



City of Bunnell, Florida

Agenda Item No. 7.

Document Date: 4/15/2025
Department: Community Development
Subject: ZMA 2025-01: Requesting to amend the Official Zoning Map of the City of Bunnell for 1,842+/- acres from the "AG&S, Agricultural & Silviculture District" to the "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District".

Property Address:
Zoning Designation: AG&S
Future Land Use Designation: AG&S
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Ordinance 2025-XX Brown & Johnston & Joly & Durshimer Rezoning	Ordinance
Data and Analysis	Exhibit
Applicant Justification Analysis	Report
Business Impact Statement	Report

Summary/Highlights:

This is a request to amend the Official Zoning Map of the City of Bunnell for 1,842+/- acres of land from the "AG&S, Agricultural & Silviculture District" zoning classification to the "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District" zoning classifications.

There is a companion item (FLUMA 2025-01) to amend the Future Land Use Map from "Agricultural & Silviculture" land use to "Industrial" and "Agricultural Community Industrial" land uses.

In accordance with local notification procedures, 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 April 23, 2025. Signs detailing the date, time, and location of the meeting were posted in the right-of-way abutting the subject properties on April 23, 2025. Advertisement of this item was published in the Observer Local News on April 24, 2025.

Background:

The applicant, Tara Tedrow with Lowndes Law Firm on behalf of the property owners Brown & Johnston & Joly & Durshimer, has applied to rezone the subject properties from the AG&S zoning

district to the L-2 and ACI zoning districts. There are currently no plans submitted to develop this land.

Existing Conditions

The total size of the subject area to be rezoned is 1,842+/- acres and abuts US Highway 1 and County Road 304. The property is currently vacant, undeveloped timberland. Adjacent land uses included vacant and rural residential with suburban residential east of the site (Palm Coast K Section). The surrounding area is zoned dominantly Agriculture and Silviculture (Bunnell) and Agriculture and Timberlands (Unincorporated Flagler County).

Proposed Conditions and Analysis

The applicant request includes 459+/- acres to be rezoned to the ACI zoning district and 1,383+/- acres to be rezoned to the L-2 zoning district. The rezoning will allow an increase in intensity to 0.5 FAR and an increase in lot coverage to 70%. Both proposed zoning districts have adopted performance standards and required buffers to minimize any potential impacts to residential and agricultural uses in the surrounding area.

The L-2 zoning district is intended to promote the most efficient use of the land for heavy industrial uses such that noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to all adjacent land uses. Furthermore, no L-2 district can be created within a one-half mile radius of the Downtown District of Bunnell. Analysis of this requirement shows that the proposed L-2 zoning district is not within the one-half mile radius of the Downtown District.

The ACI zoning district is intended to serve the needs of the agricultural and rural communities to support economic development. It is also intended to capture trips to minimize impact on the area's road system while not destabilizing activities and businesses in the existing industrial districts of Bunnell's urban core.

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

A data and analysis on public facilities is included with this report as well a justification analysis from the applicant.

Staff Recommendation:

Recommend approval of the proposed rezoning (Application No. ZMA 2025-01) to the City Commission to rezone 1,842+/- acres from the "AG&S, Agricultural & Silviculture District" to the "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District".

City Attorney Review:

Approved for agenda

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1,842.00± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AG&S, AGRICULTURAL & SILVICULTURE DISTRICT” TO “L-2, HEAVY INDUSTRIAL DISTRICT” AND “ACI, AGRICULTURAL COMMUNITY INDUSTRIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Brown & Johnston & Joly & Durshimer are the owners of certain real properties, which land totals 1,842± acres in size and is assigned Tax Parcel Identification Numbers, listed under Exhibits “B” and “C” of this Ordinance, by the Flagler County Property Appraiser’s Office; and

WHEREAS, Tara Tedrow, Esq. with Lowndes Law firm, on behalf of the property owners, has applied to the City of Bunnell pursuant to the controlling provisions of State law and the *City of Bunnell Land Development Code*, to have the subject properties, totaling 1,842± acres generally located east of Old Haw Creek Road, north of County Road 304, and west of US Highway 1, rezoned to the “L-2, Heavy Industrial District” and “ACI, Agricultural Community Industrial District” zoning classifications from the existing “AG&S, Agricultural & Silviculture District” zoning classification; and

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

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

WHEREAS, the “L-2, Heavy Industrial” and “ACI, Agricultural Community Industrial” zoning districts are compatible with the “Industrial” and “Agricultural Community Industrial” Future Land Use designations, respectively, pursuant to §34-81 in the *City of Bunnell Land Development Code*; and

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

WHEREAS, the purpose of the “ACI, Agricultural Community Industrial” zoning district is to permit industrial uses that are compatible with and serve the agricultural and rural communities and is intended to allow industrial uses of land to support economic development; and

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

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

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

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

WHEREAS, professional City planning staff, the City’s Planning, Zoning and Appeals Board, and the City Commission have determined that the proposed rezoning of the

subject properties as set forth in this ordinance is consistent with the 2035 *Comprehensive Plan of the City of Bunnell*, the *City of Bunnell Land Development Code*, and the controlling provisions of State law; and

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

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

Section 1. Legislative Findings and Intent.

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

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

Section 2. Rezoning of Real Property/Implementing Actions.

(a) Upon enactment of this Ordinance, the following certain real property, as described herein and depicted in Exhibit “A” attached to this Ordinance, and totaling 1,842± acres in size, shall be rezoned to the “L-2, Heavy Industrial” and “ACI, Agricultural Community Industrial” zoning districts from the “AG&S, Agricultural & Silviculture” zoning district.

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

(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. L-2, Heavy Industrial Zoning District Legal Descriptions.

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

Section 4. ACI, Agricultural Community Industrial Zoning District Legal Descriptions.

The legal descriptions for the “ACI, Agricultural Community Industrial” zoning district being assigned to the properties that are the subject of this Ordinance are described in Exhibit “C” attached to this Ordinance.

Section 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 7. Effective Date.

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

First Reading: approved on this _____ day of _____, 2025.

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

CITY COMMISSION, City of Bunnell, Florida.

By: _____
Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Seal:

Kristen Bates, CMC, City Clerk

Exhibit "A"
Amended Zoning Map

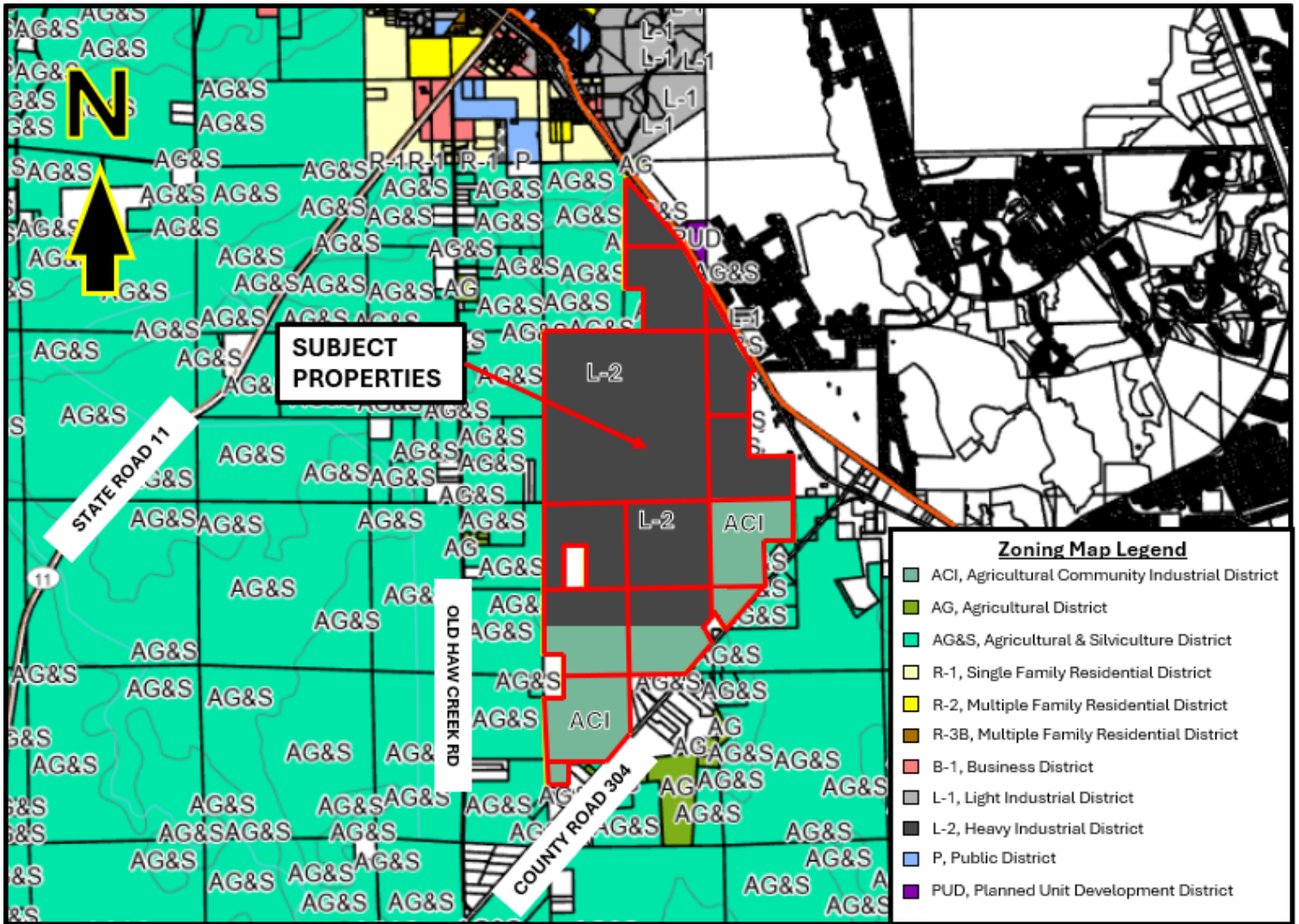


Exhibit “B”

L-2, Heavy Industrial Zoning District Legal Descriptions

Tax Parcel Identification Numbers:

23-12-30-0650-000A0-0060

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

Legal Description:

That part of Tracts 6, 7, and 9 lying South and West of the Florida East Coast Railway right-of-way and all of Tract 8 of Block A; that part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; all in Section 23, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

Legal Description:

That part of Tracts 7, 8, and 9 of Block C lying South and West of the Florida East Coast Railway right-of-way in Section 24, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

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

Legal Description:

That part of Tracts 6, 11, and 12, lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 7, 8, 9, 10, and all of Tracts 16 through 23, inclusive, of Block B; Tracts 1 through 16, inclusive, of Block C; SE 1/4 of SW 1/4 (of Block C); all in Section 25, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

26-12-30-0650-00000-0000

Legal Description:

All of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

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

35-12-30-0650-000C0-0000

35-12-30-0650-000D0-0000

Legal Description:

All of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS Tract 9, Block B of said Section 35; and LESS the South one-half (1/2) of the South one-half (1/2) of said Section 35; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Exhibit “C”

ACI, Agricultural Community Industrial Zoning District Legal Descriptions

Tax Parcel Identification Numbers:

35-12-30-0650-000C0-0000
35-12-30-0650-000D0-0000

Legal Description:

The South one-half (1/2) of the South one-half (1/2) of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS Tract 8 of Block C; and LESS that portion of Section 35 lying Southeasterly of County Road 304; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

36-12-30-0650-000B0-0020
36-12-30-0650-000C0-0021

Legal Description:

All of Block B; Tracts 2, 3, 4, 5, and 6 of Block C; all in Section 36, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS the following tracts in Block B; Tracts 16, 17, 18, the East one-half (1/2) of Tract 26, and all of Tract 27, in said Section 36; and LESS the property described in O.R. Book 249, Page 049, and O.R. Book 821, Page 86, Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

02-13-30-0650-000B0-0010
02-13-30-0650-000C0-0054

Legal Description:

All of Block B except Tract 5; Tract 5 of Block C, all in Section 2, Township 13 South, Range 30 East, Map of Bunnell Development Company Subdivision, as recorded Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS those properties

described in O.R. Book 2333, Page 1427, and O.R. Book 2333, Page 1429, Public Records of Flagler County, Florida.

City of Bunnell
Small-scale Future Land Use Map Amendment
Data and Analysis
US-1 Industrial Park

Status

This amendment is initiated by the applicant Tara Tedrow, Esq. with Lowndes Law Firm on behalf of the property owners Brown & Johnston & Joly & Durshimer. The intent of this amendment is to change the City's Future Land Use Map for approximately 1,842± acres of land from the "Agriculture & Silviculture" designation to the "Industrial" and "Agricultural Community Industrial" designations. There are no development plans at this time for the subject property and is not considered to be a proposed development pursuant to §380.06, *Florida Statutes*, and is not subject to the state coordinated review process for comprehensive plan amendments.

Below is a summary of information for evaluation.

Data

Location

The subject area is generally located between Old Haw Creek Road, US Highway 1, and County Road 304. The property is currently vacant and unaddressed. See Exhibit "A" for the property location.

Existing Use of the Subject Property

The parcels are currently vacant, undeveloped timberland and is classified by the Flagler County Property Appraiser's office as Timberland 80-89.

Size

The total area of the subject area is approximately 1,842± acres.

Land Use

Existing FLUM

The existing Future Land Use designation for the subject area is Agriculture & Silviculture (AG&S). This is shown in Exhibit "B".

The current Future Land Use allows:

- 1,842± acres of Agricultural & Silviculture use at 1.0 units per 5.0 acres = 368 units

Total Allowable Density: 368 units

Adjacent Properties

The Future Land Use designations for the properties adjacent to the subject area at the time of the City's proposed amendment are:

North: Single Family-Low Density (SF-L); Unincorporated Agriculture & Timberlands (AG-Timber);

South: Agriculture & Silviculture (AG&S); Unincorporated Agriculture & Timberlands (AG-Timber)

East: Industrial (IND); Palm Coast Residential; Palm Coast Institutional; Palm Coast Mixed Use; Palm Coast Greenbelt; Palm Coast Canals

West: Agriculture & Silviculture (AG&S)

Existing Conditions

The existing property uses abutting the subject area at the time of the City's proposed amendment are:

North: Vacant

South: Rural Single Family Residential

East: Residential

West: vacant timberland; Single-Family residences

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.

Proposed FLUM

The proposed Future Land Use designation is shown in Exhibit "B". The proposed zoning for the subject area will be "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District" and will have additional zoning/development criteria for this area beyond the comprehensive plan policies adopted for the land uses.

The proposed Future Land Uses would allow:

- 459± acres of Agricultural Community Industrial intensity at 0.5 FAR = 9,997,020 square feet.
- 1,383± acres of Industrial Intensity at 0.5 FAR = 30,121,740 Square feet

Total Allowable Intensity: 40,118,760 square feet

The change in the designations for the subject area would result in a loss of residential density and an increase in commercial/industrial intensity. The area would be further limited through FLU Policy 15 and FLU Policy 10.1 by ensuring the area designated "Agricultural Community Industrial" is limited to 50% maximum impervious coverage and the area designated "Industrial" is limited to 70% maximum impervious coverage.

Population Analysis

Given the loss of residential density in the amount of 368 dwelling units, which equates to an approximate possible population of 868 individuals (2.36 people/dwelling unit [*BEBR Households and Average Household Size in Florida April 1, 2024*]), there is no population increase relative to this location.

Impacts on Public Facilities and Services

Any future development of the property, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the City review process to ensure that the development complies with all applicable federal, state, and local regulations and permitting requirements. No development may take place prior to compliance with all applicable regulations.

Sanitary Sewer Impacts

The City currently has an adopted Level of Service (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. The City's Wastewater Treatment Facility (WWTF) currently operates under FDEP permit number FL0020907.

To determine the estimated impacts on the WWTF from this large-scale amendment, the demand of 0.0049 gpd per square foot will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020.

Estimated Sanitary Sewer Capacity Calculations

Existing Demand = $368 \text{ du} * 2.36 \text{ people/unit} * 102.3 \text{ gpd per capita} = 0.089 \text{ MGD}$

Estimated Demand = $40,118,760 \text{ sqft (allowable intensity)} * 0.0049 \text{ gpd per square foot (determined LOS)} = 196,581.924 \text{ gpd} / 1,000,000 = 0.197 \text{ MGD}$

Demand Difference = Increase of 0.108 MGD

Permitted Capacity = 0.600 MGD Annual Average Daily Flow (AADF).

Current AADF Capacity = 0.415 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Total Capacity = (Current AADF Capacity + Reserved Allocations + Projected Demand) = 0.663 MGD

Available Capacity = (Permitted Capacity – Total Capacity) = -0.063 MGD

Available Capacity with Amendment Demand = -0.260 MGD

The analysis shows there is not sufficient capacity for sanitary sewer; However, the City of Bunnell is currently constructing a new advanced WWTF, with a targeted completion date of the 3rd quarter of 2026, that will increase the permitted capacity to 1.200 MGD. With the increased capacity after completion, there will be adequate capacity for sanitary sewer to satisfy the needs for the subject area. The remaining capacity with this accounted for is projected to be 0.340 MGD assuming all variables remain the same.

Potable Water Impacts

The City currently has an adopted 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. 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

To determine the estimated impacts on the water supplies and facilities from this small-scale amendment, the demand of 0.0058 gpd per square foot will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020.

Estimated Raw Water Supply Capacity Calculations

Existing Demand = $368du * 2.36 \text{ people/unit} * 120 \text{ gpd per capita} = 0.104 \text{ MGD}$

Estimated Demand = $40,118,760\text{sqft (allowable intensity)} * 0.0058 \text{ gpd per square foot (determined LOS)} = 232,688.808 \text{ gpd} / 1,000,000 = 0.233 \text{ MGD}$

Demand Difference = Increase of 0.129 MGD

Permitted Water Use Allocation (CUP) = 0.675 MGD

Current Daily Average Withdrawal = 0.406 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Total Supply Capacity = (Current Daily Average Withdrawal + Reserved Allocations + Projected Demand) = 0.654 MGD

Available Raw Water Supply Capacity = (Permitted Supply – Total Capacity) = 0.021 MGD

Available Capacity with Amendment Demand = -0.212 MGD

Estimated Water Treatment Facility Capacity Calculations

Existing Demand = $368du * 2.36 \text{ people/unit} * 120 \text{ gpd per capita} = 0.104 \text{ MGD}$

Estimated Demand of FLUM amendment = $40,118,760\text{sqft (allowable intensity)} * 0.0058 \text{ gpd per square foot (determined LOS)} = 232,688.808 \text{ gpd} / 1,000,000 = 0.233 \text{ MGD}$

Demand Difference = Increase of 0.129 MGD

Permitted Facility Capacity = 0.999 MGD

Current AADF Capacity = 0.406 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Current Total Facility Capacity = (Current AADF Capacity + Reserved Allocations + Projected Demand) = 0.654 MGD

Available Capacity = (Permitted Capacity – Current Total Capacity) = 0.345 MGD

Available Capacity with Amendment Demand = 0.112 MGD

The analysis shows there is adequate capacity at the Water Treatment Plant for this amendment but an over-expenditure for Raw Water supply under the current CUP; however, the City is currently in the process of updating and modifying the City's CUP to increase the amount of Raw Water Supply the City is allowed to extract from available water resources.

Drainage

The subject area currently has approximately 87.3± acres located within FEMA Flood Zone A, 20.29± acres within FEMA Flood Zone AE, and 6.54 within FEMA Flood Zone X that has a 2% annual chance of flood hazard. The site also contains the following soil types as indicated on the National Cooperative Soil Survey:

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

Development of the subject area will be subject to the stormwater regulations of the St. Johns River Water Management District and the City of Bunnell. All appropriate stormwater permits and environmental assessments will need to be obtained before the development can proceed. Additionally, the City will enforce comprehensive plan policies to reduce development within flood hazard areas and to direct development to areas with more compatible soils and preserve areas that are not suitable for development. Chapter 10 in the City's Land Development Code regulates any and all development with FEMA Flood Hazard areas.

Solid Waste

The subject property will not have a significant impact on the City's solid waste services. Any deficits in the City's level of service at time of development will be timely addressed with an agreement between the City and the developer.

Traffic Circulation

The subject area will have ingress/egress off of US Highway 1. The area with its current land use capabilities has the possibility to generate a weekday AM Peak Hour trip generation of 191 trips (between 7 and 9 a.m.) and a PM Peak Hour trip generation of 291 trips (between 4 and 6 p.m.) based on the ITE Land Use Code 215. Under the requested Future Land Uses, there is a possible weekday AM and PM Peak Hour trip generation of 1,605 trips each (between 7 and 9 a.m.; between 4 and 6 p.m.) based on the ITE Land Use Code 130. This results in an increase of 1,314 trips for the subject area based on discussions with the applicant on possible future outcomes for the site.

The City will coordinate with Flagler County and FDOT regarding the impacts on the LOS when development is under review. A concurrency-level traffic impact analysis will be required at time of development that will follow the Volusia-Flagler TPO TIA guidelines to ensure all traffic impacts are accounted for.

Schools and Recreation

The subject area is will not have any impacts on public school concurrency as there is no residential density related to the proposed amendment.

Facility Conclusion

The proposed large-scale amendment will not create a significant impact to the City's facilities or public services. The City will have adequate capacity of its facilities to accommodate the land use change. The City will coordinate with Flagler County and FDOT for any facilities that fall under their jurisdiction such as traffic concurrency.

Comprehensive Plan Analysis

This large-scale Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies in the 2035 Bunnell Comprehensive Plan. The applicant has supplied a justification/comprehensive analysis of the proposed amendment.

City of Bunnell

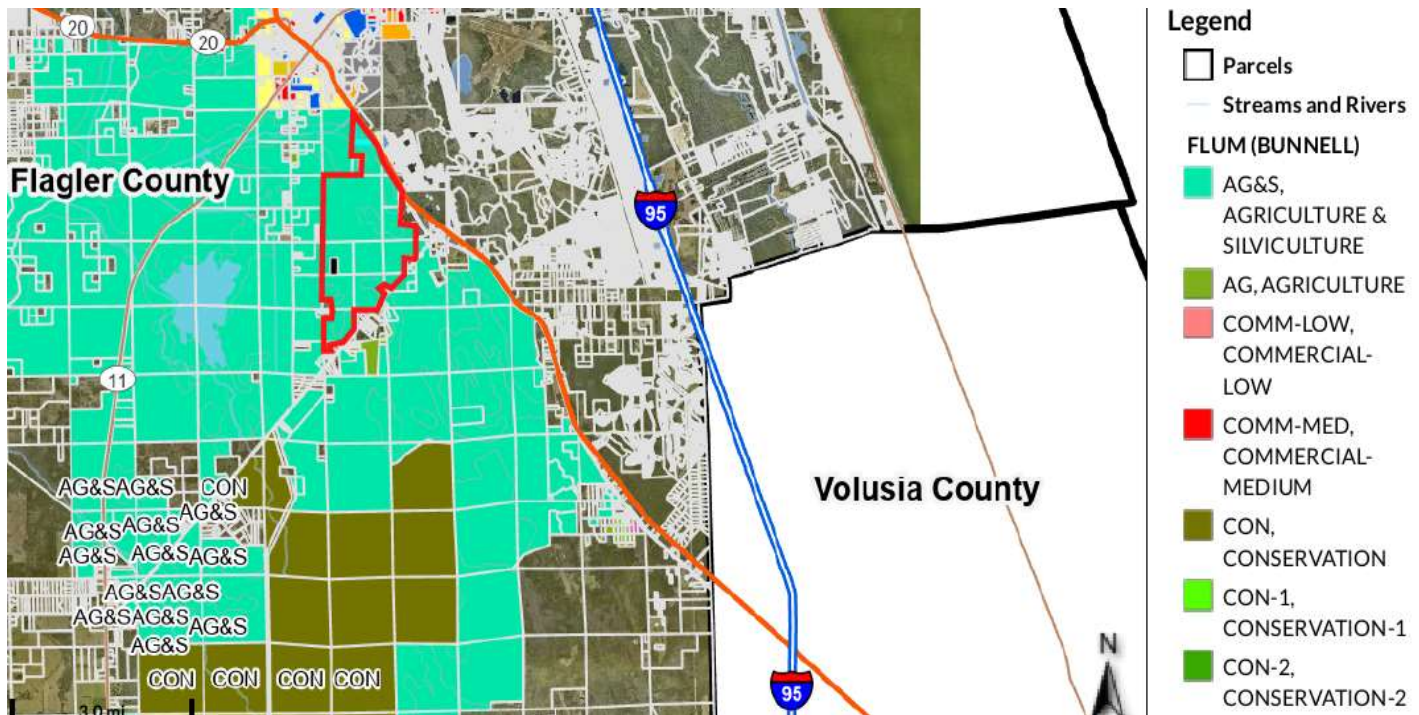
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND
REZONING NARRATIVE JUSTIFICATION STATEMENT

US 1 PARK

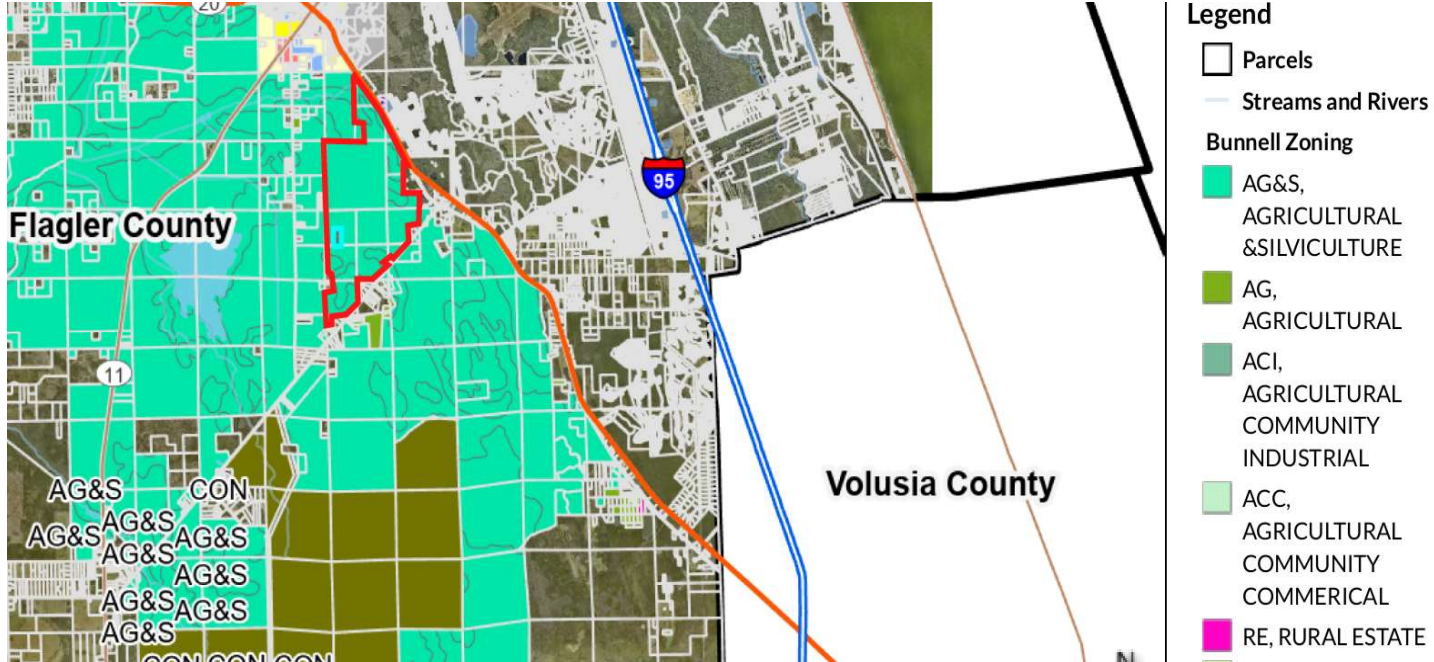
I. General Data

The subject Property is comprised of approximately 1,842 +/- acres of undeveloped land located east of Old Haw Creek Road, north of County Road 304, and West of US Highway 1 within the City of Bunnell. The parcels are identified as Parcel ID 23-12-30-0650-000A0-0060, 23-12-30-0650-000D0-0040, 24-12-30-0650-000C0-0070, 25-12-30-0650-000B0-0070, 25-12-30-0650-000C0-0010, 26-12-30-0650-00000-0000, 35-12-30-0650-000A0-0000, 35-12-30-0650-000B0-0010, 35-12-30-0650-000C0-0000, 35-12-30-0650-000D0-0000, 36-12-30-0650-000B0-0020, 36-12-30-0650-000C0-0021, 02-13-30-0650-000B0-0010, 02-13-30-0650-000C0-0054 with no assigned addresses (the "Property"). The current City future land use designation is Agriculture & Silviculture in the AG&S zoning district.

EXISTING FUTURE LAND USE



EXISTING ZONING



II. Proposed Changes

This is a request for large-scale Comprehensive Plan future land use (“FLU”) map amendment to Industrial and Agricultural Community Industrial and companion rezonings of the Property into Industrial (“L-2”) and Agricultural Community Industrial (“ACI”) zoning districts respectively, as shown on the attached **Exhibit “A”**. The corresponding legal descriptions for the L-2 and ACI portions of the Property are attached as **Exhibits “B”** and **“C”**, respectively.

Pursuant to Future Land Use Policy 7.4, Industrial and ACI FLU designations provide for development at a maximum intensity of 0.5 FAR per gross acre. Industrial FLU development shall have a maximum ISR of 70% under Policy 10.1, and under Policy 15, ACI FLU development shall have a maximum ISR of 50%.

Future Land Use Categories

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

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

In accordance with FLU Policy 15, the ACI category is intended to “accommodate industrial uses in the agricultural community, similar to the industrial category.” Section 34-108 of the LDC also underscores that the ACI zoning designation is “intended to allow industrial uses of land to support economic development.”

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

Pursuant to the permitted uses in the L-2 as provided in Section 34-121, and permitted uses in the ACI zoning, as provided under Section 34-108, the proposed changes would provide economic development and employment opportunities for the City. Moreover, in accordance

with Section 34-108, this proposed development program would not interfere with businesses in the existing industrial districts of downtown Bunnell nor contribute to urban sprawl.

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

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

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

IV. Suitability Analysis

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

V. Minimum Land Needed to Achieve Goals and Requirements

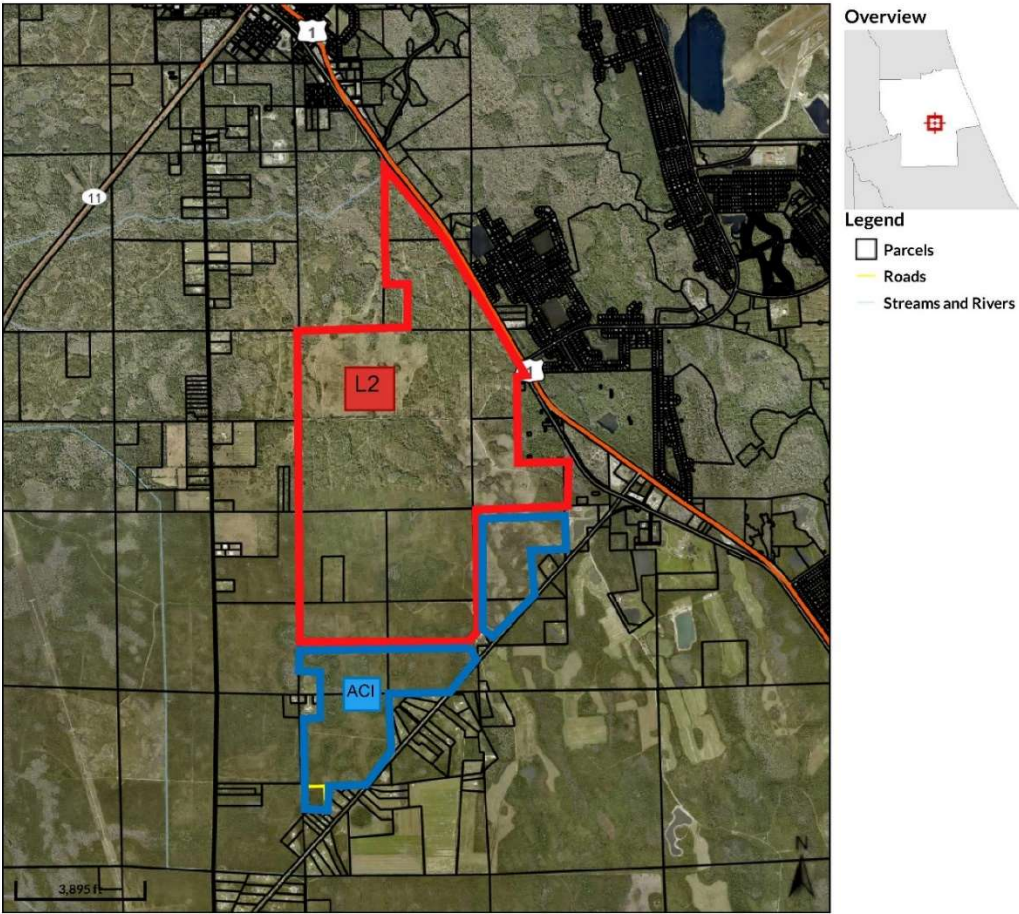
The request provides for a significant amount of acreage that will ensure flexibility in site design. The large area covered by these requests will ensure that the impact of any development can be appropriately accommodated and mitigated. While there is no specific acreage that is mandated for an industrial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

VI. Conclusion

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

EXHIBIT "A"
PROPOSED ZONING MAP

FLAGLER COUNTY PROPERTY APPRAISER



Date created: 4/4/2025
Last Data Uploaded: 4/4/2025 9:05:32 AM
Developed by SCHNEIDER
GEOSPATIAL

EXHIBIT "B"

L-2 LEGAL DESCRIPTIONS

Map ID 18A - Parcel ID 23-12-30-0650-000A0-0060

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

Legal Description:

That part of Tracts 6, 7 and 9 lying South and West of the Florida East Coast Railway right-of-way and all of Tract 8 of Block A; that part of Tracts 1, 2, 3 and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13 and 14 of Block D; all in Section 23, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

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

Legal Description:

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

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

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

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

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

Legal Description:

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

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

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

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

All of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35; and LESS the South one-half (1/2) of the South one-half (1/2) of said Section 35; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

EXHIBIT "C"

ACI LEGAL DESCRIPTIONS

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

The South one-half (1/2) of the South one-half (1/2) of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 8 of Block C; and LESS that portion of Section 35 lying Southeasterly of County Road 304; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Map ID 31C-2 – Parcel ID 36-12-30-0650-000B0-0020

Map ID 31D-2 – Parcel ID 36-12-30-0650-000C0-0021

Legal Description:

All of Block B; Tracts 2, 3, 4, 5 and 6 of Block C; all in Section 36, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS the following tracts in Block B; Tracts 16, 17, 18, the East one-half (1/2) of Tract 26, and all of Tract 27, in said Section 36; and LESS the property described in O.R. Book 249, Page 049, and O.R. 821, Page 86, Public Records of Flagler County, Florida.

Map ID 32Aa – Parcel ID 02-13-30-0650-000B0-0010

Map ID 32Ab – Parcel ID 02-13-30-0650-000C0-0054

Legal Description:

All of Block B except Tract 5; Tract 5 of Block C; all in Section 2, Township 13 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS those properties described in O.R. Book 2333, Page 1427, and O.R. Book 2333, Page 1429, Public Records of Flagler County, Florida.

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-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1,842.00± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AG&S, AGRICULTURAL & SILVICULTURE DISTRICT” TO “L-2, HEAVY INDUSTRIAL DISTRICT” AND “ACI, AGRICULTURAL COMMUNITY INDUSTRIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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



City of Bunnell, Florida

Agenda Item No. 8.

Document Date: 4/15/2025
Department: Community Development
Subject: FLUMA 2025-01: Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,842+/- acres of land from "Agricultural & Silviculture" designation to the "Industrial" and "Agricultural Community Industrial" designations.

Property Address:
Zoning Designation: AG&S
Future Land Use Designation: AG&S
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Ordinance 2025-XX Brown & Johnston & Joly & Durshimer Large-scale FLUM Amendment	Ordinance
FLUM Data & Analysis	Exhibit
Applicant Comprehensive Plan Analysis	Report
Business Impact Statement	Report

Summary/Highlights:

This is a request to amend the City's Future Land Use Map of the Future Land Use Element of the City of Bunnell 2035 Comprehensive Plan for 1,842+/- acres of land from the "Agricultural & Silviculture" land use designation to the "Industrial" and "Agricultural Community Industrial" land use designations.

There is a companion application (ZMA 2025-01) to rezone the property from AG&S, Agricultural and Silviculture District to L-2, Heavy Industrial District and ACI, Agricultural Community Industrial District.

In accordance with Florida Statutes, notice of this item containing the date, time, and location of the meeting was published in the Observer Local News on April 24, 2025.

Background:

The applicant, Tara Tedrow with Lowndes Law Firm, on behalf of the owners Brown & Johnston & Joly & Durshimer, has applied for a large-scale Future Land Use Map amendment for 1,842+/-

acres of land. This large-scale amendment will amend the existing land use to approximately 459+/- acres of the "Agricultural Community Industrial" land use and approximately 1,383+/- acres of the "Industrial" land use. There are currently no plans at this time or submitted in conjunction with this request.

The surrounding area is predominantly vacant, undeveloped timberland and partially rural residential. The location of this amendment is planned strategically to take advantage of Bunnell's location from the Florida Department of Transportation Strategic Intermodal System (SIS) facilities. These facilities include Interstate 95, State Highway 100, and State Highway 100 West. Other Non-SIS facilities that would accommodate transportation of industrial goods and materials, such as US Highway 1 and State Road 11, are viable for any industrial operation that would be planned for the subject area. This amendment would improve the economic opportunities in the City and provide a more balanced tax base that leans more towards commercial and industrial land uses rather than relying on the residential areas of the City. This would be consistent with the City's 2035 Comprehensive Plan and the City's 2019 adopted Strategic Plan for increase the economic base to promote sustainable commercial and industrial growth.

A data and analysis has been performed for this amendment and is included in this staff report which showcases the impacts on public facilities. The applicant has provided a justification analysis with there amendment, included herein.

This amendment is considered to be a large-scale comprehensive plan amendment that is subject to and regulated by Section 163.3184, Florida Statutes. This will be required to undergo the expedited state review process which is outlined under Section 163.3184(3), Florida Statutes.

Staff Recommendation:

Recommend approval of the large-scale Future Land Use Map amendment (Application No. FLUMA 2025-01) to the City Commission for 1,842+/- acres from "Agricultural & Silviculture" to "Industrial" and "Agricultural Community Industrial".

City Attorney Review:

Approved for Agenda

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 1,842± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AGRICULTURE & SILVICULTURE (AG&S)” TO “INDUSTRIAL (IND)” AND “AGRICULTURAL COMMUNITY INDUSTRIAL (ACI)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SERVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Brown & Johnston & Joly & Durshimer owns the certain real properties which land totals 1,842± acres in size, are assigned Tax Parcel Identification Numbers listed under Exhibits “B” and “C” of this Ordinance by the Flagler County Property Appraiser’s Office, and are the subject of this Ordinance; and

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

WHEREAS, the City of Bunnell’s Planning, Zoning and Appeals Board, as the City’s local planning agency, held a public hearing on May 2, 2023 to consider amending the Future Land Use Map of the Future Land Use Element of the *City of Bunnell Comprehensive*

Plan and recommend approval of the proposed Future Land Use Map amendment to the *Comprehensive Plan* for the subject property as requested by the property owner; and

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

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

WHEREAS, the purpose of the “Agricultural Community Industrial” Land Use designation is to accommodate industrial uses in the agricultural community providing the uses do not interfere with agricultural uses and to support the economic viability of the agricultural community and the residents of the area as described in FLU Policy 15 in the City’s *2035 Comprehensive Plan*; and

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

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

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

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

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

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

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

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

Section 1. Legislative Findings and Intent.

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

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

Section 2. Amendment to Future Land Use Map.

Upon enactment of this Ordinance, the Future Land Use Map in the Future Land Use Element of the City of Bunnell *2035 Comprehensive Plan* is hereby amended, as described herein and depicted in Exhibit “A” attached to this Ordinance, and totaling 1,842± acres in size, by assigning the “Industrial” and “Agricultural Community Industrial” Future Land Use Map designations to the real properties, which are the subject of this Ordinance as set forth herein, from the existing “Agricultural & Silviculture” Future Land Use Map designation.

Section 3. Industrial Future Land Use Designation Legal Descriptions.

The legal descriptions for the “Industrial” 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 4. Agricultural Community Industrial Future Land Use Designation Legal Descriptions.

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

First Reading: approved on this _____ day of _____, 2025.

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

CITY COMMISSION, City of Bunnell, Florida.

By: _____
Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Seal:

Kristen Bates, CMC, City Clerk

Exhibit "A"
Amended Future Land Use Map

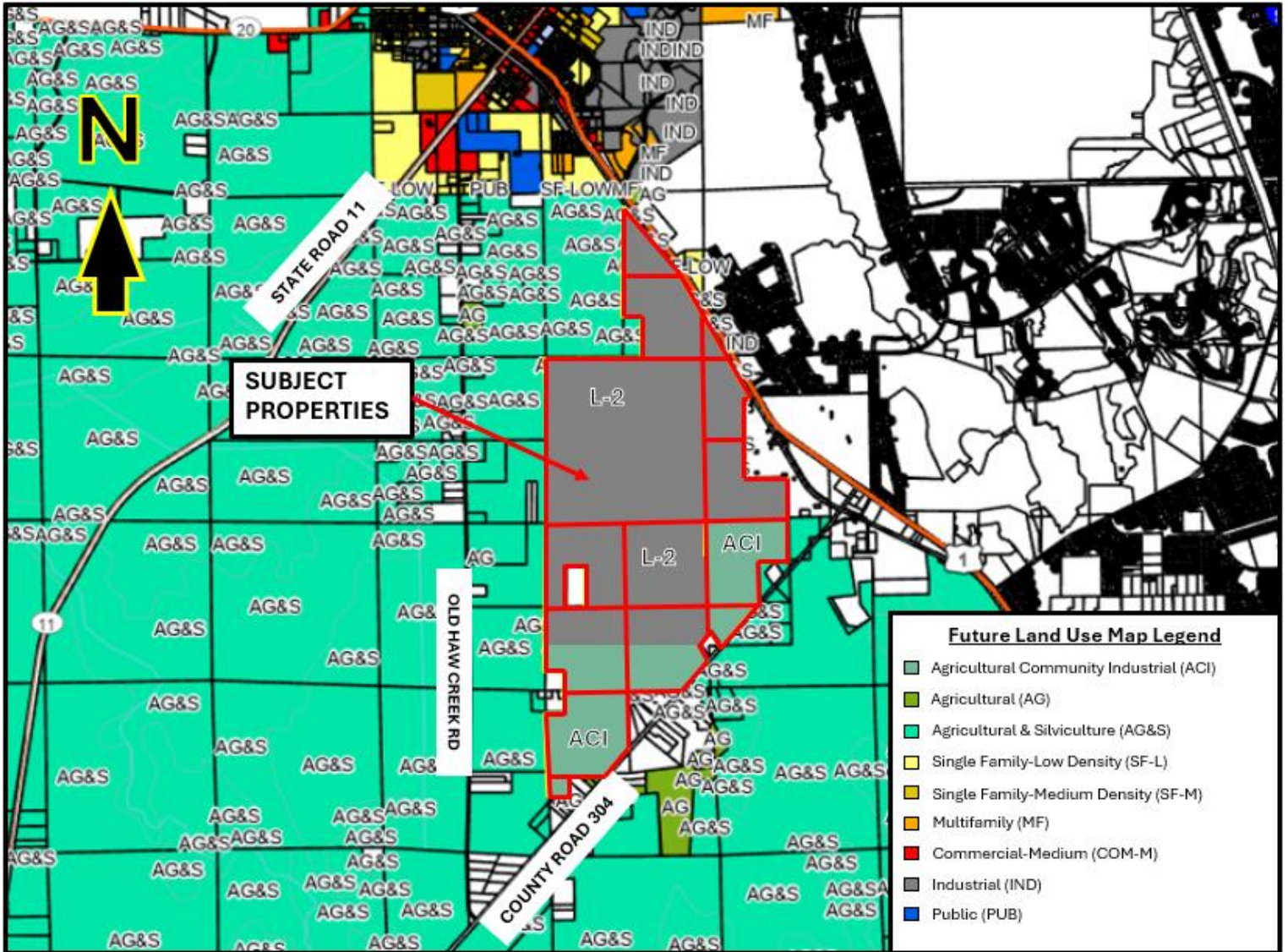


Exhibit “B”

Industrial Future Land Use Designation Legal Descriptions

Tax Parcel Identification Numbers:

23-12-30-0650-000A0-0060

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

Legal Description:

That part of Tracts 6, 7, and 9 lying South and West of the Florida East Coast Railway right-of-way and all of Tract 8 of Block A; that part of Tracts 1, 2, 3, and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13, and 14 of Block D; all in Section 23, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

Legal Description:

That part of Tracts 7, 8, and 9 of Block C lying South and West of the Florida East Coast Railway right-of-way in Section 24, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

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

Legal Description:

That part of Tracts 6, 11, and 12, lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 7, 8, 9, 10, and all of Tracts 16 through 23, inclusive, of Block B; Tracts 1 through 16, inclusive, of Block C; SE 1/4 of SW 1/4 (of Block C); all in Section 25, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

26-12-30-0650-00000-0000

Legal Description:

All of Section 26, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

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

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

35-12-30-0650-000C0-0000

35-12-30-0650-000D0-0000

Legal Description:

All of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS Tract 9, Block B of said Section 35; and LESS the South one-half (1/2) of the South one-half (1/2) of said Section 35; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Exhibit “B”

Agricultural Community Industrial Future Land Use Designation Legal Descriptions

Tax Parcel Identification Numbers:

35-12-30-0650-000C0-0000

35-12-30-0650-000D0-0000

Legal Description:

The South one-half (1/2) of the South one-half (1/2) of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS Tract 8 of Block C; and LESS that portion of Section 35 lying Southeasterly of County Road 304; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

36-12-30-0650-000B0-0020

36-12-30-0650-000C0-0021

Legal Description:

All of Block B; Tracts 2, 3, 4, 5, and 6 of Block C; all in Section 36, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS the following tracts in Block B; Tracts 16, 17, 18, the East one-half (1/2) of Tract 26, and all of Tract 27, in said Section 36; and LESS the property described in O.R. Book 249, Page 049, and O.R. Book 821, Page 86, Public Records of Flagler County, Florida.

Tax Parcel Identification Numbers:

02-13-30-0650-000B0-0010

02-13-30-0650-000C0-0054

Legal Description:

All of Block B except Tract 5; Tract 5 of Block C, all in Section 2, Township 13 South, Range 30 East, Map of Bunnell Development Company Subdivision, as recorded Plat Book 1, Page 1, in the Public Records of Flagler County, Florida; LESS those properties

described in O.R. Book 2333, Page 1427, and O.R. Book 2333, Page 1429, Public Records of Flagler County, Florida.

City of Bunnell
Small-scale Future Land Use Map Amendment
Data and Analysis
US-1 Industrial Park

Status

This amendment is initiated by the applicant Tara Tedrow, Esq. with Lowndes Law Firm on behalf of the property owners Brown & Johnston & Joly & Durshimer. The intent of this amendment is to change the City's Future Land Use Map for approximately 1,842± acres of land from the "Agriculture & Silviculture" designation to the "Industrial" and "Agricultural Community Industrial" designations. There are no development plans at this time for the subject property and is not considered to be a proposed development pursuant to §380.06, *Florida Statutes*, and is not subject to the state coordinated review process for comprehensive plan amendments.

Below is a summary of information for evaluation.

Data

Location

The subject area is generally located between Old Haw Creek Road, US Highway 1, and County Road 304. The property is currently vacant and unaddressed. See Exhibit "A" for the property location.

Existing Use of the Subject Property

The parcels are currently vacant, undeveloped timberland and is classified by the Flagler County Property Appraiser's office as Timberland 80-89.

Size

The total area of the subject area is approximately 1,842± acres.

Land Use

Existing FLUM

The existing Future Land Use designation for the subject area is Agriculture & Silviculture (AG&S). This is shown in Exhibit "B".

The current Future Land Use allows:

- 1,842± acres of Agricultural & Silviculture use at 1.0 units per 5.0 acres = 368 units

Total Allowable Density: 368 units

Adjacent Properties

The Future Land Use designations for the properties adjacent to the subject area at the time of the City's proposed amendment are:

North: Single Family-Low Density (SF-L); Unincorporated Agriculture & Timberlands (AG-Timber);

South: Agriculture & Silviculture (AG&S); Unincorporated Agriculture & Timberlands (AG-Timber)

East: Industrial (IND); Palm Coast Residential; Palm Coast Institutional; Palm Coast Mixed Use; Palm Coast Greenbelt; Palm Coast Canals

West: Agriculture & Silviculture (AG&S)

Existing Conditions

The existing property uses abutting the subject area at the time of the City's proposed amendment are:

North: Vacant

South: Rural Single Family Residential

East: Residential

West: vacant timberland; Single-Family residences

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.

Proposed FLUM

The proposed Future Land Use designation is shown in Exhibit "B". The proposed zoning for the subject area will be "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District" and will have additional zoning/development criteria for this area beyond the comprehensive plan policies adopted for the land uses.

The proposed Future Land Uses would allow:

- 459± acres of Agricultural Community Industrial intensity at 0.5 FAR = 9,997,020 square feet.
- 1,383± acres of Industrial Intensity at 0.5 FAR = 30,121,740 Square feet

Total Allowable Intensity: 40,118,760 square feet

The change in the designations for the subject area would result in a loss of residential density and an increase in commercial/industrial intensity. The area would be further limited through FLU Policy 15 and FLU Policy 10.1 by ensuring the area designated "Agricultural Community Industrial" is limited to 50% maximum impervious coverage and the area designated "Industrial" is limited to 70% maximum impervious coverage.

Population Analysis

Given the loss of residential density in the amount of 368 dwelling units, which equates to an approximate possible population of 868 individuals (2.36 people/dwelling unit [*BEBR Households and Average Household Size in Florida April 1, 2024*]), there is no population increase relative to this location.

Impacts on Public Facilities and Services

Any future development of the property, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the City review process to ensure that the development complies with all applicable federal, state, and local regulations and permitting requirements. No development may take place prior to compliance with all applicable regulations.

Sanitary Sewer Impacts

The City currently has an adopted Level of Service (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. The City's Wastewater Treatment Facility (WWTF) currently operates under FDEP permit number FL0020907.

To determine the estimated impacts on the WWTF from this large-scale amendment, the demand of 0.0049 gpd per square foot will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020.

Estimated Sanitary Sewer Capacity Calculations

Existing Demand = $368 \text{ du} * 2.36 \text{ people/unit} * 102.3 \text{ gpd per capita} = 0.089 \text{ MGD}$

Estimated Demand = $40,118,760 \text{ sqft (allowable intensity)} * 0.0049 \text{ gpd per square foot (determined LOS)} = 196,581.924 \text{ gpd} / 1,000,000 = 0.197 \text{ MGD}$

Demand Difference = Increase of 0.108 MGD

Permitted Capacity = 0.600 MGD Annual Average Daily Flow (AADF).

Current AADF Capacity = 0.415 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Total Capacity = (Current AADF Capacity + Reserved Allocations + Projected Demand) = 0.663 MGD

Available Capacity = (Permitted Capacity – Total Capacity) = -0.063 MGD

Available Capacity with Amendment Demand = -0.260 MGD

The analysis shows there is not sufficient capacity for sanitary sewer; However, the City of Bunnell is currently constructing a new advanced WWTF, with a targeted completion date of the 3rd quarter of 2026, that will increase the permitted capacity to 1.200 MGD. With the increased capacity after completion, there will be adequate capacity for sanitary sewer to satisfy the needs for the subject area. The remaining capacity with this accounted for is projected to be 0.340 MGD assuming all variables remain the same.

Potable Water Impacts

The City currently has an adopted 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. 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

To determine the estimated impacts on the water supplies and facilities from this small-scale amendment, the demand of 0.0058 gpd per square foot will be used as determined by the adopted Bunnell Wastewater Master Plan, prepared by Kimley-Horn and Associates, Inc. in February 2020.

Estimated Raw Water Supply Capacity Calculations

Existing Demand = $368du * 2.36 \text{ people/unit} * 120 \text{ gpd per capita} = 0.104 \text{ MGD}$

Estimated Demand = $40,118,760\text{sqft (allowable intensity)} * 0.0058 \text{ gpd per square foot (determined LOS)} = 232,688.808 \text{ gpd} / 1,000,000 = 0.233 \text{ MGD}$

Demand Difference = Increase of 0.129 MGD

Permitted Water Use Allocation (CUP) = 0.675 MGD

Current Daily Average Withdrawal = 0.406 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Total Supply Capacity = (Current Daily Average Withdrawal + Reserved Allocations + Projected Demand) = 0.654 MGD

Available Raw Water Supply Capacity = (Permitted Supply – Total Capacity) = 0.021 MGD

Available Capacity with Amendment Demand = -0.212 MGD

Estimated Water Treatment Facility Capacity Calculations

Existing Demand = $368du * 2.36 \text{ people/unit} * 120 \text{ gpd per capita} = 0.104 \text{ MGD}$

Estimated Demand of FLUM amendment = $40,118,760\text{sqft (allowable intensity)} * 0.0058 \text{ gpd per square foot (determined LOS)} = 232,688.808 \text{ gpd} / 1,000,000 = 0.233 \text{ MGD}$

Demand Difference = Increase of 0.129 MGD

Permitted Facility Capacity = 0.999 MGD

Current AADF Capacity = 0.406 MGD

Reserved Allocations = 0.138 MGD

Yearly Projected Demand = 0.011 MGD (2025 – 2035 = 0.110 MGD)

Current Total Facility Capacity = (Current AADF Capacity + Reserved Allocations + Projected Demand) = 0.654 MGD

Available Capacity = (Permitted Capacity – Current Total Capacity) = 0.345 MGD

Available Capacity with Amendment Demand = 0.112 MGD

The analysis shows there is adequate capacity at the Water Treatment Plant for this amendment but an over-expenditure for Raw Water supply under the current CUP; however, the City is currently in the process of updating and modifying the City's CUP to increase the amount of Raw Water Supply the City is allowed to extract from available water resources.

Drainage

The subject area currently has approximately 87.3± acres located within FEMA Flood Zone A, 20.29± acres within FEMA Flood Zone AE, and 6.54 within FEMA Flood Zone X that has a 2% annual chance of flood hazard. The site also contains the following soil types as indicated on the National Cooperative Soil Survey:

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

Development of the subject area will be subject to the stormwater regulations of the St. Johns River Water Management District and the City of Bunnell. All appropriate stormwater permits and environmental assessments will need to be obtained before the development can proceed. Additionally, the City will enforce comprehensive plan policies to reduce development within flood hazard areas and to direct development to areas with more compatible soils and preserve areas that are not suitable for development. Chapter 10 in the City's Land Development Code regulates any and all development with FEMA Flood Hazard areas.

Solid Waste

The subject property will not have a significant impact on the City's solid waste services. Any deficits in the City's level of service at time of development will be timely addressed with an agreement between the City and the developer.

Traffic Circulation

The subject area will have ingress/egress off of US Highway 1. The area with its current land use capabilities has the possibility to generate a weekday AM Peak Hour trip generation of 191 trips (between 7 and 9 a.m.) and a PM Peak Hour trip generation of 291 trips (between 4 and 6 p.m.) based on the ITE Land Use Code 215. Under the requested Future Land Uses, there is a possible weekday AM and PM Peak Hour trip generation of 1,605 trips each (between 7 and 9 a.m.; between 4 and 6 p.m.) based on the ITE Land Use Code 130. This results in an increase of 1,314 trips for the subject area based on discussions with the applicant on possible future outcomes for the site.

The City will coordinate with Flagler County and FDOT regarding the impacts on the LOS when development is under review. A concurrency-level traffic impact analysis will be required at time of development that will follow the Volusia-Flagler TPO TIA guidelines to ensure all traffic impacts are accounted for.

Schools and Recreation

The subject area is will not have any impacts on public school concurrency as there is no residential density related to the proposed amendment.

Facility Conclusion

The proposed large-scale amendment will not create a significant impact to the City's facilities or public services. The City will have adequate capacity of its facilities to accommodate the land use change. The City will coordinate with Flagler County and FDOT for any facilities that fall under their jurisdiction such as traffic concurrency.

Comprehensive Plan Analysis

This large-scale Future Land Use Map amendment is consistent with the Goals, Objectives, and Policies in the 2035 Bunnell Comprehensive Plan. The applicant has supplied a justification/comprehensive analysis of the proposed amendment.

City of Bunnell

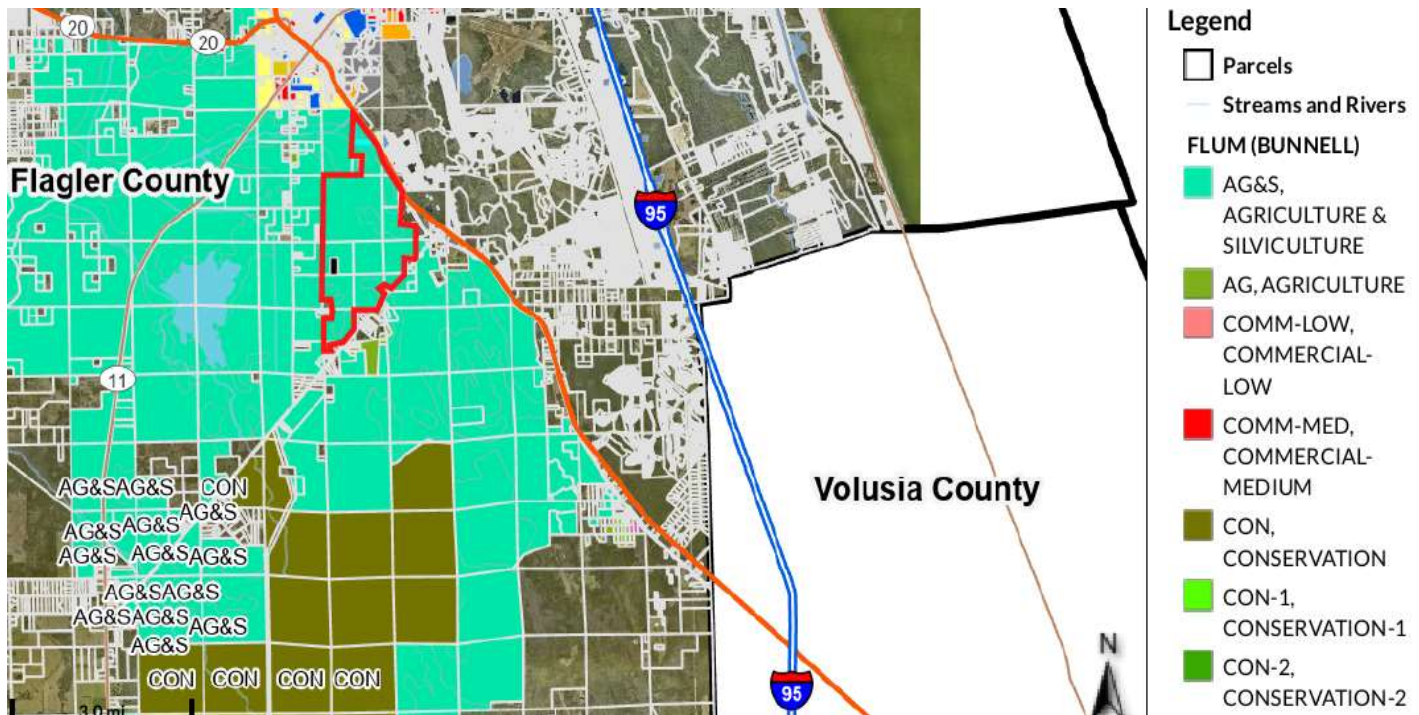
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND
REZONING NARRATIVE JUSTIFICATION STATEMENT

US 1 PARK

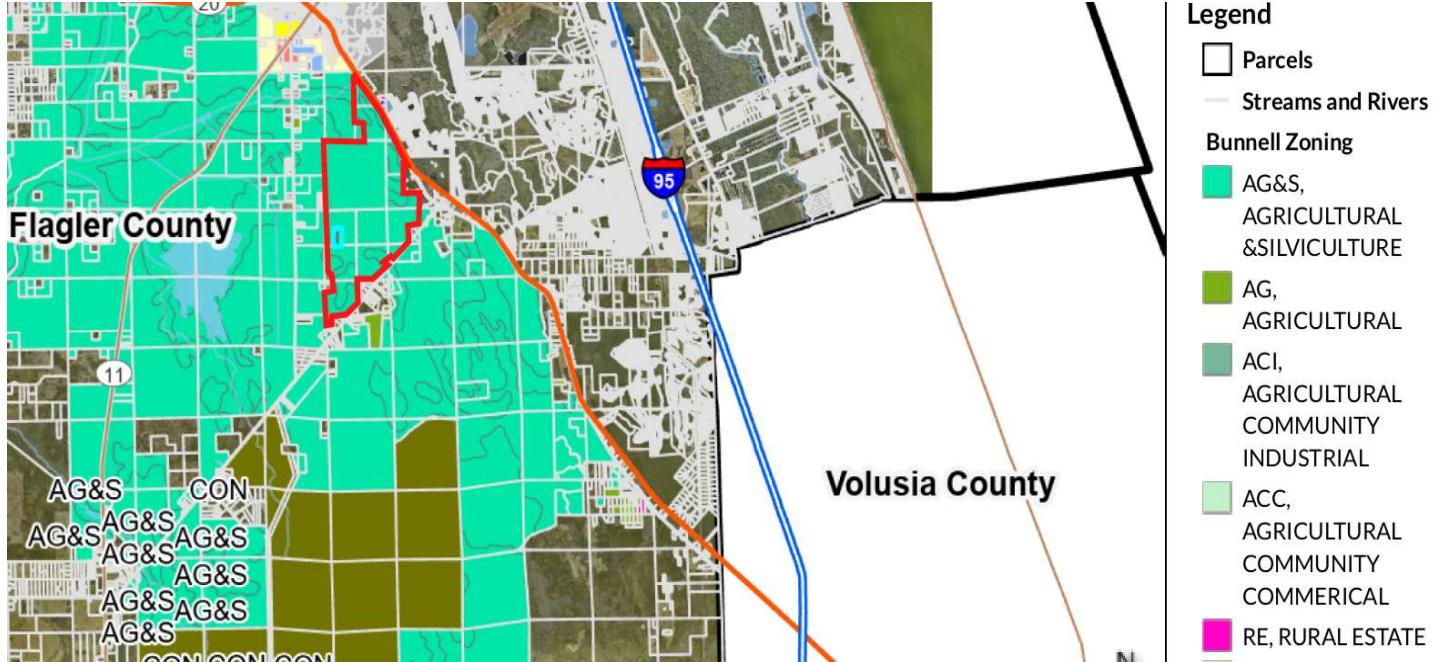
I. General Data

The subject Property is comprised of approximately 1,842 +/- acres of undeveloped land located east of Old Haw Creek Road, north of County Road 304, and West of US Highway 1 within the City of Bunnell. The parcels are identified as Parcel ID 23-12-30-0650-000A0-0060, 23-12-30-0650-000D0-0040, 24-12-30-0650-000C0-0070, 25-12-30-0650-000B0-0070, 25-12-30-0650-000C0-0010, 26-12-30-0650-00000-0000, 35-12-30-0650-000A0-0000, 35-12-30-0650-000B0-0010, 35-12-30-0650-000C0-0000, 35-12-30-0650-000D0-0000, 36-12-30-0650-000B0-0020, 36-12-30-0650-000C0-0021, 02-13-30-0650-000B0-0010, 02-13-30-0650-000C0-0054 with no assigned addresses (the "Property"). The current City future land use designation is Agriculture & Silviculture in the AG&S zoning district.

EXISTING FUTURE LAND USE



EXISTING ZONING



II. Proposed Changes

This is a request for large-scale Comprehensive Plan future land use (“FLU”) map amendment to Industrial and Agricultural Community Industrial and companion rezonings of the Property into Industrial (“L-2”) and Agricultural Community Industrial (“ACI”) zoning districts respectively, as shown on the attached **Exhibit “A”**. The corresponding legal descriptions for the L-2 and ACI portions of the Property are attached as **Exhibits “B”** and **“C”**, respectively.

Pursuant to Future Land Use Policy 7.4, Industrial and ACI FLU designations provide for development at a maximum intensity of 0.5 FAR per gross acre. Industrial FLU development shall have a maximum ISR of 70% under Policy 10.1, and under Policy 15, ACI FLU development shall have a maximum ISR of 50%.

Future Land Use Categories

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

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

In accordance with FLU Policy 15, the ACI category is intended to “accommodate industrial uses in the agricultural community, similar to the industrial category.” Section 34-108 of the LDC also underscores that the ACI zoning designation is “intended to allow industrial uses of land to support economic development.”

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

Pursuant to the permitted uses in the L-2 as provided in Section 34-121, and permitted uses in the ACI zoning, as provided under Section 34-108, the proposed changes would provide economic development and employment opportunities for the City. Moreover, in accordance

with Section 34-108, this proposed development program would not interfere with businesses in the existing industrial districts of downtown Bunnell nor contribute to urban sprawl.

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

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

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

IV. Suitability Analysis

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

V. Minimum Land Needed to Achieve Goals and Requirements

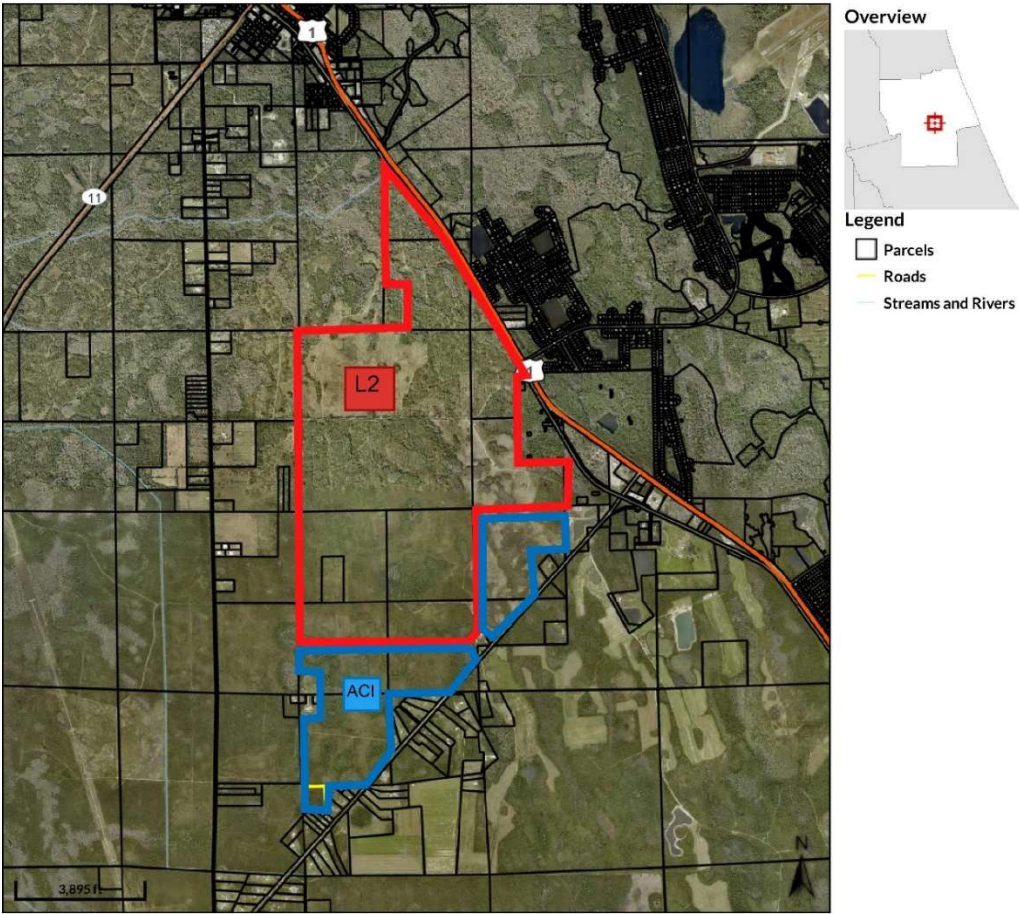
The request provides for a significant amount of acreage that will ensure flexibility in site design. The large area covered by these requests will ensure that the impact of any development can be appropriately accommodated and mitigated. While there is no specific acreage that is mandated for an industrial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

VI. Conclusion

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

EXHIBIT "A"
PROPOSED ZONING MAP

FLAGLER COUNTY PROPERTY APPRAISER



Date created: 4/4/2025
Last Data Uploaded: 4/4/2025 9:05:32 AM
Developed by  SCHNEIDER
GEOSPATIAL

EXHIBIT "B"

L-2 LEGAL DESCRIPTIONS

Map ID 18A - Parcel ID 23-12-30-0650-000A0-0060

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

Legal Description:

That part of Tracts 6, 7 and 9 lying South and West of the Florida East Coast Railway right-of-way and all of Tract 8 of Block A; that part of Tracts 1, 2, 3 and 15 lying South and West of the Florida East Coast Railway right-of-way and all of Tracts 4, 5, 6, 9, 10, 11, 12, 13 and 14 of Block D; all in Section 23, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida.

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

Legal Description:

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

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

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

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

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

Legal Description:

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

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

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

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

All of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 9, Block B of said Section 35; and LESS the South one-half (1/2) of the South one-half (1/2) of said Section 35; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

EXHIBIT "C"

ACI LEGAL DESCRIPTIONS

Map ID 30C - Parcel ID 35-12-30-0650-000C0-0000

Map ID 30D - Parcel ID 35-12-30-0650-000D0-0000

Legal Description:

The South one-half (1/2) of the South one-half (1/2) of Section 35, Township 12 South, Range 30 East, in Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS Tract 8 of Block C; and LESS that portion of Section 35 lying Southeasterly of County Road 304; and LESS the property described in O.R. Book 249, Page 049, Public Records of Flagler County, Florida.

Map ID 31C-2 – Parcel ID 36-12-30-0650-000B0-0020

Map ID 31D-2 – Parcel ID 36-12-30-0650-000C0-0021

Legal Description:

All of Block B; Tracts 2, 3, 4, 5 and 6 of Block C; all in Section 36, Township 12 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS the following tracts in Block B; Tracts 16, 17, 18, the East one-half (1/2) of Tract 26, and all of Tract 27, in said Section 36; and LESS the property described in O.R. Book 249, Page 049, and O.R. 821, Page 86, Public Records of Flagler County, Florida.

Map ID 32Aa – Parcel ID 02-13-30-0650-000B0-0010

Map ID 32Ab – Parcel ID 02-13-30-0650-000C0-0054

Legal Description:

All of Block B except Tract 5; Tract 5 of Block C; all in Section 2, Township 13 South, Range 30 East, Map of the Bunnell Development Company Subdivision, as recorded in the Office of the Clerk of the Circuit Court, Flagler County, Florida; LESS those properties described in O.R. Book 2333, Page 1427, and O.R. Book 2333, Page 1429, Public Records of Flagler County, Florida.

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-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 1,842± ACRES IN THE CITY OF BUNNELL LIMITS FROM “AGRICULTURE & SILVICULTURE (AG&S)” TO “INDUSTRIAL (IND)” AND “AGRICULTURAL COMMUNITY INDUSTRIAL (ACI)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SERVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

The City of Bunnell hereby publishes the following information:

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

This is an Ordinance initiated by an applicant for amending the Future Land Use Map for 1,842 +/- acres.

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

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

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

- (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:**

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

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

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