting.

Mayor called for the vote on the motion made before all comments (to Approve)

Vote: Motion fails 3 to 2 with

Yea: Mayor Robinson; Commissioner Sechrist

Nay: Vice Mayor Rogers; Commissioner Young; Commissioner Atkinson

Attorney Waters asked those who voted against the project to list their competent and substantial evidence reasons for voting "no."

Vice Mayor stated flooding and traffic were not addressed and the County brought up some points he feels should be addressed. He did not see funding promised to the County or the School Board in the City's Development Agreement with the applicant. He also stated the total number of houses has to be scaled back.

Commissioner Young stated he is for growth. The scale of the project (number of homes) is an issue. This was an opportunity for Bunnell to grow and I was all for it, but people came here tonight asking for roads and flooding to be fixed, which we can't afford to fix without growth.

Commissioner Atkinson stated the reasons for voting no were the flooding that's occurring in that area now and the traffic this project would create.

*Mayor Robinson announced a 10-minute recess at 9:20 PM.
Meeting called back to order at 9:31 PM.*

Mayor Robinson indicated a request was made to clarify the motion voted on since the motion failed.

Motion: Nullify the prior motion (i.e. the motion to approve).
Motion by: Vice Mayor Rogers
Second by: Commissioner Atkinson
Board discussion: None
Vote: Motion approved unanimously

Attorney Waters clarified the need to nullify. The motion made to Approve the matter was made by Commissioner Young who then voted no to his own motion. To "clean-up" and clarify the action of the Commission a different or revised motion should be made.

Motion: Deny Ordinance 2025-02: Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 2,787+/- acres of land from Flagler County "AC, Agricultural" and City of Bunnell "R-1, Single Family Residential District" and "AG&S, Agricultural & Silviculture District" to the City of Bunnell "PUD, Planned Unit Development District". - First Reading.
Motion by: Commissioner Atkinson
Second by: Commissioner Young
Vote: Motion approved 4 to 1
Yea: Mayor Robinson; Vice Mayor Rogers; Commissioner Young; Commissioner Atkinson
Nay: Commissioner Sechrist.

Attorney Waters asked each of those voting to deny the project to state their competent and substantial evidence reasons for denial.

Vice Mayor Rogers cited the size of the project, the traffic that would be created, the current flooding, the lack of talking to the schools and the County about their need for funding and just the other stuff this project will need.

Commissioner Young stated there are just a lot of unanswered questions that can't be answered right now because it is too early for design to occur; it's just may not be the right time.

Commissioner Atkinson stated he does not support the project due to flooding and traffic, and he feels it does not align with the City's vision statement.

E.2. Ordinance 2025-07: Requesting to vacate certain unimproved alleyways and right-of-way within Blocks 213, 214, 215, 222, 223, and 268 within the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - First Reading

Attorney Waters read the short title to the Ordinance and asked about any Ex Parte Communications. Vice Mayor Rogers stated he had communications with the members of the public on this item; the other Commissioner members had ex parte communications to disclose.

City Clerk Bates swore in all those in attendance who would be providing any testimony on this item.

Motion: Approve Ordinance 2025-07: Requesting to vacate certain unimproved alleyways and right-of-way within Blocks 213, 214, 215, 222, 223, and 268 within the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - First Reading

Motion by: Vice Mayor Rogers

Second by: Commissioner Atkinson

Board discussion: None

Public discussion: Kim Buck Engineer of Record for the applicant stated she would be happy to answer any questions.

Vote: Motion approved unanimously

E.3. Ordinance 2025-08: Requesting to vacate a section of a 30-foot public unimproved right-of-way, known as Boston Avenue, within the Lincoln Heights Subdivision as recorded in Plat Book 2, Page 18, in the Public Records of Flagler County, Florida. - First Reading

Attorney Waters read the short title to the Ordinance and asked about any Ex Parte Communications. There were no ex parte communications to disclose.

Motion: Approve Ordinance 2025-08: Requesting to vacate a section of a 30-foot public unimproved right-of-way, known as Boston Avenue, within the Lincoln Heights Subdivision as recorded in Plat Book 2, Page 18, in the Public Records of Flagler County, Florida. - First Reading

Motion by: Vice Mayor Rogers

Second by: Commissioner Atkinson

Board discussion: None

Public discussion: None

Vote: Motion approved unanimously

F. Resolutions: (Legislative): None

G. Old Business: None

H. New Business:

H.1. Requesting approval for Development Agreement 2025-01 with Abundant Life Ministries-Hope House Inc. for the Phoenix Crossings development. - First Reading

Motion: Approve for Development Agreement 2025-01 with Abundant Life Ministries-Hope House Inc. for the Phoenix Crossings development. - First Reading

Motion by: Vice Mayor Rogers

Second by: Commissioner Atkinson

Board discussion: None

Public discussion: Kim Buck engineer of record representing the applicant and would be happy to answer any questions.

Vote: Motion approved unanimously.

H.2. Requesting approval for Development Agreement 2025-02 with Northeast Florida Developers LLC and JM Properties X LLC for the Reserve at Haw Creek PUD. - First Reading

This item was withdrawn by the applicant.

Note: Public Comments were moved to the end of the meeting

D. Public Comments:

Comments regarding items not on the Agenda. Citizens are encouraged to speak; however, comments are limited to four (4) minutes.

The following individuals spoke in opposition to the US 1 Park proposed L2 industrial rezoning.

Robin Jones, 2271 County Rd 304 (Unincorporated Flagler County)

Chelsea Herbert, 1965 Old Haw Creek Rd (City of Bunnell)

Bob Gibbs, 1215 County Rd 304 (City of Bunnell)

Katie Bianconiello 2434 County Rd 304 (Unincorporated Flagler County)

Savannah Brinkworth 375 County Rd 140 (Unincorporated Flagler County)

Denisa Calderwood (Palm Coast) spoke about homeless issues in Flagler County; there is a lot less funding and services available in Flagler County now. She hopes the Commission can find a way to help make sure Flagler gets the same attention as Volusia County.

Joyce Wallace 2087 Black Point Rd (Unincorporated Flagler County) stated she does not understand why the room is not filled with people from the "K" section of Palm Coast voicing their opinion about the rezoning project.

I. Reports:

- **City Clerk** – No report
- **Police Chief** – Reviewed the May statistics for the Police Department
- **City Attorney**– No report.
- **City Manager** – No report
- **Mayor and City Commissioners**
 - **Vice Mayor Rogers** – Stated he attended Bunnell History Day and it was a good time.
 - **Commissioner Young** – Thanked the residents and guests for attending the meeting.
 - **Commissioner Atkinson** – Thanked the residents and guests for attending the meeting. He called out his significant other, and his sister visiting from California for attending the meeting to the very end.
 - **Commissioner Seachrist** – No report
 - **Mayor Robinson** – History Day was impressive.

J. Call for Adjournment.

Motion: Adjourn

Motion by: Vice Mayor Rogers

Second by: Commissioner Atkinson

Vote: Motion carried unanimously

Meeting adjourned at 10:18 PM.



Catherine D. Robinson, Mayor



Kristen Bates, CMC, City Clerk

6/23/2025

Date

6/23/2025

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****

CATHERINE D. ROBINSON
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CITY MANAGER



COMMISSIONERS:

TONYA GORDON

PETE YOUNG

TINA-MARIE SCHULTZ

RESERVE AT HAW CREEK COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

This comprehensive plan analysis reviews a proposed large-scale amendment to the Future Land Use Map (FLUM), related to a proposed development that meets the criteria outlined in Section 380.06, *Florida Statutes*. The purpose of this analysis is to determine whether the proposed amendment aligns with the goals, objectives, and policies set forth in the comprehensive plan, which guides the City's long-term growth and development. Through this analysis, we aim to ensure the proposed changes support sustainable development, preserve neighborhood character, and enhance quality of life for current and future residents for not only the City of Bunnell but also for the surrounding unincorporated Flagler County.

FUTURE LAND USE ELEMENT

FLU Goal 1 Natural Resources

Preserve and protect the City's natural Resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLU Objective 1.1

The City shall coordinate Future Land Uses with the appropriate topography and soil conditions to conserve, appropriately use, and protect the land and resources.

FLU Policy 1.1.3

During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-year flood plain and soils for the areas to be amended will be analyzed and specific findings made as part of the plan amendment process.

Analysis: The subject property consists of 2,787± acres of land with an estimated 1,200± acres of the subject property containing wetlands. The area consists of Freshwater Forested/Shrub Wetlands and Freshwater Emergent Wetlands as shown in the National Wetlands Inventory. The site also contains flood zones A, AE and X with 0.2% Annual Chance Flood Hazard, along with regulatory floodways that intersect with the project boundaries. These areas are known

as Black Point Swamp, Haw Creek, Black Branch Canal/Creek, and Little Black Branch Canal/Creek. Furthermore, there are a wide variety of soil types. Of these soil types, the most sensitive and concerning soils include 08 Hicoria, Riveria, and Gator soils, depressional; and 07 Favoretta, Chobee, and Winder soils, frequently flooded. The wetlands, flood hazard areas, and other natural environmental features are being preserved and not subject to development. In fact, the proposed design allows for a natural nature conservation corridor. This will allow wildlife and migratory animals a natural corridor to move through the development to other area of forest. Lastly, a Critical Issues Analysis was performed and submitted by the applicant which concluded there may be a presence of federal and state protected species and that further studies should be implemented to make a determination.

FLU Policy 1.1.5

It is the intent of the City of Bunnell to ensure that adequate open space is provided through the following:

- Active or passive recreation sites;
- Landscaped buffers;
- Protected natural resource lands;
- Protected environmentally sensitive lands;
- Areas devoted to drainage and stormwater retention;
- Landscaping requirements;
- Creation of greenway corridors; and
- Minimum open space requirements for the rural preservation program.

Analysis: The proposed development, as outlined in the Planned Unit Development Agreement, is providing adequate open space that consists of at least 60% of the development, which also includes common open space such as active or passive recreation sites. The development agreement will also require that the developer/applicant place wetlands into conservation easements to preserve that open space indefinitely.

FLU Policy 1.1.10

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Analysis: The conceptual master plan of the development shows a boulevard style main roadway that is proposed to be no less than 80 feet wide which branches out to smaller 50 and 60 foot roadways that maintains traffic circulation within the development boundaries. Further, sidewalks and other pathways are proposed to provide alternative modes of traffic circulation. Providing walking and biking opportunities along with a live, work, and shop environment will reduce the need for vehicular traffic, reduce parking needs, and foster a safer, more convenient transportation network.

FLU Goal 2 Facilities and Services

Maintain City facilities and services by providing established levels of service for development.

FLU Objective 2.1

The City shall coordinate Future Land Uses with the availability of facilities and services.

FLU Policy 2.1.5

The City shall require new development to provide necessary facilities and services or to pay a fair share of the cost of those facilities and services through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Analysis: The proposed development, through an executed development agreement, will be required to construct a new water treatment, wastewater treatment, and water supply facilities to serve their development that meets the City's adopted LOS standards. After the construction of those facilities is completed, the development agreement will require such facilities to be dedicated to the City. These facilities shall be required to commence the engineering phase once capacity reaches ** percent. This will ensure that ample capacity throughout the entire development of the proposed development.

FLU Goal 5 Urban Sprawl

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development of the traditional downtown and establishing energy efficient land use patterns while allowing for a sustainable rural lifestyle.

FLU Objective 5.1

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

FLU Policy 5.1.3

The conversion of Agricultural lands to urban development or uses shall only be permitted consistent with the Comprehensive Plan need for growth and economic development during the planning time frame and such conversion shall not contribute to leapfrog or scattered development patterns.

Analysis: The proposed development will have a range of urban uses such as rural, low, medium, and high density residential uses, public services, and medium intensity commercial uses. The development proposed is not considered to be a scattered or "leapfrog" pattern as the most intense and dense portions of the development are to be located directly adjacent to and extend the urban core of the city. Furthermore, the City has many on-going capital improvement projects that will prepare the City for future growth while also accommodating the existing residents and businesses.

FLU Objective 5.2

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

FLU Policy 5.2.1

Mixed use developments, whether infill or rural clusters shall provide pedestrian-friendly street design (buildings close to street; porches, windows, and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

FLU Policy 5.2.3

New development in the Commercial and Residential Mixed Use land use categories, and in Agriculture and Silviculture where appropriate, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Analysis: The proposed development, as outlined in the PUD agreement, will be implementing street designs that pedestrian friendly and safe by providing wide roadways and sidewalks and minimizing access to single family residential units to alleys, where applicable, to have a street design that is aesthetically pleasing and enjoyable to residents.

The FLUM amendment is proposing 44± acres of commercial uses and the PUD agreement outlines for that specific area a community town center that will consist of shops, offices, and mixed-use buildings. Further, as previously mentioned, sidewalks and other pathways are proposed to provide alternative modes of traffic circulation. Providing walking and biking opportunities along with a live, work, and shop environment will reduce the need for vehicular traffic, reduce parking needs, and foster a safer, more convenient transportation network. This will greatly reduce urban sprawl, foster smart growth, and provide for a safer, more functional community.

FLU Objective 8

Residential Land Use Category. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed use as a maximum density of up to 20 units per acre.

FLU Policy 8.1

Promote a residential land use pattern that contributes to quality housing, livable neighborhoods, and a variety of housing types and prices.

Analysis: The proposed land use pattern provides for a higher density closer to the urban core of the City and, as the development moves westward, the density decreases from 20 units per acre (Multifamily and Commercial-Medium) to 1 unit per acre (Rural Estates). The variety in densities allows for a mixture of housing types such as apartments, condos, townhomes, estate housing, duplexes, and single-family residences including affordable housing options.

CONSERVATION ELEMENT

CON Objective 1:7

The City shall conserve protect and appropriately use and protect wildlife, native wildlife habitat and environmentally sensitive areas.

CON Policy 1.7.1

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other mechanisms through the rural preservation program acreage to ensure the preservation of natural communities and listed animal species habitat.

Analysis: The proposed development will preserve wetlands and other environmentally sensitive areas through an executed development agreement that will require such land to be placed into conservation easements and tracts through the platting process.

CON Objective 1.9

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development regulations that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

CON Policy 1.9.2

Future Land Use which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources, and wetlands and their functions shall be directed away from these resources.

Analysis: The proposed Future Land Use categories and the development agreement will ensure that adequate open space is implemented which will protect and conserve wetlands, floodplains, and other environmental resources and limit development of these areas to those uses that are recreational in nature. As previously mentioned, a total of 60% of the proposed development shall be required open space. This open space will consist of functional and common open space which may consist of passive and active recreational facilities.

CON Policy 1.9.8

Through the future land use plan, rural preservation program and the future land use map series, the City will encourage the establishment of a greenway corridor to encourage the preservation of as much open space as possible and to cluster development away from the City's resources.

Analysis: The proposed development, through the conceptual master plan, will be creating a greenway corridor that follows the natural drainage patterns currently prevalent in the project boundaries. It utilizes the presence of wetlands and sensitive areas as routes for wildlife to traverse through and restrict development in those areas so as not to hamper the corridor.

INFRASTRUCTURE ELEMENT

INFRA Policy 1.2.4

New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system, where applicable.

Analysis: The proposed development will be connecting to the City's sewer system and will also be required, through a development agreement, to expand the Wastewater Treatment Facility. These facilities shall be required to commence the engineering phase once capacity reaches ** percent. This will ensure that ample capacity throughout the entire development of the proposed development.

INFRA Policy 3.2.1

The City shall require new development to provide adequate easements for stormwater system maintenance and conveyance.

INFRA Policy 3.2.2

New developments shall design stormwater management systems to meet the rules and criteria established by the City of Bunnell, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation and Flagler County, as applicable.

INFRA Policy 3.2.3

The City shall coordinate with Flagler County and SJRWMD to encourage maintenance of conveyance and treatment features.

INFRA Policy 3.2.4

At a minimum, the existing stormwater management systems and current levels of service shall be maintained. The City shall achieve and maintain the following adopted stormwater management level of service standards for new development and redevelopment:

- Retain and detain water generated by 24-hour/25-year frequency storm.

Analysis: The proposed development is and will be coordinating with FDEP and SJRWMD to obtain Environmental Resource Permits, where applicable, to ensure all stormwater management rules and criteria are being followed. Furthermore, where the proposed development intersects with County stormwater jurisdiction, the development will be required to meet the County's stormwater expectations. Lastly, the proposed development will exceed the City's LOS as they will be required, through the PUD, to retain and detain water generated by the 24-hour/100-year frequency storm.

INFA Objective 3.3

The City shall maintain high water quality by protecting the functions of aquifer recharge and natural drainage features from impacts of new development and redevelopment activities.

INFRA Policy 3.3.1

All new development and redevelopment shall provide stormwater retention, infiltration and/or wet or dry detention systems.

INFRA Policy 3.3.2

To the maximum extent feasible, development and redevelopment in the City shall reduce adverse impacts of stormwater on natural drainage features by mimicking the natural hydrology of the project site and its surroundings. The land development code shall require that, to the largest extent possible, natural systems are utilized in lieu of structural alternatives.

Analysis: The proposed development is going to have stormwater retention ponds and stormwater master plan for the project that meets and exceeds the requirements of FDEP, SJRWMD, the City of Bunnell, and Flagler County, where applicable. The project is keeping the natural flow of drainage, and the post development runoff will not exceed the pre-development runoff.

INFRA Policy 3.3.9

The City shall prohibit development within the 100-year floodplain or limit development to those uses that will not adversely affect the capacity of the floodplain to store water.

INFRA Policy 3.3.10

The floodplain shall be reserved for conservation, open space and passive recreational uses to preserve the natural flow of runoff, unless such reservation denies all reasonable use of the property.

Analysis: Majority of the proposed conceptual layout of the development is not within a flood hazard area. For those areas of the development that are located within a flood hazard area, the development potential is limited to only low-density residential uses and roadways. Stormwater management best practices are going to be utilized to ensure that there are no adverse effects on the capacity of the flood plain to store water. Any development within a FEMA Designated Flood Hazard Area shall be required to provide compensating storage for the Flood Hazard Area affected. No development is being proposed within any regulated flood way and no development will be allowed in regulated flood ways. The proposed development is required to meet all flood plain regulations by the City, State, and County, where applicable. The proposed development is going to have walking trails and other passive recreational uses within the flood plain areas as well, which conforms to these policies.

RECREATION & OPEN SPACE ELEMENT

ROS Objective 1.2

The City shall protect, enhance and expand natural areas and open spaces.

ROS Policy 1.2.3

The City shall encourage greenways and a recreational trail system that provide extensions or connections to existing adjacent municipality, county, and state trails.

Analysis: The proposed development provides a greenway corridor trail system for all wildlife and within that corridor there is also a trail system for passive recreation to all residents within the community as a whole.

ROS Policy 1.4.1

The City shall coordinate with private developers to provide public recreation facilities within their development.

Analysis: The proposed development has a recreational facility planned to be open to all residents of the City and surrounding community. All parks are open to not only residents of the development but to the public as a whole.

TRAFFIC CIRCULATION ELEMENT

TC Policy 1.1.9

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Analysis: The proposed development consists of multiple roadways, one of which is the main boulevard that traverses through the development and egresses off onto either State Highway 100 West or State Road 11. The internal traffic network varies in Right-of-Way widths to provide different street designs and safety. Parking in neighborhoods consists of both off-street and on-street parking, depending on the width of the roadway, to ensure that there is adequate parking for both residents and visitors. Provisions for off-street and on-street parking are addressed in the PUD agreement and ensures that all anticipated uses within the development have adequate parking to not cause in issues related to traffic. Further, sidewalks and other pathways are proposed to provide alternative modes of traffic circulation. Providing walking and biking opportunities along with a live, work, and shop environment will reduce the need for vehicular traffic, reduce parking needs, and foster a safer, more convenient transportation network.

TC Policy 1.2.5

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system, and increasing interconnection between adjacent developments.

TC Policy 1.2.6

Proposed residential developments shall be required to meet state subdivision requirements and the City's land development codes with regard to platting and providing improvements such as roads, drainage, and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this Comprehensive Plan.

Analysis: The proposed development has access points to both State Highway 100 West and State Road 11. Off-site improvements to these roadways will be required to address all

anticipated impacts to the system. The proposed entry points to the development are minimal to the extent that they are necessary for the development. Two of the entry points on State Highway 100 West exist as they relate to Black Point Road. Furthermore, the proposed development is required to meet all concurrency management regulations, as outlined in an executed development agreement.

TC Objective 1.5

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

TC Policy 1.5.1

Mixed use development, whether infill or rural clusters shall provide pedestrian-friendly street design (buildings close to street; porches, windows, and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

TC Policy 1.5.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters, and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Analysis: The proposed development has an internal transportation network designed to increase the walkability of the development with the use of sidewalks for all rights-of-way while also utilizing a variety of street widths. With the mix of land uses, recreation facilities, and commercial uses contained within the development, external trips are being reduced to not put stress on the overall City Transportation grid network by keeping trips internal as residents will be visiting the internal commercial designated areas to address their needs.

TC Policy 1.7.10

Sidewalks, on both sides of the right-of-way, shall be required on all new roadway construction, and where appropriate in the rural areas,

- Sidewalks shall be constructed, concurrently with new non-residential development, by the developer.
- New residential developments with densities of one or more dwelling units per acre shall consider providing sidewalks on both sides of every street or multi-use lanes or trails, depending on the overall type of development proposal.
- To the maximum extent practical, sidewalks shall be buffered from adjacent arterial and collector roadways through the use of landscaping and hardscapes.
- In the design of pedestrian facilities, consideration shall be given to shading, lighting, buffering, travel distances, sidewalk width, automobile conflicts, and other factors that can impact the comfort and convenience of pedestrian travel.

TC Policy 1.7.12

The City will encourage wider sidewalks to be used as multi-use paths in high pedestrian/bicycle traffic areas.

Analysis: The proposed development has sidewalks, as required in the PUD agreement, on both sides of all right of ways with differing widths, but wide enough to accommodate two-way traffic. Further, sidewalks shall be ADA Compliant.

TC Policy 4.1.4

For new development, the use of cul-de-sacs shall be limited, and gated communities discouraged, to promote connectivity within the development and allow more access points to arterials and collectors.

TC Policy 4.1.6

The City shall require that future subdivisions with 25 units or more, consider providing two points of access to motor vehicle traffic, depending on the LDC, and other code requirements.

Analysis: The proposed development has limited to no gated communities and has multiple access points throughout the development to motor vehicle traffic as shown on the master conceptual plan. It is anticipated that all development within the PUD will provide a minimum of two points of access.

CAPITAL IMPROVEMENTS ELEMENT

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.

Analysis: The proposed development is required, through an executed development agreement, to provide off-site improvements to impacted transportation facilities to ensure LOS adopted standards are being met. Furthermore, the development is required to plan,

permit, and construct a new wastewater and potable water facilities to serve their development that will be dedicated to the City upon completion of the facilities. The addition of new facilities and improvements to existing facilities are to ensure compliance with the City's Concurrency Management System.

COMPREHENSIVE PLAN FINDINGS

The proposed large-scale DRI FLUM amendment to the Bunnell 2035 Comprehensive Plan has been evaluated against the goals, objectives, and policies outlined in the comprehensive plan that are applicable to this proposed development's requested amendment. The analysis finds the amendment to be consistent with the City's adopted comprehensive plan as provided. Key findings include:

- Providing adequate infrastructure through various policies in the Infrastructure Element and through a development agreement;
- The considerations and plans for conservation throughout the development as required in various policies in the Future Land Use Element and Conservation Element, and through a development agreement; and
- Compatibility with adjacent land uses with the proposed Future Land Use designations for the development that shows to be contiguous to the existing urban core of the City, thus reducing the effects of Urban sprawl such as "leapfrog" or scattered development in rural areas.

Item E1 Comp Plan Analysis provided by applicant 06-09-2025;
Not in published Agenda materials

The Reserve at Haw Creek Mixed use Community is in compliance with the following City of Bunnell Comprehensive Plan 2035 Goals, Objectives and Policies:

FLU Goal 1 Natural Resources

Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

- Compliance with Objective 1.1
 - The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.
 - Policies 1.1.1 / 1.1.2 / 1.1.3 / 1.1.4 / 1.1.5 / 1.1.6 / 1.1.6.1 / 1.1.7 / 1.1.8 / 1.1.9 / 1.1.10 / 1.1.11 / 1.1.12 / 1.1.13 / 1.1.14
- Compliance with Objective 1.2
 - The City of Bunnell shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation Element.
 - Policies 1.2.1 / 1.2.2 / 1.2.3 / 1.2.4 / 1.2.5

FLU Goal 2 Facilities and Services

Maintain City facilities and services by providing established levels of service for development.

- Compliance with Objective 2.1
 - The City shall coordinate future land uses with the availability of facilities and services.
 - Policies 2.1.1 / 2.1.1.1 / 2.1.1.2 / 2.1.2 / 2.1.3 / 2.1.4 / 2.1.5 / 2.1.6 / 2.1.7 / 2.1.7.1 / 2.1.8 / 2.1.9 / 2.1.10
- Compliance with Objective 2.2
 - Through the concurrency management process and the land use plan the use of existing facilities shall be maximized and urban sprawl shall be discouraged.
 - Policies 2.2.1
- Compliance with Objective 2.3
 - Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services, including assurance that land is available for the needed utility facilities and services.
 - Policies 2.3.1

FLU Goal 3 Historic Resources

A Cultural Resources Study and Archeological Study were performed for the site, no significant historical or cultural resources exist on site, therefore, Goal 3 does not apply.

FLU Goal 4 Hazard Planning

Coordinate evacuation and mitigation planning with appropriate federal, state and local agencies.

- Compliance with Objective 4.1
 - Coordinate evacuation zone population densities with the appropriate local or regional hurricane evacuation plan, when applicable.
 - Policies 4.1.1 / 4.1.2 / 4.1.3

- Compliance with Objective 4.2
 - Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.
 - Policies 4.2.1

FLU Goal 5 Urban Sprawl

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development of the traditional downtown and establishing energy efficient land use patterns while allowing for a sustainable rural lifestyle.

- Compliance with Objective 5.1
 - The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.
 - Policies 5.1.2 / 5.1.3
- Compliance with Objective 5.2
 - New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's land development regulations after the adoption of the updated Comprehensive
 - Plan. Policies 5.2.1 / 5.2.2 / 5.2.3 / 5.2.4
- Compliance with Objective 5.3
 - Through the Evaluation and Appraisal Report (EAR) process the City shall evaluate the energy efficient land use patterns (infill, mixed-use, and cluster developments) established by this Comprehensive Plan to increase the potential effectiveness of the overall plan.
 - Policies 5.3.1 / 5.3.2
- Compliance with Objective 5.4
 - The City shall work towards reducing greenhouse gas emissions.
 - Policies 5.4.2
- Compliance with Objective 5.5
 - The City has established the Community Redevelopment Area (CRA) as the energy conservation area of the City in conjunction with the future land use map series to demonstrate potential open spaces.
 - Not Applicable as not an existing development.

FLU Goal 6 Plan Implementation

Create a regulatory system which supports the desired land use pattern.

- Compliance with Objective 6.1
 - Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.
 - Policies 6.1.2 / 6.1.2 / 6.1.3 / 6.1.4 / 6.1.5 / 6.1.7 / 6.1.8

FLU Objective 7 Future Land Use Map

- The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City through a Future Land Use Map Series included as Appendix A of this element that contains the Future Land Use Map (FLUM), which forms the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.
- Policies 7.1 / 7.2 / 7.3 / 7.4

FLU Objective 8 Residential Land Use Category

- Residential Land Use Category. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed use at a maximum density of up to 20 units per acre.
- Policies 8.1 / 8.2 / 8.3 / 8.4 / 8.5 / 8.7

FLU Objective 9 Commercial Land Use Category

- Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as multi-family and residential mixed use developments; as well as supportive accessory uses; recreation, public and institutional uses are subject to standards and performance criteria set forth in this plan and in the land development regulations.
- Policies 9.2 / 9.3

FLU Objective 10 Industrial Land Use Category

- Industrial (IND). The industrial land use category shall accommodate light to heavy commercial, business and industrial uses. Appropriate uses include recreation, public and institutional uses, conservation areas and mixed-use non-residential uses. The maximum intensity of industrial development shall be limited to 0.5 FAR and 70% impervious surface.
- Policies 10.1 / 10.2

FLU Objective 11 Open Space Land Use Category *(Note, we don't have this Land use Category, however, comply with the policies and Objective, integrated with other land use categories)*

- Open Land Use Category. The open land use category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, uplands, floodplains, potential greenway corridors, other unique ecological communities, and for recreational uses.
- Policies 11.1 / 11.2 / 11.4

FLU Objective 12 Public Land Use Category

- Public Land Use Category. The public land use category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels.
- Policies 12.1 / 12.2

FLU Goal 7 Agricultural Land Use Pattern

- FLU Objective 13
 - Agricultural Land Use Category. Encourage the agricultural lifestyle within the municipal limits of the City.
 - Policies – Not Applicable
- FLU Objective 14
 - The City shall adopt land development regulations, which reflect very low density residential uses at a maximum of one (1) dwelling unit per gross acre. Notwithstanding this density limit, the LDC may contain language that will allow density bonuses for the permanent preservation of wetlands.
 - Policies - Not Applicable
- Rural Estates (RE)
 - The Rural Estates future land use category is intended to serve as a transitional land use between agricultural, residential, and urban uses. This land use is established to allow the development of large lot single-family estates as a desired final land use. A minimum lot size of one (1) acre shall be required.
- FLU Policy 15 - Agricultural Community Industrial (ACI)
 - Not Applicable
- FLU Policy 16 - Agriculture and Silviculture (Ag&S).
 - Not Applicable

FLU Goal 8 Employment Center Overlay

- FLU Objective 17
 - This overlay is intended to provide for a regional area that allows for a mix of business, enterprise, research, and development, moderate and high intensity commercial, industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high intensity commercial and industrial, recreational, educational facilities and other employment activities. It also allows a variety of medium and high-density residential uses that support the commercial and industrial developments, and/or provide transitions to surrounding land uses and less intense land uses.
 - Not Applicable

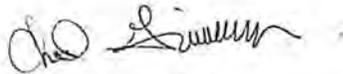
• **FLU Goal 9 Rural Preservation**

- The City will promote its rural character, preserve diverse forms of agriculture, and support compact rural development and clustered developments that protect agriculture lands and ecologically significant areas. The rural planning goals of the City are to:
 - Preserve the rural character and promote rural economic activity;
 - Prevent urban sprawl by encouraging compact conservation-oriented development within the rural area of the City;
 - Provide continued opportunity for diverse forms of agriculture production;
 - Create a rural preservation program that improves the economic viability of continued agricultural and conservation activities within the City limits;
 - Offset biological and ecological impacts of new development;

- Provide protection of natural resources and green space in the form of linked networks and ecological systems;
- Reduce automobile trips;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Allocate infrastructure and public service costs to provide for fiscal neutrality; and,
- Create a clear distinction between the City's agricultural and urban areas utilizing clustering and smart growth principles to prevent sprawl.
- FLU Objective 18.1
 - The City will promote a mix of agriculture, conservation, and compact residential and mixed use development in areas of the City with a predominantly rural character. This area is designated as the Agriculture and Silviculture (Ag&S) land use category on the Future Land Use Map, and incorporates land formerly designated Agriculture and Timberlands (Ag&T) in Flagler County. The development options range from family homesteads to an incentive program for rural
 - Policies 18.1.1
- FLU Objective 18.2
 - The specific intent is to limit new rural communities in order to protect agricultural land and discourage the proliferation of urban sprawl. New low density-rural estate and new rural communities shall only be permitted when consistent with the adopted Comprehensive Plan, and the Land Development Code.
 - Policies 18.2.1/ 18.2.3 / 18.2.6
- FLU Objective 19.1
 - Promote an economic strategy that will address a variety of economic opportunities.
 - Policies 19.1.2

The above compliance is based on the proposed PUD zoning and Development Agreement being heard by the City of Bunnell Commission Agenda 6/9/25 and Land Use, PUD Zoning and Development Agreement subsequent to the results of the June 9th Vote.

Prepared by:



Chad Grimm, Partner
 Northeast Florida Developers
 June 9, 2025

Attachments:
 Chad Grimm Resume

Chad Grimm, RLA



QUALIFICATIONS:

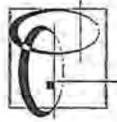
- Landscape Architect, Florida, Formerly Iowa and Nebraska.
- Bachelor of Landscape Architecture, Iowa State University, December 1989
- American Society of Landscape Architects.
- Former UNL Horticultural Advisory Board Member
- Urban Retailing Workshop, Harvard
- Form Based Codes Training Certification, Form Based Codes Institute.
- Over 33 years professional experience in:
 - Environmental planning and design.
 - Park and recreational planning, design and construction administration.
 - Urban planning, design and construction administration.
 - Botanical garden and arboreta, design and construction management.
 - Site planning and landscape architectural design.
 - Landscape planting design and construction.
 - Land Development
 - Marketing graphics and illustrations.

REPRESENTATIVE PROJECTS:

Urban Planning and Site Design

- Nocatee Roadway Infrastructure, Ponte Vedra, FL
- Palencia, Amenities, St Augustine, FL
- Sweetgrass, St. Mary's Georgia
- St. Isles Golf and Yacht Club, Woodbine Georgia
- Dye Plantation, Darian, Georgia
- Enclave at Gateway Center, Brunswick, Georgia
- Kingsland Royal Estates, Kingsland Georgia
- Stolen Hours, Ocala, Florida
- Ekhorn Parks System Master Plan, Elkhorn, Nebraska
- Council Bluffs Streetscape Improvements, Phases 1 and 2, Council Bluffs, Iowa
- Pearl and Main Entry Feature, Council Bluffs, Iowa
- Cherokee Streetscape Improvements, Cherokee Iowa
- Windsor Heights Facade Design Guidelines. Windsor Heights, Iowa
- Glenwood Streetscape Improvements, Glenwood, Iowa
- NP Dodge Park Marina Improvements, Omaha, Nebraska
- Expedition Business Park Design Covenants, Sioux City, Iowa
- Clinton Gateway Entry Sign, Clinton, Iowa
- The Greens Apartments, Jacksonville, Florida
- Woodhollow Apartments, Jacksonville, Florida
- Pacific Ridge Apartments, Omaha, Nebraska
- Uta Halee Girls Village, Omaha, Nebraska
- St. Johns County Schools Site Selection Studies, St. Johns County, Florida
- McCarther Elementary School, Fort Leavenworth, Kansas
- Perry Creek Underpass, Sioux City, Iowa

Chad Grimm, RLA

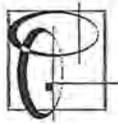


Parks and Recreation

- Childrens Haven, Council Bluffs, IA
- Nocatee Aquatics Center Programming and Concepts, Nocatee,, FL
- Payasada, Ponte Vedra Florida
- Adams Park Improvements, Omaha, Nebraska
- Somerset Park, Omaha, Nebraska
- Walnut Ridge Park, Omaha, Nebraska
- Eagle Ridge Park, Phase 2, Papillion, Nebraska
- Ralston Park Improvements, Ralston Nebraska
- Chapel Hill Park Improvements, Elkhorn, Nebraska
- Antler Park, Elkhorn, Nebraska
- Hillsborough Park, Omaha, Nebraska
- Roberts Park Improvements and Skate park, Omaha, Nebraska
- Council Bluffs Playground Improvements Phases 2 & 3, Council Bluffs, Iowa
- Fort Leavenworth Track and Field Facility, Fort Leavenworth, Kansas
- Mission Park Improvements, Omaha, Nebraska
- Bahnsen Park Ballfield Improvements, Council Bluffs, Iowa
- Mandarin Park, Jacksonville, Florida
- McClenny Neighborhood Park, McClenny, Florida
- Physical Education Facilities for Three Schools, Jacksonville, Florida

Landscape

- Town of Nocatee Roadway Landscape, Nocatee, FL
- Coastal Creek Condominium, Jacksonville, FL
- University of North Florida, Kernan Entry Landscape, Jacksonville, FL
- Flemming Island Commerce Center, Jacksonville, FL
- WatersEdge, Ponte Vedra Florida
- Starbucks, Orange Park, FL
- Lauritzen Gardens, Omaha's Botanical Center, Omaha, Nebraska
- Stonecrop Botanical Gardens, Cold Spring, New York
- Kimmel Education and Research Center, Phase-1, Nebraska City, Nebraska
- Drake Court Apartments, Omaha, Nebraska
- Jacksonville International Airport, Jacksonville, Florida
- Glenwood Tree Board, Glenwood, Iowa
- Landscape and Site Amenity Plan – Expedition Business Park, Sioux City, Iowa
- Historic General Dodge House Landscape Package, Council Bluffs, Iowa
- Happy Hollow Boulevard Plantings, Omaha, Nebraska



Environmental

- **St. Isles Golf and Yacht Club**, Woodbine Georgia – Environmental regulation development setting standards for 1,500 AC mixed use community. Bridged communication between private development and Satilla River keeper, DNR and other regulatory agencies.
- **Dye Plantation**, Darian Georgia – Wetland re-creation for 990 AC, low density golf course community
- **Elkton DRI**, St. Johns County, FL – Low impact design for 2,800 AC master planned mixed use community. Developed program and training for in-house engineers and designers for low impact design criteria. Wetland attenuation of treated stormwater, cluster development.
- **Cedar Creek, DRI**, Baker County, FL – Low impact design for 3,000 AC master planned mixed use community. Proposed to State of FL intermodal transportation system and clustered development.
- **Lauritzen Gardens**, Omaha's Botanical Center, Omaha, Nebraska – Native habitat creation and parking garden design containing storm water through natural methods and engineered by-pass. Natural garden development. Native plant material interpretive education.
- **Zorinsky Lake Watershed Management Plan**, Omaha, Nebraska – Grant writing, Watershed monitoring management and analysis with state agencies, best management practice (BMP) guideline development addressing direct contributors to siltation and phosphorus loading of the lake. BMP's replicated for other community watershed reservoirs.
- **Zorinsky Lake Tree Mitigation Inventory**, Omaha, Nebraska
- **Standing Bear Lake Tree Mitigation Inventory**, Omaha, Nebraska
- **Plattsmouth Lake**, Plattsmouth, NE – Storm water management, dredging and habitat creation.
- **Adams Park Improvements**, Omaha, Nebraska - Storm water/sewer separation through wetland (biological) treatment. Amenity development as a regional park.
- **Towl Park**, Omaha, Nebraska – Storm water/flood management through lake development. Amenity development as a community park.
- **Vegetative Habitat Network**, Fort Meade, Florida – First phase implementation for a long range master planning of a mine reclamation (phosphate) project for Cargill.

Provided 06-09-2025: Petition of Support Reserve at Haw Creek

By signing this Petition, you support the City of Bunnell to approve the proposed development called the Reserve at Haw Creek.

I understand the Reserve at Haw Creek is proposing a mixed use development with residential, commercial and industrial land uses on approximately 2,800 acres within the corporate limits of Bunnell, Florida. Instead of attending upcoming commission meetings, I am providing my signature to show my public support. I have been given the opportunity to learn about the development and ask any questions prior to my signature.

Name (Please Print)	Address (Please Print)	City	State	Signature
Janelle Pambony	279 Cumberland Ave	Bunnell	FL	Janelle Pambony
Michael R Muller	1523 S. DAYTONA AVE-13	Bunnell	FL	Michael R Muller
LILLY HANSEN	2 Evansville Lane	P.C.	FL	Lilly Hansen
Rock Wells	11 Biscay Lane	PC	FL	Rock Wells
Jeff Oast	71 Pine Forest ^{CRK}	Bunnell	FL	Jeff Oast
LORRI BENSON	1 Belleaire	PC	FL	Lorri Benson
Lena Reeder	3 Edgewater Dr	PC	FL	Lena Reeder
PAT KOSMOSKI	2982 N. OCEANSHORE	F.B.	FL	Pat Kosmoski
NOILLYS LYNCH	13 white horse lane	P.C.	FL	Noillys Lynch
Thomas BIAKE	74 WESTCLIFF	P.C.	FL	Thomas Biake
DENISE Gearhardt	19 KENNEDY LN	P.C.	FL	Denise Gearhardt
MICHAEL POBLAWSKI	26 WINDWARD DR.	F.B.	FL	Michael Poblowski
VIRGINIA BOLZAK	39 Bassett Ln	PC	FL	Virginia Bolzak
JASON KNOX	123 Secretary Trail	P.C.	FL	Jason Knox
DIANE COOK	2450 N. OCEANSHORE	Flagler	FL	Diane Cook
Melisa Fulling	12 Sleigh Bell Place	PC	FL	Melisa Fulling
DAN FULLING	12 Sleigh Bell PL	P.C.	FL	Dan Fulling
Kim Hale	223 Deermonte Rd BN		FL	Kim Hale
Lynn Knox	15 ZINC PLACE	PC	FL	Lynn Knox
Christine Grant	20 Burning Bush Dr	PC	FL	Christine Grant
SHIRLEY MOSOS	40 SLASIAE Drive	DB	FL	Shirley Mosos
Mary Daley Murray	24 Ethan Allen Dr	MUR	FL	Mary Daley Murray
PATRICIA BALLWAY	81 Pilgrim Dr.	DB	FL	Patricia Ballway
Jean Correll	49 Habersham Dr	F.B.	FL	Jean Correll
Suzanne Gray	7 RUSSEMAN LN.	PC	FL	Suzanne Gray
MARGE LANGLOIS	38 River Bend	PC	FL	Marge Langlois
Charles McCreery	45 Westmill CO	PC	FL	Charles McCreery
ED ASHWORTH	201 N. Flagler Ave	FB	FL	Ed Ashworth
Debra McCreery	45 Westmill Ln	PC	FL	Debra McCreery
JANE SMITH	1 EDISON	PC	FL	Jane Smith
PAT Ballway	81 Pilgrim	PC	FL	Pat Ballway
KAT VAZQUEZ	222 Seaside Landings	F.B.	FL	Kat Vazquez
Barbara A Strickland	15654 Shark Rd W.	Jax	FL	Barbara A Strickland
Jane Smith	1 EDISON	PC	FL	Jane Smith
Kenneth Hansen	2 Evansville Lane PC	PC	FL	Kenneth Hansen

Madam Mayor, Vice Mayor, fellow Commissioners, citizens of Bunnell; we, the Bunnell City Commission face the daunting task of ~~moving forward with the~~ ^{deciding on the} implementation of the Haw Creek Project which will, forever, change the face of the City of Bunnell. Since the initial introduction of the proposed plan and the “town hall” meeting held by the developer at the Cattleman’s Hall here in Bunnell, through the many commission meetings and workshops, I have listened intently to both the developer and the public at large, discuss and debate the pros and cons of implementing such a grand endeavor. This proposed project was the driving force for me running for City

Commissioner during this past election cycle. During my campaign, I made a promise to the citizens of Bunnell that I would do my best to control residential growth as well as the extent and enormity of the Haw Creek project.

Having extensively traversed the site in question; I have serious reservations regarding several facets of this proposed project. I would like to focus this evening, solely on that of potential traffic congestion not only in and around the development site but also broadcasting into and around the remainder of the City of Bunnell and Flagler County as a whole. The developer has proposed several access and egress points throughout

which will allow residents easy access into and out of the development. These roads will connect to State Highway 11, State Highway 100, and County Road 302. This is all well and good for Haw Creek residents to access and egress quickly and efficiently, but what of the bottlenecks that will ensue when traffic begins to build up in our downtown and surrounding areas of Bunnell as well as elsewhere throughout the County? There are no proposed widening efforts for Highways 11 and 100 to accommodate the projected influx of additional traffic. What of the back-ups that are going to occur on US 11 as freight trains roll through the city and traffic is stopped at

the grade crossings? How many of us have sat in morning and afternoon traffic on Moody Boulevard due to the minimized 25 MPH speed limit during Bunnell Elementary school drop off and pick up? Traffic is now backing up on Moody Boulevard just East of Belle Terre Parkway due to the recent introduction of ~~commercial~~ development including, but not limited to the new BJ's, Longhorn and Miller's Ale House.

I have reviewed the 122-page Rezoning Traffic Impact Analysis conducted by LTG Engineering and Planning on behalf of Northeast Florida Developers, LLC and found it mind-boggling. The study is based on 7,250 combined Dwelling units ^{usage}

plus restaurants, hotels, banks, a church and RV park. Based on the study and full “build-out” of the Haw Creek project, traffic will swell from an existing count of 8,817 daily trips to a staggering 81,943 daily trips. Just imagine the congestion that will occur on US 11, US 100 and US 1, to name a few.

The Commission has certain leeway to think with, and decide on emotion, however we must balance the best interests of the entire city, our oath of office and our obligations to the citizens of Bunnell who elected us. The City’s vision statement is as follows:

Vision

“ The City of Bunnell commits to building on its heritage, while enhancing a high quality of life for all its citizens. We pledge to work in collaboration with our residents and business community to foster pride in the City, develop a vibrant and diverse economy and a thoughtful plan for the future. ”

I do not believe the criteria, as stated in our Vision Statement, have been met for the Haw Creek Development. In personally speaking with many concerned citizens of Bunnell, I have heard the voices of those who are vehemently opposed to this planned development and I plan on acting accordingly.

Growth Management
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110



www.flaglercounty.gov
Phone: (386)313-4103
Fax: (386)313-4102

July 5, 2024

VIA E-MAIL

Donna Harris
Senior Plan Processor
State Land Planning Agency
Caldwell Building-MS 160
107 East Madison Street
Tallahassee, FL 32399-4120

RE: FLAGLER COUNTY COMMENTS – RESERVE AT HAW CREEK PROJECT
TRANSMITTAL OF PROPOSED LARGE-SCALE COMPREHENSIVE PLAN
AMENDMENT – 2,787+/- ACRE FUTURE LAND USE AMENDMENT
PROPOSED CITY OF BUNNELL ORDINANCE 2024-09

Dear Ms. Harris:

Please accept this letter as Flagler County's response to the City of Bunnell's June 6, 2024 transmittal of proposed Ordinance 2024-09. This letter is divided into two parts: the first part includes comments provided consistent with the State Coordinated Review Process requirements of Section 163.3184(4), Florida Statutes, with Flagler County providing its comments as a reviewing agency (see Section 163.3184(1)(c)(10), F.S.), and with the County's comments as provided in Section 163.3184(3)(b)3.b., F.S.:

"County comments shall be in the context of the relationship and effect of the proposed plan amendments on the county plan."

The second part of this letter is limited to comments related to the relationship between the City and the County, and the unique role that the County has as it relates specifically to the provision of public services, including drainage, Fire Services, and connection (and impacts) to the County Road System.

Comments on the relationship and effect on the County Plan

The City's proposed amendment seeks to amend 2,786.03+/- acres from City of Bunnell Single Family Low Density, Agriculture & Silviculture, and Conservation 1, and Flagler County Agriculture (& Timberlands) Future Land Use Map designations to City of Bunnell Rural Estates (RE), Single Family Low Density (SF-L), Single Family Medium Density

Andy Dance
District 1

Greg Hansen
District 2

David Sullivan
District 3

Leann Pennington
District 4

Donald O'Brien, Jr.
District 5

(SF-M), Multifamily (MF), Commercial-Medium (COM-M), Industrial (IND), and Public (PUBLIC) Future Land Use Map designations.

The lands included within the proposed amendment were part of two prior large voluntary annexations: City of Bunnell Ordinance 2006-14 (36,989+/- acres) as adopted on June 6, 2006 and recorded on June 30, 2006 at Official Records Book 1453, Page 1682, Public Records of Flagler County, Florida; and City of Bunnell Ordinance 2007-30 (42,688+/- acres) as adopted on June 19, 2007 and recorded on July 3, 2007 at Official Records Book 1592, Page 902, Public Records of Flagler County, Florida. Prior to the annexations, these lands had the Future Land Use Map designation of Flagler County Agriculture & Timberlands (maximum density of 1 dwelling unit per five acres) and Conservation (no density). County lands adjacent to the proposed amendment – located on the North side of State Road 100, West of County Road 65, and South of County Road 80 – are presently designated as Flagler County Agriculture & Timberlands and Conservation, Agriculture & Timberlands and Residential: Low Density/Rural Estate (maximum density of one dwelling unit per acre), and Agriculture & Timberlands, respectively. In addition, a number of enclaves – remnant parcels remaining in unincorporated Flagler County – are within the boundary of the proposed amendment, with these parcels designated as Flagler County Agriculture & Timberlands and Conservation.

As the proposed amendment relates to the County's 2010-2035 Comprehensive Plan, the Intergovernmental Coordination Element provides, in relevant part, the following Goals, Objectives, and Policies (GOPs) that are specifically applicable to the proposed amendment:

GOAL I.1: Flagler County will develop and maintain intergovernmental coordination mechanisms necessary to achieve consistency among local, county and regional plans and policies and coordinate all development activities in order to improve delivery of services, enhance the quality of life and protect the natural environment.

Objective I.1.1: Flagler County shall establish a formal process for intergovernmental coordination with the municipalities and adjacent counties through various interlocal agreements and/or specific coordination activities.

Policy I.1.1: Flagler County shall continue to participate in the local government review of comprehensive plans and plan amendments for municipalities within its boundaries and the adjacent counties.

Objective I.1.2: Flagler County shall continue to review the comprehensive plans and plan amendments of adjacent municipalities,

adjacent counties, planning activities of the Flagler County School Board, and other state and regional agencies regulatory and planning programs to determine that all planning and land development regulatory activities are consistent and coordinated with the goals, objectives, policies and implementation plans of the Flagler County Comprehensive Plan.

Policy I.1.2.1: Flagler County shall continue to review and comment on proposed comprehensive plans of adjacent counties, municipalities within its boundaries, and adjacent municipalities for consistency and compatibility of development proposals and comprehensive plan amendments.

Objective I.1.3: Flagler County and the municipalities shall continue to work together to maintain coordinated Level of Service (LOS) standards throughout the planned urban service areas and incorporated portions of Flagler County.

Policy I.1.3.1: Flagler County and the municipalities shall continue to maintain countywide Level of Service (LOS) standards for County and State roads regardless of political boundaries by pursuing the formation of a transportation planning organization (TPO) or metropolitan planning organization (MPO).

Policy I.1.3.2: Flagler County and the municipalities shall continue to maintain countywide adopted Level of Service (LOS).

Objective I.1.4: Flagler County shall review and provide comments on adjacent local government's 5 Year Schedule of Capital Improvements and to provide a copy of the County's 5 Year Schedule of Capital Improvements to adjacent local governments for their review and comment.

Policy I.1.4.1: Flagler County shall initiate a formal joint planning agreement, interlocal agreement, or memorandum of understanding with the municipalities to coordinate the construction of roadways and associated infrastructure across jurisdictional boundaries.

Policy I.1.4.2: Flagler County shall initiate a formal joint planning agreement, interlocal agreement, or memorandum of understanding with the municipalities to provide periodic updates indicating recent building permits issued near jurisdictional boundaries and estimates of new infrastructure necessary to serve new development.

GOAL I.2: Flagler County shall enhance intergovernmental coordination between the County elected official and staff, local municipalities, and adjacent counties to provide services more efficiently and achieve more sustainable growth.

Objective I.2.1: Flagler County shall initiate and/or continue opportunities for fostering timely and effective dialogue among local government jurisdictions regarding planning and development issues having a County-wide impact and/or of mutual concern.

Policy I.2.1.3: Flagler County shall cooperate with the City of Bunnell to efficiently provide services with regard to the City's 2007-2008 annexations.

Policy I.2.1.4: Flagler County shall pursue expanded collaboration among government jurisdictions and agencies to share services and facilities more cost-effectively when providing public services.

Policy I.2.1.5: Flagler County shall encourage intergovernmental collaboration in the siting, design, and use of facilities and services in the County, including recreational and other services.

Policy I.2.1.6: Flagler County shall maintain existing shared service agreements with the municipalities and explore opportunities for additional joint efforts to provide public facilities and services. A key focus of the County's efforts to share services will be to maintain or improve the existing level of services and equitably fund necessary improvements.

Policy I.2.1.9: Flagler County shall work cooperatively to protect the region's natural assets, support regional planning efforts, and improve the quality of life throughout the region.

Policy I.2.1.10: Flagler County shall collaborate with the municipalities to explore future multi-modal transit-based options to address long-term County-wide transportation needs.

From the County's Future Land Use Element:

GOAL A.1: Flagler County shall strive to achieve orderly, harmonious and judicious use of the land through a distribution of compatible land uses, fostering the viability of new and existing communities while maintaining the

agricultural pursuits of the County, and recognizing and preserving the integrity of the natural environment.

Objective A.1.5: Upon plan adoption, Flagler County shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.

Policy A.1.5.6: The impact resulting from new non-residential development along collector and arterial roadways shall be managed through access management, shared or joint access, traffic signalization and other similar techniques.

GOAL A.4: Flagler County shall coordinate land use decisions to ensure coordination with the goals, objectives and policies of other elements contained in this Comprehensive Plan to order to preserve, protect and enhance the natural resources within the County.

Objective A.4.1: Flagler County shall continue acquisition and preservation activities for the protection of environmentally sensitive features. Flagler County shall implement specific measures to protect environmentally sensitive features. In addition, Flagler County shall protect and preserve historical, cultural, or archaeological resources in the County from the adverse impacts of development. Flagler County shall coordinate acquisitions of these environmentally sensitive lands with the applicable State of Florida agency assigned with the implementation of the "Florida Forever" program, or its successor.

Policy A.4.1.1: The Future Land Use Map designates as Conservation areas of ecologically sensitive species or communities and regionally significant wildlife corridors. This category includes creeks, stream and river banks, moderate or higher quality wetlands, floodplains, prime groundwater recharge areas, and natural systems that contribute to wildlife or greenway corridors. The geographic limits of the Conservation areas adopted on January 3, 2000 were based upon best available data, primarily U.S. Geological Survey (USGS) Quad Sheets dating from the 1970's. The following locational criteria shall apply to the verification of the existing limits of the Conservation Future Land Use as depicted on the County's 2010-2035 Future Land Use Map, as well as new designations of Conservation for ecologically sensitive species or communities and regionally significant wildlife corridors:

(3) Verification and adjustments involving the designation of unincorporated lands as Conservation shall be coordinated

with the City of Bunnell and adjacent landowners, including appropriate State and Federal agencies, to ensure that ecologically sensitive and regionally significant environmental resources, including wetlands and State and Federally-listed species and flora habitat, are protected, conserved, and maintained.

- (4) In no case will the limits of conservation extend less than seventy-five (75) feet from the apparent shoreline of those creeks listed in Policy A.4.1.2 and one hundred fifty (150) feet from the ordinary or mean high water line of those water bodies listed in Policy A.4.1.3.

Policy A.4.1.2: The harvesting of trees shall be prohibited within seventy-five (75) feet of the water course bank of the following Conservation Areas identified on the Future Land Use Map:

- (1) Bulow Creek (Natural Creek)
- (2) Pellicer Creek (Natural Creek)
- (3) Haw Creek and Little Haw Creek (Natural Creek)
- (4) Blackwater Branch (Natural Creek)
- (5) Sweetwater Branch (Natural Creek)
- (6) Hullet Branch (Natural Creek)
- (7) Pringle Branch (Natural Creek)
- (8) White Oak Branch (Natural Creek)

Policy A.4.1.3: The harvesting of trees shall be prohibited within one hundred fifty (150) feet of the mean high water mark of the following Conservation Areas identified on the Future Land Use Map:

- (1) Lake Disston
- (2) Dead lake
- (3) Crescent Lake
- (4) Black Lake
- (5) Speckled Perch Lake
- (6) Gore Lake
- (7) Tank Lake
- (8) Mud Lake
- (9) Matanzas River

Policy A.4.1.4: Management practices for forested wetlands (Cypress hardwood swamps, bay bottoms, and bottomland hardwoods) shall include the maintenance of the natural resource integrity of the wetland community and its attendant wildlife, vegetative, and hydrological characteristics. Any harvest of timber shall be limited to select cuts or small clearcuts and be performed in

a manner that does not alter vital wetland community characteristics such as plant species diversity, composition, canopy cover and age structure on an ecosystem basis. This precaution shall apply to site preparation where earth moving or ditching would generally not be compatible with “conservation” uses. In some instances, stand composition may be altered beneficially, as in restoring degraded wetlands.

Policy A.4.1.5: Silvicultural activities within wetlands shall be conducted in a manner to prevent violations of State water quality standards and to maintain wetland integrity. Silvicultural activities shall not modify the natural hydrology of any wetland. In addition, silvicultural activities shall be undertaken in a manner to ensure that sites with wetland hydrologic conditions are not converted to upland conditions through the manipulation of the natural drainage regime.

Policy A.4.1.7: Species of flora and fauna listed in the Conservation Element of the plan as endangered, threatened or species of special concern shall be protected through inclusion of their habitats in designated Conservation Areas and lands acquired through the Flagler County’s environmentally sensitive lands acquisition program.

GOAL A.5: Flagler County shall establish methods of protecting valuable agricultural resources to ensure that the rural history and character of the County is maintained.

Objective A.5.1: Flagler County acknowledges the importance of agriculture in the economy and overall character of Flagler County.

Policy A.5.1.1: Flagler County shall protect agricultural and rural resources and will ensure that conflicts between such agricultural lands and other non-agricultural uses will be resolved in favor of the agricultural interests by ensuring that all buffering, screening and protective measures identified in the Land Development Regulations (LDRs) are required of the owners of non-agricultural uses.

Policy A.5.1.2: Flagler County shall strive to establish interlocal agreements or memorandums of understanding with the other local governments, private utility providers and/or quasi-governmental organizations that implement the objectives and policies of the respective plans for the sustainable development of western Flagler County. The emphasis shall be on the support of agricultural and

natural resources through a variety of planning tools including, but not limited to transfer development rights, incentivize “Green” development through the use of performance based development standards, and land acquisition.

GOAL A.7: Flagler County shall establish and enforce land uses such that the resulting development will be efficiently and effectively served by needed public services and facilities.

Objective A.7.2: Flagler County shall map the known locations of future public facilities and services and provide for those public facilities and services consistent with the Capital Improvements Element and the policies and criteria of the Flagler County Comprehensive Plan.

Policy A.7.2.1: Flagler County shall require the dedication of adequate lands for community facilities or purchase such lands through the use of bonds, special assessments, ad valorem revenue, or through impact fees and other development-generated revenue.

Policy A.7.2.3: Public facilities and utilities shall be located to:

- (1) Provide the most efficient service for the public facility or utility through providing a correct location and size of facility;
- (2) Mitigate impacts on nearby existing and planned development;
- (3) Eliminate or mitigate their impacts on the natural environment; and
- (4) Provide the designated level of service (LOS).

Policy A.7.2.5: Flagler County shall acquire or require dedication of adequate lands for parks and recreation facilities to meet the County’s future recreational needs, or purchase adequate lands, as identified in the Recreation and Open Space Element and in the Capital Improvements Element. These lands will be dedicated or purchased concurrent with development.

Objective A.7.3: Flagler County shall maintain a Concurrency Management system which establishes procedures and/or processes that the county government uses that assure that no development orders or permits will be issued which result in a reduction of the adopted level of service (LOS) standards of the Comprehensive Plan at the time that the impact of development occurs.

Policy A.7.3.2: The concurrency requirement may be satisfied and approval of a development permit may be granted if potable water, wastewater, solid waste, and drainage service is available to meet adopted level of service (LOS) standards specified in the Capital Improvement Element as follows:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place with when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

Policy A.7.3.3: For parks and recreation, concurrency for a development proposal may be met by complying [with] either of the following standards:

- (1) At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance; or
- (2) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. Completion of the required facilities must occur no later than two (2) years following permit issuance. An enforceable development agreement may include, but not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Policy A.7.3.4: For roads, concurrency for a development proposal may be met by meeting the following standard:

- (1) The road improvements are scheduled to commence on or before the third year of the adopted 5-year Flagler County Capital Improvements Program, and be completed on or before the fifth year.

Policy A.7.3.7: All requests for preliminary development order approval shall be evaluated by the various responsible Flagler County Departments for an assessment of the levels of service (LOS) for the public being affected:

- (1) The concurrency management system will allow for the applicant to reserve capacity for one year following the issuance of a development order.
- (2) The preliminary approval must be documented at time of final development order approval as complying with LOS requirements as per the Capital Improvements Element.

From the County's Transportation Element:

GOAL B.1: Provide a safe, convenient, and energy-efficient multimodal transportation system that is coordinated with the desired future land use pattern, protects natural resources, helps to reduce greenhouse gas emissions and maintains adequate capacity to meet demand projected through the planning horizon of 2035.

Objective B.1.1: Flagler County will provide a safe and efficient roadway system by maintaining adopted roadway level of service standards as a mechanism for coordinating land use and transportation.

Policy B.1.1.1: The following peak hour Level of Service (LOS) standards are established:

Table B.1 Flagler County Peak Hour Level of Service (LOS) Standards

Facility Type	Urbanized LOS Standard	Rural LOS standard	Transitioning LOS Standard
Principal Arterials (Limited Access I-95)	C	B	C

Facility Type	Urbanized LOS Standard	Rural LOS standard	Transitioning LOS Standard
Principal Arterials Other Roadways	D	C	D
Minor Arterials	D	C	D
Major Collectors	D	C	D
Minor Collectors	D	C	D
Local Roadways	D	C	D

Policy B.1.1.3: Flagler County, through its Concurrency Management System (CMS) adopted in the Land Development Regulations (LDRs), shall ensure that the transportation facilities needed to serve new development are in place or scheduled to be under construction within three (3) years of the local government approval of a building permit or its functional equivalent that results in traffic generation.

Policy B.1.1.4: Flagler County will incorporate into the Land Development Regulations (LDRs) standards that maximize roadway capacity and safety by providing multimodal options and implementing Transportation System Management (TSM) measures such as encouraging off-peak use of transportation facilities such as staggered work hours, improving signal timing, reducing the number of curb cuts and median openings, adding turn lanes and other intersection improvements, and requiring new development to incorporate pedestrian and bicycle facilities.

Objective B.1.2: Flagler County will provide a safe and efficient roadway system by maintaining its transportation-related infrastructure that is owned and maintained by Flagler County, or otherwise subject to an interlocal agreement for maintenance.

Policy B.1.2.1: Flagler County will perform maintenance activities on the County maintained roadways relative to roadway materials, road grading, and traffic control devices.

Policy B.1.2.3: Flagler County will continue to implement a pavement management program which monitors pavement conditions, establishes repair needs and priorities, and develops paving resurfacing schedules.

Objective B.1.3: Flagler County will strive to expand the opportunities and use of multimodal transportation systems.

Policy B.1.3.1: Flagler County will continue to maintain and enforce a Concurrency Management System (CMS) that monitors existing and projected roadway operating conditions on the County's Major Roadway Network for compliance with the adopted Level of Service (LOS) standards.

Objective B.1.4: Flagler County shall maintain the existing right-of-way program for acquisition or reservation of needed road rights-of-way by adopting minimum road right-of-way requirements and land development regulations which require mandatory right-of-way dedications as a condition of development approval.

Policy B.1.4.2: Flagler County shall continue to require mandatory dedications of necessary road rights-of-way for State, and County, and other local roadways as a condition of subdivision plat approval.

Objective B.1.5: Flagler County shall meet the existing and projected demand for transportation facilities based on the existing and projected future land uses for 2035 by implementing roadway improvements identified on the Future Traffic Circulation Map.

Policy B.1.5.4: Flagler County shall review all proposed development for impacts upon the adopted Level of Service (LOS) standards by maintaining the Concurrency Management System (CMS) and development review procedure in the Land Development Regulations (LDRs). The CMS will assure that sufficient capacity is available concurrent with the impacts of new growth.

Policy B.1.5.5: In coordination with the incorporated municipalities within Flagler County, a future Transportation Planning Organization (TPO) or Metropolitan Planning Organization (MPO), and the Florida Department of Transportation (FDOT), Flagler County shall monitor its transportation system to ensure adequate transportation system capacity prior to issuance of development orders by adopting a development review procedure for the Concurrency Management System (CMS). Flagler County, working in coordination with FDOT and the incorporated municipalities within Flagler County, may implement a long-term transportation concurrency management system to address significant backlogs that may arise after the 2015 planning horizon.

Policy B.1.5.6: Flagler County shall pursue joint planning agreements, interlocal agreements, or memoranda of understanding with the incorporated municipalities within Flagler County to establish maintenance responsibility and a common transportation concurrency review methodology for maintenance of Level of Service (LOS) standards on Strategic Intermodal System (SIS) facilities and the County's Major Roadway Network.

Objective B.1.6: Flagler County shall review all development proposals, DRI applications, land use classification amendment requests, subdivision plats, and commercial construction site plans to require that they are consistent with and help implement the County's Transportation Element.

Policy B.1.6.1: Flagler County will coordinate with FDOT and surrounding cities in order to maintain an up-to-date listing of analyzed and prioritized road improvement needs based on the Transportation Element.

Objective B.1.8: Flagler County will provide for the coordination of transportation plans and programs with the Florida Department of Transportation (FDOT), municipalities, adjacent local governments, and other state agencies by creating a forum for communicating plans and programs with these entities.

Policy B.1.8.2: Flagler County shall coordinate with the Florida Department of Transportation (FDOT) and the cities of Palm Coast, Flagler Beach, Bunnell, Beverly Beach, and Marineland to prevent state and county maintained roadways from becoming constrained or backlogged roadway facilities.

From the County's Infrastructure Element, Surface Water Protection/Stormwater Management Sub-Element:

GOAL D.4: Flagler County shall ensure the development, operation and maintenance of a cost-effective and efficient surface water management system which minimizes flood damage and losses, prevents water quality degradation of receiving water bodies and promotes groundwater aquifer recharge.

Objective D.4.1: Correct existing deficiencies to ensure preservation and improvement of surface water quality, according to priorities established within the Capital Improvements Element.

Policy D.4.1.1: Flagler County staff shall work with other local governments and private entities when it is necessary to study the existing primary drainage canal system serving Flagler County and determine those maintenance and required improvements necessary to service the general public interests.

Objective D.4.5: Stormwater drainage regulations shall be included in the Flagler County's Land Development Regulations (LDRs) and shall protect natural drainage features and ensure that future development utilizes stormwater management systems compatible with existing master surface water management plans.

Policy D.4.5.1: As provided for the Land Development Regulations (LDRs) Flagler County will continue to enforce the following stormwater drainage provisions:

(1) Water Quantity

- (a) new developments and re-development activities are required to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions which is the County's minimum level of service (LOS) standard for drainage improvements;
- (b) stormwater engineering design and construction standards for on-site systems are provided;
- (c) erosion and sediment controls are used during development; and
- (d) periodic inspection and maintenance of on-site systems is ensured as a condition of system permit approval.

(2) Water Quality

- (a) The quality of post-development runoff from the developed site must ensure that receiving water criteria established in Rule 17-302.500, F.A.C., are maintained.
- (b) Direct discharge of stormwater runoff into Class II water and Outstanding Florida Water (OFW) is prohibited. A workable filter system must be provided prior to any discharge into Class II water consistent with the standards in (2)(a) above.

Policy D.4.5.3: Stormwater runoff for development within developed areas and subdivisions must meet the following level of service standards:

(a) Water Quantity:

Post-development runoff shall not exceed pre-development runoff rates for the entire development or subdivision.

(b) Water Quality:

The treatment of post-development runoff from the site must ensure that receiving water quality criteria established in Rule 17-302.500, F.A.C., are maintained.

Objective D.4.6: Flagler County's Land Development Code Regulations (LDRs) shall be reviewed annually to ensure that it is consistent with the latest available regulations promulgated by the Federal Emergency Management Agency (FEMA) to reduce property damage and loss of life due to flooding.

Policy D.4.6.1: Flagler County shall continue to minimize flood damage and related losses by prohibiting new development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage.

Objective D.4.7: Maintain the function of natural drainage features by reducing loss of flood storage capacity, protecting the functional value of wetlands, and by reducing the interbasin diversion of waters from the Lower St. Johns River basin into the Upper East Coast[a] basin.

Policy D.4.7.1: Flagler County shall continue to enforce regulations specifying limitations on encroachment, alteration, and compatible uses of design storm event floodplains.

Objective D.4.9: Encourage regulatory agencies to consolidate permitting programs to the maximum extent possible, and to provide uniform data requirements for new stormwater management projects.

Policy D.4.9.2: Flagler County shall continue to work with other local governments and quasi-governmental agencies (e.g. Community Development Districts) in order for consistency and coordinated review of existing and future stormwater issues.

From the County's Conservation Element, Surface Water Sub-Element:

GOAL F.1: Conserve, protect, and appropriately manage the natural resources of Flagler County to ensure the highest environmental quality possible.

Objective F.1.2: Flagler County shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

Policy F.1.2.2: Flagler County shall work towards protecting the water quality and quantity of the known problem areas of Crescent Lake, Dead Lake, and Lake Disston, along with the enhancement of the St. Johns River Water Management District's (SJRWMD's) Surface Water Improvement and Management (SWIM) program, results by promoting (through via the County's Agricultural Extension Service) the use of U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) and Florida Department of Agriculture and Consumer Services (DACS) best management practices (BMPs) concerning agricultural runoff, and golf course management.

Policy F.1.2.5: Flagler County shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, estuaries, oceanic waters, creeks, inlets, the Intracoastal Waterway, and wetlands.

Objective F.1.3: Flagler County shall protect the natural functions of the one hundred year (100-year) floodplain so that the flood-carrying and flood storage capacity are maintained by continuing to implement and enforce floodplain ordinances and reviewing development proposals for the presence of impacts on floodplains.

Policy F.1.3.1: Flagler County shall work towards maintaining water quality through its the stormwater management regulations and protecting wetlands to ensure that there are no net loss of wetland function.

Objective F.1.4: Flagler County's viable wetlands shall be conserved and protected from permanent physical and hydrologic alterations.

Policy F.1.4.3: Flagler County shall prohibit water management and development projects that adversely impact the natural wet and dry cycles or cause permanent functional disruption of wetlands.

From the County's Conservation Element, Natural Area Reservations Sub-Element:

Objective F.1.11: Flagler County shall promote the protection of natural area reservations to lessen the adverse effects which adjacent

developments might have on the managed conservation areas through implementation of various Land Development Regulations (LDRs) including transfer of development rights, clustering, Planned Unit Development (PUD) standards, permitting, and wetlands protection.

Policy F.1.11.1: Flagler County's environmentally sensitive lands shall include creeks, streams, rivers, major drainage ways, beaches, shorelines, viable wetlands, floodplains, poor soil areas not suitable for development, wellhead protection areas, prime groundwater recharge areas, and natural systems that contribute to greenway corridors. The prime groundwater recharge areas are determined by the St. Johns River Water Management District (SJRWMD) as provided for in Florida Statutes.

From the County's Recreation and Open Space Element:

GOAL H.1: Ensure provision of sufficient parks, open spaces, and recreation facilities and programs to satisfy the health, safety and welfare needs of all Flagler County residents and visitors. Flagler County's goal is to strive to preserve and protect open spaces and other natural features with recreation potential for current and future needs. The County shall provide a system of parks, open space, recreational facilities, environmentally sensitive lands, trails, greenways, and blueways to ensure healthy lifestyle choices, improve communities and neighborhoods and offer bicycle and pedestrian access. Lastly, the County shall enhance public access to and utilize the park system and natural resources of Flagler County in order to provide a total quality of life for the residents.

Objective H.1.1: A system of parks and recreation facilities shall continue to be developed and maintained through the year 2035 to meet the needs of the existing and projected future population.

Policy H.1.1.1: Flagler County hereby adopts the following Recreation and Open Space level of service standards:

- (1) Countywide Parks: LOS standard of 30 acres per 1,000 persons (public lands per total permanent County and incorporated population).
- (2) Community Parks: LOS standard of 3 acres per 1,000 persons (public lands per unincorporated permanent population).
- (3) Neighborhood Parks: LOS standard of 1 acre per 1,000 persons (public lands per unincorporated permanent population).

Policy H.1.1.3: Flagler County shall pursue joint agency funding for the purchase and development of parks and recreational facilities within Flagler County and its incorporated areas to adequately serve the permanent unincorporated population.

Policy H.1.1.4: Flagler County shall require developers of residential areas to dedicate suitable land for park acreage needs created by projected development population. The County maintains the option of payments in lieu of land that is needed for specific improvements planned within the associated impact zone. Flagler County shall include provisions within the LDRs to ensure that the land and improvements required to meet the requirements of this policy shall be conveyed or provided to the County as provided by the terms established in the Development Order for the project to ensure that the park and facilities are in place to serve the new residents.

Policy H.1.1.5: Flagler County assumes primary responsibility for ensuring the availability of Countywide parks and facilities, under the ownership and maintained by Flagler County, to all residents and visitors and will work with other agencies to facilitate this policy.

Policy H.1.1.6: Flagler County shall establish neighborhood and community parks for communities in unincorporated areas and work with municipalities to obtain adequate facilities and locations.

Policy H.1.1.7: Flagler County shall use, as a guideline, the activity standards suggested in the State Comprehensive Outdoor Recreation Plan (SCORP).

Policy H.1.1.8: As the population continues to grow, as defined in Policy H.1.1.1 Flagler County shall proportionately increase its recreational facilities to maintain the adopted level of service standards.

Policy H.1.1.9: Flagler County shall provide facilities at parks to maintain service delivery consistent with the size and type of each facility and community needs and desires, consistent with the adopted minimum levels of service and subject to the financial feasibility of providing those facilities.

From the County's Capital Improvements Element:

GOAL J.1: Flagler County will provide adequate public facilities to all residents within its jurisdiction as determined by adopted level of service (LOS) standards.

Objective J.1.1: Flagler County shall continue to implement a Concurrency Management System that is coordinated with adjoining local governments, quasi-governmental authorities (e.g., Community Development Districts), and private providers to ensure that existing and future developments are served with sufficient facilities and services consisting of sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities. This will require that the County prioritize capital improvement projects in a manner that achieves and maintains adopted level of service standards.

Policy J.1.1.1: Capital improvement funding, to the extent permitted by the funding source, should be directed first toward correcting existing and anticipated deficiencies; and second to building facilities that accommodate new growth.

Policy J.1.1.3: Where financially feasible, Flagler County shall promote reuse and rehabilitation, or joint-use of facilities over new construction.

Policy J.1.1.7: The Flagler County Concurrency Management System shall incorporate methods of analyzing, summarizing and reporting the current and future conditions for capacity of the public services identified in Objective J.1.1. Flagler County shall use this reporting process to ensure compliance with the requirements of Florida Statutes and Florida Administrative Code (FAC) that require:

- (1) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. The provision of onsite sewage treatment and disposal systems approved by the

Department of Health to serve new development shall only be allowed as specified in the Infrastructure Element. Flagler County will apply the following criteria to evaluate the concurrency of development proposals on the impacted facilities. The projected demand will be added to the existing plus committed demand and subtracted from the system's capacity to calculate residual capacities or system deficiencies. The following criteria shall be used determining concurrency and shall be implemented by the Land Development Regulations (LDRs):

- (a) Services are in place at the time the development permit is issued; or
 - (b) The permit is issued conditionally (subject to above facilities being in place at the time impacts occur); or
 - (c) The facility is under construction at permit issuance; or
 - (d) The facility is guaranteed in an enforceable development agreement.
- (2) Prior to the issuance of a building permit or its functional equivalent, Flagler County shall verify that parks and recreation facilities to serve new development shall be in place or under actual construction no later than one (1) year after issuance by the local government of a certificate of occupancy or its functional equivalent. The County shall require a financial surety from developers prior to the issuance of a building permit or its functional equivalent. The surety shall be in a form acceptable to the Board of County Commission[ers] and shall be in the amount to cover all expenses associated with the construction. This is required to ensure that the improvement will be in place when needed to address the impacts of the development. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction. The following standards for recreation and open space concurrency will be implemented:
- (a) The proposed facility shall be consistent with Policy J.1.1.10 of the Capital Improvements Element.
 - (b) At the time the development permit is issued the necessary facilities are subject to a binding executed

contract providing for commencement of actual construction within one (1) year of issuance.

- (c) Necessary facilities are guaranteed in an enforceable development agreement requiring commencement of actual construction or provision within one (1) year of issuance of development permit.
- (3) Except as otherwise provided by Florida Statutes, transportation facilities needed to serve new development shall be in place or under actual construction within three (3) years after the local government approves a building permit or its functional equivalent that results in traffic generation. Flagler County shall verify prior to the issuance of a building permit or its functional equivalent that there is sufficient capacity to accommodate the impacts from the new development. Flagler County will apply the following criteria to evaluate transportation concurrency of development proposals. Pursuant to state law and subject to the Flagler County Long Range Transportation Concurrency Management System, a development permit will be issued if the necessary improvements satisfy any one of the following:
 - (a) All new roads, improvements to existing roads and/or improvements to traffic operations needed to maintain the adopted levels of service are in place or have a committed funding source for completion within three (3) years of the issuance of the development order.
 - (b) The required roadway improvements are guaranteed in an enforceable development agreement. The agreement will need to guarantee that the necessary roadway improvements will be in place when the impacts of the development occur.
 - (c) At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one (1) year of the issuance of the development permit.
 - (d) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the applicable development permit.
 - (e) The project is located within a designated Transportation Concurrency Exception or Management Area as defined

in Chapter 163, Florida Statutes, and Chapter 9J-5, Florida Administrative Code (FAC), and is in compliance with the requirements established by Flagler County for these areas.

- (f) All determinations for transportation concurrency shall be based on standards established in the Land Development Regulations (LDRs) for a Transportation or Traffic Impact Analysis. The standards established in the Land Development Regulations (LDRs) shall be based on sound transportation engineering and planning principles and practices.

These GOPs are relevant to the proposed amendment as these either pertain to development of adjacent County lands or to the County's provision of public services to serve the Reserve at Haw Creek project. In reviewing these GOPs and how these are impacted by the proposed amendment, of greatest concern from a land use standpoint is the County's previous Conservation designation and the lack of a similar proposed City of Bunnell Future Land Use Map designation by the City despite the acknowledgement (within the submittal) of the presence of wetlands (and likely of greater concern, Special Flood Hazard Areas and floodplain) throughout the project. In the view of the County and as it pertains to the proposed amendment, the City should include – within the boundaries of the project – the designation of lands that are not suitable for development through the City's Future Land Use Map designations rather than relying on a future development agreement. In the least, the Future Land Use Map designation to City Conservation or a similar designation provides a belt-and-suspenders approach that buttresses a future development agreement, while at its most a City of Bunnell Conservation designation is a correct representation of the capacity of the underlying lands to be developed.

For this reason and together with the County's GOPs mentioned above, the County urges the City to reevaluate the entitlements that are to be provided through the adoption of the proposed amendment to the developer, its successors and assigns, so as to be limited to the physical characteristics of the underlying lands to be developed as the Reserve at Haw Creek project, along with the City's (and the County's) capacity to provide public services to this project. To the extent that these GOPs call for an interlocal agreement or similar mechanism to accompany the provision of services so as not to degrade established Level of Service standards, the County pledges to work cooperatively with the City towards the enactment of these agreements.

Where enclave parcels exist within the project boundaries – and for development occurring along the project boundaries adjacent to unincorporated parcels – appropriate buffering of uses should be incorporated into the City's Future Land Use designations proposed through this amendment so as to step-down the density and intensity of uses along these borders. The County encourages the City to contemplate the adoption of a

parcel-specific limiting text policy within its Future Land Use Element so as to address the allocation of entitlements and any proposed phasing beyond the broad policy text of the City's Comprehensive Plan and the entitlements assigned to the project through the proposed amendment.

Finally, the County recognizes the City's mention of Section 380.06, F.S., in its June 6, 2024 transmittal letter. While the letter describes that the proposed Large Scale Future Land Use Map Amendment (LSFLUMA) is submitted under the state coordinated review process as a proposed development pursuant to Section 380.06, F.S., there is no other mention within the transmittal package of the developer's intent to pursue a Development of Regional Impact (DRI). As proposed, the density and intensity of uses within the Reserve at Haw Creek project would exceed the guidelines and standards of Section 380.0651, F.S., and would otherwise warrant DRI review. The County strongly encourages the developer to pursue – and the City to require – DRI review for the Reserve project to the extent that DRI review remains optional and is not otherwise prescribed as mandatory by statutory or City requirements. It is anticipated that DRI review would resolve the County's concerns, along with those of the other reviewing agencies, as to the timing of the Reserve development and the mitigation of its impacts.

Comments on the provision of public services

The comments related to the provision of public services are broken down into three sections representing the principal areas of concern to the County, presented here in alphabetical order (and not in order of importance): drainage (stormwater); Fire Services; and transportation (County Road System) impacts.

Drainage (Stormwater)

There are a number of existing drainage ditches and canals that are located within, adjacent, or proximate to the proposed amendment, and these would be impacted by development occurring within the project limits. These drainage conveyance structures may or may not be presently maintained by the County, but for the most part, these drain areas of both unincorporated Flagler County and the City of Bunnell from the northeast limits of the proposed amendment area to its southwest limits, and generally coinciding with a large low, swampy area through the center of the amendment area that is both Special Flood Hazard Area and floodplain. As these presently drain into Haw Creek, which in turn drains into Crescent Lake, both water quantity and water quality are of concern to the County and the respective regulatory agencies. Any stormwater master planning of the proposed amendment area would need to not merely convey water through its limits, but would also need to treat these waters to an extent that meets or exceeds the applicable treatment requirements for the receiving waters located within unincorporated Flagler County to the West. The County's GOPs require this onsite stormwater treatment: the development's stormwater design shall meet the minimum requirements of governing regulatory agencies (e.g. SJRWMD, FDEP, City of Bunnell, and Flagler County). The set-aside of these lands through the City's Conservation

designation would limit development, avoid (or minimize) development within these sensitive areas, foster the development of a North-to-South wildlife corridor, and limit impacts to critical habitat (inclusive of possible endangered or threatened species of flora and fauna, where the impacts of development to these species within this area have not yet been determined).

It is further recommended due to water quality concerns that the project provide – through the design of its stormwater retention, exfiltration and under-drain treatment systems, etc., that are designed as on-line systems – treatment of an additional one-half inch of the runoff from the first flush above the SJRWMD base requirements over the contributing basin for runoff to be retained for treatment (water quality). From the standpoint of flood control, the County seeks that all retention/detention ponds will provide an additional 0.5 feet of freeboard beyond required minimum levels. These additional criteria would ensure that the development of the project recognizes the region's existing water quality and flooding issues both upstream and downstream from the proposed development.

As for the primary outfall ditches and canals impacted by the development, the County requires that these be improved (channel fixed and stabilized), cleaned out, expanded to receive additional runoff from the development, and either conserved or dedicated to the responsible future maintaining agency or entity, with dedicated easement/right-of-way to the County and access provided for maintenance (including construction or improvement of adjacent roadway), or alternatively the development takes responsibility for maintenance while providing a full easement for access to the County in case emergency response or emergency restoration is required. The developer could also set aside sensitive areas – in concert with the City, and to be designated as City of Bunnell Conservation designation as part of this amendment – to reduce the impacts of development and provide for compensating storage for the adjacent development.

Fire Services

Up until 2017, the City had its own Fire Department. In an effort to consolidate services and provide fire response for efficiently, the City of Bunnell and Flagler County entered into an interlocal agreement for the merger of Fire Services late in 2017. This *Interlocal Agreement between the City of Bunnell and Flagler County for Merger of Fire Services*, recorded on October 3, 2017 at Official Records Book 2232, Page 1977, Public Records of Flagler County, Florida (hereafter "Agreement"), requires the County to provide fire suppression services within the City of Bunnell at a Level of Service standard corresponding to no less than the standard provided by the City prior to the execution of the Agreement.

As the Fire Service provider to the City of Bunnell – and specific to the proposed amendment – the County requires that the developer provide at least a minimum five acre site (all upland acreage) at a location to be approved by the County that would meet the needs of both the Reserve at Haw Creek project and the community as a whole. This

site would be developed with a fire station constructed by the developer and meeting the County's facility and equipment requirements, including housing an engine and a rescue at a minimum. Depending upon the type and size of the commercial/industrial occupancies, a ladder truck may also be needed; however, all three will not be needed, the configuration being either engine and rescue, or ladder and rescue. Depending on the ultimate extent of development and the timing of the phasing, an additional fire station site may be needed. Alternatively, funds satisfying the construction requirement – set at current dollars and adjusted for any increase in cost based on inflation at the time of payment – may be provided to the County by the developer.

Based on a population increase of an additional 14,583 persons, there would be an expected increase in call volume of 2,200 calls for service. The addition of industrial and commercial occupancies will add to the Fire Service demand. Unless phased, future subdivision plats and site development plan approvals (for developments other than subdivisions) will require concurrency evaluation of impacts prior to final approval as provided in the Florida Fire Prevention Code. Of additional concern to the County – and to coincide with the timing of final approvals by the City – minimum street widths and the regulation of on-street parking impact the ability of emergency response apparatus to navigate without damaging units and personal property. Acknowledging these minimum requirements now will ensure that sufficient lands are available in the future to accommodate the needs of the County.

The development will also need to ensure that provisions are made now for adequate availability of fire suppression water throughout the project limits. Planning for water supply now will limit restrictions on future development. Ultimately, development of the Reserve at Haw Creek project cannot adversely impact the County's ISO rating, which includes criteria related to travel distance and water supply, among other factors. Finally, it should be noted that to the extent applicable to the development of this project and as provided in Florida Statutes, any dedication of land, buildings, or equipment, including the funds provided by the developer for these, would be eligible for impact fee credits. Should these be warranted, an agreement between the County and the developer would be required to describe the extent of the credits and the timing of the development.

Transportation (County Road System)

For existing roads within the proposed development, the County requires that these roadways are improved to a paved road standard and, once these are paved, the ownership and maintenance responsibilities for these roadways should be assumed by the City of Bunnell or by a Community Development District (CDD) or similar entity to assume long-term maintenance. These roadways should be improved to meet current Florida Greenbook criteria. For the County's roadways adjacent to the project boundaries, including County Road 65 and County Road 80, these roadways should also be improved to meet current Florida Greenbook criteria and paved. Improvements to County Road 302 and the reconfiguration of the intersection of State Road 100 and

County Road 302 are also required based on the phasing of the development. It is also recognized that evacuation timing is impacted by the project, with State Road 100 serving as the principal East-West evacuation route to the interior of the State.

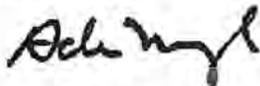
The included Traffic Study only analyzed the first phase of the development: an estimate of the impacts of the full development plan should also be provided now so as to forecast the impacts of future phases. The analysis of future phases will require updated concurrency studies, inclusive of increases in background traffic occurring throughout the County Road System. In the event that a future phase would adversely impact the County's adopted Level of Service standard for an impacted roadway, the County may require that the developer enter into a proportionate fair share agreement so as to ensure that timing of roadway capacity corresponds to the timing of development approvals. It is hoped that future impacts to State roadways (to the extent that the County Road System is dependent on the State roadways) by the Reserve at Haw Creek project will be similarly subject to proportionate fair share mitigation.

The timing of future phases should either be described now as part of this amendment – with the timing included in a parcel-specific limiting text policy – or, alternatively, the proposed amendment should be limited to the extent of development that is both warranted (based on the City's needs through the 2035 planning horizon) and for which supporting infrastructure and services can be provided without negatively impacting the adopted Level of Service standards.

Aside from the public services described above, it is anticipated that several services will be provided to the Reserve at Haw Creek project by the City of Bunnell, including the collection and disposal of solid waste and law enforcement. Should the City not intend to provide these services (along with others not mentioned in this letter which are subject to concurrency) to the project, the County would have similar concerns to the provision of these services as was mentioned for drainage, Fire Services, and transportation impacts. We appreciate the opportunity to respond to the amendment package with the County's comments on the amendment itself, and to additionally provide comments on the County's unique role as a service provider to the City of Bunnell and the Reserve at Haw Creek project. We are available to meet with City staff and the developer to discuss these comments if additional information or clarification is needed. The County remains committed to working with the City as we grow together.

Please contact me with any questions.

Sincerely,



Adam Mengel, AICP, LEED AP BD+C
Growth Management Director

Adrian Calderin

From: Mary Rosenstengel <mary.rosenstengel@aol.com>
Sent: Wednesday, June 4, 2025 6:26 PM
To: Adrian Calderin
Subject: Phoenix Crossings

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am a resident of Pine Forest Retirement Community located within the 300 feet to the Phoenix Crossings. I would like to express my sincerest concerns regarding the flooding problem that we already have from the pond behind the houses and that adding buildings on wet lands will only create more flooding. Last October the pond flooded so much that some of the residents had very costly repairs including replacing their HVAC unit. The street was so flooded that we could not get out of our driveway for two days, and even it was still deep enough that an alligator from the pond was on the street. If we had paddle boards we could have used them.

Secondly, we are very concerned with the youths that have no where else to go but to a situation like Phoenix Crossings. We are aware that some of the residents that Sandra Shank has had in her facility that have caused problems in the area they live in. We are a retirement community made of residents that are from 55 to 90 so we have concerns that the residents of Phoenix will be in our neighborhood trespassing. At the last meeting we were told we could speak but it wouldn't make any difference because our concerns weren't legal. What ever happened to "Government by the people for the people", what's more constitutional than this statement. Is that part of the constitution not legal. Please listen to the residents that this affects. Deny this project.

Mary Rosenstengel
71 Pine Forest Circle
Bunnell, Florida 32110

Adrian Calderin

From: Jeffrey Ohst <jeffreyohst@aol.com>
Sent: Wednesday, June 4, 2025 6:43 PM
To: Adrian Calderin
Subject: Phoenix Crossings

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender

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I am a resident of Pine Forest Retirement Community and have concerns about the Phoenix Crossings development. How can this project be put on wet lands when no one else can? I realize the property was donated to Sandra Shank, the manager of the project, but how does this change for one person and their project. The flooding in our community was so bad last October there was major damages to the homes in the park. Putting buildings on the wet land will only make more water drain into the pond behind the houses. They say there will be two retention ponds but what happens to water in them if they overflow, it will go to the pond and onto our property. Residents could not leave their drive ways for two days and even then it was still flooded. It took a week for the flooding to stop.

I also have a concern about the residents that will be at the Phoenix Crossings. These are young people that have no where else to go for several reasons. I am aware that some of Sandra Shanks residents have created problems in her other projects. We are a community of older retired people that don't want to have to worry where these residents will be wandering, It doesn't appear that there is a lot of security in the project.

There has to be another area that would be much more suitable for this project, please re-direct them,

Adrian Calderin

From: francis needham <fneedhamjr@outlook.com>
Sent: Friday, June 6, 2025 9:22 AM
To: Adrian Calderin
Subject: 2025-01 Phoenix Crossing

This Message Is From an Untrusted Sender

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My name pat Needham I live at 86 Forest Cove Court, Bunnell. I am very concerned about the project that is about to be in our backyard. Considerably flooding will continue and we certainly don't need that. I happen to be the manager at Pine Forest and I have a lot of residence that are very concerned about the problems the expense of tdamage, etc.. please consider what the effects have on our people and thank you for your time. Pat Needham
Sent from my iPhone

Adrian Calderin

From: June Dashnau <jbug1940jd@gmail.com>
Sent: Thursday, June 5, 2025 7:36 PM
To: Adrian Calderin
Subject: Phoenix Crossing

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June Dashnau 36 Pine Forest Cir, Bunnell, FL 32110 addressing Development Agreement 2025-01 - Phoenix Crossings.

My property backs up to the proposed resident development.

I am concerned about proposed development will be on wet land.

No matter how high you build up the property for buildings and parking lots, there will still be run off. Where the run off will go is into our neighborhood. As you say from the pictures presented at a previous meeting, our land floods from constant rain and run off. Our retention pond can not hold anymore water. I am not directly opposed to the occupants as I have a greater concern for the water issue. Can you keep the run off water from the development from our homes??

June Dashnau

Adrian Calderin

From: Joan <jo422ga@aol.com>
Sent: Sunday, June 8, 2025 8:59 AM
To: Adrian Calderin
Subject: DEVELOPMENT AGREEMENT 2025-01 - PHOENIX CROSSINGS

This Message Is From an Untrusted Sender

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Dear Mr. Calderin:

I am writing this in opposition of the above project.

Close to almost 2 years, I have been living in the Pine Forest Retirement Development at 95 Forest Lane, Bunnell, Fl. I moved from Palm Coast as the developments and traffic became too much to deal with. This is a peaceful community for people over 55 years of age. There are elderly and disabled people as well who are not financially able to live elsewhere. We also have the prison which is in walking distance and when some of these prisoners are released, they come wandering into our park to make a phone call for someone to pick them up which is disturbing to the current residents.

Reasons for opposing Phoenix Crossings:

1. Security for our residents. This will bring up to 100 residents consisting ages from 18 to elderly; however, they are free to come and go as they please (not like the prison). There are concerns of the individuals coming into our park and causing harm to our residents, possible theft, and destructions to residents homes that are considered snow birds. It was mentioned that a wall will be built, I'm sure they will quickly find a way around this to get into our park.
2. This apartment complex is to be built on wetlands. They did mention that the wall and also the storm drain system that they are developing will stop the flow of the water that we already receive. I personally do not believe this as with no where for this water to flow, it will flow downhill. Last year with the hurricane, one of our streets were flooded for over a week. The residents living on this street could not get out of their homes and only trucks could go by. The disabled individuals were basically stranded and it was difficult for neighbors to help out. Also, this was an expense to these individuals as at least 2 air conditioners needed to be replaced and other hurricane damages as well. One resident (who is disabled) had some pine trees fall into her house causing her to have a new roof put on. Were the trees falling caused by so much water weakening the roots?
3. As of late, Bunnell is developing an 8,000 Home Development, rezoned land that will have a potential heavy industrial park, and, of course, Phoenix Crossing. Is there really a need for all this land to be destroyed and leave all the wildlife that live in these areas to be once again displaced or potentially poisoned.

I hope that you take these considerations as if it this is happening near your home and what it would mean to you.

Adrian Calderin

From: jellyspo@aol.com
Sent: Monday, June 9, 2025 4:06 PM
To: Adrian Calderin
Subject: development agreement 2025-01-phoenix crossing

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Larry Millen, 74 pine forest circle, bunnell

I have lived in the pine forest retirement community since 2015 and have seen my neighbors across the street from me have their houses completely surrounded by water 4 times, so I don't have much faith that putting 3 retention ponds is going to take care of our flooding issue, despite the lawyer claiming that he has a 100 year plan, water has to go somewhere and this project will only make the flooding worse. Thank you!

PETITION TO OPPOSE THE REZONING FOR THE "US 1 PARK" PROJECT IN BUNNELL, FLORIDA

(1,842 Acres: 1,383 Acres to L2 Heavy Industrial, Remainder to Mixed Use)

To: City Commission of Bunnell

From: Concerned Residents and Supporters of Environmental & Community Integrity

Subject: Opposition to the Proposed Rezoning of 1,842 Acres for the "US 1 Park" Project

We, the undersigned residents and stakeholders of Bunnell and Flagler County, firmly oppose the proposed rezoning of approximately **1,842 acres** of land for the project known as "**US 1 Park.**" This includes **1,383 acres designated for L2 Heavy Industrial use** and the **remaining acreage for mixed-use development.**

Reasons for Our Opposition:

1. **Environmental Threats:** Rezoning such a vast area to heavy industrial and mixed use threatens local ecosystems, wetlands, and wildlife corridors. Industrial development can bring pollution, habitat loss, and permanent environmental damage.
2. **Community Impact:** This project threatens the rural character and quality of life in Bunnell. Industrial zones increase truck traffic, noise, and pollution, and can lower nearby property values.
3. **Public Health & Safety Risks:** Industrial development often involves hazardous materials and emissions that can impact air and water quality, posing health risks to nearby residents.
4. **Strain on Infrastructure:** The proposed development may burden local roads, emergency services, and public infrastructure, creating long-term costs for taxpayers and the city.
5. **Lack of Public Engagement:** Many residents have not been properly informed about the scale and nature of this rezoning. The process has lacked transparency and sufficient public input.
6. **Incompatible with Bunnell's Future Vision:** The US 1 Park project is not aligned with the city's goals for balanced, sustainable growth that respects the environment and community well-being.

We, the undersigned, respectfully demand that:

- The City of Bunnell **reject the proposed rezoning** for the **US 1 Park project**, including **1,383 acres to L2 Heavy Industrial** and the remaining acreage to **mixed use.**
- The city conduct an **independent environmental and infrastructure impact study** with full public involvement.
- The city work with residents on a **more sustainable, transparent development plan** that protects Bunnell's unique rural and ecological identity.

Printed Name	Signature	Address	Date
1. Felicia Greene	<i>Felicia Greene</i>	13 Fenhill Ln 32137	6-7-2025
2. Lillian Hall	<i>Lillian Hall</i>	" " "	" " "
3. MICHELE KNOX	<i>Michele Knox</i>	51 FREDERICK LN 32137	6-7-2025
4. Dorothy Schmidt	<i>Dorothy Schmidt</i>	54 Woodhaven Dr. 32164	6.7.25
5. Nancy Schmidt	<i>N. Schmidt</i>	54 Woodhaven Dr. 32164	6.7.25
6. Paul Berant	<i>P. Berant</i>	54 Woodhaven Dr. 32164	6.7.25
7. SANDY JOHNSON	<i>Sandy Johnson</i>	301 S Forsyth St 32110	6/7/25
*8. Kim Smith	<i>Kim Smith</i>	303 N Anderson St 32110	6/7/25
9. Jerry Smith	<i>Jerry Smith</i>	303 N Anderson St 32110	6-7-25
10. Tracy Jones	<i>Tracy Jones</i>	12 Seckel Ct. Palm Coast, FL 32164	6/7/25
11. Vicenke Messa	<i>Vicenke Messa</i>	916 Riverbarn Rd Palm Coast, FL 32137	6/7/25
12. Sheena Jaff	<i>Sheena Jaff</i>	780 Lake Diston Dr	6/7/25
13. HARRY MULLEN	<i>Harry Mullen</i>	74 PINE FOREST CIRCLE, BUNNELL 32110	6/7/25
14. Theresa Seuffer	<i>Theresa Seuffer</i>	420 Palm Dr Flagler Beach	6/7/25
15. Kathleen Hofer	<i>K. Hofer</i>	8 Burnet Place Palm Coast 32137	6/7/25
16. Tom Kuhn	<i>Tom Kuhn</i>	8 Burnet Place Palm Coast 32137	6/7/25
17. JOANNE BIANCHI	<i>Joanne Bianchi</i>	2434 CR 304 Bunnell FL 32110	6-7-25
18. KATHERINE BIANCHI	<i>Katherine Bianchi</i>	2434 CR 304 BUNNELL FL 32110	6/7/25
19. NICHOLE BIANCHI	<i>N.B.</i>	2434 CR 304 Bunnell FL 32110	6/7/25
20.			
21. BOB GIBBS	<i>Bob Gibbs</i>	1215 CR 304 Bunnell FL 32110	6-7-2025
22.	<i>Bob Gibbs</i>		
23.			
24.	<i>Hall</i>		
25.			
26. Marietta Kelley	<i>Marietta Kelley</i>	377 Old Hawk Creek Rd Bunnell, FL 32110	6-7-25
27. Betty Maddox	<i>Betty Maddox</i>	603 Hummer Cr.	6-7-25
28. Toni Knight	<i>Toni Knight</i>	705 W. Moody Blvd Bunnell, FL	6-7-25
29. mindi kalford	<i>Mindi Kalford</i>	" " " "	6-7-25
30. Barbara Bristow	<i>Barbara Bristow</i>	3 Pine Forest Circle Bunnell, FL	6/7/25
31. Christa Wilson	<i>Christa Wilson</i>	3 Pine Forest Circle Bunnell, FL	6/7/25
32. Diane Woodrum	<i>Diane Woodrum</i>	65 Pine Forest Circle Bunnell FL 32110	6/7/25
33. David Woodrum	<i>David Woodrum</i>	" " " "	" " "
34. ARL HENRYSON	<i>Arly Henryson</i>	411 Black oak vene ornmond Beach	6/7/25

35.			
36.	Ronald Long	252 Aldo Dr. Bunnell FL 32110 rlong@comcast.net	6-7-2025
37.	Jay Weatherington	93 S. Old Dixie Hwy, Bunnell, FL 32110	6-7-2025
38.	TRISH LENEZ	65 Riverview Blvd. S. I-PC	586 283 0383
39.	Mura Valentine	1447 Carlow Cir. - Ormond Beach, FL 32174	386 338-2833
40.	Koti Tawaneke	51 Barnie Pl	6-7-2025 305 871 234
41.	Kim Yates	5 Carlsbad Ct. Palm Coast FL 32137 904.325	3797
42.	Peggy Hasty	444 1/2 Black Alder Ct Jacksonville	
43.	Jackie (last name)	1610 Rindell Ave Panama Beach	
44.	Diane J. Cline	1309 S Flagler Ave FB F	
45.	J Leung	20 Oceancrest PC	
46.	Kyppachy	47 Top dead Dr	
47.	Jack Rosenbury	2220 Old Hawk Creek Rd	6/7/25
48.	Evan McVaughton	54 Egret Trail	6/7/25
49.	Helmer Spitzwieser	47 Tea Olive Dr, Palm Coast FL	6/7/25
50.	Wanda Carlsbad	39 Camellia St, Palm Coast FL	6/7/25
51.	Wanda Carlsbad	39 Camellia St, Palm Coast, FL	6/7/25
52.	Michelle	16 Blue Oak Lane, Palm Coast FL	6/7/25
53.	Carol Heat	80 Rivertown Rd, Palm Coast, FL	6/7/25
54.	Writney Andrews	2800 CR 304, Bunnell, FL 32110	06107130
55.	Usette Smetanko	45 Pony Express Dr. P.C., 32164	6/7/25
56.	Larin Wilder	255A S. Old Dixie Hwy, Bunnell FL 32110	6/7/25
57.	ALBERT J. LAND	44 Wood Cedar Dr DC 32164	6/7/25
58.	Patricia Land	44 Wood Cedar Dr 32164	6/7/25
59.	Sarah Healdan	Ormond Beach FL 32174	6/7/25
60.	KAO FASOS		6/7/25
61.	Ashley Stover	1256 Old Hawk Creek Rd. Bunnell 32110	6/7/2025
62.	Rosanne Kocur	105 E Moore St Bunnell FL 32110	6/7/25
63.	Sean Karsen	2854 CR 304 Bunnell FL 32110	6/7/25
64.	Breann Parrish	2654 CR 304 Bunnell FL 32110	6/7/25
65.	VICTORIA GAMBINO	4582 Hibiscus St Bunnell FL 32110	6-7-25
66.	JANE FRITZSEN	915 HAMMOCK BCH CTR. 32137	6-7-25
67.	LISA NOWICKYK	4121 Palmetto Bay Dr. Elkton 32033	11-25
68.	Nancy Gold	1215 County Rd 304 Bunnell FL 32110	
69.	Patricia	18 Red Mill Rd	32164
70.	Betty Brimble	18 Red Mill Dr P. Coast	32164

71.	Lisbeth Aparicio	561-891-3895	30 RIVIERA DR, PALM BEACH FL 32164	
72.	Mary Rosenstau	386-531-0013	71 Pine Forest Cir Bunnell FL 32110	
73.	Jeffrey Oust	386-237-0014	71 Pine Forest Cir Bunnell, FL 32110	
74.	Savannah Brinkworth	(386)864-0037	375 County Rd 146, Bunnell FL 32110	6/7/25
75.	SEAN COONEY	386 338 5071	12 KASL RD Palm Coast 32164	6/7/25
76.	Mercedes McCartney	386 237 9988	15358 Tennessee Ave Astorula, FL 32105	6/7/25
77.	Gabriel Graham	386-302-3239	15358 Tennessee ave Astorula, FL 32105	6/7/25
78.	Sage Wilcox	386-517-3497	1 Robin Hood Ln Palm Coast, FL 32164	6/7/25
79.	CLARA JONES	386-555-2047	21 Wellington Dr Palm Coast FL 32164	06-07-25
80.	Quintina Mulhaupt	386-225-3682	237 Wellington Dr. Palm Coast, FL 32164	6/7/25
81.	Brian Salyards	386-503-5371	341 County Rd 146 Bunnell, FL 32110	6/7/25
82.	Debra Cursons	317-107-4561	13 Prairie Ln, Palm Coast FL 32164	6/7/25
83.	Leith Lee Youn	(631)639-1988		6/7/25
84.	Berline Andrews	917-751-2015		6/7/2025
85.	Merrice Banana	845-594-5407	25 Poplar Dr Palm Coast	6/7/2025
86.	Johnas Banana	843-743-1854	" " "	
87.	JOHN ORLANDO	727-364-6803	47 RYMERLA. Palm Coast	6/7/25
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Concerned Bunnell Citizens

Lyn Johnston Lafferty · May 25, 2019 · 📷

I have a copy of the packet being submitted to the PZA for the May 31st meeting if anyone would like to see it. (Shows a lot of detail of the church proposal) I don't know how to post it here, maybe I could email it to someone who could figure it out?

***Also, I have a special request for those who will be attending the meeting for the Church request: my family sold a 5 acre parcel on Old Haw Creek Road last year to a group of individuals. The property has been split into 5 parcels. Now, on the May 31st agenda, the owner of Flagler Foam is requesting a variance to build a mixed use commercial building for his business, with a little "residence" inside the building that will be completed later. My fear is that they are trying to sneak a commercial park in to this area. The area surrounding this is ag land and will either remain that or one day become residential, and what they are doing isn't consistent with the current or future use. If you are at the meeting next Friday, would you please help us by speaking up about this. We can't just have people buying acreage for "their homes" and then sneaking in a different use and negatively affecting the surrounding esthetics and value. This would set a precedent for any land in the country zoned Ag to suddenly have a business parked on it. In the proposal he has parking lot areas and it looks like a business and not a home or barn type structure.

Anyone who lives on Old Haw Creek Road would be immediately affected by this as now commercial traffic would be coming in and out of the road daily. Thanks everyone for speaking to the board on Friday, stating that this use would be inconsistent with the current surrounding zoning and should not be allowed.

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13 comments

