

*Crossroads of Flagler County*

**Board Members:**  
**Carl Lilavois, Chair**  
**Gary Masten, Co-Chair**  
**Robin Tyler**  
**Manuel Madaleno**  
**Nealon Joseph (Alternate)**

## **PLANNING, ZONING AND APPEALS BOARD AGENDA**

**Tuesday, May 3, 2022**

**6:00 PM**

1769 East Moody Boulevard (GSB),  
First Floor Conference Room  
Bunnell, FL 32110

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**1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**

**2. Disclosure of Ex-Parte communications.**

**3. Approval of Minutes**

a. April 5, 2022 Planning, Zoning and Appeals Board Minutes

**New Business:**

**4.** Ordinance 2022-16 Requesting to change the official zoning map for 84,060± acres of land within the City of Bunnell.

**5.** Public Hearing: PZA 2022-63 Application by the Palm Coast Baptist Church of Flagler County, Inc. AKA the Flagler County Baptist Church for a Special Exception to allow a school in the R-1, Single-Family District

**Old Business:**

**6.** Public Hearing: PZA 2022-66 Application by First Coast Roll Off, LLC for a special exception to allow a Source-separated Organics Processing Facility (SOPF) in the AGS, Agricultural & Silviculture district.

**7. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.

**8. Board comment**

**9. Adjournment of Planning and Zoning Meeting**

**NOTICE:** If any person decides to appeal any decision made by the Planning, Zoning and Appeals Board with respect to any item considered at any meeting of this board; He or She will need a record of the proceedings, and for this purpose, He or She may need to ensure that a verbatim record of the proceedings is made, which record is to include the testimony and evidence upon which the appeal is based. (286.0105 Florida Statutes). Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk at (386) 437-7500 at least

48 hours prior to the meeting date.



## City of Bunnell, Florida

### Agenda Item No. a.

#### **ATTACHMENTS:**

Description	Type
Proposed Minutes	Minutes
Exhibit 1	Exhibit
Exhibit 2 Pictures	Exhibit
Exhibit 3 Pictures	Exhibit



Crossroads of Flagler County

**Board Members:**  
**Carl Lilavois, Chair**  
**Gary Masten, Co-Chair**  
**Robin Tyler**  
**Manuel Madaleno**  
**Nealon Joseph (Alternate)**

## **PLANNING, ZONING AND APPEALS BOARD**

### **MINUTES**

**Tuesday, April 5, 2022**

**6:00 PM**

1769 East Moody Boulevard (GSB),  
First Floor Conference Room  
Bunnell, FL 32110

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**1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**

Chair Carl Lilavois called the meeting to order at 6:00PM and led the Pledge of Allegiance.

**Present:** Carl Lilavois, Chair; Gary Masten, Co-Chair; Manuel Madaleno; Robin Tyler; Nealon Joseph (voting alternate)

**Excused:**

**Absent:**

**Non-Voting:** City Attorney John Cary; City Planner Mark Karet; Code Enforcement Officer Gary Harris; City Manager Dr. Alvin Jackson Jr.; Infrastructure Director Dustin Vost; Community Development Coordinator Christine Hancock; Permit Technician Adrian Calderin

**2. Disclosure of Ex-Parte communications.**

None

**3. Approval of Minutes**

**a. February 1, 2022 Planning, Zoning and Appeals Board Meeting Minutes**

**Motion:** Approve the February 1, 2022 Planning, Zoning and Appeals Board Meeting Minutes.

**Moved By:** Gary Masten

**Seconded By:** Manny Madaleno

**Board Discussion:** None

**Public Discussion:** None

**Roll Call Vote:**

Carl Lilavois - Yes

Gary Masten - Yes

Manuel Madaleno – Yes

Robin Tyler – (Arrived late)

Nealon Joseph – (Arrived Late)

**Vote:** Motion carried by unanimous vote.

**New Business:**

**4. Public Hearing - Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 5± acres of land, owned by Truant Construction, LLC, Bearing the Parcel ID: 21-13-31-0650-000D0-0042 from Flagler County, Residential Low Density/Rural Estate to City of Bunnell, Agricultural**

Chair Lilavois introduced the item. City Attorney Carry read the short title into the record. City Planner Karet presented and explained both item #4 and item #5 as they are companion items. He explained this property has not annexed into the City but has petitioned for voluntary annexation. The applicant plans to do agricultural activity on the property.

**Motion:** Approve Ordinance 2022-XX Requesting to change the Future Land Use Map in the Comprehensive Plan for 5± acres of land, owned by Truant Construction, LLC, Bearing the Parcel ID: 21-13-31-0650-000D0-0042 from Flagler County, Residential Low Density/Rural Estate to City of Bunnell, Agricultural.

**Moved By:** Gary Masten

**Seconded By:** Nealon Joseph

**Board Discussion:** Gary Masten asked if the applicant owned the adjacent property to allow for access to this property. City Planner Karet replied there is an existing easement that runs south of E Twin Lakes Rd which allows the applicant access to the property.

**Public Discussion:** None

**Roll Call Vote:**

Carl Lilavois - Yes  
Gary Masten - Yes  
Manuel Madaleno – Yes  
Robin Tyler – Yes  
Nealon Joseph – Yes

**Vote:** Motion carried by unanimous vote

**5. Public Hearing - Ordinance 2022-XX Requesting to change the official zoning map for 5± acres of land, owned by Truant Construction, LLC, Bearing the Parcel ID: 21-13-31-0650-000D0-0042, from the Flagler County "R-1, Rural Residential" district to the City of Bunnell "AG, Agricultural District"**

Chair Lilavois introduced the item. City Attorney Carry read the short title into the record. This item was explained during item #4.

**Motion:** Approve Ordinance 2022-XX Requesting to change the official zoning map for 5± acres of land, owned by Truant Construction, LLC, Bearing the Parcel ID: 21-13-31-0650-000D0-0042, from the Flagler County "R-1, Rural Residential" district to the City of Bunnell "AG, Agricultural District"

**Moved By:** Nealon Joseph

**Seconded By:** Gary Masten

**Board Discussion:** None

**Public Discussion:** None

**Roll Call Vote:**

Carl Lilavois - Yes

Gary Masten - Yes  
Manuel Madaleno – Yes  
Robin Tyler – Yes  
Nealon Joseph – Yes

**Vote:** Motion carried by unanimous vote

**6. Public Hearing: Ordinance 2022-XX Amending the Bunnell Land Development Code Chapter 22 Site Plan Review and Approval amending minimum standards of construction.**

Chair Lilavois introduced the item. City Attorney Cary read the short title into the record. He explained this is a legislative ordinance which amends the Land Development Code. The Infrastructure Department in conjunction with City Engineers have worked to fully revise the construction standards adopted in 2014. The revised standards are customized to the Utilities and roads of the City of Bunnell.

**Motion:** Approve Ordinance 2022-XX Amending the Bunnell Land Development Code Chapter 22 Site Plan Review and Approval amending minimum standards of construction.

**Moved By:** Nealon Joseph

**Seconded By:** Gary Masten

**Board Discussion:** Gary Masten asked if this is an update to the Land Development Code. Director Vost replied this proposed amendment updates the materials, piping, and the roadways so they can last longer. Robin Tyler asked if the code updates will apply to everyone one and everything, including new construction. Director Vost said it will apply to all construction issued permits after adoption of the ordinance and after the effective date.

**Public Discussion:** None

**Roll Call Vote:**

Carl Lilavois - Yes  
Gary Masten - Yes  
Manuel Madaleno – Yes  
Robin Tyler – Yes  
Nealon Joseph – Yes

**Vote:** Motion carried by unanimous vote

**7. Public Hearing: PZA 2022-66 Application by First Coast Roll Off, LLC for a special exception to allow a Source-separated Organics Processing Facility (SOPF) in the AGS, Agricultural & Silviculture district.**

Chair Lilavois read the short title into the record. City Planner Karet introduced and explained the item and the procedure for discuss this item during the meeting. The property is wooded and vacant; it slopes from north to south with about two feet of fall. The applicant proposes to develop the property to run a woodchip business. The facility will be regulated by the state and licensed through Florida DEP. The applicant will focus only on organic material from land clearing debris and not yard waste; the material generated will be sold to paper product companies and a power generating plant in Jacksonville. They are required to be inspected by the state every four years, but they may be inspected more than once in fewer time. Staff recommended approval with the condition that the standards for a source-separated organics processing facility

be adopted as condition of use, and if the conditions are violated, then the applicant may lose the special exception.

**Board and Public Discussion:** Robin Tyler asked where the material will be coming from. City Planner Karet said it will be from land clearing debris in the area. Clarification of inside or outside Flagler County was requested. Mr. Adams, applicant, answered the material will be from within Flagler County. Co-Chair Masten asked if this kind of operation is considered industrial. City Planner Karet said it is not considered to be industrial, and that there are already a few operations like this in Flagler County. He also stated he talked to the state about this, and they said operations like this are usually located in rural areas and not in developed areas. The applicant Mr. Adams presented his plan for the use of the property and the special exception. Mr. Adams explained the inspection process for obtaining the required State license from FDEP; he explained the license must renew with DEP every July. He stated he is willing to work with his neighbors about the drainage on his property and keeping it clean and unobstructed. Chair Lilavois asked if there were to be any contaminated debris processed. Mr. Adams answered it will be all natural or clean debris being processed. Nealon Joseph stated the environmental specialist wrote his main concern was what to do with the wood chips after processing and asked what the plan is for moving the product once created. Mr. Adams explained the product must be gone within a certain timeline, usually around 18 months, once the material is created. Chair Lilavois asked if the stacks of material being burned produce a bad smell. Mr. Adams said it does not, that it smells as if you were in a wooded area. Nealon Joseph asked if the noise from the grinders is comparable to the farm machinery already being used in the area. Mr. Adams answered you do hear the grinder running when the woodchipper is being used. Robin Tyler asked who he will be distributing his product to. Mr. Adams replied he will be distributing to his customers, and anyone that wants to buy his product. City Planner Karet asked if the Board put a condition where he can't accept any yard waste that it shouldn't be a problem. Mr. Adams said it will not. Alex Schaefur stated the aroma that is produced by the burning stacks reeks instead of the woody smell stated before. The tub grinders are louder than the woodchippers and any heavy machinery. He asked how tall the stacks will be, if they will be seen from the road as he claimed they will be a fire hazard waiting for a 18-month turnaround. Mr. Adams responded dirt will be mixed into the stacks to reduce the fire hazard, and there will be fire measures on site- a hose 24 hours, 7 days a week in case a fire does break out. City Planner Karet stated the State height limit of the stacks of processed material is 12 feet, there must be a 20-foot perimeter road all the way around it, and no material shall be more than 50 feet from access for a motorized firefighter unit. Robin Tyler asked if there will be an inspection from the fire department to assure that every is within the regulations. Mr. Adams said yes. Mark Spalding asked who will look over and regulate the restrictions put upon the applicant if the special exception were to be approved; he stated his opinion that this type of business is more suited for industrial zoning, and he feels there will be a safety hazard on the roads from the smoke created burning the organic material. He asked the Board to deny this request due to safety and other concerns. John Spalding said he has a 40-foot easement since 1970. He asked if he will be hearing his operations on Sunday morning. Mr. Adams said he will not

operate on the weekends, only Monday through Friday. John Spalding then asked if he has ever dealt with fires. Mr. Adams replied with yes, he has. John Spalding also asked if he will be only hauling in Flagler County; Mr. Adams replied yes. Mr. John Spalding asked who keeps records for the product and pikes. Mr. Adams said he is required to keep records on every pile for three years for the DEP, and the City will have access to these records. Gary Masten asked what the typical hours of operation will be. Mr. Adams said it will be Monday through Friday 7am to 5pm. Gary Masten asked how many trucks the applicant anticipates will be in and out of the facility. Mr. Adams said he will have about nine loads a day. Robin Tyler asked if there are any issues that have been reported on the existing businesses like the applicant's business that the board can take into consideration and use it as a comparison. City Planner Karet said there is none that he is aware of or that he has seen. Gary Masten asked if they imposed restrictions to limit the hours of operation and to only haul from Flagler County if he would be ok with it. Mr. Adams said yes, he will be. TJ Bratcher presented photos to the board and staff. He stated what the applicant is trying to do on the property is not what is allowed by the zoning. City Planner Karet said that is what the special exception is for and that he will be allowed to run his business if the board approves of it. TJ Bratcher asked what is going to be done to keep the water on his property and not flood the surrounding areas. Mr. Adams said he will install a retention pond and discussed with TJ Bratcher his plans for the drainage so that it won't affect the neighboring properties. Charlie Faulkner, hired to act on behalf of some of the farmers in this area of the City, handed out packets for the Board and Staff. He proceeded to explain why the processing of trees is not a silviculture operation and should not be permitted in any agricultural zoning district. Mr. Adams said he will be processing land clearing debris only. Alex Schaefur advised the Board to keep in mind how it would feel to come home after a hard day of work and to worry about the surrounding area catching fire or smelling the foul odors coming from any burning stacks. City Planner Karet reminded the Board they have the authority to impose restrictions with the approval of the special exception and they would be watched over by the local code enforcement.

**Motion:** Continue this item to the next meeting on May 3<sup>rd</sup>, 2022 at 6pm.

**Moved By:** Gary Masten

**Seconded By:** Robin Tyler

**Roll Call Vote:**

Carl Lilavois - No

Gary Masten - Yes

Manuel Madaleno – No

Robin Tyler – Yes

Nealon Joseph – Yes

**Vote:** Motion carried by Majority vote 3-2.

**Old Business: None**

## **8. Public Comment**



**9. Board comment**

City Planner Karet advised he may need to hold a special meeting on April 21<sup>st</sup>, 2022 to discuss an applicant proposing to build a school. If this meeting is needed, staff will contact the Board members.

**10. Adjournment of Planning and Zoning Meeting**

**Motion:** Adjourn

**Moved By:** Nealon

**Seconded By:** Gary Masten

**Vote:** Motion carried by unanimous vote.

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PZA Chair

***\*\*The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule\*\****

**Response and Comments By:**  
**Charlie Faulkner – 04/05/2022**  
**Faulkner and Associates**

**Public Hearing: PZA 2022-66**

**Application by First Coast Roll Off, LLC for a special exception to allow a Source-separated Organics Processing Facility (SOPF) in the AG&S, Agricultural & Silviculture District.**

**Special Exceptions:**

*“A use “by special exception” is a use which is permitted subject to the applicant establishing that the use will comply with certain objective criteria set out in the zoning ordinance for that particular use.*

**Examples of special exceptions to the zoning law:**

*Common examples of special exceptions are adding religious buildings or schools to local neighborhoods where residential property is the primary use. Local governments will grant these requests, but likely only by requiring certain “conditions” be met prior to approval of the use.” \*Urban Land Institute*

**The Objective Criteria for the AG&S Zoning Ordinance is presented below.**

**Sec. 34-106. - AG&S Agricultural and Silviculture District.**

- (a) Purpose and intent...The intent of this district is to support and enhance the agricultural character and lifestyle of existing low density areas while encouraging the continuation of agricultural and silvicultural activities as a primary use in the rural area of the city, and to promote the protection of natural resources and wildlife habitat.”

**Agriculture and Silviculture:**

Agriculture is defined as the science, art, or practice of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products. (Marriam-Webster)

Silviculture is defined as the art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands to meet the diverse needs and values of landowners and society on a sustainable basis. (Helms 1998, USDA Forest Service 2004).

**Objection #1; The proposed project is not a compatible use in the AG & S Zoning District;**

- The proposed use involves no agriculture or silviculture,
- Does not comply with the zoning Purpose or Intent,
- Does not enhance the citizens agricultural lifestyle nor does it encourage the continuation of agricultural and silvicultural activities or protect natural resources and wildlife habitat.
- Not compatible in an area of low density residential, (1 house per 5 acres)

Examples of the zoning district's permitted uses follow, there are remarkable differences from the proposed use.

Sec. 34-106. - AG&S Agricultural and Silviculture District.

(b) Permitted principal and accessory uses and structures:

- (1) **Single-family residences**, mobile and modular homes, and accessory uses;
- (2) **Agricultural and silvicultural uses**;
- (3) **Nurseries**, wholesale and retail;
- (4) **Greenhouses**;
- (5) **Churches** and their accessory uses;
- (6) **Country clubs**, hunting clubs, hunting areas, shooting ranges, golf courses;

- (7) Passive and active recreation facilities;
- (8) Public and private schools;
- (9) Farmers markets;
- (10) Equestrian facilities including riding academies, riding stables/grounds, boarding, and dude ranches;
- (11) Energy solution facilities;
- (12) Special care housing;
- (13) Public facilities;
- (14) Historic sites and museums;
- (15) Animal shelters, and kennels;
- (16) Veterinarian offices with or without boarding;
- (17) Participation in the rural preservation program...
- (18) Rural subdivisions...
- (19) Home occupations;
- (20) Farm machinery, manufacturers, and repair;
- (21) Machine shops, welding or soldering shops;
- (22) Sawmills, lumberyards, hardware and building supplies retail and wholesale sales;
- (23) Cemeteries...
- (24) Animal or wildlife rescues or sanctuaries;
- (25) Accessory dwellings (e.g., guest houses, caretaker's quarters, security stations, etc.) ...
- (26) Seasonal farm worker housing;
- (27) Family homesteads...
- (28) Daycares;
- (29) Grain blending and packaging;

(30) Cold storage and frozen lockers, freezing, packaging, and distribution;

(31) Agriculture related wholesale sales and distribution, product processing, storage, including packaging food products and fruit and vegetable handlers and processors, feed and seed products for distribution, and fertilizer facilities...

(32) All permitted uses allowed in the Agriculture (Ag) zoning district.

Sec. 34-106. - AG&S Agricultural and Silviculture District.

(c) Permitted special exceptions:

(1) Mining, excavation and fill operations over four acres [under four acres normally exempt from the SJRWMD regulations as of this date adopting Ordinance 2012-03 not included as a special exception]; and

(2) Junkyards meeting the minimum requirements listed below:

a. The materials or vehicles are visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.

b. Materials or stacked vehicles greater than six feet in height shall be setback from all property lines a minimum of ten feet.

c. Materials or stacked vehicles shall not exceed 15 feet in height.

d. Junkyards shall not be visible from US1, State Road 100, or State Road 11; and

e. The special exception must be reviewed by the city commission at an advertised public hearing to evaluate its compatibility with the surrounding area.

(3) Any uses by special exception in the Agriculture (AG) zoning district; and

(4) Other uses and structures not listed above that with certain restrictions can be compatible uses with other uses in the district as approved by the planning, zoning and appeals board.

The proposed use would perhaps be better suited in the City's Heavy Industrial Zoning District. Below is an abbreviated list of allowable uses in this District. These uses are similar to the proposed use.

**"Sec. 34-121. - L-2 Heavy industrial district.**

**(b) Permitted principal and accessory uses and structures.**

- (1) Industrial uses and structures associated with large scale production...or processing of products from raw materials...
- (2) Junk yards or automotive wrecking or salvage yards.
- (3) Recycling collection and/or transfer station.
- (4) Solid waste transfer station.
- (9) Manufacturing involving the use of cranes and bulldozers.
- (14) Planing and millwork manufacturers.
- (16) Bulk storage yards, not including bulk storage of flammable liquids and acids.
- (17) Other uses of the same general character as those listed above deemed appropriate by the planning, zoning and appeals board.

## Concern #1; Risk of Wildfires

- This is a daily threat in industrial mulching operations,
- DEP allows yard trash to be stored up to 18 months,
- DEP Requires Fire Protection and control provisions to deal with accidental burning,
- Once instantaneous combustion starts, it usually burns for days or weeks unless it is controlled immediately,
- DEP is to Inspect these operations every 4 years



## **Concern #2; SR 100 Traffic / Safety**

- **The annual fatalities on SR 100 have been increasing the last few years.**
- **Land use decisions for operations this size and nature should have the benefit of a traffic analysis to determine off-site mitigation requirements (such as turn lanes) to ensure traffic safety.**

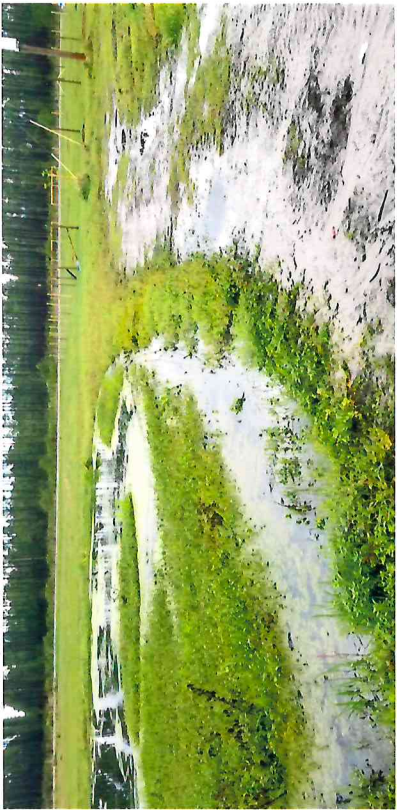
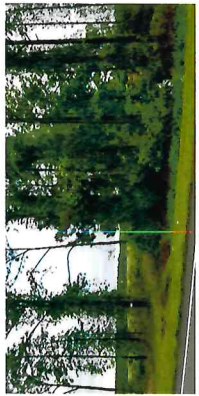
## **Concern #3; DEP SOPF Permit**

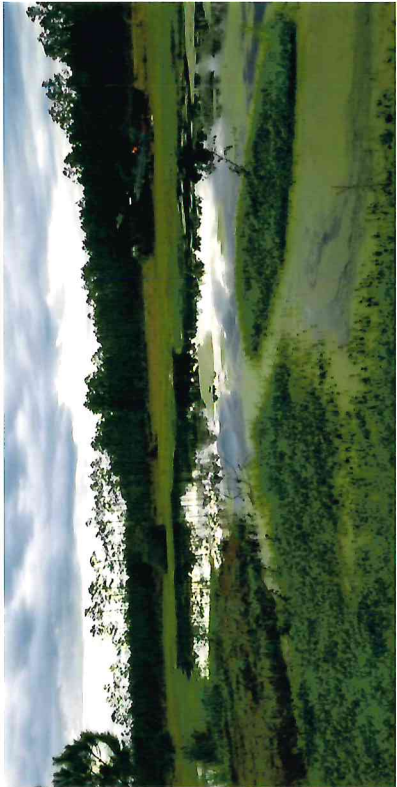
- **This type of DEP Permit allows material other than land clearing debris or yard waste to be brought on site unless specifically limited. These include:**
  - **Vegetable waste, animal byproducts or manure,**
  - **Treated or untreated biomedical waste; hazardous waste, or any materials having (PCB) concentration of 50 ppm or greater must be containerized and removed immediately,**
- **DEP is to inspect these operations every 4 years.**

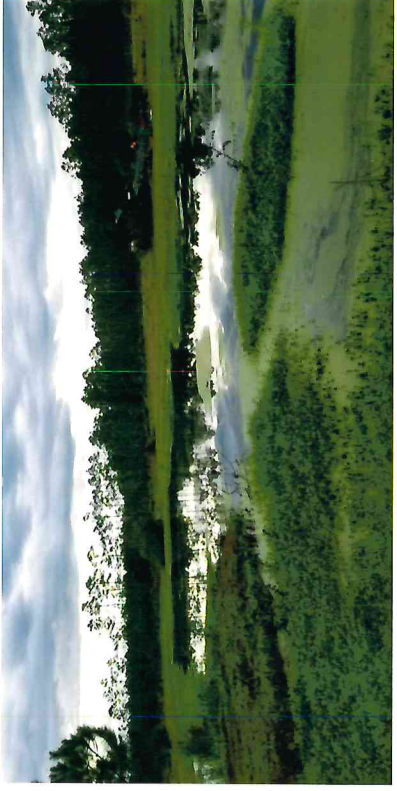
## **Concern #4; The Site Plan**

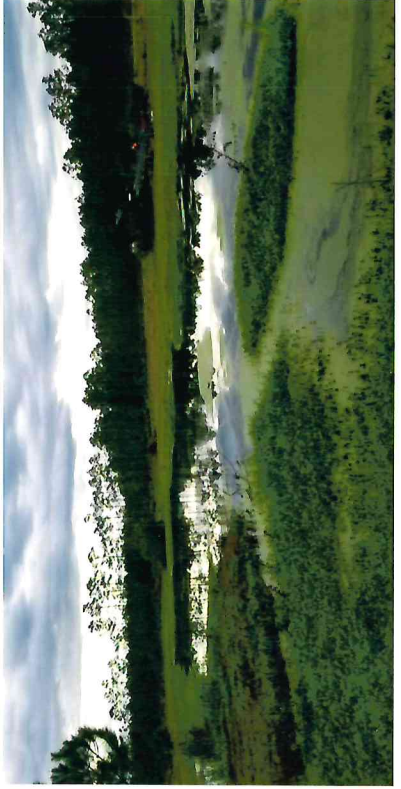
- **Is not a survey,**
- **Does not show know drainage easements**
- **Does not show wetland lines. DEP doesn't allow this activity to take place in or near wetlands.**
- **Does not meet DEP SOPF Permit Requirements,**



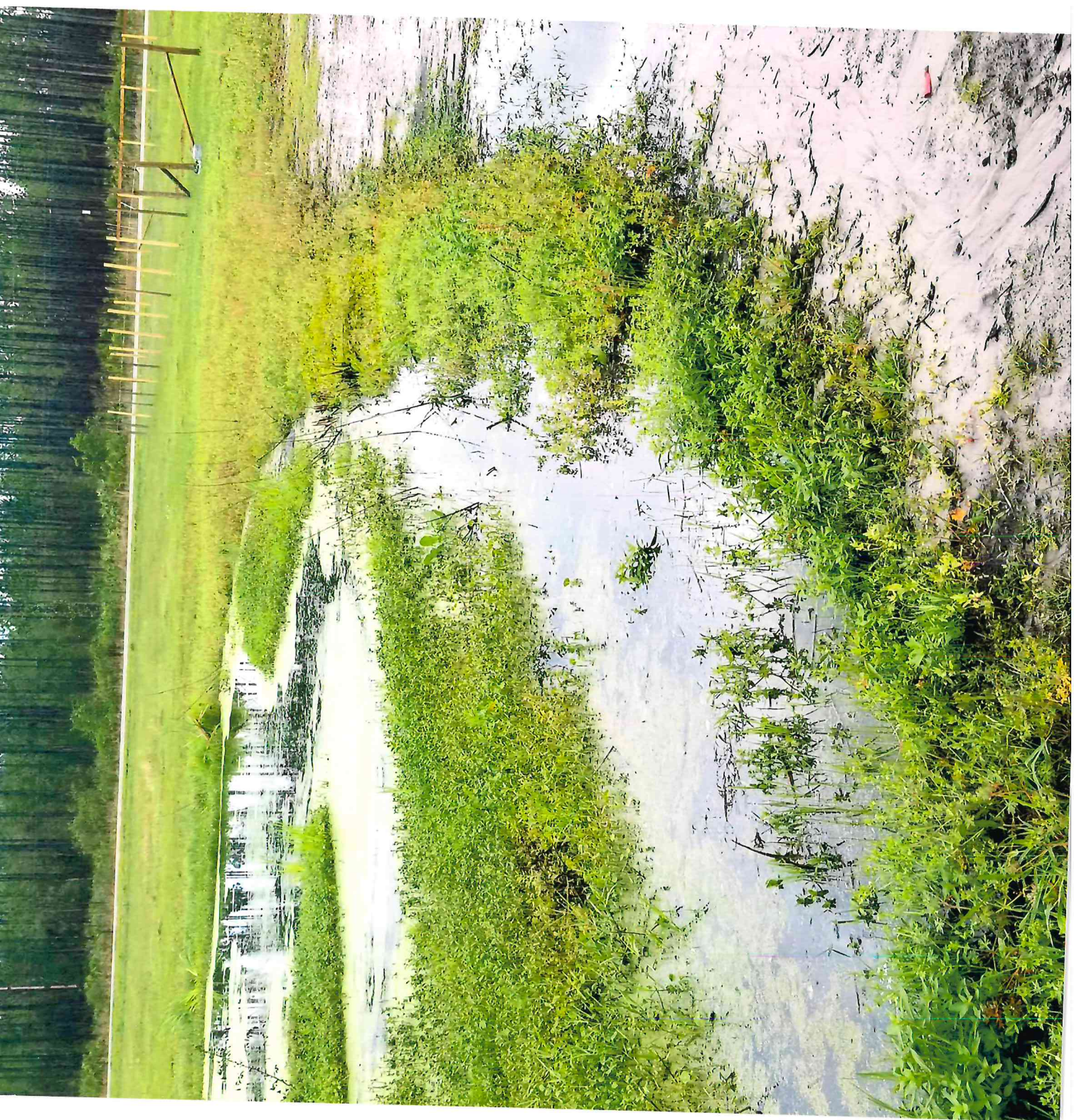


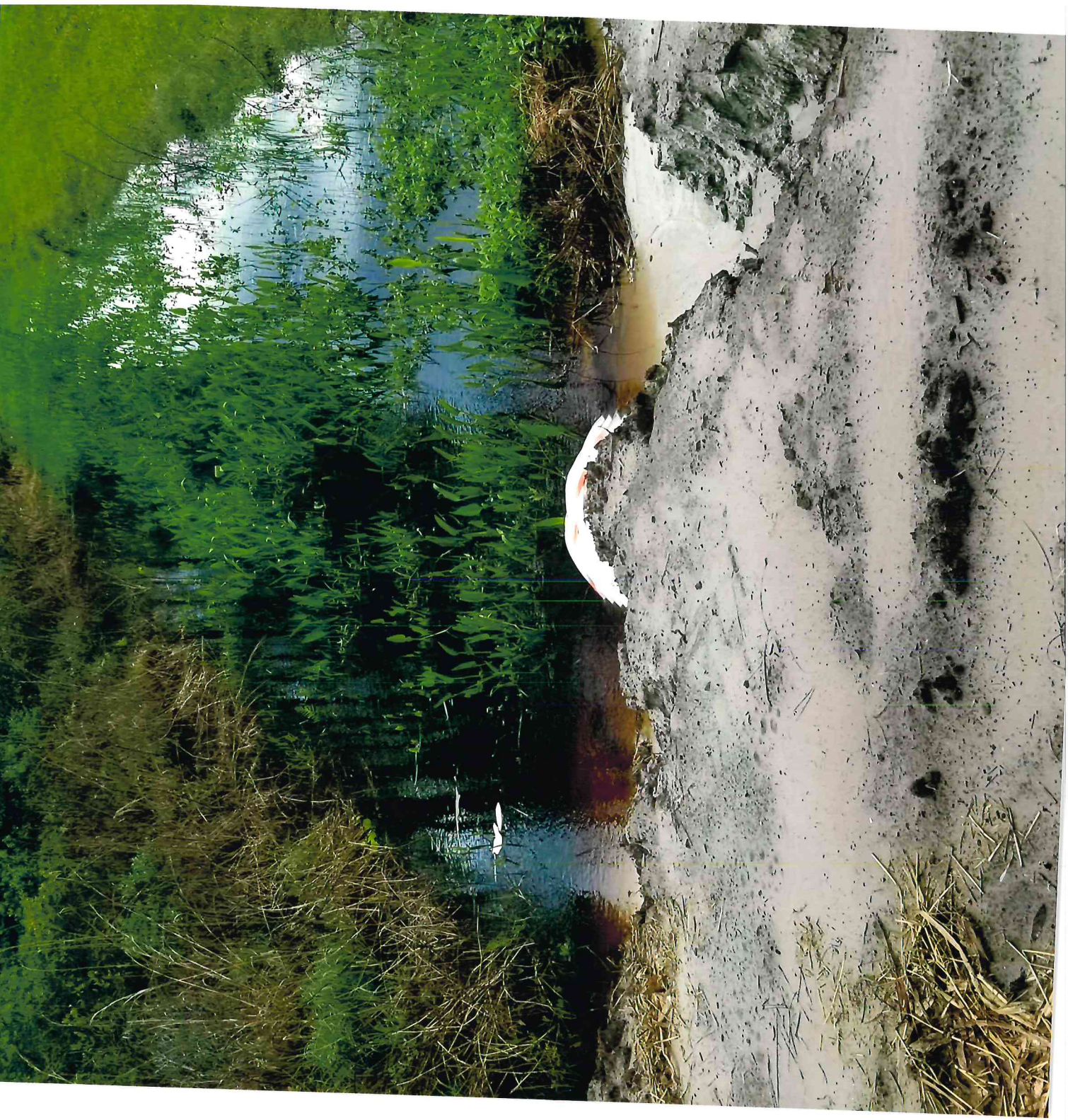










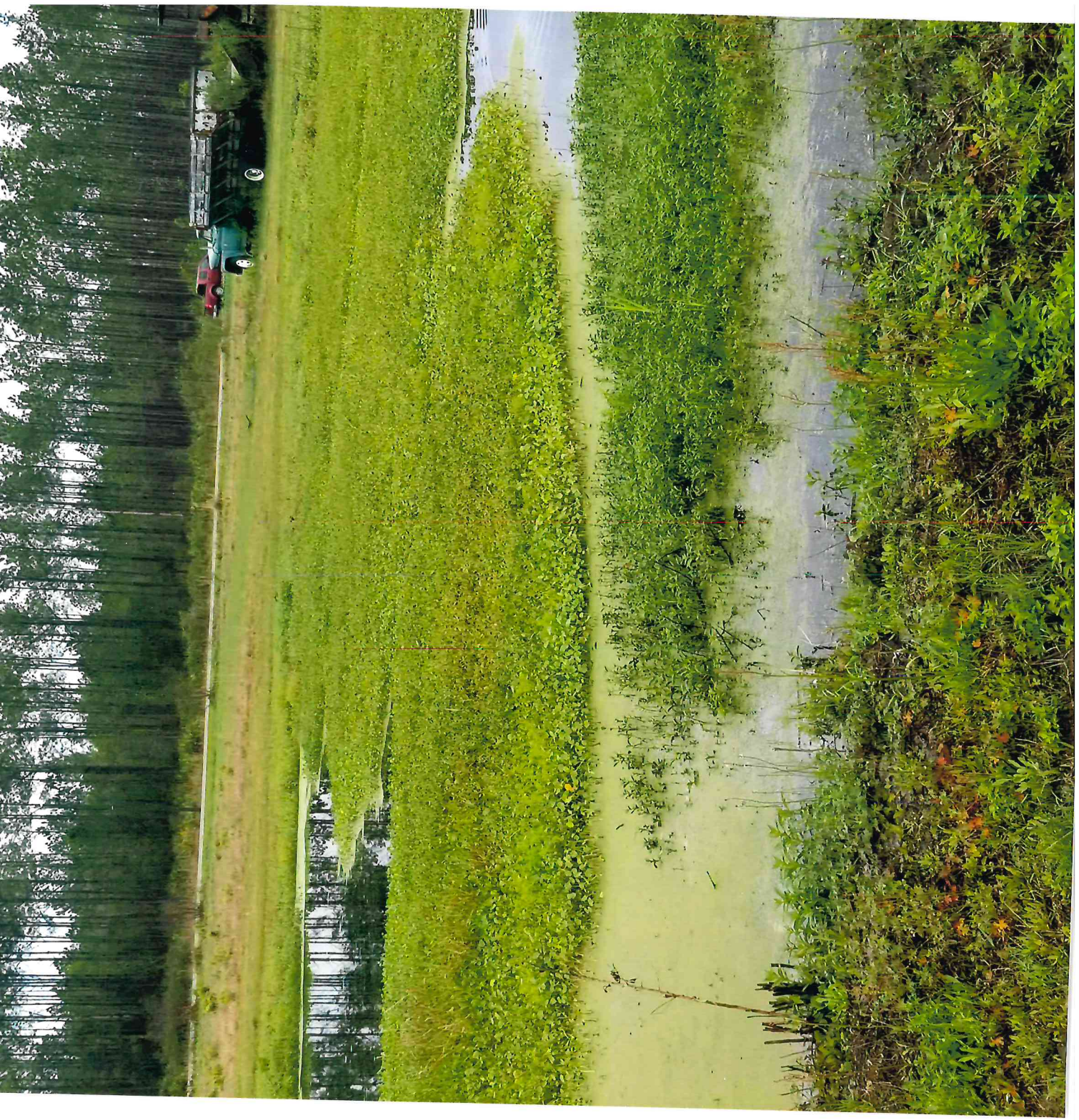














## City of Bunnell, Florida

### Agenda Item No. 4.

Document Date: 4/22/2022  
Department: Community Development  
Subject: Ordinance 2022-16 Requesting to change the official zoning map for 84,060± acres of land within the City of Bunnell.  
Property Address: Various  
Zoning Designation: Various  
Future Land Use Designation: Various  
Agenda Section: New Business:

#### **ATTACHMENTS:**

Description	Type
Ordinance 2022-16 Mass Zoning Amendment	Ordinance
Ord 2022-16 Exhibit A - Parcels to be Rezoned	Exhibit
Ord 2022-16 Exhibit B Map Series	Exhibit

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

This is an administrative request to amend the official zoning map for 84,060± acres of land in various ownerships to assign City of Bunnell zoning classifications to the subject properties that are consistent with the City's adopted Future Land Use Map.

#### **Background:**

In 2006-2007, the City of Bunnell annexed many thousand of acres into its corporate limits. At the time of the annexation, the City's comprehensive plan was amended to provide City of Bunnell future land use designations for the annexed lands. These City land use designations were, in almost all cases, a one-to-one translation from the Flagler County's future land use designations that were on the property at the time of annexation. The County zoning was left in place. Today almost all of the annexed lands still retain their obsolete Flagler County zoning. Some other properties within the City have no zoning at all.

This is a problem because land without City of Bunnell zoning is not covered by the City's land development code nor does the City have the authority to administer the County's land development code within its jurisdiction. This has meant that many property owners have been required to go through unanticipated zoning changes just when thought they were ready to build. This has played havoc with schedules, financing and constructions costs for many landowners.

In order to remedy this situation, the City's planning consultant was directed to assign proposed City zoning based on the City's Future Land Use Map in the *City of Bunnell Comprehensive Plan 2035*.

This is in conformance with state law which requires that all land development regulations (which includes zoning) to be consistent with the City's comprehensive plan.

Individual public hearing notices have been prepared and sent to the affected property owners. The notices identified the affected parcel numbers, their existing City future land use designations and their obsolete County zoning categories as well as their new proposed City zoning categories. The notice also told land owners that they can opt of this mass zoning amendment if they wish to do so. They will have to rezone at their own expense prior to building.

City staff has received quite a bit of feedback since the notices have gone out to the property owners. Most of the negative feedback that has been received has come from land owners that were unaware of their existing future land designations or believe those designations to be wrong. Addressing changes or adjustments to the Future Land Use Map is outside of the scope of this effort due to the timeframes involved in amending the comprehensive plan. No future land uses designations are proposed to be changed as a part of this effort. All proposed zoning, as required by law, is based on the most current Future Land Use Map.

**Staff Recommendation:**

Approve Ordinance 2022-16 changing the official zoning map for 84,060± acres of land within the City of Bunnell to be consistent with the adopted comprehensive plan.

**City Attorney Review:**

Approved as to form and legality.

## ORDINANCE 2022-16

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING APPROXIMATELY 84,060± ACRES WITHIN THE CITY OF BUNNELL AS DESCRIBED IN EXHIBIT “A” PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the properties to be rezoned are certain parcels of real property, which land totals approximately 84,060± acres, and which parcels are identified by Parcel Identification Numbers in the attached Exhibit “A”; and

**WHEREAS**, the City of Bunnell has petitioned to rezone said parcels of real property from various Flagler County and undesignated zoning classifications to the zoning classifications shown in Exhibit “A” as corresponding to each specified parcel, all in accordance with the City of Bunnell Comprehensive Plan, and

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

**WHEREAS**, on May 3, 2022 the Planning, Zoning and Appeals Board of the City of Bunnell reviewed this request and recommended approval of the proposed ordinance to the City Commission; 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 *Comprehensive Plan of the City of Bunnell*, the land development regulations of the City of Bunnell, and the controlling provisions of State law; and

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

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

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

(a) The City Commission of the City of Bunnell hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed rezoning of the subject properties as well as the recitals (whereas clauses) to this Ordinance.

(b) The subject properties, which are approximately 84,060± acres in size, are those parcels identified by Parcel Identification Numbers as shown within Exhibit “A”.

(c) The City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

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

(a) Upon enactment of this Ordinance the following described properties, as depicted in the map attached to this Ordinance, and totaling approximately 84,060± acres in size, shall be rezoned to the zoning classifications shown in Exhibit “A” as corresponding to each specified parcel and as depicted in the maps attached to this ordinance from various Flagler County and undesignated zoning classifications; and

(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. Incorporation of Maps.**

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

**Section 4. Conflicts.**

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

**Section 5. 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 determined to be invalid, unlawful, or unconstitutional.

**Section 6. 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 adoption.

First Reading: Approved on this 23<sup>rd</sup> day of May 2022.

Second/Final Reading: adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

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

Approved for form and content by:

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

Attest:

\_\_\_\_\_  
Kristen Bates, CMC, City Clerk

Seal:



**Exhibit "A"**

**List of Parcels & Proposed Zoning Classifications**

**Exhibit “B”**

**Proposed Zoning Map Series**















**EXHIBIT A - PARCELS TO BE REZONED**

PROP ID	PARCEL ID	FUTURE LAND USE	CURRENT ZONING	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS LINE 3	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
6596	26-12-29-5550-00040-0020	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	HANCOCK JOHN R & DEBORAH R	HANCOCK H&W	4412 RIVER RIDGE RD		LEXINGTON	KY	40515
12187	26-12-30-0650-00000-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12187	26-12-30-0650-00000-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12482	26-13-30-0000-01010-0000	CON-2 CONSERVATION-2	AC (F) AGRICULTURE (FLAGLER)	CON-2 CONSERVATION-2	RELAY TIMBERLANDS LLC		PO BOX 570		EXETER	NH	03833
2903	27-11-28-0000-01010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
2903	27-11-28-0000-01010-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
2904	27-11-28-0000-01010-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MILLICAN WILLIAM D & LINDA C	H&W TRUSTEES	609 N CENTRAL AVENUE		FLAGLER BEACH	FL	32136
2904	27-11-28-0000-01010-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	MILLICAN WILLIAM D & LINDA C	H&W TRUSTEES	609 N CENTRAL AVENUE		FLAGLER BEACH	FL	32136
6598	27-12-29-5550-00010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	TUCKER ELBERT FRANKLIN		926 CR 90 E		BUNNELL	FL	32110
6599	27-12-29-5550-00010-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	TUCKER ELBERT FRANKLIN		926 CR 90 E		BUNNELL	FL	32110
6622	27-12-29-5550-00080-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	TUCKER ELBERT FRANKLIN		926 CR 90 E		BUNNELL	FL	32110
6627	27-12-29-5550-00120-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	JACKSON KATHLEEN M & EMILY A	JACKSON	29 BAY VIEW DR		ST AUGUSTINE	FL	32084
6627	27-12-29-5550-00120-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	JACKSON KATHLEEN M & EMILY A	JACKSON	29 BAY VIEW DR		ST AUGUSTINE	FL	32084
12188	27-12-30-0650-000A0-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12188	27-12-30-0650-000A0-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12190	27-12-30-0650-000A0-0051	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	IN DEPTH INC		555 W GRANADA BLVD	SUITE 12	ORMOND BEACH	FL	32174
12191	27-12-30-0650-000B0-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12191	27-12-30-0650-000B0-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12192	27-12-30-0650-000C0-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12192	27-12-30-0650-000C0-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12193	27-12-30-0650-000C0-0030	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398		BUNNELL	FL	32110
12193	27-12-30-0650-000C0-0030	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398		BUNNELL	FL	32110
12195	27-12-30-0650-000C0-0090	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12195	27-12-30-0650-000C0-0090	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12200	27-12-30-0650-000D0-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12200	27-12-30-0650-000D0-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12201	27-12-30-0650-000D0-0040	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398		BUNNELL	FL	32110
12202	27-12-30-0650-000D0-0050	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	HERBERT ADRIAN &	CHELSEA BARNEY JTWROS	1965 OLD HAW CREEK RD		BUNNELL	FL	32110
12211	27-12-30-5760-00070-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	KELLY BILLY J JR &	COLETTE H&W	1800 OLD HAW CREEK RD		BUNNELL	FL	32110
12211	27-12-30-5760-00070-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	KELLY BILLY J JR &	COLETTE H&W	1800 OLD HAW CREEK RD		BUNNELL	FL	32110
12212	27-12-30-5760-00080-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	KELLY BILLY JOSEPH &	BEVERLY	1776 OLD HAW CREEK ROAD		BUNNELL	FL	32110
12212	27-12-30-5760-00080-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	KELLY BILLY JOSEPH &	BEVERLY	1776 OLD HAW CREEK ROAD		BUNNELL	FL	32110
12483	27-13-30-0000-01010-0000	CON-2 CONSERVATION-2	AC (F) AGRICULTURE (FLAGLER)	CON-2 CONSERVATION-2	RELAY TIMBERLANDS LLC		PO BOX 570		EXETER	NH	03833
2905	28-11-28-0000-01010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	SPALDING MARC GRIFFIN &	LINDA TRUSTEES	PO BOX 39		SAN MATEO	FL	32187
2906	28-11-28-0000-01010-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
2907	28-11-28-0000-01010-0020	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MCNAB JAMES M & MARGARET S	TRUSTEES	20 RUE GRANDE MER		PALM COAST	FL	32137
6713	28-12-29-5550-00090-0030	AG AGRICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG AGRICULTURE	FLAGLER WEST COMMUNITY CHURCH	INC	3740 COUNTRY ROAD 305		BUNNELL	FL	32110
12215	28-12-30-0650-000A0-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12215	28-12-30-0650-000A0-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12216	28-12-30-0650-000A0-0030	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	WEYERHAEUSER COMPANY	ATTN: TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12216	28-12-30-0650-000A0-0030	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	WEYERHAEUSER COMPANY	ATTN: TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12217	28-12-30-0650-000B0-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
2001223	28-12-30-0650-000B0-0011	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12218	28-12-30-0650-000B0-0030	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	WETHERBY COBY		P.O. BOX 2521		BUNNELL	FL	32110
12219	28-12-30-0650-000B0-0040	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	WETHERBY COBY		PO BOX 2521		BUNNELL	FL	32110
12220	28-12-30-0650-000C0-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12220	28-12-30-0650-000C0-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12485	28-13-30-0000-01010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	THREE STEPS FOREST LLC		8 CENTER STREET		EXETER	NH	03833
12485	28-13-30-0000-01010-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	THREE STEPS FOREST LLC		8 CENTER STREET		EXETER	NH	03833
2909	29-11-28-0000-01020-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	SPALDING MARC GRIFFIN &	LINDA TRUSTEES	PO BOX 39		SAN MATEO	FL	32187
2909	29-11-28-0000-01020-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	SPALDING MARC GRIFFIN &	LINDA TRUSTEES	PO BOX 39		SAN MATEO	FL	32187
2910	29-11-28-0000-01020-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
2910	29-11-28-0000-01020-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
2911	29-11-28-0000-01020-0020	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	SPALDING WILLIAM T &	CARLA R H&W TRUSTEES	2301 E. LAKE HARTRIDGE DR		WINTER HAVEN	FL	33881
12221	29-12-30-0650-00000-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
2001224	29-12-30-0650-00000-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
2001224	29-12-30-0650-00000-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12489	29-13-30-0000-01011-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ZAMMITT ROBERT J	& MICHELLE H&W	7380 CR 304		BUNNELL	FL	32110
12489	29-13-30-0000-01011-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	ZAMMITT ROBERT J	& MICHELLE H&W	7380 CR 304		BUNNELL	FL	32110
2938	30-11-28-0000-01010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	MILLICAN SANDRA C	TRUSTEE	2787 HEARTHSTONE CIRCLE		MARIETTA	GA	30062
6048	30-11-29-0000-01020-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC		5185 TROPICAL TRAIL	P.O. BOX 459	PALATKA	FL	32178
6048	30-11-29-0000-01020-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	LEGACY RANCH OF FLAGLER LLC		5185 TROPICAL TRAIL	P.O. BOX 459	PALATKA	FL	32178
12222	30-12-30-5550-00010-0000	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12222	30-12-30-5550-00010-0000	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12223	30-12-30-5550-00040-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12223	30-12-30-5550-00040-0010	CON-1 CONSERVATION-1	AC (F) AGRICULTURE (FLAGLER)	CON-1 CONSERVATION-1	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12225	30-12-30-5550-00130-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12227	30-12-30-5550-00140-0010	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12228	30-12-30-5550-00140-0030	AG&S AGRICULTURE & SILVICULTURE	AC (F) AGRICULTURE (FLAGLER)	AG&S AGRICULTURAL &							

**EXHIBIT A - PARCELS TO BE REZONED**

PROP ID	PARCEL ID	FUTURE LAND USE		CURRENT ZONING	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS LINE 3	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
2962	34-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	MILLICAN WILLIAM D & LINDA C	H&W TRUSTEES	609 N CENTRAL AVENUE		FLAGLER BEACH	FL	32136
2964	34-11-28-0000-01030-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	MILLICAN LINDA C		609 N CENTRAL AVENUE		FLAGLER BEACH	FL	32136
12238	34-12-30-0650-000A0-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12239	34-12-30-0650-000A0-0030	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398		BUNNELL	FL	32110
12240	34-12-30-0650-000A0-0060	AG	AGRICULTURE	AC (F)	AGRICULTURE (FLAGLER)	SANDE ELLIOT SR	TRUSTEE	PO BOX 350822		PALM COAST	FL	32135
12247	34-12-30-0650-000B0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12247	34-12-30-0650-000B0-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12559	34-13-30-0000-01010-0000	CON-2	CONSERVATION-2	AC (F)	AGRICULTURE (FLAGLER)	RELAY TIMBERLANDS LLC		PO BOX 570		EXETER	NH	03833
2967	35-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	MILLICAN WILLIAM D & LINDA C	H&W TRUSTEES	609 N CENTRAL AVENUE		FLAGLER BEACH	FL	32136
2968	35-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE		DAYTONA BEACH	FL	32124
2969	35-11-28-0000-01010-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	JOHN CAMPBELL LLC		1050 JOHN CAMPBELL DRIVE		BUNNELL	FL	32110
7034	35-12-29-5550-00000-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7034	35-12-29-5550-00000-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12248	35-12-30-0650-000A0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12249	35-12-30-0650-000B0-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12254	35-12-30-0650-000C0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12254	35-12-30-0650-000C0-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12256	35-12-30-0650-000D0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12256	35-12-30-0650-000D0-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12256	35-12-30-0650-000D0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12258	35-12-30-0650-000D0-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	STRICKLAND STEPHEN D	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12258	35-12-30-0650-000D0-0020	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	STRICKLAND STEPHEN D	C/O TAX DEPT	PO BOX 729		BUNNELL	FL	32110
12561	35-13-30-0000-01010-0000	CON-2	CONSERVATION-2	AC (F)	AGRICULTURE (FLAGLER)	RELAY TIMBERLANDS LLC		PO BOX 570		EXETER	NH	03833
2970	36-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE		DAYTONA BEACH	FL	32124
2971	36-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	JOHN CAMPBELL LLC		1050 JOHN CAMPBELL DRIVE		BUNNELL	FL	32110
7035	36-12-29-5550-00010-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7035	36-12-29-5550-00010-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7036	36-12-29-5550-00011-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7036	36-12-29-5550-00011-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7037	36-12-29-5550-00040-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7037	36-12-29-5550-00040-0010	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7038	36-12-29-5550-00040-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7038	36-12-29-5550-00040-0020	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7039	36-12-29-5550-00040-0030	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	720 COUNTY ROAD 304		BUNNELL	FL	32110
7040	36-12-29-5550-00060-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7040	36-12-29-5550-00060-0010	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7043	36-12-29-5550-00100-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
7044	36-12-29-5550-00100-0030	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	WEYERHAEUSER COMPANY	ATTN: TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12260	36-12-30-0650-000A0-0050	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	SARMENTO TRACY	& JOHNATHAN PATRICK SARMENTO JTWROS	PO BOX 1094		BUNNELL	FL	32110
12261	36-12-30-0650-000A0-0051	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	SARMENTO TRACY ANN	& JOHNATHAN PATRICK SARMENTO JTWROS	PO BOX 1094		BUNNELL	FL	32110
12262	36-12-30-0650-000A0-0052	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550		BUNNELL	FL	32110
12263	36-12-30-0650-000A0-0110	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550		BUNNELL	FL	32110
12263	36-12-30-0650-000A0-0110	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550		BUNNELL	FL	32110
12264	36-12-30-0650-000A0-0111	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	SARMENTO TRACY ANN & JOHNATHAN	PATRICK SARMENTO JTWROS	PO BOX 1094		BUNNELL	FL	32110
12266	36-12-30-0650-000A0-0113	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550		BUNNELL	FL	32110
12267	36-12-30-0650-000B0-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ALLEN LANDS LLC		720 COUNTY ROAD 304		BRUNSWICK	GA	31525
2001228	36-12-30-0650-000B0-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12269	36-12-30-0650-000C0-0010	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	GIBBS ROBERT CRAIG & NANCY	LORRAINE GIBBS H&W	1215 COUNTY RD 304		BUNNELL	FL	32110
12270	36-12-30-0650-000C0-0020	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
2001229	36-12-30-0650-000C0-0021	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
2001229	36-12-30-0650-000C0-0021	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	BROWN & JOHNSTON & JOLY & DURSHIMER	C/O TAX DEPT	100 PROFESSIONAL CENTER DR		BRUNSWICK	GA	31525
12272	36-12-30-0650-000C0-0114	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	STRICKLAND STEPHEN &	ANGEL H & W	PO BOX 729		BUNNELL	FL	32110
12562	36-13-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	AC (F)	AGRICULTURE (FLAGLER)	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429		PALATKA	FL	32178
12562	36-13-30-0000-01010-0000	CON-1	CONSERVATION-1	AC (F)	AGRICULTURE (FLAGLER)	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429		PALATKA	FL	32178

PROPOSED ZONING CITY OF BUNNELL MAIN MAP



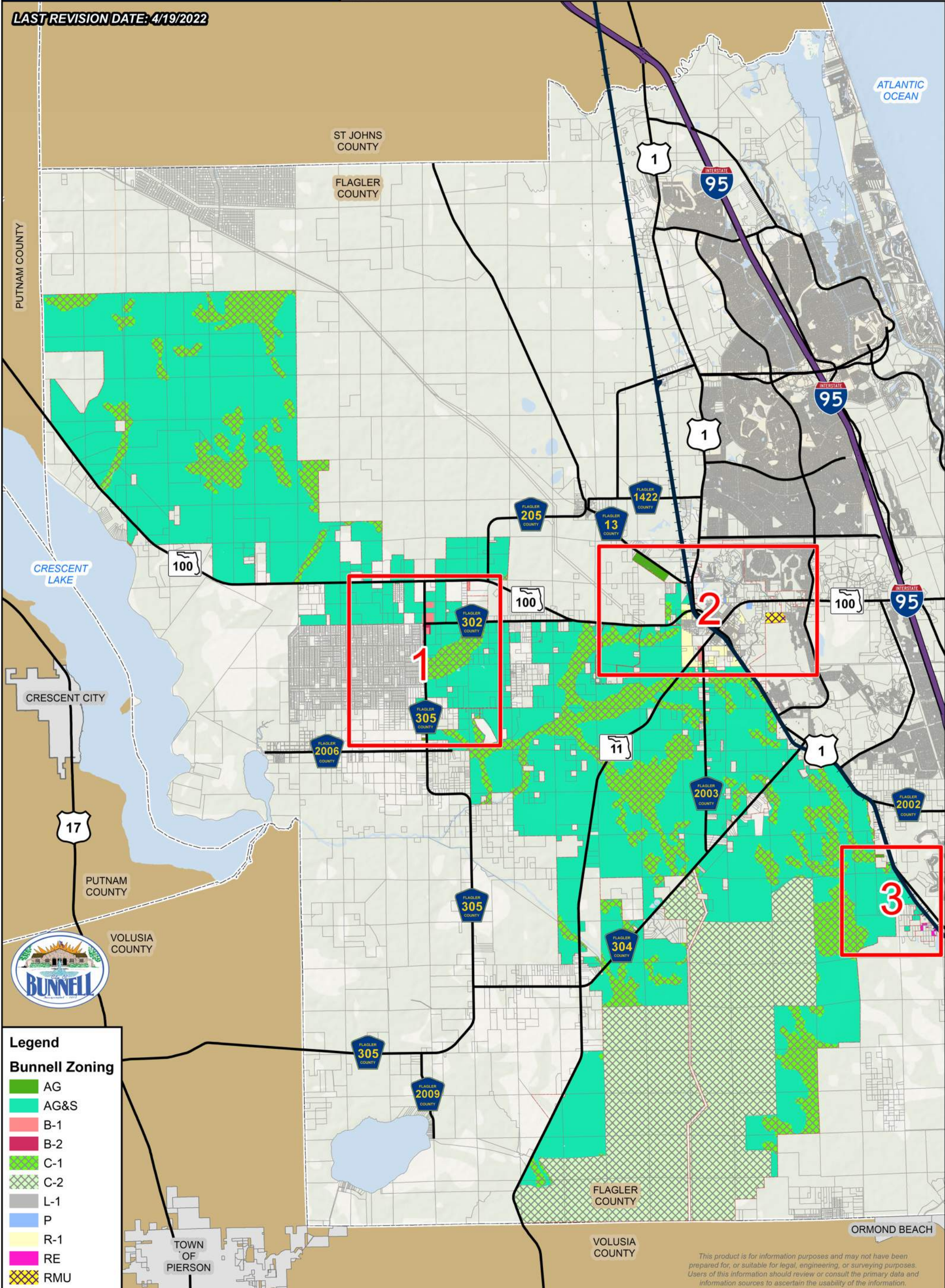
2 1 0 2 Miles

LEGEND

- CITY OF BUNNELL
- FLAGLER COUNTY PARCELS
- MAJOR HYDROLOGY
- CITIES
- FLORIDA COUNTIES
- INTERSTATES
- MAJOR ROADS
- RAILROAD
- FOCUS AREAS

THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2022.  
\* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO INCLUDE RECENTLY ANNEXED AND/OR DE-ANNEXED PARCELS.

LAST REVISION DATE: 4/19/2022



- Legend**
- Bunnell Zoning**
- AG
  - AG&S
  - B-1
  - B-2
  - C-1
  - C-2
  - L-1
  - P
  - R-1
  - RE
  - RMU

This product is for information purposes and may not have been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# EXHIBIT B

## PROPOSED ZONING CITY OF BUNNELL

### FOCUS AREA 1



0.5 0.25 0 0.5 Miles



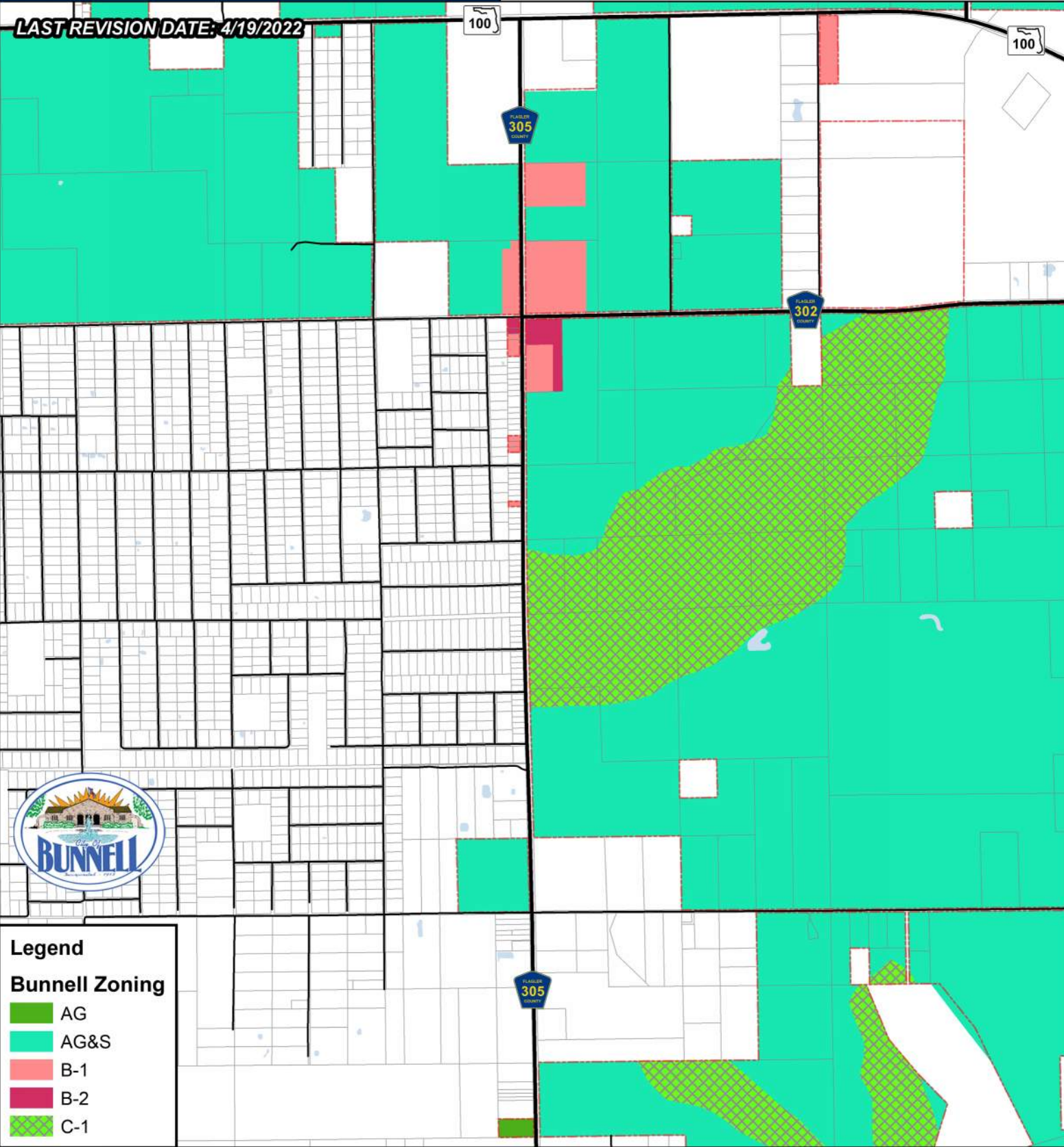
300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482

#### LEGEND

- CITY OF BUNNELL
- MAJOR HYDROLOGY
- FLAGLER COUNTY PARCELS
- ROADS

THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2022.  
\* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO INCLUDE RECENT ANNEXATION AND DE-ANNEXATION PARCELS.

LAST REVISION DATE: 4/19/2022



**Legend**

**Bunnell Zoning**

- AG
- AG&S
- B-1
- B-2
- C-1

# EXHIBIT B

## PROPOSED ZONING CITY OF BUNNELL FOCUS AREA 2



### LEGEND

- CITY OF BUNNELL
- MAJOR HYDROLOGY
- FLAGLER COUNTY PARCELS
- ROADS
- RAILROAD

THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2022.

\* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO INCLUDE RECENT ANNEXATION AND DE-ANNEXATION PARCELS.



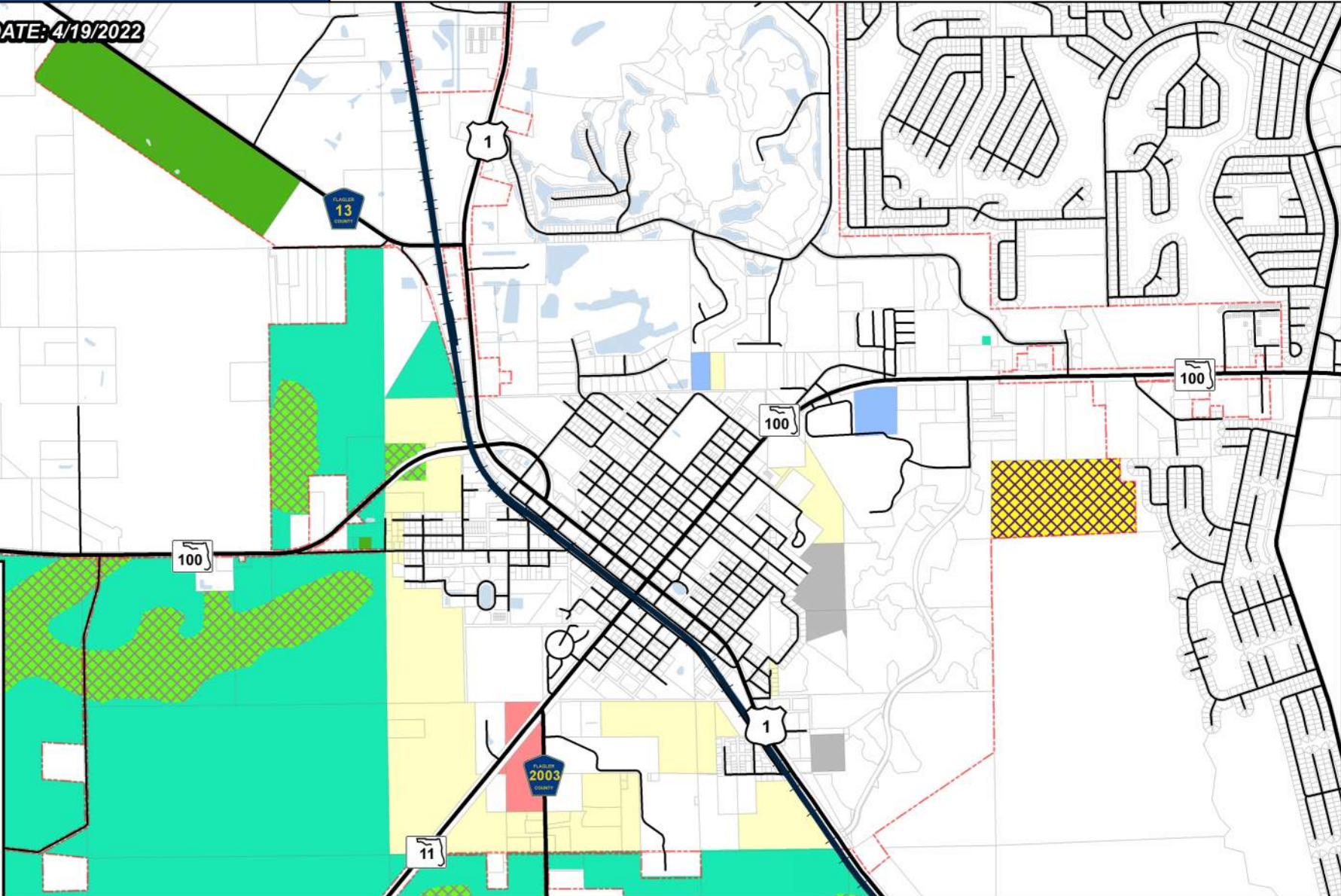
300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482

**LAST REVISION DATE: 4/19/2022**



### Legend Bunnell Zoning

- AG
- AG&S
- B-1
- C-1
- L-1
- P
- R-1
- RMU



# EXHIBIT B

## PROPOSED ZONING CITY OF BUNNELL

### FOCUS AREA 3



0.25 0.125 0 0.25 Miles



300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482

#### LEGEND

- CITY OF BUNNELL
- MAJOR HYDROLOGY
- FLAGLER COUNTY PARCELS
- ROADS
- RAILROAD

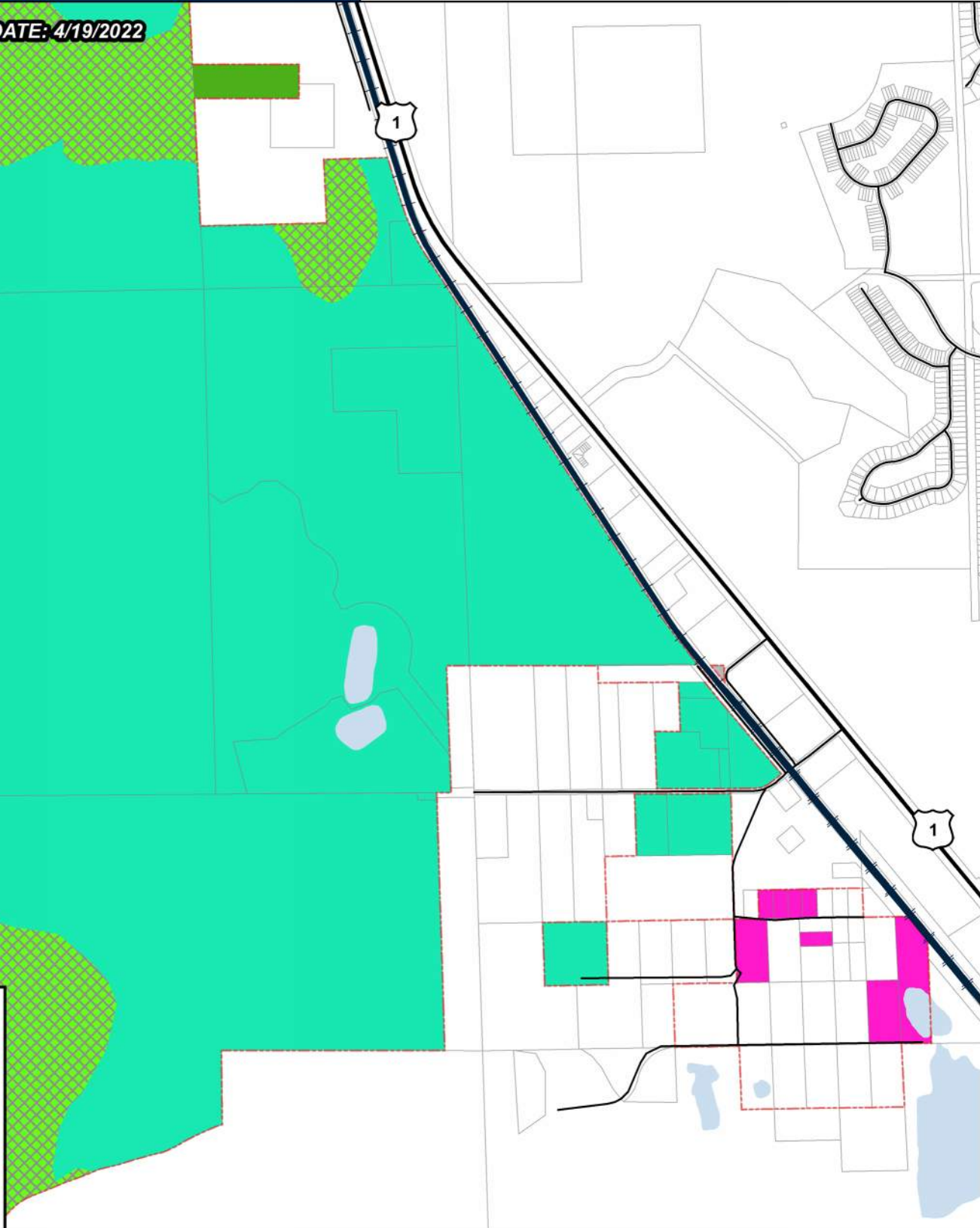
THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2022.  
\* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO  
INCLUDE RECENT ANNEXATION AND DE-ANNEXATION PARCELS.

**LAST REVISION DATE: 4/19/2022**



#### Legend Bunnell Zoning

- AG
- AG&S
- C-1
- L-1
- RE





## City of Bunnell, Florida

### Agenda Item No. 5.

Document Date: 4/25/2022  
Department: Community Development  
Subject: Public Hearing: PZA 2022-63 Application by the Palm Coast Baptist Church of Flagler County, Inc. AKA the Flagler County Baptist Church for a Special Exception to allow a school in the R-1, Single-Family District  
Property Address: 500 N. Pine Street  
Zoning Designation: R-1  
Future Land Use Designation: Public  
Agenda Section: New Business:

#### ATTACHMENTS:

Description	Type
School Concept Plan	Concept Sketch
Palm Coast Baptist Location Map	Location Map(s)

#### Summary/Highlights:

The Palm Coast Baptist Church of Flagler County, Inc. AKA the Flagler County Baptist Church is requesting a Special Exception to allow a school in the R-1, Single-Family District.

There is an existing church located on the property that was allowed by prior Special Exceptions.

#### Background:

The applicant operates a small 3,200± sq. ft. church addressed as 500 North Pine Street located in the north quadrant of the intersection of N. Pine Street & E. Magnolia Avenue. There is a grassed parking lot in the south quadrant of the intersection that serves as additional parking for the church.

The applicant plans to create a 2-classroom school in two modular buildings that will be located on the property north of or behind the church. Their existing parking area will be reconfigured to create a student drop-off and pick-up line that will be accessed from N. Pine Street. See the attached concept plan for more details.

The school will have a total capacity of 45 students ranging in ages from kindergarten through 12th grade. The school will be staffed by 4 teachers and a secretary. The hours of instruction will be weekdays from 8:00 AM to 3:30 PM. Drop-off will start at 7:30 AM and pick-up will be concluded

by 4:00 PM.

Churches and related activities are allowed in the R-1 district by Special Exception. It should be noted that public or institutional uses are allowed by right. Churches must comply with the standards in Section 34-206 of the LDC which are shown below.

Sec. 34-206. - Church standards:

The following standards shall apply to churches:

(1)The minimum lot or building site area shall be 10,000 square feet and have a width of not less than 100 feet, measured at the front of the building line. *The subject parcel exceeds this requirement.*

(2)In residentially zoned properties, a minimum five-foot wide landscape buffer area shall be required, with an average of 12.5 feet and not to exceed 25 feet wide, provided it does not obstruct the line of sight. *If the Special exception is approved, a detailed site plan will developed for the school improvements. Any needed landscape enhancements will be addressed at that time.*

(3)Notwithstanding the provision of article V, division 2 of this chapter, off-street parking and loading areas shall be surfaced with brick, asphalt, bituminous concrete, shell or marl material and shall be maintained in a smooth and well-graded condition. Grass parking may be allowed to account for up to 25 percent of the required off-street parking spaces and any parking provided in excess of the required number of spaces. *The existing parking on the church site is asphalt. The overflow parking is grassed.*

(4)All drainage for the site shall meet the minimum requirements for water retention as established in the SJRWMD guidelines Chapter 10 of the City of Bunnell Land Development Regulations. *Stormwater requirements for any added impervious area will be addressed at site plan approval.*

*All site plans for Special Exceptions are approved by the Planning, Zoning & Appeals Board.*

Decisions on Special Exceptions made by the Planning, Zoning & Appeals Board constitute final action on the application. This is subject to a right of appeal by the applicant to the City Commission. The Planning, Zoning & Appeals Board can impose conditions on Special Exceptions that may be needed to prevent them from adversely affecting surrounding properties.

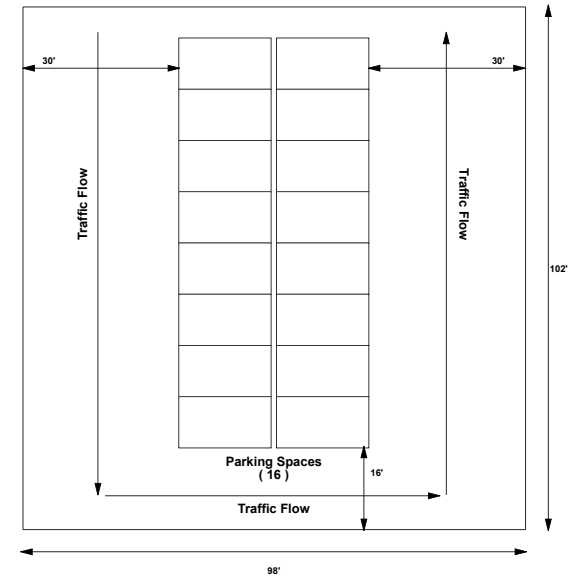
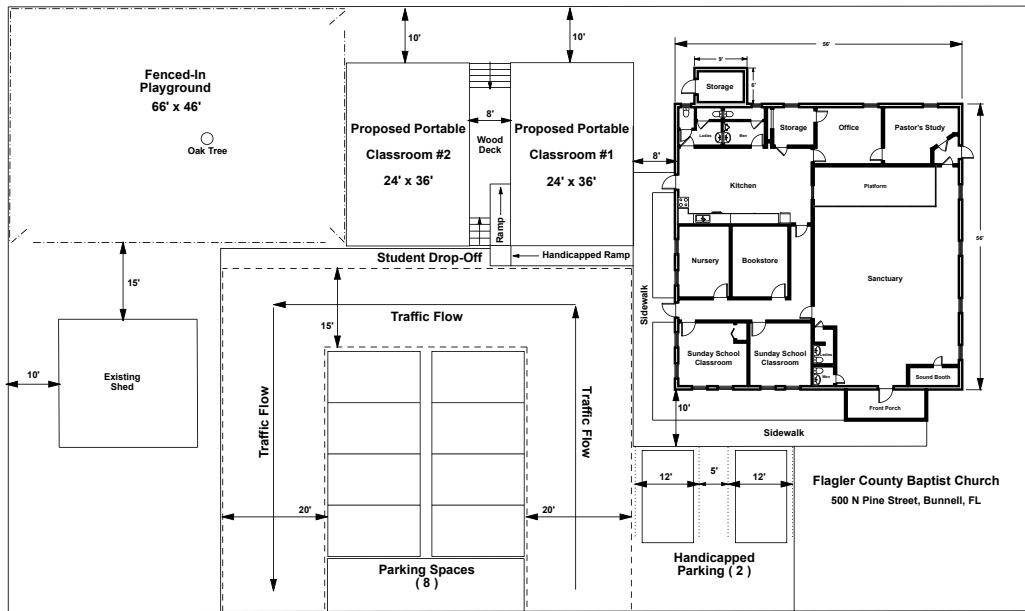
**Staff Recommendation:**

Approve the applicant's request for a Special Exception to operate a school at 500 N. Pine Street in Case Number 2022-66.

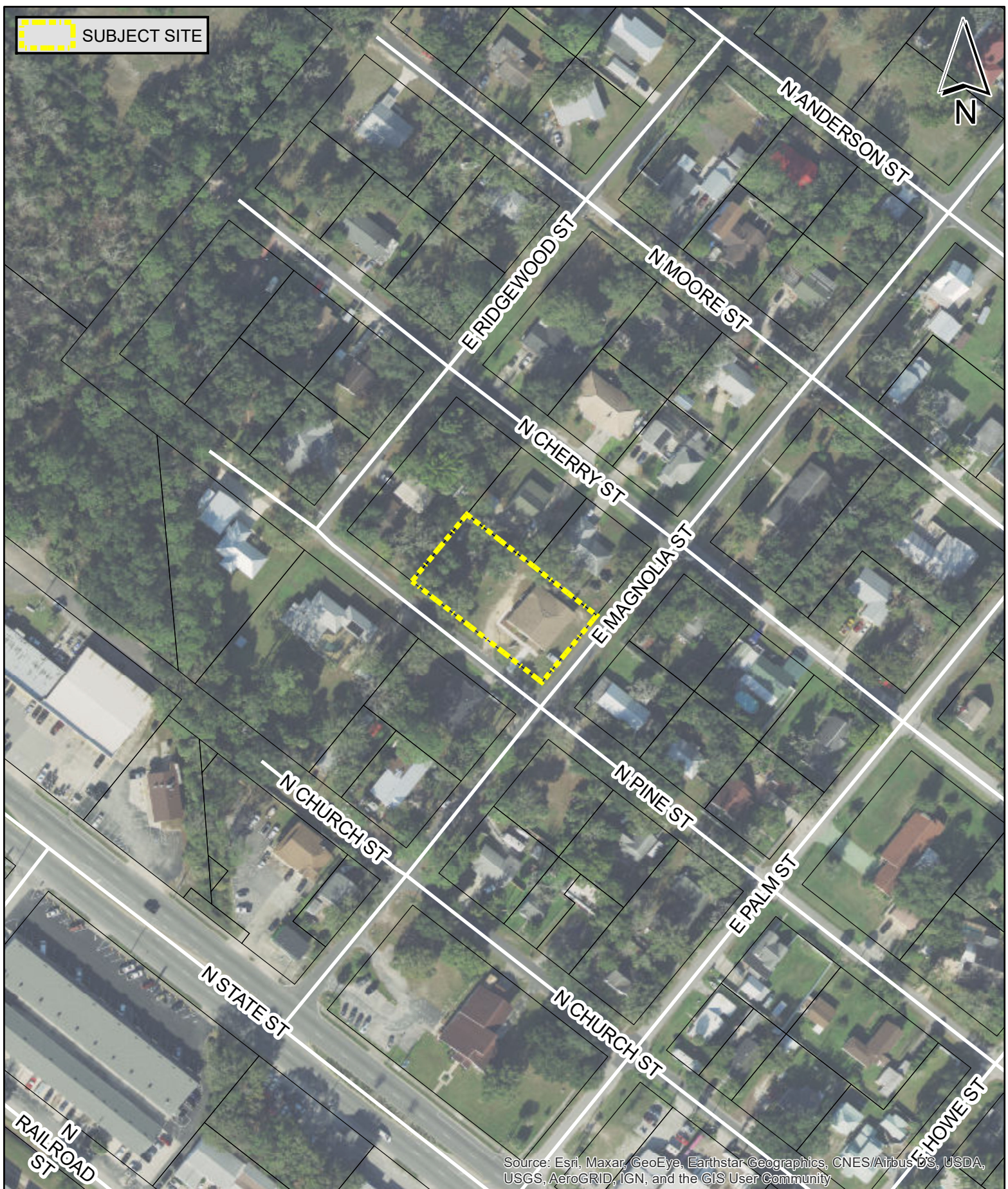
**City Attorney Review:**

Approve if the Board finds that the application meets special exception criteria.

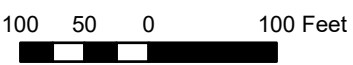




SUBJECT SITE



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Date Saved: 4/15/2022

Created by: eobrien  
Path: Z:\PROJECTS\2021\21132 City of Bunnell Planning Services\Palm Coast Baptist Church\Palm Coast Baptist Aerial Location Map.mxd

# Aerial Map Palm Coast Baptist Property Bunnell, Florida



**ZEV COHEN**  
& ASSOCIATES INC  
300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482



## City of Bunnell, Florida

### Agenda Item No. 6.

Document Date: 4/6/2022  
Department: Community Development  
Subject: Public Hearing: PZA 2022-66 Application by First Coast Roll Off, LLC for a special exception to allow a Source-separated Organics Processing Facility (SOPF) in the AGS, Agricultural & Silviculture district.  
Property Address: 10900 State Highway 100 W  
Zoning Designation: AG&S, Agricultural & Silviculture  
Future Land Use Designation: Agricultural & Silviculture  
Agenda Section: Old Business

#### ATTACHMENTS:

Description	Type
SOPF Concept Plan	Concept Sketch
SOPF Location Map	Location Map(s)
DEP Email re: Proposed SOPF	Exhibit
Rule 62-709 requirements for SOPF	Exhibit
DEP Sample SOPF Inspection Report	Exhibit

#### Summary/Highlights:

First Coast Roll-Offs, LLC is requesting a Special Exception to construct and operate a wood chipping & grinding business located at 10900 State Highway 100 W in the AG&S, Agricultural & Silviculture zoning district.

These facilities are regulated as a "Source-separated Organics Processing Facility" by the Florida Department of Environmental Protection.

This item was heard at the April 5, 2022 Planning Zoning & Appeals Board meeting. After hearing from the applicant and neighboring property owners that opposed the approval of the Special Exception, the Board members voted to continue the request to their May 3rd meeting.

#### Background:

The subject property is a 15.2± acre property on the north side of State Highway 100 W about 1,400± feet east of John Campbell Drive. The property is vacant and wooded. On the eastern portion of the property about 50 feet inside the property line is a drainage ditch the runs north south across the entire length of the property.

The applicant plans to create a wood chipping/grinding operation that will intake land clearing debris. Land clearing debris is separate and distinct from construction and demolition debris. Land clearing debris means soils, tree remains, trees, and other vegetative matter that normally results from clearing wooded land for a construction project. The applicant plans to process the debris using a diesel operated tub grinder or horizontal grinder into wood chips that will be sold to paper mills and/or a power plant. Some of the debris will be kept on-site longer and reduced to soil. No chemicals will be used in the production of the soil.

This type of operation is regulated by the Florida Department of Environmental Protection as Source-separated Organics Processing Facility. Source-separated means that debris is separated by the land clearing company to screen out any undesirable materials before it is brought on-site. Processed material has to be removed from the site within 18-months.

City staff has been contacted by property owners in the vicinity of the site expressing concerns about potential groundwater contamination from leachate and stormwater issues once the site is cleared. Because these SOPF facilities accept only organic materials and are not allowed to process treated wood or other demolition materials, groundwater contamination is not an issue with these facilities. As far as stormwater is concerned, the facility will be required to go through site plan approval through the City and also obtain a SJRWMD Environmental Resource Permit for their buildings, driveways, and vehicle use areas. The applicant will be required to construct a stormwater management system on their property.

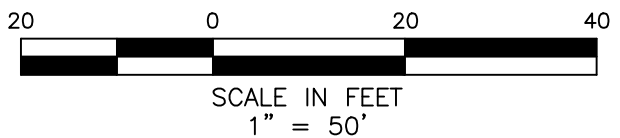
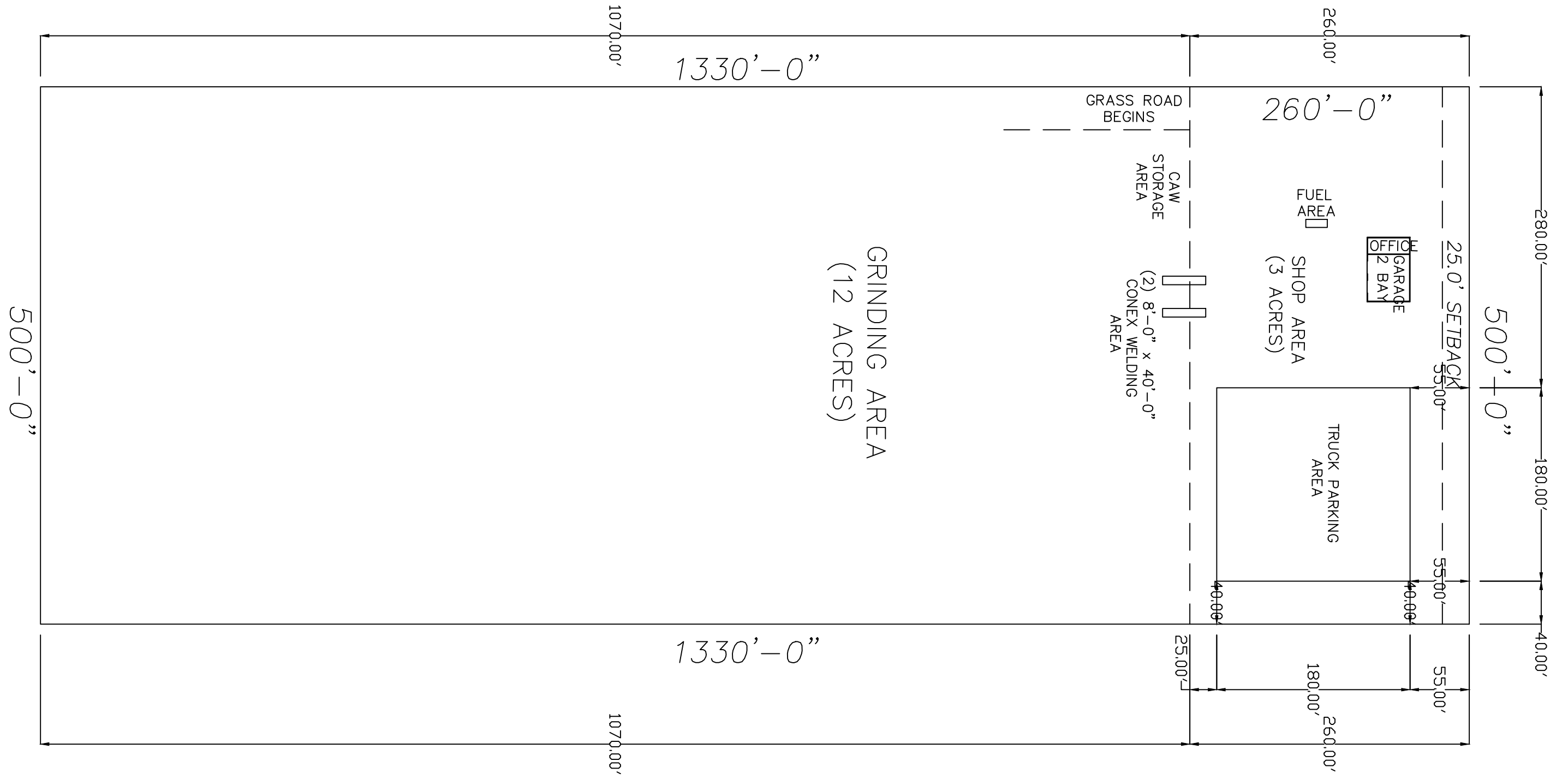
Decisions on Special Exceptions made by the Planning, Zoning & Appeals Board constitute final action on the application. This is subject to a right of appeal by the applicant to the City Commission. The Planning, Zoning & Appeals Board can impose conditions on Special exceptions that may be needed to prevent them from adversely affecting surrounding properties.

**Staff Recommendation:**

Approve the applicant's request for a Special Exception to operate a SOPF in Case Number 2022-66 upon the condition that the operation of the facility remains in compliance with the FDEP's requirements for Source-separated Organics Processing Facilities at all times.

**City Attorney Review:**

Approve if the Board finds that the request meets the criteria for special exceptions.







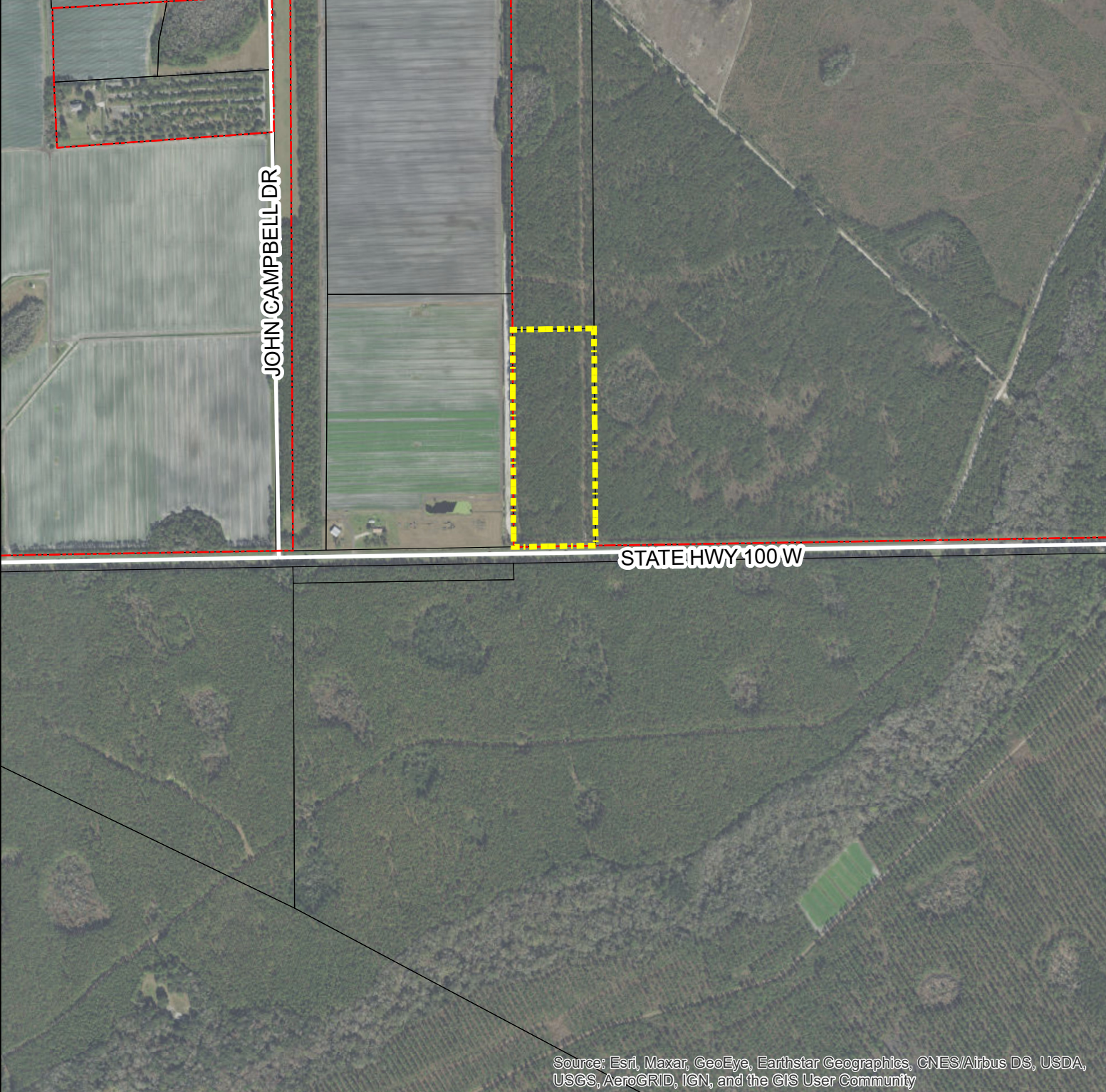
**CONTRACTOR:**

**JOHN ADAMS**  
 GRINDERS COMMERCIAL AREA  
 (904) 237-5759

DRAWN BY: KEB  
 DATE: 2-14-22

**Legend**

-  SUBJECT SITE
-  BUNNELL CITY LIMITS
-  FLAGLER COUNTY PARCELS
-  STREETS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

500 250 0 500 Feet



Date Saved: 1/19/2022

Created by: eobrien  
Path: Z:\PROJECTS\2021\21132 City of Bunnell Planning Services\First Coast Rolloffs Property\First Coast Rolloffs Aerial Location Map.mxd

**Aerial Location Map**  
**First Coast Rolloffs, LLC**  
**Bunnell, Florida**

  
300 Interchange Blvd  
Ormond Beach, FL 32174  
ph 386-677-2482

## Mark Karet

---

**From:** Schroer, Jeffrey <Jeffrey.Schroer@FloridaDEP.gov>  
**Sent:** Tuesday, March 1, 2022 6:59 AM  
**To:** Mark Karet  
**Cc:** Bogin, Michael; McClure, Anna C; Schroer, Jeffrey  
**Subject:** RE: First Coast Wood Recycling Center ID 107287 Bunnell 21132  
**Attachments:** 62-709.330 Criteria for Registration.doc; Sample SOPF Inspection Report.pdf

**Follow Up Flag:** Follow up  
**Due By:** Monday, March 7, 2022 9:00 AM  
**Flag Status:** Flagged

**Categories:** Important

Mark,

I can't think of any potential negative impacts of this type of facility on agriculture.

I'm sure you already looked, but the first attachment is the criteria for SOPFs and the second is a SAMPLE of the inspection report used to inspect a registered facility, which occurs every 4 years.

Most (all in the Northeast District) SOPFs are only processing yard trash. The inspection report sample shows set back requirements, security of site, processing requirements ect.

Basically a SOPF accepts yard trash (mostly tree debris) and size reduces within 6 months using a diesel operated tub grinder or lateral grinder. This produces wood chips which are not harmful, but must be removed from the property within 18 months of processing. Farming equipment operates on diesel, so the use of a diesel grinder presents no different threat than typical farming equipment.

In my opinion, one of the more challenging issues for the operators of SOPFs is what to do with the wood chips after processing. Mulch is the primary result as the facilities that use wood chips for fuel is very limited that market already saturated. The challenge of where the processed material goes is not for us to consider.

Note that there are currently three other registered SOPFs in the Bunnell area. Environmental Land Services, Bunnell Land Holdings, LLC and Darrell Cone Dozer Service.

Let me know if you want to talk by phone. I am currently telecommuting, but can give you a call from my personnel cell if desired.

Sincerely,

Jeff Schroer, Environmental Specialist  
Florida Department of Environmental Protection  
8800 Baymeadows Way West, Suite 100  
Jacksonville, FL 32256  
Phone: 904-256-1576  
email: Jeffrey.Schroer@floridadep.gov



Please Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

 Please consider the environment before printing this email.

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**From:** Bogin, Michael <Michael.Bogin@FloridaDEP.gov>  
**Sent:** Monday, February 28, 2022 2:58 PM  
**To:** Schroer, Jeffrey <Jeffrey.Schroer@FloridaDEP.gov>  
**Subject:** FW: First Coast Wood Recycling Center ID 107287 Bunnell 21132

Jeff,  
Based on your experience, could you provide more information to Mr. Karet regarding a SOPF?  
Thank you.  
Michael

---

**From:** Mark Karet <[mkaret@zevcohen.com](mailto:mkaret@zevcohen.com)>  
**Sent:** Monday, February 28, 2022 2:15 PM  
**To:** Bogin, Michael <[Michael.Bogin@FloridaDEP.gov](mailto:Michael.Bogin@FloridaDEP.gov)>  
**Subject:** First Coast Wood Recycling Center ID 107287 Bunnell 21132

**EXTERNAL MESSAGE**

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Michael –

I am a planning consultant for the City of Bunnell. The owner of the above referenced perspective business, John Adams, has applied for a special exception through the City. Some neighbors have expressed concerns about impact on nearby agriculture. I would like to get a better understanding of what a SOPF is allowed to do and if there is any basis to have concerns about locating this facility in an active agricultural area. I have left you a voicemail. I would like few minutes of your time to get a better understanding of these issues, since I will shortly have to make a recommendation regarding this proposed facility. My telephone number is below.

Mark

**Mark P. Karet, AICP | Director Planning and Landscape Architecture**



300 Interchange Blvd. | Suite C  
Ormond Beach, FL. 32174  
P: 386-677-2482 | F: 386-677-2505





Requirements for source-separated organics facilities qualifying for registration - Chapter 62-709, F.A.C.

Rule/Referenced Rule	Provision
<b>Specific to all</b>	
62-709.300(7)(a)	No person shall cause or allow objectionable odor in violation of Chapter 62-296, F.A.C.
62-709.300(7)(b)	Rule 62-701.300, and subsection 62-701.320(13) apply to facilities regulated under 62-709.
62-701.300(1)(b)	Stored or processed in a way or location that does not violate air quality or water quality standards.
62-701.300(2)(a)	Geological formations or subsurface features must provide support for the facility
62-701.300(2)(c)	Not in a dewatered pit unless permanent leachate containment and special design techniques used.
62-701.300(2)(d)	Not in any natural or artificial water body(e.g., ground water and wetlands within DEP jurisdiction).
62-701.300(2)(f)	Not be placed on the right of way of any public highway, road, or alley.
62-701.300(3)	No open burning in the recycling area of the facility and controlled burning complies with DEP rules.
62-701.300(14)	No CCA treated wood in material applied as a ground cover, soil or soil amendment.
62-701.300(15)	No unconfined emissions of particulate matter in violation of paragraph 62-296.320(4)(c), F.A.C.
62-709.320(2)(a)	Have the necessary operational features and equipment - unless otherwise specified, including
62-709.320(2)(a)1.	effective barrier to prevent unauthorized entry and dumping
62-709.320(2)(a)2.	Dust and litter control methods
62-709.320(2)(a)3.	Fire protection and control provisions to deal with accidental burning of solid waste, including
62-709.320(2)(a)3.a.	20-foot all-weather access road all around the perimeter
62-709.320(2)(a)3.b.	No material shall be mechanically compacted
62-709.320(2)(a)3.c.	No material shall be more than 50 feet from access by motorized firefighting equipment
62-709.320(2)(b)	Operate in a manner to control vectors
62-709.320(2)(c)	Operate in a manner to control objectionable odors per with Rule 62-296.320(2), F.A.C.
62-709.320(2)(d)	Keep any installed drains and leachate or condensate conveyances cleaned
62-709.320(2)(e)	Process received solid waste timely as follows
62-709.320(2)(e)1.	Size-reduce or remove yard trash within 6 months or time needed to receive 3,000 tons or 12,000 cubic yards, whichever is greater. Separated logs with 6 inch diameter or greater can be stored for up to 12 months before being size-reduced or removed.
62-709.320(2)(e)2.	Putrescible waste (e.g., vegetative wastes, animal byproducts or manure) shall be processed and incorporated into the composting material, or removed from the facility, within 48 hours.
62-709.320(2)(f)	Containerized and removed immediately any treated or untreated biomedical waste; hazardous waste; or any materials having (PCB) concentration of 50 ppm or greater.
62-709.320(2)(g)	All residuals, solid waste and recyclable materials removed and recycled or disposed upon ceasing operations. Any remaining processed material shall be properly used or disposed.
62-709.320(4)(a)	Keep monthly records of incoming and outgoing material for at least three years..
62-709.320(4)(b)	If temperature used to show disinfection or vector attraction achieved, keep records for 3 years.

<b>Specific to yard trash only facilities</b>	
62-709.300(7)(b)	Rule 62-701.300, and subsection 62-701.320(13) apply to facilities regulated under 62-709.
62-701.300(12)(a)	At least 100 feet from off-site potable water well that existed before facility registered.
62-701.300(12)(b)	At least 50 feet from any body of water, including wetlands. Not including parts of permitted stormwater system, or water bodies totally within facility with no discharge to surface waters.
62-709.330(2)	Processed material gone from facility within 18 months, unless longer storage authorized by permit.
62-709.330(3)	Accept only yard trash, and bags used to collect yard trash. Containerized any other material

<b>Specific to composting of vegetative wastes, animal byproducts or manure, or blending manure</b>	
62-709.300(7)(b)	Rule 62-701.300, and subsection 62-701.320(13) apply to facilities regulated under 62-709.
62-701.300(2)(b)	Be more than 500 feet off-site potable water well that existed before facility registered
62-701.300(2)(e)	Within 200 feet from any body of water, including wetlands. Not including parts of permitted stormwater system, or water bodies totally within facility with no discharge to surface waters.
62-701.320(13)(b)	Not within 10,000 feet of any licensed and operating airport runway used by turbine powered aircraft, or within 5,000 feet of any licensed and operating airport runway used only by piston engine aircraft, unless applicant demonstrates that the facility is designed and will be operated so that it does not pose a bird hazard to aircraft.
62-709.350(2)	Carbon:nitrogen ratio of the blended feedstocks shall be greater than 20.
62-709.350(3)	Piles do not exceed 12 feet in height.
62-709.350(5)	All material removed within 18 months, unless longer storage authorized by permit.
62-709.350(6)	Show that disinfection achieved. not required if made from only pre-consumer vegetative waste
62-709.350(7)	Vector attraction reduction controls shall include either (a) or (b) below:
62-709.350(7)(a)	Composted for at least 14 days, with temperature no lower than 40 degrees Celsius and average temperature of the material being composted higher than 45 degrees Celsius; or
62-709.350(7)(b)	Specific oxygen uptake rate (SOUR) for material being composted or blended shall be equal to or less than 1.5 milligrams of oxygen per hour per gram of total solids (dry weight basis) at a temperature of 20 degrees Celsius



Florida Department of  
Environmental Protection  
Inspection Checklist

DRAFT

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**FACILITY INFORMATION:**

**Facility Name:** ENVIRONMENTAL LAND SERVICES

**On-site Inspection Start Date:** 03/01/2022

**On-site Inspection End Date:** 03/01/2022

**WACS No.:** 100977

**Facility Street Address:** 1841 STATE STREET NORTH

**City:** BUNNELL

**County Name:** FLAGLER

**Zip:** 32110

**INSPECTION PARTICIPANTS:**

(Include ALL Landfill and Department Personnel with Corresponding Titles)

Principal Inspector: Jeff Schroer, Inspector

Other Participants:

**INSPECTION TYPE:**

Routine Operation Inspection for WPF - Source-Separated Organics Proc Fac (SOPF)

**ATTACHMENTS TO THE INSPECTION CHECKLIST:**

This Cover Page to the Inspection Checklist may include any or all of the following attachments as appropriate.

**Note: Checklist items with shaded boxes are for informational purposes only.**

10.0 - SECTION 10.0 - REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES

**10.0 - SECTION 10.0 - REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES**

Requirements:

The requirements listed in this section provide an opportunity for the Department's inspector to indicate the conditions found at the time of the inspection. A "Not Ok" response to a requirement indicates either a potential violation of the corresponding rule or an area of concern that requires more attention. Both potential violations and areas of concern are discussed further at the end of this inspection report.

- |  |  |   |   |
|--|--|---|---|
| <b>FACILITY TYPE(S)</b>                                  | <b>MATERIAL(S) PROCESSED</b>                           | <b>PRODUCTS</b>                           | <b>METHOD OF COMPOSTING</b>                       |
| <input type="checkbox"/> Yard Trash Transfer Station     | <input checked="" type="checkbox"/> Yard Trash         | <input checked="" type="checkbox"/> Mulch | <input type="checkbox"/> Windrow                  |
| <input checked="" type="checkbox"/> Yard Trash Recycling | <input type="checkbox"/> Manure                        | <input type="checkbox"/> Firewood         | <input type="checkbox"/> Passive aerated windrows |
|  | <input type="checkbox"/> Animal byproducts             | <input type="checkbox"/> Fuel             | <input type="checkbox"/> Aerated static piles     |
|  | <input type="checkbox"/> Pre-consumer vegetative waste | <input type="checkbox"/> Compost          | <input type="checkbox"/> In-vessel composting     |
|  | <input type="checkbox"/> Vegetative waste              | <input type="checkbox"/> Soil Amendment   |   |
|  |  | <input type="checkbox"/> Soil             |   |
|  |  | <input checked="" type="checkbox"/> Other |   |

Item No.	REQUIREMENTS AND PROHIBITIONS APPLICABLE TO ALL REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES	Ok	Not Ok	Unk	N/A
10.1	Unauthorized storage, processing, or disposal of solid waste except as authorized at a permitted or registered solid waste management facility or other exempt facility? 62-701.300(1)(a)				
10.2	Have objectionable odors been caused or allowed in violation of Chapter 62-296, F.A.C.? 62-709.300(7)(a)				
10.3	Unauthorized storage or processing in a way or location that violates air quality or water quality standards? 62-709.300(7)(b), 62-701.300(1)(b)				
10.4	Do geological formations or subsurface features provide support for the facility? 62-709.300(7)(b), 62-701.300(2)(a)				
10.5	Unauthorized disposal or storage prohibited, except yard trash, within 200 feet of any natural or artificial body of water, including wetlands without permanent leachate controls, except impoundments or conveyances which are part of an on-site, permitted stormwater management system or on-site water bodies with no off-site discharge? 62-701.300(2)(e), 62-709.320(3)				
10.6	Unauthorized storage or processing in any natural or artificial water body (e.g. ground water and wetlands within DEP jurisdiction)? 62-709.300(7)(b), 62-701.300(2)(d)				
10.7	Unauthorized storage or processing on the right of way of any public highway, road, or alley? 62-709.300(7)(b), 62-701.300(2)(f)				
10.8	Unauthorized open burning of solid waste except in accordance with Department requirements? 62-709.300(7)(b), 62-701.300(3)				
10.9	Unauthorized incorporation of CCA treated wood into material that will be applied as a ground cover, soil or soil amendment? 62-709.300(7)(b), 62-701.300(14)				
10.10	Unauthorized unconfined emissions of particulate matter in violation of paragraph 62-296.320(4)(c), F.A.C.? 62-709.300(7)(b), 62-701.300(15)				
10.11	Does the facility have the necessary operational features and equipment - unless otherwise specified? Including: 62-709.320(2)(a)				
10.11.1	Effective barrier to prevent unauthorized entry and dumping? 62-709.320(2)(a)1				
10.11.2	Dust and litter control methods? 62-709.320(2)(a)2				
10.12	Does the facility have the necessary fire protection and control provisions to deal with accidental burning of solid waste? Including 62-709.320(2)(a)3				
10.12.1	20-foot all-weather access road all around the perimeter? 62-709.320(2)(a)3.a.				
10.12.2	No material mechanically compacted? 62-709.320(2)(a)3.b.				

Inspection Date: 03/01/2022

Item No.	REQUIREMENTS AND PROHIBITIONS APPLICABLE TO ALL REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES	Ok	Not Ok	Unk	N/A
10.12.3	No material more than 50 feet from access by motorized firefighting equipment? 62-709.320(2)(a)3.c.				
10.13	Is the facility operated in a manner to control vectors? 62-709.320(2)(b)				
10.14	Is the facility operated in a manner to control objectionable odors per with Rule 62-296.320(2), F.A.C.? 62-709.320(2)(c)				
10.15	Are any installed drains and leachate or condensate conveyances kept cleaned? 62-709.320(2)(d)				
10.16	Is the received solid waste processed timely as follows? 62-709.320(2)(e)				
10.16.1	Is yard trash size-reduced or removed within 6 months or time needed to receive 3,000 tons or 12,000 cubic yards, whichever is greater? (Separated logs with 6 inch diameter or greater can be stored for up to 12 months before being size-reduced or removed.) 62-709.320(2)(e)1				
10.16.2	Is putrescible waste (e.g. vegetative wastes, animal byproducts or manure) processed and incorporated into the composting material, or removed from the facility, within 48 hours? 62-709.320(2)(e)2				
10.17	Is any treated or untreated biomedical waste; hazardous waste; or any materials having (PCB) concentration of 50 ppm or greater containerized and removed immediately? 62-709.320(2)(f), 62-701.300(4), 62-701.300(5), 62-701.300(6)				
10.18	Have all residuals, solid waste and recyclable materials been removed and recycled or disposed and has any remaining processed material been properly used or disposed upon the facility ceasing operations? 62-709.320(2)(g)				
10.19	If temperature is used to show disinfection or vector attraction achieved, are records kept for at least three years? 62-709.320(4)(b)				
10.20	Is the registration for the facility current and on file with the Department? 62-709.320(3)(b)				
10.21	Are renewal applications for annual registration of the facility submitted to the Department by July 1st, if applicable? 62-709.320(3)(c)				
10.22	Are monthly records of incoming and outgoing material kept on-site or at another location as indicated on the registration form for at least three years? 62-709.320(4)(a)				
10.23	Are Annual Reports, based upon the preceding calendar year, summarizing monthly records, submitted to the Department as required? 62-709.320(4)(a)				
Item No.	REQUIREMENTS AND PROHIBITIONS APPLICABLE TO YARD TRASH ONLY FACILITIES	Ok	Not Ok	Unk	N/A
10.24	Unauthorized storage or processing within 100 feet from off-site potable water well that existed before facility registered? 62-709.300(7)(b) and 62-701.300(12)(a)				
10.25	Unauthorized storage or processing within 50 feet from any body of water, including wetlands? (Does not include parts of permitted stormwater system, or water bodies totally within facility with no discharge to surface waters.) 62-709.300(7)(b), 62-701.300(12)(b)				
10.26	Is processed material removed from facility within 18 months, unless longer storage authorized by permit? 62-709.330(2)				
10.27	Is the facility accepting only yard trash, and bags used to collect yard trash and containerizing any other material? 62-709.330(3)				
Item No.	REQUIREMENTS AND PROHIBITIONS APPLICABLE TO ONLY THOSE FACILITIES THAT BLEND MANURE OR COMPOST VEGETATIVE WASTES, ANIMAL BYPRODUCTS OR MANURE	Ok	Not Ok	Unk	N/A
10.28	Unauthorized storage or processing within 500 feet off-site potable water well that existed before facility registered? 62-709.300(7)(b) and 62-701.300(2)(b)				
10.29	Unauthorized storage or processing within 200 feet from any body of water, including wetlands? (Does not include parts of permitted stormwater system, or water bodies totally within facility with no discharge to surface waters.) 62-709.300(7)(b), 62-701.300(2)(e)				
10.30	Unauthorized storage or processing within 10,000 feet of any licensed and operating airport runway used by turbine powered aircraft, or within 5,000 feet of any licensed and operating airport runway used only by piston engine aircraft, unless applicant demonstrates that the facility is designed and will be operated so that it does not pose a bird hazard to aircraft? 62-709.300(7)(b), 62-701.320(13)(b)				
10.31	Is the carbon:nitrogen ratio of the blended feedstocks greater than 20? 62-709.350(2)				

Item No.	REQUIREMENTS AND PROHIBITIONS APPLICABLE TO ONLY THOSE FACILITIES THAT BLEND MANURE OR COMPOST VEGETATIVE WASTES, ANIMAL BYPRODUCTS OR MANURE	Ok	Not Ok	Unk	N/A
10.32	Do piles exceed 12 feet in height? 62-709.350(3)				
10.33	Is all material removed within 18 months, unless longer storage authorized by permit? 62-709.350(5)				
10.34	Is there documentation showing that disinfection has been achieved? Note that this is not required if they are composting only pre-consumer vegetative waste with or without yard trash. 62-709.350(6)				
10.35	<p>Is there vector attraction reduction controls that include one of the following? 62-709.350(7)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Temperature monitoring records showing the waste was composted for at least 14 days, with temperature no lower than 40 degrees Celsius and average temperature of the material being composted higher than 45 degrees Celsius. or 62-709.350(7)(a)</li> <li><input type="checkbox"/> Results of testing showing the specific oxygen uptake rate (SOUR) for material being composted or blended equal to or less than 1.5 milligrams of oxygen per hour per gram of total solids (dry weight basis) at a temperature of 20 degrees Celsius. 62-709.350(7)(b)</li> </ul>				



**Signed:**

Jeff Schroer \_\_\_\_\_

Inspector \_\_\_\_\_

**PRINCIPAL INSPECTOR NAME**

**PRINCIPAL INSPECTOR TITLE**

DEP \_\_\_\_\_

**PRINCIPAL INSPECTOR SIGNATURE**

**ORGANIZATION**

**DATE**

**Report Approvers:**

**Approver:** \_\_\_\_\_

**Inspection Approval Date:** \_\_\_\_\_