

**CATHERINE D ROBINSON  
MAYOR**

**JOHN ROGERS  
VICE-MAYOR**

**DR. ALVIN B JACKSON JR  
CITY MANAGER**



*Crossroads of Flagler County*

**COMMISSIONERS:**

**PETE YOUNG  
DAVID ATKINSON  
DEAN SECHRIST**

**CITY COMMISSION MEETING**  
**Monday, December 8, 2025 at 7:00 PM**  
2400 Commerce Pkwy.  
Chambers Meeting Room,  
Bunnell, FL 32110

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

**Roll Call**

**Invocation for our Military Troops and National Leaders**

**B. Introductions, Commendations, Proclamations, and Presentations:**

B.1 Presentation: Office of Economic Vitality (Howard Holley)

**C. Consent Agenda:**

C.1 December 8, 2025 Warrants (Fiscal Year 2024/2025 and Fiscal Year 2025/2026)

C.2 November 24, 2025 City Commission Minutes

**D. Public Comments:**

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

**E. Ordinances: (Legislative):**

E.1 Ordinance 2025-05 Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,259+/- acres of land from "Agricultural and Silviculture" designation to the "Industrial" designation. - Second Reading

E.2 Ordinance 2025-06 Requesting to amend the Official Zoning Map of the City of Bunnell for 1,259+/- acres from the "AG&S, Agricultural and Silviculture District" to the "L-1, Light Industrial District" and "L-2, Heavy Industrial District". - Second Reading

E.3 Ordinance 2025-15 Amending the Bunnell Code of Ordinances Chapter 66-Utilities, Article V-Stormwater System Illicit Discharge and Connection. - Second Reading

E.4 Ordinance 2025-16 Requesting to voluntarily annex property totaling 0.23+/- acres of land, located at 325 Old Brick Road. - First Reading

E.5 Ordinance 2025-17 Amending the 5-year Schedule of Capital Improvements within the Capital Improvements Element of the 2035 Comprehensive Plan. - First Reading

E.6 Ordinance 2025-18 Requesting to vacate certain sections of unimproved rights-of-way known as Atlas Street between Blocks 221 and 222, and Eleventh Street between Blocks 222, 223, 224, and 225, within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the

**F. Resolutions: (Legislative):**

F.1 Resolution 2025-15 Rejecting and Rescinding a Quit Claim Deed filed by DR Horton regarding Grand Reserve without City Approval.

**G. Old Business: None**

**H. New Business: None**

**I. Reports:**

**City Clerk**

**Police Chief**

**City Attorney**

**City Manager**

**Mayor and City Commissioners:**

**J. Call for Adjournment**

**This agenda is subject to change without notice. Please check website [www.bunnellcity.us](http://www.bunnellcity.us) for any changes to the agenda.**

**NOTICE:** If any person decides to appeal any decision made by the City Commission or any of its boards, with respect to any matter considered at any meeting of such boards or commission, he or she will need a record of the proceedings, and for this purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, 286.0105 Florida Statutes.

**Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at (386) 437-7500 at least 48 hours prior to the meeting date.**



## **City of Bunnell, Florida**

### **Agenda Item No. B.1.**

Department: City Manager  
Subject: Presentation: Office of Economic Vitality (Howard Holley)  
Agenda Section: Introductions, Commendations, Proclamations, and Presentations:



## City of Bunnell, Florida

### Agenda Item No. C.1.

Department: City Clerk  
Subject: December 8, 2025 Warrants (Fiscal Year 2024/2025 and Fiscal Year 2025/2026)

Agenda Section: **Consent Agenda:**

#### **ATTACHMENTS:**

##### Description

03 Expense Approval Register 24.25.pdf

03 Expense Approval Register 25.26.pdf



City of Bunnell, FL

# Expense Approval Register

\PPKT09372 - 2025-1208 Payment process 24/25

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Vendor: Division of Finance &amp; Administration Financial Management Services</b>					
Division of Finance & Admini...	0346	08/01/2025	LESO 2025-2026	001-0521-521.3400	1,000.00
<b>Vendor Division of Finance &amp; Administration Financial Management Services Total:</b>					<b>1,000.00</b>
<b>Vendor: GEOTAB USA, INC</b>					
GEOTAB USA, INC	443311	07/31/2025	Billing Period July 2025	001-0541-541.4100	76.02
GEOTAB USA, INC	443311	07/31/2025	Billing Period July 2025	001-0572-572.4100	76.02
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	001-0524-524.4100	21.52
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	001-0524-524.4100	18.27
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	001-0541-541.4100	60.04
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	001-0549-549.4100	21.52
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	001-0572-572.4100	60.04
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	401-0533-533.4100	117.77
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	402-0534-534.4100	98.52
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	402-0534-534.4100	82.27
GEOTAB USA, INC	447699	08/31/2025	Billing Period August 2025	404-0535-535.4100	117.77
<b>Vendor GEOTAB USA, INC Total:</b>					<b>749.76</b>
<b>Vendor: USA Services of Florida Inc</b>					
USA Services of Florida Inc	FL1227748	09/30/2025	STREET SWEEPING SERVICE	001-0538-538.3400	1,300.00
<b>Vendor USA Services of Florida Inc Total:</b>					<b>1,300.00</b>
<b>Grand Total:</b>					<b>3,049.76</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
001 - GENERAL FUND	2,633.43
401 - WATER	117.77
402 - SOLID WASTE	180.79
404 - SEWER	117.77
<b>Grand Total:</b>	<b>3,049.76</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
001-0521-521.3400	Other Contract Services	1,000.00
001-0524-524.4100	Communications Expense	39.79
001-0538-538.3400	Other Contract Services	1,300.00
001-0541-541.4100	Communications Expense	136.06
001-0549-549.4100	Communications	21.52
001-0572-572.4100	Communications Expense	136.06
401-0533-533.4100	Communications Expense	117.77
402-0534-534.4100	Communications - Solid...	180.79
404-0535-535.4100	Communications	117.77
<b>Grand Total:</b>		<b>3,049.76</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>
**None**	3,049.76
<b>Grand Total:</b>	<b>3,049.76</b>



City of Bunnell, FL

# Expense Approval Register

PPKT09371 - 2025-1208 Payment process 25/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Vendor: AWC INC</b>					
AWC INC	3457842	11/13/2025	UE J6 S.O #3153603	401-0533-533.4640	1,059.00
<b>Vendor AWC INC Total:</b>					<b>1,059.00</b>
<b>Vendor: Breakfast Station 15 LLLC</b>					
Breakfast Station 15 LLLC	358	11/17/2025	Catered breakfast 70 people	001-0521-521.4900	1,063.28
<b>Vendor Breakfast Station 15 LLLC Total:</b>					<b>1,063.28</b>
<b>Vendor: Bunnell Auto Supply, Inc.</b>					
Bunnell Auto Supply, Inc.	716107	11/12/2025	PW Blanket PO for vehicle ma..	001-0541-541.4620	43.98
Bunnell Auto Supply, Inc.	716108	11/12/2025	Oil for truck 941	402-0534-534.4620	119.94
Bunnell Auto Supply, Inc.	716109	11/12/2025	O-Rings	402-0534-534.4620	4.58
Bunnell Auto Supply, Inc.	716455	11/18/2025	Misc Supplies	404-0535-535.5200	20.88
Bunnell Auto Supply, Inc.	715775	11/06/2025	PW Blanket PO for vehicle ma..	001-0541-541.4620	146.43
Bunnell Auto Supply, Inc.	715776	11/06/2025	PW Blanket PO for vehicle ma..	001-0541-541.4620	157.43
Bunnell Auto Supply, Inc.	715777	11/06/2025	PW Blanket PO for vehicle ma..	001-0541-541.4620	104.45
<b>Vendor Bunnell Auto Supply, Inc. Total:</b>					<b>597.69</b>
<b>Vendor: C.A.P. Government, Inc.</b>					
C.A.P. Government, Inc.	0171873	11/17/2025	Professional Services from 10...	118-0524-524.3401	8,292.50
<b>Vendor C.A.P. Government, Inc. Total:</b>					<b>8,292.50</b>
<b>Vendor: Charter Communications Holdings, LLC</b>					
Charter Communications Hol...	168594301112125	11/21/2025	200 Tolman St 11/26-12/25-...	404-0535-535.4100	127.98
<b>Vendor Charter Communications Holdings, LLC Total:</b>					<b>127.98</b>
<b>Vendor: Computers at Work, Inc</b>					
Computers at Work, Inc	CAWI38220	11/10/2025	Purchase KnowBe4	001-0512-512.5230	2,536.00
Computers at Work, Inc	CAWI38220	11/10/2025	Purchase KnowBe4	001-0516-516.5230	3,461.90
<b>Vendor Computers at Work, Inc Total:</b>					<b>5,997.90</b>
<b>Vendor: Culligan Water Products</b>					
Culligan Water Products	CD698426	11/18/2025	Water/Return charge	001-0521-521.5100	27.00
<b>Vendor Culligan Water Products Total:</b>					<b>27.00</b>
<b>Vendor: David Brannon</b>					
David Brannon	INV0014979	11/10/2025	Reimbursement Safety Vest	001-0521-521.5200	124.86
<b>Vendor David Brannon Total:</b>					<b>124.86</b>
<b>Vendor: DG Hardware, Inc.</b>					
DG Hardware, Inc.	124049	11/10/2025	Padlock/Chain	001-0521-521.5100	33.02
<b>Vendor DG Hardware, Inc. Total:</b>					<b>33.02</b>
<b>Vendor: Flagler County Board of County Commissioners</b>					
Flagler County Board of Coun...	11300	11/13/2025	Radio Inventory October 2025	001-0521-521.4400	351.91
<b>Vendor Flagler County Board of County Commissioners Total:</b>					<b>351.91</b>
<b>Vendor: Flagler County Supervisor of Elections</b>					
Flagler County Supervisor of ...	INV0014984	11/26/2025	Municipal Elections 2026 De...	001-0512-512.4901	2,500.00
<b>Vendor Flagler County Supervisor of Elections Total:</b>					<b>2,500.00</b>
<b>Vendor: Flagler Humane Society</b>					
Flagler Humane Society	1219AB	11/30/2025	Services for November 2025	001-0562-562.3402	2,588.01
<b>Vendor Flagler Humane Society Total:</b>					<b>2,588.01</b>
<b>Vendor: Flagler Inspections LLC</b>					
Flagler Inspections LLC	0214D	11/14/2025	Services Through 10/30-11/1...	118-0524-524.3401	730.00
<b>Vendor Flagler Inspections LLC Total:</b>					<b>730.00</b>
<b>Vendor: Florida Health Care Plans, Inc.</b>					
Florida Health Care Plans, Inc.	342394	12/01/2025	T-66 December 2025 Group ...	001-2184000	39,886.46
Florida Health Care Plans, Inc.	342395	12/01/2025	T-23 December 2025 Group ...	001-2184500	1,949.44

**Expense Approval Register**

Packet: APPKT09371 - 2025-1208 Payment process 25/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Florida Health Care Plans, Inc.	342396	12/01/2025	T-23 December 2025 Group ...	001-2184000	2,009.72
				<b>Vendor Florida Health Care Plans, Inc. Total:</b>	<b>43,845.62</b>
<b>Vendor: Fortiline Inc</b>					
Fortiline Inc	7110403	11/07/2025	Hydrant Supplies	401-0533-533.5205	145.93
				<b>Vendor Fortiline Inc Total:</b>	<b>145.93</b>
<b>Vendor: Galls Parent Holdings, LLC</b>					
Galls Parent Holdings, LLC	033076822	11/06/2025	Belts	001-0521-521.5220	157.96
				<b>Vendor Galls Parent Holdings, LLC Total:</b>	<b>157.96</b>
<b>Vendor: GEOTAB USA, INC</b>					
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	001-0524-524.4100	18.27
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	001-0524-524.4100	21.52
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	001-0541-541.4100	79.29
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	001-0549-549.4100	21.52
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	001-0572-572.4100	60.04
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	401-0533-533.4100	125.16
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	402-0534-534.4100	82.27
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	402-0534-534.4100	98.52
GEOTAB USA, INC	457477	10/31/2025	Billing Period October 2025	404-0535-535.4100	125.16
				<b>Vendor GEOTAB USA, INC Total:</b>	<b>631.75</b>
<b>Vendor: GS Equipment, Inc</b>					
GS Equipment, Inc	07054977	10/30/2025	GradeAll Repairs	001-0541-541.4620	20,018.35
GS Equipment, Inc	07054977	10/30/2025	Remove salex Tax	001-0541-541.4620	-1,176.08
				<b>Vendor GS Equipment, Inc Total:</b>	<b>18,842.27</b>
<b>Vendor: Hawkins Inc</b>					
Hawkins Inc	7255830	11/13/2025	WWTP CHEMICALS	404-0535-535.5200	3,278.75
Hawkins Inc	7255831	11/13/2025	WTP CHEMICALS	401-0533-533.5205	907.50
Hawkins Inc	7263035	11/20/2025	WWTP CHEMICALS	404-0535-535.5200	1,210.00
Hawkins Inc	7249108	11/06/2025	WWTP CHEMICALS	404-0535-535.5200	907.50
				<b>Vendor Hawkins Inc Total:</b>	<b>6,303.75</b>
<b>Vendor: John's Towing Auto and Truck Services Inc</b>					
John's Towing Auto and Truck..	25-11-80839	11/13/2025	Winch Out Unit 941	402-0534-534.4600	2,725.00
				<b>Vendor John's Towing Auto and Truck Services Inc Total:</b>	<b>2,725.00</b>
<b>Vendor: Kerri A Uebel</b>					
Kerri A Uebel	161707	11/12/2025	Misc Equip Repair	001-0572-572.4640	63.04
Kerri A Uebel	161708	11/12/2025	Misc Equip Repair	001-0572-572.4640	1,100.46
				<b>Vendor Kerri A Uebel Total:</b>	<b>1,163.50</b>
<b>Vendor: Lowe's Companies, Inc</b>					
Lowe's Companies, Inc	977055	10/13/2025	Misc Supplies	404-0535-535.5200	368.46
Lowe's Companies, Inc	81960	11/19/2025	Misc Supplies	401-0533-533.5205	47.40
Lowe's Companies, Inc	81960	11/19/2025	Misc Supplies	404-0535-535.5200	47.40
				<b>Vendor Lowe's Companies, Inc Total:</b>	<b>463.26</b>
<b>Vendor: Lynch Oil Company</b>					
Lynch Oil Company	16915335	11/19/2025	Dyed Diesel 300 Tolman	001-0541-541.5215	1,637.31
				<b>Vendor Lynch Oil Company Total:</b>	<b>1,637.31</b>
<b>Vendor: Medi-Quick Urgent Care</b>					
Medi-Quick Urgent Care	Plan OCCU0B 11/07/25	11/07/2025	PD,SW,& HR	001-0512-512.4900	55.00
Medi-Quick Urgent Care	Plan OCCU0B 11/07/25	11/07/2025	PD,SW,& HR	001-0521-521.4900	875.00
Medi-Quick Urgent Care	Plan OCCU0B 11/07/25	11/07/2025	PD,SW,& HR	402-0534-534.4900	245.00
Medi-Quick Urgent Care	Plan OCCU0B 11/07/25	11/07/2025	PD,SW,& HR	404-0535-535.4900	130.00
				<b>Vendor Medi-Quick Urgent Care Total:</b>	<b>1,305.00</b>
<b>Vendor: MES Service Company, LLC</b>					
MES Service Company, LLC	2356657	10/10/2025	Polo	001-0521-521.5220	36.00
MES Service Company, LLC	2379202	11/12/2025	Polo	001-0521-521.5220	72.00
				<b>Vendor MES Service Company, LLC Total:</b>	<b>108.00</b>

## Expense Approval Register

Packet: APPKT09371 - 2025-1208 Payment process 25/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Vendor: Palm Coast - Flagler Regional Chamber of Commerce</b>					
Palm Coast - Flagler Regional...	100000740	10/28/2025	2025 Future Flagler Forum S...	001-0512-512.5500	500.00
<b>Vendor Palm Coast - Flagler Regional Chamber of Commerce Total:</b>					<b>500.00</b>
<b>Vendor: Palm Coast Observer, LLC</b>					
Palm Coast Observer, LLC	25-00404F	11/13/2025	Ord. 2025-11	001-0512-512.4800	140.00
Palm Coast Observer, LLC	25-00405F	11/13/2025	Ord. 2025-12	001-0512-512.4800	135.00
Palm Coast Observer, LLC	25-00434F	11/20/2025	Ord. 2025-18	001-0512-512.4800	140.00
<b>Vendor Palm Coast Observer, LLC Total:</b>					<b>415.00</b>
<b>Vendor: Praetorian Group Inc</b>					
Praetorian Group Inc	PRA11260196	11/01/2025	PoliceOne Annual 12/01/25-...	001-0521-521.5500	1,149.48
<b>Vendor Praetorian Group Inc Total:</b>					<b>1,149.48</b>
<b>Vendor: PSI Technologies Inc</b>					
PSI Technologies Inc	P12647	11/18/2025	Blower motor repair	404-0535-535.4640	2,450.00
<b>Vendor PSI Technologies Inc Total:</b>					<b>2,450.00</b>
<b>Vendor: Rayco Funding &amp; Development, Inc</b>					
Rayco Funding & Developme...	28390	11/17/2025	Liquid Sludge Hauling	404-0535-535.3400	1,875.00
<b>Vendor Rayco Funding &amp; Development, Inc Total:</b>					<b>1,875.00</b>
<b>Vendor: Ridgecrest Products, Inc.</b>					
Ridgecrest Products, Inc.	769665	10/06/2025	PSO Badge	001-0521-521.5220	193.85
<b>Vendor Ridgecrest Products, Inc. Total:</b>					<b>193.85</b>
<b>Vendor: Robert Sikes</b>					
Robert Sikes	INV0014982	11/22/2025	Boot Reimbursement 25/26	402-0534-534.5220	150.00
<b>Vendor Robert Sikes Total:</b>					<b>150.00</b>
<b>Vendor: Rush Truck Centers of Florida Inc</b>					
Rush Truck Centers of Florida...	3044010446	11/17/2025	Idler Shaft	402-0534-534.4620	95.80
<b>Vendor Rush Truck Centers of Florida Inc Total:</b>					<b>95.80</b>
<b>Vendor: Ruth Brock</b>					
Ruth Brock	Refund 10/25/25	11/25/2025	Versie Lee Refund	001-2201000	150.00
Ruth Brock	Refund 10/25/25	11/25/2025	Versie Lee Refund	001-3475300	-25.00
<b>Vendor Ruth Brock Total:</b>					<b>125.00</b>
<b>Vendor: SHI International Corp</b>					
SHI International Corp	B20471854	11/07/2025	Manage Engine Log 360 Pro ...	001-0521-521.5230	284.32
SHI International Corp	B20471854	11/07/2025	Manage Engine Log 360 Pro ...	001-0521-521.5230	745.95
SHI International Corp	B20471854	11/07/2025	Manage Engine Log 360 Pro ...	001-0521-521.5230	886.59
SHI International Corp	B20471854	11/07/2025	Manage Engine Log 360 Pro ...	001-0521-521.5230	464.78
<b>Vendor SHI International Corp Total:</b>					<b>2,381.64</b>
<b>Vendor: Staples Inc</b>					
Staples Inc	AR14339830	11/18/2025	Period 11/13-12/12/25 HP 4...	001-0513-513.4400	101.80
<b>Vendor Staples Inc Total:</b>					<b>101.80</b>
<b>Vendor: Stor-It of Palm Coast</b>					
Stor-It of Palm Coast	004 43568	11/22/2025	Period 12/22-1/21/26 Unit 1...	001-0515-515.4400	848.49
<b>Vendor Stor-It of Palm Coast Total:</b>					<b>848.49</b>
<b>Vendor: Terry Taylor Ford Company</b>					
Terry Taylor Ford Company	FOCP513370	11/18/2025	Oil Change Veh 2506	001-0521-521.4620	49.00
<b>Vendor Terry Taylor Ford Company Total:</b>					<b>49.00</b>
<b>Vendor: Theodore Moore</b>					
Theodore Moore	880305	10/27/2025	Police Recruitment Video	001-0521-521.4800	400.00
<b>Vendor Theodore Moore Total:</b>					<b>400.00</b>
<b>Vendor: Tyler Technologies</b>					
Tyler Technologies	025-535147	11/12/2025	Tyler Tutoring- HR	001-0512-512.5500	320.00
Tyler Technologies	025-535149	11/12/2025	Tyler Tutoring- HR	001-0512-512.5500	640.00
<b>Vendor Tyler Technologies Total:</b>					<b>960.00</b>
<b>Vendor: Uniform Warehouse, Inc.</b>					
Uniform Warehouse, Inc.	394264	11/07/2025	Uniform Shirts	001-0521-521.5220	37.60
<b>Vendor Uniform Warehouse, Inc. Total:</b>					<b>37.60</b>

Expense Approval Register

Packet: APPKT09371 - 2025-1208 Payment process 25/26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Vendor: Ver-E-Safe Solutions, LLC</b>					
Ver-E-Safe Solutions, LLC	130974	11/14/2025	PPE for Crew	401-0533-533.5205	89.75
Ver-E-Safe Solutions, LLC	130974	11/14/2025	PPE for Crew	404-0535-535.5200	89.75
Ver-E-Safe Solutions, LLC	130976	11/20/2025	PPE for Crew	401-0533-533.5205	79.75
Ver-E-Safe Solutions, LLC	130976	11/20/2025	PPE for Crew	404-0535-535.5200	79.75
<b>Vendor Ver-E-Safe Solutions, LLC Total:</b>					<b>339.00</b>
<b>Vendor: Vincent Raulerson</b>					
Vincent Raulerson	INV0014981	11/17/2025	Christmas in Bunnell	001-0515-515.4900	500.00
<b>Vendor Vincent Raulerson Total:</b>					<b>500.00</b>
<b>Vendor: Vose Law Firm, LLP</b>					
Vose Law Firm, LLP	3240	11/29/2025	Legal Fees November 2025	001-0514-514.3102	9,900.00
<b>Vendor Vose Law Firm, LLP Total:</b>					<b>9,900.00</b>
<b>Vendor: WB Mason</b>					
WB Mason	257397286	10/08/2025	Pallet Water	401-0533-533.5205	94.20
WB Mason	257397286	10/08/2025	Pallet Water	404-0535-535.5200	94.20
<b>Vendor WB Mason Total:</b>					<b>188.40</b>
<b>Vendor: Wells Fargo Financial Leasing, Inc</b>					
Wells Fargo Financial Leasing,..	5036659106	11/20/2025	Coverage Period 11/16-12/1...	001-0513-513.4400	198.97
Wells Fargo Financial Leasing,..	5036659106	11/20/2025	Coverage Period 11/16-12/1...	001-0521-521.4400	198.96
Wells Fargo Financial Leasing,..	5036659106	11/20/2025	Coverage Period 11/16-12/1...	401-0533-533.4400	99.48
Wells Fargo Financial Leasing,..	5036659106	11/20/2025	Coverage Period 11/16-12/1...	404-0535-535.4400	99.48
<b>Vendor Wells Fargo Financial Leasing, Inc Total:</b>					<b>596.89</b>
<b>Grand Total:</b>					<b>124,079.45</b>

**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
001 - GENERAL FUND	97,983.36
118 - BUILDING DEPT FUND	9,022.50
401 - WATER	2,648.17
402 - SOLID WASTE	3,521.11
404 - SEWER	10,904.31
<b>Grand Total:</b>	<b>124,079.45</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
001-0512-512.4800	Advertising	415.00
001-0512-512.4900	Other Current Chgs & Ob...	55.00
001-0512-512.4901	Election Expenses	2,500.00
001-0512-512.5230	Software	2,536.00
001-0512-512.5500	Training	1,460.00
001-0513-513.4400	Rental / Lease Expense	300.77
001-0514-514.3102	Legal Services	9,900.00
001-0515-515.4400	Rental & Leases	848.49
001-0515-515.4900	Other Current Charges	500.00
001-0516-516.5230	Software	3,461.90
001-0521-521.4400	Rental / Lease Expense	550.87
001-0521-521.4620	Repair / Maint - Vehicles	49.00
001-0521-521.4800	Advertising / Promo Exp...	400.00
001-0521-521.4900	Other Current Chgs & Ob...	1,938.28
001-0521-521.5100	Office Supplies Expenses	60.02
001-0521-521.5200	Operating Supplies	124.86
001-0521-521.5220	Uniforms Exp	497.41
001-0521-521.5230	Software	2,381.64
001-0521-521.5500	Training	1,149.48
001-0524-524.4100	Communications Expense	39.79
001-0541-541.4100	Communications Expense	79.29
001-0541-541.4620	Repair / Maint - Vehicles	19,294.56
001-0541-541.5215	Fuel - Off Road Diesel	1,637.31
001-0549-549.4100	Communications	21.52
001-0562-562.3402	Humane Society Contract	2,588.01
001-0572-572.4100	Communications Expense	60.04
001-0572-572.4640	Repair/Maint - Equipme...	1,163.50
001-2184000	Med/Health Employee Li...	41,896.18
001-2184500	Retiree Medical	1,949.44
001-2201000	Deposits Paybl - Facility ...	150.00
001-3475300	Facility Rental Service Fee	-25.00
118-0524-524.3401	Bldg/Fire Inspection Exp...	9,022.50
401-0533-533.4100	Communications Expense	125.16
401-0533-533.4400	Rental / Lease Expense	99.48
401-0533-533.4640	Repair / Maint - Equipm...	1,059.00
401-0533-533.5205	Operating Supplies Exp -...	1,364.53
402-0534-534.4100	Communications - Solid...	180.79
402-0534-534.4600	Repair / Maint - Service	2,725.00
402-0534-534.4620	Repair/Maint Vehicles - ...	220.32
402-0534-534.4900	Other Current Charges - ...	245.00
402-0534-534.5220	Uniforms - Solid Waste	150.00
404-0535-535.3400	Other Contractual Servic...	1,875.00
404-0535-535.4100	Communications	253.14
404-0535-535.4400	Rentals/Leases	99.48
404-0535-535.4640	Repairs & Maint. - Equi...	2,450.00
404-0535-535.4900	Other Current Charges &...	130.00
404-0535-535.5200	Operating Supplies	6,096.69
<b>Grand Total:</b>	<b>Grand Total:</b>	<b>124,079.45</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>
**None**	<u>124,079.45</u>
<b>Grand Total:</b>	<b>124,079.45</b>



## City of Bunnell, Florida

### Agenda Item No. C.2.

Department: City Clerk  
Subject: November 24, 2025 City Commission Minutes  
Agenda Section: **Consent Agenda:**

#### **ATTACHMENTS:**

Description  
2025 11 24 Commission Minutes.doc

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, November 24, 2025

7:00 PM

2400 Commerce Pkwy,  
Chambers Meeting 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 D. Robinson; Vice Mayor John Rogers; Commissioner Pete Young; Commissioner David Atkinson; Commissioner Dean Sechrist; City Attorney Paul Waters; City Manager Alvin Jackson, Jr.; Infrastructure Director Dustin Vost; Community Development Director Joe Parsons; Finance Director Kristi Moss; Police Chief David Brannon; City Engineer Marcus DePasquale; 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 Presentation: Capital Improvement Projects Update

City Manager Jackson asked Directors to provide an update on the Capital Projects being completed in the City. Updates were provided for the following projects: Wastewater Treatment Plant Expansion; Design-Build Brackish Water RO; Phase 2 Coquina Hall Restoration and two large development projects- Reserve at Haw Creek and US 1 Park.

### C. Consent Agenda:

**C.1 November 24, 2025 Warrants (Fiscal Year 24/25 and Fiscal Year 25/26)**

**C.2 November 10, 2025 City Commission Meeting Minutes**

**C.3 Request Approval of Blanket PO in the amount of \$20,000 for Blades Group LLC for purchase of Asphalt to repair Bunnell City roads**

**C.4 EXP GIS consultant Services, Change Order Request**

**C.5 Request approval to renew piggyback agreement 2024.04 with Hawkins for bulk chemicals**

**Motion:** Approve the Consent agenda

**Motion by:** Commissioner Atkinson

**Second by:** Commissioner Young

**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.**

Gary Masten representing the Deer Run CDD thanked the staff who recently attended the CDD meeting and those who have attended in the past; they did a fantastic job representing the City. It is a goal of the CDD to have more interaction with the City going forward.

**E. Ordinances: (Legislative):**

**E.1 Ordinance 2025-11 Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan, by Ordinance, for 17.07+/- acres of land from the "Single Family-Medium Density" designation to the "Multifamily" designation. - Second Reading**

Attorney Waters read the short title for E.1 and E.2 into the record. Attorney Waters went through additional steps for a quasi-judicial hearing for the disclosure of ex-parte communications: Mayor Robinson – None; Vice Mayor Rogers – same as last time; Commissioner Sechrist – Developer, Housing Authority, staff, and some residents; Commissioner Atkinson – None; Commissioner Young – None. Clerk Bates swore in those who would be testifying during the hearing. Community Development Director Parsons provided an overview of the proposed ordinances. The applicant, Robert Beyrer, made a brief presentation to the Board and advised he was available for questions.

**Motion:** Adopt Ordinance 2025-11 Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan, by Ordinance, for 17.07+/- acres of land from the "Single Family-Medium Density" designation to the "Multifamily" designation. - Second Reading

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Atkinson

**Board discussion:** None

**Public discussion:** None

**Vote:** Motion approved unanimously.

**E.2 Ordinance 2025-12 Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 19.67+/- acres of land from the "R-2, Multiple Family Residential District" to the "R-3B, Multiple Family Residential District". - Second Reading**

*\*\*\*Presented with Item E.1.\*\*\**

**Motion:** Adopt Ordinance 2025-12 Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 19.67+/- acres of land from the "R-2, Multiple Family Residential District" to the "R-3B, Multiple Family Residential District". - Second Reading

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Atkinson

**Vote:** Motion approved unanimously.

**E.3 Ordinance 2025-13 Requesting to vacate a certain section of unimproved right-of-way known as Seventh Street between Blocks 203 and 204 within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - Second Reading**

Attorney Waters read the short title into the record and went through the steps for a quasi-judicial hearing for the disclosure of ex-parte communications: Mayor Robinson- None; Vice Mayor reported the applicant and staff; Commissioner Sechrist – None; Commissioner Atkinson – None; Commissioner Young – None. City Clerk Bates swore in Director Parsons who made a brief presentation on the Ordinance.

**Motion:** Adopt Ordinance 2025-13 Requesting to vacate a certain section of unimproved right-of-way known as Seventh Street between Blocks 203 and 204 within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - Second Reading

**Motion by:** Commissioner Atkinson

**Second by:** Commissioner Young

**Board discussion:** None

**Public discussion:** None

**Vote:** Motion approved unanimously.

**E.4 Ordinance 2025-14 Requesting to Vacate a Certain Section of Unimproved Right-of-Way known as Ninth Street between Blocks 213 and 214 within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - Second Reading**

Attorney Waters read the short title into the record and went through the steps for a quasi-judicial hearing for the disclosure of ex-parte communications: Mayor Robinson- None; Vice Mayor reported the applicant and staff; Commissioner Sechrist – None; Commissioner Atkinson – None; Commissioner Young – None. City Clerk Bates swore in Director Parsons who made a brief presentation on the Ordinance. Community Development Director Parsons introduced the proposed ordinance.

**Motion:** Adopt Ordinance 2025-14 Requesting to Vacate a Certain Section of Unimproved Right-of-Way known as Ninth Street between Blocks 213 and 214 within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - Second Reading

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Atkinson

**Board discussion:** None

**Public discussion:** None

**Vote:** Motion approved unanimously.

**E.5 Ordinance 2025 -15 Amending the Bunnell Code of Ordinances Chapter 66-Utilities, Article V -Stormwater System Illicit Discharge and Connection to update the City's stormwater regulations to be in compliance with the City's NPDES Permit. - First Reading**

Attorney Waters read the short title into the record. Infrastructure Director Vost presented the item to the Board and responded to questions.

**Motion:** Approve Ordinance 2025 -15 Amending the Bunnell Code of Ordinances Chapter 66-Utilities, Article V -Stormwater System Illicit Discharge and Connection to update the City's stormwater regulations to be in compliance with the City's NPDES Permit. - First Reading

**Motion by:** Commissioner Atkinson

**Second by:** Commissioner Young

**Board discussion:** Vice Mayor Rogers asked for the definition of RV discharge and if there was a 24 hour number to call if illegal discharge was observed or discovered after business hours. Infrastructure Director Vost provided the requested information.

**Public discussion:** None

**Vote:** Motion approved unanimously.

**F. Resolutions: (Legislative):**

**F.1 Resolution 2025-14 Amending the FY2024-2025 Budget**

Attorney Waters read the short title into the record. Finance Director Moss presented the item to the Board and responded to questions.

**Motion:** Adopt Resolution 2025-14 Amending the FY2024-2025 Budget.

**Motion by:** Vice Mayor Rogers  
**Second by:** Commissioner Atkinson  
**Board discussion:** None  
**Public discussion:** None  
**Vote:** Motion approved unanimously.

**G. Old Business: None**

**H. New Business:**

**H.1 Requesting approval for acceptance of portions of the potable water, sanitary sewer, and storm sewer collection piping and collection structure within Grand Reserve Phase 5.**

City Engineer DePasquale introduced and explained the item.

**Motion:** Accept portions of the potable water, sanitary sewer, and storm sewer collection piping and collection structure within Grand Reserve Phase 5.

**Motion by:** Commissioner Young  
**Second by:** Commissioner Sechrist  
**Board discussion:** None  
**Public Discussion:** None  
**Vote:** Motion approved unanimously.

**I. Reports:**

- **City Clerk** – Reminded the Board of the Joint PZA Workshop on December 3<sup>rd</sup>. Christmas in Bunnell is December 12<sup>th</sup>; the Bunnell elves have been busy working to make the event bigger than last year. Asked about the second meeting in December to determine if the Board needed to make any adjustments to the meeting date or time; all 5 members indicated they would be in town that day.
- **Police Chief** – spoke about the success of the Veterans day parade. The PD has put together 15 baskets of Thanksgiving food items for families in need. The PD will be doing special detail on December 5, and 12 escorting Santa around the City.
- **City Attorney** – None
- **City Manager** – Spoke about the progress being made in the City; you can feel the energy of the City starting to pulsate. He also reminded everyone of the City Manager's report.
- **Mayor and City Commissioners:**
  - **Commissioner Sechrist** – None
  - **Commissioner Atkinson** – Attended the CDD meeting; said staff did a stellar job.
  - **Commissioner Young** – Would like to go to the CDD meeting and wondered if it was ok. The City Manager indicated it is a publicly noticed meeting, so it was fine if he wanted to go and other Board members are present. He also said he liked the idea of the County building a new Fire Station across from the current one.
  - **Vice Mayor Rogers** – Asked if the County intends to use the City fire station building after they build the new one. City Manager Jackson indicated Chief Tucker has stated the County plans to continue to occupy the fire station after the new one is built. He asked where we were on the audit. Director Moss indicated it was nearly done. Vice Mayor Rogers asked the Attorney to look into the contract with the auditor.
  - **Mayor Robinson** – Commented on the stellar job for the Veterans day parade. Several Board members attended the ribbon cutting for the new SMA facility. Staff had a Thanksgiving dinner in the Chambers last week; she thought it was a great event of fellowship. She attended the Cultural Council meeting last Friday. She is glad the City of Palm Coast has finally hired a City Manager.

**J. Call for Adjournment.**

**Motion:** Adjourn

**Motion by:** Commissioner Young

**Second by:** Commissioner Atkinson

**Vote:** Motion approved unanimously

**Adjourned:** 8:01 PM

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Catherine D. Robinson, Mayor

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Kristen Bates, MMC, City Clerk

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Date

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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\*\****



## City of Bunnell, Florida

### Agenda Item No. E.1.

Document Date: 11/20/2025  
Department: Community Development  
Subject: Ordinance 2025-05 Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,259+/- acres of land from "Agricultural and Silviculture" designation to the "Industrial" designation. - Second Reading

Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance 2025-05 US-1 Park FLUM Amendment 2nd Reading.docx

Ord. 2025-05 Data and Analysis Report (11.26.2025

State Agency Comments RAI

Business Impact Statement

#### **Summary/Highlights:**

This is a request to amend the City's Future Land Use Map for 1,259+/- acres of land from the "Agricultural and Silviculture" designation to the "Industrial" designation.

There is a companion item (Ordinance 2025-06) to rezone the property from "AG&S, Agricultural and Silviculture District" to the "L-1, Light Industrial District" and "L-2, Heavy Industrial District".

This matter was last heard at the September 22, 2025 City Commission Meeting. At this meeting, the Commission voted to approve the proposed ordinance subject to the proposed site-specific policies being removed.

In accordance with Florida Statute, this matter was advertised in the November 27, 2025 edition of the Daytona Beach News Journal.

#### **Background:**

The applicant, Tara Tedrow with Lowndes Law Firm on behalf of the owners Brown & Johnston & Joly & Durshimer, has applied for a large-scale Future Land Use Map amendment for 1,259+/- acres of land. There are currently no plans at this time or submitted to develop the land in conjunction with this request.

The surrounding area is predominantly vacant, undeveloped timberland and partially rural residential. Adjacent land uses include vacant and rural residential with suburban residential

east of the site (Palm Coast K Section). The surrounding area is mostly designated Agricultural and Silviculture (Bunnell) and Agriculture and Timberlands (Unincorporated Flagler County). This amendment is consistent with the City's 2035 Comprehensive Plan and the City's 2019 adopted strategic plan for increasing the economic base to promote sustainable commercial and industrial growth.

A data and analysis has been performed for this amendment and is included in this staff report which showcases the impacts on public facilities. The applicant has also provided a justification report with this amendment and is included in the data and analysis report. The traffic impact analysis has also since been updated to reflect all potential impacts within the surrounding area that exceed the LOS by 3% or greater. This included as an appendix to the City Data and Analysis report.

This amendment is considered to be a large-scale comprehensive plan amendment that is subject to and regulated by Section 163.3184, Florida Statutes. This amendment is subject to the expedited state review process which is outlined under Section 163.3184(3), Florida Statutes, and it was transmitted to the State Reviewing agencies on October 1, 2025. Responses from these agencies were received on October 31, 2025 and contained minimal to no comments on the amendment with the exception of technical assistance comments. A summary and response letter to these received responses is attached in this agenda report.

If adopted, this amendment and all supporting data is then transmitted to the state reviewing agencies once more for final review.

**Staff Recommendation:**

Adopt Ordinance 2025-05 Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,259+/- acres of land from "Agricultural and Silviculture" designation to the "Industrial" designation. - Second Reading

**City Attorney Review:**

Approved for agenda

**City Manager Review/Recommendation:**

Approve

## ORDINANCE 2025-05

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 1,259± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AGRICULTURE & SILVICULTURE (AG&S)” TO “INDUSTRIAL (IND)”;** PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Bunnell to exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, §166.041, *Florida Statutes*, provides for procedures and requirements for the adoption of ordinances by municipalities; and

**WHEREAS**, Brown & Johnston & Joly & Durshimer owns the certain real properties which land totals 1,259± acres in size, are assigned Tax Parcel Identification Numbers by the Flagler County Property Appraiser’s Office listed under Sections 3 & 4, and are the subject of this Ordinance; and

**WHEREAS**, Tara Tedrow, Esq. with Lowndes Law Firm, on behalf of the property owners, has applied to the City of Bunnell pursuant to the controlling provisions of state law, the *City of Bunnell Land Development Code*, and the *City of Bunnell 2035 Comprehensive Plan*, to amend the Future Land Use Map (FLUM) in the *City of Bunnell 2035 Comprehensive Plan* for the subject properties, generally located between Old Haw Creek Road, US Highway 1, and County Road 304, to the “Industrial” Future Land Use Map designation from the existing “Agricultural & Silviculture” designation; and

**WHEREAS**, the subject properties are currently vacant, undeveloped land primarily used for timbering; and

**WHEREAS**, the purpose of the “Industrial” Future Land Use designation is to provide sufficient land for existing and anticipated future industrial needs and requisite support services as described in FLU Policy 10.1 in the City’s *2035 Comprehensive Plan*; and

**WHEREAS**, this is a large-scale FLUM amendment subject to the controlling provisions in Section 163.3184, *Florida Statutes*, which outlines the process for adopting comprehensive plan amendments; and

**WHEREAS**, this amendment is not submitted in accordance with a proposed development that is subject to the state coordinated review process pursuant to §380.06, *Florida Statutes*, and is otherwise subject to the expedited state review process pursuant to §163.3184(2)(a) and §163.3184(3), *Florida Statutes*; and

**WHEREAS**, Section 163.3184, *Florida Statutes*, relates to the amendment of adopted local government comprehensive plans and sets forth certain requirements for large-scale Future Land Use Map amendments not within an area of critical state concern; and

**WHEREAS**, the City’s Community Development Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject FLUM amendment application be approved pursuant to §163.3177(6)(a), *Florida Statutes*, and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives, and policies set forth in the City’s *2035 Comprehensive Plan*, and

**WHEREAS**, the City of Bunnell’s Planning, Zoning and Appeals Board, acting as the City’s local planning agency, held a public meeting on May 6, 2025, to consider amending the Future Land Use Map of the Future Land Use Element of the City’s *2035 Comprehensive Plan* and recommended approval, by a 3-1 vote, of the proposed large-scale Future Land Use Map amendment to the *Comprehensive Plan* for the subject properties as requested by the applicant; and

**WHEREAS**, professional city planning staff, the City’s Planning, Zoning and Appeals Board, and the City Commission have determined that the proposed large-scale Future Land Use Map amendment for the subject properties as set forth in this Ordinance is consistent with the goals, objectives, and policies in the City’s *2035 Comprehensive Plan*, the City’s *Land Development Code*, and the controlling provisions of state law; and

**WHEREAS**, the City of Bunnell has complied with all requirements and procedures of Florida law in processing this large-scale amendment to the City’s *2035 Comprehensive Plan* including, but not limited to, Section 163.3184, *Florida Statutes*; and

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

**Section 1. Legislative Findings and Intent.**

(a) The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum relating to the application of the proposed amendment to the City of Bunnell *2035 Comprehensive Plan* pertaining to the subject properties, are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

(b) The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

**Section 2. Amendment to Future Land Use Map.**

Upon enactment of this Ordinance, the Future Land Use Map in the Future Land Use Element of the City of Bunnell *2035 Comprehensive Plan* is hereby amended, as described herein and depicted in Exhibit "A" attached to this Ordinance, and totaling 1,259± acres in size, by assigning the "Industrial" Future Land Use Map designation to the real properties, which are the subject of this Ordinance as set forth herein, from the existing "Agricultural & Silviculture" Future Land Use Map designation.

**Section 3. Industrial Future Land Use Designation Property Information.**

The legal descriptions for the "Industrial" Future Land Use designation being assigned to the properties that are the subject of this Ordinance are described as follows:

**Tax Parcel Identification Numbers:**

26-12-30-0650-00000-0000

**Legal Description:**

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

**Tax Parcel Identification Numbers:**

35-12-30-0650-000A0-0000

35-12-30-0650-000B0-0010

**Legal Description:**

The N 1/2 of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35.

**Tax Parcel Identification Numbers:**

23-12-30-0650-000D0-0040

**Legal Description:**

That part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; All in Section 23, Township 12 South, Range 30 East, Bunnell Development Company Land of Bunnell, according to the plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida.

**Tax Parcel Identification Numbers:**

24-12-30-0650-000C0-0070

**Legal Description:**

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

**Tax Parcel Identification Numbers:**

25-12-30-0650-000B0-0070

25-12-30-0650-000C0-0010

**Legal Description:**

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

**Section 4. Incorporation of Maps.**

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

**Section 5. Implementing Administrative Actions.**

The City Manager, or designee, is hereby authorized to implement the provisions of this Ordinance as deemed appropriate and warranted.

**Section 6. Ratification of Prior Actions.**

The prior actions of the City Commission and its agencies in enacting and causing amendments to the *2035 Comprehensive Plan of the City of Bunnell*, as well as the implementation thereof, are hereby ratified and affirmed.

**Section 7. Scrivener's Errors.**

In the event that a scrivener's error, typographical error, legal description error, or cartographic error is identified in this Ordinance or in the exhibit(s) attached hereto, the error may be corrected administratively by the City Manager or designee, in consultation with and approval by the City Attorney, without further action by the City Commission. Such corrections shall be limited to non-substantive errors that do not alter the intent, meaning, or effect of this Ordinance or the Future Land Use Map amendment approved herein. Any corrected exhibit or description shall be maintained in the official records of the City.

**Section 8. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, it shall not be held or impair the validity of the ordinance or effect of any other action or part of this Ordinance.

**Section 9. Conflicts.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 10. Codification/Instructions to Code Codifier.**

It is the intention of the City Commission of the City of Bunnell, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Bunnell 2035 *Comprehensive Plan*, the *City of Bunnell Code of Ordinances*, and/or the *City of Bunnell Land Development Code*, in terms of amending the Future Land Use Map of the City.

**Section 11. Effective Date.**

The large-scale Comprehensive Plan map amendment set forth herein shall not become effective, in accordance with Section 163.3184(3)(c)4., *Florida Statutes*, until 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If challenged within 30 days after adoption, the large-scale amendment set forth in this Ordinance shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the subject large-scale Comprehensive Plan map amendment is in compliance with the controlling state law.

First Reading: approved on this 22<sup>nd</sup> day of September 2025.

Second Reading/Final Reading: adopted on this 8<sup>th</sup> day of December 2025.

ATTEST:

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

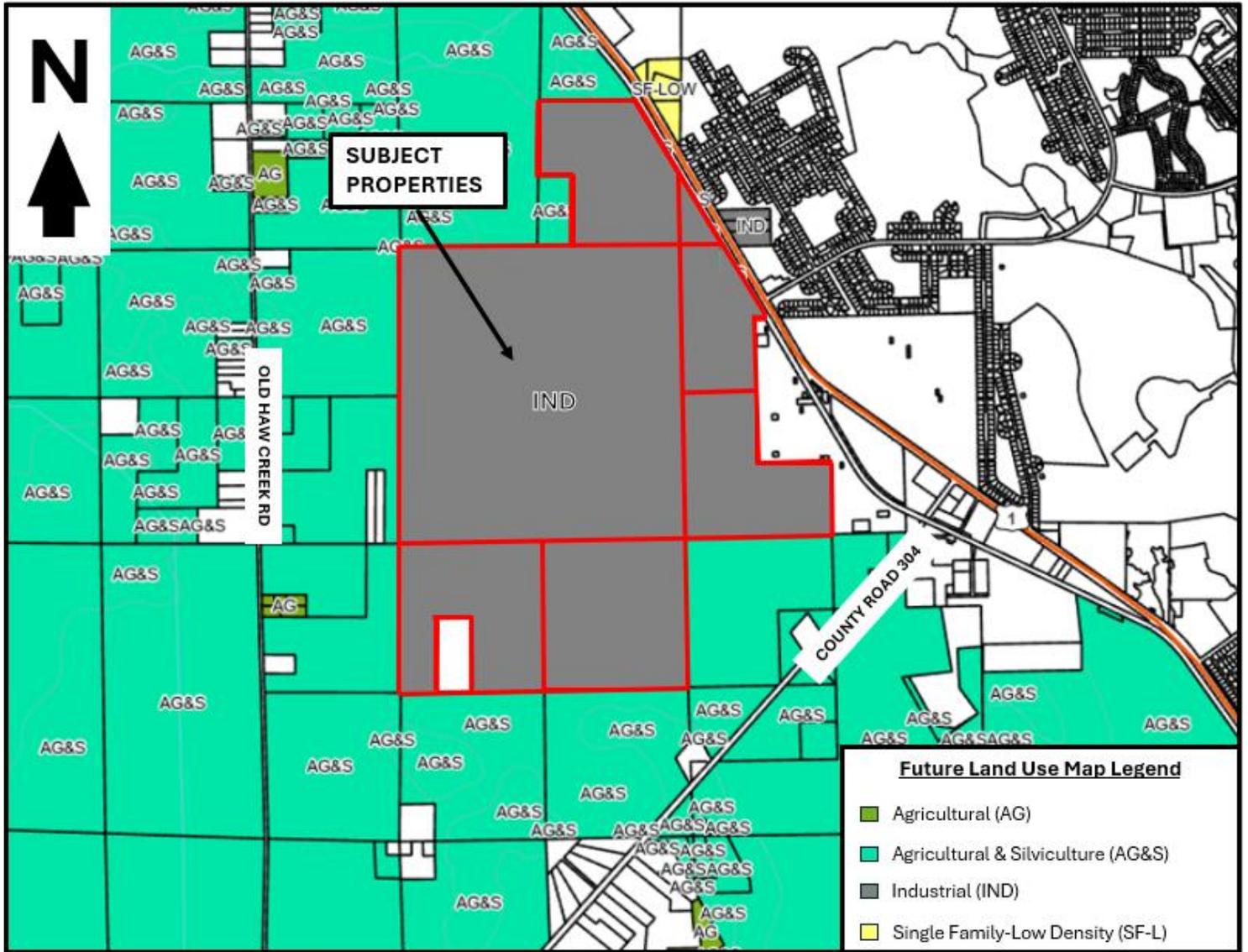
\_\_\_\_\_  
Catherine D. Robinson, Mayor

**Seal:**

Approved as to Form:

\_\_\_\_\_  
Vose Law Firm, City Attorney

**Exhibit "A"**  
Amended Future Land Use Map





11/26/2025

# US-1 Industrial Park

## Large-scale Future Land Use Map Amendment and Rezoning

### *Data and Analysis Report*

Prepared by:

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# 1. APPLICATION OVERVIEW

## 1.1 Jurisdiction

City of Bunnell

## 1.2 Applicant

Tara L. Tedrow, Esq.  
Lowndes Law Firm  
215 N. Eola Dr.  
Orlando, FL 32801

## 1.3 Property Owner

Brown & Johnston & Joly & Durshimer  
P.O. Box 1398  
Bunnell, FL 32110

## 1.4 Tax Parcel Identification Numbers

The Flagler County Tax Parcel Identification Numbers for the property is as follows:

23-12-30-0650-000D0-0040; 24-12-30-0650-000C0-0070; 26-12-30-0650-00000-0000; 25-12-30-0650-000B0-0070; 25-12-30-0650-000C0-0010; 35-12-30-0650-000A0-0000; 35-12-30-0650-000B0-0010.

## 1.5 Requested Action

A Future Land Use Map (FLUM) amendment to change 1,259± acres of the subject property from Agriculture & Silviculture (AG&S) to Industrial (IND).

There is a companion zoning map amendment that will change the zoning of the subject area from “AG&S, Agricultural & Silviculture District” to “L-1, Light Industrial District” and “L-2, Heavy Industrial District”. The proposed zoning designations are consistent with the proposed Future Land Use Map designation.

## 1.6 Project Summary and Background

The subject area was annexed into the Bunnell city limits in 2006 during what Bunnell calls the mass annexation period (years 2006-2008). During this time, the large landowners in Flagler County petitioned the City of Bunnell to voluntarily annex into the City. This resulted with the City of Bunnell becoming the second largest City in the State of Florida by land mass (139.4 sq. mi.) with the City of Jacksonville being the first.

The proposed amendment intends to create new economic opportunities for the City by diversifying the commercial and industrial base of Bunnell. Nonresidential uses can

allow flexible site design to achieve a more desirable and efficient use of land. The permitted uses allowed under the L-1 and L-2 zoning districts are compatible with surrounding properties through specific provisions in the City Land Development Code.

## 2. PARCEL DATA

### 2.1 Size of Property

The subject area is approximately 1,259± acres in size.

### 2.2 Current Use of Property

The subject area is currently vacant, unimproved land with timberland operations occurring periodically.

### 2.3 Current Future Land Use Map Designation

The current Future Land Use Map designations of the subject area is 1,835± acres of Agriculture & Silviculture (AG&S). See below Figure 1. depicting the current Bunnell Future Land Use Map.

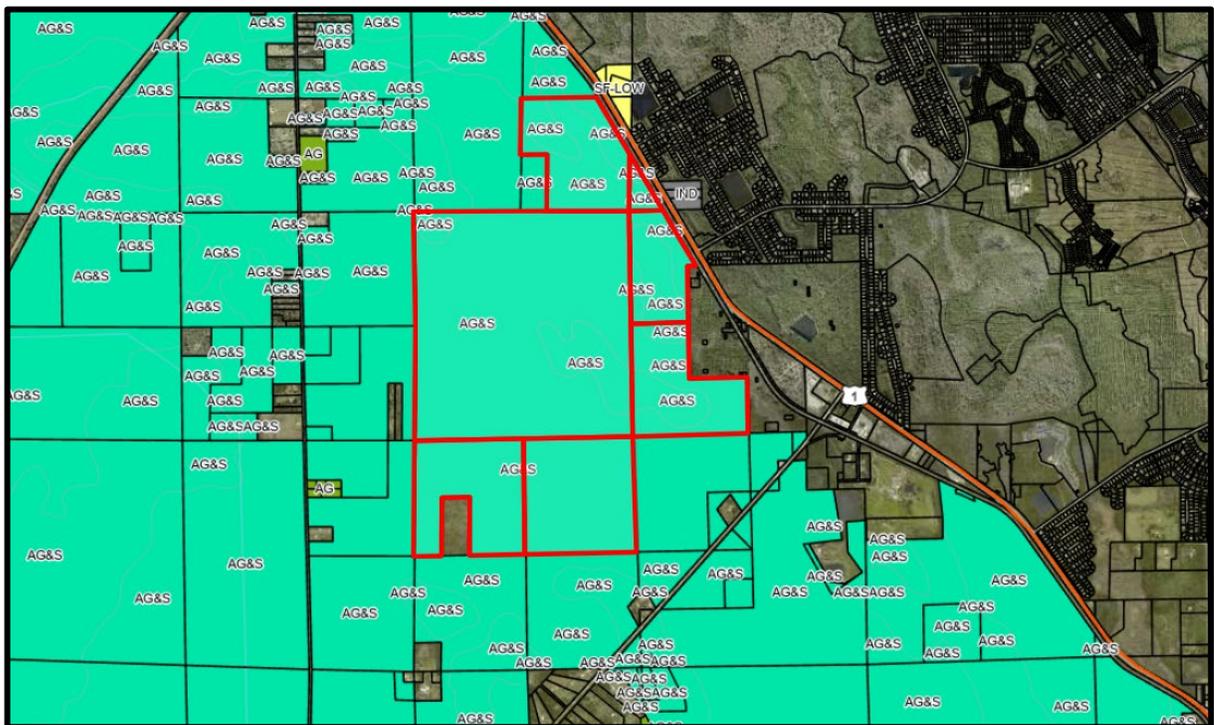


Figure 1 City of Bunnell Future Land Use Map (Current)

### 2.4 Current Zoning Designation

The Current zoning designations of the subject area is 1,835± acres of “AG&S, Agricultural & Silviculture District”. See Figure 2. below depicting the current Bunnell Official Zoning Map.

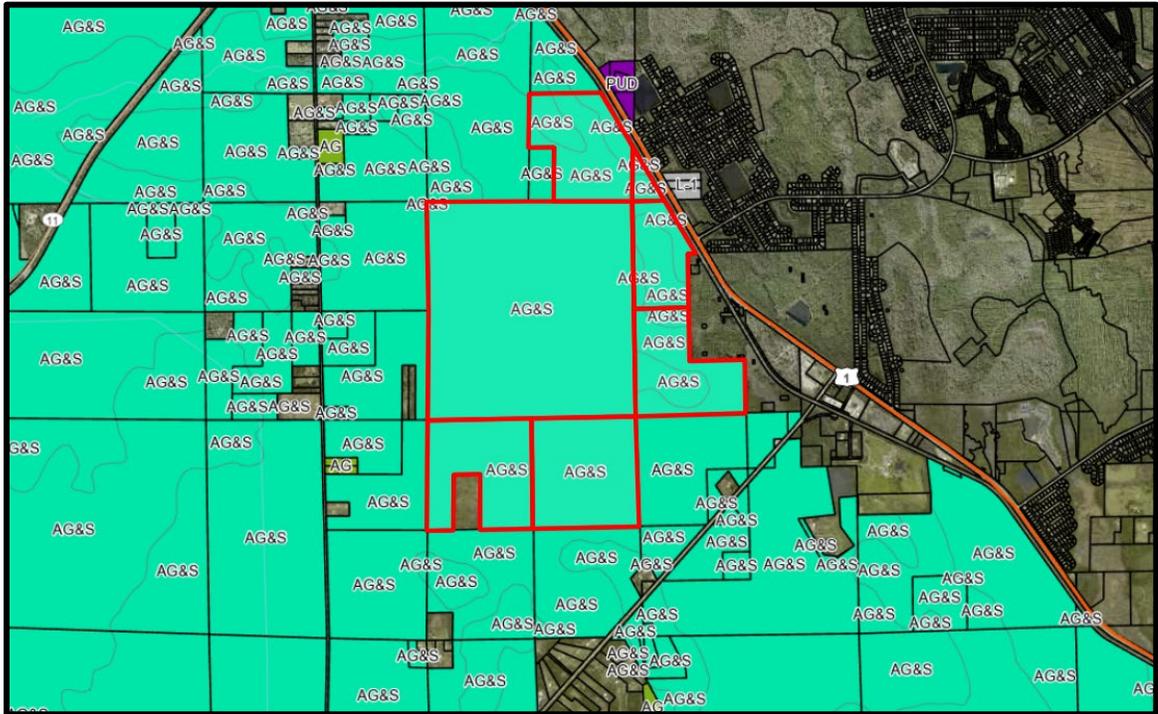


Figure 2 City of Bunnell Official Zoning Map (Current)

## 2.5 General Location

The City of Bunnell is generally centered in Flagler County with the city limits spanning from the western Flagler/Putnam County Line and the southern Flagler/Volusia County Line.

The proposed US-1 Industrial Park FLUM amendment/rezoning is located within the Bunnell city limits between Old Haw Creek Road, US Highway 1, and County Road 304. See Figure 3 below depicting development location.

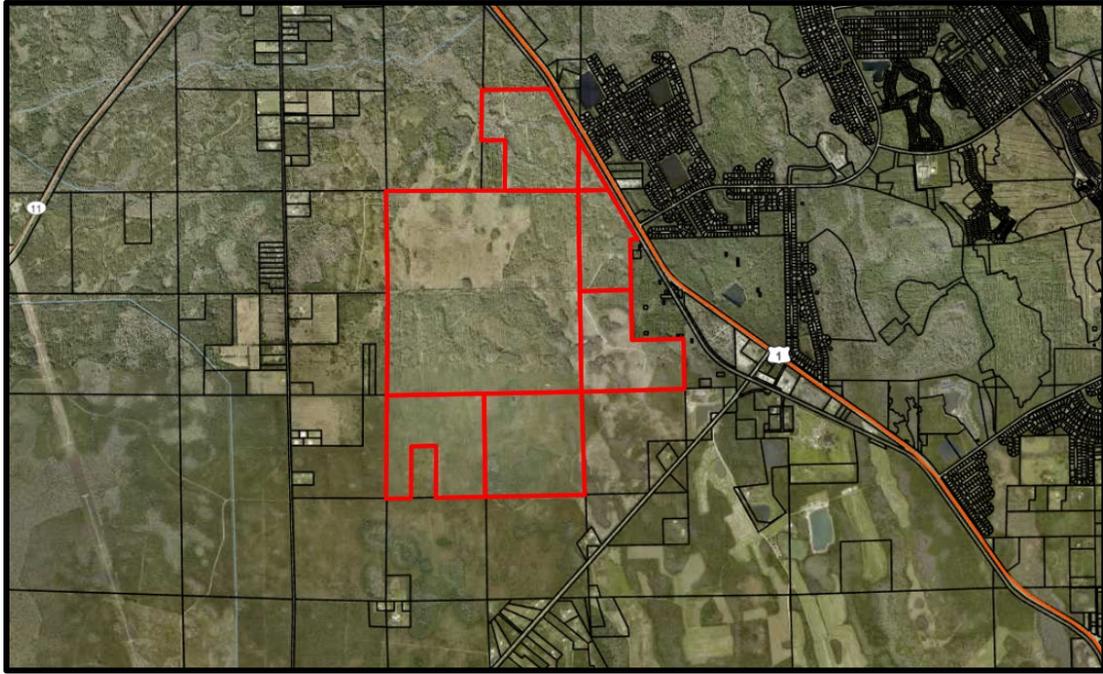


Figure 3 Subject Property Aerial Map

### 3. LAND USE INFORMATION

#### 3.1 Current Zoning Designation Information

The purpose of the AG&S, Agricultural and Silviculture District is to permit a range of agricultural and/or silvicultural uses and to accommodate very low-density residential development at a concentration of one dwelling unit per five acres. The intent is to support and enhance agricultural character and lifestyle of existing low-density areas while encouraging the continuation of agricultural and silvicultural activities as a primary use in the rural area of the city, and to promote the protection of natural resources and wildlife habitat.

#### 3.2 Proposed Zoning Designation Information

The purpose of the L-1, Light Industrial District is to provide areas in which the principal use of land is for light manufacturing, fabricating, and assembly plants, business, services, offices, retail, storage, warehousing, wholesaling and distribution. The intent of this district is to permit and regulate uses so that the noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to adjacent land uses.

The purpose of the L-2, Heavy Industrial District is to provide areas appropriate where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to the surrounding land uses. The intent of this district is to promote the most efficient use of the land for heavy industrial uses such that noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to all adjacent land uses.

## 4. GENERAL ANALYSIS

### 4.1 City of Bunnell Current Population

The City of Bunnell's current official population estimate is 4,149, effective as of October 15, 2024 according to the University of Florida, Bureau of Economic & Business Research (BEBR). This is a 26.65% increase from the 2020 Census.

### 4.2 Density/Population Analysis

*Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed FLUM categories (including any policy to limit development).*

This analysis is conducted to evaluate the net change in the allowable density between the existing and proposed Future Land Use Map (FLUM) designations.

**Table 1 FLUM Maximum Density Allowed (Residential Use)**

	# of Acres	Maximum Density <sup>(1)</sup>	Maximum # of Units	Population <sup>(2)</sup>
Proposed FLUM: Industrial	1,259	n/a	n/a	0
<b>Total</b>	<b>1,259</b>			<b>0</b>
Current FLUM: Agricultural & Silviculture	1,259	0.2 du/acre	252	595
<b>Net Change</b>	<b>0</b>		<b>-252</b>	<b>-595</b>
<b>Table Footnotes:</b>				
<sup>(1)</sup> Maximum densities are established by Comprehensive Plan Policies.				
<sup>(2)</sup> Population derived from calculating # of units by 2.36 people per unit derived from "Households and Average Household size in Florida: April 1, 2024" (University of Florida, Bureau of Economic and Business Research).				

### 4.3 Density/Population Analysis Findings

As shown in Table 1 above, the proposed FLUM designations will result in a substantial decrease in the allowable density by 252 units, thus reducing the potential population of the area by approximately 595 persons.

### 4.4 Intensity Analysis

*Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed FLUM categories (including any policy to limit development).*

This analysis is conducted to evaluate the net change in the allowable intensity between the existing and proposed Future Land Use Map designations.

**Table 2 FLUM Maximum Intensity Allowed (Non-residential Use)**

	# of Acres	Maximum FAR	Maximum Sq. Ft.
Proposed FLUM: Industrial	1,259	0.5	13,710,510 <sup>(2)</sup>
<b>Total</b>	<b>1,259</b>		<b>13,710,510</b>
Current FLUM: Agricultural & Silviculture	1,259	N/A <sup>(1)</sup>	N/A
<b>Net Change</b>	<b>0</b>		<b>13,710,510</b>
<b>Table Footnotes:</b>			
<i>(1) Current FLUM has no FAR limitations adopted within the Comprehensive Plan.</i>			
<i>(2) Maximum potential intensity limited by the applicant within the zoning ordinance as a condition of approval.</i>			

**4.5 Intensity Analysis Findings**

As shown in Table 2 above, the proposed FLUM amendment would result in a substantial increase of 13,710,510 sq. ft. of intensity for the subject property.

**5. COMPATIBILITY ANALYSIS**

**5.1 Surrounding Future Land Use Designations**

The surrounding FLUM designations from the subject property at the time of the proposed amendment are as follows:

North: Single Family-Low Density, Agriculture & Silviculture (Bunnell designations); Agriculture & Timberlands (Flagler County designation).

South: Agriculture & Silviculture (Bunnell designation); Agriculture & Timberlands (Flagler County designation).

East: Industrial (Bunnell designation); Residential, Institutional, Mixed-Use, Greenbelt, Canals (Palm Coast designations).

West: Agriculture & Silviculture (Bunnell designation); Agriculture & Timberlands (Flagler County designation).

**5.2 Surrounding Zoning Designations**

The surrounding zoning designations from the subject property at the time of the proposed amendment are as follows:

North: Planned Unit Development District, Agricultural & Silviculture District (Bunnell designations); Agricultural (Flagler County designation).

South: Agricultural & Silviculture District (Bunnell designation); Agricultural (Flagler County designation).

East: Light Industrial District (Bunnell designation); Single Family Residential-1 District, Single Family Residential-2 District, Single Family Residential-3 District, Public/Semipublic District, Commercial-2 District, Preservation District (Palm Coast designations).

West: Agricultural & Silviculture District (Bunnell designation); Agricultural (Flagler County designation).

### **5.3 Surrounding Land Uses**

The surrounding land uses from the subject property at the time of the proposed amendment are as follows:

North: Vacant

South: Rural Single Family Residential

East: Single Family Residential

West: Vacant timberland; Rural Single Family Residential

### **5.4 Compatibility Analysis Findings**

Based on the analysis of the surrounding properties, the area is dominantly residential in nature; however, due to the location of the proposed amendment being adjacent to the Florida East Coast Railway, the area would be more economically suitable and compatible for commercial and/or industrial uses. Keeping in mind of the surrounding residential uses abutting the subject property, the proposed amendment will ensure compatibility and harmony with the adjacent property uses through acceptable engineering and site development practices enforced through the City's Land Development code and further cemented through applicant-proposed site specific comprehensive plan policies and conditions of development incorporated into both the FLUM amendment and rezoning ordinances.

## 6. Public Facilities Analysis

The analysis for Comprehensive Plan amendments and rezonings takes into consideration the maximum development potential under the current and proposed land use designations and represents the maximum potential net change between the existing and proposed FLUM categories.

### 6.1 Potable Water Analysis

The analysis for Comprehensive Plan amendments and rezonings takes into consideration the maximum development potential under the current and proposed land use designations and represents the maximum potential net change between the existing and proposed FLUM categories.

The City's Water Treatment Facility (WTF) currently operates under SJRWMD Consumptive Use Permit (CUP) number 1982-6 for raw water supply and FDEP permit number 2180134. The City currently has an adopted Level of Service (LOS) for potable water capacity at 120 gallons per capita per day. There is currently no adopted LOS for commercial/industrial usage for potable water. For commercial and industrial usage, the demand of 5.8 gpd per 1,000 sq. ft. will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020. To determine the estimated impacts on the water supplies and facilities from this large-scale amendment, the potable water demand is calculated below by summing the estimates from residential and non-residential calculations.

*Table 3 Potable Water Demand Calculations*

	Maximum # of Units or Sq. Ft.	Estimated Demand (MGD) <sup>(1)</sup>
<b>Proposed FLUM Designations</b>		
Industrial	13,710,510 Sq. Ft.	0.080
<b>Total</b>	<b>13,710,510 Sq. Ft.</b>	<b>0.080</b>
<b>Current FLUM Designations</b>		
Agriculture & Silviculture	367 Units	0.104
<b>Net Change</b>	<b>--</b>	<b>-0.024</b>
<b>Table Footnotes:</b>		
<sup>(1)</sup> Residential Potable Water estimated demand: # of units*2.36*120 gallons/capita/day		
<sup>(1)</sup> Commercial/Industrial Potable Water estimated demand: 5.8 gpd/1000 sq. ft.		

**Table 4 Raw Water Supply Capacity Calculations**

	Total (MGD)
Permitted Water Use Allocation (CUP) <sup>(1)</sup>	0.675
Current Daily Average Withdrawal <sup>(2)</sup>	0.450
Reserved Allocations <sup>(3)</sup>	0.120
Yearly Projected Demand <sup>(4)</sup>	0.011
<b>Supply Capacity<sup>(5)</sup></b>	0.581
<b>Available Capacity<sup>(6)</sup></b>	0.094
<b>Available Capacity with FLUM Amendment</b>	0.014
<b>Table Footnotes:</b>	
<i>(1) SJRWMD Consumptive Use Permit (CUP) # 1982-6</i>	
<i>(2) Bunnell Water Treatment Facility data logs as of 7/31/25</i>	
<i>(3) Bunnell reserved capacity for pending development as of 7/31/25</i>	
<i>(4) Bunnell Water Supply Facilities Work Plan 2022 – 2025</i>	
<i>(5) Supply capacity: Current Daily Average Withdrawal + Reserved Allocations + Projected Demand</i>	
<i>(6) Available capacity: CUP Permitted Allocation - Supply Capacity</i>	

**Table 5 Water Treatment Facility Capacity Calculations**

	Total (MGD)
Permitted WTF Capacity <sup>(1)</sup>	0.999
Current AADF Capacity <sup>(2)</sup>	0.450
Reserved Allocations <sup>(3)</sup>	0.120
Yearly Projected Demand <sup>(4)</sup>	0.011
<b>Facility Capacity<sup>(5)</sup></b>	0.581
<b>Available Capacity<sup>(6)</sup></b>	0.418
<b>Available Capacity with FLUM Amendment</b>	0.338
<b>Table Footnotes:</b>	
<i>(1) FDEP Permit # 2180134</i>	
<i>(2) Bunnell Water Treatment Facility (WTF) data logs as of 7/31/25</i>	
<i>(3) Bunnell reserved capacity for pending development as of 7/31/25</i>	
<i>(4) Bunnell Water Supply Facilities Work Plan 2022 – 2025</i>	
<i>(5) Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand</i>	
<i>(6) Available Capacity: Permitted WTF Capacity - Facility Capacity</i>	

## 6.2 Potable Water Analysis Findings

The analysis shows there will be a decrease in demand of approximately 0.024 MGD due to the proposed FLUM/zoning amendment's maximum potential of 0.080 MGD. With the decrease in demand, there will be adequate capacity at the Water Treatment Facility for the proposed amendment's maximum demand as well as adequate water supply under the current CUP. Additionally, the City is currently in the process of modifying the CUP to increase the amount of Raw Water Supply the City would be allowed to extract from the available water resources. The City has been coordinating with SJRWMD for this modification since late 2024. The amendment area is not within the existing service area of the City. The developer will be required, upon development review, to coordinate with the City to extend the service lines to the amendment area. They will be required to obtain all necessary FDEP and/or SJRWMD permits prior to development.

## 6.3 Sanitary Sewer Analysis

The City's Wastewater Treatment Facility (WWTF) currently operates under FDEP Permit Number FL0020907. The City currently has an adopted LOS for sanitary sewer capacity at 102.3 gallons per capita per day. There is currently no adopted LOS for commercial/industrial usage for sanitary sewer. For commercial and industrial usage, the demand of 4.9 gpd per 1,000 sq. ft. will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020. To determine the estimated impacts on the wastewater facilities from this large-scale amendment, the wastewater demand is calculated below by summing the estimates from residential and non-residential calculations.

*Table 6 Sanitary Sewer Demand Calculations*

	Maximum # of Units or Sq. Ft.	Estimated Demand (MGD) <sup>(1)</sup>
<b>Proposed FLUM Designations</b>		
Industrial	13,710,510 Sq. Ft.	0.067
<b>Total</b>	<b>13,710,510 Sq. Ft.</b>	<b>0.067</b>
<b>Current FLUM Designations</b>		
Agriculture & Silviculture	367 Units	0.089
<b>Net Change</b>	<b>--</b>	<b>-0.022</b>
<b>Table Footnotes:</b>		
<sup>(1)</sup> Residential Sanitary Sewer estimated demand: # of units*2.36*102.3 gallons/capita/day		
<sup>(1)</sup> Commercial Sanitary Sewer estimated demand: 4.9 gpd/1000 sq. ft.		

**Table 7 Existing Wastewater Treatment Facility Capacity Calculations**

	Total (MGD)
Permitted WWTF AADF Capacity <sup>(1)</sup>	0.600
Current AADF Capacity <sup>(2)</sup>	0.430
Reserved Allocations <sup>(3)</sup>	0.120
Yearly Projected Demand <sup>(4)</sup>	0.011
<b>Facility Capacity<sup>(5)</sup></b>	0.561
<b>Available Capacity<sup>(6)</sup></b>	0.039
<b>Available Capacity with FLUM Amendment</b>	-0.028
<b>Table Footnotes:</b>	
<i>(1) FDEP Permit # FL0020907</i>	
<i>(2) Bunnell Wastewater Treatment Facility (WWTF) data logs as of 7/31/25</i>	
<i>(3) Bunnell reserved capacity for pending development as of 7/31/25</i>	
<i>(4) Bunnell Water Supply Facilities Work Plan 2022 – 2025</i>	
<i>(5) Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand</i>	
<i>(6) Available Capacity: Permitted WWTF Capacity - Facility Capacity</i>	

**Table 8 Future Wastewater Treatment Facility Capacity Calculations**

	Total (MGD)
Permitted WWTF AADF Capacity	1.200
Current AADF Capacity <sup>(1)</sup>	0.430
Reserved Allocations <sup>(2)</sup>	0.120
Yearly Projected Demand <sup>(3)</sup>	0.011
<b>Facility Capacity<sup>(4)</sup></b>	0.561
<b>Available Capacity<sup>(5)</sup></b>	0.639
<b>Available Capacity with FLUM Amendment</b>	0.572
<b>Table Footnotes:</b>	
<i>(1) Bunnell Wastewater Treatment Facility (WWTF) data logs as of 7/31/25</i>	
<i>(2) Bunnell reserved capacity for pending development as of 7/31/25</i>	
<i>(3) Bunnell Water Supply Facilities Work Plan 2022 – 2025</i>	
<i>(4) Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand</i>	
<i>(5) Available Capacity: Permitted WWTF Capacity - Facility Capacity</i>	

## 6.4 Sanitary Sewer Analysis Findings

The analysis shows there is not enough capacity to accommodate the FLUM Amendment's demand of 0.067 MGD; however, the City's WWTF is currently under construction that will increase the permitted capacity to 1.200 MGD from 0.600 MGD, and it is expected to be completed by the end of 2026. With the increased capacity after completion, there will be adequate capacity, as shown in Table 8 (assuming all variables remain the same), for sanitary sewer to satisfy the needs for the proposed amendment's area. The amendment area is not within the existing service area of the City. The developer will be required, upon development review, to coordinate with the City to extend the service lines to the amendment area. They will be required to obtain all necessary FDEP and/or SJRWMD permits prior to development.

## 6.5 Solid Waste Analysis

The proposed FLUM/zoning amendment will not have a significant impact on the City's solid waste services. Any deficits in the City's Level of Service at time of development will be timely addressed with an agreement between the City and the developer.

## 6.6 Stormwater Management

The development of the area will be subject to the stormwater regulations of the SJRWMD and the City of Bunnell. Stormwater management facilities will be required to be designed such that the peak rate of discharge in the post-development condition will be less than the pre-development condition. The design storms to be considered shall be the 25-year/24-hour storm and the 100-year/24-hour storm. All appropriate site-specific stormwater permits and environmental assessments will need to be obtained prior to the start of any development. Additionally, the City will enforce comprehensive policies to reduce development within Special Flood Hazard Areas (SFHA) that are not suitable for development. Chapter 10 in the City's LDC regulates any and all development within FEMA SFHA.

The area currently has approximately 87.3± acres located within FEMA Flood Zone A, 20.29± acres within FEMA Flood Zone AE, and 6.54± acres within FEMA Flood Zone X that has a 2% annual chance of flood hazard.

## 6.7 Transportation Impact Analysis

A Traffic Impact Analysis (TIA) was performed by Luke Transportation Engineering Consultants, Inc. to assess the potential impact of the proposed amendments in accordance with the Volusia-Flagler TPO Transportation Impact Analysis Guidelines and is attached as **Appendix A**. It was amended to reflect the recent changes to the application such as reducing the site from 1,842± acres to 1,259± acres.

## 6.8 Public Schools Impact Analysis

The proposed FLUM/zoning amendment will not have any impacts on public schools as there is no residential density contained within the amendment.

## **6.9 Public Safety Impact Analysis**

The City of Bunnell currently serves its community with its police department and through an Interlocal Agreement with the Flagler County Sheriff Department. Fire and EMS is currently served by Flagler County through an Interlocal Agreement. The City will be coordinating with the County prior to adoption of this amendment to determine any impacts to the levels of service for fire and EMS. If any impacts are identified, it will be addressed through site specific policies, development agreements, and/or at time of development review.

## **7. Suitability Analysis**

### **7.1 Soils Map Information**

The amendment's area contains the following soils types as indicated on the National Cooperative Soil Survey:

- 09 EauGallie fine sand
- 08 Hicoria, Riviera, and Gator Soils, depressional
- 16 Malabar fine sand
- 07 Favoretta, Chobee, and Winder soils, frequently flooded
- 04 Wabasso fine sand
- 14 Pineda fine sand
- 11 Myakka fine sand
- 12 Placid, Basinger, and St. Johns soils, depressional
- 21 Smyrna fine sand

### **7.2 Wetland Information**

There are wetlands located within the amendment's area that are listed in the U.S. Fish & Wildlife Service's National Wetland Inventory. To summarize, the following are the approximate wetlands located within the area:

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

### **7.3 Topography Information**

No data was collected with regards to the topography of the amendment's area.

### **7.4 Threatened, Endangered, and Protected Species**

No data was collected with regards to the threatened, endangered, and protected species of the amendment's area.

## 8. Comprehensive Plan Analysis

This Comprehensive Plan analysis reviews a proposed large-scale amendment to the Future Land Use Map (FLUM) inclusive of proposed site-specific text policies. The purpose of this analysis is to determine whether the proposed amendment aligns with the applicable Goals, Objectives, and Policies set forth in the adopted 2035 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. In addition, the applicant has supplied a justification/comprehensive plan analysis for this proposed large-scale FLUM/zoning amendment and is attached as **Appendix B**.

### 8.1 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 plan amendment was reviewed, and findings were made and included within this data analysis report. 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. There are also a variety of soil types. Of these soil types, the most sensitive and concerning soils include 08 Hicoria, Riviera, and Gator Soils, Depressional; 07 Favoretta, Chobee, and Winder Soils, Frequently Flooded; and 12 Placid, Basinger, and St. Johns Soils, Depressional. There are no development plans at this time. When the property is planned for development, the City will follow all applicable policies and LDC requirements, as well as best management practices, to ensure wetlands, flood hazard areas, and other natural environmental features are being preserved and not subject to development. Wildlife habitat was not included in the analysis but will be analyzed during site development review as per the City's LDC requirements.**

#### *FLU 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.

*FLU Policy 1.2.1*

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on the development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
- Support continued agricultural activities by preserving viable soils and effective land masses;
- Minimize land use conflicts;
- Provide recreational and habitat corridors through protected linked open space networks, such as, the potential creation of greenway corridors;
- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

**Analysis: The application was revised to reduce the total acreage so that the land to be amended no longer includes the properties abutting the residences along County Road 304. The intensity of the development is being limited per FLU Policy 10.1 that limits the intensity to 0.5 FAR and 70% impervious surface coverage. Due to the presence of documented wetlands within the amendment boundaries, the City will require, at time of development, for all structures and impervious area to be clustered on the upland portions of the site. Any impacts to sensitive environmental features will require approval from SJRWMD and any other agency with jurisdiction over the site.**

*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 2.1.3*

As part of the City's evaluation of Future Land Use Map amendments, a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed map amendment shall be submitted; including information about current demand, capacity approved for projects not yet built, the amount of water needed for growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

**Analysis: An evaluation was provided that assess the availability of potable water and sanitary sewer to serve the site if it was amended to Industrial land use. The evaluation concluded that there will be water and sewer available to the site based on current utility data, project capital construction, and the maximum potential of the FLUM amendment.**

*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.

*FLU Policy 2.1.7*

The City shall continue to require developers to provide for the extension of sanitary sewer, potable water, and storm drainage systems to serve their development.

**Analysis: At time of development, the City will require that the site have utilities extended to serve the site subject to the FLUM amendment. A development agreement will be made if necessary to ensure the site is served by the City of Bunnell utilities.**

*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: This amendment is requested with the intention to promote industry within the City. The amendment is expected to increase economic development so as to increase and balance the tax base of the City with the goal of creating sustainable, high-wage jobs for the citizens and the surrounding areas.**

*FLU Policy 7.1*

The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities, and intensities.

**Analysis: As part of the review process, the surrounding properties and future land use categories were taken into consideration when evaluating the compatibility of this FLUM amendment. To ensure compatibility with the adjacent rural Bunnell and Unincorporated Flagler County designations, the applicant has proposed conditions to the approval that eliminates certain permissible uses and to require a 100ft buffer around the perimeter of the subject site that includes a 6ft landscaped berm. In the City's land development regulations, the proposed companion zoning amendments are required to adhere to adopted performance standards intended to reduce the potential adverse effects that a use within such zoning district might have on the surrounding areas.**

## **8.2 Traffic Circulation Element**

*TC Goal 2 Coordinate Transportation Network with Future Land Use Plan*

The transportation network should coordinate with the Future Land Use Plan in an effort to reduce urban sprawl, create infill and redevelopment opportunities, and encourage a healthy and vibrant city.

*TC Objective 2.1 Future Land Use, Housing and Population*

The City shall coordinate the transportation system with the Future Land Use Map series and shall ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.

*TC Policy 2.1.2*

Applications for future land use amendments to more intensive designations shall be accompanied by a traffic impact study analyzing the impacts of the development allowed by the new category on the City-wide transportation system as appropriate.

*TC Policy 2.1.3*

The City shall review all future land use and zoning map amendments to determine the impact of the amendment on the level of service for all roadways impacted by the amendment.

**Analysis:** The applicant has submitted a Traffic Impact Analysis (TIA) with the request for a zoning map and FLUM amendments. The TIA analyzes the potential impact on the roadways and surrounding intersections based on the maximum potential allowed under the map amendments. Based on the analysis, only the roadway segment between Commerce Parkway/Belle Terre Pkwy and the first two segments of Belle Terre Parkway is expected to exceed the LOS. All mitigation improvements will be identified in a Traffic Impact Study at time of development and will be required to be implemented prior to full buildout.

### 8.3 Conservation Element

#### *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, flood plains, 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 uses 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.

#### *CON Policy 1.9.3*

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and location of the City's resources are land use factors which shall be considered when directing incompatible land uses away from wetlands.

**Analysis:** The FLUM amendment is proposed for the entirety of the subject property. There are considerable wetlands located on the property according to the national wetlands inventory map. Site specific policies are being proposed to limit the types of uses that can occur on the subject property. Furthermore, when development is proposed for the area, the City shall require that development is directed away from the designated wetlands and clustered on the upland portions of the property. All environmental regulations between the SJRWMD and the City of Bunnell will be required to be followed to ensure the preservation of the natural resources and their orderly functions on the surrounding environment.

#### **8.4 Comprehensive Plan Consistency Analysis Findings**

The proposed large-scale 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 requested amendment. The analysis finds the amendment to be consistent with the City's adopted comprehensive plan as provided based on the available information as required and provided by the applicant.

# Appendix A

Luke Transportation Engineering Consultants, Inc.  
Transportation Demand Analysis

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**November 2025**

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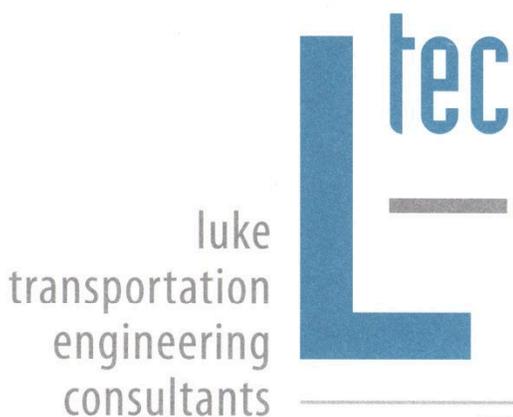
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**US 1 INDUSTRIAL PARK SITE  
(ZL 2025-02)**

**CITY OF BUNNELL, FLORIDA**

Transportation Demand Analysis for a  
Comprehensive Policy Plan Amendment

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**US 1 INDUSTRIAL PARK SITE  
(ZL 2025-02)  
CITY OF BUNNELL, FLORIDA  
Transportation Demand Analysis for a  
Comprehensive Policy Plan Amendment**

Prepared for:

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**November 2025**

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## INTRODUCTION

This study has been revised to address the City’s review comments. See **Appendix A** for the comments and responses that have been included in the revised report.

### Purpose

The purpose of this study is to assess a Comprehensive Policy Plan Transportation Amendment for the US 1 Industrial Park Site development of a number of parcels (See **Appendix B**) located in the City of Bunnell, Florida. This development site has been reduced to a total ±1,259-acres<sup>1</sup> which will consist of a total of 13,710,510 square feet of development, per the voluntary limitation imposed by the Applicant. In addition no connection to CR 304 (Bunnell Road) will be provided.

**Figure 1** depicts the location of the US 1 Industrial Park Site development and the adjacent roadway network. This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the future land use designation from Agriculture & Silviculture (AG&S) to Industrial. **Table 1** is a comparison showing the development density for the Adopted Future Land Use (AFLU) Agriculture & Silviculture and the proposed future land use (PFLU) Industrial.

TABLE 1  
PROPERTY LAND USE COMPARISON

Adopted Future Land Use (AFLU)		AG&S Development Density (1)	
Land Use Category	Size	Short Term 2030	Long Term 2035
Agricultural & Silviculture	1,259 Acres	252 DU	252 DU
Proposed Future Land Use (PFLU)		Development Density (2)	
Land Use Category	Size	Short Term 2030	Long Term 2035
Industrial	1,259 Acres	3,000,000 SF	13,710,510 SF

(1) AFLU - 1 DU per 5 Acres

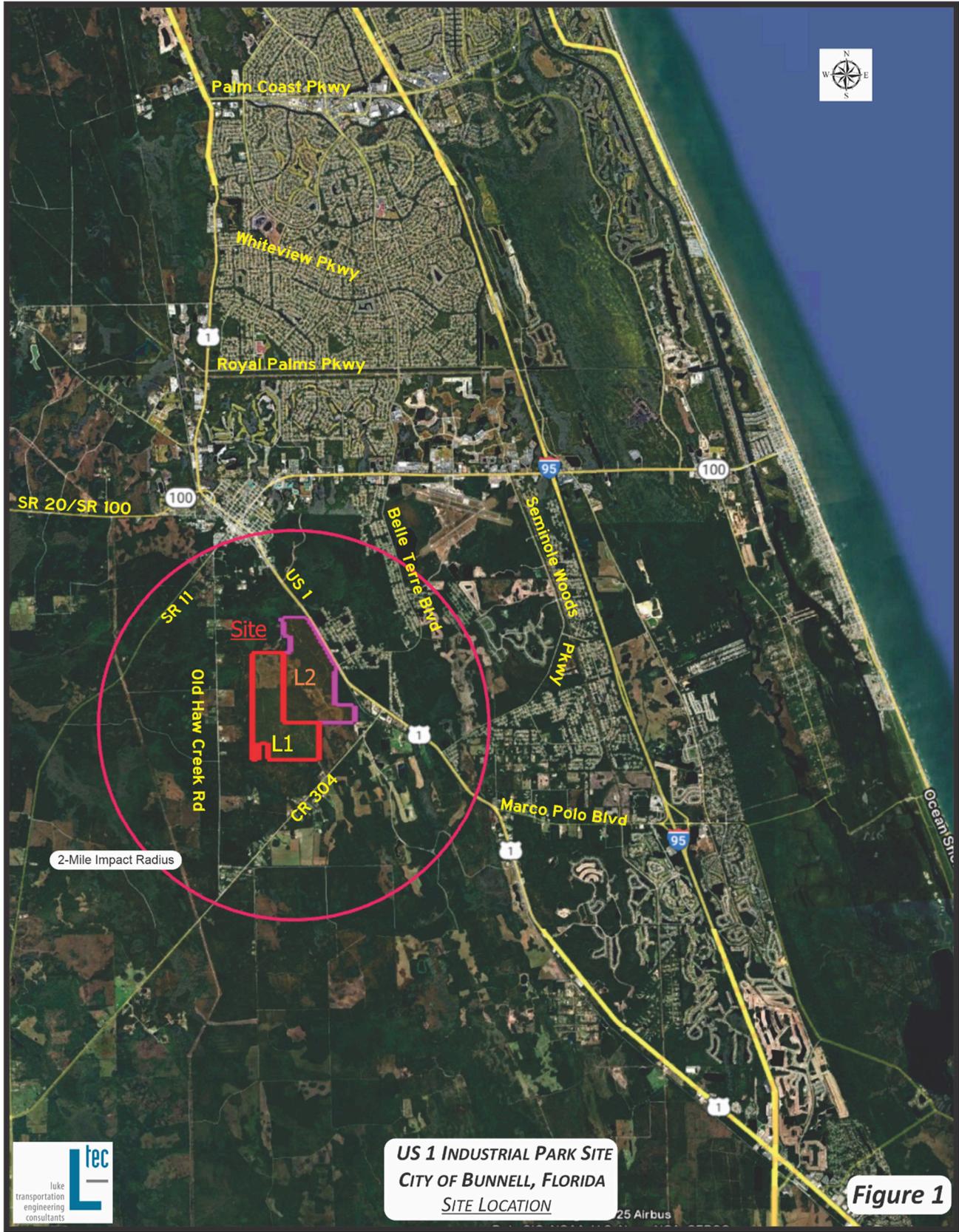
(2) PFLU - 0.5 FAR of Developable Acreage

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### Study Methodology

The methodology used for this study was developed to be consistent with the transportation methodology standards for a Transportation Demand Analysis Comprehensive Policy Plan Amendment. Data utilized in the study consisted of land use data provided by Project planners, traffic volume data/level of service standards obtained from the City of Bunnell, Flagler County, and Florida DOT. Based upon the study methodology assumptions, the impact area will consist of collector and arterial roadways within a 2-mile radius as well as the collector and arterial roadways impacted by P.M. peak hour Project trips that are equal to or greater than 3% of the adopted level of service (LOS) capacity of the study roadways.

<sup>1</sup> This traffic analysis will be updated as future phases submit for site plan development are submitted.



**Table 2** was developed to show the Project impact area based on 3% of the adopted level of service (LOS) P.M. peak hour service volume threshold. **Table 2** lists the State, County, and City roads, lists the number of lanes, the adopted LOS standard, adopted service volume, 3% threshold volume, Project trip distribution based on the CFRPM V 7.0 2030/2035 Long-term Transportation Model assignment for the Industrial Park PFLU, maximum Project trip volume for each roadway segment and a determination of significance. Based on the analysis results, all the study roadways within the 2-mile impact area as well as all the 3% significantly impacted roadway segments will be included in the analysis.

**TABLE 2  
Minimum 2-Mile Radius Impact Study Impact Area Determination**

Roadway Name		# of Lanes	Adopted (1)		Service Volume	Project Trip Distribution		2-Way Project Trips (3)	Project P.M. Peak	
			Functional (2)	LOS		2030	2035		% of LOS Std.	3% Impact
From	To		Class							
<b>US 1 (SR 5)</b>										
North Nova Rd	I-95	4LD	Principal Arterial	D	5,290	7.1%	6.5%	148	2.80%	No
I-95	Marco Polo Blvd	4LD	Principal Arterial	D	5,290	21.5%	20.7%	447	8.45%	Yes
Marco Polo Blvd	Seminole Woods Blvd	4LD	Principal Arterial	D	5,290	29.0%	29.0%	603	11.40%	Yes
Seminole Woods Blvd	CR 304	4LD	Principal Arterial	D	5,290	37.6%	37.4%	781	14.76%	Yes
CR 304	Belle Terre Blvd	4LD	Principal Arterial	D	5,290	44.2%	43.4%	918	17.35%	Yes
Belle Terre Blvd	SR 100 - East	4LD	Principal Arterial	D	5,290	69.2%	68.9%	1,438	27.18%	Yes
SR 100 - East	SR 20/SR 100	4LD	Principal Arterial	D	5,290	26.4%	26.8%	557	10.53%	Yes
SR 20/SR 100	CR 13	4LD	Principal Arterial	D	5,290	20.6%	21.0%	436	8.24%	Yes
CR 13	Royal Palms Pkwy	4LD	Principal Arterial	D	5,290	18.3%	18.2%	380	7.18%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Principal Arterial	D	5,290	13.3%	13.4%	278	5.26%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Principal Arterial	D	5,290	11.0%	11.3%	235	4.44%	Yes
Palm Coast Pkwy	Matanzas Wood Pkwy	4LD	Principal Arterial	D	5,290	5.6%	6.9%	143	2.70%	No
<b>SR 11</b>										
US 1	CR 304	2L	Minor Arterial	D	2,020	0.9%	0.9%	19	0.94%	No
<b>SR 20/SR 100</b>										
US 1	SR 100	2L	Minor Arterial	D	2,020	5.8%	5.8%	121	5.99%	Yes
SR 100	CR 305	2L	Minor Arterial	D	2,020	2.8%	2.9%	60	2.97%	No
<b>SR 100</b>										
US 1	Belle Terre Blvd	2L	Arterial	D	2,020	0.6%	0.6%	12	0.59%	No
Belle Terre Blvd	Seminole Woods Blvd	4LD	Arterial	D	3,290	8.9%	9.0%	187	5.68%	Yes
Seminole Woods Blvd	I-95	4LD	Arterial	D	3,290	7.0%	6.9%	145	4.41%	Yes
I-95	Ocean Shore Blvd	4LD	Arterial	D	3,290	4.3%	4.1%	89	2.71%	No
<b>CR 304 (Bunnell Road)</b>										
US 1	SR 11	2L	Minor Collector	D	2,020	6.3%	5.6%	131	6.49%	Yes
SR 11	CR 305	2L	Minor Collector	D	2,020	0.6%	0.6%	12	0.59%	No
<b>Belle Terre Boulevard</b>										
US 1	Citation Pkwy	2L	Arterial	D	2,020	25.0%	25.5%	530	26.24%	Yes
Citation Pkwy	Zaun Tr	2L	Arterial	D	2,020	24.1%	24.6%	511	25.30%	Yes
Zaun Tr	SR 100	2L	Arterial	D	2,020	22.1%	22.7%	472	23.37%	Yes
<b>Belle Terre Parkway</b>										
SR 100	Royal Palms Pkwy	4LD	Arterial	D	3,290	12.8%	13.4%	278	8.45%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Arterial	D	3,290	10.5%	10.9%	227	6.90%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Arterial	D	3,290	4.8%	5.5%	114	3.47%	Yes
Palm Coast Pkwy	Matanzas Wood Pkwy	4LD	Arterial	D	3,290	0.5%	0.5%	10	0.30%	No
<b>Marco Polo Boulevard</b>										
US 1	I-95	2L	Minor Arterial	D	2,020	7.5%	8.2%	170	8.42%	Yes
<b>Old Dixie Highway</b>										
I-95	Old Kings Rd	2L	Minor Arterial	D	2,020	4.1%	4.1%	85	4.21%	Yes
Old Kings Rd	Ocean Shore Blvd	2L	Minor Arterial	D	2,020	1.5%	1.5%	31	1.53%	No
<b>Old Haw Creek Road</b>										
US 1	CR 304	2L	Collector	D	1,950	0.0%	0.0%	0	0.00%	No
<b>Seminole Woods Parkway</b>										
US 1	Sesame Blvd	2L	Collector	D	2,020	8.6%	8.5%	179	8.86%	Yes
Sesame Blvd	SR 100	2L	Collector	D	2,020	3.2%	3.2%	66	3.27%	Yes
SR 100	Royal Palms Pkwy	4LD	Collector	D	3,290	0.2%	0.3%	6	0.18%	No

1. From FDOT 2023 Multimodal QLOS Handbook

2. Adopted LOS roadway standard from City of Bunnell, Palm Coast, and Flagler County Comprehensive Plans.

3. Maximum Project trips based on Project Percent Distribution of 2030 PFLU or 2035 PFLU

Roadway segments within the Minimum 2-mile Study Area radius.

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## Proposed Development

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The future Adopted Future Land Use for the property included in this study is Agriculture & Silviculture (AG&S). The development density under the AFLU is one (1) single family dwelling unit (DU) per 5-acres. Thus, the AG&S AFLU development density is 252 single family dwelling units (see **Table 1**).

The proposed land use for the property is Industrial (see **Table 1**). The proposed zoning is Industrial Park (L-1 and L-2). The proposed short-term (2030) density is for 3,000,000 square feet of Industrial Park. The long-term (2035) density is for a maximum of 13,710,510 square feet of Industrial Park.

To determine the impact of these development scenarios under the current AG&S AFLU and the proposed Industrial PFLU an estimate of the trip generation characteristics was determined. This included the determination of the site's trip generation and distribution/assignment of these trip generation characteristics to the study roadways.

### Trip Generation

The trip generation was calculated utilizing the **12<sup>th</sup> Edition ITE Trip Generation Report**, 2025 data. Trip generation calculations for the AG&S 2030/2035 AFLU land use category, the short-term 2030 Industrial PFLU land use category Industrial Park, and the long-term 2035 Industrial PFLU land use category Industrial Park are summarized in **Table 3**. This summarizes the Daily and P.M. peak hour trip ends for the AFLU and the PFLU development densities. No internal trip capture or pass-by trip capture was utilized in this analysis.

Per the Comprehensive Plan procedure of subtracting AG&S AFLU density development trips from the short-term (2030) PFLU density development trips, the Industrial Park land use change will result in a 2030 increase of 4,631 two-way Daily vehicle trip ends and 369 two-way P.M. peak hour vehicle trips ends. Subtracting AG&S AFLU density development trips from the long-term (2035) PFLU density development trips, the Industrial land use change will result in a 2035 increase of 26,481 two-way Daily vehicle trip ends and 2,078 two-way P.M. peak hour vehicle trips ends.

### Trip Distribution

The distribution and assignment of project trips were based upon the CFRPM V7 2030/2035 Long-term Transportation Model assignments (the 2030 model was used for the 2030 short-term analysis Project trip distribution and the 2035 model was used for the 2035 long-term analysis Project trip distribution). The model network included all planned and programmed roadways and improvements within the impact area. The socioeconomic data used reflects the 2030/2035 model analysis years, which include a reasonable assessment of future development patterns. The socioeconomic data was

updated to reflect the proposed development in a separate traffic zone. Subsequently, a selected zone assignment was performed to determine distribution of site trips in the impact area to the area roadways. Copies of the model plots are in the following figures: **Figure 2** – 2030 AG&S AFLU plot, **Figure 3** 2035 AG&S AFLU Plot, **Figure 4** 2030 Industrial PFLU plot, and **Figure 5** 2035 Industrial PFLU plot.

**TABLE 3  
AG&S AFLU Estimated Trip Generation (1)**

Land Use	Size	ITE Code (2)	Trip Generation Rates				Traffic Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Single Family Detached Housing	252 DU	210 / E	9.12	0.89	0.55	0.34	2,297	225	138	87
<b>Total</b>							<b>2,297</b>	<b>225</b>	<b>138</b>	<b>87</b>

**Industrial PFLU 2030 Industrial Park Estimated Trip Generation (1)**

Land Use	Size	ITE Code (2)	Trip Generation Rates				Traffic Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
L-1/L-2 - Industrial Park	3,000,000 SF	130 / E	2.31	0.20	0.06	0.14	6,928	594	166	428
<b>Total</b>							<b>6,928</b>	<b>594</b>	<b>166</b>	<b>428</b>

*Proposed 2030 Future Land Use (PFLU) - Adopted Future Land Use (AFLU) = Increase / (Decrease)*

<b>4,631</b>	<b>369</b>	<b>28</b>	<b>341</b>
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**Industrial PFLU 2035 Industrial Park Estimated Trip Generation (1)**

Land Use	Size	ITE Code (2)	Trip Generation Rates				Traffic Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
L-1/L-2 - Industrial Park	13,710,510 SF	130 / E	2.10	0.17	0.05	0.12	28,778	2,303	644	1,659
<b>Total</b>							<b>28,778</b>	<b>2,303</b>	<b>644</b>	<b>1,659</b>

*Proposed 2035 Future Land Use (PFLU) - Adopted Future Land Use (AFLU) = Increase / (Decrease)*

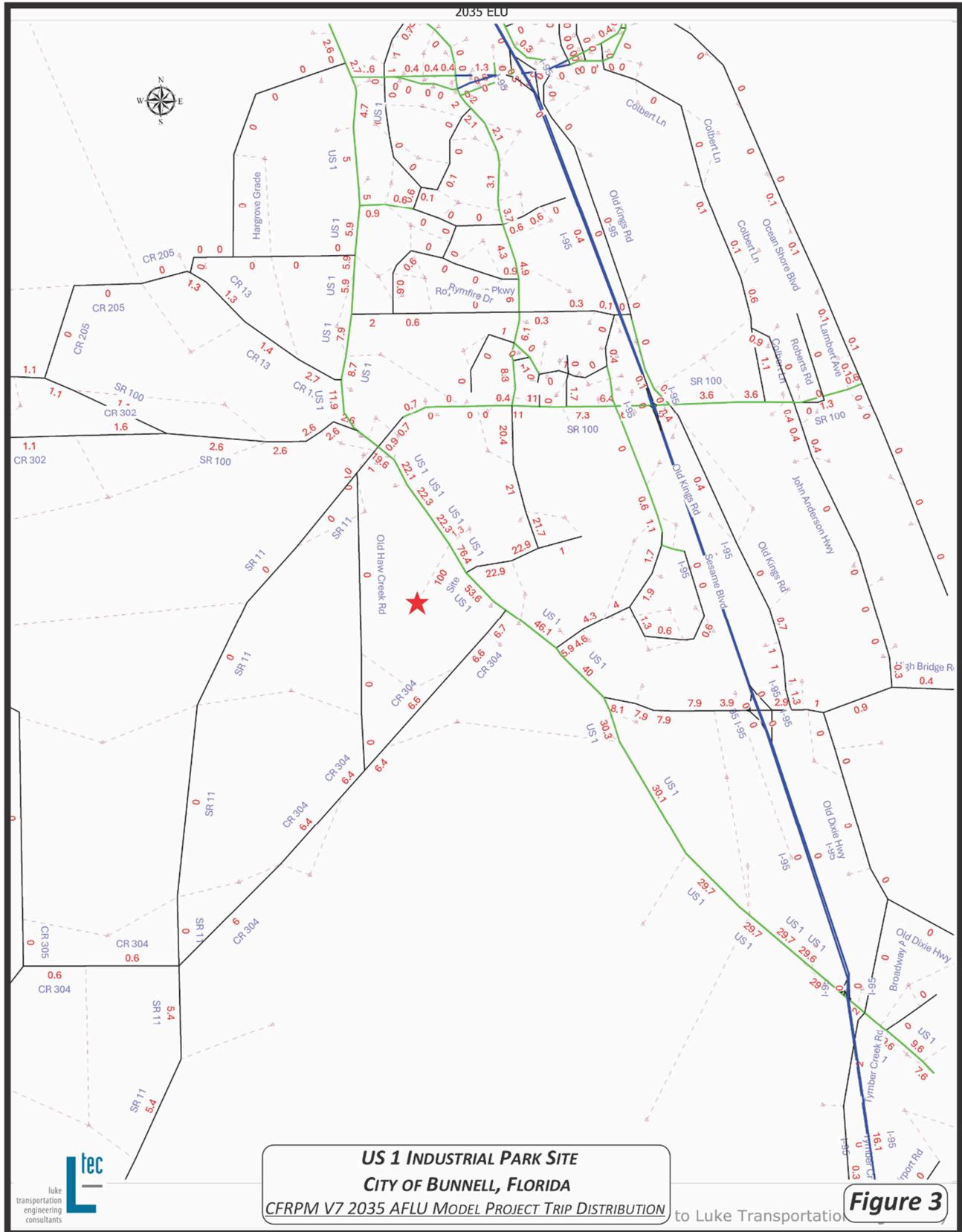
<b>26,481</b>	<b>2,078</b>	<b>506</b>	<b>1,572</b>
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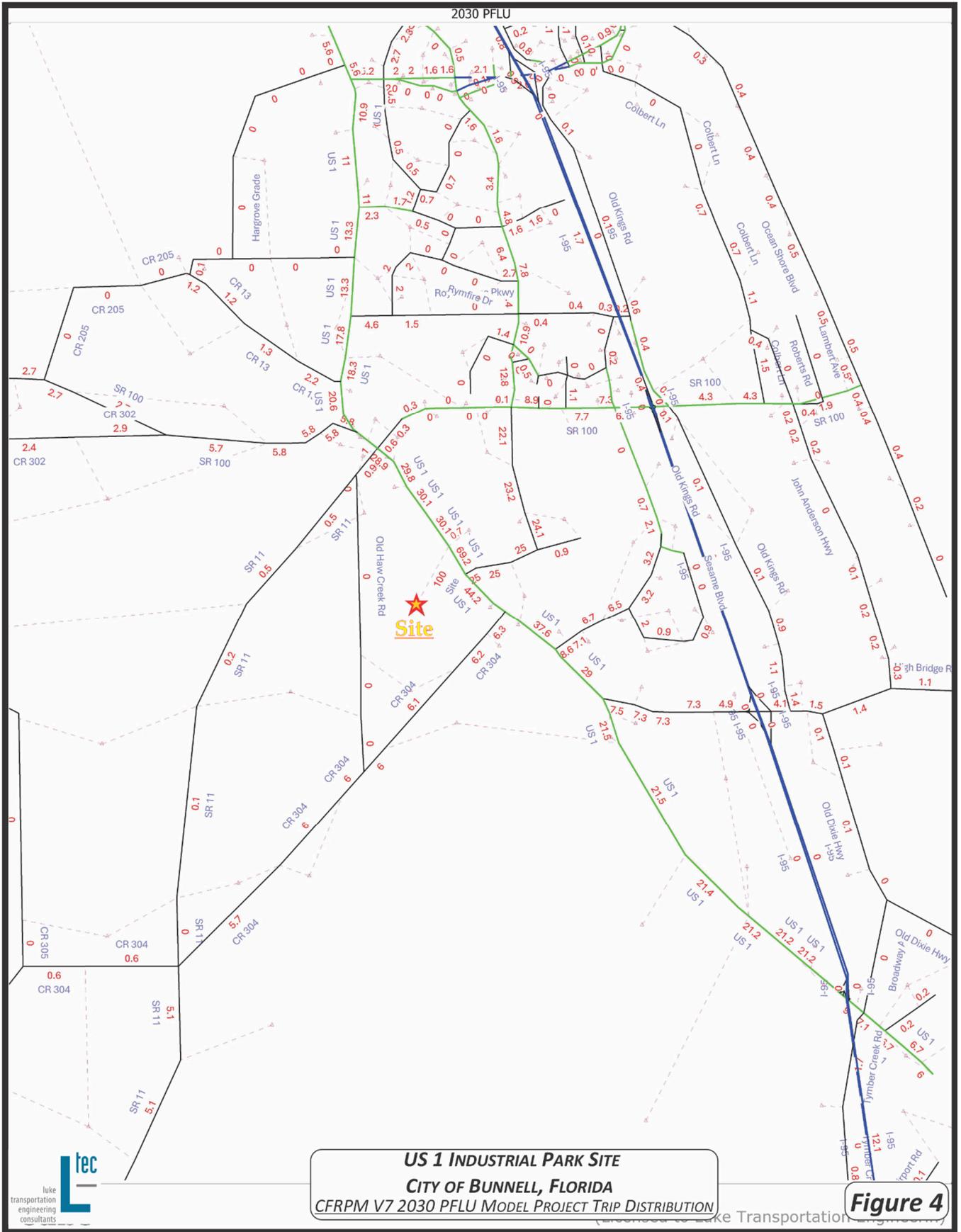
(1) Trip generation calculations from 12<sup>th</sup> Edition of ITE Trip Generation Report, 2025.  
 (2) ITE Land Use Code Number / E = Fitted Curve Equation ( $R^2 \geq 0.75$ ) or R = Average Trip Rate,

<i>ITE Land Use Code 210 - Single Family Dwelling Units (All Vehicles)</i>	
Daily - $T = 8.07 \times (X) + 265.45$ , Enter 50%/Exit 50% ( $R^2 = 0.94$ )	$X = DU$
P.M. Peak Hour - $\ln(T) = 0.92 \times \ln(X) + 0.33$ , Enter 62%/Exit 38% ( $R^2 = 0.90$ )	
<i>ITE Land Use Code 130 - Industrial Park (All Vehicles)</i>	
Daily - $T = 2.04 \times (X) + 808.48$ , Enter 50%/Exit 50% ( $R^2 = 0.84$ )	$X = KSF$
P.M. Peak Hour - $T = 0.16 \times (X) + 114.29$ , Enter 28%/Exit 72% ( $R^2 = 0.80$ )	

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## Existing Traffic Conditions

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The existing traffic operations in the vicinity of the site were evaluated for the significantly impacted roadways within the impact area. This included the area's major roadways which were analyzed for Daily and P.M. peak hour conditions.

### Roadway Level of Service Analysis

**Table 4** is a summary of traffic parameters and existing level of service (LOS) for the study roadway segments to be evaluated by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, City/County/State adopted LOS standard and current FDOT roadway service volume for each roadway segment. This table shows the current Daily and P.M. peak hour traffic volumes, and the current P.M. peak hour 2-way LOS for each of the study roadway segments. As **Table 4** shows, all but one of the study roadways currently operate at acceptable levels of service.

The roadway segment on SR 100 between Seminole Woods Boulevard and I-95 currently operates at a deficient level of service.

### Planned/Programmed Roadway Improvements

Based on a review of the current City of Bunnell, Flager County CIP and the FDOT 5-year work program, there are no short-term (2030) Planned or Programmed roadway construction improvements for the study roadways.

The City of Bunnell has moved the long-term (2035) planned improvement to widen CR 304 (Bunnell Road) to a four-lane divided roadway to the top of the County's current 5-year transportation plan with FDOT. However, funding has not yet been established.

**Table 5** is a summary of the 2030 and 2035 traffic parameters for the study roadway segments to be impacted by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, City/County/State adopted LOS standard and roadway service volume (Daily and Two-Way Peak Hour) for each roadway segment.

**TABLE 4**  
**Study Roadway Parameters and Existing Level of Service**

Roadway Name		# of Lanes	Adopted (1)		Traffic Volumes (3)			Meets LOS Std?	
			Functional (2)	Service	Daily	PM Pk Trips	LOS		
From	To		Class	LOS	Volume				
<b>US 1 (SR 5)</b>									
I-95	Marco Polo Blvd	4LD	Principal Arterial	D	5,290	17,800	1,600	B	Yes
Marco Polo Blvd	Seminole Woods Blvd	4LD	Principal Arterial	D	5,290	8,300	750	B	Yes
Seminole Woods Blvd	CR 304	4LD	Principal Arterial	D	5,290	8,300	750	B	Yes
CR 304	Belle Terre Blvd	4LD	Principal Arterial	D	5,290	13,400	1,210	B	Yes
Belle Terre Blvd	SR 100 - East	4LD	Principal Arterial	D	5,290	13,400	1,210	B	Yes
SR 100 - East	SR 20/SR 100	4LD	Principal Arterial	D	5,290	15,100	1,360	B	Yes
SR 20/SR 100	CR 13	4LD	Principal Arterial	D	5,290	20,000	1,800	B	Yes
CR 13	Royal Palms Pkwy	4LD	Principal Arterial	D	5,290	20,000	1,800	B	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Principal Arterial	D	5,290	20,000	1,800	B	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Principal Arterial	D	5,290	20,000	1,800	B	Yes
<b>SR 11</b>									
US 1	CR 304	2L	Minor Arterial	D	2,020	7,300	660	C	Yes
<b>SR 20/SR 100</b>									
US 1	SR 100	2L	Minor Arterial	D	2,020	10,300	980	C	Yes
<b>SR 100</b>									
Belle Terre Blvd	Seminole Woods Blvd	4LD	Arterial	D	3,290	24,000	2,160	C	Yes
Seminole Woods Blvd	I-95	4LD	Arterial	D	3,290	38,500	3,470	F	No
<b>CR 304 (Bunnell Road)</b>									
US 1	SR 11	2L	Minor Collector	D	2,020	1,700	160	C	Yes
<b>Belle Terre Boulevard</b>									
US 1	Citation Pkwy	2L	Arterial	D	2,020	4,700	420	C	Yes
Citation Pkwy	Zaun Tr	2L	Arterial	D	2,020	7,000	630	C	Yes
Zaun Tr	SR 100	2L	Arterial	D	2,020	7,000	630	C	Yes
<b>Belle Terre Parkway</b>									
SR 100	Royal Palms Pkwy	4LD	Arterial	D	3,290	24,000	2,160	C	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Arterial	D	3,290	24,000	2,160	C	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Arterial	D	3,290	24,000	2,160	C	Yes
<b>Old Haw Creek Road</b>									
US 1	CR 304	2L	Collector	D	1,950	500	50	C	Yes
<b>Marco Polo Boulevard</b>									
US 1	I-95	2L	Minor Arterial	D	2,020	3,600	320	C	Yes
<b>Old Dixie Highway</b>									
US 1	I-95	2L	Minor Arterial	D	2,020	3,900	350	C	Yes
<b>Seminole Woods Parkway</b>									
US 1	Sesame Blvd	2L	Collector	D	2,020	7,200	650	C	Yes
Sesame Blvd	SR 100	2L	Collector	D	2,020	7,200	650	C	Yes

1. From FDOT 2023 Multimodal QLOS Handbook

2. Adopted LOS roadway standard from City of Bunnell, Palm Coast, and Flagler County Comprehensive Plans.

3. From FDOT 2024 traffic counts

Luke Transportation Engineering Consultants, Inc., 2025

**TABLE 5  
2030/2035 Study Roadway Service Volumes**

Roadway Name		2030 & 2035 # Lanes	Roadway Service Volumes Peak Hour Two-Way Capacity Table (1)					2030 & 2035 # Lanes	Roadway Service Volumes Daily Capacity Table (1)					
			From	To	A	B	C		D	E	A	B	C	D
<b>US 1 (SR 5)</b>														
I-95	Marco Polo Blvd	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
Marco Polo Blvd	Seminole Woods Blvd	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
Seminole Woods Blvd	CR 304	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
CR 304	Belle Terre Blvd	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
Belle Terre Blvd	SR 100 - East	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
SR 100 - East	SR 20/SR 100	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
SR 20/SR 100	CR 13	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
CR 13	Royal Palms Pkwy	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
Royal Palms Pkwy	Whiteview Pkwy	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
Whiteview Pkwy	Palm Coast Pkwy	4LD	0	3,040	4,350	5,290	6,070	4LD	0	32,000	45,800	55,700	63,900	
<b>SR 11</b>														
US 1	CR 304	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>SR 20/SR 100</b>														
US 1	SR 100	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>SR 100</b>														
Belle Terre Blvd	Seminole Woods Blvd	4LD	0	0	2,760	3,290	3,290	2L	0	0	34,300	37,300	37,300	
Seminole Woods Blvd	I-95	4LD	0	0	2,760	3,290	3,290	2L	0	0	34,300	37,300	37,300	
<b>CR 304 (Bunnell Road)</b>														
US 1	SR 11	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>Belle Terre Boulevard</b>														
US 1	Citation Pkwy	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
Citation Pkwy	Zaun Tr	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
Zaun Tr	SR 100	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>Belle Terre Parkway</b>														
SR 100	Royal Palms Pkwy	4LD	0	0	2,760	3,290	3,290	2L	0	0	34,300	37,300	37,300	
Royal Palms Pkwy	Whiteview Pkwy	4LD	0	0	2,760	3,290	3,290	2L	0	0	34,300	37,300	37,300	
Whiteview Pkwy	Palm Coast Pkwy	4LD	0	0	2,760	3,290	3,290	2L	0	0	34,300	37,300	37,300	
<b>Old Haw Creek Road</b>														
US 1	CR 304	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>Marco Polo Boulevard</b>														
US 1	I-95	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>Old Dixie Highway</b>														
US 1	I-95	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
<b>Seminole Woods Parkway</b>														
US 1	Sesame Blvd	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	
Sesame Blvd	SR 100	2L	0	0	1,760	2,020	2,020	2L	0	0	19,600	22,400	22,400	

1. From *FDOT 2023 Multimodal QLOS Handbook*  
 Luke Transportation Engineering Consultants, Inc., 2025

## **Projected Traffic Transportation Assessment**

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Projected 2030 roadway segment Background traffic volumes were calculated per the River to Sea Transportation Planning Organization (R2STPO) Volusia County/Flagler County guidelines. Per the R2STPO guidelines, Background traffic volumes were developed via an incremental approach using five or ten years of historical traffic counts (copies of the 5-year historical traffic trend projections are included in **Appendix C**). When the historical trend analysis for an RSQ was equal to or greater than 0.7, based on historical counts, and the trend growth rate was negative growth, a minimum 1% annual growth rate per year was applied to the existing traffic volume and vested trips (if available) were added. If the historical trend analysis for an RSQ was equal to or greater than 0.7 and the trend growth rate was less than or equal to a 3% annual growth rate, Background traffic was then projected as existing traffic grown by the calculated annual growth rate (minimum 1% annual growth rate per year) plus vested trips (if available). If the historical trend analysis for an RSQ was equal to or greater than 0.7 and the trend growth rate was greater than a 3% annual growth rate, Background traffic was then projected as the maximum of the vested trips (if available) or the trend analysis percent annual growth rate calculated. **Table 6** presents the 2030 and 2035 Background traffic volume calculation for each roadway segment.

### **Analysis of Projected Traffic Conditions**

The analysis of projected traffic conditions for the existing AG&S AFLU maximum density (252 single family dwelling units) was accomplished as shown in **Table 7** for the 2030 short-term analysis and in **Table 8** for the 2035 long-term analysis.

Under the AG&S AFLU 2030 analysis (**Table 7**) all but one (1) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. As noted in **Table 7**, none of the roadway segments are significantly impacted by the AG&S future land use density.

Under the AG&S AFLU 2035 analysis (see **Table 8**) all but two (2) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Belle Terre Boulevard and Seminole Woods Boulevard is projected to operate at a deficient level of service and the SR 100 roadway segment of Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. All of the remaining study roadways are projected to continue to operate at acceptable levels of service.

As noted in **Table 8**, none of the roadway segments are significantly impacted by the AG&S future land use density.

**TABLE 6**  
Projected 2030 and 2035 Background Traffic Volumes

Roadway Name	Table 2 Existing PM Pk Dr	Vested Trips (1)	Historical		2030 PM Background		Historical		2035 PM Background	
			FDOT Traffic Growth % (2)	Trips (3)	Total Trips (4)	FDOT Traffic Growth % (6)	Growth Factor (5)	Total Trips (7)	Growth Factor (9)	
<b>US 1 (SR 5)</b>										
I-95	Marco Polo Blvd	325	1.05%	423	2,023	126%	0.57%	59	2,082	103%
Marco Polo Blvd	Seminole Woods Blvd	325	-10.43%	371	1,121	149%	-5.69%	57	1,178	105%
Seminole Woods Blvd	CR 304	281	-10.43%	327	1,077	144%	-5.69%	55	1,132	105%
CR 304	Belle Terre Blvd	490	3.73%	490	1,700	140%	2.04%	180	1,880	111%
Belle Terre Blvd	SR 100 - East	264	3.73%	298	1,508	125%	2.04%	160	1,668	111%
SR 100 - East	SR 20/SR 100	1,360	-5.12%	357	1,717	126%	-2.80%	88	1,805	105%
SR 20/SR 100	CR 13	1,800	3.67%	434	2,234	124%	-2.80%	114	2,348	105%
CR 13	Royal Palms Pkwy	273	3.67%	434	2,234	124%	-2.80%	114	2,348	105%
Royal Palms Pkwy	Whiteview Pkwy	463	3.67%	463	2,263	126%	-2.80%	115	2,378	105%
Whiteview Pkwy	Palm Coast Pkwy	545	3.67%	545	2,345	130%	-2.80%	120	2,465	105%
<b>SR 11</b>										
US 1	CR 304	0	7.48%	358	1,018	154%	4.08%	225	1,243	122%
<b>SR 20/SR 100</b>										
US 1	SR 100	0	4.02%	261	1,241	127%	2.19%	142	1,383	111%
<b>SR 100</b>										
Belle Terre Blvd	Seminole Woods Blvd	249	5.20%	768	2,928	136%	2.84%	439	3,367	115%
Seminole Woods Blvd	I-95	745	5.80%	1,397	4,867	140%	3.16%	820	5,687	117%
<b>CR 304 (Bunnell Road)</b>										
US 1	SR 11	0	4.82%	52	212	133%	2.63%	29	241	114%
<b>Belle Terre Boulevard</b>										
US 1	Citation Pkwy	184	3.97%	184	604	144%	2.16%	68	672	111%
Citation Pkwy	Zaun Tr	167	7.33%	333	963	153%	4.00%	209	1,172	122%
Zaun Tr	SR 100	179	7.33%	333	963	153%	4.00%	209	1,172	122%
<b>Belle Terre Parkway</b>										
SR 100	Royal Palms Pkwy	269	2.85%	397	2,557	118%	1.55%	205	2,762	108%
Royal Palms Pkwy	Whiteview Pkwy	384	2.85%	397	2,557	118%	1.55%	205	2,762	108%
Whiteview Pkwy	Palm Coast Pkwy	428	2.85%	428	2,588	120%	1.55%	208	2,796	108%
<b>Old Haw Creek Road</b>										
US 1	CR 304	0	N/A	149	199	398%	N/A	495	694	349%
<b>Marco Polo Boulevard</b>										
US 1	I-95	0	-16.67%	20	340	106%	-9.09%	17	357	105%
<b>Old Dixie Highway</b>										
US 1	I-95	0	5.63%	136	486	139%	3.07%	79	565	116%
<b>Seminole Woods Parkway</b>										
US 1	Sesame Blvd	310	8.70%	422	1,072	165%	4.75%	280	1,352	126%
Sesame Blvd	SR 100	306	3.67%	306	956	147%	4.75%	249	1,205	126%

(1) Vested traffic counts from City of Palm Coast Transportation Facility Report May 2024.  
 (2) From FDOT 2024 Traffic Counts. Five year (2020 - 2024) Historical AADT counts projected to 2030. 2030 Annual growth rate percent.  
 (3) VCTE Growth Rate Policy & Vested Trips Instruction Policy.  
 (4) 2030 Total Background Trips = Existing Trips + Growth Trips.  
 (5) 2030 Background Growth Factor = (2030 Total Background Trips / 2024 Existing Trips).  
 (6) From FDOT 2024 Traffic Counts. Five year (2020 - 2024) Historical AADT counts projected to 2035. 2035 Annual growth rate percent.  
 (7) 2030 Total Background Trips x (2035 Historical Annual Growth Rate x 5) = 2035 Growth Trips.  
 (8) 2035 Growth Trips + 2030 Total Background Trips = Total 2035 Background Trips.  
 (9) 2035 Background Growth Factor = (2035 Total Background Trips / 2030 Total Background Trips).  
**Luke Transportation Engineering Consultants, Inc., 2025**

**TABLE 7**  
2030 Level of Service - AG&S AFUL Designation Land Use Density

Roadway Name		# Lanes	Adopted LOS (1)	Project Trip Distribution	Daily Traffic Volumes			P.M. Peak Hour Traffic Volumes			Meets LOS Std?	Project P.M. Peak % of LOS Std				
From	To				Back Trips (2)	AFLU Trips	Total Trips	LOS	Peak Volume (3)	LOS		AFLU Trips	Total Trips	LOS	% of LOS Std	3% Sig ?
<b>US 1 (SR 5)</b>																
I-95	Marco Polo Blvd	4LD	D	30.6%	22,510	703	23,213	B	2,023	B	69	2,092	B	Yes	1.14%	No
	Seminole Woods Blvd	4LD	D	39.6%	12,410	910	13,320	B	1,121	B	89	1,210	B	Yes	1.47%	No
	Seminole Woods Blvd	4LD	D	45.7%	11,920	1,050	12,970	B	1,077	B	103	1,180	B	Yes	1.70%	No
CR 304	Belle Terre Blvd	4LD	D	52.9%	18,830	1,215	20,045	B	1,700	B	119	1,819	B	Yes	1.96%	No
	SR 100 - East	4LD	D	76.0%	16,700	1,746	18,446	B	1,508	B	171	1,679	B	Yes	2.82%	No
	SR 20/SR 100	4LD	D	14.0%	19,060	322	19,382	B	1,717	B	32	1,749	B	Yes	0.53%	No
	CR 13	4LD	D	11.7%	24,820	269	25,089	B	2,234	B	26	2,260	B	Yes	0.43%	No
	Royal Palms Pkwy	4LD	D	9.1%	24,820	209	25,029	B	2,234	B	20	2,254	B	Yes	0.33%	No
	Royal Palms Pkwy	4LD	D	6.0%	25,140	138	25,278	B	2,263	B	14	2,277	B	Yes	0.23%	No
	Whiteview Pkwy	4LD	D	4.9%	26,060	113	26,173	B	2,345	B	11	2,356	B	Yes	0.18%	No
<b>SR 11</b>																
US 1	CR 304	2L	D	1.1%	11,260	25	11,285	C	1,018	C	2	1,020	C	Yes	0.10%	No
<b>SR 20/SR 100</b>																
US 1	SR 100	2L	D	2.9%	13,040	67	13,107	C	1,241	C	7	1,248	C	Yes	0.35%	No
<b>SR 100</b>																
	Belle Terre Blvd	4LD	D	9.4%	32,530	216	32,746	C	2,928	D	21	2,949	D	Yes	0.64%	No
	Seminole Woods Blvd	4LD	D	7.4%	54,000	170	54,170	F	4,867	F	17	4,884	F	No	0.52%	No
<b>CR 304 (Bunnell Road)</b>																
US 1	SR 11	2L	D	3.4%	2,250	78	2,328	C	212	C	8	220	C	Yes	0.40%	No
<b>Belle Terre Boulevard</b>																
US 1	Citation Pkwy	2L	D	23.1%	6,760	531	7,291	C	604	C	52	656	C	Yes	2.57%	No
	Citation Pkwy	2L	D	22.0%	10,700	505	11,205	C	963	C	50	1,013	C	Yes	2.48%	No
	Zaun Tr	2L	D	20.6%	10,700	473	11,173	C	963	C	46	1,009	C	Yes	2.28%	No
<b>Belle Terre Parkway</b>																
	Royal Palms Pkwy	4LD	D	8.6%	28,410	198	28,608	C	2,557	C	19	2,576	C	Yes	0.58%	No
	Royal Palms Pkwy	4LD	D	5.7%	28,410	131	28,541	C	2,557	C	13	2,570	C	Yes	0.40%	No
	Whiteview Pkwy	4LD	D	3.6%	28,760	83	28,843	C	2,588	C	8	2,596	C	Yes	0.24%	No
<b>Old Haw Creek Road</b>																
US 1	CR 304	2L	D	0.0%	1,990	0	1,990	C	199	C	0	199	C	Yes	0.00%	No
<b>Marco Polo Boulevard</b>																
US 1	I-95	2L	D	7.3%	3,830	168	3,998	C	340	C	16	356	C	Yes	0.79%	No
<b>Old Dixie Highway</b>																
US 1	I-95	2L	D	3.0%	5,420	69	5,489	C	486	C	7	493	C	Yes	0.35%	No
<b>Seminole Woods Parkway</b>																
US 1	Sesame Blvd	2L	D	6.1%	11,870	140	12,010	C	1,072	C	14	1,086	C	Yes	0.69%	No
	Sesame Blvd	2L	D	2.0%	10,590	46	10,636	C	956	C	5	961	C	Yes	0.25%	No

(1) Adopted LOS roadway standard from City of Bunnell 2035 Comprehensive Plan

(2) Existing Daily (Table 3) x 2030 Background Growth Factor (Table 6)

(3) 2030 Background PM Peak Hour (Table 6)

**TABLE 8**  
2035 Level of Service - AG&S AFULU Designation Land Use Density

Roadway Name	To	# Lanes	Adopted LOS (1)	Project Trip Distribution	Daily Traffic Volumes			P.M. Peak Hour Traffic Volumes			Meets LOS Std?	Project P.M. Peak % of LOS Std		3% Sig ?			
					Back Trips (2)	AFULU Trips	Total Trips	LOS	Peak Volume (3)	AFULU Trips		Total Trips	LOS		LOS	Std	
<b>US 1 (SR 5)</b>																	
I-95	Marco Polo Blvd	4LD	D	30.3%	23,166	B	696	23,862	B	2,082	B	68	2,150	B	Yes	1.12%	No
Marco Polo Blvd	Seminole Woods Blvd	4LD	D	40.0%	13,041	B	919	13,960	B	1,178	B	90	1,268	B	Yes	1.48%	No
Seminole Woods Blvd	CR 304	4LD	D	46.1%	12,529	B	1,059	13,588	B	1,132	B	104	1,236	B	Yes	1.71%	No
CR 304	Belle Terre Blvd	4LD	D	53.6%	20,824	B	1,231	22,055	B	1,880	B	121	2,001	B	Yes	1.99%	No
Belle Terre Blvd	SR 100 - East	4LD	D	76.4%	18,472	B	1,755	20,227	B	1,668	B	172	1,840	B	Yes	2.83%	No
SR 100 - East	SR 20/SR 100	4LD	D	14.5%	20,037	B	333	20,370	B	1,805	B	33	1,838	B	Yes	0.54%	No
SR 20/SR 100	CR 13	4LD	D	11.9%	26,087	B	273	26,360	B	2,348	B	27	2,375	B	Yes	0.44%	No
CR 13	Royal Palms Pkwy	4LD	D	8.7%	26,087	B	200	26,287	B	2,348	B	20	2,368	B	Yes	0.33%	No
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	5.9%	26,418	B	136	26,554	B	2,378	B	13	2,391	B	Yes	0.21%	No
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	5.0%	27,394	B	115	27,509	B	2,465	B	11	2,476	B	Yes	0.18%	No
<b>SR 11</b>																	
US 1	CR 304	2L	D	1.0%	13,749	C	23	13,772	C	1,243	C	2	1,245	C	Yes	0.10%	No
<b>SR 20/SR 100</b>																	
US 1	SR 100	2L	D	2.6%	14,532	C	60	14,592	C	1,383	C	6	1,389	C	Yes	0.30%	No
<b>SR 100</b>																	
Belle Terre Blvd	Seminole Woods Blvd	4LD	D	11.0%	37,407	F	253	37,660	F	3,367	F	25	3,392	F	No	0.76%	No
Seminole Woods Blvd	I-95	4LD	D	7.3%	63,098	F	168	63,266	F	5,687	F	16	5,703	F	No	0.49%	No
<b>CR 304 (Bunnell Road)</b>																	
US 1	SR 11	2L	D	6.7%	2,558	C	154	2,712	C	241	C	15	256	C	Yes	0.74%	No
<b>Belle Terre Boulevard</b>																	
US 1	Citation Pkwy	2L	D	22.9%	7,521	C	526	8,047	C	672	C	52	724	C	Yes	2.57%	No
Citation Pkwy	Zaun Tr	2L	D	21.7%	13,022	C	498	13,520	C	1,172	C	49	1,221	C	Yes	2.43%	No
Zaun Tr	SR 100	2L	D	20.4%	13,022	C	469	13,491	C	1,172	C	46	1,218	C	Yes	2.28%	No
<b>Belle Terre Parkway</b>																	
SR 100	Royal Palms Pkwy	4LD	D	8.3%	30,688	C	191	30,879	C	2,762	D	19	2,781	D	Yes	0.58%	No
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	9.0%	30,688	C	207	30,895	C	2,762	D	20	2,782	D	Yes	0.61%	No
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	3.7%	31,071	C	85	31,156	C	2,796	D	8	2,804	D	Yes	0.24%	No
<b>Old Haw Creek Road</b>																	
US 1	CR 304	2L	D	0.0%	6,940	C	0	6,940	C	694	C	0	694	C	Yes	0.00%	No
<b>Marco Polo Boulevard</b>																	
US 1	I-95	2L	D	8.1%	4,022	C	186	4,208	C	357	C	18	375	C	Yes	0.89%	No
<b>Old Dixie Highway</b>																	
US 1	I-95	2L	D	2.9%	6,301	C	67	6,368	C	565	C	7	572	C	Yes	0.35%	No
<b>Seminole Woods Parkway</b>																	
US 1	Sesame Blvd	2L	D	5.9%	14,970	C	136	15,106	C	1,352	C	13	1,365	C	Yes	0.64%	No
Sesame Blvd	SR 100	2L	D	1.9%	13,348	C	44	13,392	C	1,205	C	4	1,209	C	Yes	0.20%	No

(1) Adopted LOS roadway standard from City of Bunnell 2035 Comprehensive Plan

(2) Existing Daily (Table 3) x 2035 Background Growth Factor (Table 6)

(3) 2035 Background PM Peak Hour (Table 6)

The analysis of projected traffic conditions for the Industrial PFLU change was accomplished as shown in **Table 9** for the 2030 short-term analysis and in **Table 10** for the 2035 long-term analysis.

Under the Industrial PFLU 2030 analysis (**Table 9**) with the addition of Project trips, all but one (1) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. Project trips are not significant on the deficient roadway segment.

Under the Industrial PFLU 2030 analysis only one roadway segment of US 1 (Belle Terre Boulevard to SR 100) and three (3) roadway segments of Belle Terre Boulevard between US 1 and SR 100 are projected to be significantly impacted by the proposed future land use density.

Under the Industrial PFLU 2035 long-term analysis (**Table 10**), all but two (2) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Belle Terre Boulevard and Seminole Woods Boulevard is projected to operate at a deficient level of service and the SR 100 roadway segment of Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. All of the remaining study roadways are projected to continue to operate at acceptable levels of service.

Under the Industrial PFLU 2035 analysis all of the study roadway segments except SR 11 are projected to be significantly impacted by the proposed future land use density.

### **Transit**

Currently there are no regular transit service links adjacent to the US 1 Industrial Park Site.

### **Bicycle**

The US 1 Industrial Park Site is not located near any existing bike trails.

### **Pedestrian**

No sidewalks currently exist along the northwest side of US 1 adjacent to the US 1 Industrial Park site property boundary. The future on-site sidewalk system should be constructed to serve any pedestrians of this development and should be designed to connect to any future external sidewalk system.

**TABLE 9**  
2030 Level of Service - Proposed Industrial FLU Designation Land Use Density

Roadway Name From	To	# Lanes	Adopted LOS (1)	Project Trip Distribution	Back Trips (2)			Daily Traffic Volumes			P.M. Peak Hour Traffic Volumes			Meets LOS Std?	Project P.M. Peak % of LOS Std	Peak 3% Sig ?	
					Trips	LOS	Trips	PFLU Trips	Total Trips	LOS	Volume (3)	LOS	PFLU Trips				Total Trips
<b>US 1 (SR 5)</b>																	
I-95	Marco Polo Blvd	4LD	D	21.5%	23,213	B	996	24,209	B	2,092	B	79	2,171	B	Yes	1.30%	No
Marco Polo Blvd	Seminole Woods Blvd	4LD	D	29.0%	13,320	B	1,343	14,663	B	1,210	B	107	1,317	B	Yes	1.76%	No
Seminole Woods Blvd	CR 304	4LD	D	37.6%	12,970	B	1,741	14,711	B	1,180	B	139	1,319	B	Yes	2.29%	No
CR 304	Belle Terre Blvd	4LD	D	44.2%	20,045	B	2,047	22,092	B	1,819	B	163	1,982	B	Yes	2.69%	No
Belle Terre Blvd	SR 100 - East	4LD	D	69.2%	18,446	B	3,205	21,651	B	1,679	B	255	1,934	B	Yes	4.20%	Yes
SR 100 - East	SR 20/SR 100	4LD	D	26.4%	19,382	B	1,223	20,605	B	1,749	B	97	1,846	B	Yes	1.60%	No
SR 20/SR 100	CR 13	4LD	D	20.6%	25,089	B	954	26,043	B	2,260	B	76	2,336	B	Yes	1.25%	No
CR 13	Royal Palms Pkwy	4LD	D	18.3%	25,029	B	847	25,876	B	2,254	B	68	2,322	B	Yes	1.12%	No
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	13.3%	25,278	B	616	25,894	B	2,277	B	49	2,326	B	Yes	0.81%	No
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	11.0%	26,173	B	509	26,682	B	2,356	B	41	2,397	B	Yes	0.68%	No
<b>SR 11</b>																	
US 1	CR 304	2L	D	0.9%	11,285	C	42	11,327	C	1,020	C	3	1,023	C	Yes	0.15%	No
<b>SR 20/SR 100</b>																	
US 1	SR 100	2L	D	5.8%	13,107	C	269	13,376	C	1,248	C	21	1,269	C	Yes	1.04%	No
<b>SR 100</b>																	
Belle Terre Blvd	Seminole Woods Blvd	4LD	D	8.9%	32,746	C	412	33,158	C	2,949	D	33	2,982	D	Yes	1.00%	No
Seminole Woods Blvd	I-95	4LD	D	7.0%	54,170	F	324	54,494	F	4,884	F	26	4,910	F	No	0.79%	No
<b>CR 304 (Bunnell Road)</b>																	
US 1	SR 11	2L	D	6.3%	2,328	C	292	2,620	C	220	C	23	243	C	Yes	1.14%	No
<b>Belle Terre Boulevard</b>																	
US 1	Citation Pkwy	2L	D	25.0%	7,291	C	1,158	8,449	C	656	C	92	748	C	Yes	4.55%	Yes
Citation Pkwy	Zaun Tr	2L	D	24.1%	11,205	C	1,116	12,321	C	1,013	C	89	1,102	C	Yes	4.41%	Yes
Zaun Tr	SR 100	2L	D	22.1%	11,173	C	1,023	12,196	C	1,009	C	82	1,091	C	Yes	4.06%	Yes
<b>Belle Terre Parkway</b>																	
SR 100	Royal Palms Pkwy	4LD	D	12.8%	28,608	C	593	29,201	C	2,576	C	47	2,623	C	Yes	1.43%	No
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	10.5%	28,541	C	486	29,027	C	2,570	C	39	2,609	C	Yes	1.19%	No
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	4.8%	28,843	C	222	29,065	C	2,596	C	18	2,614	C	Yes	0.55%	No
<b>Old Haw Creek Road</b>																	
US 1	CR 304	2L	D	0.0%	1,990	C	0	1,990	C	199	C	0	199	C	Yes	0.00%	No
<b>Marco Polo Boulevard</b>																	
US 1	I-95	2L	D	7.5%	3,998	C	347	4,345	C	356	C	28	384	C	Yes	1.39%	No
<b>Old Dixie Highway</b>																	
US 1	I-95	2L	D	4.1%	5,489	C	190	5,679	C	493	C	15	508	C	Yes	0.74%	No
<b>Seminole Woods Parkway</b>																	
US 1	Sesame Blvd	2L	D	8.6%	12,010	C	398	12,408	C	1,086	C	32	1,118	C	Yes	1.58%	No
Sesame Blvd	SR 100	2L	D	3.2%	10,636	C	148	10,784	C	961	C	12	973	C	Yes	0.59%	No

(1) Adopted LOS roadway standard from City of Bunnell 2035 Comprehensive Plan  
 (2) Existing Daily (Table 3) x 2030 Background Growth Factor (Table 6)  
 (3) 2030 Background PM Peak Hour (Table 6)

**TABLE 10**  
**2035 Level of Service - Proposed Industrial FLU Designation Land Use Density**

Roadway Name		# Lanes	Adopted LOS (1)	Project Trip Distribution	Daily Traffic Volumes				P.M. Peak Hour Traffic Volumes				Meets LOS Std?		Project P.M. Peak % of LOS Std		3% Sig ?
From	To				Back Trips (2)	LOS	PFLU Trips	Total Trips	LOS	Peak Volume (3)	LOS	PFLU Trips	Total Trips	LOS	LOS	Std?	
<b>US 1 (SR 5)</b>																	
I-95	Marco Polo Blvd	4LD	D	20.7%	24,586	B	5,482	30,068	B	2,150	B	430	2,580	B	Yes	7.08%	Yes
Marco Polo Blvd	Seminole Woods Blvd	4LD	D	29.0%	14,916	B	7,679	22,595	B	1,268	B	603	1,871	B	Yes	9.93%	Yes
Seminole Woods Blvd	CR 304	4LD	D	37.4%	14,691	B	9,904	24,595	B	1,236	B	777	2,013	B	Yes	12.80%	Yes
CR 304	Belle Terre Blvd	4LD	D	43.4%	23,398	B	11,493	34,891	C	2,001	B	902	2,903	B	Yes	14.86%	Yes
Belle Terre Blvd	SR 100 - East	4LD	D	68.9%	22,158	B	18,245	40,403	C	1,840	B	1,432	3,272	C	Yes	23.59%	Yes
SR 100 - East	SR 20/SR 100	4LD	D	26.8%	20,708	B	7,097	27,805	B	1,838	B	557	2,395	B	Yes	9.18%	Yes
SR 20/SR 100	CR 13	4LD	D	21.0%	26,642	B	5,561	32,203	C	2,375	B	436	2,811	B	Yes	7.18%	Yes
CR 13	Royal Palms Pkwy	4LD	D	18.2%	26,506	B	4,820	31,326	B	2,368	B	378	2,746	B	Yes	6.23%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	13.4%	26,699	B	3,548	30,247	B	2,391	B	278	2,669	B	Yes	4.58%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	11.3%	27,627	B	2,992	30,619	B	2,476	B	235	2,711	B	Yes	3.87%	Yes
<b>SR 11</b>																	
US 1	CR 304	2L	D	0.9%	13,802	C	238	14,040	C	1,245	C	19	1,264	C	Yes	0.94%	No
<b>SR 20/SR 100</b>																	
US 1	SR 100	2L	D	5.8%	14,667	C	1,536	16,203	C	1,389	C	121	1,510	C	Yes	5.99%	Yes
<b>SR 100</b>																	
Belle Terre Blvd	Seminole Woods Blvd	4LD	D	9.0%	37,909	F	2,383	40,292	F	3,392	F	187	3,579	F	No	5.68%	Yes
Seminole Woods Blvd	I-95	4LD	D	6.9%	63,465	F	1,827	65,292	F	5,703	F	143	5,846	F	No	4.35%	Yes
<b>CR 304 (Bunnell Road)</b>																	
US 1	US 11	2L	D	5.6%	2,800	C	1,483	4,283	C	256	C	116	372	C	Yes	5.74%	Yes
<b>Belle Terre Boulevard</b>																	
US 1	Citation Pkwy	2L	D	25.5%	8,638	C	6,753	15,391	C	724	C	530	1,254	C	Yes	26.24%	Yes
Citation Pkwy	Zaun Tr	2L	D	24.6%	14,135	C	6,514	20,649	D	1,221	C	511	1,732	C	Yes	25.30%	Yes
Zaun Tr	SR 100	2L	D	22.7%	14,067	C	6,011	20,078	D	1,218	C	472	1,690	C	Yes	23.37%	Yes
<b>Belle Terre Parkway</b>																	
SR 100	Royal Palms Pkwy	4LD	D	13.4%	31,093	C	3,548	34,641	D	2,781	D	278	3,059	D	Yes	8.45%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	D	10.9%	31,036	C	2,886	33,922	C	2,782	D	227	3,009	D	Yes	6.90%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	D	5.5%	31,246	C	1,456	32,702	C	2,804	D	114	2,918	D	Yes	3.47%	Yes
<b>Old Haw Creek Road</b>																	
US 1	CR 304	2L	D	0.0%	6,940	C	0	6,940	C	694	C	0	694	C	Yes	0.00%	No
<b>Marco Polo Boulevard</b>																	
US 1	I-95	2L	D	8.2%	4,384	C	2,171	6,555	C	375	C	170	545	C	Yes	8.42%	Yes
<b>Old Dixie Highway</b>																	
US 1	I-95	2L	D	4.1%	6,448	C	1,086	7,534	C	572	C	85	657	C	Yes	4.21%	Yes
<b>Seminole Woods Parkway</b>																	
US 1	Sesame Blvd	2L	D	8.5%	15,283	C	2,251	17,534	C	1,365	C	177	1,542	C	Yes	8.76%	Yes
Sesame Blvd	SR 100	2L	D	3.2%	13,450	C	847	14,297	C	1,209	C	66	1,275	C	Yes	3.27%	Yes

(1) Adopted LOS roadway standard from City of Bunnell 2035 Comprehensive Plan

(2) Existing Daily (Table 3) x 2035 Background Growth Factor (Table 6)

(3) 2035 Background PM Peak Hour (Table 6)

Luke Transportation Engineering Consultants, Inc., 2025

## **Study Conclusions**

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### **Study Conclusions**

This study was undertaken for a Comprehensive Policy Plan Transportation Amendment for the development of the US 1 Industrial Park Site development of a parcel located in the City of Bunnell, Florida.

It is estimated that the proposed development site (which consists of a number of parcels) will total  $\pm 1,259$ -acres, which will consist of a total of 13,710,510 square feet of development, per the voluntary limitation imposed by the Applicant. This is a reduction in the number of acres in the original May report of a total  $\pm 1,842$ -acres.

The Adopted Future Land Use for the property included in this study is Agricultural and Silviculture (AG&S). The development density under the AFLU is one (1) single family dwelling unit (DU) per 5-acres. Thus, the AG&S AFLU development density is 252 single family dwelling units.

The proposed land use for the property is Industrial. As noted in the introduction, the proposed zoning is Industrial Park (L-1 and L-2).

The proposed short-term (2030) density is for 3,000,000 square feet of Industrial Park. The long-term (2035) density is for a maximum of 13,710,510 square feet of Industrial Park.

This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the future land use designation from Agriculture & Silviculture (AG&S) to Industrial. The following is a summary of the results and recommendations. The results of the study as documented herein are summarized below:

- Per the Comprehensive Plan procedure of subtracting AG&S AFLU density development trips from the short-term (2030) Industrial PFLU density development trips, the land use change will result in a 2030 **increase** of 4,631 two-way Daily vehicle trip ends and 369 two-way P.M. peak hour vehicle trips ends.
- Per the Comprehensive Plan procedure of subtracting AG&S AFLU density development trips from the long-term (2035) Industrial PFLU density development trips, the land use change will result in a 2035 **increase** of 26,481 two-way Daily vehicle trip ends and 2,078 two-way P.M. peak hour vehicle trips ends.
- As documented in this analysis, in 2030 under the existing AG&S AFLU designation, all but one (1) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment

on SR 100 between Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. None of the study roadways are significantly impacted by the AG&S AFLU density.

- As documented in this analysis, in 2035 under the existing AG&S AFLU designation, all but two (2) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Belle Terre Boulevard and Seminole Woods Boulevard is projected to operate at a deficient level of service and the SR 100 roadway segment of Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. All of the remaining study roadways are projected to continue to operate at acceptable levels of service
- As documented in this analysis, under the Industrial PFLU short-term 2030 analysis, with the addition of Project trips, all but one (1) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. Project trips are not significant on the deficient roadway segment.
- As documented in this analysis, under the Industrial PFLU long-term 2035 analysis, all but two (2) of the study roadway segments are projected to continue to operate at acceptable levels of service. The roadway segment on SR 100 between Belle Terre Boulevard and Seminole Woods Boulevard is projected to operate at a deficient level of service and the SR 100 roadway segment of Seminole Woods Boulevard and I-95 will continue to operate at a deficient level of service. All of the remaining study roadways are projected to continue to operate at acceptable levels of service.
- As documented in this analysis, under the Industrial PFLU 2035 analysis, all of the study roadway segments except SR 11 and Old Haw Creek Road are projected to be significantly impacted by the proposed future land use density.
- Provisions for a future on-site sidewalk system should be included in the development plan to serve the US 1 Industrial Park Site pedestrians. The on-site sidewalk system should be designed to provide a connection to any future external sidewalk system.
- The proposed land use change should be considered for approval.

## **APPENDICES**

## **Appendix A – Response to City Comments**

**City of Bunnell Review Comments – October 20, 2025**

**Community Development Department | Planning & Zoning Division**

**Adrian Calderin | City Planner**

1. The study methodology on page 1 indicates that only roadway segments impacted 3% or greater within a 2-mile radius were analyzed. The Volusia-Flagler TPO Board Approved TIA Guidelines dated June 22, 2016, do not allow for limiting the analysis to a specified distance. The TIA must address all roadway segments that are impacted 3% or greater.

Response: Per the comment, the methodology has been updated as requested. All the roadway analysis tables have been updated to track the Build-out Project trips till they are less than 3% of the adopted LOS service volume. The updated Table 2 in the report lists all study roadways till Project trips are less than 3%. Table 2 is attached below.

2. On Page 4, category is misspelled twice.

Response: All misspelled words have been corrected.

3. On page 10, it appears that "Flagler County TIP" should be "Flagler County CIP".

Response: The reference has been changed to CIP.

4. On page 16, Bunnell is misspelled.

Response: All misspelled words have been corrected.

**TABLE 2**  
**Minimum 2-Mile Radius Impact Study Impact Area Determination**

Roadway Name		# of Lanes	Adopted (1)		Service Volume	Project Trip Distribution		2-Way Project Trips (3)	% of LOS Std.	3% Peak Impact
			Functional (2)	LOS		2030	2035			
From	To		Class							
<b>US 1 (SR 5)</b>										
North Nova Rd	I-95	4LD	Principal Arterial	D	5,290	7.1%	6.5%	148	2.80%	No
I-95	Marco Polo Blvd	4LD	Principal Arterial	D	5,290	21.5%	20.7%	447	8.45%	Yes
Marco Polo Blvd	Seminole Woods Blvd	4LD	Principal Arterial	D	5,290	29.0%	29.0%	603	11.40%	Yes
Seminole Woods Blvd	CR 304	4LD	Principal Arterial	D	5,290	37.6%	37.4%	781	14.76%	Yes
CR 304	Belle Terre Blvd	4LD	Principal Arterial	D	5,290	44.2%	43.4%	918	17.35%	Yes
Belle Terre Blvd	SR 100 - East	4LD	Principal Arterial	D	5,290	69.2%	68.9%	1,438	27.18%	Yes
SR 100 - East	SR 20/SR 100	4LD	Principal Arterial	D	5,290	26.4%	26.8%	557	10.53%	Yes
SR 20/SR 100	CR 13	4LD	Principal Arterial	D	5,290	20.6%	21.0%	436	8.24%	Yes
CR 13	Royal Palms Pkwy	4LD	Principal Arterial	D	5,290	18.3%	18.2%	380	7.18%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Principal Arterial	D	5,290	13.3%	13.4%	278	5.26%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Principal Arterial	D	5,290	11.0%	11.3%	235	4.44%	Yes
Palm Coast Pkwy	Matanzas Wood Pkwy	4LD	Principal Arterial	D	5,290	5.6%	6.9%	143	2.70%	No
<b>SR 11</b>										
US 1	CR 304	2L	Minor Arterial	D	2,020	0.9%	0.9%	19	0.94%	No
<b>SR 20/SR 100</b>										
US 1	SR 100	2L	Minor Arterial	D	2,020	5.8%	5.8%	121	5.99%	Yes
SR 100	CR 305	2L	Minor Arterial	D	2,020	2.8%	2.9%	60	2.97%	No
<b>SR 100</b>										
US 1	Belle Terre Blvd	2L	Arterial	D	2,020	0.6%	0.6%	12	0.59%	No
Belle Terre Blvd	Seminole Woods Blvd	4LD	Arterial	D	3,290	8.9%	9.0%	187	5.68%	Yes
Seminole Woods Blvd	I-95	4LD	Arterial	D	3,290	7.0%	6.9%	145	4.41%	Yes
I-95	Ocean Shore Blvd	4LD	Arterial	D	3,290	4.3%	4.1%	89	2.71%	No
<b>CR 304 (Bunnell Road)</b>										
US 1	SR 11	2L	Minor Collector	D	2,020	6.3%	5.6%	131	6.49%	Yes
SR 11	CR 305	2L	Minor Collector	D	2,020	0.6%	0.6%	12	0.59%	No
<b>Belle Terre Boulevard</b>										
US 1	Citation Pkwy	2L	Arterial	D	2,020	25.0%	25.5%	530	26.24%	Yes
Citation Pkwy	Zaun Tr	2L	Arterial	D	2,020	24.1%	24.6%	511	25.30%	Yes
Zaun Tr	SR 100	2L	Arterial	D	2,020	22.1%	22.7%	472	23.37%	Yes
<b>Belle Terre Parkway</b>										
SR 100	Royal Palms Pkwy	4LD	Arterial	D	3,290	12.8%	13.4%	278	8.45%	Yes
Royal Palms Pkwy	Whiteview Pkwy	4LD	Arterial	D	3,290	10.5%	10.9%	227	6.90%	Yes
Whiteview Pkwy	Palm Coast Pkwy	4LD	Arterial	D	3,290	4.8%	5.5%	114	3.47%	Yes
Palm Coast Pkwy	Matanzas Wood Pkwy	4LD	Arterial	D	3,290	0.5%	0.5%	10	0.30%	No
<b>Marco Polo Boulevard</b>										
US 1	I-95	2L	Minor Arterial	D	2,020	7.5%	8.2%	170	8.42%	Yes
<b>Old Dixie Highway</b>										
I-95	Old Kings Rd	2L	Minor Arterial	D	2,020	4.1%	4.1%	85	4.21%	Yes
Old Kings Rd	Ocean Shore Blvd	2L	Minor Arterial	D	2,020	1.5%	1.5%	31	1.53%	No
<b>Old Haw Creek Road</b>										
US 1	CR 304	2L	Collector	D	1,950	0.0%	0.0%	0	0.00%	No
<b>Seminole Woods Parkway</b>										
US 1	Sesame Blvd	2L	Collector	D	2,020	8.6%	8.5%	179	8.86%	Yes
Sesame Blvd	SR 100	2L	Collector	D	2,020	3.2%	3.2%	66	3.27%	Yes
SR 100	Royal Palms Pkwy	4LD	Collector	D	3,290	0.2%	0.3%	6	0.18%	No

1. From FDOT 2023 Multimodal QLOS Handbook
2. Adopted LOS roadway standard from City of Bunnell, Palm Coast, and Flagler County Comprehensive Plans.
3. Maximum Project trips based on Project Percent Distribution of 2030 PFLU or 2035 PFLU

Roadway segments within the Minimum 2-mile Study Area radius.

Luke Transportation Engineering Consultants, Inc., 2025

**Appendix B – Parcel List (Exhibit A)**

**EXHIBIT "A"**

**The Property**

<b>Prop ID</b>	<b>Map ID</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Proposed FLU</b>	<b>Proposed Zoning</b>
12122	18C	23-12-30-0650-000D0-0040	118	Industrial	L2
12127	19	24-12-30-0650-000C0-0070	9	Industrial	L2
12187	21	26-12-30-0650-00000-0000	640	Industrial	L1/L2
12135	20A	25-12-30-0650-000B0-0070	72	Industrial	L2
12137	20B	25-12-30-0650-000C0-0010	120	Industrial	L2
12248	30A	35-12-30-0650-000A0-0000	160	Industrial	L1
12249	30B	35-12-30-0650-000B0-0010	140	Industrial	L1
		<b>TOTAL L1 AND L2 ZONING</b>	<b>1,259</b>		

## **Appendix C – Historic Traffic Counts Trend Calculations**

2030 5-Year Trend

Historical Traffic Counts - FDOT Trend Analysis Calculations										FDOT Trends Analysis - V2.0				Projected Growth Factor - 2030			Annual	
Roadway Name		Max	Station	Flagler County AADT (1)					Linear Regression		Exponential Growth		Decaying Growth		RSQ >=0.7	Best Fit	Growth	
From	To	RSQ	Number	2020	2021	2022	2023	2024	RSQ	Projected	RSQ	Projected	RSQ	Projected	5 Year	10 Year	RSQ <0.7	Rate
<b>US 1</b>																		
I-95	Marco Polo Blvd	0.28	79-0536	17,600	17,600	17,500	18,400	17,800	0.27	18,740	0.28	18,826	0.25	18,190	N/A	1.06	N/A	1.1%
Marco Polo Blvd	CR 304	0.71	73-0235	14,100	14,300	14,500	8,100	8,300	0.71	-2,380	0.71	3,106	0.56	6,198	0.37	N/A	N/A	-10.4%
CR 304	SR 100	0.95	73-0101	11,600	11,600	12,400	13,000	13,400	0.95	16,400	0.95	17,035	0.84	14,082	1.22	N/A	N/A	3.7%
SR 100	SR 20/SR100	0.66	73-0013	18,200	18,400	18,600	14,700	15,100	0.66	9,080	0.66	10,457	0.52	13,863	N/A	N/A	0.69	-5.1%
SR 20/SR100	Palm Coast Pkwy	0.96	73-0005	17,400	17,600	18,600	19,600	20,000	0.96	24,400	0.96	25,463	0.87	21,096	1.22	N/A	N/A	3.7%
<b>SR 11</b>																		
US 1	CR 304	0.90	73-5009	5,500	5,500	6,700	7,100	7,300	0.90	10,580	0.89	12,271	0.85	8,229	1.45	N/A	N/A	7.5%
<b>SR 20/SR 100</b>																		
US 1	SR 100	0.93	73-003	8,900	8,900	9,700	10,100	10,300	0.93	12,780	0.92	13,386	0.85	10,953	1.24	N/A	N/A	4.0%
<b>SR 100</b>																		
Belle Terre Blvd	Seminole Woods Blvd	0.83	73-0002	20,100	20,200	20,300	23,000	24,000	0.83	30,000	0.83	31,477	0.65	24,897	1.31	N/A	N/A	5.2%
Seminole Woods Blvd	I-95	0.92	73-0006	31,000	31,000	35,500	37,500	38,500	0.92	51,900	0.91	56,670	0.85	42,111	1.35	N/A	N/A	5.8%
<b>CR 304 (Bunnell Road)</b>																		
US 1	SR 11	0.71	73-8021	1,350	1,350	1,350	1,450	1,700	0.70	2,080	0.71	2,191	0.49	1,682	1.29	N/A	N/A	4.8%
<b>Belle Terre Parkway</b>																		
US 1	Citation Pkwy	0.95	73-8004	4,000	4,000	4,300	4,500	4,700	0.95	5,820	0.95	6,100	0.83	4,936	1.24	N/A	N/A	4.0%
Citation Pkwy	SR 100	0.91	73-7002	5,300	5,300	6,400	6,800	7,000	0.91	10,080	0.90	11,708	0.85	7,860	1.44	N/A	N/A	7.3%
SR 100	Palm Coast Pkwy	0.80	73-8024	21,500	21,500	21,500	23,000	24,000	0.80	27,500	0.80	28,113	0.60	24,327	1.17	N/A	N/A	2.9%
<b>Marco Polo Boulevard</b>																		
US 1	I-95	0.33	73-8018	2,600	3,600	2,600	3,500	3,600	0.32	4,700	0.32	5,156	0.33	3,870	N/A	N/A	N/A	-16.7%
<b>Old Dixie Highway</b>																		
US 1	I-95	0.95	79-7095	3,100	3,100	3,500	3,700	3,900	0.95	5,220	0.94	5,756	0.84	4,205	1.34	N/A	N/A	5.6%
<b>Seminole Woods Parkway</b>																		
US 1	SR 100	0.77	73-8005	5,000	5,000	5,000	7,000	7,200	0.77	10,960	0.77	13,562	0.61	7,883	1.52	N/A	N/A	8.7%

1. From FDOT 2024 Traffic Counts  
 Luke Transportation Engineering Consultants, Inc., 2025

2035 5-Year Trend

Historical Traffic Counts - FDOT Trend Analysis Calculations										FDOT Trends Analysis - V2.0				Projected Growth Factor - 2035			Annual	
Roadway Name		Max	Station	Flagler County AADT (1)					Linear Regression		Exponential Growth		Decaying Growth		RSQ >=0.7	Best Fit	Growth	
From	To	RSQ	Number	2020	2021	2022	2023	2024	RSQ	Projected	RSQ	Projected	RSQ	Projected	5 Year	10 Year	RSQ <0.7	Rate
<b>US 1</b>																		
I-95	Marco Polo Blvd	0.28	79-0536	17,600	17,600	17,500	18,400	17,800	0.27	18,740	0.28	18,826	0.25	18,190	N/A	1.06	N/A	0.6%
Marco Polo Blvd	CR 304	0.71	73-0235	14,100	14,300	14,500	8,100	8,300	0.71	-2,380	0.71	3,106	0.56	6,198	0.37	N/A	N/A	-5.7%
CR 304	SR 100	0.95	73-0101	11,600	11,600	12,400	13,000	13,400	0.95	16,400	0.95	17,035	0.84	14,082	1.22	N/A	N/A	2.0%
SR 100	SR 20/SR100	0.66	73-0013	18,200	18,400	18,600	14,700	15,100	0.66	9,080	0.66	10,457	0.52	13,863	N/A	N/A	0.69	-2.8%
SR 20/SR100	Palm Coast Pkwy	0.96	73-0005	17,400	17,600	18,600	19,600	20,000	0.96	24,400	0.96	25,463	0.87	21,096	1.22	N/A	N/A	2.0%
<b>SR 11</b>																		
US 1	CR 304	0.90	73-5009	5,500	5,500	6,700	7,100	7,300	0.90	10,580	0.89	12,271	0.85	8,229	1.45	N/A	N/A	4.1%
<b>SR 20/SR 100</b>																		
US 1	SR 100	0.93	73-003	8,900	8,900	9,700	10,100	10,300	0.93	12,780	0.92	13,386	0.85	10,953	1.24	N/A	N/A	2.2%
<b>SR 100</b>																		
Belle Terre Blvd	Seminole Woods Blvd	0.83	73-0002	20,100	20,200	20,300	23,000	24,000	0.83	30,000	0.83	31,477	0.65	24,897	1.31	N/A	N/A	2.8%
Seminole Woods Blvd	I-95	0.92	73-0006	31,000	31,000	35,500	37,500	38,500	0.92	51,900	0.91	56,670	0.85	42,111	1.35	N/A	N/A	3.2%
<b>CR 304 (Bunnell Road)</b>																		
US 1	SR 11	0.71	73-8021	1,350	1,350	1,350	1,450	1,700	0.70	2,080	0.71	2,191	0.49	1,682	1.29	N/A	N/A	2.6%
<b>Belle Terre Boulevard</b>																		
US 1	Citation Pkwy	0.95	73-8004	4,000	4,000	4,300	4,500	4,700	0.95	5,820	0.95	6,100	0.83	4,936	1.24	N/A	N/A	2.2%
Citation Pkwy	SR 100	0.91	73-7002	5,300	5,300	6,400	6,800	7,000	0.91	10,080	0.90	11,708	0.85	7,860	1.44	N/A	N/A	4.0%
<b>Belle Terre Parkway</b>																		
SR 100	Palm Coast Pkwy	0.80	73-8024	21,500	21,500	21,500	23,000	24,000	0.80	27,500	0.80	28,113	0.60	24,327	1.17	N/A	N/A	1.6%
<b>Marco Polo Boulevard</b>																		
US 1	I-95	0.33	73-8018	2,600	3,600	2,600	3,500	3,600	0.32	4,700	0.32	5,156	0.33	3,870	N/A	N/A	N/A	-9.1%
<b>Old Dixie Highway</b>																		
US 1	I-95	0.95	79-7095	3,100	3,100	3,500	3,700	3,900	0.95	5,220	0.94	5,756	0.84	4,205	1.34	N/A	N/A	3.1%
<b>Seminole Woods Parkway</b>																		
US 1	SR 100	0.77	73-8005	5,000	5,000	5,000	7,000	7,200	0.77	10,960	0.77	13,562	0.61	7,883	1.52	N/A	N/A	4.7%

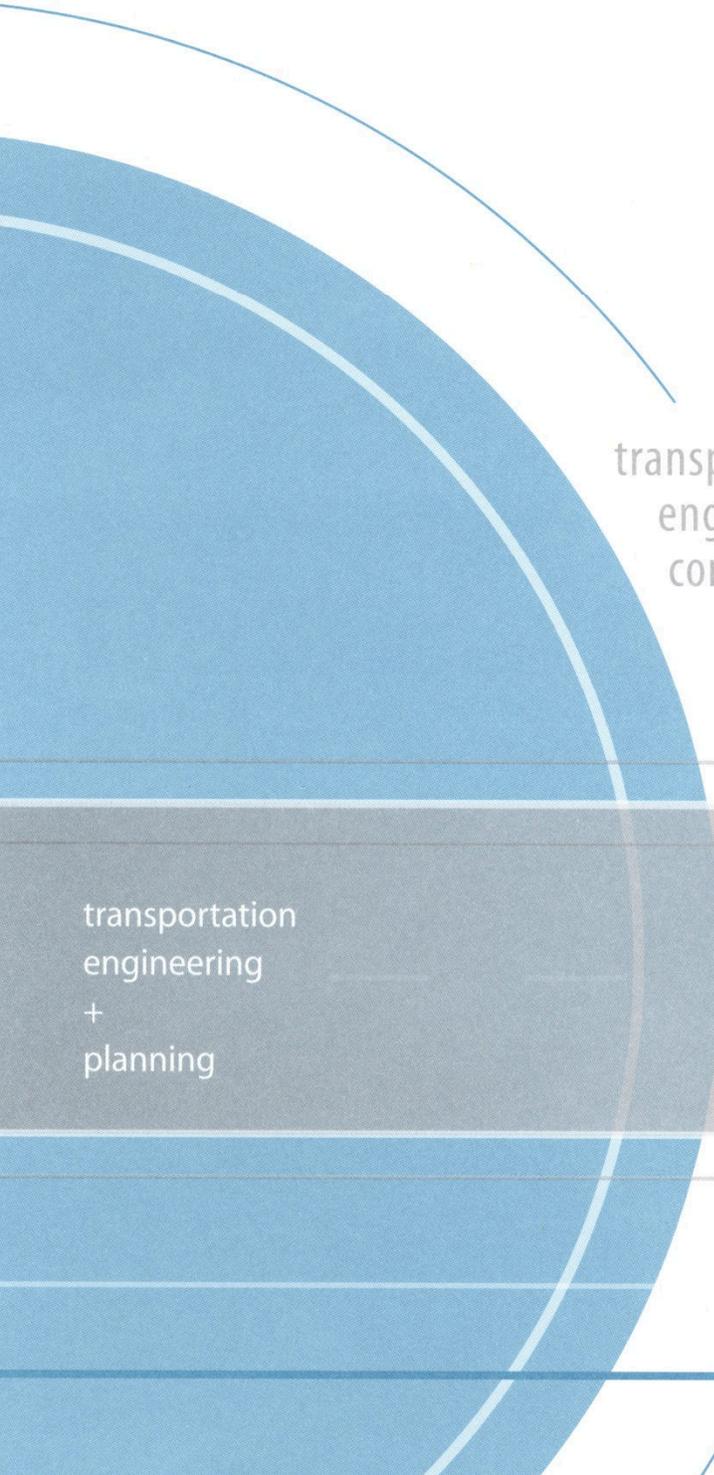
## 2030 10-Year Trend

Roadway Name		Max RSQ	Station Number	Flagler County AADT (1)										FDOT Trends Analysis - V2.0					
From	To			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Linear Regression RSQ	Projected	Exponential Growth RSQ	Projected	Decaying Growth RSQ	Projected
<b>US 1</b>																			
I-95	Marco Polo Blvd	0.86	79-0536	14,800	16,000	16,800	17,200	18,200	17,600	17,600	17,500	18,400	17,800	0.66	20,238	0.65	20,455	0.86	18,919
Marco Polo Blvd	CR 304	0.45	73-0235	14,300	13,500	14,800	15,000	15,200	14,100	14,300	14,500	8,100	8,300	0.44	7,070	0.45	7,406	0.23	10,991
CR 304	SR 100	0.80	73-0101	11,000	10,800	11,400	12,100	11,800	11,600	11,600	12,400	13,000	13,400	0.79	14,474	0.80	14,632	0.66	13,070
SR 100	SR 20/SR100	0.04	73-0013	14,700	16,800	19,900	20,000	20,000	18,200	18,400	18,600	14,700	15,100	0.04	16,099	0.04	16,139	0.01	17,938
SR 20/SR100	Palm Coast Pkwy	0.67	73-0005	15,700	15,200	16,500	17,400	17,800	16,500	17,500	17,000	18,000	18,500	0.67	19,956	0.66	20,333	0.67	18,477
<b>SR 11</b>																			
US 1	CR 304	0.77	73-5009	5,000	5,300	5,400	5,300	5,700	72,000	80,500	74,500	75,500	79,000	0.77	155,035	0.77	1,465,929	0.64	92,479
<b>SR 20/SR 100</b>																			
US 1	SR 100	0.79	73-003	7,600	8,100	8,600	8,800	9,100	76,500	86,000	79,000	81,000	84,000	0.78	162,528	0.79	1,029,929	0.65	98,180
<b>SR 100</b>																			
Belle Terre Blvd	Seminole Woods Blvd	0.45	73-0002	18,900	20,100	21,400	21,500	21,500	20,100	20,200	20,300	23,000	24,000	0.45	24,626	0.45	24,959	0.42	22,791
Seminole Woods Blvd	I-95	0.79	73-0006	29,000	29,000	27,500	27,500	32,000	31,000	31,000	35,500	37,500	38,500	0.79	44,227	0.79	46,120	0.55	36,964
<b>CR 304 (Bunnell Road)</b>																			
US 1	SR 11	0.91	73-8021	1,000	1,000	1,200	1,200	1,200	1,350	1,350	1,350	1,450	1,700	0.89	1,968	0.91	2,158	0.79	1,600
<b>Belle Terre Parkway</b>																			
US 1	Citation Pkwy	0.64	73-8004	3,900	4,100	3,800	3,800	4,000	4,000	4,000	4,300	4,500	4,700	0.64	4,944	0.64	5,009	0.40	4,435
Citation Pkwy	SR 100	0.40	73-7002	5,400	5,800	6,000	6,000	5,500	5,300	5,300	6,400	6,800	7,000	0.40	7,293	0.37	7,288	0.27	6,495
SR 100	Palm Coast Pkwy	0.15	73-8024	24,500	23,500	21,500	21,500	21,500	21,500	21,500	21,500	23,000	24,000	0.01	21,891	0.01	21,917	0.15	21,576
<b>Marco Polo Boulevard</b>																			
US 1	I-95	0.75	73-8018	2,000	2,000	2,600	2,600	2,600	2,600	3,600	2,600	3,500	3,600	0.73	4,546	0.75	5,208	0.67	3,616
<b>Old Dixie Highway</b>																			
US 1	I-95	0.97	79-7095	1,950	2,000	2,500	2,500	2,500	3,100	3,100	3,500	3,700	3,900	0.97	5,219	0.96	6,406	0.84	3,964
<b>Seminole Woods Parkway</b>																			
US 1	SR 100	0.72	73-8005	4,200	4,400	5,000	5,000	5,000	5,000	5,000	5,000	7,000	7,200	0.68	8,156	0.72	8,699	0.53	6,537

1. From FDOT 2024 Traffic Counts  
 Luke Transportation Engineering Consultants, Inc., 2025

## 2035 10-Year Trend

Roadway Name		Max RSQ	Station Number	Flagler County AADT (1)										FDOT Trends Analysis - V2.0					
From	To			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Linear Regression RSQ	Projected	Exponential Growth RSQ	Projected	Decaying Growth RSQ	Projected
<b>US 1</b>																			
I-95	Marco Polo Blvd	0.86	79-0536	14,800	16,000	16,800	17,200	18,200	17,600	17,600	17,500	18,400	17,800	0.66	20,238	0.65	20,455	0.86	18,919
Marco Polo Blvd	CR 304	0.45	73-0235	14,300	13,500	14,800	15,000	15,200	14,100	14,300	14,500	8,100	8,300	0.44	7,070	0.45	7,406	0.23	10,991
CR 304	SR 100	0.80	73-0101	11,000	10,800	11,400	12,100	11,800	11,600	11,600	12,400	13,000	13,400	0.79	14,474	0.80	14,632	0.66	13,070
SR 100	SR 20/SR100	0.04	73-0013	14,700	16,800	19,900	20,000	20,000	18,200	18,400	18,600	14,700	15,100	0.04	16,099	0.04	16,139	0.01	17,938
SR 20/SR100	Palm Coast Pkwy	0.67	73-0005	15,700	15,200	16,500	17,400	17,800	16,500	17,500	17,000	18,000	18,500	0.67	19,956	0.66	20,333	0.67	18,477
<b>SR 11</b>																			
US 1	CR 304	0.77	73-5009	5,000	5,300	5,400	5,300	5,700	72,000	80,500	74,500	75,500	79,000	0.77	155,035	0.77	1,465,929	0.64	92,479
<b>SR 20/SR 100</b>																			
US 1	SR 100	0.79	73-003	7,600	8,100	8,600	8,800	9,100	76,500	86,000	79,000	81,000	84,000	0.78	162,528	0.79	1,029,929	0.65	98,180
<b>SR 100</b>																			
Belle Terre Blvd	Seminole Woods Blvd	0.45	73-0002	18,900	20,100	21,400	21,500	21,500	20,100	20,200	20,300	23,000	24,000	0.45	24,626	0.45	24,959	0.42	22,791
Seminole Woods Blvd	I-95	0.79	73-0006	29,000	29,000	27,500	27,500	32,000	31,000	31,000	35,500	37,500	38,500	0.79	44,227	0.79	46,120	0.55	36,964
<b>CR 304 (Bunnell Road)</b>																			
US 1	SR 11	0.91	73-8021	1,000	1,000	1,200	1,200	1,200	1,350	1,350	1,350	1,450	1,700	0.89	1,968	0.91	2,158	0.79	1,600
<b>Belle Terre Parkway</b>																			
US 1	Citation Pkwy	0.64	73-8004	3,900	4,100	3,800	3,800	4,000	4,000	4,000	4,300	4,500	4,700	0.64	4,944	0.64	5,009	0.40	4,435
Citation Pkwy	SR 100	0.40	73-7002	5,400	5,800	6,000	6,000	5,500	5,300	5,300	6,400	6,800	7,000	0.40	7,293	0.37	7,288	0.27	6,495
SR 100	Palm Coast Pkwy	0.15	73-8024	24,500	23,500	21,500	21,500	21,500	21,500	21,500	21,500	23,000	24,000	0.01	21,891	0.01	21,917	0.15	21,576
<b>Marco Polo Boulevard</b>																			
US 1	I-95	0.75	73-8018	2,000	2,000	2,600	2,600	2,600	2,600	3,600	2,600	3,500	3,600	0.73	4,546	0.75	5,208	0.67	3,616
<b>Old Dixie Highway</b>																			
US 1	I-95	0.97	79-7095	1,950	2,000	2,500	2,500	2,500	3,100	3,100	3,500	3,700	3,900	0.97	5,219	0.96	6,406	0.84	3,964
<b>Seminole Woods Parkway</b>																			
US 1	SR 100	0.72	73-8005	4,200	4,400	5,000	5,000	5,000	5,000	5,000	5,000	7,000	7,200	0.68	8,156	0.72	8,699	0.53	6,537



transportation  
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# **Appendix B**

Large-scale Comprehensive Plan Amendment and Rezoning  
Narrative Justification Statement and Analysis  
[Supplied by Applicant]

# City of Bunnell

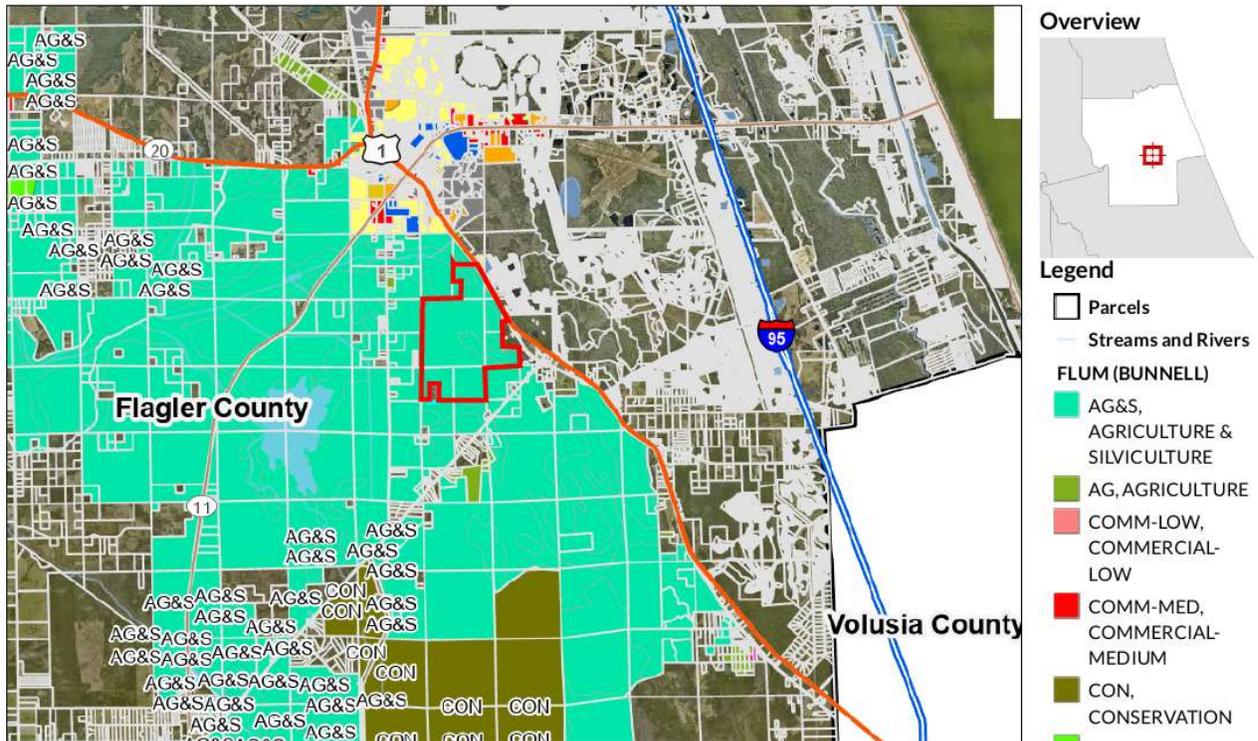
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND  
REZONING NARRATIVE JUSTIFICATION STATEMENT

US 1 PARK

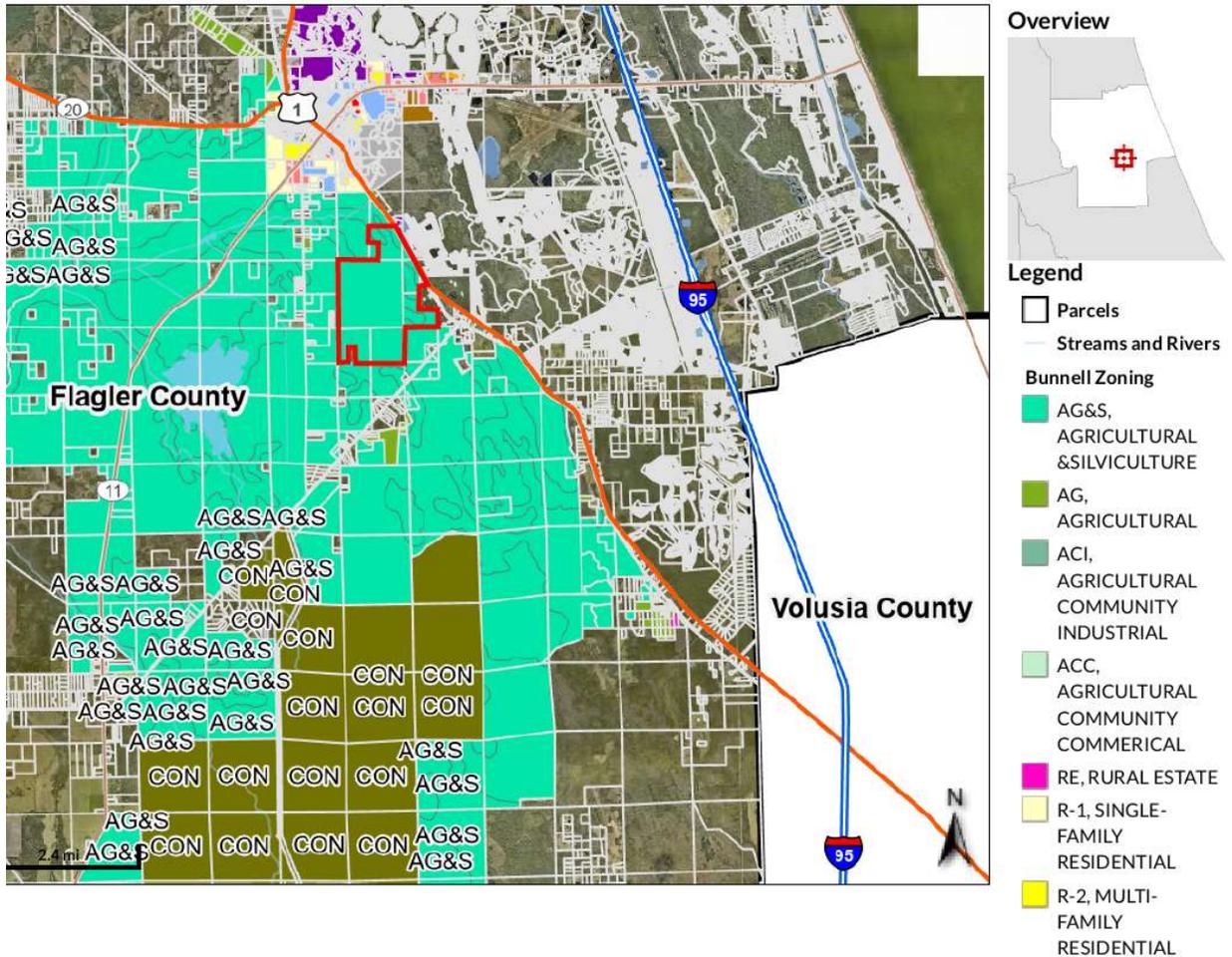
## I. General Data

The subject Property is comprised of approximately 1,259 +/- acres of undeveloped land located east of Old Haw Creek Road and West of US Highway 1 within the City of Bunnell. The parcels are identified as Parcel ID 23-12-30-0650-000D0-0040, 24-12-30-0650-000C0-0070, 25-12-30-0650-000B0-0070, 25-12-30-0650-000C0-0010, 26-12-30-0650-00000-0000, 35-12-30-0650-000A0-0000, 35-12-30-0650-000B0-0010, with no assigned addresses (the "Property"). The current City future land use designation is Agriculture & Silviculture and the zoning designation is AG&S.

### EXISTING FUTURE LAND USE



## EXISTING ZONING



## II. Proposed Changes

This is a request for large-scale Comprehensive Plan future land use (“FLU”) map amendment to Industrial and companion rezonings of the Property into Light Industrial (“L-1”) and Heavy Industrial (“L-2”) zoning districts respectively, as shown on the attached **Exhibit “A”** (collectively, the “Requests”). The corresponding legal descriptions for the L-1 and L-2 portions of the Property are attached as **Exhibits “B”**, respectively. The applicant has also proposed specific conditions of approval attached hereto as **Exhibit “C”** (the “Conditions of Approval”) which shall become binding on the Property if the Requests are approved.

Pursuant to Future Land Use Policy 7.4, the Industrial FLU designation provides for development at a maximum intensity of 0.5 FAR per gross acre. Industrial FLU development shall have a maximum ISR of 70% under Policy 10.1.

**Future Land Use Categories**

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

In accordance with FLU Objective 10, the Industrial FLU category was “established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.” Specifically, FLU Policy 10.1 provides that the Industrial FLU designation is intended for land that can “accommodate light to heavy commercial, business and industrial uses.” Pursuant to Section 34-120 of the Land Development Code (“LDC”), the L-1 zoning designation is intended to provide land for “light manufacturing, fabricating, and assembly plants, business services, offices, retail, storage, warehousing, wholesaling and distribution.” The L-2 zoning designation, pursuant to Section 34-121 of the LDC, is intended to “provide areas appropriate where various heavy and extensive industrial operations can be conducted” and “to promote the most efficient use of the land for heavy industrial uses.”

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

Pursuant to the permitted uses in L-1 (per Section 34-120) and L-2 (per Section 34-121), the proposed changes would provide significant economic development and employment opportunities for the City. Moreover, this proposed development program would not interfere with businesses in the existing industrial districts of downtown Bunnell nor contribute to urban sprawl.

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

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

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

#### **IV. Suitability Analysis**

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

Moreover, there are existing properties in the City with an Industrial FLU which are adjacent to County and City properties that have future land use designations of residential (in some instances, very dense residential) and ag.





provided or would have to be provided under the existing Industrial future land use designation. The City's future land use map shows that Industrial designations are not de facto incompatible with other less intense land use designations. Quite to the contrary- the map underscores that different land uses can and do exist in harmony.

### **Minimum Land Needed to Achieve Goals and Requirements**

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

### **V. Conclusion**

In summary, this request will create new economic opportunities for the City by diversifying the commercial and industrial base of Bunnell. Nonresidential uses can allow flexible site design to achieve a more desirable and efficient use of land. The permitted uses allowed under the L-1 and L-2 zoning districts are compatible with surrounding properties and consistent with the City's LDC.

## EXHIBIT "A"

### PROPOSED ZONING MAP



#### **Proposed L2 Zoning**

Map 18C: 23-12-30-0650-000D0-0040  
Map 19: 24-12-30-0650-000C0-0070  
Map 20A: 25-12-30-0650-000B0-0070  
Map 20B: 25-12-30-0650-000C0-0010  
Map 21: 26-12-30-0650-00000-0000

#### **Proposed L1 Zoning**

Map 21: 26-12-30-0650-00000-0000  
Map 30A: 35-12-30-0650-000A0-0000  
Map 30B: 35-12-30-0650-000B0-0010

**EXHIBIT "B"**

**L-1 LEGAL DESCRIPTIONS**

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

Legal Description:

The W 1/2 of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

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

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

Legal Description:

The N 1/2 of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35;

## L-2 LEGAL DESCRIPTIONS

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

Legal Description:

That part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; All in Section 23, Township 12 South, Range 30 East, Bunnell Development Company Land of Bunnell, according to the plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida.

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

Legal Description:

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

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

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

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

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

Legal Description:

The E 1/2 of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

## EXHIBIT “C”

### Applicant Proposed Binding Conditions of Approval

#### US-1 Park

1. The following use limitations shall apply to all properties in Exhibit “A” (the “Property”):
  - a. The primary use of processing and large quantity bulk storage of hazardous chemicals (vinyl chloride, benzene, 1,3-butadiene chromium, and mercury) shall be prohibited;
  - b. Landfills shall be prohibited;
  - c. A fuel distribution terminal (known publicly as the “fuel farm” proposed by Belvedere or similar companies) shall be prohibited; and
  - d. The Property shall not utilize the Live Local Act for the provision of any affordable housing on the Property.
2. Dark sky lighting shall be used for any development on the Property. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k. All new fixtures must either carry the International Dark-Sky Association’s Fixture Seal of Approval or meet equivalent dark sky standards.
3. In recognition of the proximity to adjacent properties not owned by the applicant, the following regulations shall apply:
  - a. Subject to permitting, along the properties line outlined in dark blue and shown and described on Exhibit “B”, and within a 100’ building setback that shall start at the property line, a 6’ high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50’ on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 20B, 30A and 30B (provided any access may interrupt such berm); and
  - b. Subject to permitting, along on the Property west of the FEC Railway, a 6’ high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50’ on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 18C, 19 and 20A on Exhibit “B” (provided any access, crossing or rail spurs may interrupt such berm).
  - c. Subject to permitting, on the west side of the properties (along the area marked in light blue and shown and described on Exhibit “B”, and within a 100’ building setback that shall start at the property line , a 6’ high dirt berm with foliage and index trees planted every 50’ on top of the berm shall be installed prior to any vertical construction on 30B and 21 (provided any access may interrupt such berm).

**EXHIBIT "A"**

**The Property**

<b>Prop ID</b>	<b>Map ID</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Proposed FLU</b>	<b>Proposed Zoning</b>
12122	18C	23-12-30-0650-000D0-0040	118	Industrial	L2
12127	19	24-12-30-0650-000C0-0070	9	Industrial	L2
12187	21	26-12-30-0650-00000-0000	640	Industrial	L1/L2
12135	20A	25-12-30-0650-000B0-0070	72	Industrial	L2
12137	20B	25-12-30-0650-000C0-0010	120	Industrial	L2
12248	30A	35-12-30-0650-000A0-0000	160	Industrial	L1
12249	30B	35-12-30-0650-000B0-0010	140	Industrial	L1
		<b>TOTAL L1 AND L2 ZONING</b>	<b>1,259</b>		

**Exhibit "B"**



CATHERINE D. ROBINSON  
MAYOR

JOHN ROGERS  
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.  
CITY MANAGER



COMMISSIONERS:

PETE YOUNG

DAVID ATKINSON

DEAN SECHRIST

## US-1 PARK LARGE SCALE AMENDMENT NO. 25-01ESR RESPONSES TO STATE REVIEWING AGENCY COMMENTS

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This document outlines how the City of Bunnell has responded to the comments issued by the state reviewing agencies on October 31, 2025, for the Large-scale Comprehensive Plan Amendment No. 25-01ESR. Below are the comments raised by staff of the reviewing agencies pursuant to Chapter 163, Part II, Florida Statutes, and the responses from the City of Bunnell planning staff on how each comment has been addressed.

### **Florida Department of Transportation**

CPA Text on Developable Acreage: For consistency with the TIA, FDOT recommends that the City includes a conditional text amendment limiting the development to 50% of the full acreage (629.5 out of 1,259.0 acres) and designating the remaining 50% as conservation/wetlands.

**Response: The applicant has included in their binding conditions a limitation on the intensity of the industrial property to match what is shown in the TIA. This limitation is included in the Zoning Ordinance.**

Per the staff report, all mitigation improvements need to be identified in a TIA at the time of development and will be required to be implemented prior to full buildout. FDOT requests that the City continues to coordinate with the FDOT on this amendment when the applicant submits a TIA at the time of development to identify the impacts and associated mitigation improvements (as needed) on US-1.

**Response: The City has and will continue to coordinate with FDOT and the Volusia-Flagler TPO for any and all mitigation improvements that are derived from a TIA when submitted at the time of development. The City ensures that any concurrency related issues must be resolved prior to full buildout as required in the City's land development regulations.**

### **Florida Commerce**

Although the site-specific policy that would require the property to not utilize the Live Local

Act for the provision of any affordable housing on the property is no longer considered within the proposed amendment, City staff noted that the applicant’s proposed conditions are contained within the zoning ordinance. Pursuant to Section 166.04151(6), F.S., the governing body of a municipality may approve the development of housing that is affordable on any parcels zoned for industrial use. This language, if intact in the zoning ordinance, would conflict with Florida Statutes.

**Response:** The City has removed this condition from the zoning ordinance in order to not conflict with Florida Statutes as provided in the technical assistance comment.

**St. Johns River Water Management District**

1. Data and analysis:

To assist in demonstrating that adequate water supply and related facilities are existing or planned to support the development associated with the amendment, the District recommends that the amendment’s data and analysis also address the following:

- a. Schedule of obtaining a modified CUP.

**Response:** The City will be submitting the modified CUP application prior to the end of the year. The Infrastructure Department and their consultant have been coordinating with the SJRWMD throughout the year to submit a complete application.

- b. Projected water supply source(s) and allocation amount(s) for the modified CUP.

**Response:** Below are the projected water supply sources and allocation amounts as provided for in the CUP modification application that will be submitted.

	Year	Requested Amounts and Source(s) of Water (mgy)				
		Annual Average Daily Raw Water Demand (mgd) Section E3 Table 1	Source 1 Name <sup>1</sup> Surficial (mgy)	Source 2 Name UFA (mgy)	Source 3 Name (mgy)	Source 4 Name (mgy)
Historical Water Supply	2019	0.303	109.19	1.56		
	2020	0.303	109.79	0.65		
	2021	0.356	126.62	3.47		
	2022	0.426	154.86	0.76		
	2023	0.445	162.36	0.15		
Projected Water Supply	2025	0.491	170.87	8.49		
	2030	0.646	192.14	43.55		
	2035	0.738	213.41	55.86		
	2037	0.775	221.92	60.98		

<sup>1</sup> Provide the name of the water source. Examples include upper Floridan aquifer, stormwater pond, surficial aquifer, Davis Lake

- c. Whether stormwater management systems associated with the amendment's future development will be required to be designed as stormwater harvesting systems, consistent with the existing Infrastructure Element Policy 5.1.9 and Future Land Use Element Policy 1.1.13.

**Response: The developer will be required to evaluate the feasibility of utilizing stormwater runoff for reuse within the site (stormwater harvesting) at time of development review. If feasible, ponds with a surface area greater than acre will be required to implement a stormwater harvesting system in accordance with INFRA Policy 5.1.9.**

- d. Whether reclaimed water lines will be installed concurrent with the potable water and sewer lines that are being extended to the amendment's development area.

**Response: The extension of reclaimed water lines will be evaluated at time of development review.**

- e. Water supply and treatment facility demands associated with the recently adopted comprehensive plan amendment 2024-03DRI (e.g., Ordinance 2024-09), including the schedule and capacity for the respective planned water treatment plant and any related CUP modification.

**Response: This data is unknown for the time being as the developer works to gather field data and run modeling to support a future CUP application. At this time, the developer is working with SJRWMD to delineate the wetlands existing within the development boundaries.**

## 2. Advisory Information:

The amendment calculates projected potable water demand using a demand rate of 0.0058 gallons per day (gpd) per square foot from a 2020 wastewater master plan (WMP). Given the WMP's limited data set, greater precision may be achieved using a more refined rate. In comparison, the utility analysis referenced in the recently adopted 2024-03DRI amendment utilized a rate of 0.05 gpd per square foot for light industrial uses.

## 3. Advisory information:

The District approved the 2023 North Florida Regional Water Supply Plan (NFRWSP) on December 12, 2023. Subsequently, in accordance with Section 163.3177(6)(c)4, F.S., the City was required to adopt an updated WSFWP and related comprehensive plan amendment within 18 months (i.e., by June 12, 2025) of approval of the 2023 NFRWSP. Because the City has not yet adopted an updated WSFWP, the City is reminded about this requirement.

## **Northeast Florida Regional Council**

Considering this is a large, proposed development, NEFRC staff recommend coordinating with Flagler County Department of Growth Management. In the transmittal phase, the Flagler County Growth Management Department was included in the correspondence.

**Response: The City has met with the Flagler County Growth Management Department to ensure any impacts associated with this amendment is accounted for at time of development review.**

### **Florida Department of Environmental Protection**

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment. Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

**Response: Duly noted. The City will ensure the applicant is aware of any and all required permits with FDEP related to air and water pollution; wetlands and other surface waters of the state; solid waste; water and wastewater treatment; and any other important state resources and facilities at time of development.**

### **Flagler County Growth Management Department**

1. While it is not mentioned in the transmittal package, it is the County's understanding that the proposed conditions of approval will be incorporated into a future development agreement or deed restrictions/covenants binding future development to the conditions. While a development agreement is enforceable by the City, deed restrictions are not enforceable (except through the courts) unless the City is specifically identified and given enforcement authority. The County's preference remains that any proposed conditions of approval be adopted by the City through an ordinance amending the text of the City's Future Land Use Element through a parcel-specific limiting policy. This "belts-and suspenders" approach including the conditions in the Comprehensive Plan and within a development agreement or deed restrictions ensures that the conditions are well established in the record, and the Comprehensive Plan itself is less susceptible to amendment than a development agreement or a deed restriction. The County also believes that the City Commission is the ultimate authority on matters related to the City's land use program: the Commission can add (or remove) conditions as late as its adoption of the proposed amendment. If the City Commission ultimately opts not to adopt a parcel-specific limiting policy, the County encourages the City and the applicant to pursue inclusion of the proposed conditions of approval (along with any other added conditions, including potentially a phasing plan linked to a maximum project square footage of development at each project phase) through a City-enforced development agreement and the privately-enforced (unless the City is given specific enforcement authority) deed restriction. In sum, the

proposed conditions of approval assure compatibility with adjacent parcels within the City and nearby parcels within the County. Compatibility is of great importance to the County and its residents, so much so that it is mentioned several times within the County Plan: the relevant Goals, Objectives, and Policies from the County's Comprehensive Plan are attached for your reference.

**Response: The applicant has provided covenants and restrictions that grants the City the authority to enforce said restrictions. The restrictions are proposed by the applicant to ensure any development in the future is compatible with the surrounding area. These restrictions are also included within the zoning ordinance as conditions of approval as previously stated in the transmittal letter. The County was provided a copy of the proposed covenants and restrictions.**

2. The subject parcels are mostly level, with existing grade elevations appearing to range from 18 feet to 23 feet. There are wetlands throughout the area, with the North portion of the amendment area within the Special Flood Hazard Area (SFHA). The City's analysis states that: "When the property is planned for development, the City will follow all applicable policies and LDC requirements, as well as best management practices, to ensure wetlands, flood hazard areas, and other natural environmental features are being preserved and not subject to development." Elsewhere in the analysis, the City staff states specific to wetlands that: "Due to the presence of documented wetlands within the amendment boundaries, the City will require, at time of development, for all structures and impervious area to be clustered on the upland portions of the site." Of the 1,259 acres included in the amendment, it is anticipated that half of the area – 629.5+/- acres – will be wetlands/conservation areas, leaving the other half developable. Stormwater treatment provided onsite should handle a water quantity volume and result in a water quality level that exceeds the requirements of the St. Johns River Water Management District. This is especially important as the Florida Legislature has started to recognize the effects throughout Florida of algal blooms on receiving water bodies adjoining urban areas: while Dead Lake and Crescent Lake are not experiencing effects similar to the Indian River Lagoon at the present time, proper planning now prevents future problems. District stormwater rules requiring improved water quality should be mandated for all future development. As the receiving waters for this area are within the unincorporated area of the County in both the Black Branch and Haw Creek basins, the City and the County should work together with the developer (and their successors and assigns) to ensure that downstream water quality exceeds minimum requirements established by the appropriate permitting and regulatory agencies.

**Response: The applicant, the City, and the County met on November 14<sup>th</sup>, 2025 to discuss the County's comments related to the proposed amendment. From this meeting, the applicant has proposed an additional condition that requires any developer to be subject to enhanced stormwater requirements at the time of development. This was understood between all parties involved in the meeting.**

3. Fire/Rescue 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, 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/Rescue Service provider to the City of Bunnell, the County's concern as it relates to this amendment is maintenance of the established Level of Service (LOS) and maintaining (or reducing/improving) the County's Insurance Services Office (ISO) rating of 3/3X for fire services known as Public Protection Classifications (PPC). This will require that the City coordinate with the County at the time of development review and approval to ensure that the LOS is not degraded. While no population is associated with this Industrial Future Land Use amendment, allowing development to occur without adequate fire protection in place or planned to be provided prior to initiation of the use endangers the tax base that will be constructed here and upon which the City will depend for funding its operations. With over 27 million square feet of Industrial use possible through this amendment, development will need to be timed – likely through multiple project phases – to coincide with the availability of fire services, and this may include but not be limited to the provision of new fire apparatus and construction of a new fire station (or stations) to meet the needs of the Industrial uses while not degrading the LOS or the ISO rating. Provisions need to be made now for adequate availability of fire suppression water supply throughout the project limits. Planning for water supply now will limit restrictions on future development, realizing that infrastructure planning takes years to complete and construct. Ultimately, development of the US 1 Park 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.

**Response: The applicant, the City, and the County met on November 14<sup>th</sup>, 2025 to discuss the County's comments related to the proposed amendment. Since then, the applicant has provided additional conditions that connection to city water and sewer services will be required at time of vertical infrastructure. Any impacts to the County's Fire Rescue services will be accounted for at time of development as understood between all parties involved in the discussion.**

4. Transportation (County Road System) There are no County roads within the project limits. No part of the project area adjoins County Road 304 due to the reduction in the project area. However, the County recognizes that while the project area does not abut County Road 304, a road or driveway extension connecting to County Road 304 could still be possible. As presently proposed and as included in the August 2025 Transportation Demand Analysis – even without a direct access point – County Road 304 in 2035 will be “significantly impacted by the proposed future land use density.” Even without the addition of project trips, County Road 304 is in need of significant improvements, currently estimated at approximately \$40 million, including resurfacing and bridge replacements. As you are aware, County Road 304 has been identified as

a 2050 capacity need project in the adopted Volusia-Flagler Transportation Planning Organization Long Range Transportation Plan (LRTP). Any additional traffic or development-related demands associated with this amendment would further underscore the urgency of these planned improvements. Aside from the impact of project trips on County Road 304, the County recognizes that the project's developable area is dependent on access from U.S. Highway 1 through one or more at-grade or above-grade (flyover) crossings over the Florida East Coast Railroad's right-of-way. Wherever these access points occur, they will directly – and substantially – impact the existing roadway network where these access points connect to the network. For these access points to be made, permitting through the Florida Department of Transportation and authorization from the Railroad will be needed. As development occurs, the County requests that the City coordinate the review of project access with the County and the City of Palm Coast for impacts onto the roadway network. 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 while not preferred, a development agreement – 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.

**Response: The City shall make every effort to ensure all transportation impacts are accounted for in a concurrency-level Traffic Impact Study that will be required to be submitted at time of development review. This study will be coordinated with all applicable agencies that have jurisdiction over roadways that are poised to be impacted at each phase of development, including FDOT and Flagler County. Any identified impacts will be addressed through mitigation strategies approved by the City and applicable agencies and will be required to be constructed prior to any development receiving a Certificate of Occupancy. If necessary, a mitigation agreement will be entered into with the applicant at time of development review.**

5. Aside from the public services described above, it is anticipated that several services will be provided to the US 1 Park 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/Rescue Services, and transportation impacts.

**Response: The City is the sole provider of solid waste services within the incorporated limits, and such services will be provided to the amendment area. The City's Police Department will be servicing this area as well and may solicit assistance from the Flagler County's Sheriff's Office when needed.**

# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

ORDINANCE 2025-05

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 1,259± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AGRICULTURE & SILVICULTURE (AG&S)” TO “INDUSTRIAL (IND)”;** PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - Section 553.73, Florida Statutes, relating to the Florida Building Code; or

- Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

The City of Bunnell hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This is an Ordinance initiated by an applicant for amending the Future Land Use Map for 1,259 +/- acres.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

n/a

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

n/a

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

n/a

- 3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

n/a

- 4. Additional information the governing body determines may be useful (if any):**

n/a

*Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



## City of Bunnell, Florida

### Agenda Item No. E.2.

Document Date: 11/20/2025  
Department: Community Development  
Subject: Ordinance 2025-06 Requesting to amend the Official Zoning Map of the City of Bunnell for 1,259+/- acres from the "AG&S, Agricultural and Silviculture District" to the "L-1, Light Industrial District" and "L-2, Heavy Industrial District". - Second Reading  
Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance 2025-06 US1 Park Rezoning.  
Applicant Rezoning/FLUM Amendment Justification Report  
US-1 Park Updated Applicant Proposed Binding Conditions of Approval  
Business Impact Statement

#### **Summary/Highlights:**

**THIS IS A QUASI-JUDICIAL HEARING AND WILL FOLLOW QUASI-JUDICIAL PROCEDURES.**

**ANY EX PARTE COMMUNICATIONS MUST BE DISCLOSED INCLUDING ANY COMMUNICATIONS, TESTIMONY, OR EVIDENCE PROVIDED OR RECEIVED OUTSIDE OF THIS HEARING.**

This is a request to amend the Official Zoning Map of the City of Bunnell for 1,259+/- acres of land from the "AG&S, Agricultural and Silviculture District" to the "L-1, Light Industrial District" and "L-2, Heavy Industrial District".

There is a companion item (Ordinance 2025-05) to amend the Future Land Use Map from "Agricultural and Silviculture" land use to the "Industrial" land use.

This matter was last heard at the September 22, 2025 City Commission Meeting. At this meeting, the Commission voted to approve the proposed ordinance. Since this meeting, the applicant has revised the binding conditions of approval as shown in the attachments of this agenda report.

In accordance with Florida Statutes, this item was advertised in the November 27, 2025 edition of the Daytona Beach News Journal.

#### **Background:**

The applicant, Tara Tedrow with Lowndes Law Firm on behalf of the property owners Brown & Johnston & Joly & Durshimer, has applied to rezone the subject properties from the AG&S zoning district to the L-1 and L-2 zoning districts. There are currently no plans submitted to develop this land.

### **Existing Conditions**

The total size of the subject area to be rezoned is 1,259+/- acres and abuts US Highway 1. The property is currently vacant, undeveloped timberland. Adjacent land uses include vacant and rural residential with suburban residential east of the site (Palm Coast K Section). The surrounding area is zoned dominantly AG&S (Bunnell) and Agriculture and Timberlands (Unincorporated Flagler County).

### **Proposed Conditions and Analysis**

The applicant's request includes 620+/- acres to be rezoned to the L-1 zoning district and 639+/- acres to be rezoned to the L-2 zoning district. The rezoning will allow an increase in intensity to 0.5 FAR and an increase in lot coverage to 70%. Both proposed zoning districts have adopted performance standards and required buffers to minimize any potential impacts to residential and agricultural uses in the surrounding area.

The requested rezoning districts are compatible with the companion Future Land Use Map amendment and is consistent with the City's Comprehensive Plan. Any impacts to the site and surrounding area will be reviewed in accordance with the City's Land Development Code and applicable Comprehensive Plan Policies.

A data and analysis report is included in the agenda for Ordinance 2025-05. The applicant has supplied a justification analysis and is proposing conditions on the site to limit impactful land uses from ever being utilized on the property. This is intended to be recorded as covenants and Restrictions as well as being incorporated within this rezoning ordinance.

The applicant has updated their binding conditions of approval to remove the prohibition of development subject to the live local project and added several new conditions. The removal of the live local prohibition is due to technical assistance comments received by Florida Commerce detailing that it is against Florida Law to prohibit Live Local projects within the zoning ordinance. The updated conditions are included within this ordinance as well as attached to this agenda report showing what was removed (in strikethrough format) and what was added (in underline format).

### **Staff Recommendation:**

Adopt Ordinance 2025-06 Requesting to amend the Official Zoning Map of the City of Bunnell for 1,259+/- acres from the "AG&S, Agricultural and Silviculture District" to the "L-1, Light Industrial District" and "L-2, Heavy Industrial District". - Second Reading

### **City Attorney Review:**

Approved for agenda

**Finance Department Review/Recommendation:**

Approved.

**City Manager Review/Recommendation:**

Approved.

## ORDINANCE 2025-06

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1,259± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AG&S, AGRICULTURAL & SILVICULTURE DISTRICT” TO “L-1, LIGHT INDUSTRIAL DISTRICT” AND “L-2, HEAVY INDUSTRIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Bunnell to exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, §166.041, *Florida Statutes*, provides for procedures and requirements for the adoption of ordinances by municipalities; and

**WHEREAS**, Brown & Johnston & Joly & Durshimer are the owners of certain real properties, which land totals 1,259± acres in size and is assigned Tax Parcel Identification Numbers, listed under Exhibits “B” and “C” of this Ordinance, by the Flagler County Property Appraiser’s Office; and

**WHEREAS**, Tara Tedrow, Esq. with Lowndes Law firm, on behalf of the property owners, has applied to the City of Bunnell pursuant to the controlling provisions of State law and the *City of Bunnell Land Development Code*, to have the subject properties, totaling 1,259± acres generally located east of Old Haw Creek Road, north of County Road 304, and west of US Highway 1, rezoned to the “L-1, Light Industrial District” and “L-2, Heavy Industrial District” from the existing “AG&S, Agricultural & Silviculture District” zoning classification; and

**WHEREAS**, the subject properties are currently vacant, undeveloped land primarily used for timbering; and

**WHEREAS**, the City has amended the Future Land Use Map (FLUM) for the subject properties from “Agriculture & Silviculture” to “Industrial” through a large-scale comprehensive plan amendment pursuant to §163.3184, *Florida Statutes*, as applied for by the owners of the subject properties; and

**WHEREAS**, the “L-1, Light Industrial District” and “L-2, Heavy Industrial” zoning districts are compatible with the “Industrial” Future Land Use designation pursuant to §34-81 in the *City of Bunnell Land Development Code*; and

**WHEREAS**, the purpose of the “L-1, Light Industrial” zoning district is to provide areas in which the principal use of land is for light manufacturing, fabricating, and assembly plants, business, services, offices, retail, storage, warehousing, wholesaling and distribution, and is intended to permit and regulate uses so that the noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to adjacent land uses; and

**WHEREAS**, the purpose of the “L-2, Heavy Industrial” zoning district is to provide areas appropriate where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to the surrounding land uses and is intended to promote the most efficient use of the land for heavy industrial uses such that noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to all adjacent land uses; and

**WHEREAS**, no L-2, Heavy Industrial zoning district may not be created within a one-half mile radius of the Downtown District of Bunnell pursuant to §34-121(a) in the *City of Bunnell Land Development Code*; and

**WHEREAS**, the subject properties to be rezoned to the L-2, Heavy Industrial zoning district are not within a one-half mile radius of the Downtown District of Bunnell as referred to in Division 2, Article V., Chapter 34 in the *City of Bunnell Land Development Code* and is therefore found to be consistent with §34-121(a) in the *City of Bunnell Land Development Code*; and

**WHEREAS**, the City’s Community Development Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject rezoning application be approved and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *2035 Comprehensive Plan*; and

**WHEREAS**, the City of Bunnell’s Planning, Zoning and Appeals Board, acting as the City’s local planning agency, held a public meeting on May 6, 2025 to consider amending the Official Zoning Map of the City of Bunnell and recommended approval by a 3-1 vote of the proposed rezoning for the subject properties as requested by the applicant; and

**WHEREAS**, professional City planning staff, the City’s Planning, Zoning and Appeals Board, and the City Commission have determined that the proposed rezoning of the subject properties as set forth in this ordinance is consistent with the *2035*

*Comprehensive Plan of the City of Bunnell, the City of Bunnell Land Development Code, and the controlling provisions of State law; and*

**WHEREAS**, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State and local law.

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

**Section 1. Legislative Findings and Intent.**

(a) The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum relating to the application of the proposed rezoning of the subject properties, are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

(b) The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

**Section 2. Rezoning of Real Property/Implementing Actions.**

(a) Upon enactment of this Ordinance, the following certain real property, as described herein and depicted in Exhibit “A” attached to this Ordinance, and totaling 1,259± acres in size, shall be rezoned to the “L-1, Light Industrial” and “L-2, Heavy Industrial” zoning districts from the “AG&S, Agricultural & Silviculture” zoning district.

(b) The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Bunnell as may be appropriate to accomplish the action taken in this Ordinance.

**Section 3. Conditions of Development.**

The US-1 Park development (*Flagler County 2025 Tax Parcel Numbers 26-12-30-0650-00000-0000; 35-12-30-0650-000A0-0000; 35-12-30-0650-000B0-0010; 23-12-30-0650-000D0-0040; 24-12-30-0650-000C0-0070; 25-12-30-0650-000B0-0070; 25-12-30-0650-000C0-0010*), associated with this Ordinance 2025-06, is approximately 1,259 acres and shall be subject to the following conditions to ensure compatibility with surrounding land uses:

1. The following land use limitations shall apply:
  - a. The primary use of processing and large quantity bulk storage of hazardous chemicals (vinyl chloride, benzene, 1,3-butadiene chromium, and mercury) shall be prohibited;
  - b. Landfills shall be prohibited;

- c. A fuel distribution terminal (known publicly as the “fuel farm”) shall be prohibited; and
2. Dark sky lighting shall be used for any development on the Property. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000K. All new fixtures must either carry the International Dark-Sky Association’s Fixture Seal of Approval or meet equivalent dark sky standards.
3. The Property developer shall be subject to enhanced stormwater requirements, if any, in effect at the time of permitting for any phase of the Property’s development.
4. The Property shall not be developed with more than 13,710,510 square feet of buildings.
5. At the time of development of vertical infrastructure on the Property, the Property shall connect to central water and sewer in accordance with the City’s regulations in effect at such time.
6. For parcels identified by *Flagler County 2025 Tax Parcel Numbers 35-12-30-0650-000B0-0010 and 26-12-30-0650-00000-0000*, located on the western property lines of the parcels listed herein this paragraph, a six (6) foot high dirt berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed within a one hundred (100) foot building setback, starting at the western property line, concurrently with any vertical construction on this paragraph’s above referenced subject parcels. The berm may be interrupted as necessary to provide access pursuant to approved development plans.
7. For parcels identified by *Flagler County 2025 Tax Parcel Numbers 23-12-30-0650-000D0-0040; 24-12-30-0650-000C0-0070; and 25-12-30-0650-000B0-0070*, located along the eastern property lines that are directly abutting the western side of the FEC Railway for the parcels listed within this paragraph, a six (6) foot high dirt berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed concurrently with any vertical construction on this paragraph’s above referenced subject parcels. The berm may be interrupted as necessary to provide access and rail spurs/crossings pursuant to approved development plans.
8. For the parcel identified by *Flagler County 2025 Tax Parcel Number 25-12-30-0650-000C0-0010*, a six (6) foot high dirt berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed within a one hundred (100) foot building setback, starting at the eastern property line of the southern half of the parcel, concurrently with any vertical construction on this paragraph’s above referenced subject parcels. The berm may be interrupted as necessary to provide access pursuant to approved development plans.

9. For the parcel identified by *Flagler County 2025 Tax Parcel Number 25-12-30-0650-000C0-0010*, no building or other structure (exclusive of fences and similar structures) shall be built or placed nearer than two hundred (200) feet from the property identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000A0-0050* as described in Exhibit “D” attached to this Ordinance.
10. For the parcel identified by *Flagler County 2025 Tax Parcel Number 25-12-30-0650-000C0-0010*, a ten (10) foot high berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed concurrently with vertical construction within two hundred (200) feet of the property identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000A0-0050* as described in Exhibit “D” attached to this Ordinance, subject to permitting.
11. Any development within the parcels subject to FLUM application FLUMA 2025-01 that encroach into the five hundred (500) foot wellhead protection buffer, established by Florida Administrative Code (FAC) Rule 62-521.200(7) for the potable water well located on *Flagler County 2025 Tax Parcel Number 25-12-30-1500-00130-0000*, shall be subject to the regulations within F.A.C Rule 62-521.400.

In conjunction to the limitations correlated to the property subject to this Ordinance, the following limitations shall ensure compatibility with the adjacent City of Bunnell and Unincorporated Flagler County parcels that are currently designated with an agricultural-related land use category in their respective jurisdictions:

1. For parcels identified by *Flagler County 2025 Tax Parcel Numbers 02-13-30-0650-000B0-0010; 35-12-30-0650-000D0-0000; and 36-12-30-0650-000B0-0020; 25-12-30-0650-000C0-0010*, a six (6) foot high dirt berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed within a one hundred (100) foot building setback, starting at the southern and eastern property lines, concurrently with any vertical construction on this paragraph’s above referenced subject parcels. The berm may be interrupted as necessary to provide access pursuant to approved development plans.
2. For parcels identified by *Flagler County 2025 Tax Parcel Numbers 02-13-30-0650-000B0-0010 and 35-12-30-0650-000C0-0000*, located on the western property lines of the parcels listed herein this paragraph, a six (6) foot high dirt berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed within a one hundred (100) foot building setback, starting at the property line, concurrently with any vertical construction on this paragraph’s above referenced subject parcels. The berm may be interrupted as necessary to provide access pursuant to approved development plans.

3. For the parcel identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000B0-0020*, no building or other structure (exclusive of fences and similar structures) shall be built or placed nearer than two hundred (200) feet from the property identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000A0-0050* as described in Exhibit “D” attached to this Ordinance.
4. For the parcel identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000B0-0020*, a ten (10) foot high berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed concurrently with vertical construction within two hundred (200) feet of the property identified by *Flagler County 2025 Tax Parcel Number 36-12-30-0650-000A0-0050* as described in Exhibit “D” attached to this Ordinance, subject to permitting.

**Section 4. L-1, Light Industrial Zoning District Legal Descriptions.**

The legal descriptions for the “L-1, Heavy Industrial” zoning district being assigned to the properties that are the subject of this Ordinance are described in Exhibit “B” attached to this Ordinance.

**Section 5. L-2, Heavy Industrial Zoning District Legal Descriptions.**

The legal descriptions for the “L-2, Heavy Industrial” zoning district being assigned to the properties that are the subject of this Ordinance are described in Exhibit “C” attached to this Ordinance.

**Section 6. Incorporation of Maps.**

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

**Section 7. Scrivener’s Errors.**

In the event that a scrivener’s error, typographical error, legal description error, or cartographic error is identified in this Ordinance or in the exhibit(s) attached hereto, the error may be corrected administratively by the City Manager or designee, in consultation with and approval by the City Attorney, without further action by the City Commission. Such corrections shall be limited to non-substantive errors that do not alter the intent, meaning, or effect of this Ordinance or the Rezoning approved herein. Any corrected exhibit or description shall be maintained in the official records of the City.

**Section 8. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this ordinance not otherwise to be invalid, unlawful, or unconstitutional.

**Section 9. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed

**Section 10. Non-codification.**

This Ordinance shall be not be codified in the *City Code of the City of Bunnell* or the *Land Development Code of the City of Bunnell*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Bunnell by the City Manager, or designee.

**Section 11. Effective Date.**

This Ordinance shall take effect upon the effective date of Ordinance 2025-05.

First Reading: approved on this \_\_\_ day of \_\_\_\_\_, 2025.

Second Reading/Final Reading: adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

ATTEST:

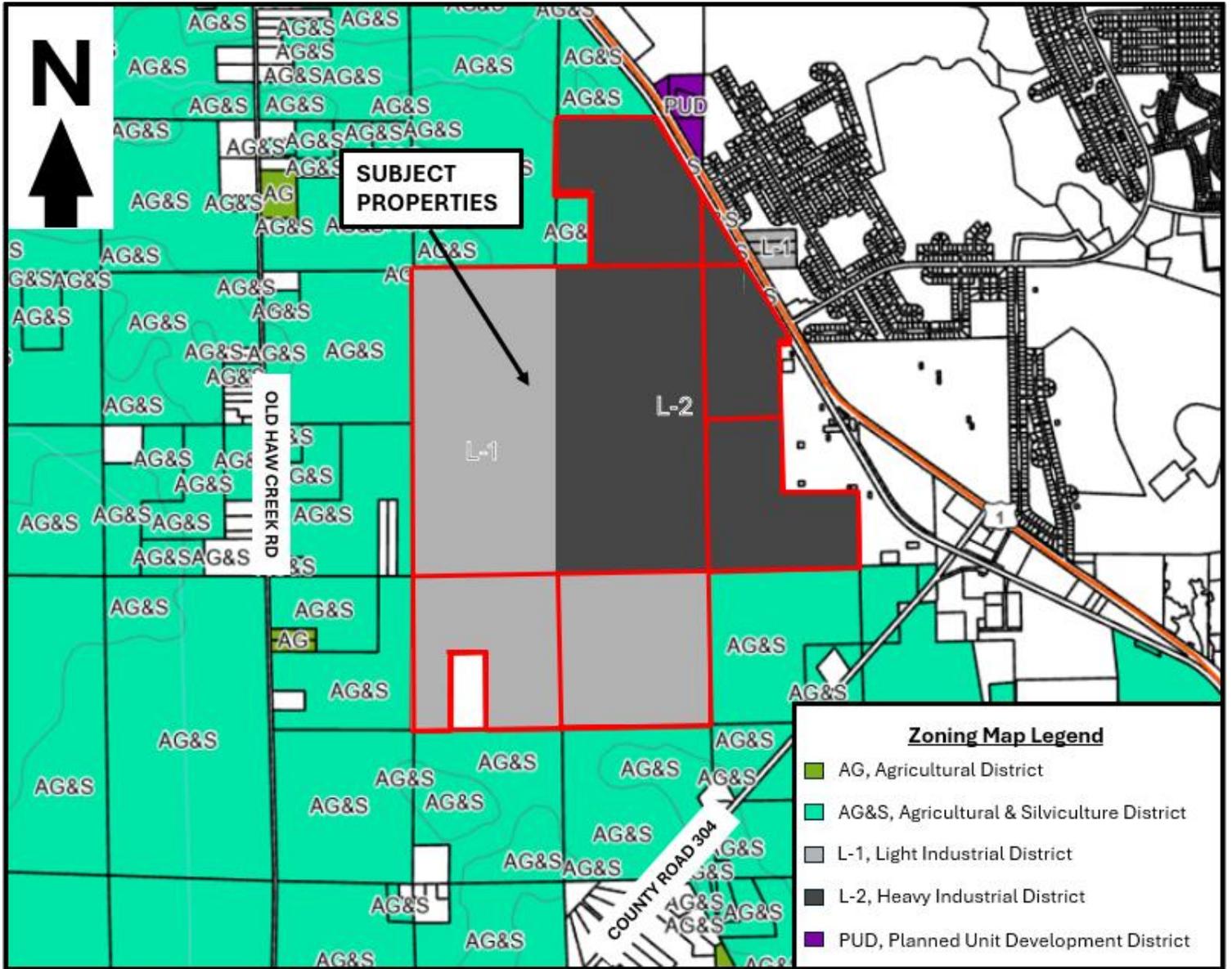
Approved as to Form:

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

\_\_\_\_\_  
Vose Law Firm, City Attorney

**Seal:**

**Exhibit "A"**  
Amended Zoning Map



**Exhibit "B"**

L-1, Light Industrial Zoning District Legal Descriptions

**Tax Parcel Identification Numbers:**

26-12-30-0650-00000-0000

**Legal Description:**

The W 1/2 of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

**Tax Parcel Identification Numbers:**

35-12-30-0650-000A0-0000

35-12-30-0650-000B0-0010

**Legal Description:**

The N 1/2 of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35.

**Exhibit “C”**

**L-2, Heavy Industrial Zoning District Legal Descriptions**

**Tax Parcel Identification Numbers:**

23-12-30-0650-000D0-0040

**Legal Description:**

That part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; All in Section 23, Township 12 South, Range 30 East, Bunnell Development Company Land of Bunnell, according to the plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida.

**Tax Parcel Identification Numbers:**

24-12-30-0650-000C0-0070

**Legal Description:**

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

**Tax Parcel Identification Numbers:**

25-12-30-0650-000B0-0070

25-12-30-0650-000C0-0010

**Legal Description:**

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

**Tax Parcel Identification Numbers:**

26-12-30-0650-00000-0000

**Legal Description:**

The E 1/2 of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

**Exhibit "D"**  
Conditions of Approval Diagram



# City of Bunnell

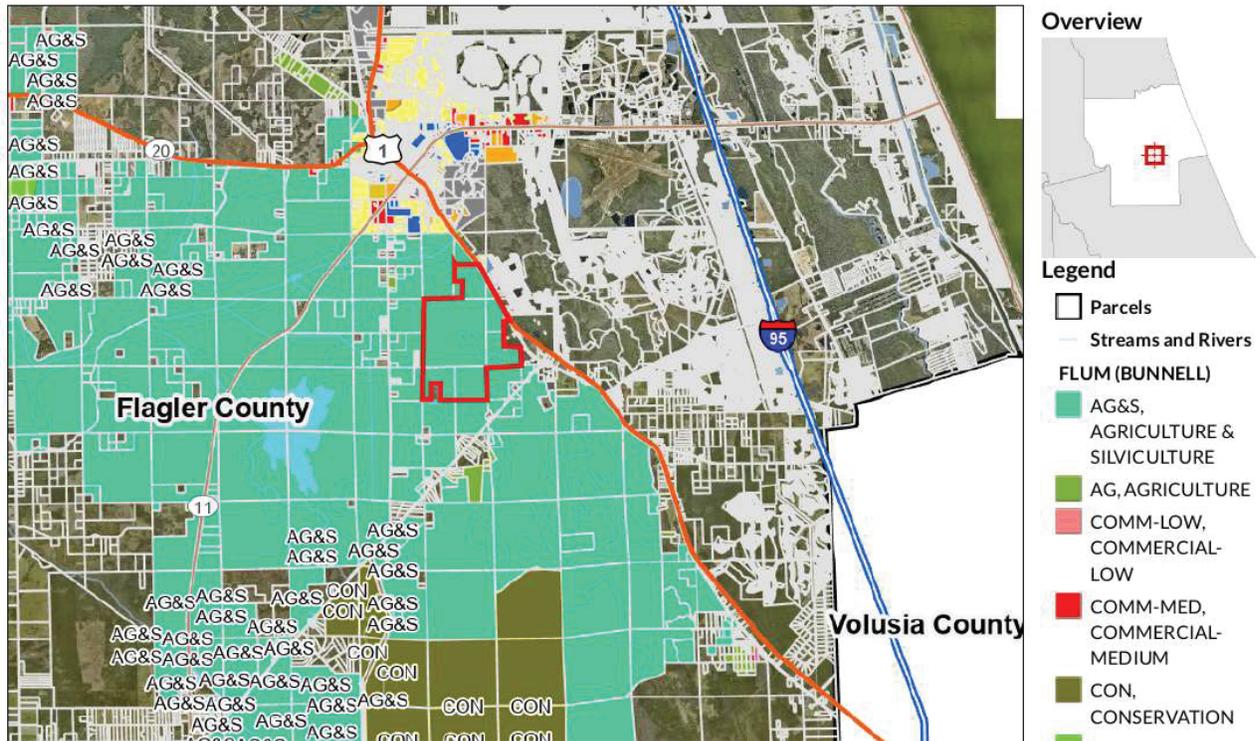
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND  
REZONING NARRATIVE JUSTIFICATION STATEMENT

US 1 PARK

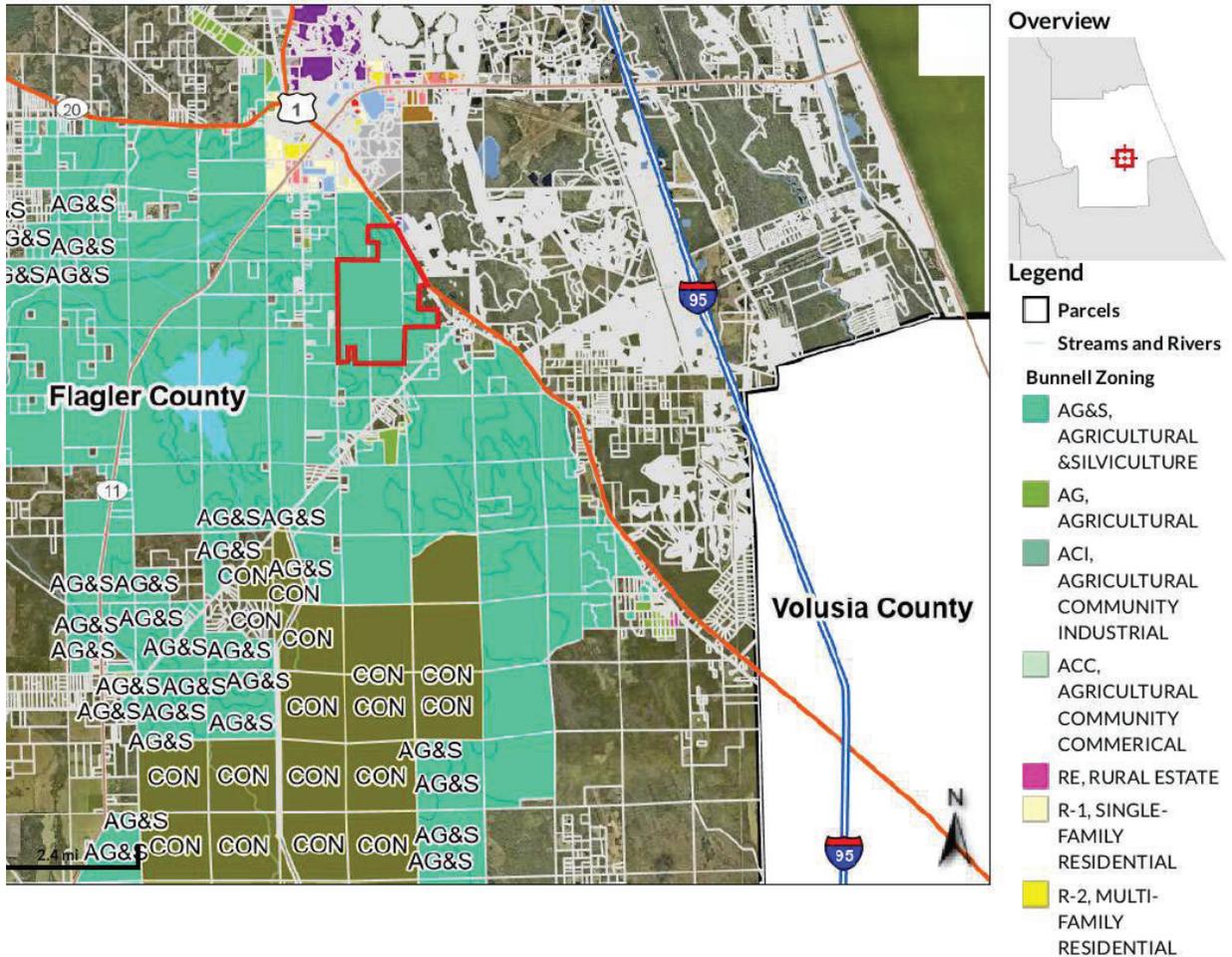
## I. General Data

The subject Property is comprised of approximately 1,259 +/- acres of undeveloped land located east of Old Haw Creek Road and West of US Highway 1 within the City of Bunnell. The parcels are identified as Parcel ID 23-12-30-0650-000D0-0040, 24-12-30-0650-000C0-0070, 25-12-30-0650-000B0-0070, 25-12-30-0650-000C0-0010, 26-12-30-0650-00000-0000, 35-12-30-0650-000A0-0000, 35-12-30-0650-000B0-0010, with no assigned addresses (the "Property"). The current City future land use designation is Agriculture & Silviculture and the zoning designation is AG&S.

### EXISTING FUTURE LAND USE



## EXISTING ZONING



## II. Proposed Changes

This is a request for large-scale Comprehensive Plan future land use (“FLU”) map amendment to Industrial and companion rezonings of the Property into Light Industrial (“L-1”) and Heavy Industrial (“L-2”) zoning districts respectively, as shown on the attached **Exhibit “A”** (collectively, the “Requests”). The corresponding legal descriptions for the L-1 and L-2 portions of the Property are attached as **Exhibits “B”**, respectively. The applicant has also proposed specific conditions of approval attached hereto as **Exhibit “C”** (the “Conditions of Approval”) which shall become binding on the Property if the Requests are approved.

Pursuant to Future Land Use Policy 7.4, the Industrial FLU designation provides for development at a maximum intensity of 0.5 FAR per gross acre. Industrial FLU development shall have a maximum ISR of 70% under Policy 10.1.

### Future Land Use Categories

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

In accordance with FLU Objective 10, the Industrial FLU category was “established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.” Specifically, FLU Policy 10.1 provides that the Industrial FLU designation is intended for land that can “accommodate light to heavy commercial, business and industrial uses.” Pursuant to Section 34-120 of the Land Development Code (“LDC”), the L-1 zoning designation is intended to provide land for “light manufacturing, fabricating, and assembly plants, business services, offices, retail, storage, warehousing, wholesaling and distribution.” The L-2 zoning designation, pursuant to Section 34-121 of the LDC, is intended to “provide areas appropriate where various heavy and extensive industrial operations can be conducted” and “to promote the most efficient use of the land for heavy industrial uses.”

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

Pursuant to the permitted uses in L-1 (per Section 34-120) and L-2 (per Section 34-121), the proposed changes would provide significant economic development and employment opportunities for the City. Moreover, this proposed development program would not interfere with businesses in the existing industrial districts of downtown Bunnell nor contribute to urban sprawl.

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

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

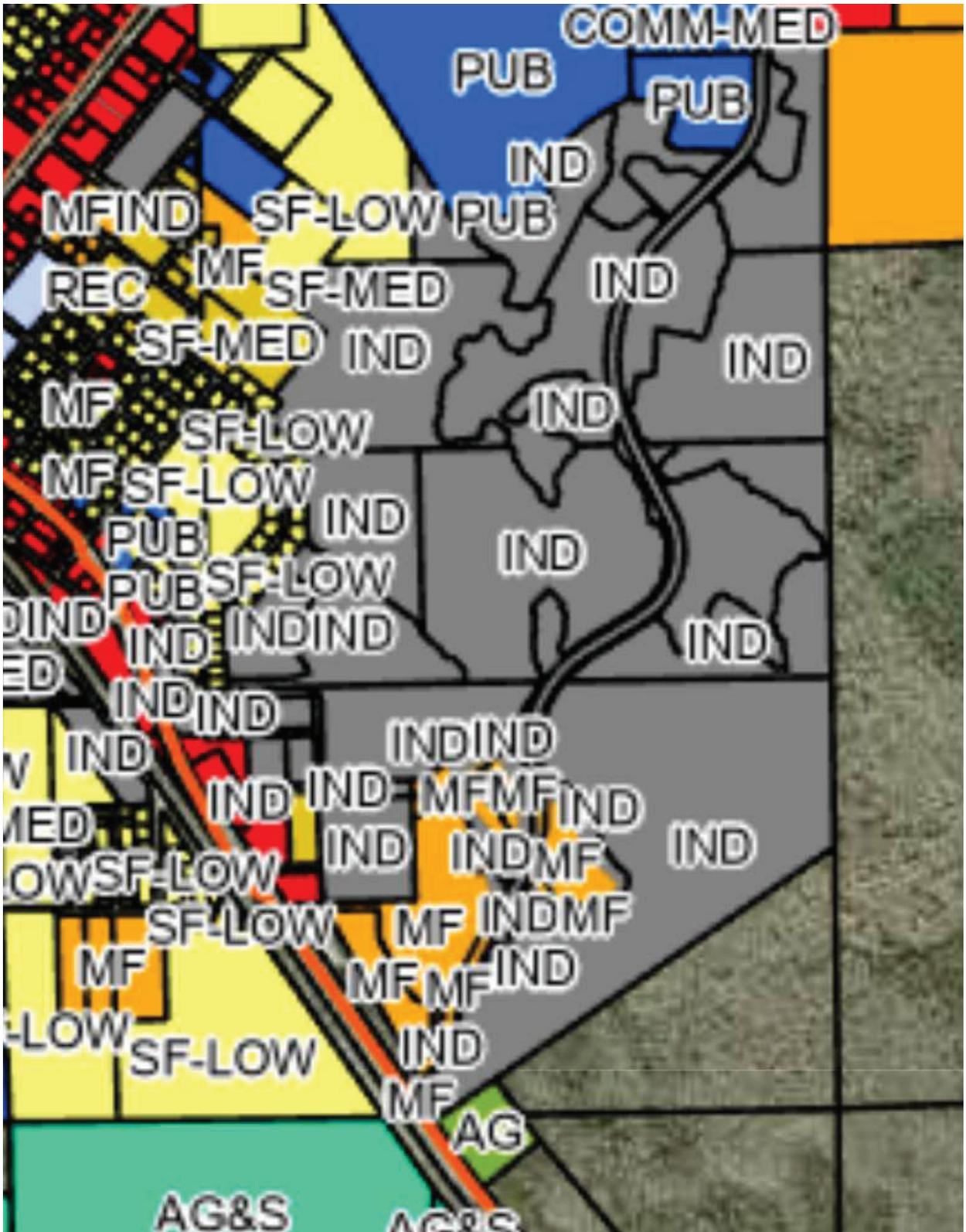
Finally, in looking at land use and zoning changes, the demand on public facilities is considered. The uses permitted by right under the proposed zoning classifications will have a minimal demand on public facilities and services compared to the intensity of development that could be proposed, such as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

#### **IV. Suitability Analysis**

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

Moreover, there are existing properties in the City with an Industrial FLU which are adjacent to County and City properties that have future land use designations of residential (in some instances, very dense residential) and ag.





The Requests include Conditions of Approval which would provide for setbacks, landscaping, dark-sky lighting and other use restrictions which far exceeds anything that is currently

provided or would have to be provided under the existing Industrial future land use designation. The City's future land use map shows that Industrial designations are not de facto incompatible with other less intense land use designations. Quite to the contrary- the map underscores that different land uses can and do exist in harmony.

### **Minimum Land Needed to Achieve Goals and Requirements**

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

### **V. Conclusion**

In summary, this request will create new economic opportunities for the City by diversifying the commercial and industrial base of Bunnell. Nonresidential uses can allow flexible site design to achieve a more desirable and efficient use of land. The permitted uses allowed under the L-1 and L-2 zoning districts are compatible with surrounding properties and consistent with the City's LDC.

## EXHIBIT "A"

### PROPOSED ZONING MAP



#### **Proposed L2 Zoning**

Map 18C: 23-12-30-0650-000D0-0040  
Map 19: 24-12-30-0650-000C0-0070  
Map 20A: 25-12-30-0650-000B0-0070  
Map 20B: 25-12-30-0650-000C0-0010  
Map 21: 26-12-30-0650-00000-0000

#### **Proposed L1 Zoning**

Map 21: 26-12-30-0650-00000-0000  
Map 30A: 35-12-30-0650-000A0-0000  
Map 30B: 35-12-30-0650-000B0-0010

**EXHIBIT "B"**

**L-1 LEGAL DESCRIPTIONS**

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

Legal Description:

The W 1/2 of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

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

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

Legal Description:

The N 1/2 of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35;

## L-2 LEGAL DESCRIPTIONS

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

Legal Description:

That part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; All in Section 23, Township 12 South, Range 30 East, Bunnell Development Company Land of Bunnell, according to the plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida.

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

Legal Description:

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

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

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

That part of Tracts 6, 11 and 12, lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 7, 8, 9, 10 and all of Tracts 16 through 23, inclusive of Block B; Tracts 1 through 16, inclusive of Block C; SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , all in Section 25, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

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

Legal Description:

The E  $\frac{1}{2}$  of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

## EXHIBIT "C"

### Applicant Proposed Binding Conditions of Approval

#### US-1 Park

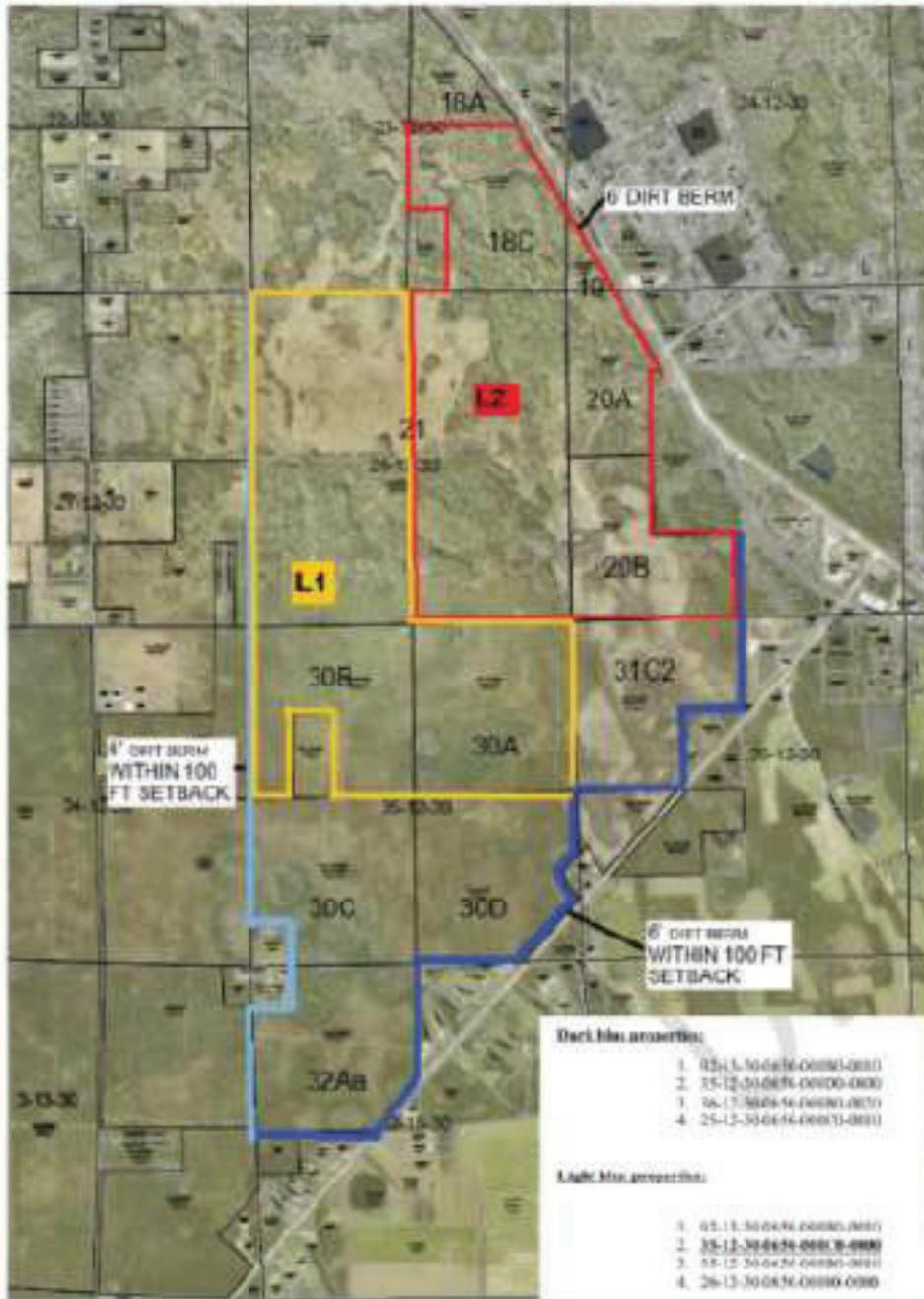
1. The following use limitations shall apply to all properties in Exhibit "A" (the "Property"):
  - a. The primary use of processing and large quantity bulk storage of hazardous chemicals (vinyl chloride, benzene, 1,3-butadiene chromium, and mercury) shall be prohibited;
  - b. Landfills shall be prohibited;
  - c. A fuel distribution terminal (known publicly as the "fuel farm" proposed by Belvedere or similar companies) shall be prohibited; and
  - d. The Property shall not utilize the Live Local Act for the provision of any affordable housing on the Property.
2. Dark sky lighting shall be used for any development on the Property. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k. All new fixtures must either carry the International Dark-Sky Association's Fixture Seal of Approval or meet equivalent dark sky standards.
3. In recognition of the proximity to adjacent properties not owned by the applicant, the following regulations shall apply:
  - a. Subject to permitting, along the properties line outlined in dark blue and shown and described on Exhibit "B", and within a 100' building setback that shall start at the property line, a 6' high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50' on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 20B, 30A and 30B (provided any access may interrupt such berm); and
  - b. Subject to permitting, along on the Property west of the FEC Railway, a 6' high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50' on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 18C, 19 and 20A on Exhibit "B" (provided any access, crossing or rail spurs may interrupt such berm).
  - c. Subject to permitting, on the west side of the properties (along the area marked in light blue and shown and described on Exhibit "B", and within a 100' building setback that shall start at the property line , a 6' high dirt berm with foliage and index trees planted every 50' on top of the berm shall be installed prior to any vertical construction on 30B and 21 (provided any access may interrupt such berm).

**EXHIBIT "A"**

**The Property**

<b>Prop ID</b>	<b>Map ID</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Proposed FLU</b>	<b>Proposed Zoning</b>
12122	18C	23-12-30-0650-000D0-0040	118	Industrial	L2
12127	19	24-12-30-0650-000C0-0070	9	Industrial	L2
12187	21	26-12-30-0650-00000-0000	640	Industrial	L1/L2
12135	20A	25-12-30-0650-000B0-0070	72	Industrial	L2
12137	20B	25-12-30-0650-000C0-0010	120	Industrial	L2
12248	30A	35-12-30-0650-000A0-0000	160	Industrial	L1
12249	30B	35-12-30-0650-000B0-0010	140	Industrial	L1
		<b>TOTAL L1 AND L2 ZONING</b>	<b>1,259</b>		

**Exhibit "B"**



**Applicant Proposed Binding Conditions of Approval**

**US-1 Park**

1. The following use limitations shall apply to all properties in Exhibit "A" (the "Property"):
  - a. The primary use of processing and large quantity bulk storage of hazardous chemicals (vinyl chloride, benzene, 1,3-butadiene chromium, and mercury) shall be prohibited;
  - b. Landfills shall be prohibited;
  - c. A fuel distribution terminal (known publicly as the "fuel farm" proposed by Belvedere or similar companies) shall be prohibited; and
  - d. ~~The Property shall not utilize the Live Local Act for the provision of any affordable housing on the Property.~~
2. Dark sky lighting shall be used for any development on the Property. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k. All new fixtures must either carry the International Dark-Sky Association's Fixture Seal of Approval or meet equivalent dark sky standards.
3. In recognition of the proximity to adjacent properties not owned by the applicant, the following regulations shall apply:
  - a. Subject to permitting, along the properties line outlined in dark blue and shown and described on Exhibit "B", and within a 100' building setback that shall start at the property line, a 6' high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50' on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 20B, 30A and 30B (provided any access may interrupt such berm); and
  - b. Subject to permitting, along on the Property west of the FEC Railway, a 6' high dirt berm with foliage and index trees (as defined in City Code Section 14-191) planted every 50' on top of the berm shall be installed concurrent with any vertical construction on the parcels indicated as 18C, 19 and 20A on Exhibit "B" (provided any access, crossing or rail spurs may interrupt such berm).
  - c. Subject to permitting, on the west side of the properties (along the area marked in light blue and shown and described on Exhibit "B", and within a 100' building setback that shall start at the property line , a 6' high dirt berm with foliage and index trees planted every 50' on top of the berm shall be installed prior to any vertical construction on 30B and 21 (provided any access may interrupt such berm).

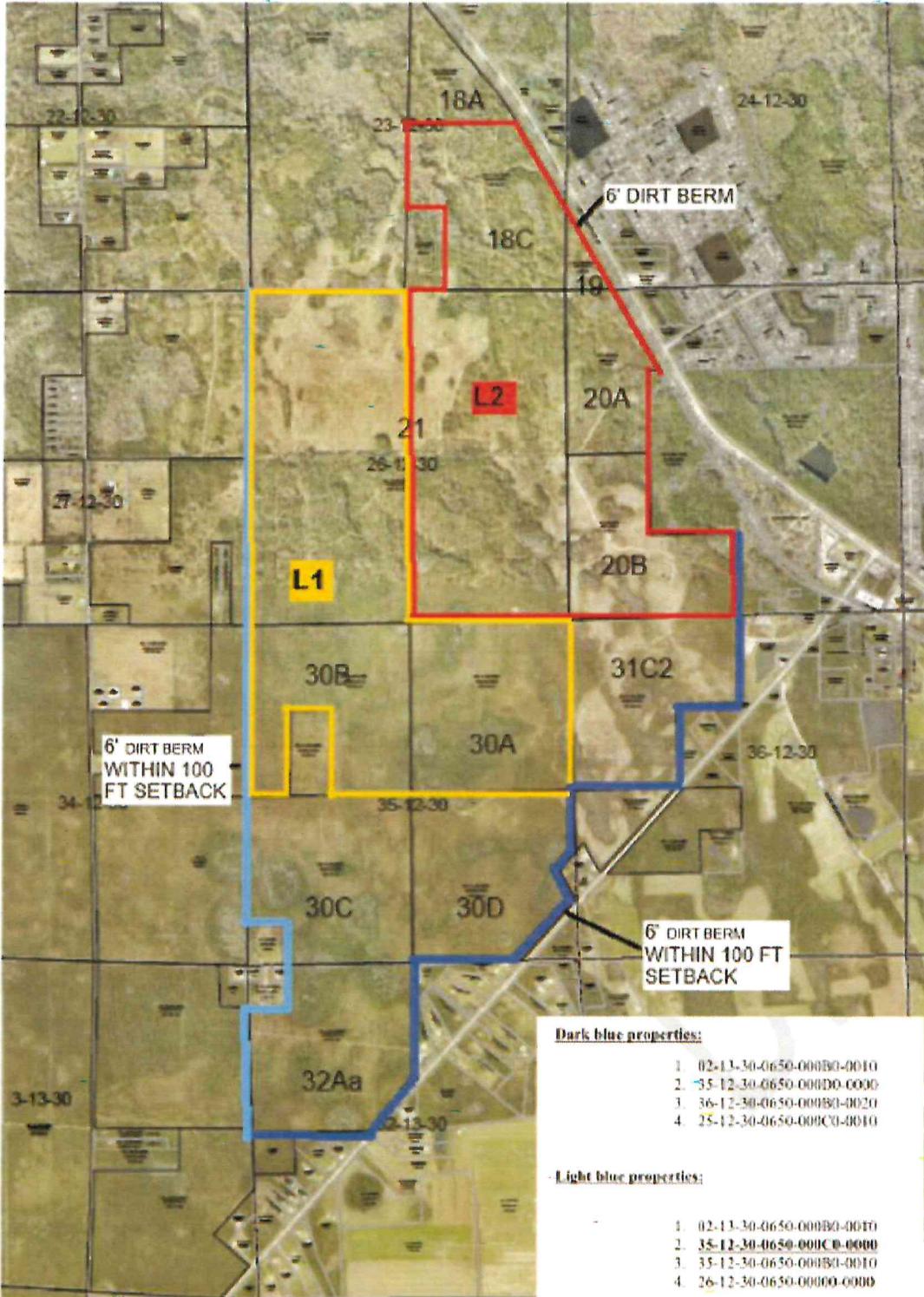
- d. No building or other structure (exclusive of fences and similar structures) shall be built or placed (Parcel IDs 25-12-30-0650-000C0-0010 and 36-12-30-0650-000B0-0020) nearer than two hundred (200) feet from the property (Parcel ID 36-12-30-0650-000A0-0050) described in Exhibit "C" attached hereto.
- e. Subject to permitting, and within two hundred (200) feet of the property described as Parcel ID 36-12-30-0650-000A0-0050 and as shown in Exhibit "C", a ten (10) foot high berm with foliage and index trees (as defined in the City of Bunnell Land Development Code) planted every fifty (50) feet on top of the berm shall be installed concurrently with vertical construction on the properties (Parcel IDs 25-12-30-0650-000C0-0010 and 36-12-30-0650-000B0-0020) subject to the two hundred (200) foot setback.
- f. The Property developer shall be subject to enhanced stormwater requirements, if any, in effect at the time of permitting for any phase of the Property's development.
- g. The Property will not be developed with more than 13,710,510 square feet of buildings.
- h. At the time of development of vertical infrastructure on the Property, the Property will connect to central water and sewer in accordance with City code.

**EXHIBIT "A"**

**The Property**

<b>Prop ID</b>	<b>Map ID</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Proposed FLU</b>	<b>Proposed Zoning</b>
12122	18C	23-12-30-0650-000D0-0040	118	Industrial	L2
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12137	20B	25-12-30-0650-000C0-0010	120	Industrial	L2
12248	30A	35-12-30-0650-000A0-0000	160	Industrial	L1
12249	30B	35-12-30-0650-000B0-0010	140	Industrial	L1
		<b>TOTAL L1 AND L2 ZONING</b>	<b>1,259</b>		

## Exhibit "B"



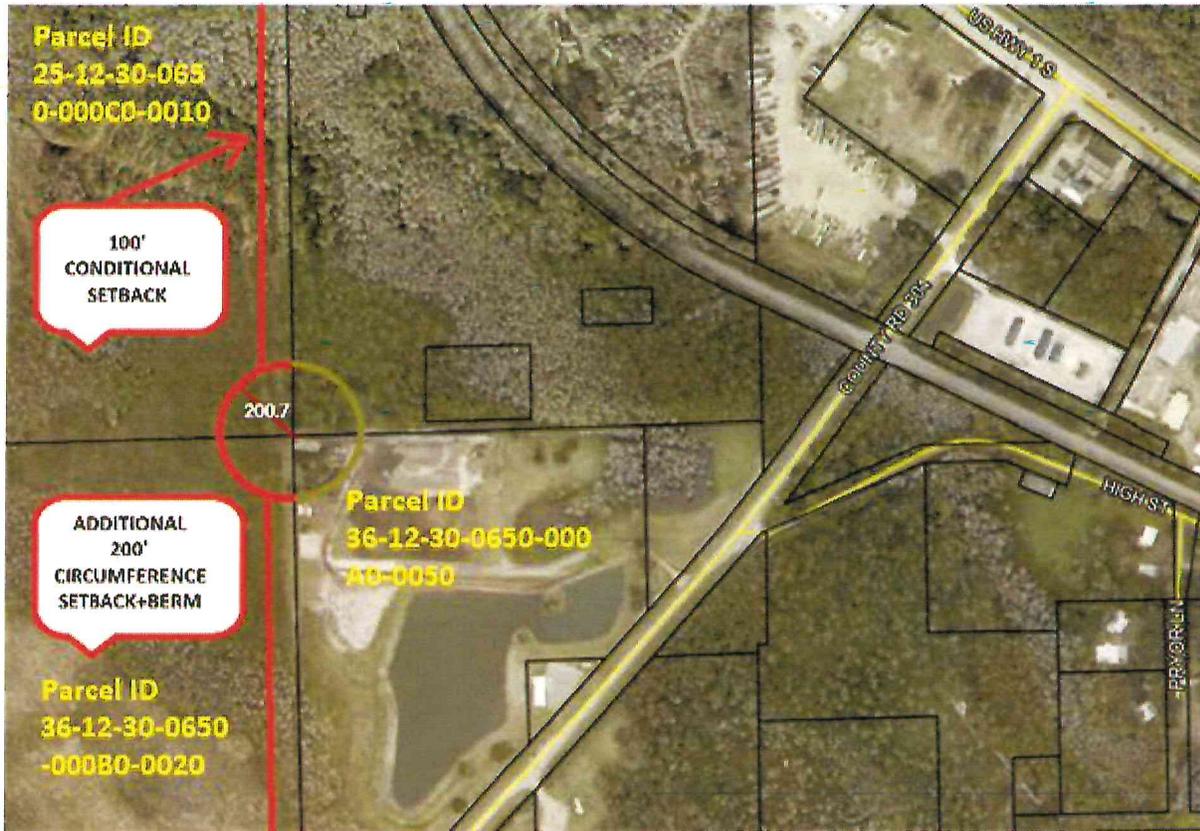
**Dark blue properties:**

1. 02-13-30-0650-000B0-0010
2. 35-12-30-0650-000D0-0000
3. 36-12-30-0650-000B0-0020
4. 25-12-30-0650-000C0-0010

**Light blue properties:**

1. 02-13-30-0650-000B0-0010
2. 35-12-30-0650-000C0-0000
3. 35-12-30-0650-000B0-0010
4. 26-12-30-0650-00000-0000

**Exhibit "C"**



# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

ORDINANCE 2025-06

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1,259± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AG&S, AGRICULTURAL & SILVICULTURE DISTRICT” TO “L-1, LIGHT INDUSTRIAL DISTRICT” AND “L-2, HEAVY INDUSTRIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

The City of Bunnell hereby publishes the following information:

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This is an Ordinance initiated by an applicant for amending the Official Zoning Map for 1,259 +/- acres and establishing conditions of development.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

N/A

- (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

N/A

- (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

N/A

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

N/A

4. **Additional information the governing body determines may be useful (if any):**

N/A

**Note:** *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



## City of Bunnell, Florida

### Agenda Item No. E.3.

Document Date: 11/07/2025  
Department: Community Development  
Subject: Ordinance 2025-15 Amending the Bunnell Code of Ordinances Chapter 66-Utilities, Article V-Stormwater System Illicit Discharge and Connection.  
- Second Reading  
Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance\_2025-15\_Illicit\_Discharge  
Business Impact Statementx

#### **Summary/Highlights:**

This is an administrative request to amend the City's stormwater regulations related to illicit discharges within Article V of Chapter 66 in the Code of Ordinances to update the City's stormwater regulations to be in compliance with the City's NPDES Permit.

The Business Impact Statement was published on the City website on November 13, 2025.

This matter was last heard at the November 24, 2025 City Commission meeting. At this meeting the Commission voted to approve the proposed Ordinance. In accordance with Florida Statute, this ordinance was advertised in the November 27, 2025 edition of the Palm Coast Observer.

#### **Background:**

The City is currently designated as a Phase II MS4 and currently possesses a National Pollutant Discharge Elimination System (NPDES) Two-Step Generic Permit for Discharge of Stormwater Since February 2025. As part of the permit requirements within the first year of obtaining the permit, city staff was advised by FDEP personnel that the City's Stormwater System Illicit Discharge and Connection Ordinance did not satisfy the requirements of the permit and was in need of an update.

The proposed Ordinance amends the City's existing Stormwater System Illicit Discharge and Connection Ordinance (Article V of Chapter 66 in the Code of Ordinances) to comply with the current applicable law by updating certain definitions, requirements, and penalties for violation, as necessary for supporting public health, safety, and welfare.

**Staff Recommendation:**

Adopt Ordinance 2025-15 Amending the Bunnell Code of Ordinances Chapter 66-Utilities, Article V-Stormwater System Illicit Discharge and Connection. - Second Reading

**City Attorney Review:**

Approved for agenda

**City Manager Review/Recommendation:**

Approve

## ORDINANCE 2025-15

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE BUNNELL CODE OF ORDINANCES CHAPTER 66-UTILITIES, ARTICLE V-STORMWATER SYSTEM ILLICIT DISCHARGE AND CONNECTION; AMENDING THE STORMWATER REGULATIONS FOR ILLICIT DISCHARGE AND CONNECTION TO COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT REQUIREMENTS FOR THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEMS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Bunnell to exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, Chapters 166 and 163, Florida Statutes, include authority to enact regulations to protect the health, safety and welfare, and interests of the citizens of the City; and

**WHEREAS**, the *Bunnell Code of Ordinances* is amended from time to time; and

**WHEREAS**, the Florida Department of Environmental Protection (FDEP) administers the National Pollutant Discharge Elimination System (NPDES) program which regulates point source discharges from the following three potential sources: 1) Construction Activities, 2) Industrial Activities, and 3) Municipal Separate Storm Sewer Systems; and

**WHEREAS**, a municipal separate storm sewer system (MS4) is a publicly-owned conveyance or system of conveyances designed or used for collecting or conveying stormwater and that discharges to surface waters of the state; and

**WHEREAS**, operators of MS4s are required to obtain NPDES permit coverage before they can discharge stormwater to waters of the state; and

**WHEREAS**, the City of Bunnell is currently designated as a Phase II MS4 in accordance with Rule 62-624.200 & 62-624.800, Florida Administrative Code (F.A.C.); and

**WHEREAS**, operators of a regulated MS4 are required to 1) reduce the discharge of pollutants to the "Maximum Extent Practicable" (MEP), 2) protect water quality, 3) satisfy

the water quality requirement of the Clean Water Act, and 4) address Total Maximum Daily Loads (TMDLs) for regulated MS4s that discharge into TMDL water bodies; and

**WHEREAS**, the City of Bunnell NPDES Two-Step Generic Permit for Discharge of Stormwater from Phase II MS4s requires the City to strengthen its illicit discharge and connection ordinance in order to comply with the permit's Year 1 requirements; and

**WHEREAS**, it is the responsibility of the City of Bunnell to protect the health, safety, and general welfare of the public by regulating non-stormwater discharges to the municipal separate storm sewer that have the potential to adversely affect the private property and residents located within the city limits and surrounding areas; and

**WHEREAS**, the City Commission of the City of Bunnell finds it is in the best interest and welfare of the citizens of the City to strengthen the Stormwater System Illicit Discharge and Connection Ordinance within Chapter 66, Article V of the *Bunnell Code of Ordinances*; and

**WHEREAS**, the City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

**WHEREAS**, for purposes of this Ordinance, underlined highlighted type shall constitute additions to the original text, ~~strikethrough~~ red type shall constitute deletions to the original text, and asterisks ( \* \* \* ) shall constitute ellipses to the original text and remain unchanged from the language existing prior to the adoption of this Ordinance.

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

**Section 1. Legislative Findings and Intent.**

The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum, are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

**Section 2. Amendment to Chapter 66 – Utilities, Article V – Stormwater System Illicit Discharge and Connection, City of Bunnell Code of Ordinances.**

Chapter 66 – Utilities, Article V – Stormwater System Illicit Discharge and Connection, of the *Bunnell Code of Ordinances*, is hereby amended as follows:

**Sec. 66-250. Title of article; applicability and interpretation.**

This article shall be known as the Stormwater System Illicit Discharge and Connection Ordinance. The provisions of this article shall be effective within the boundaries of the City and shall set prohibitions and restrictions to prevent illicit and illegal discharges from

entering or being deposited into the City's stormwater ~~collection~~ drainage system. This article shall be liberally construed to affect the purposes set forth in this article.

### Sec. 66-251. Purpose and intent.

- (a) The purpose of this article is to provide for the health, safety, and general welfare of the citizens of the city through the regulation of non-stormwater discharges ~~into the storm drainage~~ to the municipal separate storm sewer system to the maximum extent practicable as required by federal and state law. It is the intent to prohibit activities that result in the depositing (e.g., illicit discharging) into the waters of the City or waters of the United States of any hazardous material, liquid, or pollutant that by itself or in combination with other activities or substances, would impair the environmental integrity of a body of water or bodies of water or may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment; or impair or adversely impact the recreational use or other public use of a body of water located within the City, following the Federal Clean Water Act (33 U.S.C 1251 et seq.) and Municipal Separate Storm Sewer Systems Rules (F.A.C. ch. 62-624 pursuant to the authority of F.S. § 403.0885) as guidelines.

\* \* \*

### Sec. 66-252. Definitions.

For the purposes of this article, the following shall mean:

*Authorized enforcement agency* means the City ~~city engineering department~~ acting through the Infrastructure Department or designated employees in the Infrastructure Department, or other designated city employee authorized for code enforcement activity, hereinafter referred to in this article as the "department" who is authorized to enforce the provisions of this article.

*Best management practices (BMPs)* means and includes, but not limited to, schedules of activities, prohibitions ~~of~~, practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, treatment requirements, operating procedures, design specifications, and other management practices to prevent or reduce the discharge of pollutants from directly or indirectly entering the City ~~to~~ stormwater drainage system, receiving waters, or ~~stormwater conveyance systems~~ being discharged from the City stormwater drainage system. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

*Clean Water Act* or CWA means the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) and any subsequent amendments thereto.

*Construction activity* means any activity subject to NPDES construction permits including construction project activities resulting in land disturbance of one acre or more. Such activities include but are not limited to clearing and grubbing, demolition, grading, excavating, utility installation, building erection, paving and landscaping.

*Hazardous materials* means any material, including, **but not limited to,** any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

**Hazardous waste means any solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. The term does not include human remains that are disposed of by person licensed under F.S Ch. 497.**

**Illicit Discharge means any discharge to the City's stormwater drainage system or to water of the United States which is not composed entirely of stormwater, unless exempted pursuant to this regulation or an NPDES permit.**

~~Illicit or~~ **Illegal discharge** means any direct or indirect non-stormwater discharge into any part of the storm drainage system located within the city limits, except as exempted in section 66-258 of this article. Illegal discharges are discharges including, but not limited to, municipal sewage (wastewater), process wastewater, wash water and discharges from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by the city, as well as any pollutants and hazardous materials, hazardous waste, or other substances regulated by the US EPA or the FL DEP.

*Illicit or illegal connection* means either:

- (1) Any drain or conveyance, whether on the surface or subsurface, that conveys an illegal discharge ~~into the storm drainage system,~~ to the **City's stormwater drainage system, or to waters of the United States, which is not composed entirely of stormwater,** or
- (2) Any drain or conveyance connected from a commercial or industrial facility to the **City's storm drainage stormwater drainage** system, **or to waters of the United States which is not composed entirely of stormwater, or which is not authorized by a permit.** ~~whose source has not been thoroughly investigated and documented on plans, maps, or equivalent records and approved in writing by the city.~~

*Industrial activities* means any activities at facilities identified by the United States Environmental Protection Agency as requiring an ~~subject to~~ NPDES industrial stormwater permits, as defined in 40 CFR, Section 122.26(b)(14) or amendments thereto, or any unit operation, complex, area or multiple of unit operations that produce, generate, handle, process or cause to be processed, any materials which may cause water pollution.

*Liquid* means any and all types of liquids except rainwater.

*Litter* means all waste and discarded materials, including but not limited to, glass, cans, scrap metal, paper, plastic, rubber, garbage, building materials, disposable packages or containers, chemicals, or dangerous materials not properly disposed.

*Litter receptacle* means a container with a capacity of not less than ten gallons, constructed and placed for use as a depository for litter.

*Material* means and includes, but is not limited to, dirt, bricks, grass clippings, lumber, trash, yard debris or wood.

*Municipal separate storm sewer system (MS4)* means the conveyance, storage area or system of conveyances or storages areas (including, but not limited to, roads or street with drainage systems, catch basins, curbs, gutters, ditches, manmade channels, storm drains, treatment ponds or other structural BMPs) ~~entire storm drainage system~~, as hereinafter defined, located within the city limits that is both publicly and privately owned and that has been designed solely ~~and is used specifically~~ for the collection and conveyance of stormwater, as hereinafter defined.

*National pollutant discharge elimination system (NPDES) stormwater discharge permit* means a permit issued by the state department of environmental protection under authority delegated pursuant to 33 USC § 1342(b), that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

~~*Non-stormwater discharge* means any discharge to the storm drain system that is not composed entirely of stormwater.~~

*Person* means a natural person or any individual, association, organization, Club, society ~~partnership~~, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.

*Point Source* means any discernable and confined conveyance including, but not limited to, any pipe, ditch, channel, conduit, well, container, rolling stocks, concentrated animal feeding operation, vessel, or other floating craft from which pollutants are discharged. This term does not include return flows from irrigation agriculture.

*Pollutant* means anything which causes or contributes to pollution. ~~Pollutants~~ which may include, but ~~is~~ ~~are~~ not limited to, petroleum products, including, but not limited to, oil, gasoline, and grease, solid waste, dredged soil, refuse, rubbish, garbage, litter, debris, paints, varnishes, steam cleaning waste, pesticides, herbicides, or fertilizers, degreasers, solvents; hazardous substances and wastes, dissolved and particulate metals, sanitary sewage, filter backwash, sewage sludge, fecal coliform and pathogens, wastewater radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended 42 U.S.C 2011 et seq.), chemically treated water, chemical wastes, incinerator residue, antifreeze and other automotive products, lawn clippings, leaves, branches, etc., animal carcasses and wastes, biological materials, munitions, heat, wrecked or damages equipment, rock, sand, and industrial, (excepting the county's discharges), recreations vehicle waters, dyes, noxious or offensive matter, construction materials, any liquids in quantity or quality which are capable of causing a violation of the City's NPDES stormwater permit; and solids in such quantities or of such size capable of causing interference or obstruction to the flow in the City's stormwater drainage system (MS4). Not excluding other materials which the City Manager or designee, federal or state regulatory agencies may deem appropriate to be included. ~~paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.~~

*Premises* mean any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

*Storm drainage system* means the entire infrastructure within the city limits comprised of many components, both publicly and privately owned, by which stormwater is collected and conveyed through the city including, but not limited to, city, county, state and private street and road drainage systems comprised of gutters, curbs, inlets, and storm pipes; storm pumping facilities; drainage retention and detention areas/basins, both publicly and privately owned; natural and human-made or altered drainage swales, ditches, channels, and reservoirs; and all other stormwater related storm drainage facilities within the city.

*Stormwater* means any surface flow, runoff, and drainage consisting entirely of accumulated water from natural precipitation and resulting from such precipitation.

*Stormwater management plan* means a document prepared according to state department of environmental protection regulations that describes the best management practices and other required activities to be undertaken by a person or business to first identify sources of pollution and/or contamination at a site and the follow-up actions to be taken by such persons or businesses to eliminate or reduce pollutant discharges into

municipal stormwater, storm drainage systems, and/or receiving waters to the maximum extent practicable.

*Wastewater* means any waters that are discharged from residential, commercial or industrial sanitary facilities including toilets, sinks, showers and wash-down operations.

*Water or Waters of the State* means any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing beneath the surface of the ground, as well as all coastal waters within the jurisdiction of the state. [F.S § 373.019(22)]

*Watercourse* means any natural or artificial stream, creek, channel, ditch, canal, waterway, gully, ravine or wash in which water flows in a definite direction, either continuously or intermittently, and which has a definite channel, bed, or banks.

*Watercourse* means either:

- (1) Any stream, river, creek, slough or other naturally occurring stormwater conveyance feature in which water usually flows over the surface of the land, or
- (2) Any artificial or man-made swale, ditch, channel or other man-made stormwater conveyance feature in which water usually flows in a defined bed or bottom.

*Waters of the City* means lakes, ponds, impoundments, streams, or any other body of water or waterway, or any tributary to said bodies of water or waterways, located within the City Limits of the City of Bunnell or abutting to the City of Bunnell.

*Wetland* means those areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The landward extent of wetlands is delineated pursuant to Sections 62-340.100 through 62.340.550, FAC as ratified by F.S § 373.4211 (Subsection 40C-4.021(30), FAC).

**Sec. 66-253. Administrative responsibility; authorized enforcement agency.**

The ~~Infrastructure engineering department~~ Department, or other designated city officials authorized for code enforcement activity, is the authorized enforcement agency for this article. The ~~Infrastructure engineering department~~ Department shall administer, implement, and otherwise enforce all provisions of this article. Any powers granted or duties imposed upon the department under this article may be delegated in writing by the city ~~manager engineer~~ manager to individuals or entities acting in the beneficial interest of or in the employ of the department.

**Sec. 66-254. Applicability.**

This article shall apply to all water entering the stormwater drainage systems within the boundaries of the City that was generated on any developed or undeveloped lands unless explicitly exempted ~~by the city~~ in this article or an authorized enforcement agency.

\* \* \*

**Sec. 66-256. Ultimate responsibility.**

The standards set forth herein and promulgated pursuant to this article are minimum standards; therefore, this article does not intend or imply that compliance by any person will ensure that there will be no contamination, pollution, or unauthorized discharge of pollutants to the City's stormwater ~~collection~~ drainage system.

\* \* \*

**Sec. 66-258. Illicit discharge prohibitions and exceptions.**

- (a) No discharge to the City's Stormwater system ("MS4") shall be permitted to impair the operation of the MS4 or contribute to the failure of the MS4 to meet any local, state, or federal requirements, including, but not limited to, NPDES permits.
- (b) Any person determined by the City to be responsible for a discharge contributing to the failure of the City's MS4 to comply with the provisions and conditions of an NPDES permit shall be guilty of a violation of this chapter and shall provide corrective measures as determined necessary by the City manager, or designee, and shall be responsible for fines and damages as indicated below.
  - (1) Failure to report to the City a discharge to the City's MS4 or to waters of the United States from industrial activities, commercial entities, or construction activities constitutes an illicit discharge.
  - (2) Any discharges to the City's MS4 or to waters of the United States which is in violation of federal, state, or local permits or regulations constitutes an illicit discharge.

(3) Persons responsible for illicit discharges shall immediately cease the illicit discharge, and obtain appropriate approvals from applicable regulatory agencies prior to resuming the discharge.

(c) *Prohibition of illegal discharges.* ~~Throwing, draining, or otherwise discharging, causing, or permitting others under its one's control to throw, drain, or otherwise discharge into the city's municipal separate stormwater system any liquids, solids or waters containing any wastewater, pollutants or hazardous materials other than stormwater is prohibited.~~ No person shall throw, drain, or otherwise discharge, cause, or permit others under its control to throw, drain, or otherwise discharge into the City's municipal separate storm sewer system any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but not limited to, the following:

(1) Petroleum products, including, but not limited to oil, gasoline, grease;

(2) Solid waste;

(3) Paints;

(4) Steam Cleaning waste;

(5) Pesticides, herbicides, or fertilizers;

(6) Degreasers, solvents;

(7) Sanitary sewer;

(8) Chemically treated cooling water;

(9) Antifreeze and other automotive products;

(10) Lawn clippings, leaves, branches, etc.;

(11) Animal carcasses;

(12) Recreational vehicle waters;

(13) Dyes;

(14) Construction materials;

(15) Any liquids in quantity or quality that are capable of causing a violation of the City's NPDES stormwater permit; and

(16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the City's separate storm sewer system.

(d) *Exceptions to the prohibition of illegal discharges.* ~~The following are exceptions to the illegal discharge prohibition:~~ Discharges from the following activities shall not be considered an illicit discharge, unless such activities cause, or significantly contribute to, the impairment of the use of the City's MS4 or the violations of the

conditions of the City's NPDES permit. The following discharges are exempt from discharge prohibitions established by this article:

- ~~(1) Discharges and releases from the following sources: potable water line flushing; landscape irrigation; diverted stream flows; rising ground waters; uncontaminated groundwater infiltration; uncontaminated pumped ground water; discharges from potable water sources; building foundation drains; air conditioning condensation; irrigation water; natural springs; water from crawl space pumps; roof drains; footing drains; lawn watering; individual residential car washing; flows from riparian habitats and wetlands; dechlorinated swimming pool discharges, and street maintenance wash-down water.~~
- ~~(2) Discharges or water flow from firefighting operations or other similar discharges expressly specified in writing by the city engineer as being necessary to protect public health and safety.~~
- ~~(3) Discharges associated with investigatory dye-testing, however this activity requires a 24 hours prior written notification to the department prior to the time of the dye test.~~
- ~~(4) Discharges of non-stormwater permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the United States Environmental Protection Agency (EPA), provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm.~~

(1) Potable water line flushing;

(2) Landscape irrigation;

(3) Diverted stream flows;

(4) Rising ground waters;

(5) Uncontaminated groundwater infiltration;

(6) Uncontaminated pumped ground water;

(7) Discharges from potable water sources;

(8) Foundation, footing, and roof drains (not including active groundwater dewatering systems);

(9) Air conditioning condensation;

(10) irrigation water;

(11) Natural springs;

(12) Uncontaminated water from crawl space pumps;

- (13) Lawn watering;
- (14) Individual residential car washing;
- (15) Flows from riparian habitats and wetlands;
- (16) Dechlorinated swimming pool discharges;
- (17) Street maintenance wash-down water;
- (18) Discharges or water flow from emergency firefighting activities and emergency response activities or other similar discharges expressly specified in writing by the city manager, or other city employee authorized for code enforcement activity, as being necessary to protect public health and safety done in accordance with adopted spill response/action plan;
- (19) Discharges associated with investigatory dye-testing, however this activity requires a 24-hours prior written notification to the department prior to the time of the dye test.
- (20) The prohibition shall not apply to any of non-stormwater discharge permitted under an NPDES permit, waiver, or Industrial Wastewater treatment permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the United States Environmental Protection Agency (EPA), or Florida Department of Environmental Protection (FDEP) provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval or all necessary permits have been granted for any discharge to the City's stormwater drainage system.

**Sec. 66-259. Illicit connections prohibition.**

The construction, use, maintenance or continued existence of illicit connections to the City's storm drainage system ~~are~~ is prohibited.

- (1) This prohibition expressly includes without limitation, illicit connections made in the past, regardless of whether the connection was made under a permit or other authorization, or, permissible under law or practices applicable or prevailing at the time ~~of the~~ connection was made.
- (2) A person is considered to be in violation of this article if the person connects a line conveying sanitary sewage to the MS4 or allows such a connection to continue.
- (3) Improper connections in violation of this article shall be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the municipal sanitary sewer system upon approval of the City.
- (4) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the City requiring that such locating be completed. Such notice will

specify a reasonable time period within which the location of the drain or conveyance is to be determined, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the city.

**(5) Failure to report a connection to the City's MS4 or to waters of the United States from industrial activities, commercial entities, or construction activities constitutes an illicit connection.**

**(6) Persons responsible for illicit connections shall immediately cease the illicit connection and obtain appropriate approvals from applicable regulatory agencies prior to resuming the connection.**

**Sec. 66-260. Industrial or construction activity discharges.**

(a) *Submission of notice of intent to city.*

(1) Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City prior to the allowing of discharges to the MS4.

(2) The operator of a facility, including construction sites, required to have an NPDES permit to discharge stormwater associated with industrial activity shall submit a copy of the notice of intent to the City at the same time the operator submits the original notice of intent to the state Department of Environmental Protection.

(3) The copy of the notice of intent, which may be provided to the City's Community Development Department prior to issuing permit or site plan review, shall be delivered to the City either in person, by US Postal Service registered mail, or by FedEx/UPS registered delivery and sent to the following mailing address:

City of Bunnell

Infrastructure Department

PO Box 756

**2400 Commerce Pkwy** ~~201 W Moody Blvd~~

Bunnell, FL 32110

(4) A person commits an offense if the person operates a facility that is discharging stormwater associated with industrial activity without having submitted a copy of the notice of intent to do so to the city.

- (b) Stormwater from areas of any commercial activity, industrial activity or construction activities shall be controlled, treated and managed on-site using best management practices so as not to cause an illicit or illegal discharge to the City's municipal separate storm sewer system or waters of the United States.
- (c) All erosion, pollutant, and sediment controls required by the City code, or by an applicable local, state, or Federal permit, including elements of a stormwater pollution prevention plan required under a NPDES permit and the City's land development regulations, shall be properly implemented, installed, operated, and maintained.
- (d) Authorized discharges to the City's storm drainage system shall be controlled so that they do not impair the operation of the City's MS4 or contribute to the failure of the City's storm drainage system to meet any applicable local, state, or federal law regulation.
- (e) Authorized discharges to regulated waters shall be controlled so that they do not adversely impact the quality or beneficial uses of those waters or result in violation of any applicable local, state, or Federal law or regulation.
- (f) Any person who has been issued an NPDES permit authorizing discharges to the City's MS4 shall submit a complete copy of the permit to the applicable City department by not later than (thirty (30) days after the effective date of this article), or at time of issuance of a permit.

**Sec. 66-261. Compliance monitoring.**

- (a) ~~Right of entry—Inspection and sampling. The department shall be permitted to enter and inspect facilities subject to regulation under this article as often as may be necessary to determine compliance with the requirements this article.~~ Inspection and Monitoring for Compliance. City personnel shall be granted access for inspection of facilities discharging or suspected of discharging to the City's MS4 or waters of the United States in order to effectuate the provisions of this chapter and to investigate violations or potential violations of any of the terms herein. All structures and processes which allow discharges to the City's MS4, as well as records concerning them, shall be made accessible to the City's personnel for this purpose.
  - (1) If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the infrastructure engineering department, or other city employee authorized for code enforcement activity.
  - (2) Facility operators shall allow the department ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge stormwater, and the performance of any additional duties as defined by state and federal law.

- (3) The department shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the **infrastructure** ~~engineering~~ department, authorized for code enforcement activity, to conduct monitoring and/or sampling of the facility's stormwater discharge.
  - (4) The department has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow quantity and quality shall be calibrated to ensure their accuracy.
  - (5) Structural control and other BMPs used for controlling the discharge of pollutants to the City's MS4 or to waters of the United States, shall be operated and maintained so as to function in accordance with permitted design and performance criteria and in compliance with federal, state, or local permit conditions and regulations.**
  - (6) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the department and shall not be replaced. The costs of clearing such access shall be borne by the operator.
  - (7) Unreasonable delays in allowing the department access to a permitted facility is a violation of a stormwater discharge permit and of this article. A person who is the operator of a facility with an NPDES permit to discharge stormwater associated with industrial activity commits an offense if the person denies the department reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this article
- (b) Search warrants. The city may seek a search warrant from any court of competent jurisdiction if the city has been refused access to any part of the premises from which stormwater is discharged, and city can demonstrate probable cause to believe that:
- (1) There may be a violation of this article; or
  - (2) There is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this article, or any order issued hereunder or to protect the overall public health, safety and welfare of the community.

**Sec. 66-262. Requirement to prevent, control and reduce stormwater pollutants by the use of best management practices.**

- (a) The department will establish and implement best management practices (BMPs) requirements for all activities, operations, and/or facilities within the City which may cause or contribute to pollution or contamination of stormwater, the storm drainage system, or waters of the United States.

- (b) The owner or operator of such activity, operation, or facility shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs.
- (c) Further, any person responsible for a property or premise that is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non- structural BMPs to prevent the further discharge of pollutants to the MS4.
- (d) Compliance with all terms and conditions of a valid state DEP issued NPDES permit authorizing the discharge of stormwater associated with commercial or industrial activity, to the **maximum** extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a stormwater management plan (SWMP) as necessary for compliance with requirements of the NPDES permit.
- (e) Owner, agent, and/or contractor shall not permit the accumulation of litter before, during, or after completion of any construction or demolition project.
- (f) It shall be the responsibility of the owner, agent, and/or contractor to provide litter receptacles and prevent scattering of litter on a daily basis. All litter shall be removed from construction sites not less than once a week.
- (g) No person shall place any refuse, recyclable materials, trash, garbage cans or trash bags on, upon or over any storm drain, or so close thereto as to be drawn by the elements into a storm drain, which would result in or tend to cause a blockage of any part of such storm drainage system.
- (h) It shall be the responsibility of owners or agents to keep areas free of garbage, trash, etc. the owners, agents, tenants or lessees of all property, whether improved or unimproved, including residential homes, apartment units, and businesses, shall be responsible for complying with the provisions of this chapter. The owners, agents, tenants or lessees shall be severally and jointly responsible for keeping the following areas free from garbage, solid waste, recyclable materials, and refuse at all times, exclusive of those periods immediately prior to collection, such areas to include the entire premises as well as the roadway, swale, and easement adjoining the property.
- (i) Builders, building contractors, construction tradesmen, and homeowners shall be responsible for removing all excavation, construction and demolition wastes emanating from their work, and shall use vehicles designed or outfitted so as to prevent the wastes carried therein from being blown, dropped, or spilled from such vehicles.

\* \* \*

**Sec. 66-264. Violations; enforcement and penalties.**

\* \* \*

- (g) *Civil penalties.* In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within five business days, or such greater period as the department shall deem appropriate, after the department has taken one or more of the actions described above, the department may impose a penalty ~~not to exceed \$1,000.00 (depending on the severity of the violation)~~ for each day the violation remains unremedied after receipt of the notice of violation, with such penalties specifically itemized as follows:-
- (1) Failure to comply with Illicit Discharge/Illicit Connection Prohibitions shall be penalized at a rate of two hundred dollars and zero cents (\$200.00) per day per occurrence;
  - (2) Failure to comply with Illicit Discharge industrial activities and construction site requirements shall be penalized a rate of one hundred and twenty-five dollars and zero cents (\$125.00) per day per occurrence;
  - (3) Failure to comply with Illicit Discharge reporting requirements shall be penalized at a rate of one hundred and twenty-five dollars and zero cents (\$125.00) per day per occurrence;
  - (4) Failure to comply with Illicit Discharge site remediation and monitoring requirements shall be penalized at a rate of two hundred dollars and zero cents (\$200.00) per day per occurrence;
  - (5) Failure to comply with Illicit Discharge erosion and sedimentation control measures shall be penalized at a rate of fifty dollars (\$50.00) per day per occurrence.
- (h) *Criminal prosecution.* Any person that has violated or continues to violate one or more provisions of this article shall be liable to criminal prosecution to the fullest extent of the law and shall be subject to a criminal penalty of \$1,000.00 per violation per day and/or imprisonment for a period of time not to exceed 30 days.
- (i) Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

\* \* \*

### **Section 3. Implementing Administrative Actions.**

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to include, but not be limited to, the adoption of administrative forms, policies, procedures, processes and rules.

### **Section 4. Codification.**

The provisions of this Ordinance, including its recitals, shall become and be made a part of the *City of Bunnell Code of Ordinances* and the Sections of this Ordinance may be

renumbered or re-lettered to accomplish such intention and the word “Ordinance”, or similar words, may be changed to “Section,” “Article”, or other appropriate word; provided, however, that Sections 1, 3, 4, 5, 6, and 7 shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

**Section 5. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 6. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 7. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

First Reading: approved on this 24<sup>th</sup> day of November 2025.

Second Reading/Final Reading: adopted on this 8<sup>th</sup> day of December 2025.

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

Approved as to Form:

\_\_\_\_\_  
Vose Law Firm, City Attorney

ATTEST:

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

**Seal:**

# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE BUNNELL CODE OF ORDINANCE CHAPTER 66-UTILITIES, ARTICLE V-STORMWATER SYSTEM ILLICIT DISCHARGE AND CONNECTION; AMENDING THE STORMWATER REGULATIONS FOR ILLICIT DISCHARGE AND CONNECTION TO COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT REQUIREMENTS FOR THE CITY’S MUNICIPAL SEPARATE STORM SEWER SYSTEMS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

The City of Bunnell hereby publishes the following information:

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The proposed ordinance amends the City's existing Stormwater Illicit Discharge and Connection Ordinance to comply with current applicable law by updating certain definitions, requirements, and penalties for violation, as necessary for supporting public health, safety, and welfare.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

No direct impact on private, for-profit businesses anticipated.

- (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

No direct impact on private, for-profit businesses anticipated.

- (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

No direct impact on private, for-profit businesses anticipated.

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

None

4. **Additional information the governing body determines may be useful (if any):**

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.



## City of Bunnell, Florida

### Agenda Item No. E.4.

Document Date: 11/12/2025  
Department: Community Development  
Subject: Ordinance 2025-16 Requesting to voluntarily annex property totaling 0.23+/- acres of land, located at 325 Old Brick Road. - First Reading  
Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance 2025-16 Voluntary Annexation 325 Old Brick Road  
Voluntary Annexation Petition  
Boundary Survey and Legal Description  
Business Impact Statement

#### **Summary/Highlights:**

This is a request to voluntarily annex property totaling 0.23+/- acres located at 325 Old Brick Road. The property is identified by Tax Parcel ID: 12-12-30-0650-000A0-0102 by the Flagler County Property Appraiser's Office.

In accordance with Florida Statutes, the written notice to Flagler County Board of County Commissioners was provided in November 13, 2025.

The Business Impact Statement was published on the City Website on November 26, 2025.

#### **Background:**

The applicant, Garden of Faith Preschool and School of Arts, Inc., owns the subject property that totals 0.23+/- acres located in unincorporated Flagler County. The applicant has petitioned for voluntary annexation into the City of Bunnell limits. The property is currently developed with a single-family residence and associated accessory structures.

The properties are currently assigned a Flagler County Future Land Use Map designation of "Mixed-Use: High Intensity" and a Flagler County Zoning designation of "C-2, General Commercial and Shopping Center." The applicant is currently seeking to amend both designations to appropriate City of Bunnell designations.

Section 171.044, Florida Statutes, contains specific requirements that govern the process of voluntary annexation. The City is required to provide notice to the County Administrator on behalf of the Board of County Commissioners. The statute prohibits voluntary annexation if the annexation will result in the creation of an enclave. Per Section 171.031(5), Florida Statutes,

an enclave is defined as any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality or enclosed within and bounded by a single municipality and natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Voluntary annexations must be contiguous and reasonably compact. Per Section 171.031, Florida Statutes, contiguous means that a substantial part of a boundary of the property to be annexed is coterminous with a part of the boundary of the municipality. Compactness is defined as "the Concentration of a piece of property in a single area precluding any action which creates enclaves, pockets, or finger areas in serpentine patterns.

The subject property is contiguous, and the boundary of the property is coterminous with the City's incorporated limits. The subject property is compact, and the action of annexation will not create a county enclave.

The applicant has opted to open a solid waste account with the City upon annexing into the City limits.

**Staff Recommendation:**

Approve Ordinance 2025-16 Requesting to voluntarily annex property totaling 0.23+/- acres of land, located at 325 Old Brick Road. - First Reading

**City Attorney Review:**

Approved for agenda

**City Manager Review/Recommendation:**

Approve

**ORDINANCE 2025-16**

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 0.23± ACRES LOCATED AT 325 OLD BRICK ROAD, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 WHICH IS CONTIGUOUS TO MUNICIPAL BOUNDARIES OF THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE CITY OF BUNNELL TO INCLUDE SAID REAL PROPERTY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF FLAGLER COUNTY AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Garden of Faith Preschool and School of Arts, Inc., is hereby determined to be the owner of the real property described below; and

**WHEREAS**, Abolaji Akinbo, as the registered agent for Garden of Faith Preschool and School of Arts, Inc., petitioned pursuant to Section 171.044, *Florida Statutes*, for voluntary annexation of said property into the municipal limits of the City of Bunnell which totals approximately 0.23± acres in size and is located at 325 Old Brick Road; and

**WHEREAS**, Garden of Faith Preschool and School of Arts, Inc., is the owner of the property being described by Tax Identification Parcel Number as follows:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
12-12-30-0650-000A0-0102	Garden of Faith Preschool and School of Arts, Inc.

**WHEREAS**, City staff have reviewed and recommended approval of the annexation of said property to the City Commission of the City of Bunnell and has accomplished all actions required under the City of Bunnell *Code of Ordinances, Land Development Code*, and State law; and

**WHEREAS**, the City Commission, upon the recommendation of City staff and the City Attorney, has determined that the property which is proposed to be annexed into the

City of Bunnell is within an unincorporated area of Flagler County, is reasonably compact and contiguous to the corporate areas of the City of Bunnell, Florida and it is further determined that the annexation of said property will not result in the creation of any enclave, and it is further determined that the property otherwise fully complies with the requirements of State law; and

**WHEREAS**, the City Commission of the City of Bunnell, Florida has taken all actions in accordance with the requirements and procedures mandated by State law; and

**WHEREAS**, the City Commission of the City of Bunnell, Florida hereby determines that it is to the advantage of the City of Bunnell and in the best interests of the citizens of the City of Bunnell to annex the afore described property; and

**WHEREAS**, the provisions of Section 166.031(3), *Florida Statutes*, provide that a municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Florida Department of State; and

**WHEREAS**, the provisions of Section 171.091, *Florida Statutes*, provide as follows: Recording – Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area; and

**WHEREAS**, the metes and bounds legal description and the map attached hereto Exhibits “A” and “B” shows, describes, and depicts the property which are hereby annexed into the City of Bunnell.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, AS FOLLOWS:**

**Section 1. Legislative and Administrative Findings.**

The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum relating to the application for the voluntary annexation of property subject to this Ordinance, are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

**Section 2. Annexation of Property.**

The property that is the subject of this Ordinance consists of the following parcel of land assigned the Tax Identification Parcel Number set forth above and being specifically described in Exhibits “A” and “B”, said property being situated in Flagler County, Florida,

and said property is hereby annexed into and is hereby made a part of the City of Bunnell, Florida pursuant to the voluntary annexation provisions of Section 171.044, *Florida Statutes*, and other controlling law.

**Section 3. Effect of Annexation.**

Upon this Ordinance becoming effective, the property owner of the said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owners of the City of Bunnell, Florida as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the City of Bunnell, Florida and the provisions of said Chapter 171, *Florida Statutes*.

**Section 4. Administrative Actions.**

(a) Within seven (7) days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Flagler County (the County Administrator), with the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b) The City Manager, or designees within City management staff, shall ensure that the property annexed by this Ordinance is incorporated into the *City of Bunnell Comprehensive Plan*, the Official Zoning Map of the City of Bunnell in an expeditious manner and the map of the City Limits of the City of Bunnell.

(c) The City Manager, or designees, are hereby authorized and directed to legally describe and map the existing City Limits of the City of Bunnell and to take any and all appropriate actions or propose actions to the City Commission as may be authorized in accordance with controlling law.

**Section 5. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

**Section 6. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise to be invalid, unlawful, or unconstitutional.

**Section 7. Codification.**

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Bunnell by the City Manager, or designee(s), and the City Manager, or designee(s), is/are hereby directed to take any and all appropriate actions relative to the land use

planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

**Section 8. Effective Date.**

This Ordinance shall take effect immediately upon passage and adoption.

First Reading: approved on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Second Reading/Final Reading: adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**CITY COMMISSION, City of Bunnell, Florida.**

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

\_\_\_\_\_  
Vose Law Firm, City Attorney

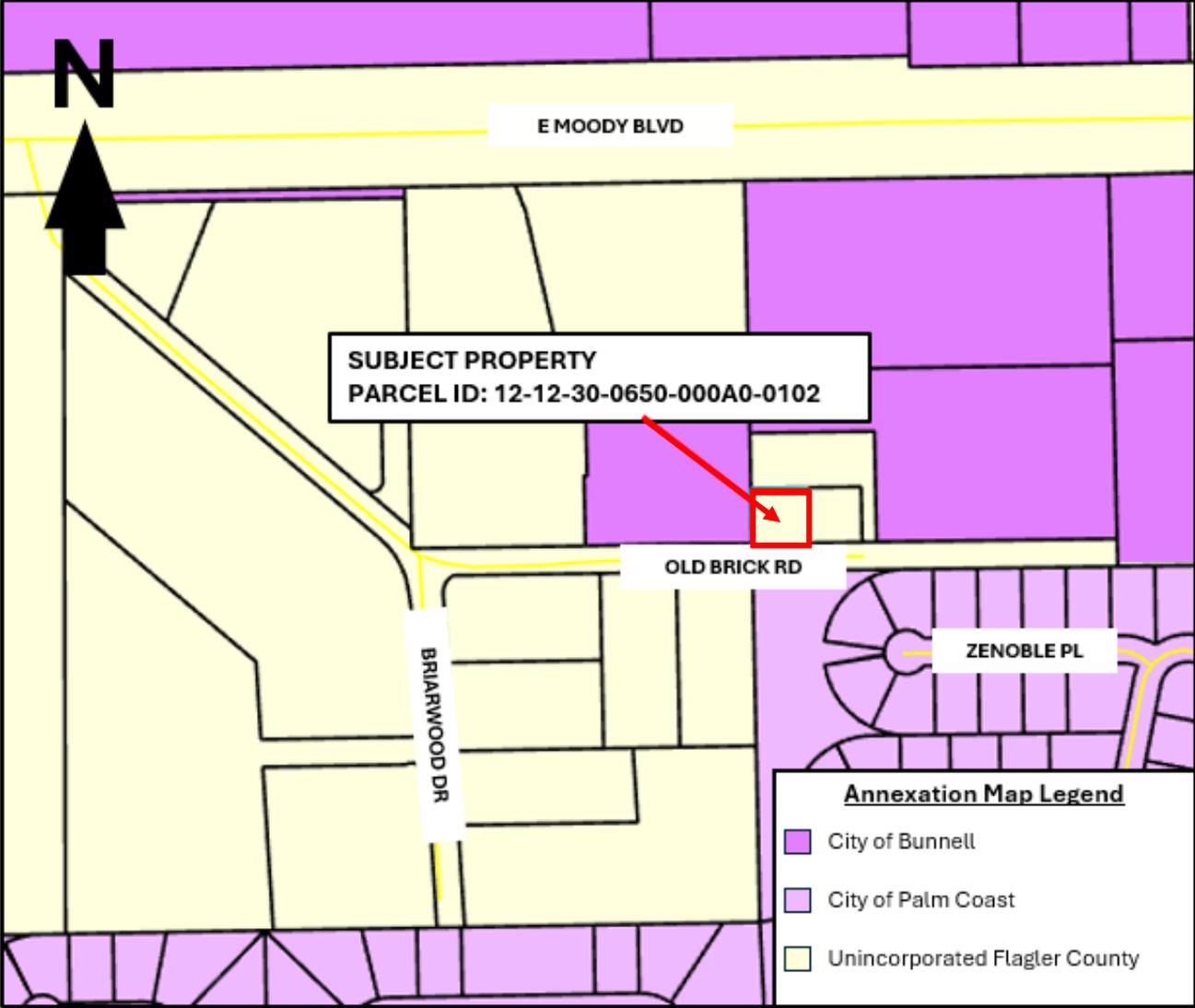
**Seal:**

## **Exhibit “A”**

### **Metes and Bounds Legal Description**

This description begins at the point marking the SW corner of the South 1/2 of Tract 10, Block A, Section 12, Township 12 South, Range 30 East, and from said point of beginning running in a Northerly direction along the westerly boundary of said Tract 10 a distance of 100' to a point; thence running in an Easterly direction parallel to the southerly boundary of said Tract 10 a distance of 100' to a point; thence in a southerly direction parallel to the westerly boundary of said Tract 10, a distance of 100' to a point of the southerly boundary of said Tract 10, thence in a westerly direction to the point of beginning. Said intention is to convey a 100' square lot in the Southwesterly corner of the South 1/2 of Tract 10, Block A, Section 12, Township 12 South, Range 30 East, Public Records of Flagler County, Florida.

**Exhibit "B"**  
Voluntary Annexation Location Map



City of Bunnell, Florida  
P. O. Box 756  
Bunnell, FL 32110  
Phone: (386) 437-7516



**PETITION FOR VOLUNTARY ANNEXATION**  
Pursuant to Florida Statute 171.044

I the undersigned do hereby petition the City of Bunnell, Florida to consider this request to voluntarily annex property into the City's corporate limits. I hereby affirm that I own/jointly own the property described below, for which I am requesting annexation of.

Parcel # 12 12 30 0650 000A0 0102

Address/Location 325 OLD BRICK ROAD, BUNNELL, FL 32110

Owner Mailing Address

P. O. BOX 2449, Bunnell FL 32110

Owner E-mail Abolajiakinbo@gmail.com

Contact Telephone (386) 237-1359

# Structures on Parcel 3 Parcel Population # 2

Present Garbage Service provided by \_\_\_\_\_

Present Water/Sewer System:  Well  Septic  City Water  City Sewer

Current Zoning designation Flagler County general Commercial

Current Land Use designation Mixed use high intensity

Current Use: preschool, residential

Future Development Plans (if any): \_\_\_\_\_

**Attachments that must be provided with this application:**

1. Copy of Warranty Deed or documentation of property ownership
2. Copy of Most Recent Tax Notice
3. Copy of property card from the Property Appraiser website
4. Per F.S. certified survey of the property showing the boundaries by metes and bounds or a copy of the metes and bounds legal description.

**Petitioner(s):**

ABOLAJI AKINBO

Type or Printed Name

Signature

Each owner must individually complete a separate form- pages 1 and 3; page 2 does not need to be duplicated

### Voluntary Annexation Check Off List

All voluntary annexation applications must meet the criteria pursuant to Florida Statute 171.044 and must have the following documentation attached:

DOCUMENTATION ATTACHED <i>(Please check appropriate box)</i>	Yes	No
Proof of ownership or Notarized Affidavit from property owner conveying the applicant full agency authority to act on behalf of the owner(s) seeking to annex into the City of Bunnell		
Boundary Survey Certified to the City of Bunnell and sealed by a Florida registered surveyor		
The wording "CITY OF BUNNELL" is included in the survey where the City limits exist and where they are contiguous to the subject property; Survey includes the metes and bounds legal description		
Show proposed entrance and egress		
Show all easements and rights-of-way clearly identified on the survey		
Completed Petition for Voluntary Annexation		

**Florida Statute 171.044 Voluntary annexation.—**

(1) *The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.*

(2) *Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.*

(3) *An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.*

(4) *The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.*

(5) *Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.*

(6) *Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.*



Annexation

**VOLUNTARY CONTRACTION AGREEMENT**

Parcel # 12 12 300650000A 00102

Address/Location 325 OLD BRICK RD, BUNNELL FL 32110

Currently Vacant Property  Developed Residential Property  Developed Commercial Property

Applicant Name: ABOLAJI AKINBO

The City of Bunnell must pay for all services associated with voluntary annexation of property relating to, but not limited to, advertising, legal services and recording fees. The owner/applicant is required to reimburse the City for these services.

The City will invoice the fees upon receipt of invoicing from the contracted service. Owner/Applicant is required to pay all associated invoices **within 30 days of receipt**. If fees are not paid by the applicant within 30 days of notice, per Bunnell Code of Ordinance 30-251, the City may add 18% interest per annum (year) to the invoiced amount and the City is also permitted to record a notice of lien on the property in the public records of Flagler County, Florida.

Additionally, I state that upon adoption of the ordinance and successful annexation into the City, I want my solid waste services to be provided in the following manner:

- Continue with Flagler County services; I understand I will continue to pay for these services through the Solid Waste Tax Assessment on my property tax bills
- I will open a City of Bunnell Solid Waste account within 2 weeks of the adoption of the voluntary annexation ordinance for developed property OR prior to getting a Certificate of occupancy for this property which will be developed at later date.

By signing below, I acknowledge and attest to the above information and declarations.

[Signature]  
Owner/Applicant

8/27/2024  
Date

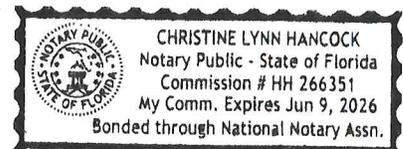
**STATE OF FLORIDA  
COUNTY OF FLAGLER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of August, 2024, by Abolaji Olumuyiwa Akinbo who is personally known \_\_\_\_\_ OR produced identification X

Type of Identification Produced Driver license

[Signature]  
(Signature of Notary Public-State of Florida)

Stamp:



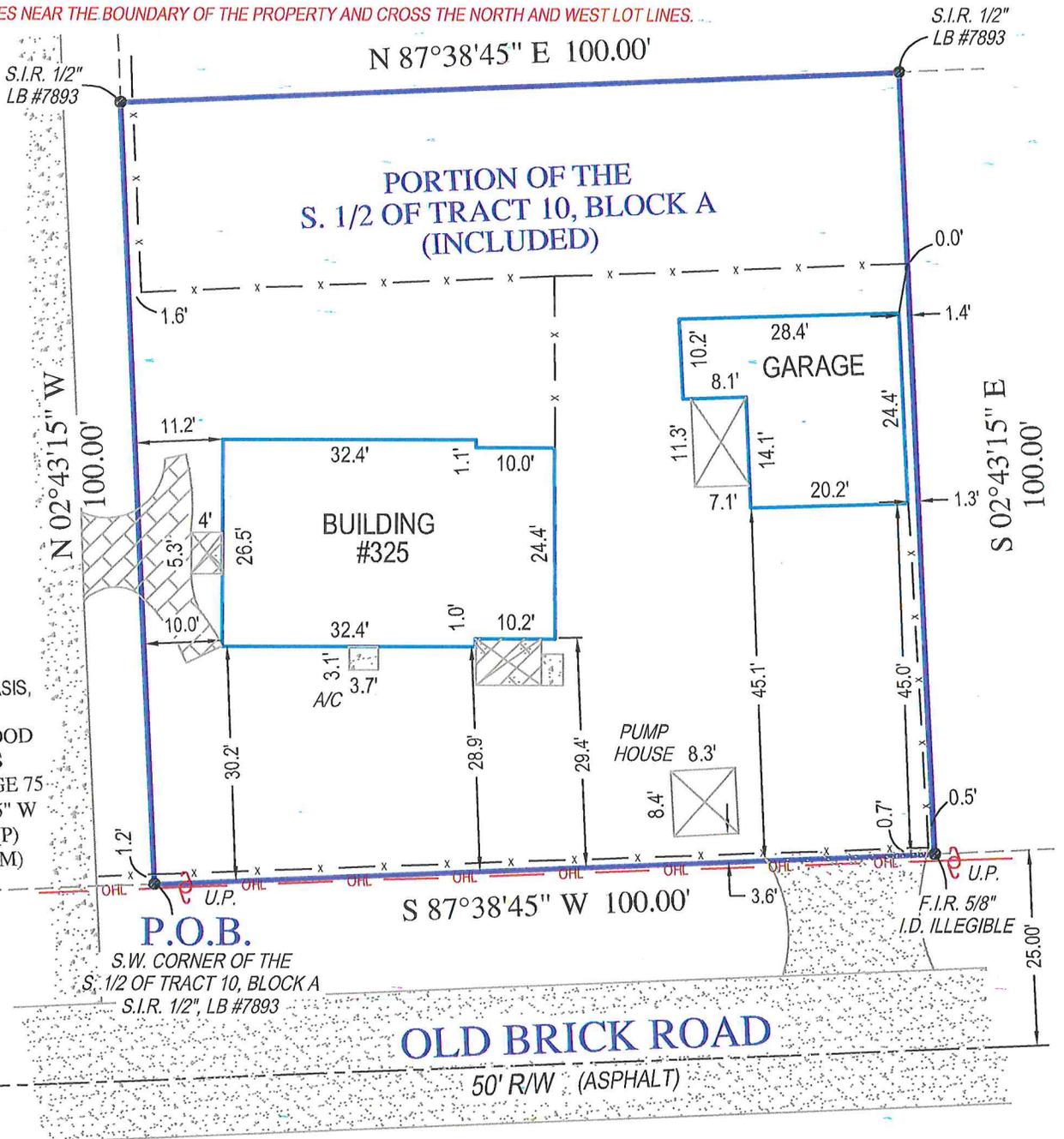
# BOUNDARY SURVEY

**SURVEY NOTES**

PAVERS DRIVE CROSSING THE WEST LOT LINE.  
 ASPHALT CROSSING THE SOUTH LOT LINE.  
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THE NORTH AND WEST LOT LINES.



SCALE  
1"=20'

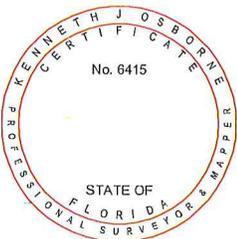


BEARING BASIS,  
 PLAT.  
 BRIARWOOD  
 ACRES  
 P.B. 5, PAGE 75  
 S 87°38'45" W  
 615.30'(P)  
 615.46'(M)

F.I.R. 1/2"  
 I.D. ILLEGIBLE

**P.O.B.**  
 S.W. CORNER OF THE  
 S. 1/2 OF TRACT 10, BLOCK A  
 S.I.R. 1/2", LB #7893

**OLD BRICK ROAD**  
 50' R/W (ASPHALT)



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*Kenneth Osborne*  
 Kenneth Osborne

KENNETH J OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415



Digitally signed by Kenneth Osborne  
 Date: 2018.01.24 09:21:11 -05'00'

LB #7893  
**SERVING FLORIDA**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

# LEGAL DESCRIPTION AND CERTIFICATION

This description begins at the point marking the SW corner of the South 1/2 of Tract 10, Block A, Section 12, Township 12 South, Range 30 East, and from said point of beginning running in a Northerly direction along the westerly boundary of said Tract 10 a distance of 100' to a point; thence running in a Easterly direction parallel to the southerly boundary of said Tract 10 a distance of 100' to a point; thence in a southerly direction parallel to the westerly boundary of said Tract 10, a distance of 100' to a point of the southerly boundary of said Tract 10, thence in a westerly direction to the point of beginning. Said intention is to convey a 100' square lot in the Southwesterly corner of the South 1/2 of Tract 10, Block A, Section 12, Township 12 South, Range 30 East, Public Records of Flagler County, Florida.

Community Number: 120086 Panel: 0226 Suffix: D Flood Zone: X Field Work: 1/23/2018

**Certified To:**

MATCHETT HOLDINGS, LLC; AMERICA'S CHOICE TITLE COMPANY/NEIL S. SCHECHT, P.A.; CHICAGO TITLE INSURANCE COMPANY; AMERIS BANK, its successors and/or assigns.

**Property Address:**

325 OLD BRICK ROAD  
BUNNELL, FL 32110

Survey Number: 314083

Client File Number:

**ABBREVIATION DESCRIPTION:**

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

**SYMBOL DESCRIPTIONS:**

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 2)

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



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# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

### ORDINANCE 2025-16

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 0.23± ACRES LOCATED AT 325 OLD BRICK ROAD, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 WHICH IS CONTIGUOUS TO MUNICIPAL BOUNDARIES OF THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE CITY OF BUNNELL TO INCLUDE SAID REAL PROPERTY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF FLAGLER COUNTY AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

**The City of Bunnell hereby publishes the following information:**

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This Ordinance is annexing property into the City limits by voluntary annexation petition.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

n/a

- (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

n/a

- (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

n/a

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

n/a

4. **Additional information the governing body determines may be useful (if any):**

n/a

**Note:** *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



## City of Bunnell, Florida

### Agenda Item No. E.5.

Document Date: 11/12/2025  
Department: Community Development  
Subject: Ordinance 2025-17 Amending the 5-year Schedule of Capital Improvements within the Capital Improvements Element of the 2035 Comprehensive Plan. - First Reading  
Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance 2025-17 CIP Schedule of Capital Improvements Annual Update  
Exhibit A - Schedule of Capital Improvements FY25-30  
Business Impact Statement

#### **Summary/Highlights:**

This is an administrative action to amend the City's Schedule of Capital Improvements (SCI) in the Capital Improvements Element of the 2035 Comprehensive Plan.

#### **Background:**

This the annual update of the Schedule of Capital Improvements in the Capital Improvements Element of the City of Bunnell 2035 Comprehensive Plan.

#### **From Florida Statutes:**

*163.3177(3)(b), Florida Statutes, the City of Bunnell is required to review and amend its 5-year SCI on an annual basis. Amendments shall be based on capital outlay required to meet existing deficiencies and to maintain the adopted level of service standards for public facilities as identified and adopted within the Capital Improvements Element of the City of Bunnell's 2035 Comprehensive Plan.*

Per CIE Policy 1.1.3 of the Capital Improvements Element in the 2035 Comprehensive Plan, a capital improvement is defined as a project or study that is self-contained, has a useful life of at least 10 years, and involves a cost of at least \$10,000.00.

The proposed ordinance updates the 5-year SCI, facility analysis, and capital construction expenditures for the City from FY25/26 through FY29/30 as defined in the 2035 Comprehensive Plan. The Flagler County School District work plans are incorporated into the document by reference as well as transportation improvements derived from the TPO's 5-year TIP.

## **Planning, Zoning and Appeals Board**

The PZA Board heard this ordinance at their November 4, 2025, regularly scheduled meeting and unanimously recommended approval to the City Commission to amend the 5-year SCI. There were no comments made by the public for this Ordinance.

### **Staff Recommendation:**

Approve Ordinance 2025-17 Amending the 5-year Schedule of Capital Improvements within the Capital Improvements Element of the 2035 Comprehensive Plan. - First Reading

### **City Attorney Review:**

Approved for agenda

### **City Manager Review/Recommendation:**

Approve

**ORDINANCE 2025-17**

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Bunnell to exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, Chapters 166 and 163, Florida Statutes, include authority to enact regulations to protect the health, safety and welfare, and interests of the citizens of the City; and

**WHEREAS**, modifications to update the 5-year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the City's comprehensive plan pursuant to §163.3177(3)(b), Florida Statutes; and

**WHEREAS**, all construction projects in excess of \$10,000 and any study which is expected to result in the determination of capital construction are included in the Schedule of Capital Improvements in accordance with CIE Policy 1.1.3 in the City's 2035 Comprehensive Plan; and

**WHEREAS**, the City of Bunnell's Planning, Zoning and Appeals Board, acting as the City's local planning agency, held a public meeting on November 4th, 2025 to consider this ordinance and recommended approval, by a unanimous vote for the proposed amendments to the City's Schedule of Capital Improvements in the Capital Improvements Element of the 2035 Comprehensive Plan; and

**WHEREAS**, the City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance in accordance.

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

**Section 1. Findings.**

The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum, are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

**Section 2. Amendment to the City of Bunnell 2035 Comprehensive Plan.**

Upon enactment of this Ordinance, the Schedule of Capital Improvements in the Capital Improvements Element of the City of Bunnell 2035 Comprehensive Plan is hereby amended as depicted in Exhibit “A” attached to this Ordinance.

**Section 3. Flagler County School District Facility Work Plans.**

The 2025-2030 5-year District Facilities Work Plan and the 2025-2030 5-year Capital Improvements Plan for the Flagler County School District are both hereby incorporated into the City of Bunnell Schedule of Improvements in the Capital Improvements Element of the 2035 Comprehensive Plan by reference.

**Section 4. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 5. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 6. Codification/Instructions to Code Codifier.**

It is the intention of the City Commission of the City of Bunnell, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the codified version of the City of Bunnell 2035 Comprehensive Plan in terms of amending the City’s Schedule of Capital Improvements in the Capital Improvements Element.

**Section 7. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

First Reading: approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Second Reading/Final Reading: adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

\_\_\_\_\_  
Vose Law Firm, City Attorney

**Seal:**

**Exhibit "A"**

Amended Schedule of Capital Improvements for Fiscal Years 2025-2030



## CITY OF BUNNELL

### SCHEDULE OF CAPITAL IMPROVEMENTS (FY 2025–FY 2030)

Prepared by: Community Development Department | Adopted by Ordinance No. 2025-17  
 Date of Adoption: \_\_\_\_\_ | Statutory Reference: §163.3177(3), Florida Statutes

This Schedule of Capital Improvements (SCI) identifies publicly and privately funded capital projects that are necessary to achieve and maintain adopted level-of-service (LOS) standards for public facilities and other capital improvements undertaken by the City of Bunnell. This schedule represents the City’s capital investment strategy for Fiscal Years 2025 through 2030. Projects are prioritized based on their importance to maintaining level-of-service standards, correcting deficiencies, and supporting planned growth. The schedule will be reviewed and updated annually consistent with Section 163.3177(3)(b), Florida Statutes, to reflect changes in project timing, cost, and funding sources. Funding indicated for FY25/26 may include allocations carried over from the preceding fiscal year. Fiscal years denoted with a “-“ indicate that funding is not planned for those fiscal years due to the project completion, scheduling considerations, or funding limitations.

Project Title	General Location	Estimated Cost	Funding Source(s)	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	Policy Implementation
<b><u>Infrastructure</u></b>									
Water System CIP	Citywide	\$822,716	Enterprise Fund	\$178,796	\$497,568	\$146,352	-	-	Infrastructure Element Policy 4.1.4
Water Treatment Plant CIP	100 Utility Street	\$925,000	Enterprise Fund	\$835,000	\$70,000	\$20,000	-	-	Infrastructure Element Policy 4.1.4
Brackish Water RO Project	City Wide	\$4,500,000	Legislative Appropriations LPA0481	\$500,000	\$4,000,000	-	-	-	Infrastructure Element Policy 4.1.4
WTP Pump House Project	100 Utility Street	\$8,360,538	CDBG-DR	\$500,000	\$3,000,000	\$4,860,538	-	-	Infrastructure Element Policy 4.1.4
<b>Subtotal (this page)</b>		<b>\$14,608,254</b>		<b>\$2,013,796</b>	<b>\$7,567,568</b>	<b>\$5,026,863</b>	-	-	



**City of Bunnell**  
**Schedule of Capital Improvements**  
**Fiscal Years 2025-2030**

Project Title	General Location	Estimated Cost	Funding Source(s)	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	Policy Implementation
Water Treatment Plant CIP	200 Tolman Street	\$39,981,742	Line of Credit	\$14,000,000	-	-	-	-	Infrastructure Element Policy 1.1.8
			SRF Loan	\$12,043,557	-	-	-	-	
			FL State Grant WG045	\$5,938,185	-	-	-	-	
			USACOE Grant	\$2,000,000	\$3,000,000	-	-	-	
			FL State Grant QG017	\$3,000,000	-	-	-	-	
Sewer System CIP	City Wide	\$1,476,000	Enterprise Fund	\$210,000	\$1,206,000	-	\$60,000	-	Infrastructure Element Policy 1.1.8
City wide Sanitary Sewer Rehab	City Wide	\$7,873,320	CDBG-DR	\$2,198,763	\$5,674,557	-	-	-	Infrastructure Element Policy 1.1.8
Stormwater CIP	City Wide	\$220,900	General Fund	\$125,432	\$95,468	-	-	-	Infrastructure Element Policy 3.1.1
Stormwater Master Plan	City Wide	\$300,000	HMGP	-	\$300,000	-	-	-	Infrastructure Element Policy 3.1.1
<b><u>City Facility/Buildings</u></b>									
Historic Coquina Hall Reconstruction Phase 2	200 S. Church Street	\$780,000	Legislative Appropriations	\$299,505	-	-	-	-	FLU Goal 3 Historic Resources
<b>Subtotal (this page)</b>		<b>\$50,631,962</b>		<b>\$39,815,442</b>	<b>\$10,276,025</b>	<b>-</b>	<b>\$60,000</b>	<b>-</b>	



**City of Bunnell**  
**Schedule of Capital Improvements**  
**Fiscal Years 2025-2030**

<b>Project Title</b>	<b>General Location</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>FY25/26</b>	<b>FY26/27</b>	<b>FY27/28</b>	<b>FY28/29</b>	<b>FY29/30</b>	<b>Policy Implementation</b>
<b><u>Miscellaneous</u></b>									
Video Surveillance & ALPR Cameras CIP	Bunnell South Side	\$280,000	General Fund	\$70,000	\$70,000	\$70,000	-	-	N/A
<b><u>Transportation Facilities<sup>1</sup></u></b>									
FDOT - Routine Swale and Median Maintenance	US-1 & SR-100 Corridors	\$1,991,065	FDOT Funded	\$1,731,065	-	-	\$260,000	-	Volusia-Flagler TPO TIP (LRTP Ref: Pgs 2-3 to 2-5)
FDOT – Resurfacing SR100	Putnam County Line to West of US-1	\$24,923,355	FDOT Funded	\$2,385,796	\$22,537,559	-	-	-	Volusia-Flagler TPO TIP (LRTP Ref: Pgs 2-3 to 2-5)
FDOT – Pavement Only Resurfacing US-1	Hibiscus Avenue to Ridgewood Avenue	\$3,367,788	FDOT Funded	\$382,500	-	\$2,985,288	-	-	Volusia-Flagler TPO TIP (LRTP Ref: Pgs 2-3 to 2-5)
<b>Subtotal (this page)</b>		<b>\$30,562,208</b>		<b>\$4,569,361</b>	<b>\$22,607,559</b>	<b>\$3,055,288</b>	<b>\$260,000</b>	<b>-</b>	

<sup>1</sup> Transportation improvements included from the Adopted Volusia-Flagler TPO FY25/26 – FY29/30 Transportation Improvement Program (TIP)



City of Bunnell  
 Schedule of Capital Improvements  
 Fiscal Years 2025-2030

Project Title	General Location	Estimated Cost	Funding Source(s)	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	Policy Implementation
<b><u>Flagler County School District<sup>2</sup></u></b>									
5-year District Plan for New Construction and Major Projects	-	-	-	-	-	-	-	-	-
5-year District Facilities Work Plan	-	-	-	-	-	-	-	-	-
<b>Subtotal (this page)</b>		-		-	-	-	-	-	
<b>SCI Grand Total</b>		<b>\$95,802,424</b>		<b>\$46,879,094</b>	<b>\$40,451,152</b>	<b>\$8,082,178</b>	<b>\$320,000</b>	-	

<sup>2</sup> The Flagler County School District 5-year plans are incorporated into the City of Bunnell SCI by reference.

# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

ORDINANCE 2025-17

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

## Business Impact Estimate:

The City of Bunnell hereby publishes the following information:

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This is an Ordinance relating to the annual update to the City's 5-year Schedule of Capital Improvements.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

\$0

- (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

\$0

- (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

\$0

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

\$0

4. **Additional information the governing body determines may be useful (if any):**

\$0

*Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



## City of Bunnell, Florida

### Agenda Item No. E.6.

Document Date: 11/13/2025  
Department: Community Development  
Subject: Ordinance 2025-18 Requesting to vacate certain sections of unimproved rights-of-way known as Atlas Street between Blocks 221 and 222, and Eleventh Street between Blocks 222, 223, 224, and 225, within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - First Reading  
Agenda Section: **Ordinances: (Legislative):**

#### **ATTACHMENTS:**

##### Description

Ordinance 2025-18 Atlas Street and Eleventh Street ROW Vacation  
Business Impact Statement

#### **Summary/Highlights:**

**THIS IS A QUASI-JUDICIAL HEARING AND WILL FOLLOW QUASI-JUDICIAL PROCEDURES.**

**ANY EX PARTE COMMUNICATIONS MUST BE DISCLOSED INCLUDING ANY COMMUNICATIONS, TESTIMONY, OR EVIDENCE PROVIDED OR RECEIVED OUTSIDE OF THIS HEARING.**

This is a request to vacate certain sections of unimproved rights-of-way known as Atlas Street between Blocks 221 and 222, and Eleventh Street between Blocks 222, 223, 224, and 225, in the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida.

In accordance with Section 54-1 in the Code of Ordinances, notices were mailed to abutting property owners by certified mail on November 19, 2025. Notice of the date, time and location was published in the Observer Local News on November 27, 2025, and December 4, 2025.

#### **Background:**

The applicant, Abundant Life Ministries-Hope House Inc., is requesting to vacate sections of unimproved rights-of-way known as Atlas Street and Eleventh Street that abut the applicant's parcel identified by Parcel ID: 10-12-30-0850-02130-0030.

The applicant received approval to construct a 28-unit apartment complex on the above parcel by the City Commission on May 12, 2025 via an appeal of the PZA Board's decision on their

major site plan. The applicant conducted a title search for the property and it revealed that there are no records indicating the abutting rights-of-way were ever vacated which their development was designed under the assumption that they were vacated. To clean up the line of record and have the project remain feasible with the current design, they are requesting the vacation of these rights-of-way.

The City has no public utilities within the subject area and there are no plans for improvement within the short- or long-term Capital Improvements Schedule.

**Planning, Zoning and Appeals Board**

The Planning, Zoning and Appeals Board heard this request at their November 4, 2025 regular meeting and unanimously recommended approval of this request to the City Commission. There were no public comments made on this item during the meeting.

**Staff Recommendation:**

Approve Ordinance 2025-18 Requesting to vacate certain sections of unimproved rights-of-way known as Atlas Street between Blocks 221 and 222, and Eleventh Street between Blocks 222, 223, 224, and 225, within the Town of Bunnell Plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida. - First Reading

**City Attorney Review:**

Approved for agenda

**City Manager Review/Recommendation:**

Approved

## ORDINANCE 2025-18

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF ATLAS STREET BETWEEN BLOCKS 221 AND 222, AND A SECTION OF ELEVENTH STREET BETWEEN BLOCKS 222, 223, 225, AND 224, OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Bunnell to exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, the applicant, Abundant Life Ministries-Hope House Inc., has initiated this ordinance to vacate a section of Atlas Street, such section being an unimproved right-of-way located between Blocks 221 and 222, and a section of Eleventh Street, such section being an unimproved right-of-way located between the North Line of the SW 1/4 of the NE 1/4 of Section 15 and Blocks 222 and 223, of the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida; and

**WHEREAS**, Section 54-1(d), *Bunnell Code of Ordinances*, requires the vacation of any street, alley, or right-of-way to be an ordinance and in compliance with Section 166.041, *Florida Statutes*; and

**WHEREAS**, the rights-of-way were platted and recorded in the Public Records of Flagler County, Florida and the rights-of-way to be vacated are depicted in Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof by this reference; and

**WHEREAS**, the entirety of the section of unimproved right-of-way, also known to be a section of Eleventh Street (unimproved), located between the North Line of the SW 1/4 of the NE 1/4 of Section 15 and Blocks 222 and 223, shall be vested to the fee simple owner(s) of the lots abutting this section of right-of-way in Blocks 222 and 223, as depicted in Exhibit "A", of the Town of Bunnell plat, as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida, upon the effective date of this Ordinance; and

**WHEREAS**, the entirety of the section of unimproved right-of-way, also known to be a section of Atlas Street (unimproved), located between Blocks 221 and 222 shall be vested to the fee simple owner(s) of the lots abutting this section of right-of-way in Block 222, as depicted in Exhibit “B”, of the Town of Bunnell plat, as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida, upon the effective date of this Ordinance; and

**WHEREAS**, Abundant Life Ministries-Hope House Inc. is the fee simple owner of all lots and/or portions of lots abutting the subject sections of rights-of-way in Block 222 of the Town of Bunnell Plat; and

**WHEREAS**, Abundant Life Ministries-Hope House Inc. is the fee simple owner of lots 9, 10, 11, and 12 in Block 223 abutting the subject sections of rights-of-way of the Town of Bunnell Plat; and

**WHEREAS**, Block 222 and lots 1, 2, 9, 10, 11, and 12 of Block 223 are located within Tax Parcel Identification Number 10-12-30-0850-02130-0030, as depicted in the attached exhibits and legally described as provided under Section 2 of this Ordinance; and

**WHEREAS**, the City Commission of the City of Bunnell, Florida finds that the vacating of said section of right-of-way will not be detrimental to the City or the public, and that all other conditions required by controlling law have been met; provided, however, that the conditions set forth in this Ordinance are imposed relative to the vacation and abandonment action taken herein in order to protect the public interest; and

**WHEREAS**, there are no City utilities located within this right-of-way; and

**WHEREAS**, the City of Bunnell’s Planning, Zoning and Appeals Board, acting as the City’s local planning agency, held a public meeting on November 4<sup>th</sup>, 2025 to review and consider this Ordinance and recommended approval, by a unanimous vote, for the vacation of the sections of the unimproved rights-of-way, as depicted in Exhibit “A” and Exhibit “B”, based on the information provided to the Board; and

**WHEREAS**, the City of Bunnell has complied with all requirements and procedures of local and Florida law in processing and advertising this Ordinance.

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

**Section 1. Legislative Findings and Intent.**

The foregoing recitals (whereas clauses), the City staff report, and the City Commission agenda memorandum are hereby adopted and incorporated into this Ordinance as the legislative and administrative findings of the City Commission.

**Section 2. Property Legal Descriptions.**

The legal description for Parcel ID: 10-12-30-0850-02130-0030 is as follows:

WITH THE NOTED EXCEPTIONS IN THIS PARAGRAPH, ALL LOTS IN BLOCKS 213, 214, 215 (EXCEPT THAT PART OR SECTION PREVIOUSLY DEEDED BY FIRST PARTY TO THE CITY OF BUNNELL, FLORIDA FOR A SEWER OR WASTE WATER PROCESSING FACILITY), 222 (EXCEPT THAT PART OR SECTION PREVIOUSLY DEEDED BY FIRST PARTY TO THE CITY OF BUNNELL, FLORIDA FOR A SEWER OR WASTE WATER PROCESSING FACILITY) & 223 (EXCEPT LOTS 3, 4, 5, 6, 7 & 8), SECTION 15, TOWN OF BUNNELL, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF, RECORDS OF FLAGLER COUNTY, FLORIDA.

**Section 3. Subject Right-of-Way Legal Description.**

The legal description for the rights-of-way to be vacated is as follows:

BEING A PART OF ELEVENTH STREET, 50 FEET WIDE, AND ATLAS STREET, 50 FEET WIDE, AS SHOWN ON THE "PLAT OF BUNNELL - FLAGLER COUNTY, FLORIDA" AS RECORDED IN MAP BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 12 SOUTH, RANGE 30 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AS NOW SURVEYED, WITH BEARINGS OF THIS DESCRIPTION BEING BASED ON THE FLORIDA STATE PLANE EAST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983(2011):

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 223 AS SHOWN ON SAID "PLAT OF BUNNELL - FLAGLER COUNTY, FLORIDA", SAID POINT ALSO BEING AT THE NORTHWEST CORNER OF THE INTERSECTION OF ELKIN STREET, 50 FEET WIDE, AND ELEVENTH STREET, 50 FEET WIDE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF SAID INTERSECTION AND RUNNING ALONG THE SOUTHERLY LINE OF SAID LOT 7 AND LOT 8, BLOCK 223 AND THE NORTHERLY LINE OF SAID ELEVENTH STREET S 89°51'08" W 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SOUTHWEST CORNER OF SAID LOT 8 AND RUNNING THROUGH A PART OF SAID ELEVENTH STREET AND A PART OF SAID ATLAS STREET THE FOLLOWING FOUR COURSES AND DISTANCES, 1) S 00°28'08" E 8.66 FEET TO THE NORTH LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 15, SAID POINT ALSO BEING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1119, PAGES 1224 THROUGH 1227; THENCE RUNNING ALONG SAID SECTION LINE AND PROPERTY LINE, 2) S 89°06'22" W 393.66 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2141, PAGES 115 THROUGH

116 AND THE SOUTH EAST CORNER OF THE SE1/4 OF THE NW1/4 OF SECTION 15; THENCE LEAVING SAID PROPERTY CORNER AND SECTION CORNER AND RUNNING ALONG THE NORTH LINE OF SAID PROPERTY AND THE SOUTH LINE OF SAID SECTION, 3) S 89°15'48" W 195.50 FEET; THENCE LEAVING SAID PROPERTY LINE AND SECTION LINE AND CONTINUING THROUGH SAID ELEVENTH STREET AND SAID ATLAS STREET, 4) N 40°22'59" E 59.85 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 222, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID ATLAS STREET; THENCE RUNNING ALONG A PART OF THE WESTERLY LINE OF SAID LOT 12 AND A PART OF THE EASTERLY LINE OF SAID ATLAS STREET S 00°28'08" E 26.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE LEAVING THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING ALONG THE SOUTHERLY LINE OF LOTS 12 THROUGH 7, BLOCK 223, CROSSING OVER BLUEGE STREET, 50 FEET WIDE, AND RUNNING ALONG THE SOUTHERLY LINE OF LOTS 12 THROUGH 9, BLOCK 223 S 89°51'08" E 550.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,365 SQUARE FEET OF LAND MORE OR LESS.

**Section 4. Vacation of Alleys and Right-of-Way; Implementing Actions.**

(a) The section of the unimproved right-of-way, also known as Eleventh Street, located between the North Line of the SW 1/4 of the NE 1/4 of Section 15 and Blocks 222 and 223 of the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida and as depicted in Exhibit "A" is hereby vacated by the City of Bunnell.

(b) The section of the unimproved right-of-way, also known as Atlas Street, located between Blocks 221 and 222 of the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida and as depicted in Exhibit "B" is hereby vacated by the City of Bunnell.

(c) The fee simple owner(s) of land within Blocks 222 and 223 of the Town of Bunnell plat shall be vested with their portions of the vacated unimproved section of the right-of-way, known as Eleventh Street, as indicated within the whereas clauses and in accordance with Section 336.12, *Florida Statutes*.

(d) The fee simple owner(s) of land within Block 222 of the Town of Bunnell plat shall be vested with their portions of the vacated unimproved section of the right-of-way, known as Atlas Street, as indicated within the whereas clauses and in accordance with Section 336.12, *Florida Statutes*.

(e) The City Manager, or designee, is hereby authorized to execute the documents necessary to implement the action taken herein.

**Section 5. Recordation.**

The City shall be responsible to record in the Public Records of Flagler County, Florida and copies of all such notices, proofs of publication and this Ordinance as shall be required to perfect title to the subject property of the vacated right-of-way although the City does not warrant or guarantee title and title to the vacated property shall vest in accordance with controlling law.

**Section 6. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 8. Non-Codification.**

This Ordinance shall not be codified.

**Section 9. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

First Reading: approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Second Reading/Final Reading: adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

Approved as to Form:

\_\_\_\_\_  
Vose Law Firm, City Attorney

ATTEST:

\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

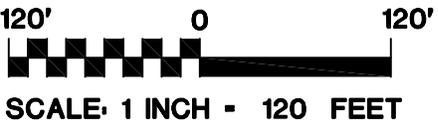
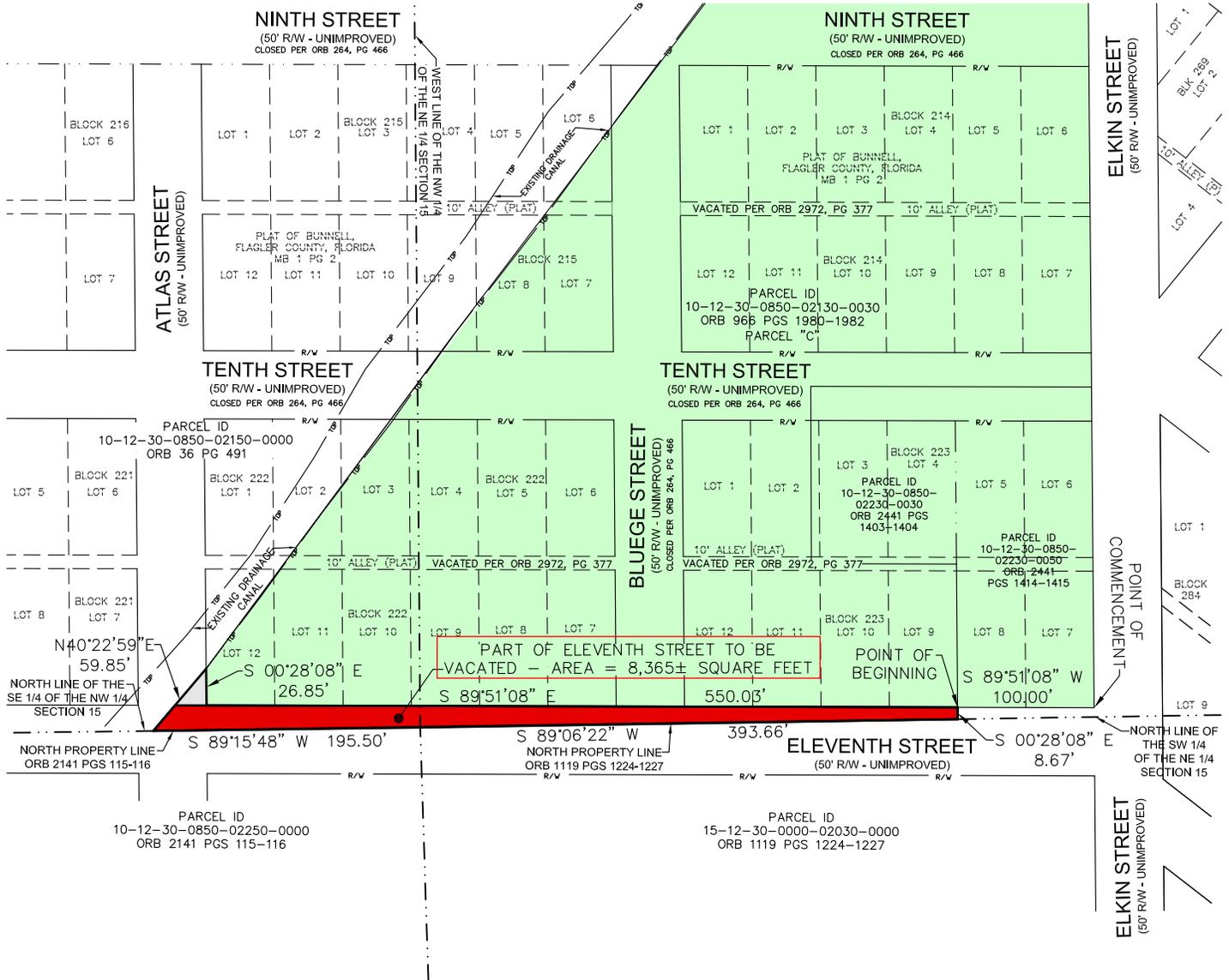
**Seal:**

**Exhibit A**

Location of Vacated Right-of-Way Known as Eleventh Street

# SKETCH AND DESCRIPTION

## PART OF ELEVENTH STREET (NOT A BOUNDARY SURVEY)



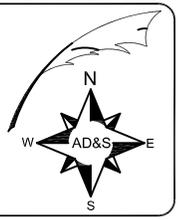
THIS SKETCH AND DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY.  
SEE SHEET 2 OF 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS, SYMBOLS AND SIGNATURE.

COPYRIGHT 2025

DATE: 10/08/2025  
AD&S NO. 2021-BTT-007  
DRAWN JJW  
CHECKED JEX  
SHEET 1 OF 2

PREPARED FOR  
CITY OF BUNNELL  
2400 COMMERCE PARKWAY  
P.O. BOX 756  
BUNNELL, FLORIDA 32110

**ATLANTIC DRAFTING &  
SURVEYING, INC.**  
2550 N. STATE STREET, SUITE 5  
BUNNELL, FLORIDA 32110  
PHONE: 386-264-8490 - LB#8179

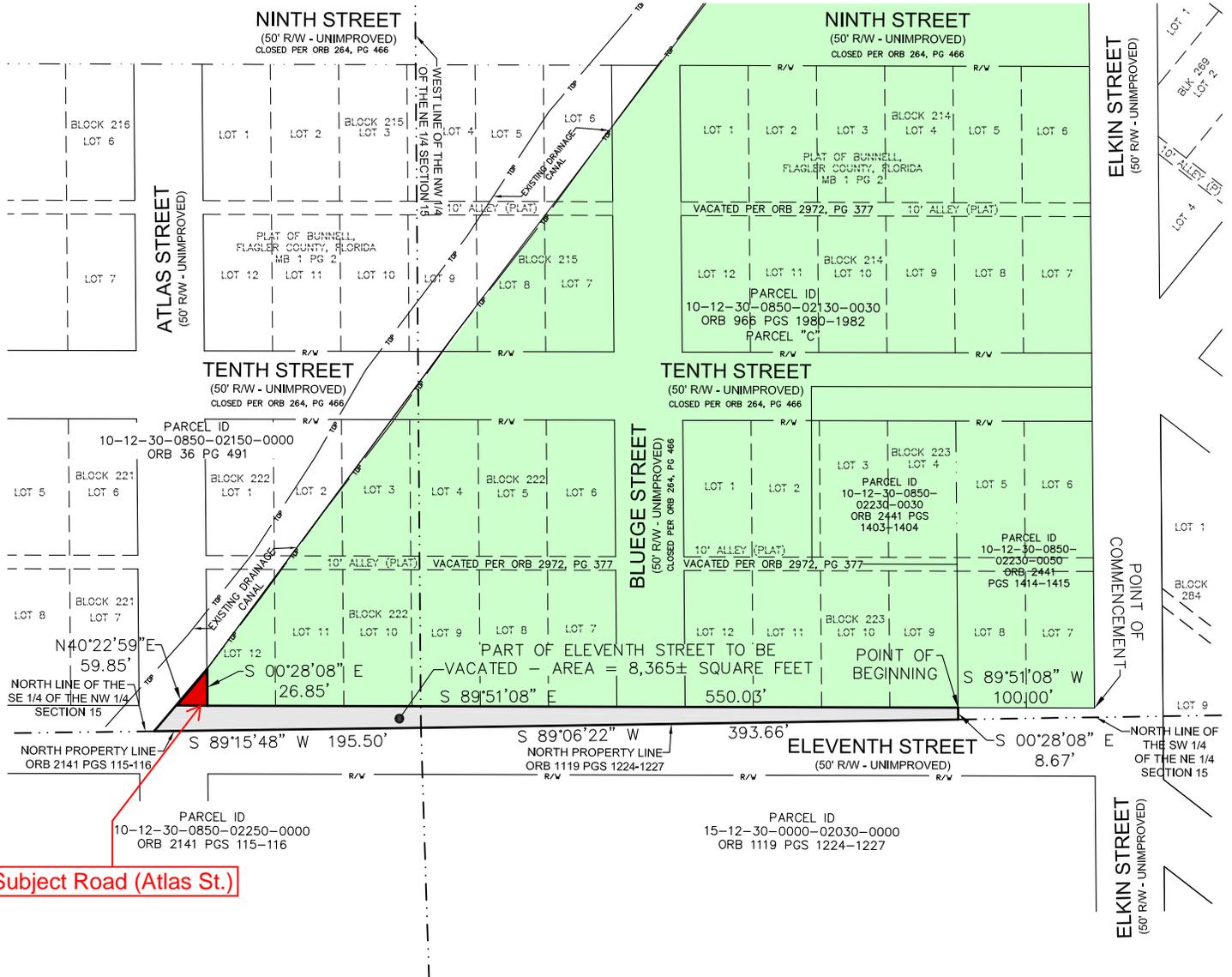


**Exhibit B**

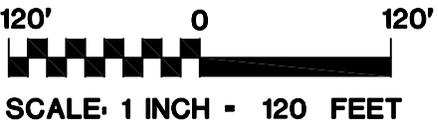
Location of Vacated Right-of-Way Known as Atlas Street

# SKETCH AND DESCRIPTION

## PART OF ELEVENTH STREET (NOT A BOUNDARY SURVEY)



**Subject Road (Atlas St.)**



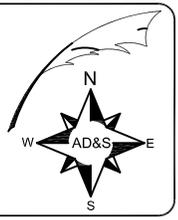
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COPYRIGHT 2025

DATE:	10/08/2025
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DRAWN	JJW
CHECKED	JEX
SHEET 1 OF 2	

PREPARED FOR  
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BUNNELL, FLORIDA 32110  
PHONE: 386-264-8490 - LB#8179



# Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

## Proposed ordinance’s title/reference:

ORDINANCE 2025-18

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF ATLAS STREET BETWEEN BLOCKS 221 AND 222, AND A SECTION OF ELEVENTH STREET BETWEEN BLOCKS 222, 223, 225, AND 224, OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

## Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
  - Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - Section 553.73, Florida Statutes, relating to the Florida Building Code; or

- Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**Business Impact Estimate:**

The City of Bunnell hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This ordinance is requested by an applicant to vacate certain right-of-way abutting their property.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

0

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

0

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

0

- 3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

0

- 4. Additional information the governing body determines may be useful (if any):**

*Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



## City of Bunnell, Florida

### Agenda Item No. F.1.

Document Date: 11/21/2025  
Department: Community Development  
Subject: Resolution 2025-15 Rejecting and Rescinding a Quit Claim Deed filed by DR Horton regarding Grand Reserve without City Approval.  
Agenda Section: **Resolutions: (Legislative):**

#### **ATTACHMENTS:**

Description  
Resolution 2025-15 Quit Claim Deed Rejection  
Exhibit A  
2018 Grand Reserve PUD Agreement  
City Engineer Letter

#### **Summary/Highlights:**

This is a request to reject and rescind a deed filed by DR Horton dedicating the streets within Grand Reserve to the City of Bunnell which is in conflict to the 2018 PUD Agreement.

#### **Background:**

DR Horton prepared and recorded a Quit Claim Deed in the Official Records of Flagler County, Florida, recorded in Book 2970, Pages 582-587 (the "Deed"), effectively remising, releasing, and quit-claim certain rights-of-way within phases 1A, 1B, 2, 4, 5, and 6 in the Grand Reserve Planned Unit Development without allowing the City to accept the dedication and conveyance.

The City of Bunnell and DR Horton, Inc. entered into a Planned Unit Development Agreement on May 29, 2018, for the Grand Reserve Planned Unit Development and said agreement was recorded in Book 2283, Pages 75-123. That agreement included that streets would not be given to the City.

#### **Staff Recommendation:**

Adopt Resolution 2025-15 Rejecting and Rescinding a Quit Claim Deed filed by DR Horton without City Approval.

#### **City Attorney Review:**

Approved for agenda

**City Manager Review/Recommendation:**

Approved

## RESOLUTION 2025-15

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA REJECTING AND RESCINDING THE QUIT CLAIM DEED GRANTING CERTAIN RIGHTS-OF-WAY WITHIN PHASES 1B, 2, 4, 5, AND 6 WITHIN THE GRAND RESERVE PLANNED UNIT DEVELOPMENT, GRANTED BY D.R. HORTON, INC. AND RECORDED IN BOOK 2970, PAGES 582 THROUGH 587, OF THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, D.R. Horton prepared and recorded a Quit Claim Deed in the Official Records of Flagler County, Florida, recorded in Book 2970, Pages 582-587 (“Deed”), effectively remising, releasing, and quit-claim certain rights-of-way within phases 1A, 1B, 2, 4, 5, and 6 in the Grand Reserve Planned Unit Development (“PUD”), attached hereto and depicted as **Exhibit “A”**; and

**WHEREAS**, the City of Bunnell is the Grantee in the Deed; and

**WHEREAS**, the City of Bunnell and D.R. Horton, Inc. entered into a Planned Unit Development Agreement (“PUD Agreement”) on May 29, 2018, for the PUD and said agreement was recorded in Book 2283, Pages 75-123, in the Public Records of Flagler County, Florida.; and

**WHEREAS**, the PUD is to be developed pursuant to the PUD Agreement and the City of Bunnell Land Development Code (“LDC”); and

**WHEREAS**, D.R. Horton, Inc. has agreed to follow and abide by the City of Bunnell LDC and the City’s Subdivision requirements and procedures pursuant to the PUD; and

**WHEREAS**, D.R. Horton, Inc. has not fully complied with, nor abided by, the City of Bunnell LDC Chapter 30 - Subdivision Regulations, Article IV. – Additional Requirements for Minor and Major Subdivisions for phases 5 and 6 in the PUD; and

**WHEREAS**, phase 5 in the PUD has not been inspected for compliance with the approved construction plans, dated October 16, 2023, prepared by England-Thims & Miller, Inc., and approved by the City Commission on November 27, 2023, nor has a warranty bond been submitted and approved by the City for the infrastructure of such phase as required by the Bunnell LDC; and

**WHEREAS**, phase 6 in the PUD has not been completed, nor inspected, for compliance with the approved construction plans, dated May 15, 2024, prepared by England-Thims & Miller, Inc., and approved by the City Commission on June 24, 2024, nor has a warranty bond been submitted and approved by the City for the infrastructure of such phase as required by the Bunnell LDC; and

**WHEREAS**, the City of Bunnell received a recommendation from the City Engineer on December 16, 2022, to accept portions of Phase 4 in the PUD, stating portions of the potable water, sanitary sewer, and storm sewer collection piping and collection structures were completed in substantial compliance with the City specifications and the approved plans prepared by Parker Mynchenberg & Associates, Inc. with the sign/sealed date of May 5, 2021; however, such recommendation did not include the roadway and reclaim watermain improvements and such improvements were not to be accepted for ownership and maintenance by the City of Bunnell as they have not been built to the City of Bunnell's minimum standards .; and

**WHEREAS**, the City of Bunnell received a recommendation from the City Engineer on March 26, 2021, to accept portions of Phase 2 in the PUD, stating portions of the roadway, storm sewer, potable water, sanitary sewer improvements and lift station for Grand Reserve Drive and the potable water and sanitary sewer improvements for Lob Wedge Lane were completed in substantial compliance with the City specifications and the approved plans prepared by Parker Mynchenberg & Associates, Inc. dated December 10, 2017; however, such recommendation did not include the roadway or other improvements pertinent to this phase.; and

**WHEREAS**, all infrastructure that may possibly be dedicated to the City shall be constructed to the City's minimum construction standards and all roads planned for dedication to the City will be built to City road standards pursuant to Section 10.A. in the recorded PUD, and such roadways contained within phases 2 and 4 were not constructed or meet current City adopted road standards; and

**WHEREAS**, the City Commission has determined that the subject rights-of-way described in the Deed was never formally accepted by the City of Bunnell, and that the recording of the Deed occurred without proper authorization or intent to acquire said property for a municipal purpose; and

**WHEREAS**, the City desires to rescind and reject the Deed, and to disclaim any right, title, or interest conveyed by said Deed; and

**WHEREAS**, the City Commission finds that this action serves a legitimate public purpose and is in the best interest of the health, safety, and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:**

**Section 1. Legislative Findings and Intent.**

The foregoing recitals (whereas clauses), along with the City staff report and City Commission agenda memorandum, are hereby adopted and incorporated into this Resolution as the legislative and administrative findings of the City Commission.

**Section 2. Rescission and Rejection of Quit Claim Deed.**

The City of Bunnell hereby formally rescinds and rejects the Quit Claim Deed recorded in Official Records Book 2970, Pages 582 – 587, of the Public Records of Flagler County, Florida. The City of Bunnell disclaims any right, title, or fee simple interest in and to the rights-of-way described therein.

**Section 3. Authorization to Record Disclaimer or Correction Instrument.**

The City Attorney is hereby authorized and directed to prepare and record, or cause to be recorded, any necessary disclaimer, correction deed, or other appropriate instrument to effectuate this Resolution and clarify the public record.

**Section 4. Direction to City Clerk.**

The City Clerk shall record this Resolution in the Public Records of Flagler County, Florida and transmit a certified copy to the party or parties who executed the original Quit Claim Deed.

**Section 5. Conflicts.**

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 6. Severability.**

If any provisions of the Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.

**Section 7. Effective Date.**

This Resolution shall become effective immediately upon its passage and adoption.

**(SIGNATURE AND ADOPTION PAGE FOLLOWS)**

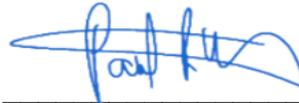
**PASSED AND ADOPTED** by the City of Bunnell, Florida this 14<sup>th</sup> day of July, 2025.

**CITY OF BUNNELL, FLORIDA**

\_\_\_\_\_  
Catherine D. Robinson, Mayor

ATTEST:

Approved as to Form:



\_\_\_\_\_  
Kristen Bates, MMC, City Clerk

\_\_\_\_\_  
Vose Law Firm, City Attorney

**Seal:**

**Exhibit “A”**

Prepared by and:  
Record and Return to:  
Mark C. Dearing, Esq.  
4220 Race Track Road  
St. Johns, FL 32259

Real Estate Parcel Nos.:           11-12-30-2976-001B0-1B00  
  02-12-30-2972-00000-T2A1  
  02-12-30-2974-00000-0A10  
  02-12-30-2977-00000-0A10  
  11-12-30-2978-00000-00A1  
  11-12-30-2978-00000-00A2

**QUIT CLAIM DEED**

Made this 19 day of June, 2025, by D.R. Horton, Inc. – Jacksonville, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 (“Grantor”), and City of Bunnell, a Florida municipality, whose address is 604 E. Moody Blvd, Suite 4, Bunnell, FL 32210 (“Grantee”).

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto Grantee, and their heirs, successors and assigns forever, the following described land in fee simple, situate, lying and being in the County of Flagler, State of Florida, to wit:

**SEE EXHIBIT “A”, ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO** the representations, warranties and agreements contained in Exhibit “B”, attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

D.R. Horton, Inc. – Jacksonville, a Delaware  
corporation

[Signature]  
Print Name: John Gislason  
Address: 4220 Race Track Road  
St. Johns, FL 32259

By: [Signature]  
Print Name: Dennis Then  
Its: Vice President

[Signature]  
Print Name: Deborah McClure  
Address: 4220 Race Track Road  
St. Johns, FL 32259

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this 19 day  
of June, 2025, by Dennis Then, the Vice President of D.R. Horton, Inc. –  
Jacksonville, a Delaware corporation, on behalf of the corporation. He is personally known to me.

[Signature]  
NOTARY PUBLIC



DEBORAH E. MCCLURE  
Commission # HH 502505  
Expires July 10, 2028

Unofficial Copy

**EXHIBIT "A"**

Title to those rights of way depicted as Sand Wedge Lane and Grand Par Court within the plat of Grand Reserve Phase 1A & 1B in Map Book 39, Pages 6 through 11, inclusive;

Together with

Title to those rights of way depicted as Grand Reserve Drive and a portion of Lob Wedge Lane within the plat of Grand Reserve Phase 2 in Map Book 39, Pages 68 through 73, inclusive, less and except such portions of Lob Wedge Lane identified as Tract "2-A" and previously conveyed by that certain Quit Claim Deed recorded in Official Records Book 2518, page 1008;

Together with

Title to those rights of way depicted as Grand Reserve Drive, Pinnacle Place and Grand View Drive within the plat of Grand Reserve Phase 4 in Map Book 40, Pages 15 through 19, inclusive;

Together with

Title to those rights of way depicted as Grand Reserve Drive, Mulligan Way and Divot Place within the plat of Grand Reserve Phase 5 in Map Book 42, Pages 89 through 95, inclusive;

Together with

Title to those rights of way depicted as Flagstick Lane and Albatross Court within the plat of Grand Reserve Phase 6 in Map Book 43, Pages 30 through 35, inclusive;

All of the foregoing in the current public records of Flagler County, Florida

Exhibit "B"

1. As Is Where Is. The Property is accepted by Grantee in its present condition, "**AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED**". By acceptance of this Deed and its recordation in the public records, Grantee acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical condition of the Property, including, without limitation, the water, soil and geology, (ii) the income to be derived from the Property, (iii) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, (iv) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property, (v) the manner or quality of the construction or materials, if any, incorporated into the Property, or (vi) the manner, quality, state of repair or lack of repair of the Property. Grantor has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land uses laws, rules, regulations, orders or requirements, including the existence in or on the Property of hazardous substances. By acceptance of this Deed and its recordation in the public records, Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee has relied solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and accepts the Property and waives all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vi) of this Section or as to any hazardous substances on the Property. By acceptance of this Deed and its recordation in the public records, Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Grantor is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person.

2. Grantor Released from Liability. By Grantee's acceptance of this Deed and its recordation in the public records, Grantor, its employees, consultants and other affiliates ("*Grantor Party*" or "*Grantor Parties*") are hereby released from all responsibility and liability regarding the condition (including the presence in the soil, air, structures and surface and subsurface waters, of materials or substances that have been or may in the future be determined to be toxic, hazardous, undesirable or subject to regulation and that may need to be specially treated, handled and/or removed from the Property under current or future federal, state and local laws, rules, regulations or guidelines), valuation, salability or utility of the Property, or its suitability for any purpose whatsoever. By acceptance of this Deed and its recordation in the public records, without limitation, Grantee specifically releases Grantor from any claims Grantee or its successors and assigns may have against Grantor now or in the future under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq., as amended; the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., as amended; and any other analogous state or federal statute; and common law arising from the environmental conditions of the Property or the presence of hazardous substances, solid wastes or any other pollutants or contamination the Property. By acceptance of this Deed and its recordation in the public records, Grantee expressly acknowledges that it has not relied on any warranties, promises, understandings or representations, express or implied, oral or written, of Grantor and/or any Grantor Party relating to the Property which are not contained in this Deed, and that Grantee hereby acquires the Property in its present condition and state of repair, "as is, where is", with all defects, latent or apparent. By acceptance of this Deed and its recordation in the public records, Grantee acknowledges that any information of any type which Grantee has received or may receive from Grantor

or any Grantor Party, including, without limitation, any environmental reports and surveys, is furnished on the express condition that Grantee shall make an independent verification of the accuracy of such information, all such information being furnished without any warranty whatsoever.

3. Waiver of Claims Against Grantor Parties. By acceptance of this Deed and its recordation in the public records, Grantee expressly acknowledges that Grantee has not relied on any warranties, promises, understandings or representations, express or implied, oral or written, of Grantor and/or any Grantor Party, relating to the Property which are not expressly contained in this Deed, and that Grantee has acquired the Property in its present condition and state of repair, ("*as is, where is*"), with all defects, latent or apparent. By acceptance of this Deed and its recordation in the public records, Grantee acknowledges that any information of any type which Grantee has received or may receive from Grantor and/or any Grantor Party, including, without limitation, any environmental reports and surveys, is furnished on the express condition that Grantee shall make an independent verification of the accuracy of such information, all such information being furnished without any warranty whatsoever. By acceptance of this Deed and its recordation in the public records, Grantee agrees that Grantee will not attempt to assert any liability against any Grantor Party for furnishing such information.

Unofficial Copy

**Document prepared by:**  
Parker Mynchenberg & Associates, Inc.  
1729 Ridgewood Avenue  
Holly Hill, FL 32117

**Return recorded document to:**  
City of Bunnell  
201 W. Moody Boulevard  
Bunnell, FL. 32110

**GRAND RESERVE**  
**PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT**

The CITY OF BUNNELL, FLORIDA, a Florida municipal corporation located in Flagler County, Florida, and D.R. HORTON, INC. – JACKSONVILLE, a Delaware Corporation, and Deer Run CDD, the record title property owner ("Owner"), and ("Developer") hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

**1. PROPERTY DESCRIPTION AND OWNERSHIP**

A. The property subject to this Agreement consists of approximately 194.6659 acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

B. The Property is under the sole ownership of Owner.

**2. EXHIBITS**

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey, date certified, March 22, 2017, prepared by Robert Mangus Associates Inc.,

Exhibit B: Master Development Plan (MDP) Plan, rev. date April 18, 2018, prepared by Parker Mynchenberg & Associates, Inc.,

Exhibit C: Proposed PUD & Open Space Exhibit, rev. date May 1, 2018, prepared by Parker Mynchenberg & Associates, Inc.

**3. DEVELOPMENT PLAN**

A. Developer has designated the Property as "GRAND RESERVE".

B. The Property will be developed as a Planned Unit Development (PUD) pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this

Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance shall control.

C. Development of the Property shall be consistent with Exhibit "B" (MDP). Exhibit "B" generally depicts the planned layout of lots, right of ways, private streets, parking areas, driveways, common areas, and other planned features or improvements to the Property.

D. **ADDITIONAL LOT DEVELOPMENT CRITERIA.** The following lot development criteria shall apply to the Property:

- (1) Maximum building height of 35 feet;
- (2) Minimum individual building size, 1,200 sq. ft. living space;
- (3) Setbacks: front (garage access) 20 ft.; front unit setback 15 ft., front (no garage access) 15 ft.; rear 10 ft.; side 5 ft., accessory structures 5 ft.
- (4) 60 % Maximum building coverage;
- (5) 20 % Minimum open space;
- (6) 80 % Maximum impervious surface area;

E. Developer will subdivide the Property in accordance with the requirements of the LDC. Exhibit "B" MDP includes proposed phasing for the preliminary plat for purposes of complying with the preliminary plat requirements of the LDC. As part of the subdivision process, Developer will be responsible for ensuring that the Property will be serviced with public utilities and public or private right-of-way access, and for providing an on-site detention/retention facility. Site development approval is contingent upon approval of the preliminary plat of the property.

F. Portions of this property which will be affected by this agreement were previously entitled under the existing PUD agreement for Grand Reserve and those entitlements will no longer apply to any of those properties within this proposed PUD and as indicated on Exhibit "A" Legal and Exhibit "B" MDP.

G. As indicated on Exhibit C, open space requirements are being met under the open space protected by the initial Grand Reserve PUD Agreement, and open space protected by applicable conservation easements, including but not limited to those conservation easements recorded at Book 1718, Page 203, et. seq., and Book 2060, Page 384, et. seq., of the Official Records of Flagler County, Florida. The Parties agree that the City shall be a third party beneficiary of all such conservation easements.

#### **4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS**

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the

LDC, and that Developer will be required to separately obtain a Concurrency Certificate. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

## **5. PERMITTED USES**

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in the City's LDC:

- A. Residential: 686 Single Family Lots: Minimum 40 x 100, 4,000 sq. ft., Minimum Individual Building Size 1,200 sq. ft. Living Space
- B. Commercial: Tract T = 2.528 Acres Commercial Tract: All Uses Permitted in B-1 Business District per LDC

## **6. INFRASTRUCTURE**

A. An on-site stormwater retention/detention facility will be constructed in conjunction with the development. The stormwater retention/detention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District and The City of Bunnell. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

B. Developer agrees to dedicate to City of Bunnell Nassau Street 60 ft. right-of-way if requested.

C. All road construction including striping, stop bars, etc., to be completed by Developer.

D. Two (2) pump station sites and a water storage tank and pumping station site will be dedicated to the City of Bunnell per City requirements.

## **7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.**

A. As used in this section, "common areas" and "common facilities" refer to all lands and all facilities that are intended to be set aside for common ownership, use, or benefit, whether or not identified as common areas on Exhibit B, such as conservation easements, retention ponds, subdivision entry walls, and passive and active recreational areas. Common areas in Phases 1B, 4 and 6 will be owned and maintained by the Deer Run CDD. Homeowners Association (HOA) will be created, own and maintain common areas, open space within gated portions of Phases 1A, 2, 3 and 5 not owned and maintained by Deer Run CDD.

B. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developer will form and incorporate a non-profit property owners' association. The final plat shall include such language as the City may deem necessary to reflect the association's responsibilities. The association shall be responsible for operation, maintenance, and control of all common areas and common facilities, including signage, landscaping, Stormwater Management, and Private Roads. The association shall have authority to establish and assess dues and fees upon its members in order to recoup the cost of maintenance, and the power to impose and enforce liens against those members who fail to pay such assessments. All persons purchasing property within the project where applicable, shall be members of the property owners' association. Developer may from time to time add additional covenants and restrictions or make changes in association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

C. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development or phase, whichever is earlier, Developer shall complete construction and installation of all common areas and common facilities within the development or phase; or, for those common facilities within a phase that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developer's provision of adequate assurances that the work will be done. For example, the City may require Developer to post a bond sufficient to cover 120% of the cost of such facilities according to certified estimates. Any bond shall be in a form approved by the City Attorney.

D. Some of new phases will be annexed into existing Homeowners Association. Others private gated road phases will have separate new HOA's.

E. The Developer will provide the City with notice of intent to change any deed restrictions and covenants and will also provide copies of any approved and adopted documents once recorded in the official records of Flagler County. Prior to recording the Developer to provide City 30-days' notice of intended changes and have the approved, adopted recorded copies to the City within 14-days of the change.

## **8. ENVIRONMENTAL CONSIDERATIONS**

A. Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

B. City Land Development Code to be followed for the landscaping of both residential and commercial projects.

## **9. SIGNAGE**

The PUD shall have a uniform sign program, as follows:

A. One monument sign shall be permitted at the entrance of each phase. The signs will be landscaped. The base of the monument sign shall be constructed of the same materials as the existing entrance signage. The colors of the sign face shall complement and coordinate with the appearance of the buildings/homes. The Subdivision Phase Entrance Signage and Commercial Tract "T" Signage to be maximum of 8-feet high and maximum of 12 sq. ft. copy area. The Tract "T" Commercial allows two (2) monument signs. The two (2) Commercial signs to be a maximum of 8-feet high and a maximum of 36 sq. ft. All monument signs to be landscaped.

B. A maximum of ten (10) construction and/or advertising signs shall be allowed, for the entire PUD, at one time as on-site temporary signs. Such signs must be removed within thirty (30) days after the last unit is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet.

C. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of nine (9) square feet in size.

D. All directional, way finding, and traffic control signs shall comply with the Manual on Uniform Control Devices.

E. Model Homes:

(1) Definition: Model Home Center defined as two or more model homes on a single block.

(2) One sign per model home, located on the same lot as a model home.

(3) Signs shall be set back from the property line at least five (5) feet and if illuminated, illumination is only permitted between the hours of sunset and 10:00 p.m.

(4) For the model home that is not part of a model home center, the following will apply.

(a) One sign per model home located at the same lot as the model home.

(b) The sign shall not be illuminated.

(c) The sign shall be set back 10-feet from the property line.

## **10. ADDITIONAL REQUIREMENTS**

A. All infrastructure that may possibly be dedicated to the City shall be constructed to the City's minimum construction standards. All roads planned for dedication to the City will be built to City road standards.

B. Private roads in Phases 1A, 2, 3 and 5 as indicated on Exhibit "B", (MDP) are private and shall remain private. If in the future private roads are requested to be dedicated to the City the HOA will be required to bring roads to City standards prior to dedication.

## **11. EFFECTIVE DATE; COMPLETION SCHEDULE**

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in

interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within 24 months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within 60 months from the date of initial approval.

C. Construction of phase one shall be substantially complete within 5 years of the approval of this Agreement. Construction of any other phase must be substantially complete within 15 years of the initial approval of this Agreement.

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

## **12. MINOR MODIFICATIONS**

A. The following may be administratively authorized by City as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Unit Development (PUD) approval process;

(2) Have no material effect on the character of the approved PUD district, the basic concept and terms of the PUD Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of five percent or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the agreement.

D. Approved modifications shall be noted on the official plan documents.

### **13. AMENDMENTS**

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

B. In recognition of the City's general authority to rezone and legislate land uses and zoning requirements, all signatories to this Agreement and all individual lot owners, fee titleholders, mortgagees, or lien holders who now or hereafter own property subject to this Agreement, agree as follows:

(1) The property owners' association established pursuant to Section 7 above shall be authorized to represent and execute amendments to the Agreement on behalf of all lot owners other than the owners of lots directly impacted by the amendment.

(2) If the property owners' association fails to retain its corporate status, then all directly impacted owners shall be authorized to represent and execute an amendment on behalf of all owners not directly impacted who have received notice of the proposed amendment as required by this Agreement or applicable law.

(3) For purposes of this section, a lot is "directly impacted" by an amendment to this Agreement only where the amendment would revise the listed uses, dimensional requirements, architectural requirements, or sign requirements for that lot.

C. No property owner other than one who actually executes an amendment shall be deemed to have waived his or her right to challenge a proposed or executed amendment in the same manner that an affected property owner may challenge zoning or related lot specific changes for property which is not subject to a planned development agreement. Such challenges include: (i) objections to a proposed amendment before the City Planning Board or City Commission, (ii) seeking certiorari review or injunctive action in relation to the adoption of such amendment as provided by law, or (iii) consistency challenges as provided for in Section 163.3215, Fla. Stat., or any successor provision.

#### **14. VARIANCES**

Variations will be regulated in accordance with the standards for variations and the requirements for the granting of a variance as described in the Land Development Code for only those conditions which allow for variations and the Land Development code notification process will be followed.

#### **15. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED**

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

#### **16. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.**

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Flagler County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

#### **17. VENUE AND SEVERABILITY**

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Flagler County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

**IN WITNESS WHEREOF**, the parties hereto attached their hands and seals on the dates set forth below.

**[Signature pages following]**

Signed, sealed and delivered in the presence of:

Deborah McClure  
Witness 1

Deborah McClure  
Print Name of Witness 1

Mark Deering  
Witness 2

Mark Deering  
Print Name of Witness 2

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness 1

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_  
Witness 2

\_\_\_\_\_  
Print Name of Witness 2

Signed, sealed and delivered in the presence of:

Deborah McClure  
Witness 1

Deborah McClure  
Print Name of Witness 1

Mark Deering  
Witness 2

Mark Deering  
Print Name of Witness 2

**D.R. HORTON, INC. – JACKSONVILLE  
[OWNER]**

By: [Signature]  
Name: PHILIP A. FREMENTO  
Title: VICE PRESIDENT  
Date: MAY 30, 2018

[Corporate Seal]



**[DEVELOPER, IF DIFFERENT FROM  
OWNER]**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

[Corporate Seal]

**DEER RUN CDD**

By: [Signature]  
Name: ROBERT S PORTER  
Title: CHAIRMAN  
Date: MAY 30 2018

[Corporate Seal]



Signed, sealed and delivered in the presence of:

**THE CITY OF BUNNELL, FLORIDA, a Florida municipal corporation**

*[Handwritten Signature]*

Witness 1

DONALD H. WINES

Print Name of Witness 1

By: *Catherine Robinson*

Catherine Robinson, Mayor

*Sak H Randolph*

Witness 2

Sak H Randolph

Print Name of Witness 2

Attest:

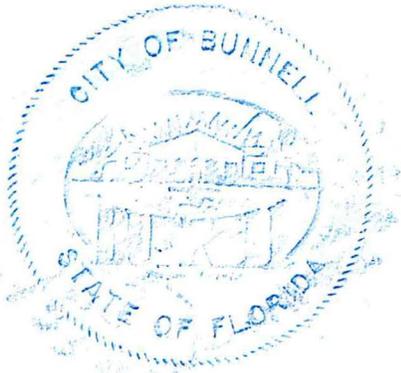
By: *K Bates*

Kristen Bates, City Clerk/Administrative Service Director and Acting Community Development Director

Date: 5/29/2018

**Approved as to legal form:**

By: *[Handwritten Signature]*  
Vose Law Firm LLP., City Attorney



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**EXHIBIT A**

**Legal Description of the Property**

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**EXHIBIT B**

**MDP Plan**

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**EXHIBIT C**

**PROPOSED PUD & OPEN SPACE EXHIBIT**

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## Exhibit "A"

January 11, 2018  
Page 1 of 19

Work Order No. 17-236.00  
File No. 124D-01.00H

### Grand Reserve Village PUD

A portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, together with a portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

Tract AA-1, as depicted on the Grand Reserve and Golf Club, RPUD, Unit 1, a plat recorded in Map Book 36, pages 100 through 104, of the Public Records of Flagler County, Florida.

#### Together With:

Tracts C, M and F, as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

Also Together With the following described parcels:

#### PUD Parcel 1:

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract C-30 as depicted on said Deer Run R-2; thence Southerly, along the boundary line of said Tract C-30, the following 7 courses: Course 1, thence South 37°54'59" East, 54.15 feet; Course 2, thence South 17°28'20" East, 63.80 feet; Course 3, thence South 55°30'23" East, 87.76 feet; Course 4, thence South 32°43'30" East, 68.71 feet; Course 5, thence South 46°21'31" East, 68.40 feet; Course 6, thence South 34°30'15" East, 58.60 feet; Course 7, thence North 88°49'21" East, 508.94 feet to a point lying on the boundary line of Tract V as depicted on said Deer Run R-2; thence along the boundary line of said Tract V the following 19 courses: Course 1, thence North 20°13'54" West, departing said boundary line of Tract H, 121.56 feet; Course 2, thence North 55°20'06" West, 109.39 feet; Course 3, thence North 21°28'58" West, 141.37 feet; Course 4, thence North 88°49'21" East, 1172.24 feet; Course 5, thence South 00°22'15" East, 1304.11 feet; Course 6, thence North 88°37'17" East, 149.32 feet; Course 7, thence South 01°22'43" East, 12.85 feet; Course 8, thence South 15°01'06" East, 54.08 feet; Course 9, thence South 17°16'00" East, 65.48 feet; Course 10,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence North  $84^{\circ}33'27''$  East, 82.67 feet; Course 11, thence South  $27^{\circ}57'52''$  East, 24.22 feet; Course 12, thence South  $03^{\circ}12'46''$  West, 38.50 feet; Course 13, thence South  $57^{\circ}28'24''$  West, 25.37 feet; Course 14, thence South  $29^{\circ}43'51''$  West, 57.05 feet; Course 15, thence South  $09^{\circ}23'14''$  East, 42.36 feet; Course 16, thence South  $48^{\circ}30'18''$  East, 48.34 feet; Course 17, thence South  $05^{\circ}20'41''$  East, 50.25 feet; Course 18, thence South  $18^{\circ}54'12''$  West, 40.44 feet; Course 19, thence South  $03^{\circ}27'53''$  West, 53.41 feet to the Northwestern corner of Tract N as depicted on said Deer Run R-2; thence along the boundary line of said Tract N the following 3 courses: Course 1, thence Southeasterly, departing said boundary line of Tract V and along the arc of a curve concave Northeasterly having a radius of 280.00 feet, through a central angle of  $52^{\circ}45'59''$ , an arc length of 257.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $64^{\circ}51'09''$  East, 248.85 feet; Course 2, thence North  $88^{\circ}45'52''$  East, 763.53 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of  $78^{\circ}27'47''$ , an arc length of 34.24 feet to a point lying on the Northerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $49^{\circ}31'59''$  West, 31.62 feet; thence Westerly, along said Northerly right of way line, the following 12 courses: Course 1, thence South  $88^{\circ}45'52''$  West, 739.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of  $54^{\circ}30'05''$ , an arc length of 285.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}59'05''$  West, 274.73 feet; Course 3, thence North  $36^{\circ}44'03''$  West, 301.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 350.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of  $23^{\circ}21'29''$ , an arc length of 142.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $48^{\circ}24'47''$  West, 141.70 feet; Course 5, thence North  $60^{\circ}05'32''$  West, 346.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of  $59^{\circ}43'17''$ , an arc length of 312.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $30^{\circ}13'54''$  West, 298.74 feet; Course 7, thence North  $00^{\circ}22'15''$  West, 326.33 feet to the point of curvature of a curve concave Southwesterly having a radius of 325.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}48'24''$ , an arc length of 515.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}46'27''$  West, 462.84 feet; Course 9, thence South  $88^{\circ}49'21''$  West, 1778.97 feet to the point of curvature of a curve concave Northerly having a radius of 495.77 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of  $03^{\circ}40'07''$ , an arc length of 31.74 feet to a

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

point on said curve, said arc being subtended by a chord bearing and distance of North 89°20'36" West, 31.74 feet; Course 11, thence Westerly along the arc of a curve concave Northerly having a radius of 499.92 feet, through a central angle of 38°30'29", an arc length of 335.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°16'40" West, 329.70 feet; Course 12, thence North 49°01'26" West, 147.97 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Deer Run R-2; thence Northerly and Westerly, along said Southerly right of way line and along the Northerly right of way line of said Grand Reserve Boulevard, the following 10 courses: Course 1, thence Easterly, departing said Northerly right of way line of Grand Reserve Boulevard and along the arc of a curve concave Northerly having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°01'26" West, 35.36 feet; Course 2, thence North 40°58'34" East, 40.32 feet; Course 3, thence North 49°01'26" West, 50.00 feet; Course 4, thence South 40°58'34" West, 350.71 feet to the point of curvature of a curve concave Northerly having a radius of 275.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of 63°08'27", an arc length of 303.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°32'48" West, 287.95 feet; Course 6, thence North 75°52'59" West, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 575.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 141.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 141.53 feet; Course 8, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; Course 9, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 117.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 116.93 feet; Course 10, thence North 76°40'31" West, 76.07 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 4 courses: Course 1, thence North 13°19'29" East, departing said Northerly right of way line, 60.00 feet; Course 2, thence North 47°02'39" East, 150.34 feet; Course 3, thence South 74°35'22" East, 428.02 feet; Course 4, thence South 06°29'03" East, 155.92 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Tract C-21 as depicted on said Deer Run R-2; thence South 06°49'30" East, along said boundary line of Tract C-21, a distance of 97.45 feet to the Southwesterly corner thereof; thence South 75°52'59" East, continuing along said boundary line, 231.38 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of Parcel 11 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

11 the following 9 courses: Course 1, thence North 11°28'34" West, 87.45 feet; Course 2, thence North 01°17'21" West, 71.36 feet; Course 3, thence South 68°13'40" East, 264.30 feet; Course 4, thence South 70°56'54" East, 144.84 feet; Course 5, thence North 42°50'13" East, 115.34 feet; Course 6, thence South 17°46'03" East, 97.00 feet; Course 7, thence South 13°17'22" East, 102.47 feet to a point on a curve concave Northwesterly having a radius of 255.00 feet; Course 8, thence Northeasterly along the arc of said curve, through a central angle of 36°07'50", an arc length of 160.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 59°02'29" East, 158.15 feet; Course 9, thence North 40°58'34" East, 150.21 feet to a point lying on the boundary line of Parcel 10 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 10 the following 13 courses: Course 1, thence North 49°01'26" West, departing said boundary line of Parcel 11, a distance of 16.24 feet; Course 2, thence North 18°20'44" West, 97.39 feet; Course 3, thence North 40°58'34" East, 150.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 855.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 16°08'49", an arc length of 240.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°54'10" East, 240.16 feet; Course 5, thence North 24°49'45" East, 154.42 feet; Course 6, thence South 47°31'42" East, 79.58 feet; Course 7, thence North 75°22'23" East, 44.25 feet; Course 8, thence North 24°49'45" East, 65.83 feet to the point of curvature of a curve concave Westerly having a radius of 540.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of 23°16'16", an arc length of 219.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°11'37" East, 217.82 feet; Course 10, thence North 57°16'28" West, 137.95 feet; Course 11, thence North 11°33'50" East, 25.87 feet; Course 12, thence North 00°43'49" West, 246.66 feet; Course 13, thence South 89°18'08" West, 34.25 feet to the Southeasterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence Northerly, along the boundary line of said Stormwater Management Easement, the following 8 courses: Course 1, thence South 89°18'07" West, departing said boundary line of Parcel 10, a distance of 26.67 feet; Course 2, thence North 23°21'38" West, 205.07 feet; Course 3, thence North 03°16'22" West, 377.35 feet; Course 4, thence North 35°51'54" East, 153.03 feet; Course 5, thence North 05°40'49" West, 428.94 feet; Course 6, thence North 09°30'34" East, 210.16 feet; Course 7, thence North 10°12'03" West, 90.51 feet; Course 8, thence North 42°28'56" East, 72.82 feet to a point lying on the boundary line of Golf Course Parcel 2 as depicted on said Deer Run R-2; thence South 89°18'08" West, departing said boundary line of Stormwater Management Easement and along said boundary line of Golf Course Parcel 2, a distance of 53.06 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Westerly, continuing along said boundary line of Golf Course Parcel 2 and along the arc of said curve, through a central angle of 41°02'46",

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

an arc length of 197.01 feet to a point lying on the boundary line of Parcel 13 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South 68°46'45" West, 192.82 feet; thence along said boundary line of Parcel 13 the following 56 courses: Course 1, thence South 41°44'38" East, 38.54 feet; Course 2, thence South 09°17'30" West, 60.57 feet; Course 3, thence South 38°02'34" East, 45.32 feet; Course 4, thence South 51°57'25" West, 136.34 feet; Course 5, thence South 70°44'20" West, 11.08 feet; Course 6, thence South 50°01'12" West, 5.50 feet; Course 7, thence South 60°29'53" West, 37.80 feet; Course 8, thence North 75°28'18" West, 15.59 feet; Course 9, thence South 70°44'20" West, 4.70 feet; Course 10, thence North 57°52'26" West, 0.35 feet; Course 11, thence South 27°58'58" West, 106.95 feet; Course 12, thence South 26°55'08" East, 141.73 feet; Course 13, thence South 40°46'41" East, 36.64 feet; Course 14, thence South 81°08'01" West, 74.06 feet; Course 15, thence South 83°22'43" West, 100.08 feet; Course 16, thence South 09°59'58" West, 149.85 feet; Course 17, thence South 21°12'28" West, 57.54 feet; Course 18, thence South 58°08'05" West, 22.90 feet; Course 19, thence South 25°42'01" West, 44.72 feet; Course 20, thence South 14°17'56" West, 94.17 feet; Course 21, thence South 34°43'52" East, 121.18 feet; Course 22, thence South 88°43'32" East, 83.14 feet; Course 23, thence South 86°07'13" East, 59.93 feet; Course 24, thence South 01°26'59" East, 95.74 feet; Course 25, thence South 28°29'49" East, 115.49 feet; Course 26, thence North 75°29'46" West, 167.50 feet; Course 27, thence South 85°36'44" West, 115.84 feet; Course 28, thence North 40°50'13" West, 69.41 feet; Course 29, thence North 17°00'45" West, 46.53 feet; Course 30, thence North 11°05'31" West, 33.14 feet; Course 31, thence North 08°48'31" West, 30.21 feet; Course 32, thence North 12°47'50" West, 47.45 feet; Course 33, thence North 20°19'28" West, 59.84 feet; Course 34, thence North 41°17'29" West, 49.53 feet; Course 35, thence North 81°42'50" West, 24.72 feet; Course 36, thence South 71°32'41" West, 32.93 feet; Course 37, thence South 62°09'23" West, 24.10 feet; Course 38, thence South 53°45'44" West, 40.63 feet; Course 39, thence South 74°58'26" West, 143.82 feet; Course 40, thence South 21°42'33" East, 171.72 feet; Course 41, thence South 05°05'15" West, 68.80 feet; Course 42, thence South 84°01'46" West, 175.39 feet; Course 43, thence North 34°42'38" West, 53.94 feet; Course 44, thence North 12°41'03" West, 275.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 260.00 feet; Course 45, thence Northeasterly along the arc of said curve, through a central angle of 76°58'21", an arc length of 349.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°48'07" East, 323.61 feet; Course 46, thence North 89°04'44" East, 28.57 feet; Course 47, thence North 56°19'05" East, 64.55 feet; Course 48, thence North 83°02'07" East, 115.39 feet; Course 49, thence South 80°05'08" East, 111.28 feet; Course 50, thence North 62°40'31" East, 86.60 feet; Course 51, thence North 27°11'52" East, 146.56 feet; Course 52, thence North 26°55'48" East, 51.81 feet; Course 53, thence North 20°21'38" East, 94.94 feet; Course 54, thence South 50°27'50" East, 97.46 feet; Course 55, thence South 53°39'49"

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

East, 20.28 feet; Course 56, thence North 27°58'58" East, 93.96 feet to a point lying on the boundary line of Parcel 14 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 14 the following 64 courses; Course 1, thence North 57°52'26" West, departing said boundary line of Parcel 13, a distance of 5.78 feet; Course 2, thence North 22°39'05" West, 125.74 feet; Course 3, thence North 36°55'09" West, 103.10 feet; Course 4, thence North 26°48'19" West, 59.61 feet; Course 5, thence North 27°28'09" West, 97.15 feet; Course 6, thence North 53°37'09" West, 95.34 feet; Course 7, thence North 82°53'16" West, 118.67 feet; Course 8, thence North 80°25'46" West, 61.75 feet; Course 9, thence North 19°14'06" East, 66.69 feet; Course 10, thence North 36°57'14" East, 79.60 feet; Course 11, thence North 14°00'51" East, 90.42 feet; Course 12, thence North 18°47'15" West, 37.25 feet; Course 13, thence North 35°53'46" West, 47.70 feet; Course 14, thence North 73°00'25" East, 45.72 feet; Course 15, thence South 72°44'58" East, 41.39 feet; Course 16, thence South 55°16'42" East, 73.67 feet; Course 17, thence North 71°32'36" East, 74.88 feet; Course 18, thence North 04°30'17" East, 62.49 feet to a point on a curve concave Easterly having a radius of 260.00 feet; Course 19, thence Northerly along the arc of said curve, through a central angle of 12°52'43", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'41" West, 58.32 feet; Course 20, thence North 10°53'19" West, 65.22 feet; Course 21, thence South 88°21'51" West, 42.99 feet; Course 22, thence South 34°30'26" West, 42.30 feet; Course 23, thence South 65°35'00" West, 30.49 feet; Course 24, thence South 85°25'10" West, 49.08 feet; Course 25, thence North 72°26'08" West, 40.82 feet; Course 26, thence South 80°59'20" West, 59.40 feet; Course 27, thence North 21°06'26" West, 68.79 feet; Course 28, thence North 09°27'58" West, 56.94 feet; Course 29, thence North 29°37'59" West, 69.53 feet; Course 30, thence North 58°03'56" West, 91.03 feet; Course 31, thence North 63°49'43" West, 60.49 feet; Course 32, thence South 41°40'30" West, 233.66 feet; Course 33, thence South 02°09'20" East, 43.09 feet; Course 34, thence South 43°56'24" West, 62.53 feet; Course 35, thence South 34°33'46" West, 75.01 feet; Course 36, thence South 11°05'39" West, 52.93 feet; Course 37, thence South 04°30'32" East, 219.19 feet to a point on a curve concave Easterly having a radius of 140.00 feet; Course 38, thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; Course 39, thence South 84°35'58" East, 97.24 feet; Course 40, thence South 37°13'38" East, 141.91 feet; Course 41, thence South 12°34'51" East, 66.36 feet; Course 42, thence South 17°01'15" West, 99.83 feet; Course 43, thence South 20°26'57" West, 32.76 feet to a point on a curve concave Westerly having a radius of 50.00 feet; Course 44, thence Southerly along the arc of said curve, through a central angle of 42°11'17", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; Course 45, thence South 20°26'57" West, 35.32 feet; Course 46, thence

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

South 02°59'04" East, 125.89 feet; Course 47, thence South 45°04'32" West, 87.87 feet; Course 48, thence South 65°32'07" West, 30.11 feet; Course 49, thence North 29°59'04" West, 29.36 feet; Course 50, thence North 07°42'15" West, 90.89 feet; Course 51, thence North 24°00'50" West, 106.81 feet; Course 52, thence North 13°25'41" West, 120.45 feet; Course 53, thence North 03°45'16" West, 79.19 feet; Course 54, thence North 36°52'32" West, 127.42 feet; Course 55, thence North 06°11'47" East, 146.82 feet; Course 56, thence North 04°16'43" West, 117.14 feet; Course 57, thence North 51°07'00" West, 93.73 feet; Course 58, thence South 80°36'39" West, 16.20 feet; Course 59, thence North 04°24'29" West, 37.74 feet; Course 60, thence North 06°11'08" East, 46.21 feet; Course 61, thence North 40°56'00" East, 101.16 feet; Course 62, thence North 50°16'42" East, 148.70 feet; Course 63, thence North 21°17'12" West, 108.98 feet; Course 64, thence North 20°58'09" West, 52.73 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 6 courses: Course 1, thence North 22°58'40" East, departing said boundary line of Parcel 14, a distance of 360.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 130.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 40°04'34", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; Course 3, thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'07" East, 201.57 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; Course 6, thence South 55°00'50" East, 387.17 feet to the Southeasterly corner thereof, said corner lying on said boundary line of Parcel 14; thence South 37°39'22" East, along said boundary line of Parcel 14, a distance of 223.55 feet to the Northerly most corner of that certain Stormwater Management Easement as depicted on said Deer run R-2; thence Southerly along said boundary line the following 9 courses: Course 1, thence South 27°50'01" East, departing said boundary line of Parcel 14, a distance of 208.35 feet; Course 2, thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; Course 4, thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; Course 5, thence

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

Southerly along the arc of said curve, through a central angle of  $87^{\circ}55'10''$ , an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $17^{\circ}10'09''$  East, 76.36 feet; Course 6, thence South  $26^{\circ}47'26''$  West, 101.22 feet; Course 7, thence South  $28^{\circ}37'05''$  East, 39.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of  $109^{\circ}59'02''$ , an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}22'26''$  West, 49.14 feet; Course 9, thence South  $81^{\circ}21'57''$  West, 95.78 feet to a point lying on the boundary line of said Golf Course Parcel 2; thence along said boundary line the following 9 courses: Course 1, thence South  $17^{\circ}58'02''$  East, departing said boundary line of Stormwater Management Easement, 92.59 feet to a point on a curve concave Southerly having a radius of 325.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $17^{\circ}16'10''$ , an arc length of 97.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $80^{\circ}40'03''$  East, 97.59 feet; Course 3, thence North  $89^{\circ}18'08''$  East, 83.06 feet; Course 4, thence North  $00^{\circ}43'49''$  West, 617.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 480.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of  $48^{\circ}31'16''$ , an arc length of 406.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}59'27''$  West, 394.45 feet; Course 6, thence North  $49^{\circ}15'05''$  West, 786.82 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of  $74^{\circ}09'34''$ , an arc length of 103.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $86^{\circ}19'52''$  West, 96.47 feet; Course 8, thence South  $56^{\circ}35'21''$  West, 596.02 feet to the point of curvature of a curve concave Northwesterly having a radius of 595.00 feet; Course 9, thence Southwesterly along the arc of said curve, through a central angle of  $20^{\circ}44'21''$ , an arc length of 215.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}57'31''$  West, 214.20 feet; thence North  $00^{\circ}52'19''$  East, along said boundary line of Golf Course Parcel 2 and along the boundary line of Tract C-8 as depicted on said Deer Run R-2, a distance of 11.07 feet; thence along said boundary line of Tract C-8 the following 6 courses: Course 1, thence North  $47^{\circ}53'21''$  West, 97.62 feet; Course 2, thence North  $24^{\circ}01'51''$  West, 23.47 feet to a point on a curve concave Northerly having a radius of 485.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $05^{\circ}12'54''$ , an arc length of 44.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}50'27''$  West, 44.13 feet; Course 4, thence South  $89^{\circ}26'53''$  West, 153.09 feet; Course 5, thence South  $35^{\circ}26'54''$  East, 88.00 feet; Course 6, thence South  $03^{\circ}43'13''$  West, 37.93 feet; thence along the boundary line of Parcel 12, as depicted on said Deer Run R-2, the

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

following 41 courses: Course 1, thence South 89°26'53" West, departing said boundary line of Tract C-8, a distance of 135.48 feet to a point on a curve concave Northwesterly having a radius of 295.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 21°31'26", an arc length of 110.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°59'38" West, 110.17 feet; Course 3, thence North 70°20'37" West, 25.16 feet; Course 4, thence South 38°11'09" West, 158.93 feet; Course 5, thence South 00°10'46" East, 84.82 feet; Course 6, thence South 28°44'11" West, 49.90 feet; Course 7, thence South 79°43'22" West, 57.50 feet; Course 8, thence South 52°15'00" West, 115.28 feet; Course 9, thence North 32°26'09" West, 152.66 feet; Course 10, thence South 47°39'01" West, 228.28 feet; Course 11, thence South 47°39'10" East, 41.71 feet; Course 12, thence South 12°36'17" East, 101.19 feet; Course 13, thence South 39°29'53" East, 114.03 feet; Course 14, thence South 10°02'00" East, 174.29 feet; Course 15, thence South 01°18'24" East, 83.52 feet; Course 16, thence South 02°38'52" East, 108.55 feet; Course 17, thence South 88°14'12" West, 53.61 feet; Course 18, thence North 63°04'40" West, 560.72 feet; Course 19, thence North 64°29'06" East, 134.92 feet; Course 20, thence North 36°31'21" East, 118.39 feet; Course 21, thence North 16°05'14" East, 9.06 feet to a point on a curve concave Easterly having a radius of 185.00 feet; Course 22, thence Northerly along the arc of said curve, through a central angle of 31°14'19", an arc length of 100.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°05'14" East, 99.62 feet; Course 23, thence North 16°05'14" East, 23.44 feet; Course 24, thence North 48°11'15" West, 194.57 feet; Course 25, thence North 40°03'37" East, 38.23 feet; Course 26, thence South 89°28'11" East, 81.26 feet; Course 27, thence North 70°41'12" East, 59.68 feet; Course 28, thence South 47°39'10" East, 125.67 feet; Course 29, thence North 47°39'01" East, 224.51 feet; Course 30, thence North 60°15'19" West, 66.04 feet; Course 31, thence North 31°20'18" West, 125.59 feet; Course 32, thence North 47°54'44" West, 90.20 feet; Course 33, thence North 04°13'41" East, 93.05 feet; Course 34, thence North 10°44'04" East, 85.09 feet; Course 35, thence North 01°08'14" East, 59.35 feet; Course 36, thence North 19°34'36" West, 54.01 feet; Course 37, thence North 18°57'48" East, 278.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 500.00 feet; Course 38, thence Northeasterly along the arc of said curve, through a central angle of 23°28'35", an arc length of 204.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°42'07" East, 203.44 feet; Course 39, thence Northerly along the arc of a curve concave Westerly having a radius of 350.00 feet, through a central angle of 46°45'11", an arc length of 285.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 19°03'51" East, 277.74 feet; Course 40, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 195.00 feet, through a central angle of 64°00'14", an arc length of 217.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

27°41'27" East, 206.68 feet; Course 41, thence North 89°15'49" East, 215.00 feet to the Northwesterly corner of Tract C-3 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-3 the following 28 courses: Course 1, thence South 51°45'19" East, 58.34 feet; Course 2, thence South 25°05'11" West, 112.67 feet; Course 3, thence South 32°11'04" West, 129.17 feet; Course 4, thence South 10°56'34" West, 74.66 feet to a point on a curve concave Westerly having a radius of 60.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 49°56'34", an arc length of 52.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°47'55" East, 50.66 feet; Course 6, thence South 07°38'42" East, 60.29 feet; Course 7, thence South 41°46'55" West, 33.20 feet; Course 8, thence North 87°40'32" West, 48.89 feet; Course 9, thence South 16°12'46" East, 169.93 feet; Course 10, thence South 30°06'56" East, 108.98 feet; Course 11, thence South 68°35'12" East, 37.72 feet; Course 12, thence South 17°08'47" West, 76.24 feet; Course 13, thence South 16°54'00" West, 62.16 feet; Course 14, thence South 56°11'17" East, 51.17 feet; Course 15, thence South 18°24'44" East, 57.55 feet to a point on a curve concave Northerly having a radius of 490.00 feet; Course 16, thence Easterly along the arc of said curve, through a central angle of 08°37'33", an arc length of 73.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°14'21" East, 73.70 feet; Course 17, thence North 89°26'53" East, 221.33 feet to the point of curvature of a curve concave Northerly having a radius of 415.00 feet; Course 18, thence Easterly along the arc of said curve, through a central angle of 02°14'02", an arc length of 16.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°19'51" East, 16.18 feet; Course 19, thence North 03°16'41" West, 110.01 feet; Course 20, thence North 12°03'48" East, 80.33 feet; Course 21, thence North 54°51'18" East, 117.03 feet; Course 22, thence North 30°51'09" East, 117.15 feet; Course 23, thence North 45°44'15" East, 114.96 feet; Course 24, thence North 12°12'57" East, 117.93 feet; Course 25, thence North 03°13'33" West, 90.16 feet; Course 26, thence North 21°39'08" East, 92.95 feet; Course 27, thence North 00°02'37" West, 83.93 feet; Course 28, thence North 20°01'44" West, 146.59 feet to the Northwesterly corner of Parcel 10 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel 10 the following 27 courses: Course 1, thence North 89°15'49" East, departing said boundary line of Tract C-3, a distance of 1141.08 feet; Course 2, thence South 29°22'57" East, 92.15 feet; Course 3, thence South 20°43'03" East, 106.06 feet; Course 4, thence North 62°39'00" East, 183.07 feet; Course 5, thence North 05°35'01" West, 98.89 feet; Course 6, thence North 89°15'49" East, 304.41 feet; Course 7, thence South 00°43'49" East, 333.87 feet; Course 8, thence South 89°18'10" West, 73.23 feet; Course 9, thence South 63°12'46" West, 49.74 feet; Course 10, thence South 59°34'07" West, 59.76 feet; Course 11, thence South 08°25'24" West, 108.66 feet; Course 12, thence South 05°35'59" West, 99.56 feet to the point of curvature of a curve concave Westerly having a radius of 360.00 feet; Course 13,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence Southerly along the arc of said curve, through a central angle of  $05^{\circ}10'56''$ , an arc length of 32.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}11'26''$  West, 32.55 feet; Course 14, thence South  $59^{\circ}30'08''$  East, 63.88 feet; Course 15, thence South  $17^{\circ}23'59''$  East, 94.80 feet; Course 16, thence South  $01^{\circ}11'42''$  East, 71.74 feet; Course 17, thence South  $11^{\circ}25'51''$  West, 85.68 feet; Course 18, thence South  $55^{\circ}22'36''$  West, 82.67 feet; Course 19, thence South  $36^{\circ}38'39''$  East, 67.91 feet; Course 20, thence South  $02^{\circ}18'22''$  East, 97.75 feet; Course 21, thence South  $00^{\circ}45'05''$  East, 234.00 feet to a point on a curve concave Southwesterly having a radius of 660.00 feet; Course 22, thence Southeasterly along the arc of said curve, through a central angle of  $02^{\circ}02'59''$ , an arc length of 23.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}12'58''$  East, 23.61 feet; Course 23, thence North  $73^{\circ}53'16''$  East, 23.28 feet; Course 24, thence South  $36^{\circ}27'04''$  East, 110.48 feet; Course 25, thence South  $83^{\circ}17'38''$  East, 69.40 feet; Course 26, thence South  $00^{\circ}43'49''$  East, 2860.31 feet; Course 27, thence North  $71^{\circ}49'41''$  West, 60.89 feet to the Northerly most corner of Tract C-19 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-19 the following 8 courses: Course 1, thence South  $18^{\circ}10'19''$  West, departing said boundary line of Parcel 10, a distance of 19.48 feet; Course 2, thence South  $34^{\circ}39'01''$  West, 160.98 feet; Course 3, thence South  $14^{\circ}00'45''$  West, 213.56 feet; Course 4, thence South  $68^{\circ}39'44''$  West, 97.76 feet; Course 5, thence South  $23^{\circ}09'27''$  West, 131.25 feet; Course 6, thence South  $29^{\circ}35'04''$  East, 88.58 feet; Course 7, thence South  $18^{\circ}25'01''$  West, 39.90 feet; Course 8, thence South  $51^{\circ}55'08''$  East, 23.42 feet to the Northwesterly corner of Parcel 3 as depicted on said Deer Run R-2; thence Easterly, departing said boundary line of Tract C-19, along the Northerly line of Parcel 3 and along the arc of a curve concave Northerly having a radius of 479.92 feet, through a central angle of  $34^{\circ}12'55''$ , an arc length of 286.59 feet to the Northeasterly corner of said Parcel 3, said corner also being the Southeasterly corner of Tract C-29 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $70^{\circ}25'29''$  East, 282.35 feet; thence along the boundary line of said Tract C-29 the following 6 courses: Course 1, thence Easterly along the arc of a curve concave Northerly having a radius of 475.77 feet, through a central angle of  $03^{\circ}40'09''$ , an arc length of 30.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'35''$  East, 30.46 feet; Course 2, thence North  $88^{\circ}49'21''$  East, 219.16 feet; Course 3, thence North  $14^{\circ}07'26''$  West, 136.70 feet; Course 4, thence North  $31^{\circ}54'03''$  West, 91.60 feet; Course 5, thence North  $40^{\circ}03'13''$  West, 63.12 feet; Course 6, thence North  $18^{\circ}07'00''$  East, 53.43 feet to the Northwesterly corner of Tract W, as depicted on said Deer Run R-2; thence North  $88^{\circ}49'21''$  East, departing said boundary line of Tract C-29, along the Northerly line of said Tract W and along the Northerly line of Tract H, as depicted on said Deer Run R-2, a distance of 751.19 feet to the Point of Beginning.

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2:**

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, together with a portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract C-23 as depicted on said Deer Run R-2, said corner lying on the boundary line of Tract BB as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence along said boundary line the following 8 courses: Course 1, thence North  $40^{\circ}54'04''$  East, 11.28 feet; Course 2, thence North  $76^{\circ}40'31''$  West, 55.11 feet to the point of curvature of a curve concave Northerly having a radius of 510.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 86.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $71^{\circ}49'26''$  West, 86.27 feet; Course 4, thence North  $66^{\circ}58'20''$  West, 78.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of  $100^{\circ}27'23''$ , an arc length of 26.30 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $62^{\circ}47'58''$  West, 23.06 feet; Course 6, thence Southerly along the arc of a curve concave Easterly having a radius of 127.94 feet, through a central angle of  $19^{\circ}40'33''$ , an arc length of 43.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $02^{\circ}44'00''$  West, 43.72 feet; Course 7, thence South  $07^{\circ}06'16''$  East, 48.47 feet; Course 8, thence North  $88^{\circ}49'05''$  East, 10.05 feet to the Northwesterly corner of Tract C-24 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-24, the following 30 courses: Course 1, thence South  $07^{\circ}06'16''$  East, departing said boundary line of Tract BB, a distance of 31.38 feet; Course 2, thence North  $63^{\circ}51'42''$  West, 11.96 feet; Course 3, thence South  $07^{\circ}06'16''$  East, 108.11 feet; Course 4, thence South  $89^{\circ}25'13''$  East, 111.00 feet; Course 5, thence South  $10^{\circ}09'49''$  East, 55.13 feet; Course 6, thence South  $22^{\circ}40'47''$  East, 41.84 feet; Course 7, thence South  $35^{\circ}37'10''$  East, 55.42 feet; Course 8, thence South  $17^{\circ}27'18''$  East, 26.68 feet; Course 9, thence South  $39^{\circ}28'05''$  East, 180.23 feet; Course 10, thence South  $19^{\circ}15'19''$  East, 161.82 feet; Course 11, thence South  $21^{\circ}35'38''$  East, 46.39 feet; Course 12, thence South  $49^{\circ}26'03''$  East, 67.78 feet; Course 13, thence South  $55^{\circ}53'05''$  East, 66.38 feet; Course 14, thence North  $82^{\circ}19'26''$  East, 215.17 feet; Course 15, thence South  $34^{\circ}04'49''$  East, 80.80 feet; Course 16, thence South  $65^{\circ}13'44''$  West, 80.09 feet; Course 17, thence South  $07^{\circ}26'24''$  East, 189.79 feet; Course 18, thence South  $00^{\circ}59'35''$  West, 169.96 feet; Course 19, thence South  $78^{\circ}46'36''$  East, 53.43 feet; Course 20, thence South  $34^{\circ}39'36''$  East, 46.76 feet; Course 21, thence South  $02^{\circ}32'06''$  East, 117.54 feet; Course 22, thence South  $14^{\circ}10'21''$  West, 65.48 feet; Course 23, thence South  $60^{\circ}25'36''$  West, 268.67 feet; Course 24, thence South  $66^{\circ}24'41''$  West, 73.36 feet; Course

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

25, thence North 57°59'46" West, 124.45 feet; Course 26, thence South 64°26'36" West, 184.74 feet; Course 27, thence South 55°54'20" West, 60.67 feet; Course 28, thence South 27°34'56" West, 35.90 feet; Course 29, thence South 18°22'16" East, 112.67 feet; Course 30, thence South 00°52'55" East, 229.72 feet to the Southwesterly corner of said Tract C-24, said corner also being the Southeasterly corner of Parcel 6 as depicted on said Deer Run R-2; thence South 89°07'05" West, along the Southerly line of said Parcel 6, a distance of 231.97 feet to the Southwesterly corner thereof; thence Northerly, along the Westerly line of said Parcel 6, the following 18 courses: Course 1, thence North 00°48'05" West, 1095.84 feet; Course 2, thence North 20°36'49" East, 95.69 feet; Course 3, thence South 37°42'21" East, 110.68 feet; Course 4, thence South 39°09'53" East, 205.06 feet; Course 5, thence South 20°39'46" East, 36.74 feet; Course 6, thence South 69°38'00" East, 29.07 feet; Course 7, thence South 25°33'24" East, 152.17 feet; Course 8, thence North 64°26'36" East, 180.00 feet; Course 9, thence North 25°33'24" West, 29.05 feet; Course 10, thence North 66°00'01" East, 104.99 feet; Course 11, thence North 23°59'59" West, 97.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 23°19'15", an arc length of 128.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°39'37" West, 127.33 feet; Course 13, thence North 47°19'14" West, 94.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 14, thence Northwesterly along the arc of said curve, through a central angle of 28°06'13", an arc length of 188.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°16'08" West, 186.96 feet; Course 15, thence North 19°13'01" West, 45.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 16, thence Northwesterly along the arc of said curve, through a central angle of 20°15'04", an arc length of 111.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°20'33" West, 110.76 feet; Course 17, thence North 39°28'05" West, 163.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 18, thence Northwesterly along the arc of said curve, through a central angle of 32°21'49", an arc length of 217.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°17'10" West, 214.59 feet; thence North 07°06'16" West, continuing along said Westerly line of Parcel 6 and along the boundary line of Tract F as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, a distance of 217.71 feet to the point of curvature of a curve concave Easterly having a radius of 197.94 feet; thence along said boundary line of Tract F the following 3 courses: Course 1, thence Northerly along the arc of said curve, through a central angle of 24°36'34", an arc length of 85.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°12'01" East, 84.37 feet; Course 2, thence Northwesterly along the arc of a curve

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

concave Southwesterly having a radius of 15.00 feet, through a central angle of  $84^{\circ}28'38''$ , an arc length of 22.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}44'01''$  West, 20.17 feet; Course 3, thence North  $66^{\circ}58'20''$  West, 339.79 feet; thence North  $23^{\circ}01'40''$  East, departing said boundary line of Tract F, 10.00 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence South  $66^{\circ}58'20''$  East, along said Southerly right of way line, 339.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of  $84^{\circ}28'38''$ , an arc length of 36.86 feet to a point lying on the Westerly right of way line of Preserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, said arc being subtended by a chord bearing and distance of South  $24^{\circ}44'01''$  East, 33.61 feet; thence Southerly, departing said Southerly right of way line of Grand Reserve Drive, along the Westerly right of way line of said Preserve Drive and along the arc of a curve concave Easterly having a radius of 187.94 feet, through a central angle of  $24^{\circ}36'34''$ , an arc length of 80.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $05^{\circ}12'01''$  West, 80.10 feet; thence South  $07^{\circ}06'16''$  East, continuing along said Westerly right of way line, 42.24 feet to the Southwesterly corner of the Southerly terminus of said Preserve Drive; thence North  $88^{\circ}49'05''$  East, along said Southerly terminus, 50.27 feet to the Southeasterly corner thereof; thence North  $07^{\circ}06'16''$  West, along the Easterly right of way line of said Preserve Drive, 47.44 feet to the point of curvature of a curve concave Easterly having a radius of 137.94 feet; thence Northerly, continuing along said Easterly right of way line of Preserve Drive and along the arc of said curve, through a central angle of  $19^{\circ}40'33''$ , an arc length of 47.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $02^{\circ}44'00''$  East, 47.14 feet; thence Northeasterly, departing said Easterly right of way line of Preserve Drive, along said Southerly right of way line of Grand Reserve Drive and along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of  $100^{\circ}27'23''$ , an arc length of 43.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}47'58''$  East, 38.43 feet; thence Easterly, continuing along said Southerly right of way line of Grand Reserve Drive, the following 10 courses: Course 1, thence South  $66^{\circ}58'20''$  East, 78.65 feet to the point of curvature of a curve concave Northerly having a radius of 500.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 84.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $71^{\circ}49'26''$  East, 84.57 feet; Course 3, thence South  $76^{\circ}40'31''$  East, 256.41 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet; Course 4, thence Easterly along the arc of said curve, through a

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

central angle of  $14^{\circ}55'51''$ , an arc length of 104.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $69^{\circ}12'35''$  East, 103.94 feet; Course 5, thence South  $61^{\circ}44'40''$  East, 206.67 feet to the point of curvature of a curve concave Northerly having a radius of 625.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}08'19''$ , an arc length of 154.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}48'50''$  East, 153.84 feet; Course 7, thence South  $75^{\circ}52'59''$  East, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 325.00 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of  $63^{\circ}08'26''$ , an arc length of 358.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $72^{\circ}32'48''$  East, 340.30 feet; Course 9, thence North  $40^{\circ}58'34''$  East, 210.39 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; Course 10, thence Easterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North  $85^{\circ}58'34''$  East, 35.36 feet; thence Easterly, along said Southerly right of way line of Grand Reserve Boulevard, the following 4 courses: Course 1, thence South  $49^{\circ}01'26''$  East, 147.97 feet to the point of curvature of a curve concave Northerly having a radius of 549.91 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $38^{\circ}30'27''$ , an arc length of 369.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}16'38''$  East, 362.67 feet; Course 3, thence Easterly along the arc of a curve concave Northerly having a radius of 545.77 feet, through a central angle of  $03^{\circ}40'05''$ , an arc length of 34.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'36''$  East, 34.93 feet; Course 4, thence North  $88^{\circ}49'21''$  East, 571.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 20.00 feet; thence Southeasterly, departing said Southerly right of way line of Grand Reserve Boulevard, along the Easterly line of Tract F as depicted on said Deer Run R-2, and along the arc of said curve, through a central angle of  $89^{\circ}57'30''$ , an arc length of 31.40 feet to the Southeasterly corner of said Tract F, said arc being subtended by a chord bearing and distance of South  $46^{\circ}11'54''$  East, 28.27 feet; thence South  $88^{\circ}49'21''$  West, along the Southerly line of said Tract F, a distance of 631.30 feet to the Southwesterly corner thereof; thence North  $01^{\circ}08'54''$  West, along the Westerly line of said Tract F, 1.37 feet to the Northeasterly corner of Tract C-28 as depicted on said Deer Run R-2; thence along said Northerly line of Tract C-28 the following 3 Courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 569.91 feet, through a central angle of  $38^{\circ}09'38''$ , an arc length of 379.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}06'13''$  West, 372.60 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

Course 2, thence North 49°01'26" West, 137.97 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°58'34" West, 21.21 feet; thence South 40°58'34" West, continuing along said Northerly line and along the Northerly line of Tract C-27 as depicted on said Deer Run R-2, a distance of 200.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 345.00 feet; thence Southwesterly, continuing along said Northerly line of Tract C-27 and along the arc of said curve, through a central angle of 38°11'23", an arc length of 229.96 feet to the Northwesterly corner of said Tract C-27, said arc being subtended by a chord bearing and distance of South 60°04'16" West, 225.72 feet; thence Southerly, along the Westerly line of said Tract C-27, the following 23 courses: Course 1, thence South 08°50'52" East, 77.99 feet; Course 2, thence South 35°26'36" East, 103.06 feet; Course 3, thence South 18°05'41" West, 207.22 feet; Course 4, thence South 75°00'44" West, 97.66 feet; Course 5, thence South 24°46'46" West, 187.81 feet; Course 6, thence South 20°53'25" West, 63.05 feet; Course 7, thence South 14°33'52" West, 104.69 feet; Course 8, thence South 03°32'56" West, 74.37 feet; Course 9, thence South 39°06'02" East, 93.90 feet; Course 10, thence South 84°21'30" East, 65.53 feet; Course 11, thence South 47°34'14" East, 24.30 feet; Course 12, thence South 06°13'33" East, 29.24 feet; Course 13, thence South 05°49'43" West, 76.93 feet; Course 14, thence South 08°39'19" East, 99.35 feet; Course 15, thence South 02°32'43" East, 41.74 feet; Course 16, thence South 01°53'38" West, 78.50 feet; Course 17, thence South 13°25'25" West, 65.57 feet; Course 18, thence South 04°38'13" East, 117.33 feet; Course 19, thence South 52°15'22" West, 39.97 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 20, thence Southerly along the arc of said curve, through a central angle of 78°56'05", an arc length of 34.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°47'20" West, 31.78 feet; Course 21, thence South 26°40'43" East, 29.26 feet; Course 22, thence South 34°49'35" West, 50.44 feet; Course 23, thence South 18°08'47" East, 58.03 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Parcel 5 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 5 the following 21 courses: Course 1, thence North 89°45'42" East, 38.33 feet; Course 2, thence South 00°29'03" East, 634.28 feet; Course 3, thence South 89°19'16" West, 60.00 feet; Course 4, thence North 00°29'03" West, 634.87 feet; Course 5, thence North 89°53'54" West, 822.45 feet; Course 6, thence North 05°06'01" West, 31.19 feet; Course 7, thence North 21°07'38" West, 63.52 feet; Course 8, thence North 09°03'04" West, 56.22 feet; Course 9, thence North 10°52'05" West, 70.71 feet; Course 10, thence North 22°30'54" East, 19.20 feet; Course 11, thence South 89°53'34" East, 116.62 feet; Course 12, thence North 59°46'20" East, 31.51 feet; Course 13, thence North 20°27'32" East, 59.59 feet; Course 14, thence North 61°32'00"

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

East, 37.66 feet; Course 15, thence South 58°43'20" East, 48.09 feet; Course 16, thence South 45°45'34" East, 116.57 feet; Course 17, thence South 59°27'31" East, 33.08 feet; Course 18, thence South 89°53'34" East, 120.63 feet; Course 19, thence North 00°00'42" East, 467.22 feet; Course 20, thence North 89°04'32" East, 81.63 feet; Course 21, thence North 00°36'34" West, 653.66 feet to a point lying on the Southerly line of Parcel 7 as depicted on said Deer Run R-2; thence South 88°54'49" West, along said Southerly line of Parcel 7 and along the boundary line of Tract D-1 as depicted on said Deer Run R-2, a distance of 211.65 feet; thence continuing along said boundary line of said Tract D-1 the following 5 Courses: Course 1, thence North 73°36'41" West, 83.86 feet; Course 2, thence North 41°06'10" West, 43.30 feet; Course 3, thence North 27°26'25" West, 43.49 feet; Course 4, thence North 01°23'21" East, 177.82 feet; Course 5, thence North 16°28'24" West, 40.75 feet to a point lying on the boundary line of Parcel 9 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 9 the following 3 courses: Course 1, thence North 75°54'28" West, departing said boundary line of Tract D-1, a distance of 11.61 feet; Course 2, thence North 16°28'24" West, 10.74 feet; Course 3, thence North 14°05'49" East, 90.75 feet to the Northeasterly corner of said Tract C-23; thence along the Northerly line of said Tract C-23 the following 5 Courses: Course 1, thence North 75°52'59" West, departing said boundary line of Parcel 9, a distance of 26.00 feet to the point of curvature of a curve concave Northerly having a radius of 645.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 159.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 158.76 feet; Course 3, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 380.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 99.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 98.75 feet; Course 5, thence North 76°40'31" West, 206.52 feet to the Point of Beginning.

**PUD Parcel 3:**

All of Tracts I, J, S and X, as depicted on Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Tract J; thence South 88°49'21" West, along the Southerly line of said Tract J, a distance of 835.85 feet to the Southwesterly corner thereof; thence Northeasterly, along the Westerly line of said Tract J and along the arc of a curve concave Southeasterly having a radius of 20.00 feet, through a central angle of 89°57'30", an arc length of 31.40 feet to the point of tangency

**Grand Reserve Village PUD (continued)**

**PUD Parcel 3 (continued):**

of said curve, said point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North 43°50'36" East, 28.27 feet; thence North 88°49'21" East, departing said Westerly line of Tract J and along said Southerly right of way line of Grand Reserve Boulevard, 1117.30 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Easterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 22°57'01", an arc length of 110.15 feet to the Northeasterly corner of said Tract I, said arc being subtended by a chord bearing and distance of South 79°42'08" East, 109.42 feet; thence South 21°46'22" West, departing said Southerly right of way line and along the Easterly line of said Tract I, 20.00 feet to the Southeasterly corner of said Tract I; thence Westerly, along the Southerly line of said Tract I and along the arc of a curve concave Southerly having a radius of 255.00 feet, through a central angle of 22°57'01", an arc length of 102.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°42'08" West, 101.46 feet; thence South 88°49'21" West, continuing along said Southerly line of Tract I, 250.43 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of Tract C-32 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-32, the following 15 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 25.00 feet, through a central angle of 11°32'13", an arc length of 5.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°35'28" West, 5.03 feet; Course 2, thence South 01°10'39" East, 70.09 feet; Course 3, thence South 36°56'25" East, 23.94 feet; Course 4, thence North 74°48'55" East, 66.12 feet; Course 5, thence North 86°22'06" East, 10.96 feet; Course 6, thence South 15°06'23" West, 21.86 feet; Course 7, thence South 31°21'05" East, 67.91 feet; Course 8, thence South 00°22'38" West, 43.99 feet; Course 9, thence South 13°22'52" East, 168.61 feet; Course 10, thence South 35°09'10" East, 56.07 feet; Course 11, thence South 13°03'18" East, 33.58 feet; Course 12, thence South 05°41'13" West, 125.33 feet; Course 13, thence South 05°45'18" East, 117.10 feet; Course 14, thence South 40°00'24" West, 161.74 feet; Course 15, thence South 12°37'52" West, 94.12 feet to the Southwesterly corner of said Tract C-32, said corner also being the Southeasterly corner of said Tract X; thence South 88°57'09" West, along the Southerly line of said Tract X, 103.97 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of Tract C-31 as depicted on said Deer Run R-2; thence Northerly, along the Easterly line of said Tract C-31, the following 11 courses: Course 1, thence North 29°01'02" West, 39.48 feet; Course 2, thence North 00°59'36" East, 122.66 feet; Course 3, thence North 34°44'54" East, 80.22 feet; Course 4, thence North 08°04'22" West, 61.73 feet; Course 5, thence North 00°57'15" West, 148.84 feet; Course 6, thence North 19°29'40" West, 102.43 feet; Course 7, thence North 15°55'18" West, 80.32 feet; Course 8, thence North 04°51'48" West, 126.61 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 3 (continued):**

Course 9, thence North 43°20'34" East, 47.21 feet; Course 10, thence North 01°10'39" West, 127.42 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of 11°34'15", an arc length of 5.05 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 06°57'47" West, 5.04 feet.

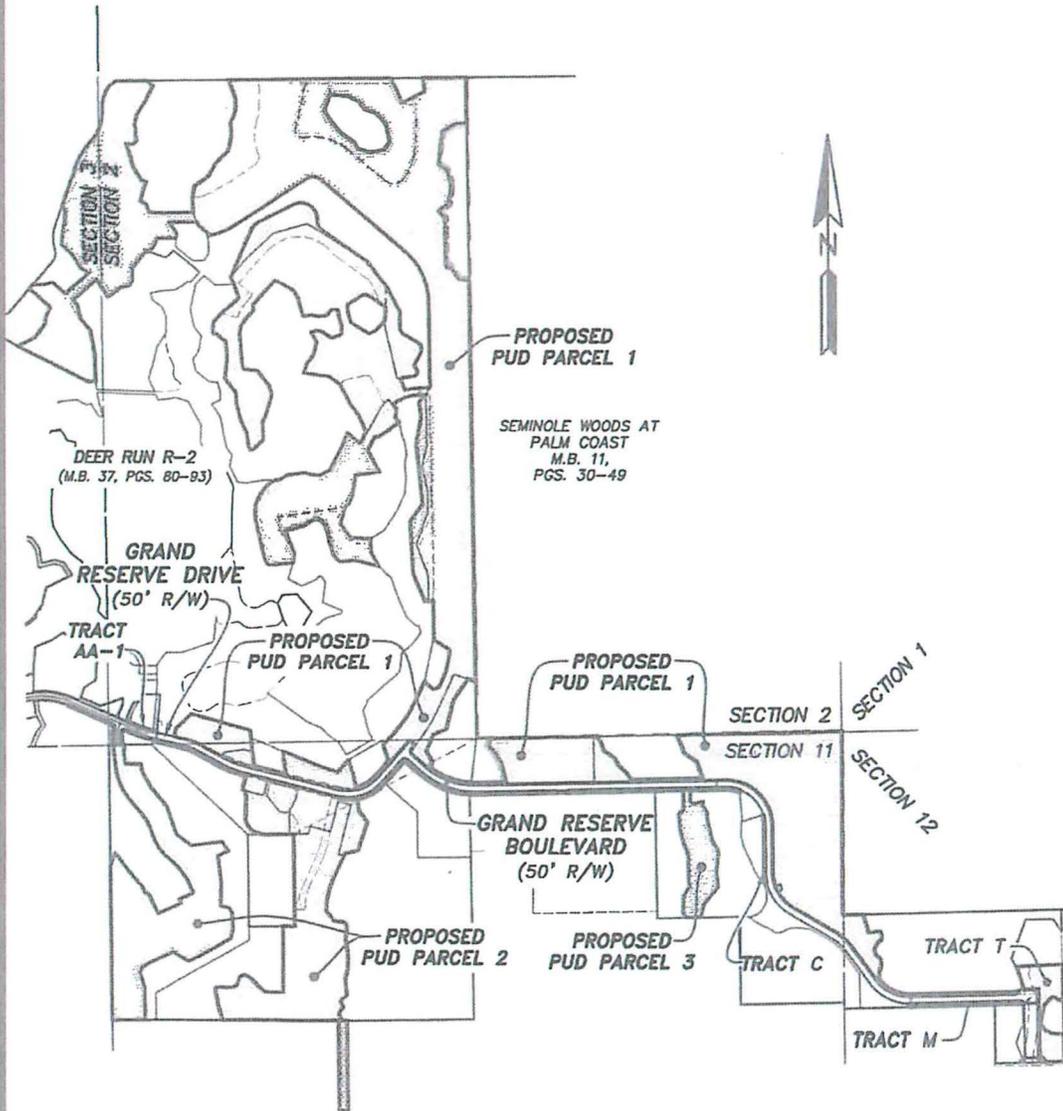
**Less and Except** from the above described lands the following:

Tract C-5 (Conservation Easement ZZ), Tract C-22 (Conservation Easement P) and Tract C-12 (Conservation Easement QQQ), as depicted on the plat of Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

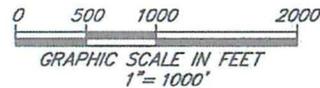
Containing 194.67 acres, more or less.

## EXHIBIT TO SHOW

A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1  
AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104,  
TOGETHER WITH A PORTION OF DEER RUN R-2 AS RECORDED  
IN MAP BOOK 37, PAGES 80 THROUGH 93, BOTH OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 M.B. MAP BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 PROPOSED PUD PARCELS

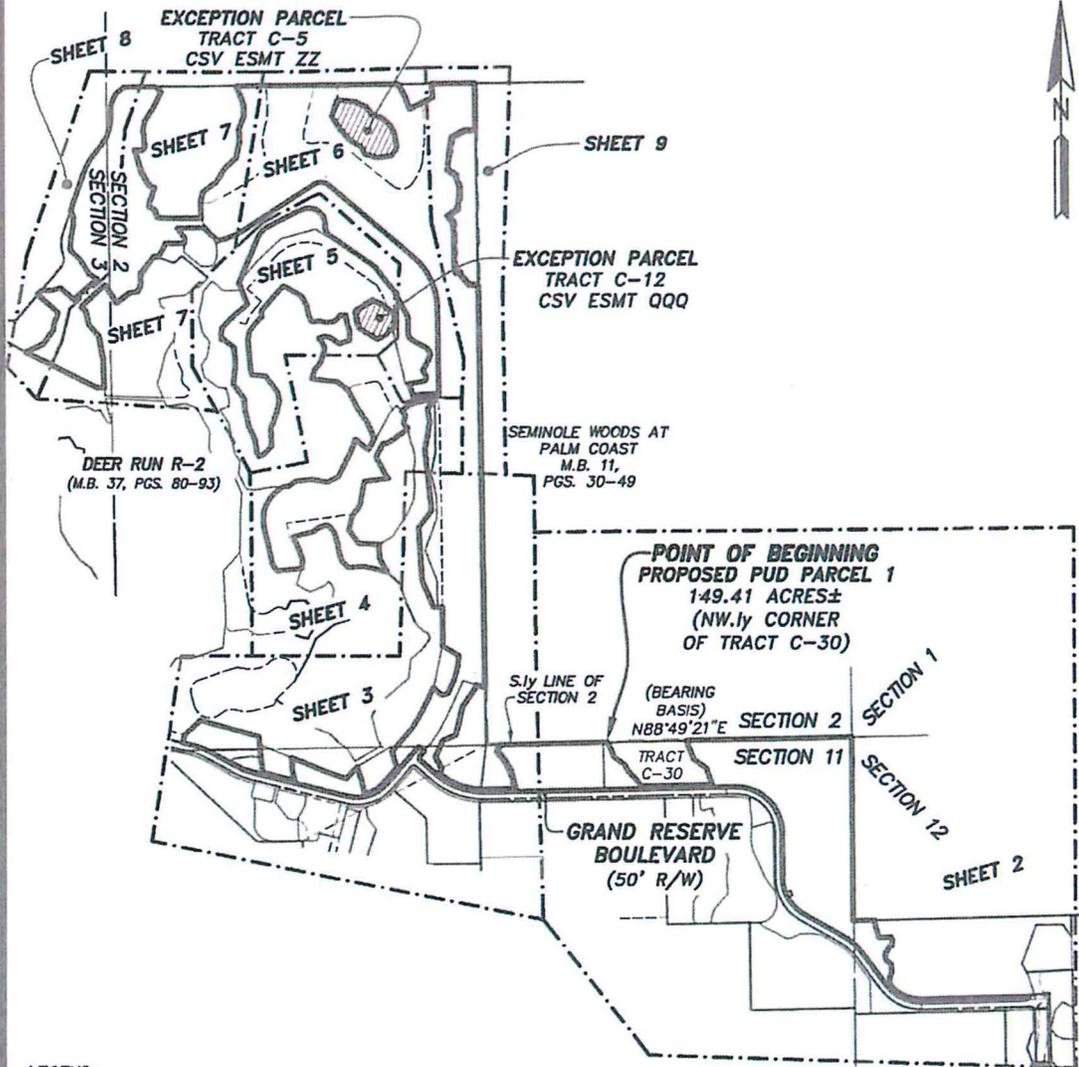


**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED PUD PARCELS WITHIN GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1 AND DEER RUN R-2.

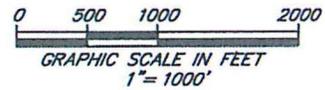
SCALE: 1"=1000'  
 DATE: JANUARY 11, 2018

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
[Shaded Area] EXCEPTION PARCEL



SHEET 1 OF 9

- GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 2 AS BEING AS BEING NORTH 88°49'21" EAST.

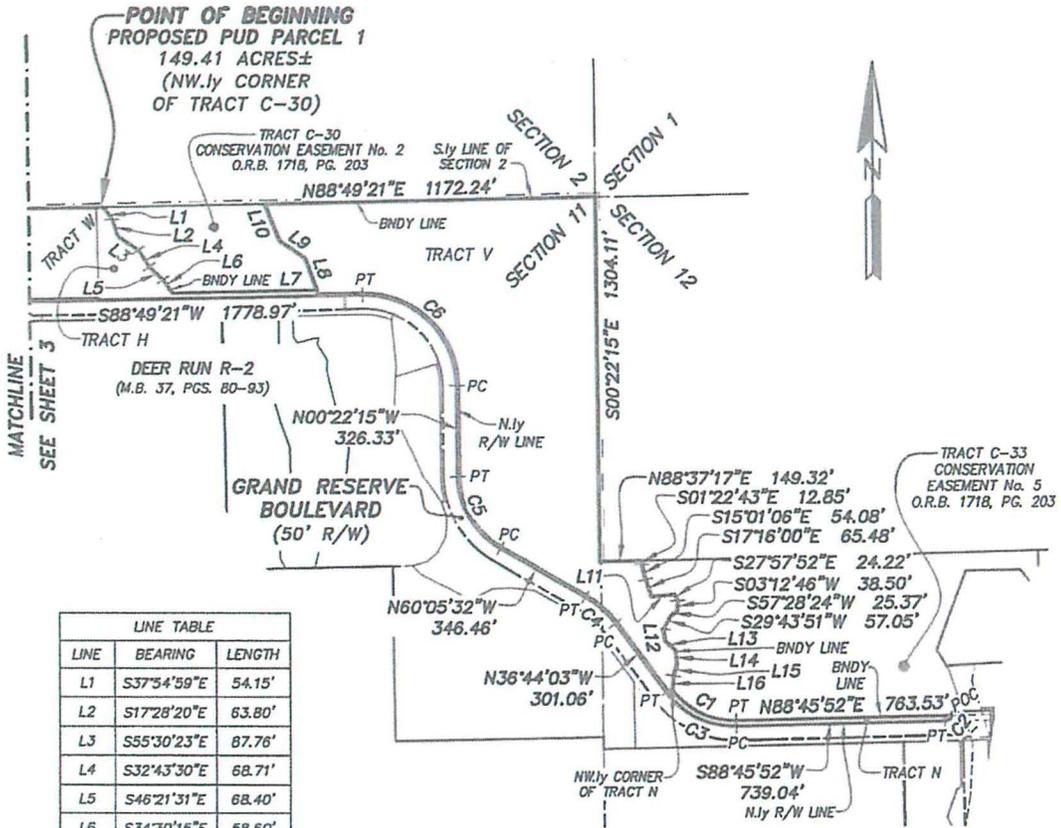


**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511  
SCALE: 1"=1000'  
DATE: JANUARY 11, 2018

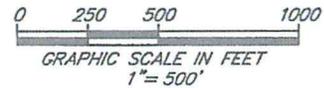
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°54'59"E	54.15'
L2	S17°28'20"E	63.80'
L3	S55°30'23"E	87.76'
L4	S32°43'30"E	68.71'
L5	S46°21'31"E	68.40'
L6	S34°30'15"E	58.60'
L7	N88°49'21"E	508.94'
L8	N20°13'54"W	121.56'
L9	N55°20'06"W	109.39'
L10	N21°28'58"W	141.37'
L11	N84°33'27"E	82.67'
L12	S09°23'14"E	42.36'
L13	S48°30'18"E	48.34'
L14	S05°20'41"E	50.25'
L15	S18°54'12"W	40.44'
L16	S03°27'53"W	53.41'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	280.00'	52°45'59"	257.85'	S64°51'09"E	248.85'
C2	25.00'	78°27'47"	34.24'	S49°31'59"W	31.62'
C3	300.00'	54°30'05"	285.37'	N63°59'05"W	274.73'
C4	350.00'	23°21'29"	142.69'	N48°24'47"W	141.70'
C5	300.00'	59°43'17"	312.70'	N30°13'54"W	298.74'
C6	325.00'	90°48'24"	515.08'	N45°46'27"W	462.84'

LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
BNDY BOUNDARY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



SHEET 2 OF 9

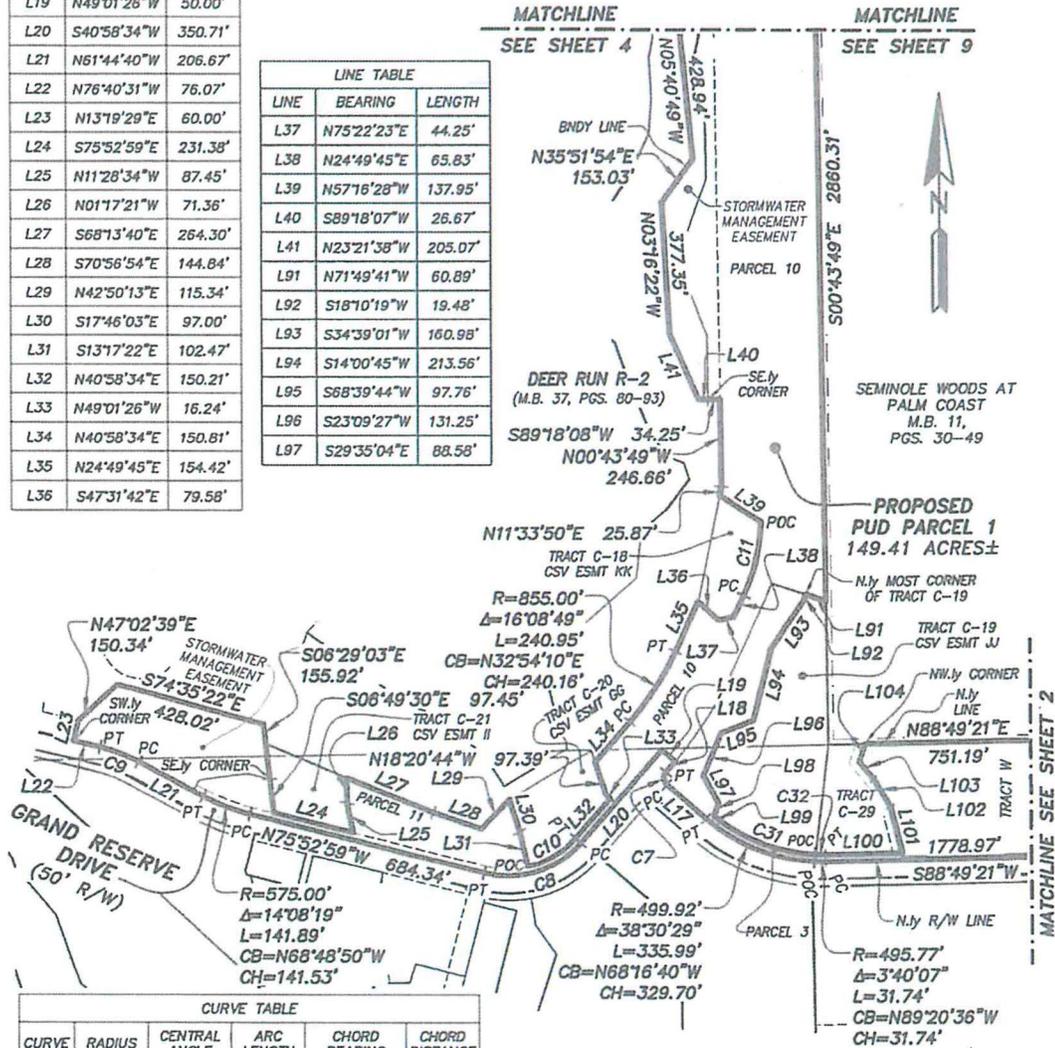
SEE SHEET 1 FOR GENERAL NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

**A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

LINE TABLE		
LINE	BEARING	LENGTH
L17	N49°01'26"W	147.97'
L18	N40°58'34"E	40.32'
L19	N49°01'26"W	50.00'
L20	S40°58'34"W	350.71'
L21	N61°44'40"W	206.67'
L22	N76°40'31"W	76.07'
L23	N13°19'29"E	60.00'
L24	S75°52'59"E	231.38'
L25	N11°28'34"W	87.45'
L26	N01°17'21"W	71.36'
L27	S68°13'40"E	264.30'
L28	S70°56'54"E	144.84'
L29	N42°50'13"E	115.34'
L30	S17°46'03"E	97.00'
L31	S13°17'22"E	102.47'
L32	N40°58'34"E	150.21'
L33	N49°01'26"W	16.24'
L34	N40°58'34"E	150.81'
L35	N24°49'45"E	154.42'
L36	S47°31'42"E	79.58'

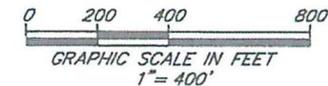
LINE TABLE		
LINE	BEARING	LENGTH
L37	N75°22'23"E	44.25'
L38	N24°49'45"E	65.83'
L39	N57°16'28"W	137.95'
L40	S89°18'07"W	26.67'
L41	N23°21'38"W	205.07'
L91	N71°49'41"W	60.89'
L92	S18°10'19"W	19.48'
L93	S34°39'01"W	160.98'
L94	S14°00'45"W	213.56'
L95	S88°39'44"W	97.76'
L96	S23°09'27"W	131.25'
L97	S29°35'04"E	88.58'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	25.00'	90°00'00"	39.27'	N04°01'26"W	35.36'
C8	275.00'	63°08'27"	303.05'	S72°32'48"W	287.95'
C9	450.00'	14°55'51"	117.27'	N69°12'35"W	116.93'
C10	255.00'	38°07'50"	160.80'	N59°02'29"E	158.15'
C11	540.00'	23°16'16"	219.32'	N13°11'37"E	217.82'
C31	479.92'	34°12'55"	286.59'	S70°25'29"E	282.35'
C32	475.77'	3°40'09"	30.47'	S89°20'35"E	30.48'

LINE TABLE		
LINE	BEARING	LENGTH
L98	S18°25'01"W	39.90'
L99	S51°55'08"E	23.42'
L100	N88°49'21"E	219.16'
L101	N14°07'26"W	136.70'
L102	N31°54'03"W	91.60'
L103	N40°03'13"W	63.12'
L104	N18°07'00"E	53.43'

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



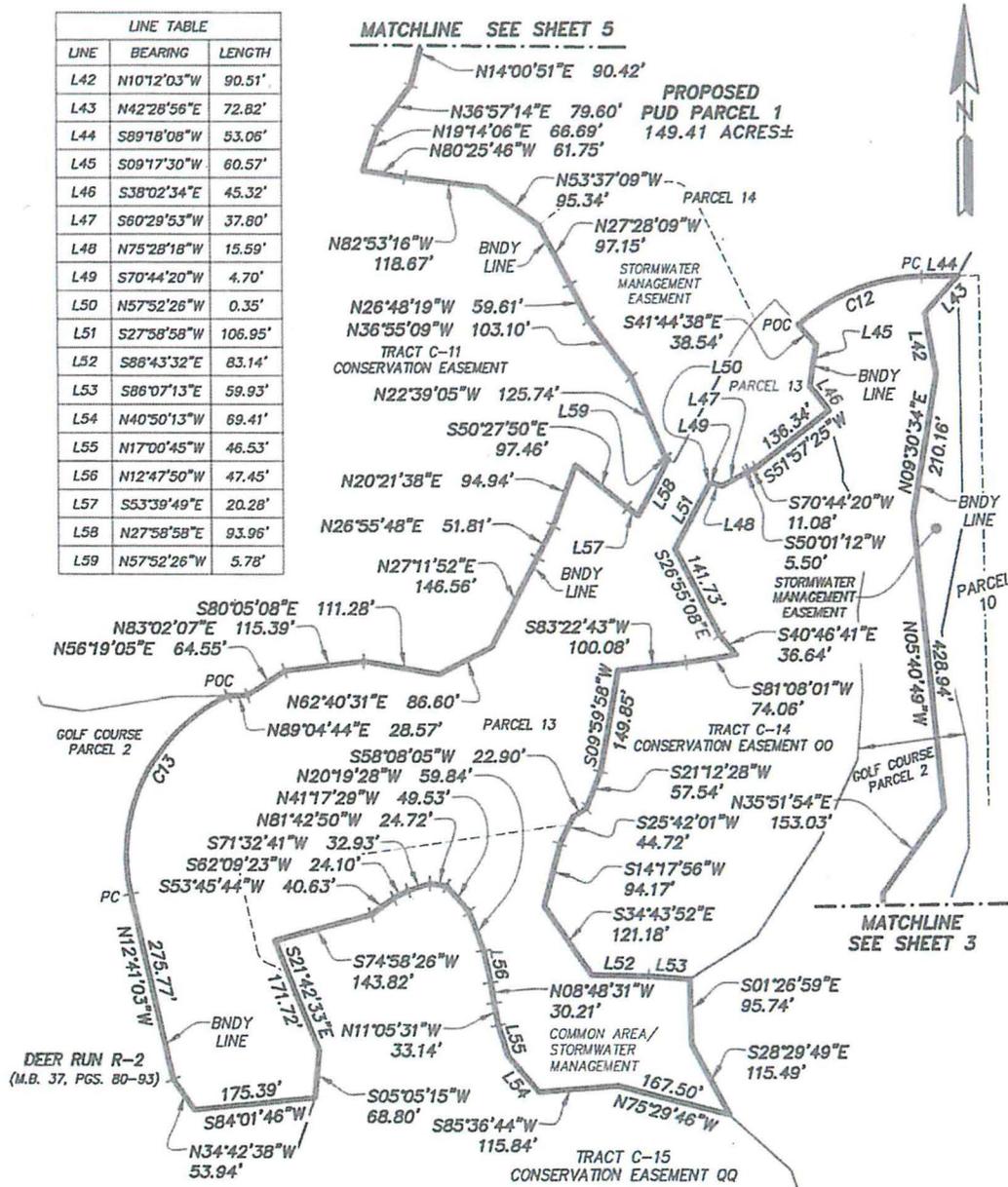
SHEET 3 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

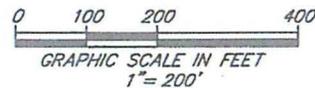
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L42	N10°12'03"W	90.51'
L43	N42°28'56"E	72.82'
L44	S89°18'08"W	53.06'
L45	S09°17'30"W	60.57'
L46	S38°02'34"E	45.32'
L47	S60°29'53"W	37.80'
L48	N75°28'18"W	15.59'
L49	S70°44'20"W	4.70'
L50	N57°32'26"W	0.35'
L51	S27°38'58"W	106.95'
L52	S88°43'32"E	83.14'
L53	S86°07'13"E	59.93'
L54	N40°50'13"W	69.41'
L55	N17°00'45"W	46.53'
L56	N12°47'50"W	47.45'
L57	S53°39'49"E	20.28'
L58	N27°58'58"E	93.96'
L59	N57°52'26"W	5.78'



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	275.00'	41°02'46"	197.01'	S88°46'45"W	192.82'
C13	280.00'	76°58'21"	349.29'	N25°48'07"E	323.61'



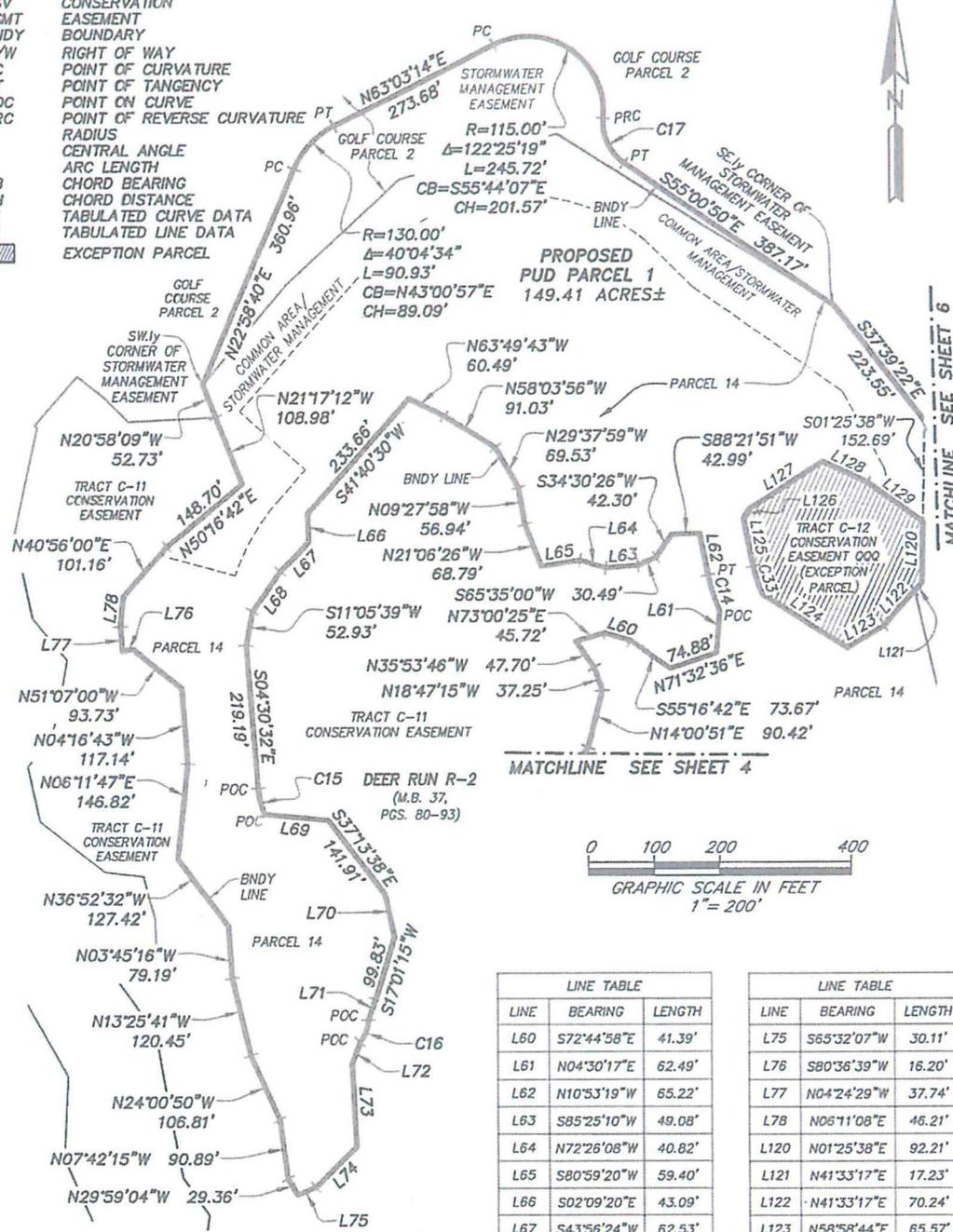
SHEET 4 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

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 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	260.00'	12°52'43"	58.44'	N17°19'41"W	58.32'
C15	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C16	50.00'	42°11'17"	36.82'	S20°26'57"W	35.99'
C17	75.00'	60°29'23"	79.18'	S24°46'09"E	75.55'
C33	190.00'	14°02'12"	46.55'	S17°54'25"E	46.43'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S72°44'58"E	41.39'
L61	N04°30'17"E	62.49'
L62	N10°53'19"W	65.22'
L63	S85°25'10"W	49.08'
L64	N72°26'08"W	40.82'
L65	S80°59'20"W	59.40'
L66	S02°09'20"E	43.09'
L67	S43°56'24"W	62.53'
L68	S34°33'46"W	75.01'
L69	S84°35'58"E	97.24'
L70	S12°34'51"E	66.36'
L71	S20°26'57"W	32.76'
L72	S20°26'57"W	35.32'
L73	S02°59'04"E	125.89'
L74	S45°04'32"W	87.87'

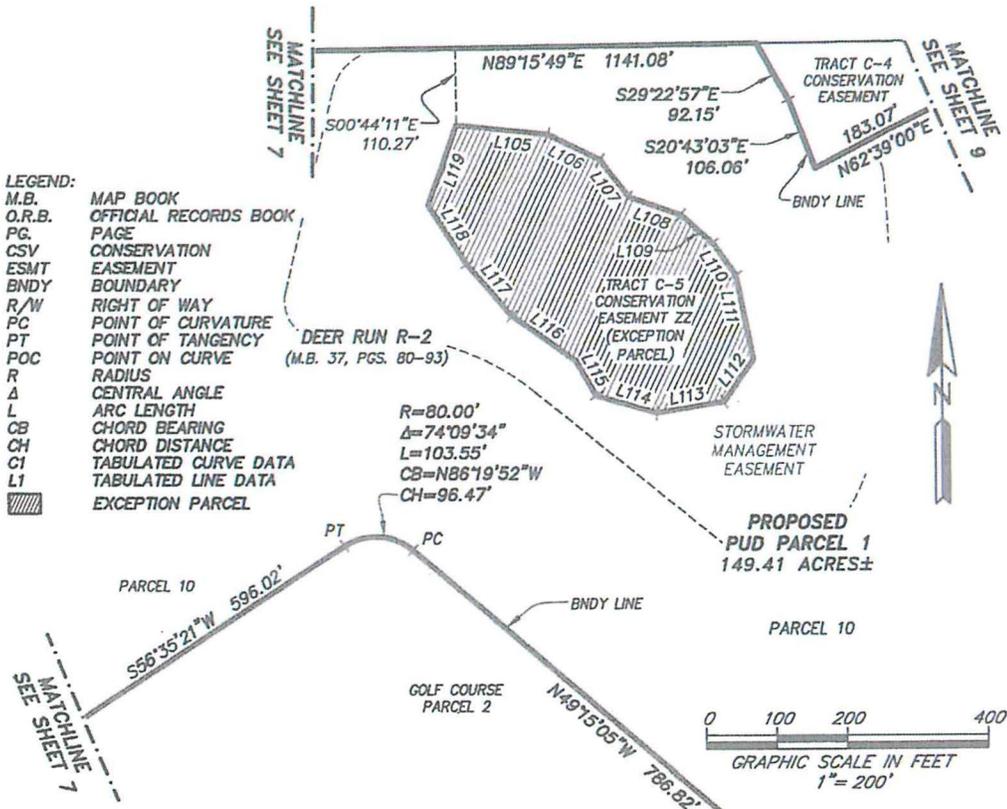
LINE TABLE		
LINE	BEARING	LENGTH
L75	S65°32'07"W	30.11'
L76	S80°36'39"W	16.20'
L77	N04°24'29"W	37.74'
L78	N06°11'08"E	46.21'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

SHEET 5 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN  
 MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

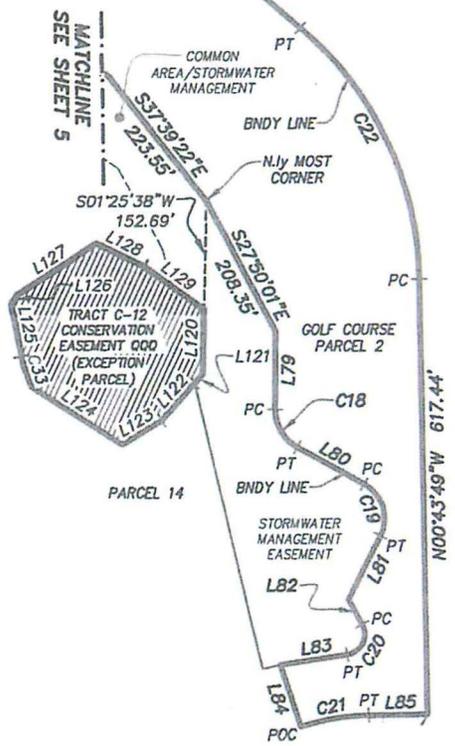
- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - ▨ EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C19	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C20	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C21	325.00'	17°16'10"	97.96'	N80°40'03"E	97.59'
C22	480.00'	48°31'16"	406.49'	N24°59'27"W	394.45'

LINE TABLE		
LINE	BEARING	LENGTH
L79	S00°38'01"W	110.90'
L80	S61°07'44"E	108.20'
L81	S26°47'26"W	101.22'
L82	S28°37'05"E	39.66'
L83	S81°21'57"W	95.78'
L84	S17°58'02"E	92.59'
L85	N89°18'08"E	83.06'
L105	N83°38'53"W	130.42'
L106	N64°05'11"W	83.12'
L107	N35°55'10"W	68.50'
L108	N70°32'33"W	78.79'
L109	N47°53'33"W	59.26'
L110	N35°19'56"W	57.17'
L111	N11°26'23"W	122.03'
L112	N34°41'58"E	73.23'
L113	N80°22'48"E	97.04'
L114	S73°27'06"E	89.90'

LINE TABLE		
LINE	BEARING	LENGTH
L115	S30°10'16"E	58.18'
L116	S54°55'20"E	110.26'
L117	S40°45'43"E	97.37'
L118	S32°28'17"E	100.54'
L119	S19°04'58"W	123.83'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

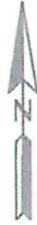


SHEET 6 OF 9

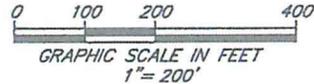
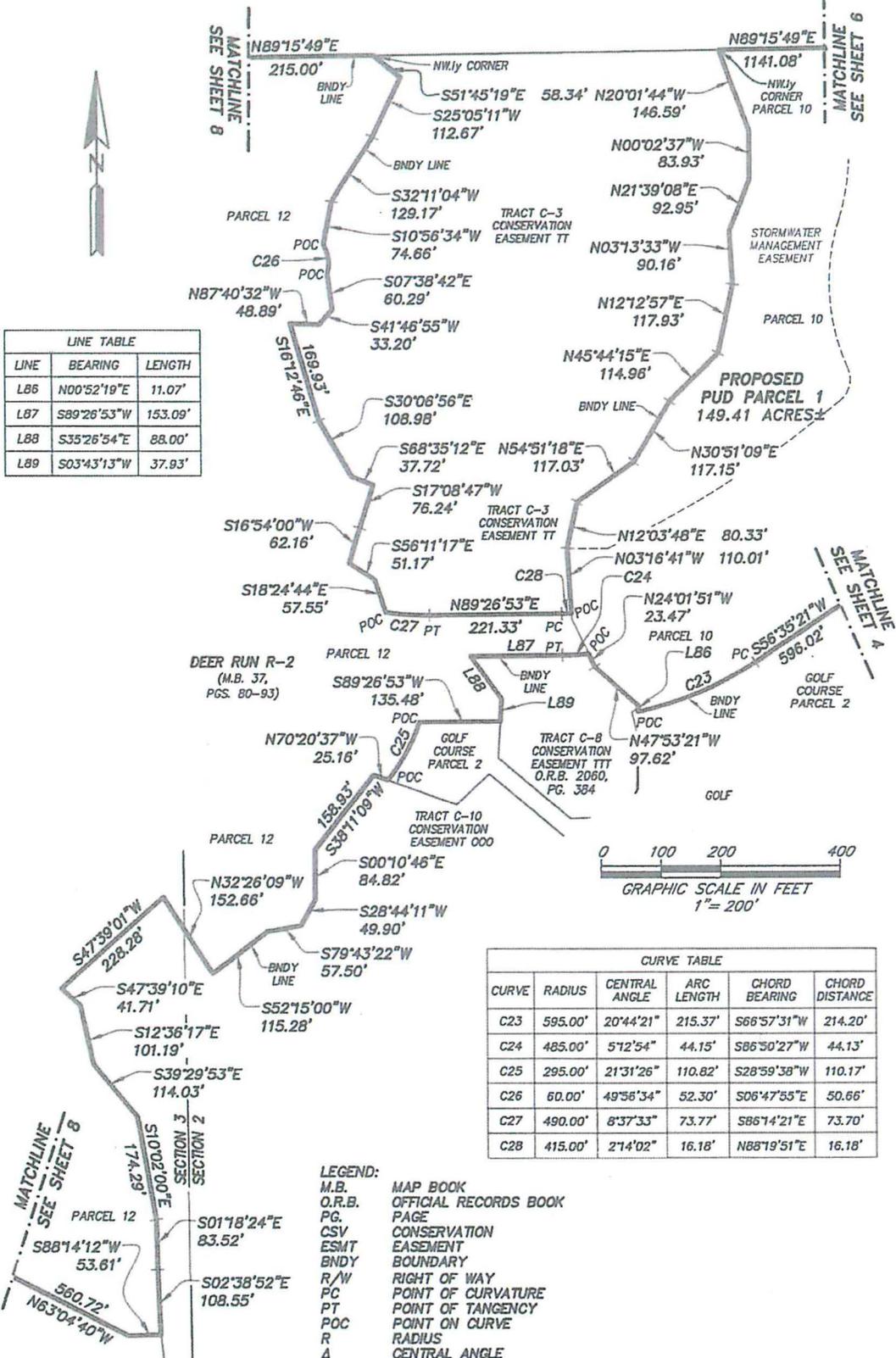
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8530  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L86	N00°52'19"E	11.07'
L87	S89°26'53"W	153.09'
L88	S35°26'54"E	88.00'
L89	S03°43'13"W	37.83'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	595.00'	20°44'21"	215.37'	S66°57'31"W	214.20'
C24	485.00'	5°12'54"	44.15'	S86°50'27"W	44.13'
C25	295.00'	21°31'26"	110.82'	S28°59'38"W	110.17'
C26	60.00'	49°56'34"	52.30'	S06°47'55"E	50.66'
C27	490.00'	8°37'33"	73.77'	S86°14'21"E	73.70'
C28	415.00'	2°14'02"	16.18'	N88°19'51"E	16.18'

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

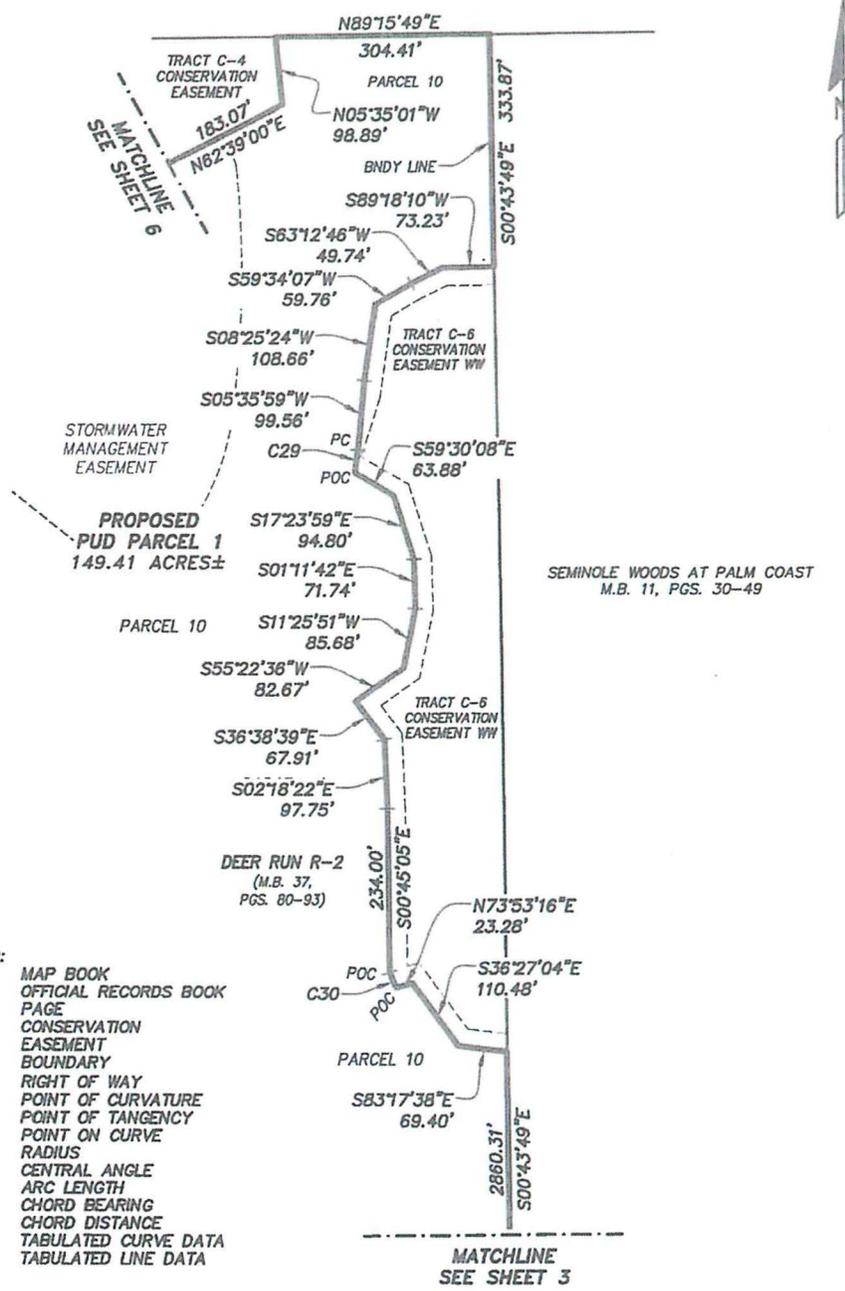
SHEET 7 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

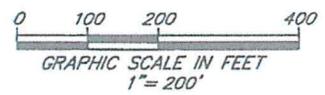


A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



- LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
CSV CONSERVATION  
ESMT EASEMENT  
BNDY BOUNDARY  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	360.00'	5°10'56"	32.56'	S08°11'26"W	32.55'
C30	660.00'	2°02'59"	23.61'	S23°12'58"E	23.61'

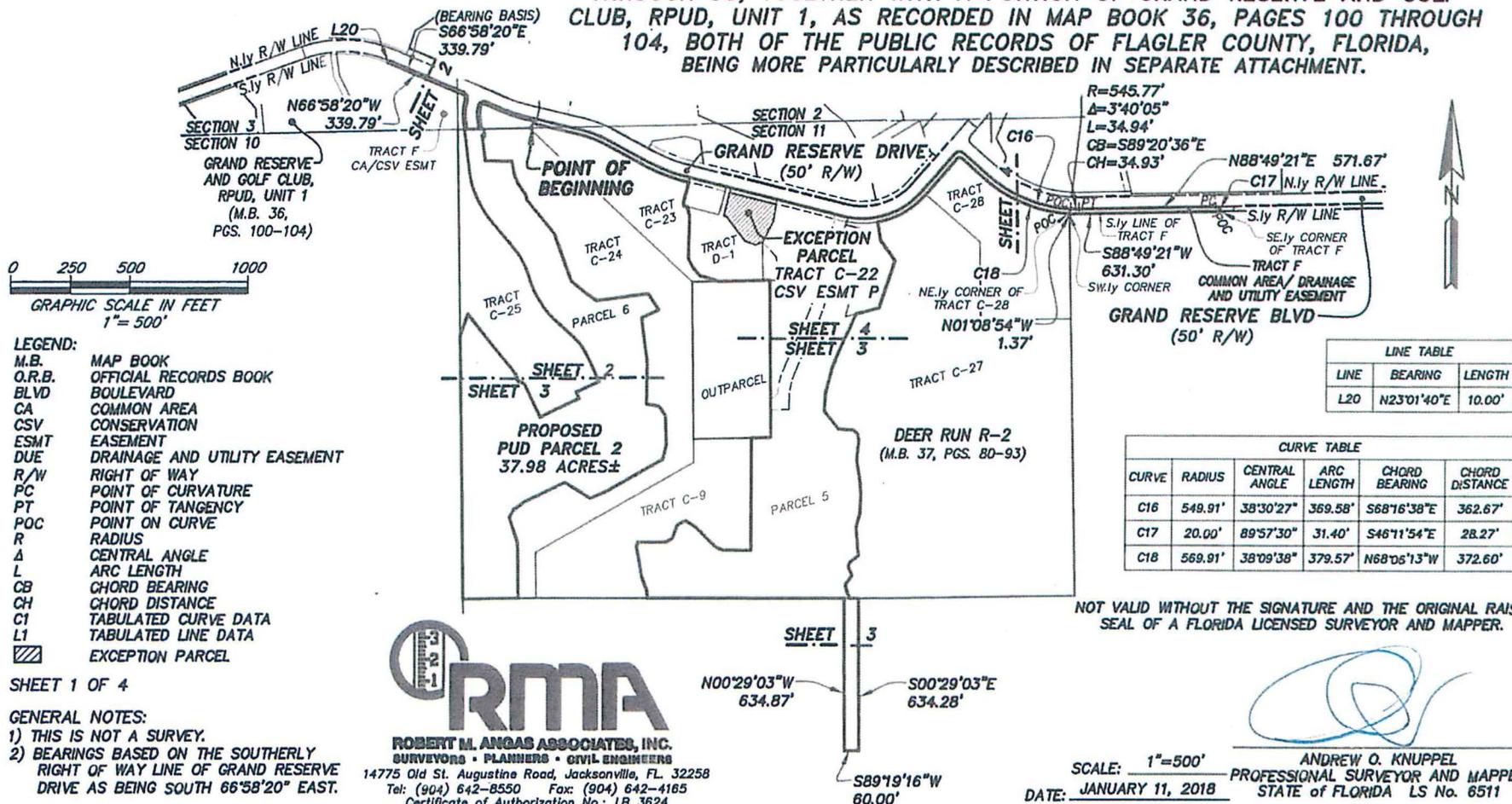


SHEET 9 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGLAS ASSOCIATES, INC.**  
 SURVEYORS • PLANNERS • CIVIL ENGINEERS  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

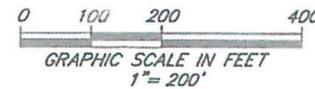
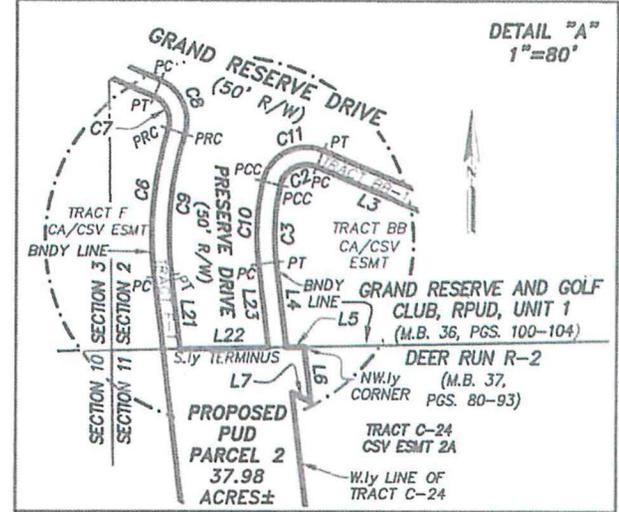
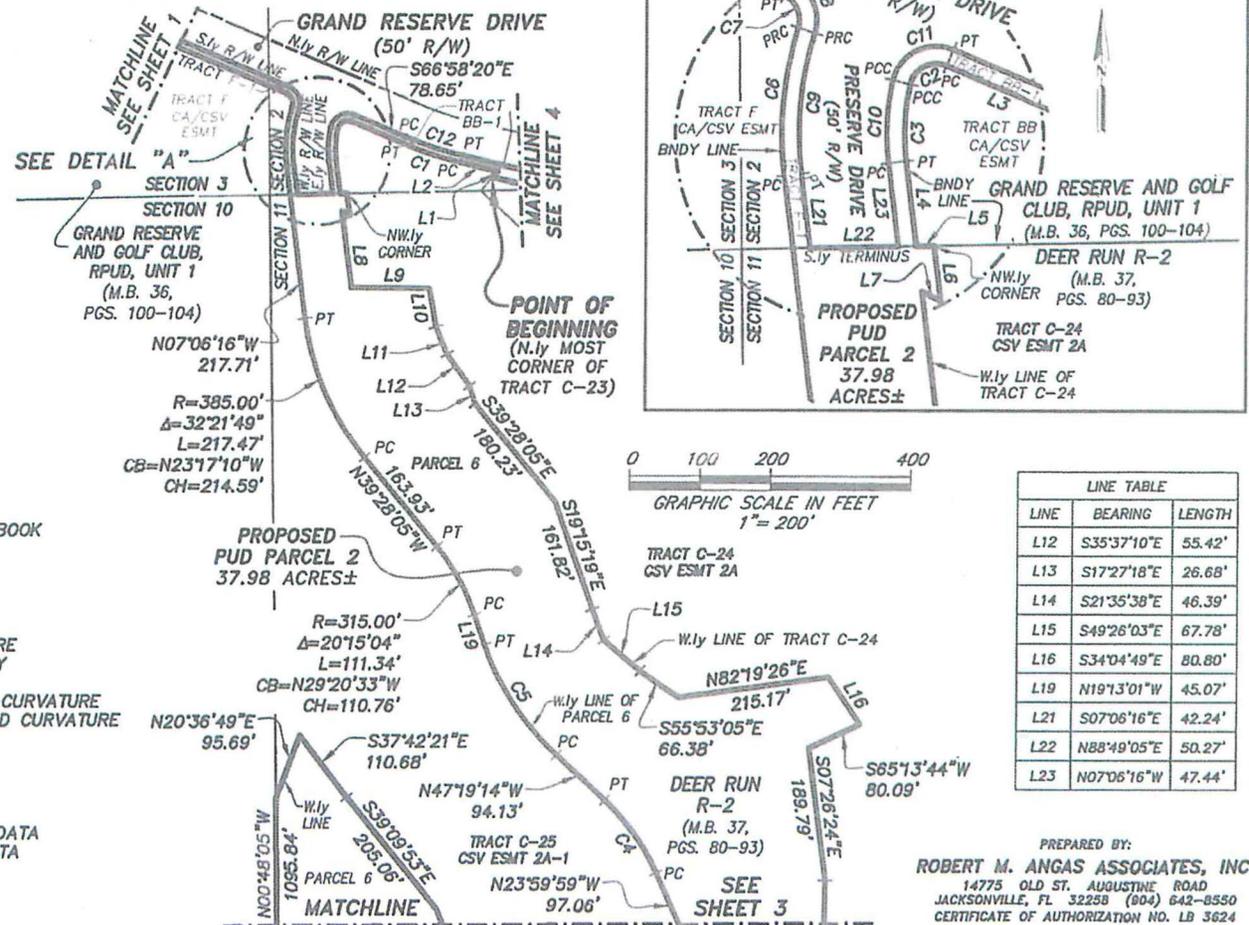
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	510.00'	9°42'11"	86.37'	N71°49'26"W	86.27'
C2	15.00'	100°27'23"	26.30'	S82°47'58"W	23.06'
C3	127.94'	19°40'33"	43.94'	S02°44'00"W	43.72'
C4	315.00'	23°19'15"	128.21'	N35°39'37"W	127.33'
C5	385.00'	28°06'13"	188.84'	N33°16'08"W	186.96'
C6	197.94'	24°36'34"	85.02'	N05°12'01"E	84.37'
C7	15.00'	84°28'38"	22.12'	N24°44'01"W	20.17'
C8	25.00'	84°28'38"	36.86'	S24°44'01"E	33.61'
C9	187.94'	24°36'34"	80.72'	S05°12'01"W	80.10'
C10	137.94'	19°40'33"	47.37'	N02°44'00"E	47.14'
C11	25.00'	100°27'23"	43.83'	N62°47'58"E	38.43'
C12	500.00'	9°42'11"	84.68'	S71°49'26"E	84.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°54'04"E	11.28'
L2	N76°40'31"W	55.11'
L3	N66°58'20"W	78.65'
L4	S07°06'16"E	48.47'
L5	N88°49'05"E	10.05'
L6	S07°06'16"E	31.38'
L7	N63°51'42"W	11.96'
L8	S07°06'16"E	108.11'
L9	S89°25'13"E	111.00'
L10	S10°09'49"E	55.13'
L11	S22°40'47"E	41.84'

**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
CA COMMON AREA  
BNDRY BOUNDARY  
CSV CONSERVATION  
ESMT EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
PCC POINT OF COMPOUND CURVATURE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.



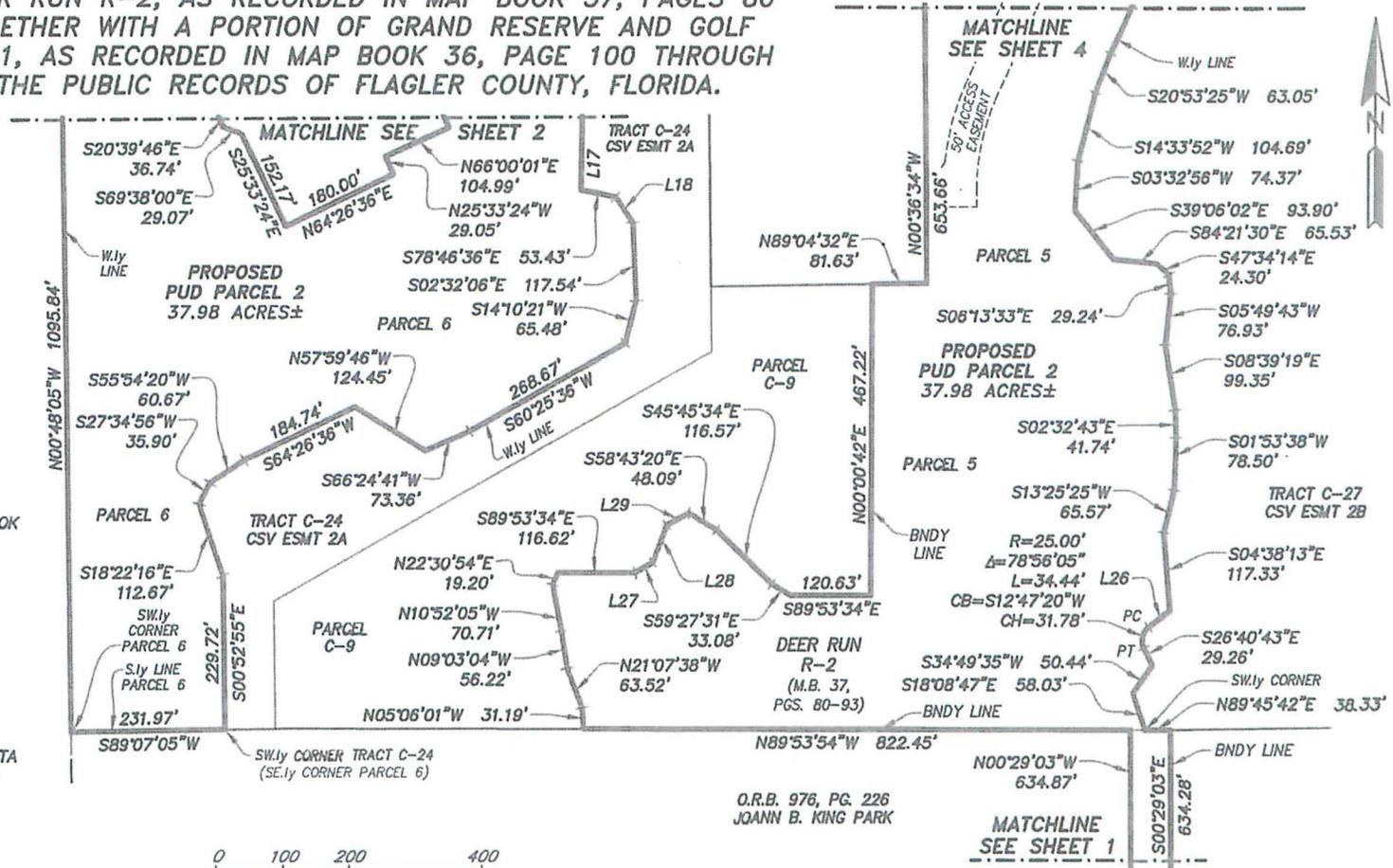
LINE TABLE		
LINE	BEARING	LENGTH
L12	S35°37'10"E	55.42'
L13	S17°27'18"E	26.68'
L14	S21°35'38"E	46.39'
L15	S49°26'03"E	67.78'
L16	S34°04'49"E	80.80'
L19	N19°13'01"W	45.07'
L21	S07°06'16"E	42.24'
L22	N88°49'05"E	50.27'
L23	N07°06'16"W	47.44'

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

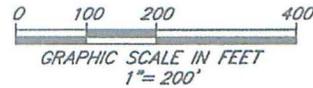
LINE TABLE		
LINE	BEARING	LENGTH
L17	S00°59'35"W	169.96'
L18	S34°39'36"E	46.76'
L26	S52°15'22"W	39.97'
L27	N59°46'20"E	31.51'
L28	N20°27'32"E	59.59'
L29	N61°32'00"E	37.66'

LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
BNDY BOUNDARY  
CSV CONSERVATION  
ESMT EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

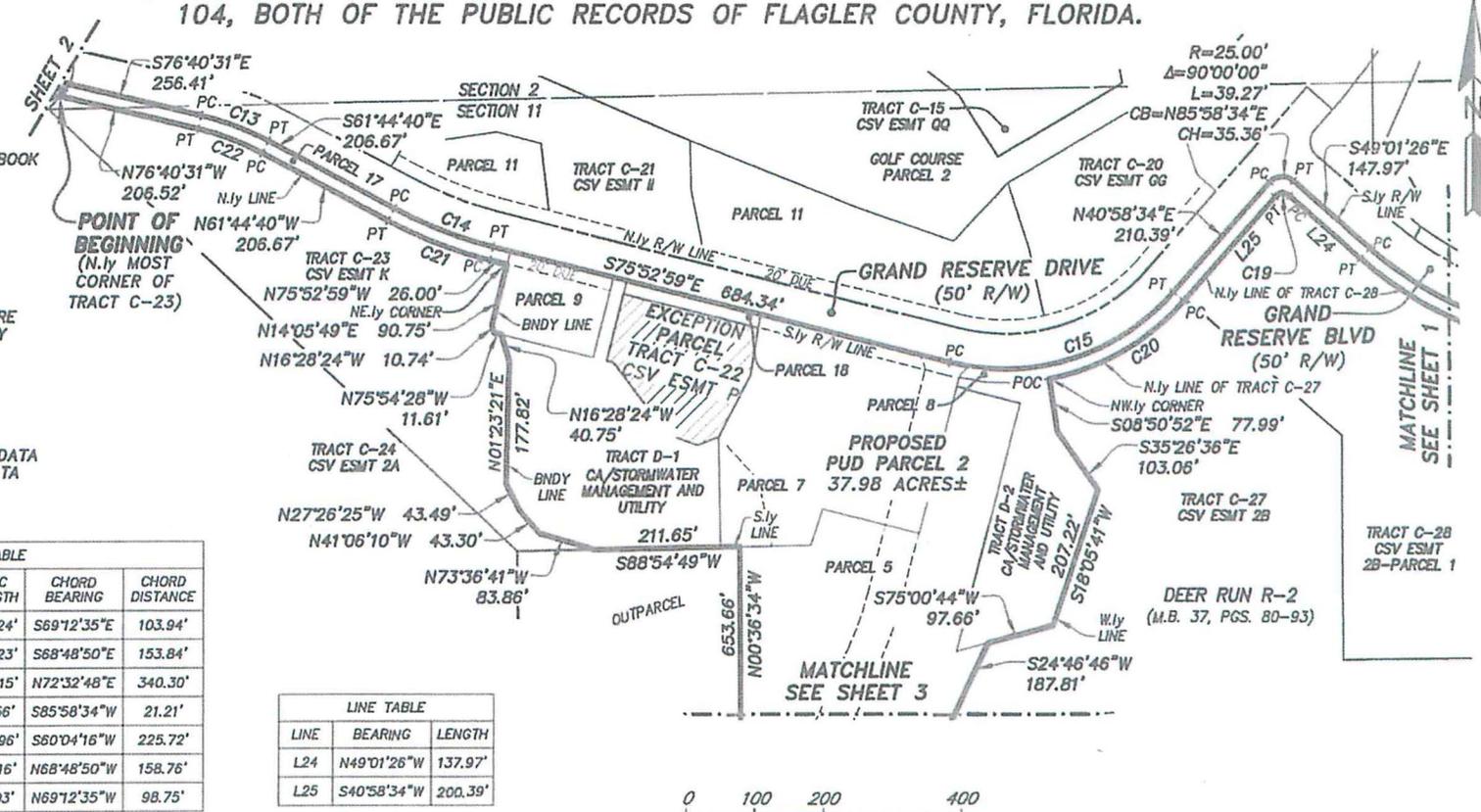


O.R.B. 976, PG. 226  
JOANN B. KING PARK

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8550  
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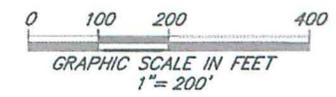
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - CA COMMON AREA
  - BLVD BOULEVARD
  - BNDY BOUNDARY
  - CSV CONSERVATION
  - ESMT EASEMENT
  - DUE DRAINAGE AND UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	400.00'	14°55'51"	104.24'	S69°12'35"E	103.94'
C14	625.00'	14°08'19"	154.23'	S68°48'50"E	153.84'
C15	325.00'	63°08'26"	358.15'	N72°32'48"E	340.30'
C19	15.00'	90°00'00"	23.56'	S85°58'34"W	21.21'
C20	345.00'	38°11'23"	229.96'	S60°04'16"W	225.72'
C21	645.00'	14°08'19"	159.16'	N68°48'50"W	158.76'
C22	380.00'	14°55'51"	99.03'	N69°12'35"W	98.75'

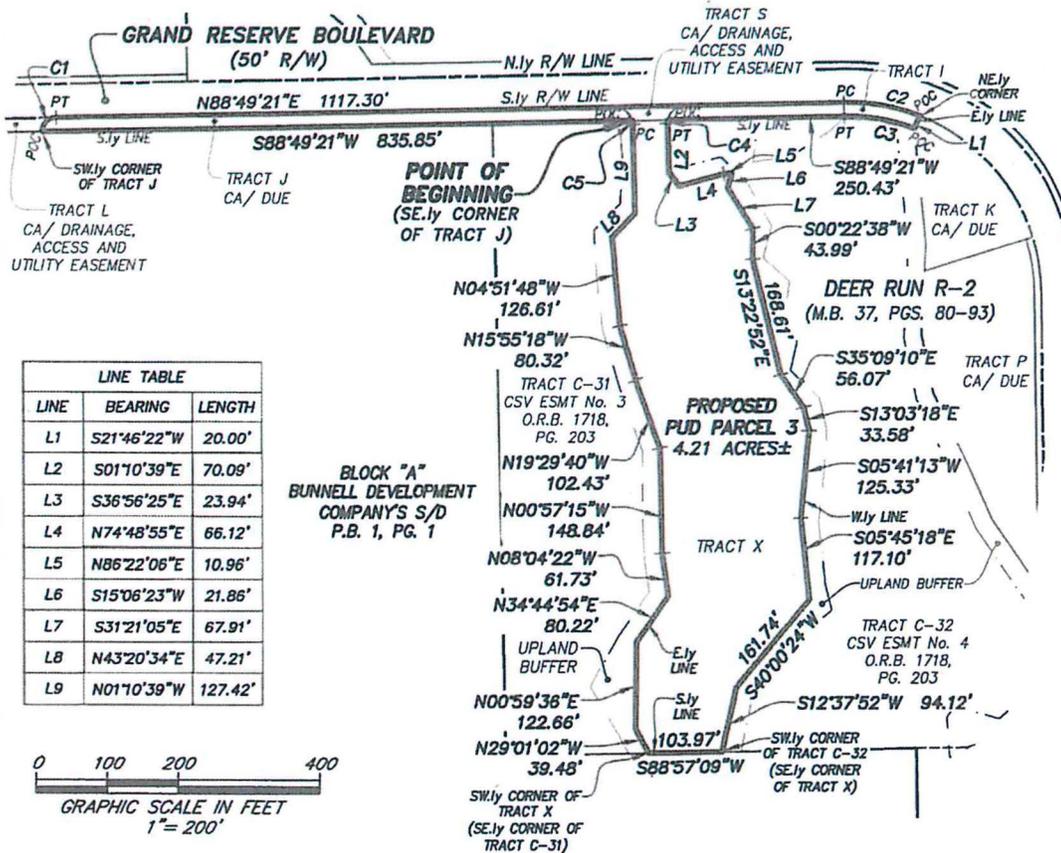
LINE TABLE		
LINE	BEARING	LENGTH
L24	N49°01'26"W	137.97'
L25	S40°58'34"W	200.39'



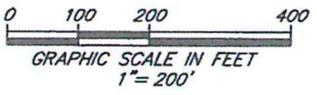
SHEET 4 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

**SKETCH TO ACCOMPANY DESCRIPTION OF  
ALL OF TRACTS I, J, S AND X, AS DEPICTED ON DEER RUN R-2,  
RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°46'22"W	20.00'
L2	S01°10'39"E	70.09'
L3	S36°56'25"E	23.94'
L4	N74°48'55"E	66.12'
L5	N86°22'06"E	10.96'
L6	S15°06'23"W	21.86'
L7	S31°21'05"E	67.91'
L8	N43°20'34"E	47.21'
L9	N01°10'39"W	127.42'



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CA COMMON AREA
  - CSV CONSERVATION
  - DUE DRAINAGE AND UTILITY EASEMENT
  - ESMT EASEMENT
  - S/D SUBDIVISION
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20.00'	89°57'30"	31.40'	N43°50'36"E	28.27'
C2	275.00'	22°57'01"	110.15'	S79°42'08"E	109.42'
C3	255.00'	22°57'01"	102.14'	N79°42'08"W	101.46'
C4	25.00'	11°32'13"	5.03'	S04°35'28"W	5.03'
C5	25.00'	11°34'15"	5.05'	N06°57'47"W	5.04'

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE BOULEVARD AS BEING NORTH 88°49'21" EAST.

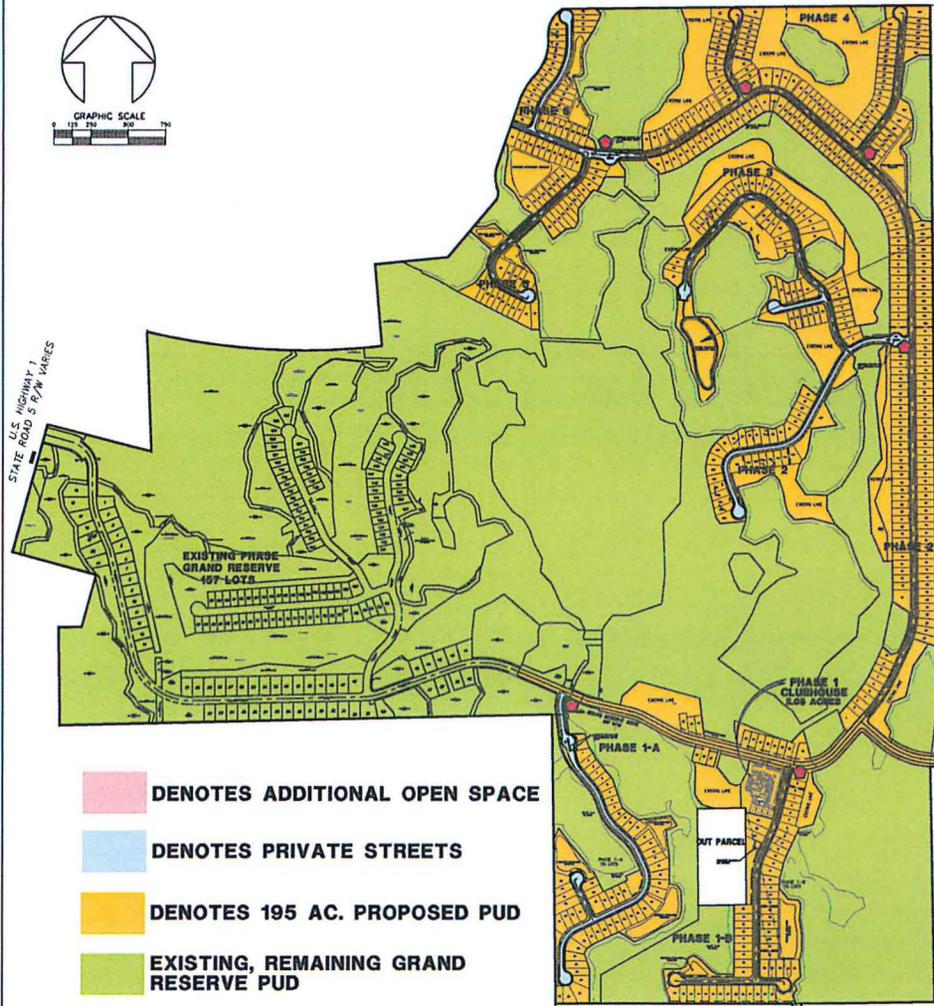
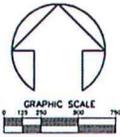


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 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*(Signature)*  
 ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

SCALE: 1"=200'  
 DATE: JANUARY 11, 2018



- DENOTES ADDITIONAL OPEN SPACE
- DENOTES PRIVATE STREETS
- DENOTES 195 AC. PROPOSED PUD
- EXISTING, REMAINING GRAND RESERVE PUD
- MONUMENT SIGN

PHASE 3 PARK  
2.813 ACRES

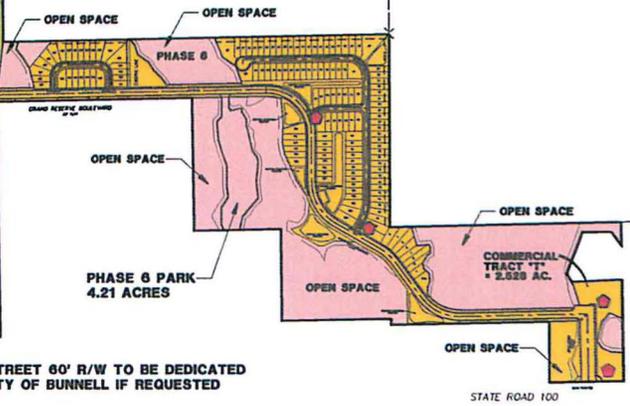
↑ PHASE 4  
↓ PHASE 2

## EXHIBIT "B"

TOTAL OVERALL PUD ACREAGE =  
194.665 ACRES

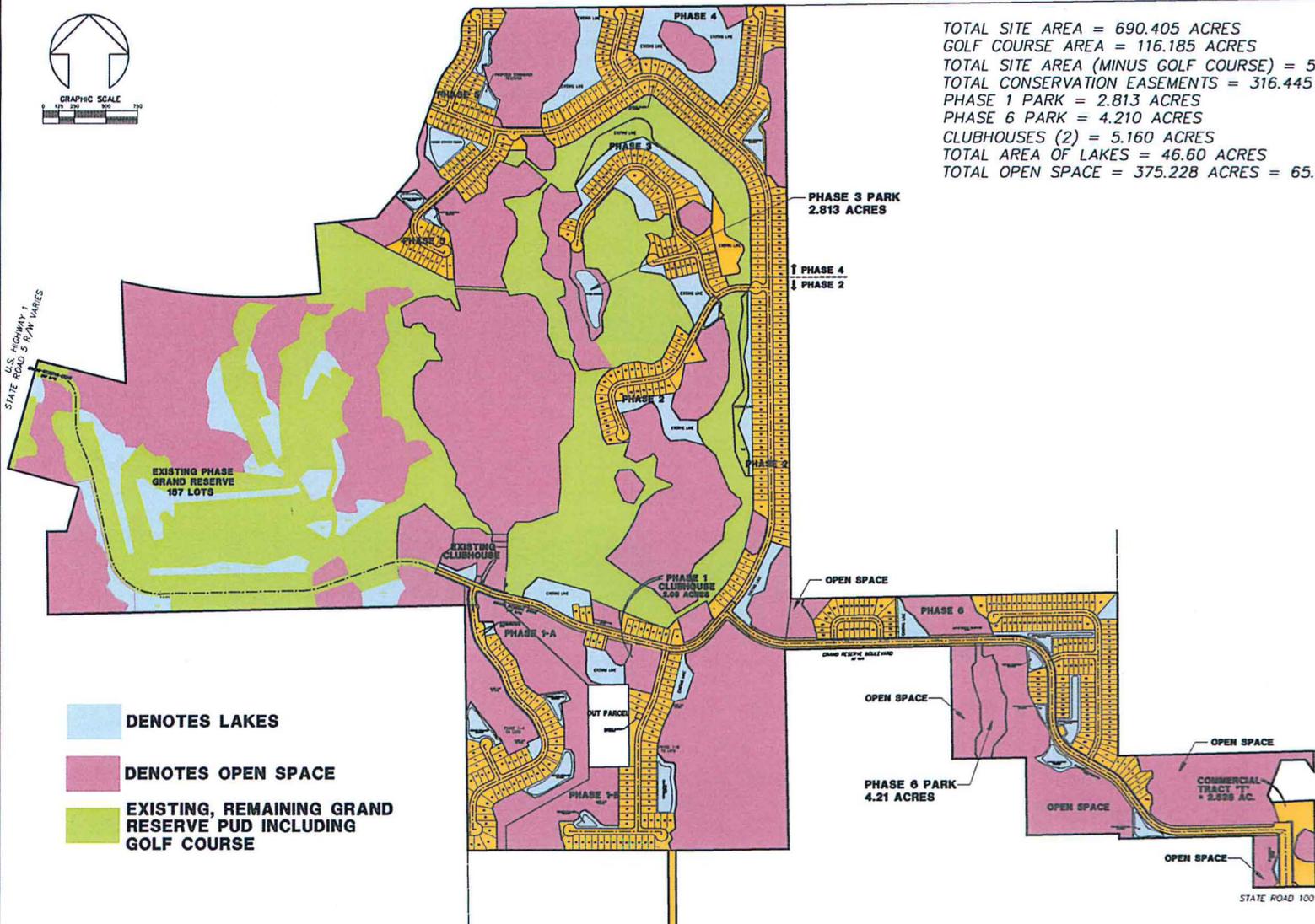
LOT TOTALS BY PHASE	MINIMUM LOT SIZE
PHASE 1	125 LOTS
PHASE 2	117 LOTS
PHASE 3	57 LOTS
PHASE 4	135 LOTS
PHASE 5	106 LOTS
PHASE 6	146 LOTS
TOTAL =	686 LOTS

TOTAL AREA EXIST. & PROPOSED PUD = 690.405 ACRES  
 AREA MINUS EXISTING GOLF COURSE = 574.22 ACRES  
 TOTAL OPEN SPACE = 375.23 ACRES = 65.35%



NASSAU STREET 60' R/W TO BE DEDICATED TO THE CITY OF BUNNELL IF REQUESTED

<b>PARKER BYMCHENBERG &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1125 N.W. 20th AVENUE • HOLLY HILL, FLORIDA 32118 (386) 777-8881 FAX (386) 777-2114 E-mail: <a href="mailto:info@parkerbymchenberg.com">info@parkerbymchenberg.com</a> OFFICE OF ARCHITECTURAL RECORDS	
<b>EXHIBIT "B" MASTER DEVELOPMENT PLAN</b>	
GRAND RESERVE	
BUNNELL • FLORIDA	DATE: 11/11/11
BY: J. L. HENRY, P.E.	SCALE: 1" = 400'



TOTAL SITE AREA = 690.405 ACRES  
 GOLF COURSE AREA = 116.185 ACRES  
 TOTAL SITE AREA (MINUS GOLF COURSE) = 574.220 ACRES  
 TOTAL CONSERVATION EASEMENTS = 316.445 ACRES  
 PHASE 1 PARK = 2.813 ACRES  
 PHASE 6 PARK = 4.210 ACRES  
 CLUBHOUSES (2) = 5.160 ACRES  
 TOTAL AREA OF LAKES = 46.60 ACRES  
 TOTAL OPEN SPACE = 375.228 ACRES = 65.35%

- DENOTES LAKES
- DENOTES OPEN SPACE
- EXISTING, REMAINING GRAND RESERVE PUD INCLUDING GOLF COURSE

### EXHIBIT "C"

### PROPOSED PUD & OPEN SPACE EXHIBIT

DATE: 11/11/13		SHEET NO. 1	
<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b>			
PROFESSIONAL ENGINEERS & LANDSCAPE ARCHITECTS			
1729 PROSPECT AVENUE - HOLLY HILL, FLORIDA 32117			
CERTIFICATE OF AUTHORIZATION NUMBER: 0000000			
PROPOSED PUD & OPEN SPACE EXHIBIT			
GRAND RESERVE			
SCALE: AS SHOWN	DATE: 11/11/13	DESIGNED BY: PMA	CHECKED BY: PMA
DATE: 11/11/13	DATE: 11/11/13	DATE: 11/11/13	DATE: 11/11/13

CATHERINE D. ROBINSON  
MAYOR

JOHN ROGERS  
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.  
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

VACANT

TINA-MARIE SCHULTZ

December 16, 2022

Joe Walter, Land Development Project Manager  
D.R. Horton  
4220 Race Track Rd  
St. Johns, FL 32259

**RE: Recommendation of Certification of Completion - Grand Reserve Phase 4**

Dear Joe,

Please find the below list of items that have been received by the City of Bunnell for the Grand Reserve Phase 4 Project:

1. Fire flow tests
2. Pavement reports
3. Signed and sealed as-builts for:
  - a. Water and reclaim mains
  - b. Sanitary sewer mains and structures
  - c. Storm sewer collection piping and collection structures
  - d. Paving and grading
4. Pressure tests and Bac-T tests for the water/utilities
5. FDEP potable water clearance
6. FDEP wastewater clearance
7. Engineer of record Certifications
  - a. Certification of Final Inspection
  - b. Certification of Cost
  - c. SJRWMD Stormwater As-Built Certification
8. Trench backfill compaction reports
9. Copy of recorded plat
10. Performance Bond (for Release)
11. Maintenance Warranty bond for 2-years
  - a. Engineers Certification of Cost
12. CCTV of the utilities
13. A field inspection was performed on April 4, 2022
  - a. The final punch list was emailed to Contractor on May 5, 2022
  - b. All items on punch list were completed and approved Via email on November 14, 2022

All the above items have been uploaded to the below link for everyone's reference:

[Grand Reserve PH 4 - Closeout](#)

The limits of the Grand Reserve Phase 4 project entail Grand Reserve Drive from Station 99+00 to 123+00, Pinnacle Place cul-de-sac and the entirety of the Grand View Drive cul-de-sac. All above items have been reviewed, corrected by contractor as necessary and rereviewed prior to proceeding with this recommendation of certification.

By copy of this letter, I hereby recommend that the City of Bunnell accept and certify that the above-mentioned Phase 4 portions of the potable water, sanitary sewer, and storm sewer collection piping and collection structures have been completed and are in substantial compliance with the current City specifications and the approved Parker Mynchenberg & Associates, Inc. plans with last revision date of April 23, 2021 and signed/sealed on May 5, 2021. As part of the acceptance for ownership and maintenance related to such improvements, please find attached a Bill of Sale for execution. Stormwater infrastructure lying in Tracts 4-1, 4-2, and 4-3 are excluded from the acceptance for ownership and maintenance.

By copy of this letter, I also hereby recommend that the City of Bunnell certify that the above-mentioned Phase 4 portions of the roadway and reclaim watermain improvements have been completed and are in substantial compliance with the approved Parker Mynchenberg & Associates, Inc. plans with last revision date of April 23, 2021 and signed/sealed on May 5, 2021, with the exceptions stated herein. Please note that the roadway and reclaim watermain improvements are not being accepted for ownership and maintenance by the City of Bunnell. The grades of the roadways have not been built to the City of Bunnell minimum standards, but at time of inspection, the roads were functioning and draining stormwater runoff as per the original intent of the approved Parker Mynchenberg & Associates, Inc. plans. Please note that due to the fact that the roadway grading does not meet the City of Bunnell minimum standards, these roads are recommended to be certified as completed, but cannot and will not be accepted for ownership and maintenance by the City of Bunnell.

Should you have any questions, please feel free to contact me anytime at 386-523-4053, or by e-mail at [mdepasquale@bunnellcity.us](mailto:mdepasquale@bunnellcity.us).

Sincerely,

**City of Bunnell**



Marcus DePasquale, PE  
City Engineer

cc: Dustin Vost, Infrastructure Director  
Bernadette Fisher, Community Development Director  
Kristen Bates, City Clerk