

City of Bunnell, Florida

Agenda Item No. E.1.

Department: Community Development

Subject: 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

Agenda Section: Ordinances: (Legislative):

ATTACHMENTS:

Description

Ordinance_2025-11_FCHA_FLUM 2nd Reading.docx Existing Future Land Use Map Conceptual Site Plan Applicant Project Narrative Data and Analysis Report Business Impact Statement

Summary/Highlights:

This is a request to amend the City's Future Land Use Map of the Future Land Use Element in the City of Bunnell 2035 Comprehensive Plan for 17.07+/- acres of land from the "Single Family-Medium Density" land use designation to the "Multifamily" land use designation.

There is a companion application (ZMA 2025-03) to rezone the property from R-2, Multiple Family Residential District to R-3B, Multiple Family Residential District.

This matter was last heard at the November 10, 2025 City Commission Meeting. At this meeting, the Commission voted to approve the proposed ordinance. In accordance with Florida Statute, this item was advertised in the November 13, 2025 edition of the Palm Coast Observer.

Background:

The applicant, Robert Beyrer on behalf of the Flagler County Housing Authority, has applied for a small-scale Future Land Use Map amendment for 17.07+/- acres of land. The Flagler County housing authority is currently in the planning stages to redevelop the subject property, known as Carver Village, into low-income affordable apartment buildings with a senior living facility as depicted in the conceptual plan.

The proposed amendment entails to increase the allowable density of the area by 204

dwelling units and would allow the type of housing that is being planned by the applicant. The area currently is characterized by dense residential uses on and around the subject property.

A data and analysis was performed for this amendment and is included in this staff report which showcases the impacts on public facilities as well as providing additional analyses the compatibility of the surrounding area.

This amendment is considered to be a small-scale comprehensive plan amendment that is subject to and regulated by Section 163.3187, Florida Statutes. This amendment does not go to the State reviewing agencies for transmittal until after it is adopted, if it were to pass the adoption hearing.

Planning, Zoning and Appeals Board

The PZA Board heard this item at their October 7th, 2025 regular meeting and recommended approval to the City Commission by a 4-1 vote. There was public in attendance and majority of the comments made were about the Housing Authority's plans to redevelop the property.

Staff Recommendation:

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

City Attorney Review:

Approved for agenda

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN. AS PREVIOUSLY AMENDED: PROVIDING FOR THE SMALL-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 17.07± ACRES IN THE CITY OF BUNNELL LIMITS FROM "SINGLE FAMILY-MEDIUM DENSITY (SF-M)" TO "MULTIFAMILY (MF)"; 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, Flagler County Housing Authority owns the certain real properties which land totals 17.07± acres in size, are assigned Tax Parcel Identification Numbers listed under Exhibit "B" of this Ordinance by the Flagler County Property Appraiser's Office, and are the subject of this Ordinance; and

WHEREAS, the Flagler County Housing Authority 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 east of State Highway 100 to the "Multifamily" Future Land Use Map designation from the existing "Single Family-Medium" designation; and

WHEREAS, the subject properties are currently developed with low-income affordable housing and are planned to be redeveloped; and

WHEREAS, the purpose of the "Multifamily" Future Land Use designation is to provide sufficient land for multi-family residential development to accommodate a maximum

density of 20 units per acre with a minimum density of 8 units per acre as described in FLU Policy 8.5 in the City's 2035 Comprehensive Plan; and

WHEREAS, this is a small-scale FLUM amendment subject to the controlling provisions in Section 163.3187, *Florida Statutes*, which outlines the process for adopting small-scale comprehensive plan amendments; and

WHEREAS, Section 163.3187, *Florida Statutes*, relates to the amendment of adopted local government comprehensive plans and sets forth certain requirements for Future Land Use Map amendments that do not fall under the thresholds for large-scale comprehensive plan amendments and are otherwise deemed to be small-scale; 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 October 7th, 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 4-1 vote, of the proposed small-scale Future Land Use Map amendment to the 2035 *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 small-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 163.3187, *Florida Statutes*.

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 17.07± acres in size, by assigning the "Multifamily" Future Land Use Map designation to the real properties, which are the subject of this Ordinance as set forth herein, from the existing "Single Family-Medium Density" Future Land Use Map designation.

Section 3. Subject Parcel Numbers.

The subject Flagler County 2025 Tax Parcel Numbers associated with this Ordinance are as follows:

TAX PARCEL NUMBER: 10-12-30-0850-00350-0010

TAX PARCEL NUMBER: 10-12-30-0850-00360-0000

TAX PARCEL NUMBER: 10-12-30-0850-0036A-0000

TAX PARCEL NUMBER: 10-12-30-0850-00580-0000

TAX PARCEL NUMBER: 10-12-30-0850-00590-0010

TAX PARCEL NUMBER: 10-12-30-0850-00590-0020

TAX PARCEL NUMBER: 10-12-30-0850-00590-0050

TAX PARCEL NUMBER: 10-12-30-0850-00600-0000

TAX PARCEL NUMBER: 10-12-30-0850-00610-0000

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0150

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0180

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0181

TAX PARCEL NUMBER: 14-12-30-0650-000B0-0020

TAX PARCEL NUMBER: 14-12-30-0650-000B0-0021

<u>Section 4. Multifamily Future Land Use Designation Legal Descriptions.</u>

The legal descriptions for the "Multifamily" Future Land Use designation being assigned to the properties that are the subject of this Ordinance, as depicted in Exhibit "A", are described in Exhibit "B" attached to this Ordinance.

Section 5. 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 6. Implementing Administrative Actions.

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

Section 7. 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 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 small-scale Comprehensive Plan map amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), *Florida Statutes*, until 31 days after the adoption of this ordinance. If challenged within 30 days after adoption, the small-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 small-scale Comprehensive Plan map amendment is in compliance with the controlling state law.

First Reading: approved on this 10th day of November 2025.

Second Reading/Final Reading: adopted on this 24th day of November 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 Future Land Use Map

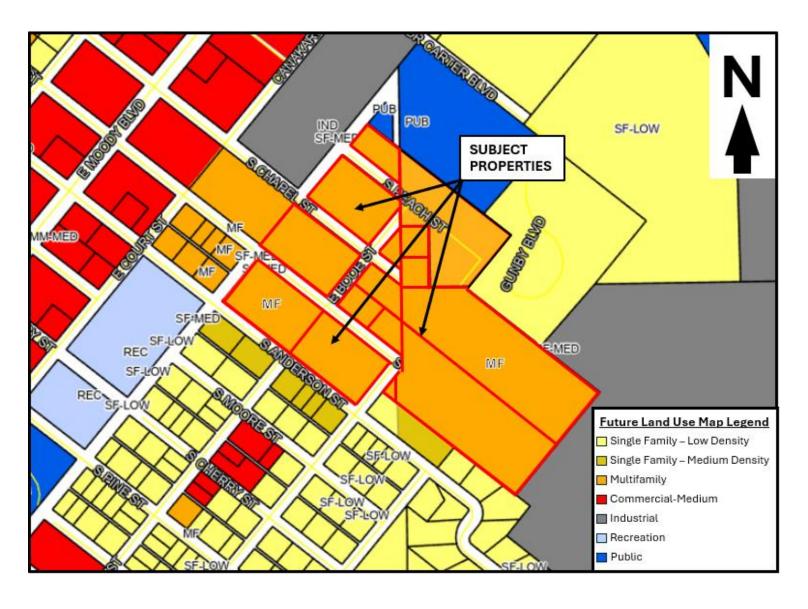


Exhibit "B"

Multifamily Future Land Use Designation Legal Descriptions

Legal Description:

Fractional Block 36-A, Town of Bunnell, as recorded in Plat Book 1, Page 2, Public Records of Flagler County, Florida, and portions of streets and alleys adjoining said above described real property which have become a part of said property and owned by the grantors herein as a result of the closing of streets and alleys in or adjoining said above described property.

Legal Description:

All of Block Sixty (60) and Lots One (1) and Four (4) to Nine (9) of Block Sixty-one (61), of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

SUBJECT to a reservation unto the State of Florida the title to an undivided ½ of all petroleum and petroleum products, and title to an undivided ¾ of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine, and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner. All fissionable material is reserved.

Legal Description:

All of Block Thirty-Six (36) of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

Legal Description:

Lot Three (3) of Block Sixty-one (61), of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

Legal Description:

Lots 2, 10, 11, and 12, Block 61, Town of Bunnell, Florida, as per Plat or map of said Town on file in Plat Book 1, Page 2 of the Public Records of Flagler County, Florida.

Legal Description:

Marion Street lying easterly of Lot 1, Block 35, Town of Bunnell, as recorded in the Public Records of Flagler County, Florida in Plat Book 1, Page 2.

Legal Description:

Lots 7, 8, and 9 and the southerly one-half of Lots 11 and 12, Block 87, Town of Bunnell, as shown in Map Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lots 1, 2, 3, Block 35, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lot Three (3) of Fractional Block 59-A a/k/a Unnumbered Block easterly of Block 60, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lots 2, 3, and 4, Block 59 of the Town of Bunnell, Flagler County, Florida, as shown on Plat of said Town on file and record in the office of the Clerk of the Circuit Court of Flagler County, Florida, in Plat Book 1 at Page 2.

Legal Description:

Lots 1 thru 6 inclusive, Block 58, Town of Bunnell, as shown in Map Book 1, Page 2; Lots 9, 10, 11, and 12, Block 58, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Lot 3 of the unnumbered Block easterly of Block 60, Town of Bunnell, as shown in Map Book 1, Page 2, Public Records of Flagler County, Florida, and a portion of Tracts 2, 3, and 6, Block "B", in Section 14, according to the map of Bunnell Development Company's Land, as shown in Map Book 1, Page 1, said parcel being described as follows: Begin at a point in the Easterly line of Allen street, a 50' street as now laid, said point being a distance of 105.0', North 38°26' East from the intersection of said line with the northerly line of South Anderson Street, a 50' street as now laid out; Thence South 52°50' East, a distance of 650' to a point; thence North 38°26' East, a distance of 260' to a point; thence north 52°50'West, a distance of 764.99' to the Westerly line of lot 2 aforesaid; thence 01°37' East a distance of 198.8' to a point; thence North 52°50'West a distance of 10.11' to a point; thence 38°26'West, a distance of 105' to the point of beginning.

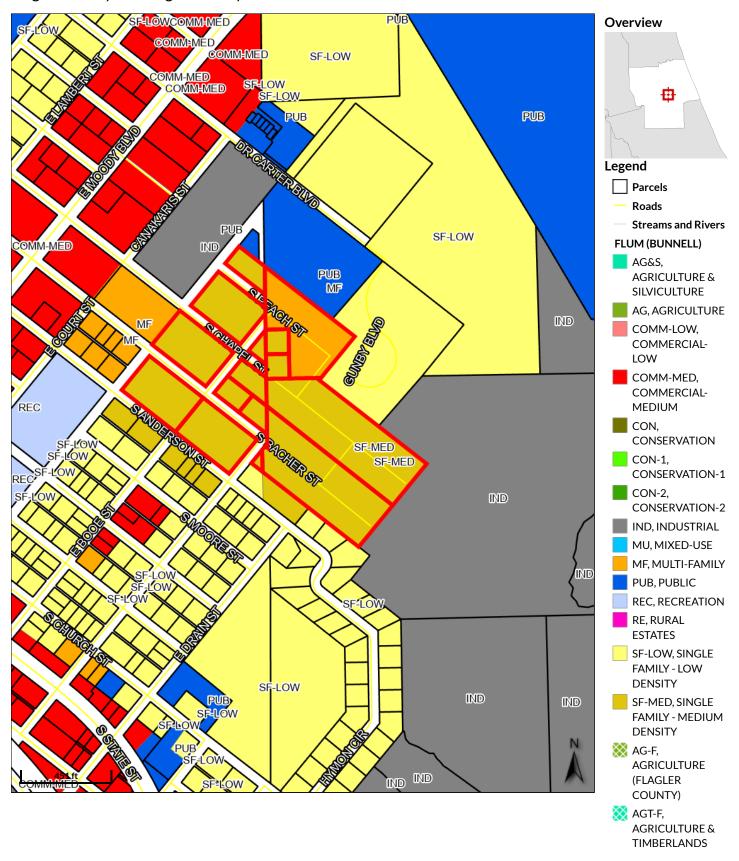
Legal Description:

Portions of Tracts 15 and 18, Block "C", Section 11, Township 12 South, Range 30 East. and portions of Tracts 2, 3, and 4, Block "B", Section 14, Township 12 South, Range 30 East, as shown in the Map of the Bunnell Development Company's Land, as recorded in Plat Book 1, Page 1, of the public records of Flagler County, Florida, the said portions being more particularly described as follows: Commence at the intersection of the Southeasterly line of Booe Street; (a 50 foot street as now laid out) with the Northeasterly line of South Bacher Street, (a 50 foot street as now laid out); Thence run South 52 Degrees 50 Minutes East along the said Northeasterly line of South Bacher Street a distance of 321.68 feet to the Easterly line of Marion Street; Thence North 01 Degree 37 minutes west a distance of 134.66 feet to the point of beginning of this description; Thence run North 52 Degrees 50 Minutes West a distance of 16.04 feet to the center line of Marion Street; Thence North 01 Degree 37 minutes West along the center line of Marion Street a distance of 127 feet, more or less, to the South 11, of said Section 11, and the center line of Chapel Street extended Westerly; Thence Easterly along the South line of said Section 11, and the center line of said Chapel Street a distance of 122.5 feet; Thence North 01 Degree 37 Minutes West a distance of 235 feet to the Northeast corner of the property of Juanita and Rose Williams: Thence Westerly along the North line of the said property of Juanita and Rosa Williams a distance of 110 feet to the East line of said Marion Street; Thence North 01 Degree 37 Minutes West along the East line of said Marion Street a distance of 286.51 feet, more or less, to a concrete monument, the said monument being North 01 Degree 37 Minutes West a distance of 660.51 feet from the point of beginning of this description; Thence South 52 Degrees 50 Minutes East a distance of 539.71 feet; Thence South 38 Degrees 26 Minutes West a distance of 255 feet; Thence South 52 Degrees 50 Minutes East a distance 0650 feet: Thence South 38 Degrees 26 Minutes West a distance of 260 feet; Thence North 52 Degrees 50 Minutes West a distance of 764.99 feet to the point of beginning.

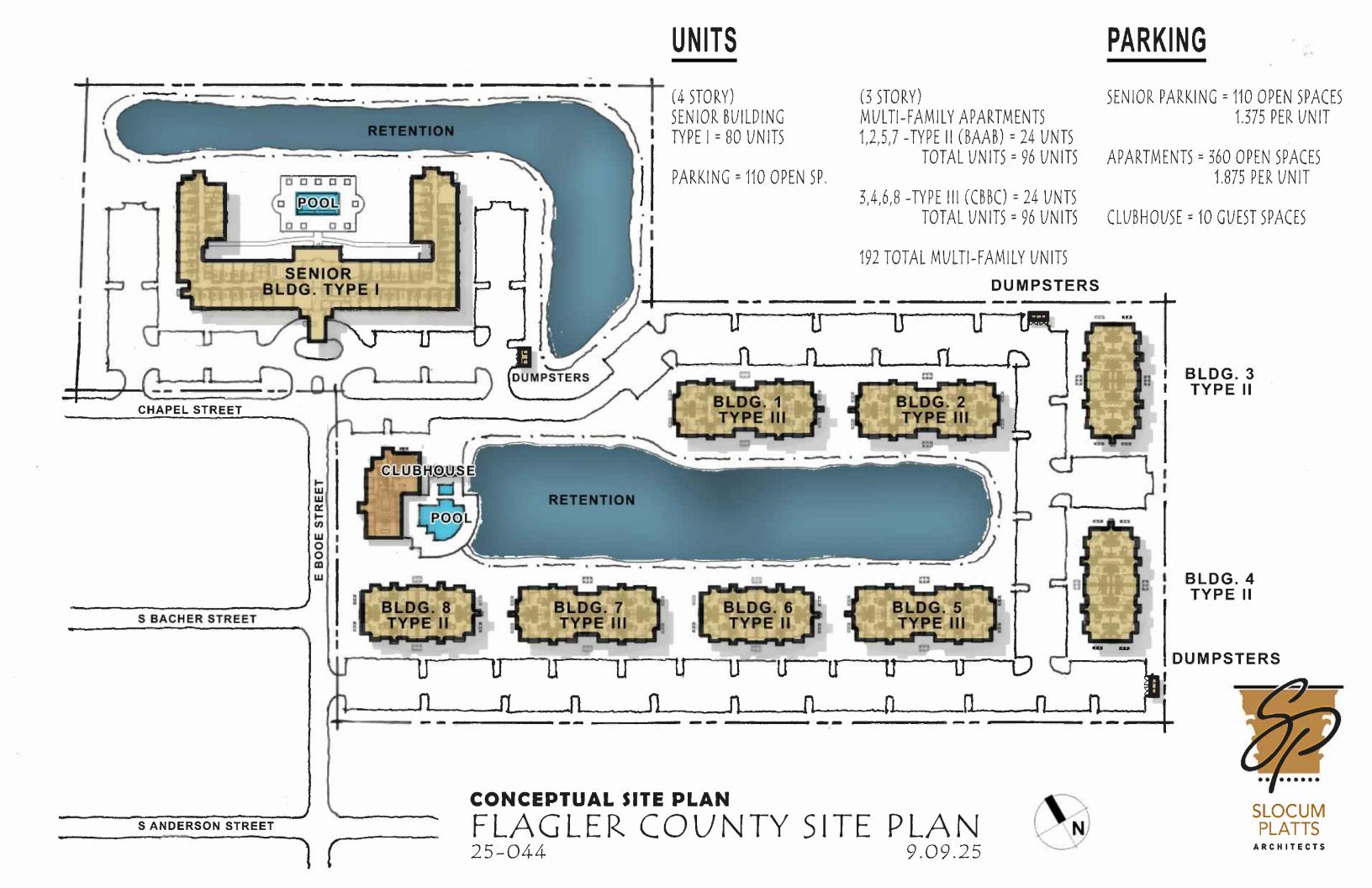
FLAGLER COUNTY PROPERTY APPRAISER

Existing Future Land Use Map

Flagler County Housing Authority



- (FLAGLER COUNTY)
- CON-(F),
 CONSERVATION
 (FLAGLER
 COUNTY)
- IND (F),
 INDUSTRIAL
 (FLAGLER
 COUNTY)
- MUL (F), MIXED
 USE LOW
 INTENSITY
 (FLAGLER
 COUNTY)
- MUH-F, MIXED
 USE HIGH
 INTENSITY
 (FLAGLER
 COUNTY)
- MU-COPC, MIXED USE (COPC)
- RR (F), RURAL
 RESIDENTIAL
 (FLAGLER
 COUNTY)





Flagler Housing Authority 414 S. Bacher St. Bunnell, FL 32110

To:

The City of Bunnell

FROM:

Robert Beyrer, Executive Director of the Flagler County Housing Authority

DATE:

September 12, 2025

RE:

Development application project narrative

The Flagler County Housing Authority ("FCHA") plans to redevelop Carver Village, a public housing project located in Bunnell, Florida in multiple phases. Carver Village includes multiple tax parcels that total approximately 20 acres.

We are requesting to rezone the existing Carver Village site (as indicated on the Site Plan included with this submission) from R-2 to R-3B to allow for greater density and more flexibility in building types, which will assist in ensuring compatibility with the surrounding neighborhoods. This zoning amendment will support the redevelopment of the Carver Village site which currently hosts 132 units of distressed Public Housing built between 1952 and 1970, in 69 buildings. The planned re-development will replace the distressed housing with 272 new units of affordable housing to a mix of incomes, in three phases. Development is currently planned to start with an 80-unit senior building, followed by approximately 192 units of family housing in two phases. Redeveloping this site will replace the traditional Public Housing and provide high quality affordable units through a public/private partnership. This partnership will leverage multiple different funding sources and allow for the site to serve Bunnell residents with a wider range of income levels, including providing options for families seeking work-force housing.

The benefits of this redevelopment will include removing the distressed housing that currently exists and replacing it with beautiful, quality buildings that will help to revitalize the surrounding area and increasing housing affordability options for residents of the City of Bunnell.

Thank you in advance for your assistance in helping FCHA fulfill its mission to further affordable housing in Flagler County.

Sincerely

Robert Beyrer

Executive Director



9/29/2025

Carver Village

Small-scale Future Land Use Map Amendment and Rezoning



Prepared by:

Adrian Calderin
City Planner
City of Bunnell, Florida
acalderin@bunnellcity.us

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1. APPLICATION OVERVIEW

1.1 Jurisdiction

City of Bunnell

1.2 Applicant

Robert Beyrer Flagler County Housing Authority 414 S. Bacher Street Bunnell, FL 32110

1.3 Property Owner

Robert Beyrer Flagler County Housing Authority 414 S. Bacher Street Bunnell, FL 32110

1.4 Tax Parcel Identification Numbers

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

10-12-30-0850-00350-0010; 10-12-30-0850-00360-0000; 10-12-30-0850-0036A-0000; 10-12-30-0850-00580-0000; 10-12-30-0850-00590-0010; 10-12-30-0850-00590-0020; 10-12-30-0850-00590-0050; 10-12-30-0850-00600-0000; 10-12-30-0850-00610-0000; 11-12-30-0650-000C0-0150; 11-12-30-0650-000C0-0180; 11-12-30-0650-000C0-0181; 14-12-30-0650-000B0-0020; 14-12-30-0650-000B0-0021

1.5 Requested Action

A Future Land Use Map (FLUM) amendment to change 17.07± acres of the subject property from Single Family-Medium Density (SF-M) to Multifamily (MF).

There is a companion zoning map amendment that will change the zoning of the subject area from "R-2, Multiple Family Residential District" to "R-3B, Multiple Family Residential District". The proposed zoning designation is consistent with the proposed Future Land Use Map designation.

1.6 Project Summary and Background

The proposed amendment is requested by the applicant to redevelop their property that is currently developed for affordable public housing. The goal of this amendment is to increase the allowable density within the project area to redevelop the existing residential housing into apartments and a senior living facility.

2. PARCEL DATA

2.1 Size of Property

The subject area is approximately 17.07± acres in size.

2.2 Current Use of Property

The subject area is currently developed with public affordable housing.

2.3 Current Future Land Use Map Designation

The current Future Land Use Map designations of the subject area is 17.07± acres of Single Family-Medium Density (SF-M). See below Figure 1. depicting the current Bunnell Future Land Use Map.

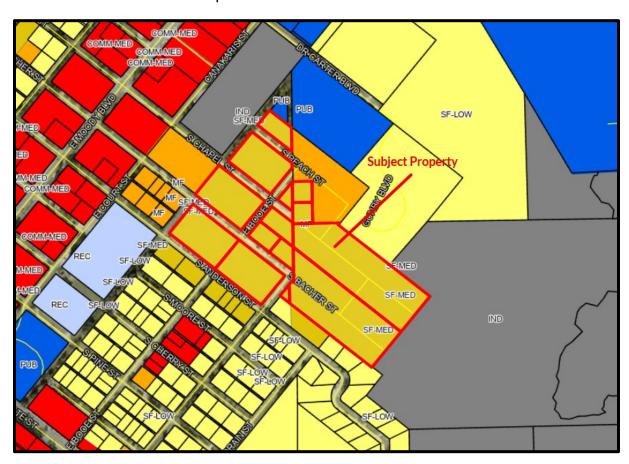


Figure 1 City of Bunnell Future Land Use Map (Current)

2.4 Current Zoning Designation

The Current zoning designations of the subject area are 20± acres of "R-2, Multiple Family Residential District". See Figure 2. below depicting the current Bunnell Official Zoning Map.

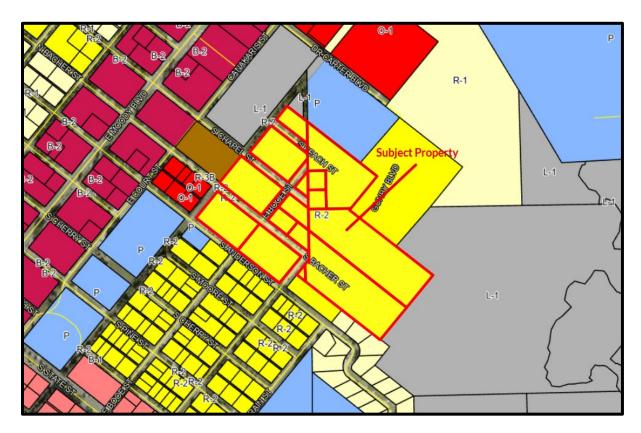


Figure 2 City of Bunnell Official Zoning Map (Current)

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 Carter Village FLUM amendment/rezoning is located within the Bunnell city limits east of State Highway 100 (E. Moody Blvd.) along South Bacher Street, South Anderson Street, and South Chapel Street. 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 R-2, Multiple Family Residential District is to provide for medium population density and is intended to create and maintain a diverse medium density residential character, but to restrict dense forms of traditional multi-family dwellings to encourage healthy and vibrant residential neighborhoods.

3.2 Proposed Zoning Designation Information

The purpose of the R-3B, Multiple Family Residential District is to provide high density residential developments with principal uses ranging from single-family low density to multiple family apartment 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 or agreement 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 ⁽¹⁾	Maximum # of Units	Population ⁽²⁾
Proposed FLUM:	Multifamily	17	20.0 Du/acre	340	802
Current FLUM:	Single Family-Medium Density	17	8.0 Du/acre	136	321
Net Change		0		204	481

Table Footnotes:

4.3 Density/Population Analysis Findings

As shown in Table 1 above, the proposed FLUM designations will result in an increase in the allowable density by 204 dwelling units, thus increasing the potential population of the area by approximately 481 persons.

4.4 Intensity Analysis

There are no commercial or industrial designations, thus this analysis is not warranted.

4.5 Intensity Analysis Findings

No intensity analysis was performed due to there not being any commercial or industrial designations.

⁽¹⁾ Maximum densities are established by Comprehensive Plan Policies.

⁽²⁾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).

⁽³⁾ Residential density permitted within commercial land use designation for mixed-use.

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: Multifamily, Public, Single Family-Low Density

South: Single Family-Medium Density, Single Family-Low Density

East: Single Family-Low Density, Industrial

West: Multifamily, Industrial, Recreation, Commercial-Medium

5.2 Surrounding Zoning Designations

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

North: R-2, Multiple Family Residential District; P, Public District

South: R-2, Multiple Family Residential District; P, Public District

East: L-1, Light Industrial District; R-2, Multiple Family Residential District

West: L-1, Light Industrial District; R-3B, Multiple Family Residential District; O-1,

Office, Medical and Related Services District; P. Public District

5.3 Surrounding Land Uses

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

North: Professional Offices; Apartments

South: Single-Family

East: Vacant

West: Welding Shop; Single-Family; Recreational Park; Brownfield Site

5.4 Compatibility Analysis Findings

Based on the analysis of the surrounding properties, the area is dominantly single family residential with miscellaneous commercial and office uses. Keeping in mind of the surrounding low density singe family 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.

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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 2 Potable Water Demand Calculations

		Maximum # of Units or Sq. Ft.	Estimated Demand (MGD) ⁽¹⁾
Proposed Residential FLUM Des	ignations		
Multifamily		340 Du	0.096
Current FLUM Designations			
Single Family-Medium Density		136 Du	0.039
	Demand Net Change	204 Du	0.057
Table Footnotes: (1) Residential Potable Water esti	mated demand: # of units*2.3	6*120 gallons/capita/day	

Table 3 Raw Water Supply Capacity Calculations

	Total (MGD)
Permitted Water Use Allocation (CUP) ⁽¹⁾	0.675
Current Daily Average Withdrawal ⁽²⁾	0.417
Reserved Allocations ⁽³⁾	0.130
Yearly Projected Demand ⁽⁴⁾	0.011
Supply Capacity ⁽⁵⁾	0.558
Available Capacity ⁽⁶⁾	0.117
Available Capacity with FLUM Amendment	0.060

Table Footnotes:

Table 4 Water Treatment Facility Capacity Calculations

		Total (MGD)
Permitted WTF Capacity ⁽¹⁾		0.999
Current AADF Capacity ⁽²⁾		0.417
Reserved Allocations ⁽³⁾		0.130
Yearly Projected Demand ⁽⁴⁾		0.011
	Facility Capacity ⁽⁵⁾	0.558
	Available Capacity ⁽⁶⁾	0.441
	Available Capacity with FLUM Amendment	0.384
Table Footnotes:		

⁽¹⁾FDEP Permit # 2180134

⁽¹⁾SJRWMD Consumptive Use Permit (CUP) # 1982-6

⁽²⁾ Bunnell Water Treatment Facility data logs as of 8/31/25

⁽³⁾Bunnell reserved capacity for pending development as of 8/31/25

⁽⁴⁾Bunnell Water Supply Facilities Work Plan 2022 – 2025

⁽⁵⁾ Supply capacity: Current Daily Average Withdrawal + Reserved Allocations + Projected Demand

⁽⁶⁾ Available capacity: CUP Permitted Allocation - Supply Capacity

⁽²⁾Bunnell Water Treatment Facility (WTF) data logs as of 8/31/25

⁽³⁾ Bunnell reserved capacity for pending development as of 8/31/25

⁽⁴⁾Bunnell Water Supply Facilities Work Plan 2022 – 2025

⁽⁵⁾ Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand

⁽⁶⁾ Available Capacity: Permitted WTF Capacity - Facility Capacity

6.2 Potable Water Analysis Findings

The analysis shows there will be a slight increase in demand of approximately 0.057 MGD. With the increase in demand, there will be adequate capacity at the Water Treatment Facility for the proposed amendment's maximum demand, as well as available allocation for the Raw Water Supply under the current CUP.

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 5 Sanitary Sewer Demand Calculations

		Maximum # of Units or Sq. Ft.	Estimated Demand (MGD) ⁽¹⁾
Proposed Residential FLUM Des	ignations		
Multifamily		340 Du	0.082
Current FLUM Designations			
Single Family-Medium Density		136 Du	0.033
	Demand Net Change	204 Du	0.049
Table Footnotes:			
⁽¹⁾ Residential Sanitary Sewer est	timated demand: # of units*2.	36*102.3 gallons/capita/day	

Table 6 Existing Wastewater Treatment Facility Capacity Calculations

	Total (MGD)
Permitted WWTF AADF Capacity ⁽¹⁾	0.600
Current AADF Capacity ⁽²⁾	0.441
Reserved Allocations ⁽³⁾	0.130
Yearly Projected Demand ⁽⁴⁾	0.011
Facility Capacity ⁽⁵⁾	0.582
Available Capacity ⁽⁶⁾	0.018
Available Capacity with FLUM Amendment	-0.031
Table Footnotes:	
⁽¹⁾ FDEP Permit # FL0020907	
(2)Bunnell Wastewater Treatment Facility (WWTF) data logs as of 8/31/25	

(4) Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand

Table 7 Future Wastewater Treatment Facility Capacity Calculations

	Total (MGD)
Permitted WWTF AADF Capacity	1.200
Current AADF Capacity ⁽¹⁾	0.441
Reserved Allocations ⁽²⁾	0.130
Yearly Projected Demand ⁽³⁾	0.011
Facility Capacity ⁽⁴⁾	0.582
Available Capacity ⁽⁵⁾	0.618
Available Capacity with FLUM Amendment	0.569
Table Footnotes:	
⁽¹⁾ Bunnell Wastewater Treatment Facility (WWTF) data logs as of 8/31/25	
(2) Bunnell reserved capacity for pending development as of 8/31/25	
(3) Bunnell Water Supply Facilities Work Plan 2022 – 2025	

⁽⁵⁾Available Capacity: Permitted WWTF Capacity - Facility Capacity

⁽³⁾Bunnell reserved capacity for pending development as of 8/31/25

⁽⁴⁾Bunnell Water Supply Facilities Work Plan 2022 – 2025

 $^{^{(5)}}$ Facility Capacity: Current AADF Capacity + Reserved Allocations + Projected Demand

⁽⁶⁾ Available Capacity: Permitted WWTF Capacity - Facility Capacity

6.4 Sanitary Sewer Analysis Findings

The analysis shows there is currently sanitary sewer capacity at the City's WWTF; however, there is no capacity available to allocate towards the increase in demand the proposed FLUM amendment will have on the facility. The City is currently in the process of upgrading the WWTF to increase its capacity to 1.2 MGD and is expected to be online and fully functioning at the of 2026. With this increase in capacity, as shown in Table 8., the facility will have the capacity to accommodate the increase in allowable density.

6.5 Solid Waste Analysis

This amendment does not pose any adverse impacts on the City's Solid Waste Services.

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 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 FEMA SFHA Zone A containing approximately 3.19 acres. This area is currently developed and will be required to follow all regulations for redevelopment within a Flood Plain.

6.7 Transportation Impact Analysis

A Traffic Impact Analysis (TIA) was performed by Alliant Engineering, 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*.

6.8 Public Schools Impact Analysis

The City has an Interlocal Agreement with the Flagler County School District in order to adequately coordinate and plan future school facilities based on population growth from residential development. According to the Flagler County School Board 2024 Student Generation Rate Analysis, school concurrency entails evaluating the growth of residential areas and estimating the potential student population these areas will generate for the school district. The evaluation is achieved through the application of a student Generation Rate (SGR) to planned residential development.

The applicant has been in discussions with the Flagler County School District. If at time of platting the School District does not contain capacity for the development, the applicant will be required to enter into a proportionate fair share mitigation agreement with the City and the School District in order to properly fund future school facility expansion per the ILA, unless they qualify for exemptions from impact fees for low-income housing.

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. Any impacts to these services will be addressed during site plan review to ensure the LOS is not diminished.

7. Suitability Analysis

7.1 Soils Map Information

The amendment's area persists of entirely Pomona Fine Sand as indicated on the National Cooperative Soil Survey.

7.2 Wetland Information

There are no wetlands within the boundaries of the amendment site according to the National Wetland Inventory. The site does border an 872.21 acre Freshwater Forested/shrub Wetland to the amendment site's east and a 0.31 acre Freshwater Emergent Wetland to the northeast.

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 any Threatened, Endangered, and Protected Species.

8. Comprehensive Plan Consistency Analysis

This comprehensive plan analysis reviews a proposed small-scale amendment to the Future Land Use Map (FLUM). The purpose of this analysis is to determine whether the proposed amendment aligns with the goals, objectives, and policies set forth in the comprehensive plan, which guides the City's long-term growth and development. Through this analysis, we aim to ensure the proposed changes support sustainable development, preserve neighborhood character, and enhance quality of life for current and future residents for not only the City of Bunnell.

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.

<u>Analysis:</u> The subject property primarily contains the soil Pomona Fine Sand and has approximately 3.19 acres in Flood Hazard Area Zone A.

FLU Objective 2.2

Through the concurrency management process and the land use plan the use of existing facilities shall be maximized and urban sprawl shall be discouraged.

FLU Policy 2.2.1

The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the existing urban area.

<u>Analysis:</u> The amendment site is part of a redevelopment project pursued by the Flagler County Housing Authority to provide more affordable housing in the area. They plan on redeveloping the existing residential units into 3-story apartment complexes and include a senior living facility. Obtaining the density increase permitted by the proposed amendment is a necessity for this redevelopment project.

8.2 Traffic Circulation Element

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.

<u>Analysis:</u> A traffic impact analysis was included in the submittal of the proposed amendment. The TIA analyzed the impacts to the roadways within a 2-mile radius and specific intersections that were deemed critical by staff based on present-day conditions.

8.3 Housing Element

H Policy 3.4.2

The City shall coordinate with the Flagler County Housing Authority and other state and national housing agencies or with local business enterprises to rehabilitate one o two deteriorated substandard housing units a year in the City.

<u>Analysis:</u> This proposed amendment will allow the Flagler County Housing Authority to redevelop their property to build new apartment housing and a senior living facility. All housing contained within the amendment site are deemed to be low-income affordable housing.

8.4 Comprehensive Plan Consistency Analysis Findings

The proposed small-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 requested amendment. The analysis finds the amendment to be consistent with the City's adopted comprehensive plan as provided.

Appendix A Alliant Engineering, Inc. Transportation Demand Analysis 16 | Page Ordinance 2025-11 Application No. FLUMA 2025-02



Technical Memorandum

To: Adrian, City of Bunnell

From: Steve Garbe, PE

Subject: Flagler County Housing Authority Redevelopment – Rezoning Traffic Impact Analysis (RTIA)

Date: September 12, 2025

INTRODUCTION

Alliant Engineering was retained to complete a Rezoning Traffic Impact Analysis (RTIA) for the project known as the Flagler County Housing Authority Redevelopment (FCHA Redevelopment). The subject property is 1,000 feet southeast of State Road 100 (SR100) and just under 2,000 feet northeast of US-1. The project is located within the City of Bunnell. The project area lies (generally) east of Chapel Street and north of East Booe Street, with primary site access provided from both Chapel Street and East Booe Street. **Figure 1** shows the location of the development in relation to the surrounding roadway system.

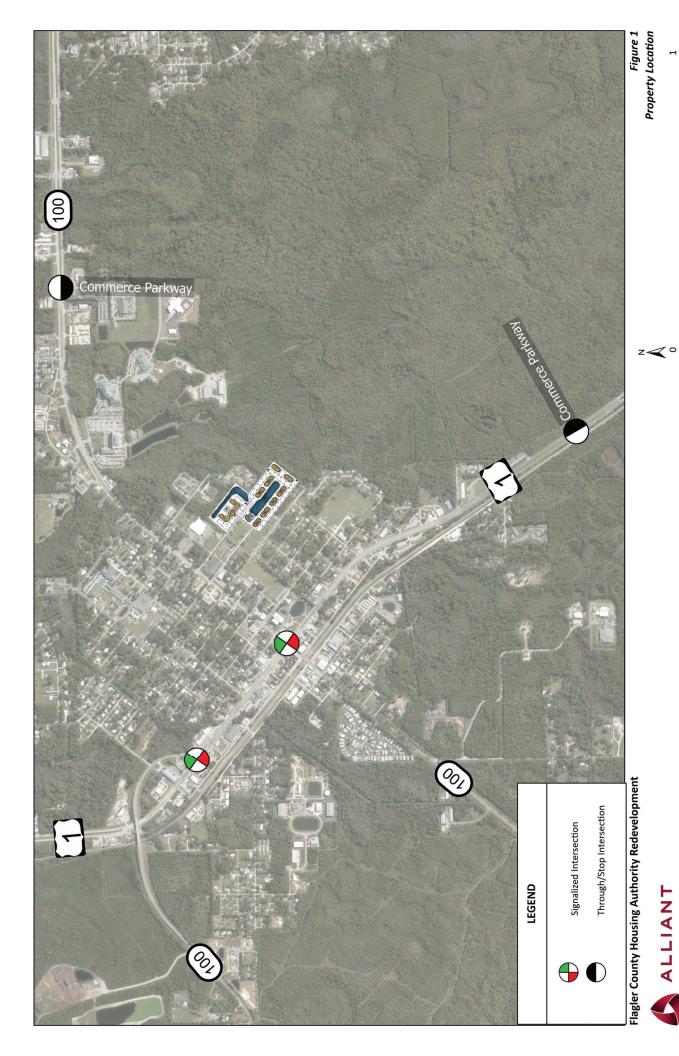
The proposed development will replace an existing multifamily residential development which currently contains 132 low-rise units. The current development is a 20-acre Planned Unit Development (PUD). The proposed project includes construction of 80 Senior Adult Housing single-family units and 192 Multifamily Low-Rise units, to be built in three phases: Phase 1 includes the 80 Senior Adult units, Phase 2 includes 96 Multifamily units, and Phase 3 includes an additional 96 Multifamily units.

To assess potential traffic impacts, the City of Bunnell has identified four study intersections within the vicinity of the project for evaluation:

- US-1 and State Road 100 (SR-100) West Ramp
- US-1 & SR-100 / East Moody Boulevard / West Moody Boulevard
- SR-100 & Commerce Parkway
- US-1 & Commerce Parkway

The primary objective of this analysis is to determine whether the proposed development is expected to generate traffic impacts that exceed the City's critical threshold of 3% impact at any of the identified study intersections. Findings and recommendations are presented herein to evaluate the project's impact and to outline potential improvements to support safe and efficient travel conditions. The impact of the trip difference will be assessed through a segment analysis for the year 2030. Please note that the development scenarios are based on maximum development potential of the existing zoning and the proposed zoning and may not reflect the final development plan proposed for the site. As the project advances, when the Applicant decides to file for transportation concurrency, a Traffic Impact Analysis (TIA) will be completed.

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TRIP GENERATION FOR EXISTING VERSUS PROPOSED ZONING DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed zoning designations are shown in **Tables 1 and 2**, respectively. Currently the 20-acre parcel is zoned R-2. The current application for rezoning is to R3b. As indicated in **Table 1**, the existing zoning for the site could generate 705 daily, 92 AM peak hour, and 116 PM peak hour trips.

Table 1
Existing Zoning Total Trip Generation
FCHA Redevelopment – RTIA

			AM		PM				
Land Use	Units	Size	Peak Hour Trips ¹			Peak Hour Trips ¹			Daily
(ITE Code)	Offics	3126	Trips	Trips	Total	Trips	Trips	Total	Trips
			In	Out	Trips	In	Out	Trips	
	Dwelling Units	132	13	41	54	43	26	69	820
Multifamily	Internal Capture	$(N/A)^2$		Not Applied					
Housing (Low-Rise)	Land Use Gross		13	41	54	43	26	69	820
(220)	Pass-By Trips $(N/A)^2$		Not Applicable						
	Land Use Net Trips		13	41	54	43	26	69	820
Subtotal ITE Tri		l ITE Trips	13	41	54	43	26	69	820
Internal Capture ²				No	ot Applie	ed			
Subtotal Gross Trips		13	41	54	43	26	69	820	
Pass-By Trips ²				Not	Applica	ible			
Project Gross Trips			13	41	54	43	26	69	820

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

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^{1:} Trips generated for the a.m. and p.m. peak hour of the adjacent roadway network.

^{2:} Internal capture rates and pass-by trips not applied or not applicable.



Table 2 represents the gross trip generation for this development.

Table 2 Proposed Zoning - Gross Trip Generation FCHA Redevelopment – RTIA

				AM			PM		
Land Use	Units	Size	Peal	k Hour T	rips ¹	Peal	c Hour T	rips ¹	Daily
(ITE Code)	Onics	Size	Trips	Trips	Total	Trips	Trips	Total	Trips
			In	Out	Trips	In	Out	Trips	
Phase I Senior Adult	Dwelling Units	80	12	7	19	14	9	23	333
Housing—Single-	Internal Capture (I	N/A) ²			No	ot Applie	ed		
Family	Land Use Gross 1		12	7	19	14	9	23	333
(251)	Pass-By Trips (N)	/A) ²			Not	Applica	able		
(231)	Land Use Net Ti	rips	12	7	19	14	9	23	333
	Dwelling Units	96	9	30	39	31	19	50	596
Phase II Multifamily	Internal Capture (I	N/A) ²		•	No	ot Applie	ed	•	•
Housing (Low-Rise)	Land Use Gross 1		9	30	39	31	19	50	596
(220)	Pass-By Trips (N)	/A) ²			Not	Applica	ible		
	Land Use Net Ti	rips	9	30	39	31	19	50	596
	Dwelling Units	96	9	30	39	31	19	50	596
Phase III Multifamily	Internal Capture (I	$N/A)^2$			No	ot Applie	ed		
Housing (Low-Rise)	Land Use Gross 1	Trips	9	30	39	31	19	50	596
(220)	Pass-By Trips (N _/	/A) ²			Not	Applica	ible		
	Land Use Net Ti	rips	9	30	39	31	19	50	596
	Subtota	l ITE Trips	30	67	97	76	47	123	1,525
	Internal	Capture ²			No	ot Applie	ed		
	Subtotal G	ross Trips	30	67	97	76	47	123	1,525
	Pass-	-By Trips ²			Not	Applica	able		
	Project Gro	oss Trips	30	67	97	76	47	123	1,525

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

^{1:} Trips generated for the a.m. and p.m. peak hour of the adjacent roadway network.

^{2:} Internal capture rates and pass-by trips not applied or not applicable.



NCHRP Report 684 and the 2021 Pass-By Tables included in the *ITETripGen* Web-based App Appendices provide guidance for the application of internal and pass-by trips. The proposed development is not a mixed-use development, that creates substantial internal site trips or pass-by trips. The internal capture and pass-by trips were not calculated for this project.

Table 3 presents the resulting total net trip generation for this development project.

Table 3

Difference in Trip Generation - Gross Trip Generation
FCHA Redevelopment - RTIA

	Daily	AM Peak Hour	PM Peak Hour
Existing Zoning	820	54	69
Proposed Zoning	1,525	97	123
Trip Difference	705	43	54

PROJECT TRIP DISTRIBUTION

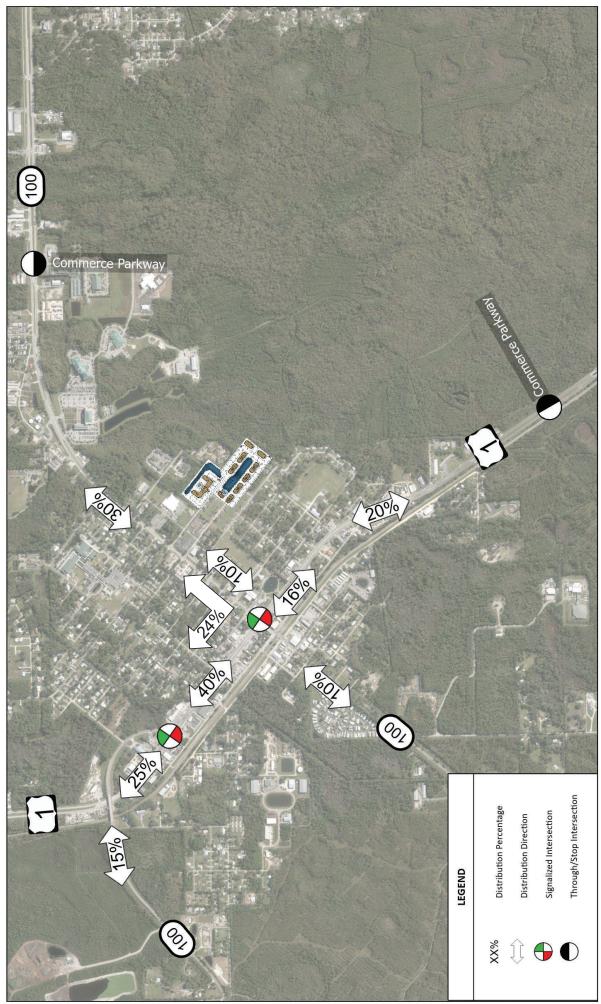
Trip distribution is the process to evaluate the movement of traffic, the directional flow, within the study area and estimate how the new development will use the existing roadway to complete the planned trips. Previous large scale rezoning traffic impact analysis used the Central Florida Regional Planning Model (CFRPM7) was used to estimate the travel patterns. For the FCHA Redevelopment RTIA, the trip distribution was calculated based on:

- A cordon analysis of Average Annual Daily Traffic (AADT) near the perimeter of the study area
- A review of the CFRPM7 outputs from the Haw Creek RTIA
- Engineering judgement

The resulting trip distribution used in the assessment is shown in **Figure 2**. Additional distribution printouts are included in **Exhibit B**.

STUDY AREA

Using the difference in PM peak hour trips from the existing and proposed zonings and the project trip distribution, the increase in potential project trips were assigned to the roadway segments that connect the critical intersections identified by City of Bunnell representatives. The existing peak hour two-way capacities of the segments are based on the context classification of the roadway and the associated generalized service volume tables in the FDOT 2023 Multimodal Quality/Level of Service Handbook.



Flagler County Housing Authority Redevelopment





Figure 2 Directional Distribution □ Miles



The resulting segment analysis, including the number of lanes, adopted Level of Service (LOS), and corresponding peak hour two-way capacity, is summarized in **Exhibit C**. Based on the significance test and input from the City staff, the following roadways are included in the segment analysis:

- Moody Boulevard From Commerce Parkway to Belle Terre Boulevard
- Moody Boulevard From US-1/SR-5 to Commerce Parkway
- West Moody Boulevard/SR-11 Old Haw Creek to US-1
- South State Street From CR-304 to SR-100
- North State Street From SR-100 to SR-100
- State Route 100 From CR-205 to US-1
- US-1 From SR-100 to Palm Coast Parkway

EXISTING SEGMENT ANALYSIS

The existing peak hour two-way capacity conditions of the study area segments were examined to determine whether any existing deficiencies are currently present using the latest AADT counts collected by FDOT. The results of the analysis are summarized in **Table 4**.

FUTURE BACKGROUND GROWTH

The historical growth rates for the study area roadway segments were determined reviewing 5-year and 10-year historical AADT and FDOT *Traffic Trends* software to calculate a "best fit" regression analysis. Some segments had calculated annual growth rates that were low or negative based on year-over-year comparison. For these segments, a minimum of 2% annual growth rate was applied. The applied growth rates are summarized in **Table 5**. The FDOT *Traffic Trends* analysis worksheets are attached as **Exhibit D**.

BUILD OUT ROADWAY SEGMENT ANALYSIS

The PM peak hour trip generation difference between the existing and proposed zoning designations was added to the future background traffic to determine build-out traffic anticipated as a result of the project under 2035 future conditions. The 2035 future year segment analysis for the FCHA Redevelopment is summarized in **Table 6**. No segments are expected to operate outside of the adopted LOS under the build-out conditions.



HAW CREEK REDEVLOPMENT

Haw Creek Redevelopment is a large-scale development that is expected to generate over 73,000 additional daily trips throughout the study area. With this scale of development, substantial impact is expected on the roadway network. The Haw Creek RTIA, completed by LTG Engineering & Planning in 2025, completed Full Buildout roadway segment analysis. Multiple segments are expected to operate outside of the adopted LOS under 2035 future conditions:

- SR 100 from CR 205 to Old Moody Boulevard
- SR 100 from Commerce Parkway to Bulldog Drive
- SR 100 from Town Center Boulevard to Old Kings Road
- SR 11 from US 1 to CR 304
- US 1 from Royal Palms Parkway to SR 11
- US 1 from Volusia/Flagler County Line to Nova Road
- CR 302 from CR 305 to SR 100
- CR 13 from US 1 to SR 205
- Belle Terre Parkway from Rymfire Drive to East Hampton Boulevard
- Old Kings Road from SR 100 to Palm Coast City Limit
- Matanzas Woods Parkway from Belle Terre Parkway to I-95
- Mahogany Boulevard from CR 305 to Water Oak Road

The FCHA Redevelopment trips were added to the Haw Creek Full Buil-out project volumes for the study area segments and summarized in **Table 7**. Segments that are expected to exceed the adopted LOS include:

- Moody Boulevard From Commerce Parkway to Belle Terre Boulevard
- Moody Boulevard From US-1/SR-5 to Commerce Parkway
- State Route 100 From CR-205 to US-1
- US-1 From SR-100 to Palm Coast Parkway

Future TIAs will be required to provide a detailed analysis of the corridors and intersections identified in the Haw Creek RTIA.



Table 4
Study Area Segment Analysis – Existing Conditions
FCHA Redevelopment – RTIA

ing Lume led ted 1?	_	-	_	•	_	_	
Existing PM Volume Exceed Adopted LOS?	ON	NO	0N	NO	N	ON.	NO
Existing PM Peak- Hour Two- Way Volume	1494	1287	657	1206	1359	927	1800
Peak-Hour Two-Way Capacity at Adopted LOS	3290	1710	1330	2980	2980	1330	2980
Adopted LOS	D	D	O	D	O	O	D
2024 AADT	16600	14300	7300	13400	15100	10300	20000
No. of Lanes	4	4	2	4	4	2	4
Jurisdiction	FDOT	FDOT	FDOT	FDOT	FDOT	FDOT	FDOT
Segment Number	730054	730033	735009	730101	730013	730003	730005
٥	Belle Terre Boulevard	Commerce Parkway	US-1	SR-100	SR-100	US-1	Palm Coast Parkway
From	Commerce Parkway	US-1/SR -5	Old Haw Creek	CR-304	SR-100	CR-205	SR-100
Road Name	Moody Boulevard	Moody Boulevard	W Moody Boulevard/SR-11	S State Street	N State Street	SR-100	US-1

Table 5 Applied Growth Rates FCHA Redevelopment – RTIA

				Historica	Historical Average Annual Growth Rate	nnual Grov	vth Rate	Applied
Road Name	From	To	Segment Number	5 Year	ear	10 Year		Growth
				₽2	Growth	R ²	Growth	Rate
Moody Boulevard	Commerce Parkway	Belle Terre Boulevard	730054	76.05%	6.44%	13.21%	2.17%	2.17%
Moody Boulevard	US-1/SR -5	Commerce Parkway	730033	38.58%	2.12%	5.03%	0.35%	2.12%
W Moody Boulevard/SR-11	Old Haw Creek	US-1	735009	71.43%	2.80%	78.57%	3.39%	3.39%
S State Street	CR-304	SR-100	730101	68.82%	2.52%	77.47%	2.09%	2.52%
N State Street	SR-100	SR-100	730013	67.35%	-6.40%	0.62%	0.29%	2.00%
SR-100	CR-205	US-1	730003	%90.89	2.83%	90.20%	2.91%	2.91%
US-1	SR-100	Palm Coast Parkway	730005	70.24%	2.51%	90.37%	2.64%	2.64%

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Table 6
Study Area Segment Analysis – 2035 Future Conditions
FCHA Redevelopment – RTIA

2035 Build- Jut Exceed Adopted Los?	Q Q	NO	QN ON	9	9	NO	NO
", "		_	_	_	_	_	_
2035 Total Build-Out Volume	1972	1695	974	1642	1771	1313	2480
Peak Hour Trip Differential	17	19	9	6	22	6	14
Project Distribution	30%	34%	10%	16%	40%	15%	25%
Background PM Volume Exceed Adopted LOS?	ON	ON	ON	ON	ON	ON	ON
2035 Total Background Volume	1955	1676	896	1633	1749	1304	2466
Applied Growth Rate	2.17%	2.12%	3.39%	2.52%	2.00%	2.91%	2.64%
Existing PM Peak-Hour Two-Way Volume	1577	1358.5	693.5	1273	1434.5	978.5	1900
Peak-Hour Two- Way Capacity at Adopted LOS	3290	1710	1330	2980	3360	1330	3290
Adopted LOS	D	О	Q	Q	D	О	Q
2024 AADT	16600	14300	7300	13400	15100	10300	20000
No. of Lanes	4	4	2	4	4	2	4
Jurisdiction	FDOT	FDOT	FDOT	FDOT	FDOT	FDOT	FDOT
Segment Number	730054	730033	735009	730101	730013	730003	730005
٤	Belle Terre Boulevard	Commerce Parkway	US-1	SR-100	SR-100	US-1	Palm Coast Parkway

Table 7
Study Area Segment Analysis – Haw Creek Development Inclusion
FCHA Redevelopment – RTIA

Trip Lives Date Office of Adopted Volume Los?	17 3936 YES 19 3079 YES	3936	3936 3079 984 1780	3936 3079 984 1780 3198	3936 3079 984 1780 3198 4155
30% 17	34% 19				
Adopted LOS? YES 30%	YES	YES NO	VO NO VES		
Creek Volume	3060	3060	3060 978 1774	3060 978 1774 3176	3060 978 1774 3176 4146
Two-Way Capacity at Adopted LOS	1710	1710	1710	1330 2980 3360	1710 1330 2980 3360 1330
Adopte dLOS D	D	0 0	0 0 0	0 0 0	0 0 0 0
2024 AADT 1660 0	1430	1430 0 7300	1430 0 7300 1340 0	1430 0 7300 1340 0 1510	1430 0 7300 1340 0 1510 0 1030
No. of Lanes	4	4 2	4 0 4	4 2 4 4	4 0 4 4 0
Jurisdictio n FDOT	FDOT	FDOT	FDOT FDOT	FDOT FDOT FDOT	FDOT
Segment Number 730054	730033	730033	730033 735009 730101	730033 735009 730101 730013	735009 735009 730101 730013
To Belle Terre Boulevard	Commerce Parkway	Commerce Parkway US-1	Commerce Parkway US-1 SR-100	Commerce Parkway US-1 SR-100 SR-100	Commerce Parkway US-1 SR-100 SR-100
From Commerce Parkway	US-1/SR-5	US-1/SR -5 Old Haw Creek	US-1/SR -5 Old Haw Creek CR-304	US-1/SR-5 Old Haw Creek CR-304 SR-100	US-1/SR-5 Old Haw Creek CR-304 SR-100
Road Name Moody Boulevard		ırd d/SR-	evard vard/SR-	ulevard Levard/SR- treet treet	Moody Boulevard/SR- 11 S State Street N State Street SR-100



CRITICAL INTERSECTIONS

Based on the RTIA process, no roadway corridors or segments were deficient with the Full Build-out traffic volumes for the FCHA Redevelopment. No critical intersections were identified due to the project traffic.

Haw Creek Redevelopment identified roadway segments and intersections that will need to be monitored through the concurrency and analysis for each phase of the development. The list of intersections is provided below:

- SR 100 at N. State Street
- SR 11/SR 00 at US-1/N. State Street
- US-1 at CR 13
- US-1 at Royal Palms Parkway
- SR 100 at CR 302
- SR 100 at Old Kings Road

It is anticipated that the intersection of US-1 and Commerce Parkway will require signalization based on existing volumes, background traffic growth and surrounding development.

CONCLUSIONS

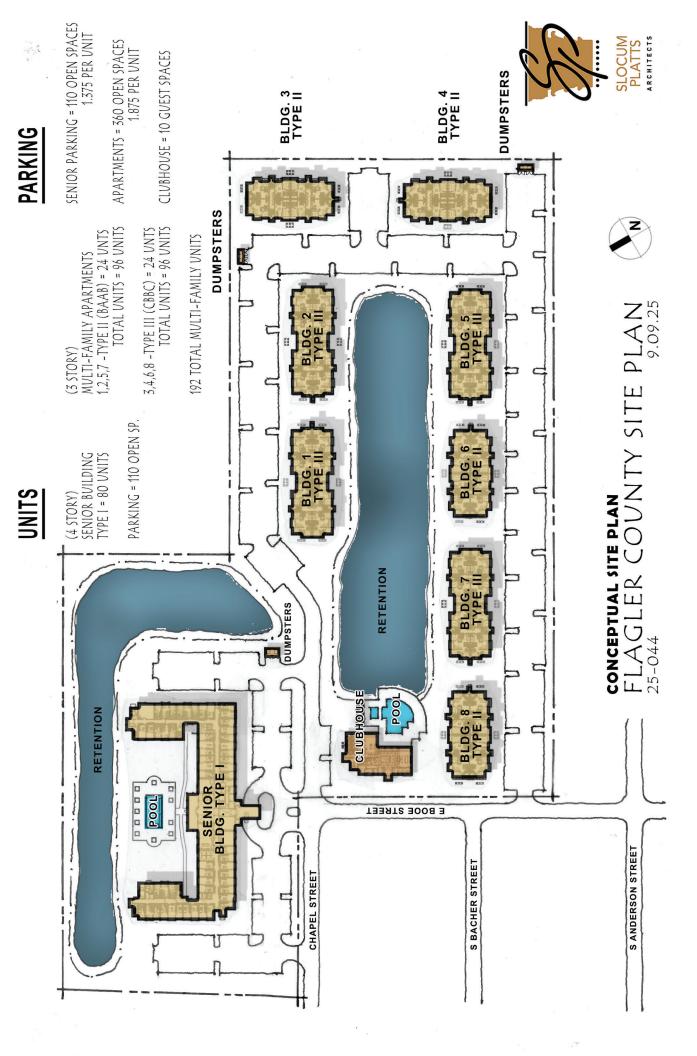
This traffic analysis was conducted to evaluate the impact of the proposed change to the zoning designation for 20.2 acres of Residential-2 (R-2) to 20.2 acres of Residential 3b (R3b) zoning. The existing and proposed zoning for the property was evaluated using allowable maximum development criteria under each designation. The proposed zoning would result in a potential daily trip increase of 705 daily trips, 92 AM peak hour, and 116 PM peak hour trips.

The RTIA for the FCHA Redevelopment summarizes a relatively low-volume, rezoning impact to the traffic conditions along the key roadway segments in the study area. Based on the trip distribution the 2035 Full Build-out traffic analysis indicates there are no deficiencies associated with the addition of potential trips for the proposed rezoning. Future traffic analysis should consider site specific intersections and complete additional analysis for the local street network to accommodate neighborhood traffic, pedestrians, and vulnerable road users. These strategies will be assessed at the next stages of the site plan application approval process.

Future traffic impact analysis is expected to consider how the Haw Creek development will substantially increase future traffic volumes on the study area segments and intersections.

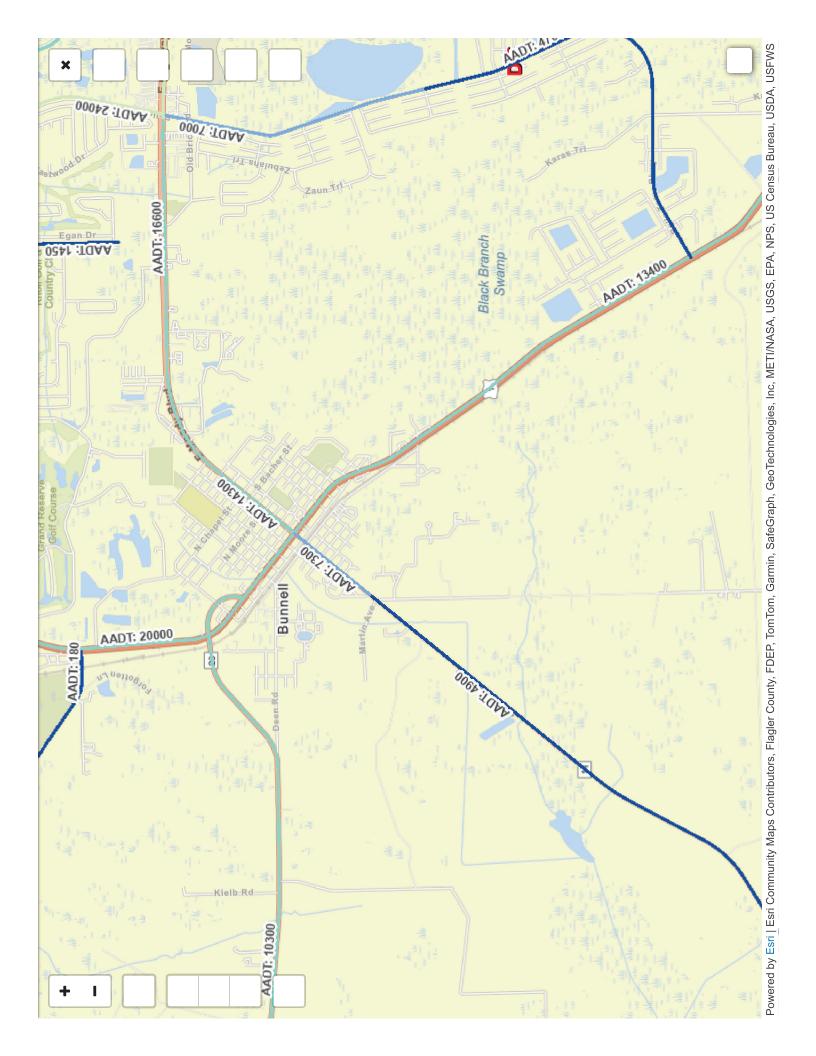
Appendix A

CONCEPT SITE PLAN



Appendix B

TRIP DISTRIBUTION DEVELOPMENT



Appendix C

ROADWAY SIGNIFICANCE TEST

	i	·		Historica	ıl Average A	Historical Average Annual Growth Rate	th Rate	Applied Annual
коад Nате	From	<u>0</u>	segment Number	5 Year	ar	10 Year		Growth
				${f R}^2$	Growth	\mathbb{R}^2	Growth	Rate
Moody Boulevard	Commerce Parkway	Belle Terre Boulevard	730054	%50.92	6.44%	13.21%	2.17%	2.17%
Moody Boulevard	US-1/SR -5	Commerce Parkway	730033	38.58%	2.12%	5.03%	%32.0	2.12%
W Moody Boulevard/SR-11	Old Haw Creek	US-1	735009	71.43%	%08'5	78.57%	3.39%	3.39%
S State Street	CR-304	SR-100	730101	68.82%	2.52%	77.47%	2.09%	2.52%
N State Street	SR-100	SR-100	730013	%58.79	-6.40%	0.62%	%67.0	2.00%
SR-100	CR-205	US-1	730003	%90'89	2.83%	90.20%	2.91%	2.91%
US-1	SR-100	Palm Coast Parkway	730005	70.24%	2.51%	90.37%	2.64%	2.64%

Appendix D

FDOT TRAFFIC TRENDS

Traffic Trends - V2023 -- ON SR-100, 1.94 MI. NE OF SR-5 (RV)

Observed Count

30000

	Traffic (A	ADT/AADT)
Year	Count*	Trend
2019	12,600	11,760
2020	12,400	12,780
2021	12,400	13,800
2022	15,400	14,820
2023	16,200	15,840
2027	Opening Year	ĒΙ
2027		19,920
2030	Inte	۲
2030		22,980
2035	Des	Ĕ
2035		28,080
Travel De	Demand Forecasts	sts/Trends

Average Daily Traffic (Vehicles/Day)

*Axle-Adjusted

0	9/	%	9/	2	
1,020	76.05%	8.67%	6.44%	Printed: 9/12/2025	
Annual Trend Increase:	Trend R-squared:	Trend Annual Historic Growth Rate:	Trend Growth Rate (2023 to Design Year)	Printed:	Linear Growth Option

2034

2029

2024

2019

0

2000

Year

Traffic Trends - V2023 -- ON SR-100, 1.94 MI. NE OF SR-5 (RV)

	Traffic (Al	(ADT/AADT)
Year	Count*	Trend
<u> </u>	13,900	12,110
2015	2,000	12,430
2016	15,100	12,760
2017	5,70	3,08
2018	5,00	3,41
2019	12,600	13,730
2020	12,400	14,060
2021	12,400	14,380
2022	15.400	14.710
	, ,	
2023	16,200	15,030
2027	Opening Year	r Trend
2027	_	16.340
2030	0 Interim Year	Ë
2030		
203	5 Design Year	Trend
7000		
2035	N/A	18,940
Travel D	emand Forec	asts/Trends

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18000 Average Daily Traffic (Vehicles/Day) Annual Trend Increase: Trend Growth Rate (2023 to Design Year) Printed: Linear Growth Option
--

Traffic Trends - V2023 -- ON SR-100, 0.159 MI. NE OF SR-5 (RVL)

		Traffic (Al	(ADT/AADT)
Year	ar	Count*	Trend
2019	6	12,600	12,100
2020	0.	12,200	12,380
202	7	12,200	12,660
202	22	12,400	12,940
202	53	13,900	13,220
	2027	Opening Year	r Trend
2027	27		
	2030	Interim Year	۳
2030	30	N/A	15,180
	2035	Design Year	۲
2035	35	N/A	16,580
Travel	О	emand Foreca	asts/Trends

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/ed Count Curve					2034
Observed Count					2029
	\ 				2024

	Linear Growth Option
Printed: 9/12/2025	Printed:
2.12%	Trend Growth Rate (2023 to Design Year)
2.31%	Trend Annual Historic Growth Rate:
38.58%	Trend R-squared:
280	Annual Trend Increase:

Traffic Trends - V2023 -- ON SR-100, 0.159 MI. NE OF SR-5 (RVL)

	Traffic (AI	(ADT/AADT)
Year	Count*	Trend
$\overline{}$	12,300	12,500
2015	12,400	12,540
2016	α	12,590
2017	13,700	12,630
2018	2,60	12,680
2019	12,600	12,720
2020	12,200	12,770
2021	12,200	12,810
2022	12,400	12,860
2023	13,900	12,900
2020)	7,000
2027	Opening Year	r Trend
2027	A/N	13,080
2030	Interim Year	Trend
2030	A/N	13,220
2035	Des	Trend
2035	Ø/N	13 440
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Travel Do	emand Forecasts,	sts/Trends

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5.03% 0.36% 0.35%

Trend R-squared:

Trend Annual Historic Growth Rate: Trend Growth Rate (2023 to Design Year)

Printed: 9/12/2025

Linear Growth Option

Observed Count	2024 2029 2034 2039 2044 2049 Year	Annual Trend Increase: 45
	2019	
Ауегаде Daily Traffic (Vehicles/Day) 2000 0000 0000 0000 0000 0000 0000 00	2014	

-- ON SR-11, 0.02 MI. W OF SR-5 (RV) **Traffic Trends - V2023**

	(ADT/AADT) Trend 5,300 6,100 6,500 6,900	r Trend 8,500 Trend 9,700 Trend 11,700
Flagler 735009 SR 100	Traffic (Al Count* 5,700 5,500 6,700 7,100	2027 Opening Year Trend 2027 N/A 8,500 2030 Interim Year Trend 2030 N/A 9,700 2035 Design Year Trend 2035 N/A 11,700 Travel Demand Forecasts/Trends
	Year 2019 2020 2021 2023 2023	2027 (2027 2030 2030 2035 2035 Travel Der
County: Station #: Roadway:	Observed Count Fitted Curve	400

Average Daily Traffic (Vehicles/Day)

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71.43% 7.55% 5.80%

Trend Annual Historic Growth Rate: Trend Growth Rate (2023 to Design Year)

Printed: 9/12/2025

Linear Growth Option

Annual Trend Increase: Trend R-squared:

2029

2024

2019

0

2000

Year

-- ON SR-11, 0.02 MI. W OF SR-5 (RV) **Traffic Trends - V2023**

	Traffic (ADT/AADT)	Trend	4,590	4,820	5,040	5,260	5,490	5,710	5,940	6,160	6,380	6,610
Flagler 735009 SR 100	Traffic (Count*	4,500	5,000	5,300	5,400	5,300	5,700	5,500	5,500	6,700	7,100
		Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
y: ay:												
County: Station #: Roadway:				ed Count	urve	\	_					

	2049
	2044
	2039
	2034
	2029
	2024
	2019
0 0 0	2000
_	Average Daily Traffic 800 000 000 000 000 000 000 000 000 00

Increase: 224	Trend R-squared: 78.57%	owth Rate: 4.89%	sign Year) 3.39%	Printed: 9/12/2025	
Annual Trend Increase:	Trend R	Trend Annual Historic Growth Rate:	Trend Growth Rate (2023 to Design Year)		Linear Growth Option

*Axle-Adjusted

Travel Demand Forecasts/Trends

9,300

N/A

2035

8,180

2027 Opening Year Trend
2027 N/A 7,510
2030 Interim Year Trend
2030 N/A 8,180
2035 Design Year Trend

Traffic Trends - V2023 -- ON SR-5 (US-1), 1.05 MI. S OF SR-11 (RCLP)

Flagler (73) 730101 US 1

Observed Count

18000

16000

	Traffic (ADT/AADT)	DT/AADT)
Year	Count*	Trend
2019	11,800	11,440
2020	11,600	11,760
2021	11,600	12,080
2022	12,400	12,400
2023	3,000	12,720
2027	Opening Year	r Trend
2027	N/A	14,000
2030	J Interim Year	Tre
2030	N/A	14,960
2035	5 Design Year	Ĕ
2035	N/A	16,560
Travel D	emand Forecasts	ssts/Trends

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	г	
	2034	
	-	320 68.82% 2.80% 2.52% 9/12/2025
	2029 Year	end Increase: nd R-squared: Growth Rate: Design Year) Printed:
	2024	Annual Trend Increase: Trend R-squared: Trend Annual Historic Growth Rate: Trend Growth Rate (2023 to Design Year) Printed: Linear Growth Option
		Tre
	2019	
14000 12000 8000 4000 2000 2000	0	
Average Daily Traffic (Vehicles/Day)		

Traffic Trends - V2023 -- ON SR-5 (US-1), 1.05 MI. S OF SR-11 (RCLP)

	Traffic (Al	(ADT/AADT)
Year	Count*	Trend
$\overline{}$	9,700	10,350
2015	11,000	10,610
2016	10,800	98.
2017	11,400	1,14
2018	12,100	1,4
2019	11,800	11,670
2020	11,600	11,940
2021	11,600	12,200
2022	12,400	12,470
1 0 0	, ,	į (
2023	13,000	12,730
7707	Opening Year	rırend
2027	A/N	13,800
203(0 Interim Year	Trend
2030	N/A	14,590
33	5 Design Year	۲
2035	_	15,920
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77.47% 2.56% 2.09%

> Trend Annual Historic Growth Rate: Trend Growth Rate (2023 to Design Year)

Trend R-squared:

Printed: 9/12/2025

Linear Growth Option

	2049	
	2044	
	2039	
	2034 + + + + + + + + + + + + + + + + + + +	
	2029	
	2024	
	2019	
	2014	
		2019 2024 2029 2034 2039 2044 Year

Traffic Trends - V2023 -- ON SR-5, 0.03 MI. S OF SR-100 OVERPASS (RV)

Observed Count

25000

		Traffic (A	Traffic (ADT/AADT)
	Year	Count*	Trend
	2019	20,000	20,020
	2020	18,200	19,000
	2021	18,400	17,980
	2022	18,600	16,960
	2023	14,700	15,940
	2027	Opening Year	r Trend
Т	2027	N/A	11,860
	2030) Interim Year	Trend
	2030	N/A	8,800
	2035	5 Design Year	Ŧ
	2035	N/A	3,700
	Travel De	emand Forecasts,	asts/Trends

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	2034	
	2029	se: 1,020 ed: 67.35% ite: -5.09% ar) -6.40% ed: 9/12/2025
	Year	Annual Trend Decrease: Trend R-squared: Trend Annual Historic Growth Rate: Trend Growth Rate (2023 to Design Year) Printed: inear Growth Option
	2024	Annual Tre Trend Annual Historic Trend Growth Rate (2023 to Linear Growth Option
	2019	
Average Daily Traffic (Vehicles/Day)	•	

Traffic Trends - V2023 -- ON SR-5, 0.03 MI. S OF SR-100 OVERPASS (RV)

				Traffic (A	ADT/AADT)
			Year	-	Trend
			2014	17,100	17,610
	Ubserved Count		2015	14,700	17,660
■ Fitter	FITTED CURVE		2016	16,800	17,710
			2017	19,900	17,760
			2018	20,000	17,810
		_	2019	20,000	17,870
			2020	18,200	17,920
			2021	18,400	17,970
			2022	18,600	18,020
			2023	14,700	18,070
			2027	Opening Year	r Trend
+			2027		18,280
2039	2044	2049	2030	Interim Year	۳
			2030	N/A	
			2035	5 Design Year	ے
52			2035		
0.62%			Travel De	Travel Demand Forecasts/Trends	sts/Trends
%000					
0.5370					
0.2370 /12/2025					
0707/71/					

Average Daily Traffic (Vehicles/Day)

	Linear Growth Option
Printed: 9/12/2025	Printed:
0.29%	Trend Growth Rate (2023 to Design Year)
0.29%	Trend Annual Historic Growth Rate:
0.62%	Trend R-squared:
76	Annual Trend Increase:

Year

*Axle-Adjusted

Traffic Trends - V2023 -- ON SR-100, 1.26 MI. W OF SR-5 OVERPASS (RCLP) HPMS '15

County: Station #: Roadway:		Flagler 730003 SR 100	
		Traffic (A	Traffic (ADT/AADT)
	Year	Count*	Trend
1	2019	9,100	8,780
Ubserved Count	2020	8,900	8,950
■■ Fitted Curve	2021	8,900	9,120
,	2022	8,600	9,290
\	2023	10,100	9,460
	2027	2027 Opening Year Trend	r Trend

Average Daily Traffic (Vehicles/Day)

Average Daily Traffic (Vehicles/Day)

Average Daily Traffic (Vehicles/Day)

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Travel Demand Forecasts/Trends

Trend 11,500

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2035

10,650

2030 N/A 2035 Design Year

Trend

Interim Year

2027

2034

2029

2024

2019

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2000

Year

	Linear Growth Option
Printed: 9/12/2025	Printed:
1.80%	Trend Growth Rate (2023 to Design Year)
1.94%	Trend Annual Historic Growth Rate:
21.76%	Trend R-squared:
170	Annual Trend Increase:

-- ON SR-100, 1.26 MI. W OF SR-5 OVERPASS (RCLP) HPMS '15 **Traffic Trends - V2023**

Average Daily Traffic (Vehicles/Day)

0009

16000

		Traffic (ADT/AADT)	DT/AADT)
	Year	Count*	Trend
Observed O	2014	7,000	7,380
	2015	7,600	7,670
Plitted Call Ve	2016	8,100	7,960
\	2017	8,600	8,250
\	2018	8,800	8,540
\	2019	9,100	8,820
	2020	8,900	9,110
	2021	8,900	9,400
	2022	9,700	069'6
	2023	10,100	086'6
	2027	Opening Year	r Trend
	2027	A/N	11,140
2029 2034	2030	Interim Year	Trend
	2030	A/N	12,010
	2035	Design Year	۲
290	2035	N/A	13,460
90.20%	Travel De	emand Forecasts/Trends	asts/Trends
3.91%			
2.91%			
2/2025			

90.20%	3.91%	2.91%	Printed: 9/12/2025	
Trend R-squared:	Trend Annual Historic Growth Rate:	Trend Growth Rate (2023 to Design Year)	Printed:	Linear Growth Option

Annual Trend Increase:

Year

2019

2014

0

2000

*Axle-Adjusted

Traffic Trends - V2023 -- ON US-1, 0.333 MI. S OF WHITEVIEW PKWY (RCLP)

27 Opening Year T	27 Opening Year T	2027 Opening Year T 2027 N/A 2030 Interim Year Tr 2030 Interim Year Tr	2027 Opening Year T 2027	2027	2027 Opening Year T 2027 N/A 2030 Interim Year Tr 2035 Design Year Tr 2035 Design Year Tr 2035 Design Year Tr 2035 Design Year Tr	2027 2027 2030 2030 2035 2035
27 Opening Year T	2027 Opening Year T 2027 N/A 2030 Interim Year Tr	2027 Opening Year T 2027 N/A 2030 Interim Year Tr 2030 N/A	2027 Opening Year T 2027 N/A 2030 Interim Year Tr 2030 N/A 2035 Design Year Tr	2027 2027 2030 2030 2035	2027 2027 2030 2030 2035 Travel	2027 2027 2030 2030 2035 Travel

	Linear Growth Option
Printed: 9/12/2025	Printed:
2.51%	Trend Growth Rate (2023 to Design Year)
2.78%	Trend Annual Historic Growth Rate:
70.24%	Trend R-squared:
480	Annual Trend Increase:

2029

2024

2019

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Average Daily Traffic (Vehicles/Day)

Year

*Axle-Adjusted

Traffic Trends - V2023 -- ON US-1, 0.333 MI. S OF WHITEVIEW PKWY (RCLP)

Flagler 730005 US 1

2014 2015 2016 2017 2018 2019 2020 2021 2027 2027 2030 2035 Travel D	Year 2014 2015 2016	Count*	Trond
2014 2015 2016 2017 2019 2020 2021 2022 2027 2027 2030 2035 Travel D	2014 2015 2016		ופופ
2015 2016 2017 2019 2020 2021 2022 2022 2027 2037 2036 2035 Travel D.	2015 2016	14,200	14,710
2016 2017 2019 2020 2021 2022 2022 2027 2030 2035 Travel D.	2016	15,700	15,220
2017 2018 2019 2020 2021 2027 2027 2030 2035 Travel D.		15,200	15,730
2018 2019 2020 2021 2022 2023 2027 2030 2036 2035 Travel D.	$\overline{}$	Θ	16,240
2020 2021 2022 2022 2023 2027 2030 2030 2035 Travel D	$\overline{}$	17,400	16,750
2020 2021 2022 2023 2027 2027 2037 2036 2035 Travel D.	$\overline{}$	17,800	17,250
2022 2022 2023 2027 2027 2030 2036 2035 Travel D.	2020	17,400	17,760
2022 2023 2027 2027 2030 2036 2035 Travel D.	\sim	17,600	18,270
2027 2027 2027 2030 2036 2035 Travel D.	\sim	18,600	18,780
2027 2027 2030 2030 2035 Travel D.	\sim) တ	ာ်တ
2027 2027 2030 2030 2035 Travel D.			
2027 2027 2030 2030 2036 2035 Travel D			
2027 2037 2030 2030 2035 Travel D.			
34 33 D			
2027 2027 203 2030 2035 Travel D			
2027 2037 2030 2030 2035 Travel D			
2027 2037 2030 2030 2035 Travel D			
2027 2037 2030 2030 2035 Travel D	7000	Opening Vear	r Trond
2030 2030 2035 Travel D	2027	-	
203 2030 2035 Travel Di	202		500, -
č O	203(Inte	lrend
či O	2030	A/N	22,850
$\tilde{\Box}$	203	Design Year	Trend
$\tilde{\Box}$	2035		25,400
	\Box	emand Forecasts	sts/Trends
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Observed Count Fitted Curve	2019 2024 2029 2034 2039 2044 2049 Year	Annual Trend Increase: 509 Trend Rate (2023 to Design Year) 2.64% Linear Growth Option
Average Daily Traffic (Vehicles/Day) 5000 5000 6000	2014	

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 2025-11

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALLE-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 17.07± ACRES IN THE CITY OF BUNNELL LIMITS FROM "SINGLE FAMILY-MEDIUM DENSITY (SF-M)" TO "MULTIFAMILY (MF)"; 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 p	roposed ordinance is required for compliance with Federal or State law or ition;
	The p	roposed ordinance relates to the issuance or refinancing of debt;
		proposed ordinance relates to the adoption of budgets or budget dments, including revenue sources necessary to fund the budget;
	includ	roposed ordinance is required to implement a contract or an agreement, ing, but not limited to, any Federal, State, local, or private grant, or other ial assistance accepted by the municipal government;
	The p	roposed ordinance is an emergency ordinance;
	The o	rdinance relates to procurement; or
\boxtimes	The p	roposed 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

		Code.
Busir	ness Ir	mpact Estimate:
The C	City of	Bunnell hereby publishes the following information:
1.		immary of the proposed ordinance (must include a statement of the ic purpose, such as serving the public health, safety, morals and are):
		s an Ordinance initiated by an applicant for amending the Future Land Use or 17.07 +/- acres.
2.		estimate of the direct economic impact of the proposed ordinance on ite, for-profit businesses in the municipality, including the following, if
	(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.	_	od faith estimate of the number of businesses likely to be impacted by ordinance:
	n/a	
4.	Addi	tional information the governing body determines may be useful (if any):
	n/a	
Note:	The Cit	y's provision of information in the Business Impact Estimate section above, notwithstanding

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

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.

Department: Community Development

Subject: 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

Agenda Section: Ordinances: (Legislative):

ATTACHMENTS:

Description

Ordinance_2025-12_FCHA_Rezoning 2nd Reading.docx Existing Zoning Map Applicant Project Narrative Conceptual Site Plan 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 19.67+/- acres from the "R-2, Multiple Family Residential District" to the "R-3B, Multiple Family residential District".

There is a companion Future Land Use Map amendment application (FLUMA 2025-02) to amend the Future Land Use designation of the subject properties from the "Single Family-Medium Density" land use designation to the "Multifamily" land use designation.

In accordance with LDC Section 2-87 for notification requirements, notices detailing the date, time, and location of the meeting were mailed to owners of property, in the City limits, within 300 feet of the subject property on October 29, 2025. Signs were posted on the subject property on October 29, 2025.

This matter was last heard at the November 10, 2025 City Commission Meeting. At that

meeting, the City Commission voted to approve the proposed ordinance. In accordance with Florida Statute, this item was advertised in the November 13, 2025 edition of the Palm Coast Observer.

Background:

The applicant, Robert Beyrer on behalf of the Flagler County Housing Authority, has applied to rezone the subject property from the R-2 zoning district to the R-3B zoning district. The Flagler County Housing Authority is in the planning stages to redevelop the subject property into low-income affordable housing apartment buildings and a senior living facility as depicted in the conceptual plan.

The property is currently developed with low-income affordable housing units. The rezoning would allow an increase in allowable density by up to 204 dwellings units and would allow the type of housing the applicant is wishing to redevelop the land into.

A data and analysis was performed for this application in conjunction with the companion FLUM amendment application and is otherwise included in the staff report for the companion FLUM amendment item on this agenda. This rezoning was reviewed for consistency with the City's 2035 Comprehensive Plan Goals, Objectives, and Policies and is deemed to be consistent with Comprehensive Plan.

Planning, Zoning and Appeals Board

The PZA Board heard this item at their October 7th, 2025 regular meeting and recommended approval to the City Commission by a 4-1 vote. There was public in attendance and majority of the comments made were about the Housing Authority's plans to redevelop the property.

Staff Recommendation:

Adopt Ordinance 2025-12 Requesting to amend the Official Zoning Map of the City of Bunnell, by Ordinance, for 1.36+/- acres of land from the "R-2, Multiple Family Residential District" to the "R-3B, Multiple Family Residential District". - Second Reading

City Attorney Review:

Approved for agenda

ORDINANCE 2025-12

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 19.67± ACRES, GENERALLY LOCATED BETWEEN SOUTH ANDERSON STREET. SOUTH PEACH STREET, AND EAST DRAIN STREET IN THE CITY OF BUNNELL LIMITS FROM "R-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT" TO "R-3B, MULTIPLE FAMILY RESIDENTIAL DISTRICT": PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF 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, the Flagler County Housing Authority, the owner of certain real property, which land totals 19.67± acres in size and is otherwise identified by Tax Parcel Identification Numbers, as assigned by the Flagler County Property Appraiser's Office, listed under Section 3 of this Ordinance; and

WHEREAS, the Flagler County Housing Authority 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 19.67± acres located generally east of State Highway 100 along South Anderson Street and South Bacher Street, rezoned to the "R-3B, Multiple Family Residential" zoning classification from the existing "R-2, Multiple Family Residential" zoning classification; and

WHEREAS, the subject property is currently developed with low-income affordable housing units; and

WHEREAS, §163.3194(1)(b), *Florida Statutes*, states that all land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof; and

WHEREAS, there is a companion small-scale Future Land Use Map amendment application that will amend the properties' designations from the "Single Family-Medium Density" Future Land Use classification to the "Multifamily" Future Land Use classification; and

WHEREAS, the "R-3B, Multiple Family Residential" zoning district is appropriate and compatible with the "Multifamily" Future Land Use classification pursuant to §34-81 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 is 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 October 7th, 2025 to consider amending the Official Zoning Map of the City of Bunnell and recommended approval by a 4-1 vote, of the proposed rezoning for the subject properties as requested by the property owner; 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 property as set forth in this ordinance is consistent with the *City of Bunnell 2035 Comprehensive Plan*, 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 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 19.67± acres in size, shall be rezoned to the "R-3B, Multiple Family Residential" zoning district from the existing "R-2, Multiple Family Residential" 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.
- (c) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Property Information.

The subject Flagler County 2025 Tax Parcel Identification Numbers associated with this Ordinance are as follows:

TAX PARCEL NUMBER: 10-12-30-0850-00350-0010

TAX PARCEL NUMBER: 10-12-30-0850-00360-0000

TAX PARCEL NUMBER: 10-12-30-0850-0036A-0000

TAX PARCEL NUMBER: 10-12-30-0850-00580-0000

TAX PARCEL NUMBER: 10-12-30-0850-00590-0010

TAX PARCEL NUMBER: 10-12-30-0850-00590-0020

TAX PARCEL NUMBER: 10-12-30-0850-00590-0050

TAX PARCEL NUMBER: 10-12-30-0850-00600-0000

TAX PARCEL NUMBER: 10-12-30-0850-00610-0000

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0150

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0180

TAX PARCEL NUMBER: 11-12-30-0650-000C0-0181

TAX PARCEL NUMBER: 14-12-30-0650-000B0-0020

TAX PARCEL NUMBER: 14-12-30-0650-000B0-0021

Section 4. Property Legal Descriptions.

The legal descriptions for the certain real properties that being assigned the "R-3B, Multiple Family Residential" zoning district and that are the subject of this Ordinance, as depicted in Exhibit "A", are described in Exhibit "B" attached to this Ordinance.

Section 5. 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 6. Conflicts.

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

Section 7. 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 8. 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 9. Effective Date.

This Ordinance shall take effect upon the effective date of Ordinance 2025-11

First Reading: approved on this 10th day of November 2025.

Second Reading/Final Reading: adopted on this 24th day of November 2025.

Catherine D. Robinson, Mayor ATTEST: Approved as to Form: Kristen Bates, MMC, City Clerk Vose Law Firm, City Attorney

CITY OF BUNNELL, FLORIDA

Seal:

Exhibit "A"
Amended Zoning Map

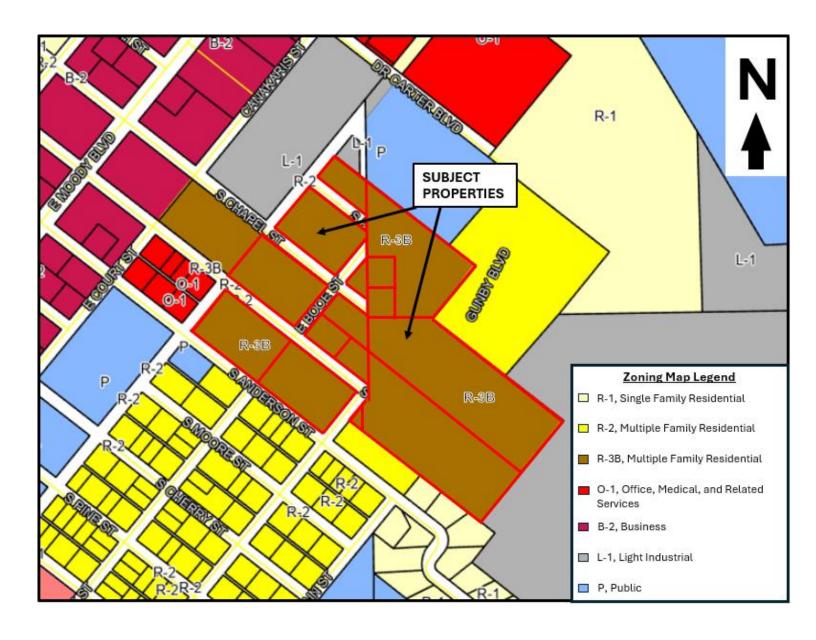


Exhibit "B"

Subject Properties' Legal Descriptions

Legal Description:

Fractional Block 36-A, Town of Bunnell, as recorded in Plat Book 1, Page 2, Public Records of Flagler County, Florida, and portions of streets and alleys adjoining said above described real property which have become a part of said property and owned by the grantors herein as a result of the closing of streets and alleys in or adjoining said above described property.

Legal Description:

All of Block Sixty (60) and Lots One (1) and Four (4) to Nine (9) of Block Sixty-one (61), of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

SUBJECT to a reservation unto the State of Florida the title to an undivided ½ of all petroleum and petroleum products, and title to an undivided ¾ of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine, and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner. All fissionable material is reserved.

Legal Description:

All of Block Thirty-Six (36) of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

Legal Description:

Lot Three (3) of Block Sixty-one (61), of the Town of Bunnell, Flagler County, Florida, as per plat of said town on file in the office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1, Page 2.

Legal Description:

Lots 2, 10, 11, and 12, Block 61, Town of Bunnell, Florida, as per Plat or map of said Town on file in Plat Book 1, Page 2 of the Public Records of Flagler County, Florida.

Legal Description:

Marion Street lying easterly of Lot 1, Block 35, Town of Bunnell, as recorded in the Public Records of Flagler County, Florida in Plat Book 1, Page 2.

Legal Description:

Lots 7, 8, and 9 and the southerly one-half of Lots 11 and 12, Block 87, Town of Bunnell, as shown in Map Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lots 1, 2, 3, Block 35, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lot Three (3) of Fractional Block 59-A a/k/a Unnumbered Block easterly of Block 60, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Legal Description:

Lots 2, 3, and 4, Block 59 of the Town of Bunnell, Flagler County, Florida, as shown on Plat of said Town on file and record in the office of the Clerk of the Circuit Court of Flagler County, Florida, in Plat Book 1 at Page 2.

Legal Description:

Lots 1 thru 6 inclusive, Block 58, Town of Bunnell, as shown in Map Book 1, Page 2; Lots 9, 10, 11, and 12, Block 58, Town of Bunnell, as shown in Plat Book 1, Page 2, Public Records, Flagler County, Florida.

Lot 3 of the unnumbered Block easterly of Block 60, Town of Bunnell, as shown in Map Book 1, Page 2, Public Records of Flagler County, Florida, and a portion of Tracts 2, 3, and 6, Block "B", in Section 14, according to the map of Bunnell Development Company's Land, as shown in Map Book 1, Page 1, said parcel being described as follows: Begin at a point in the Easterly line of Allen street, a 50' street as now laid, said point being a distance of 105.0', North 38°26' East from the intersection of said line with the northerly line of South Anderson Street, a 50' street as now laid out; Thence South 52°50' East, a distance of 650' to a point; thence North 38°26' East, a distance of 260' to a point; thence north 52°50'West, a distance of 764.99' to the Westerly line of lot 2 aforesaid; thence 01°37' East a distance of 198.8' to a point; thence North 52°50'West a distance of 10.11' to a point; thence 38°26'West, a distance of 105' to the point of beginning.

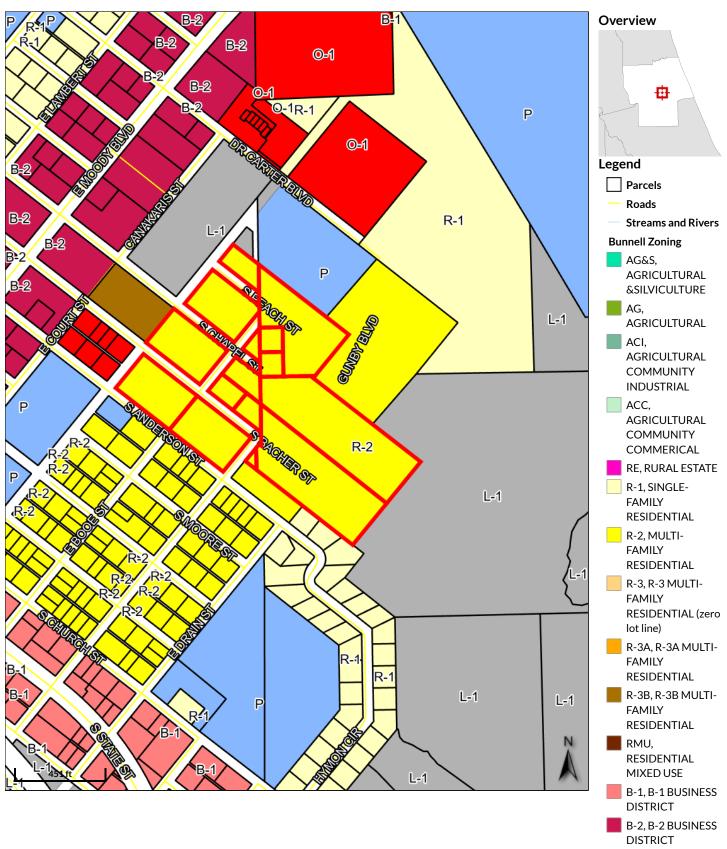
Legal Description:

Portions of Tracts 15 and 18, Block "C", Section 11, Township 12 South, Range 30 East. and portions of Tracts 2, 3, and 4, Block "B", Section 14, Township 12 South, Range 30 East, as shown in the Map of the Bunnell Development Company's Land, as recorded in Plat Book 1, Page 1, of the public records of Flagler County, Florida, the said portions being more particularly described as follows: Commence at the intersection of the Southeasterly line of Booe Street; (a 50 foot street as now laid out) with the Northeasterly line of South Bacher Street, (a 50 foot street as now laid out); Thence run South 52 Degrees 50 Minutes East along the said Northeasterly line of South Bacher Street a distance of 321.68 feet to the Easterly line of Marion Street; Thence North 01 Degree 37 minutes west a distance of 134.66 feet to the point of beginning of this description; Thence run North 52 Degrees 50 Minutes West a distance of 16.04 feet to the center line of Marion Street; Thence North 01 Degree 37 minutes West along the center line of Marion Street a distance of 127 feet, more or less, to the South 11, of said Section 11, and the center line of Chapel Street extended Westerly; Thence Easterly along the South line of said Section 11, and the center line of said Chapel Street a distance of 122.5 feet; Thence North 01 Degree 37 Minutes West a distance of 235 feet to the Northeast corner of the property of Juanita and Rose Williams: Thence Westerly along the North line of the said property of Juanita and Rosa Williams a distance of 110 feet to the East line of said Marion Street; Thence North 01 Degree 37 Minutes West along the East line of said Marion Street a distance of 286.51 feet, more or less, to a concrete monument, the said monument being North 01 Degree 37 Minutes West a distance of 660.51 feet from the point of beginning of this description; Thence South 52 Degrees 50 Minutes East a distance of 539.71 feet; Thence South 38 Degrees 26 Minutes West a distance of 255 feet; Thence South 52 Degrees 50 Minutes East a distance 0650 feet: Thence South 38 Degrees 26 Minutes West a distance of 260 feet; Thence North 52 Degrees 50 Minutes West a distance of 764.99 feet to the point of beginning.

FLAGLER COUNTY PROPERTY APPRAISER

Existing Zoning Map

Flagler County Housing Authority



O-1, OFFICE MEDICAL & RELATED SERVICE L-1, LIGHT INDUSTRIAL L-2, HEAVEY INDUSTRIAL P, PUBLIC REC, RECREATION I, INSTITUTIONAL CON, CONSERVATION C-1, C-1 CONSERVATION DISTRICT C-2, C-2 CONSERVATION PUD, PLANNED UNIT DEVELOPMENT RP-PUD, RURAL **PRESERVATION** PUD AC (F), AGRICULTURE (FLAGLER) ₩ ND, UNDESIGNATED

<all other values>



Flagler Housing Authority 414 S. Bacher St. Bunnell, FL 32110

To:

The City of Bunnell

FROM:

Robert Beyrer, Executive Director of the Flagler County Housing Authority

DATE:

September 12, 2025

RE:

Development application project narrative

The Flagler County Housing Authority ("FCHA") plans to redevelop Carver Village, a public housing project located in Bunnell, Florida in multiple phases. Carver Village includes multiple tax parcels that total approximately 20 acres.

We are requesting to rezone the existing Carver Village site (as indicated on the Site Plan included with this submission) from R-2 to R-3B to allow for greater density and more flexibility in building types, which will assist in ensuring compatibility with the surrounding neighborhoods. This zoning amendment will support the redevelopment of the Carver Village site which currently hosts 132 units of distressed Public Housing built between 1952 and 1970, in 69 buildings. The planned re-development will replace the distressed housing with 272 new units of affordable housing to a mix of incomes, in three phases. Development is currently planned to start with an 80-unit senior building, followed by approximately 192 units of family housing in two phases. Redeveloping this site will replace the traditional Public Housing and provide high quality affordable units through a public/private partnership. This partnership will leverage multiple different funding sources and allow for the site to serve Bunnell residents with a wider range of income levels, including providing options for families seeking work-force housing.

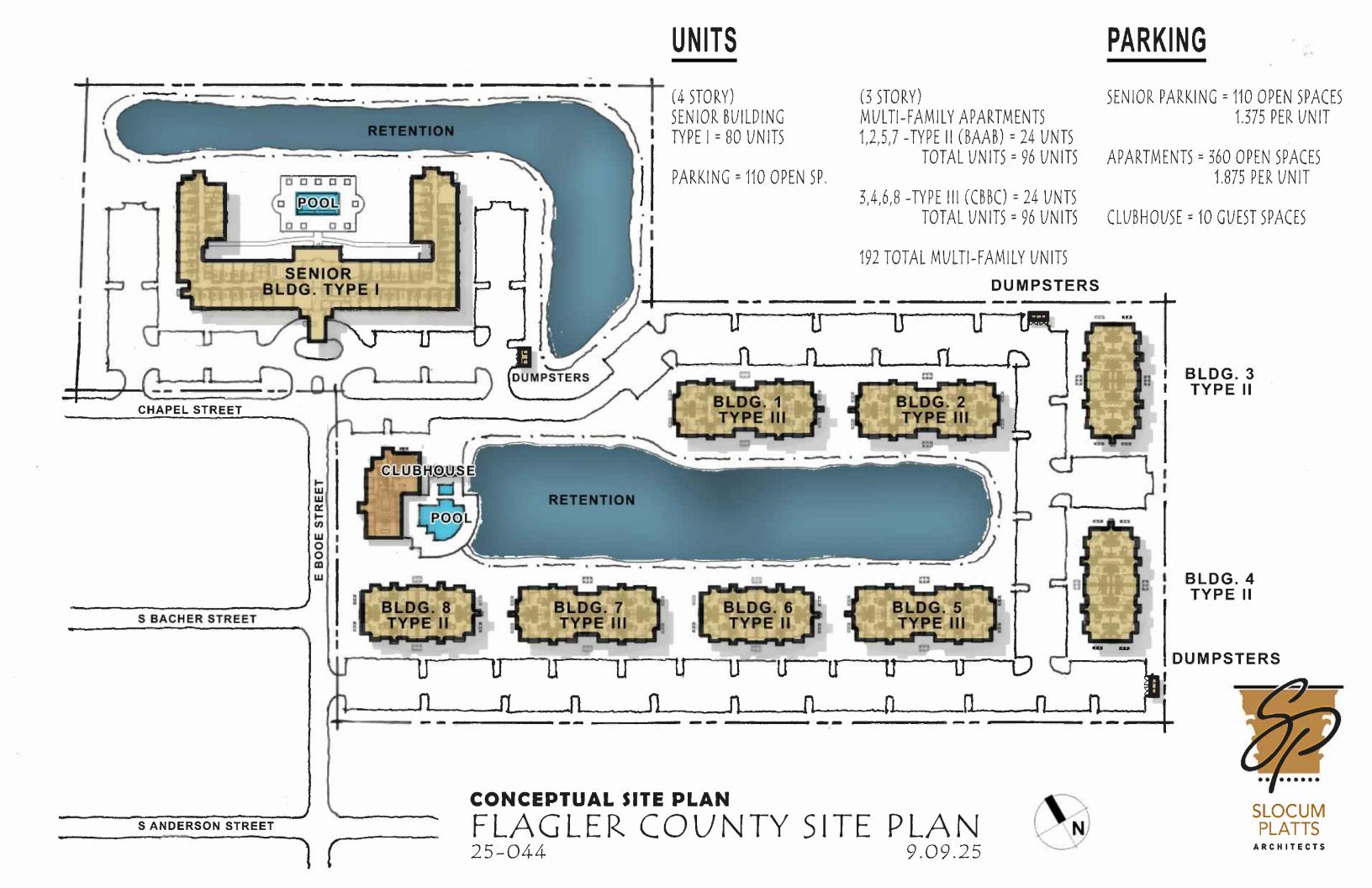
The benefits of this redevelopment will include removing the distressed housing that currently exists and replacing it with beautiful, quality buildings that will help to revitalize the surrounding area and increasing housing affordability options for residents of the City of Bunnell.

Thank you in advance for your assistance in helping FCHA fulfill its mission to further affordable housing in Flagler County.

Sincerely

Robert Beyrer

Executive Director



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 2025-12

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 19.67± ACRES, GENERALLY LOCATED BETWEEN SOUTH ANDERSON STREET, SOUTH PEACH STREET, AND EAST DRAIN STREET IN THE CITY OF BUNNELL LIMITS FROM "R-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT" TO "R-3B, MULTIPLE FAMILY RESIDENTIAL DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF 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 p	roposed ordinance is required for compliance with Federal or State law or ation;	
	•	roposed ordinance relates to the issuance or refinancing of debt;	
	The	proposed ordinance relates to the adoption of budgets or budget dments, 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		
\boxtimes	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.
<u>Busir</u>	ness In	npact Estimate:
The C	City of	Bunnell hereby publishes the following information:
1.		mmary of the proposed ordinance (must include a statement of the c purpose, such as serving the public health, safety, morals and ire):
		an Ordinance initiated by an applicant for amending the Official Zoning Map 67 +/- acres.
2.		stimate of the direct economic impact of the proposed ordinance on te, for-profit businesses in the municipality, including the following, if
	(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.	_	od faith estimate of the number of businesses likely to be impacted by rdinance:
	n/a	
4.	Addit	tional information the governing body determines may be useful (if any):
	n/a	
	-	r's provision of information in the Business Impact Estimate section above, notwithstanding

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.