

*Crossroads of Flagler County*

**Board Members:**  
**Carl Lilavois, Chair**  
**Gary Masten, Co-Chair**  
**Nealon Joseph**  
**Manuel Madaleno**  
**Lyn Lafferty**

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

**Tuesday, November 1, 2022**

**6:00 PM**

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

- 
- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
  - 2. Disclosure of Ex-Parte communications.**
  - 3. Approval of Minutes**
    - a. October 11, 2022 Planning, Zoning and Appeals Board Minutes
  - New Business:**
  - 4. PZA 2022-69M: Allen Lands Rural Subdivision**  
**Old Business: None**
  - 5. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.
  - 6. Board comment**
  - 7. 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

2022 10 11 PZA Board Minutes

Type

Minutes



Crossroads of Flagler County

**Board Members:**  
**Carl Lilavois, Chair**  
**Gary Masten, Co-Chair**  
**Nealon Joseph**  
**Manuel Madaleno**  
**Lyn Lafferty**

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

**Tuesday, October 11, 2022**

**6:00 PM**

Versie Lee Mitchell Community Center  
405 E. Drain St.  
Bunnell, FL 32110

- 
- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**  
Chair Lilavois called the meeting to order at 6:03 PM and led the Pledge of Allegiance.  
  
**Present:** Carl Lilavois, Chair; Gary Masten, Co-Chair; Manuel Madaleno; Lyn Lafferty  
**Excused:** Nealon Joseph  
**Absent:** N/A  
**Non-Voting:** City Attorney John Cary; Permit Technician Adrian Calderin; Community Development Director Bernadette Fisher
  
  - 2. Disclosure of Ex-Parte communications.**  
None
  
  - 3. Approval of Minutes**
    - a. September 06, 2022 Planning, Zoning and Appeals Board Minutes**  
**Motion:** Approve the September 06, 2022 Planning, Zoning and Appeals Board Meeting Minutes.  
**Board Discussion:** None  
**Public Discussion:** None  
**Moved By:** Gary Masten  
**Seconded By:** Manuel Madaleno  
**Roll Call Vote:**
      - Carl Lilavois – Yes
      - Gary Masten – Yes
      - Manuel Madaleno – Yes
      - Lyn Lafferty – Yes**Vote:** Motion carried by unanimous vote
- New Business:**
- 4. Public Hearing: Ordinance 2022-XX Amending the Capital Improvements Element of the 2035 Comprehensive Plan.**  
Community Development Director Fisher introduced the item. This is the required annual amendment to the City's Capital Improvements Element schedule of the Comprehensive Plan. This particular plan is only for plans and studies \$10,000.00 or more.  
**Board Discussion:** Co-Chair Masten asked what exactly are the changes? Community Development Director Fisher answered most of the updates are to projects involving the wastewater treatment facility and other some other City facilities.  
**Public Discussion:** None

**Motion:** Recommend Approval to the City Commission for Ordinance 2022-XX Amending the Capital Improvements Element of the 2035 Comprehensive Plan.

**Moved By:** Gary Masten

**Seconded By:** Lyn Lafferty

**Roll Call Vote:**

Carl Lilavois – Yes

Gary Masten – Yes

Manuel Madaleno – Yes

Lyn Lafferty – Yes

**Vote:** Motion carried by unanimous vote

**5. Ordinance 2022-XX Repealing Land Development Code Section 30-9 Rural Developments and Section 34-190 Rural Subdivisions.**

Community Development Director Fisher introduced the item. She explained the City found conflicting language between the two sections; it is not clearly defined what is a rural development and what is a rural subdivision along with the criteria that pertains to each type of action. The purpose of repealing these sections is to allow staff to research and draft better, more clear language for both sections.

**Board Discussion:** Member Lafferty asked if it is possible to table this item until staff has created the replacements. Community Development Director Fisher said even when they start constructing the new language, there is not a guaranteed time of when it will be completed. Member Lafferty asked what would happen if this got repealed out of the Land Development Code and then something happens to the administration working on this. Community Development Director Fisher explained this will still be worked on and this is not going to stop development from happening; there are other standards in the Land Development Code that would pertain to rural developments until the code can be updated. Co-Chair Masten shared his concern about repealing these sections without having a set time of when the corrections will be enacted. Member Lafferty asked if these sections define the types of subdivisions allowed and if removed, would the Board not be able to approve any applications that would relate to this since there would not be anything in the Land Development Code to dictate rural developments and subdivisions. Community Development Director Fisher said those applications would default to the subdivision standards already outlined in the Land Development Code. Member Lafferty asked if they approve this then would the next agenda item utilizing these sections of the Land Development Code be able to be heard by the Board. Community Development Director Fisher explained the agenda item will still be heard as this ordinance still has to go before the City Commission twice before its adopted. She further said after it has been adopted then the normal subdivision standards would apply to any future rural developments/subdivisions until the revisions to the Land Development Code are complete.

**Public Discussion:** Penny Buckles, who is representing the applicant for agenda item #6, expressed her concerns with this possibly affecting her client's future subdivision applications.

**Motion:** Recommend Approval to the City Commission for Ordinance 2022-XX Repealing Land Development Code Section 30-9 Rural Developments and Section 34-190 Rural Subdivisions.

**Moved By:** Manuel Madaleno

**Seconded By:** Gary Masten

**Roll Call Vote:**

Carl Lilavois – Yes

Gary Masten – Yes

Manuel Madaleno – Yes

Lyn Lafferty – No

**Vote:** Motion carried by 3-1 majority vote.

**6. PZA 2022-69 Allen Lands Rural Subdivision.**

Community Development Director Fisher introduced the item. She explained this is a 25-acre parcel being divided into four different parcels to create a rural subdivision with three of the proposed parcels being five acres and the fourth parcel being slightly over nine acres. This has been found to be consistent with the current Land Development Code standards.

**Board Discussion:** Member Madaleno asked if the nine-acre lot has access to the right of way. Community Development Director Fisher explained there is a fifteen-foot easement on the east side of a proposed parcel that will allow access to the parcel.

**Public Discussion:** Penny Buckles explained the purpose of the recorded easement and why the applicant is subdividing the land.

**Motion:** Approve PZA 2022-69 Allen Lands Rural Subdivision.

**Moved By:** Gary Masten

**Seconded By:** Manuel Madaleno

**Roll Call Vote:**

Carl Lilavois – Yes

Gary Masten – Yes

Manuel Madaleno – Yes

Lyn Lafferty – Yes

**Vote:** Motion carried by unanimous vote

**Old Business: None**

**7. Public Comment**

None

**8. Board comment**

None

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

**Motion:** Adjourn

**Moved By:** Lyn Lafferty

**Seconded By:** Gary Masten

**Roll Call Vote:**

Carl Lilavois – Yes

Gary Masten – Yes

Manuel Madaleno – Yes

Lyn Lafferty – Yes

**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\*\****



## City of Bunnell, Florida

### Agenda Item No. 4.

Document Date: 10/14/2022  
Department: Community Development  
Subject: PZA 2022-69M: Allen Lands Rural Subdivision  
Property Address: Parcel ID: 18-12-30-5550-00040-0020  
Zoning Designation: AG&S  
Future Land Use Designation: Agriculture & Silviculture  
Agenda Section: New Business

#### ATTACHMENTS:

Description	Type
Attachment A-Location Map	Location Map(s)
Attachment B-Development Application	Exhibit
Attachment C-Survey (Sketch & Description)	Exhibit
Attachment D-Access Easement	Exhibit
Attachment E-Administrative Order NO. 2022-01	Exhibit

#### Summary/Highlights:

The proposed request entails the subdividing of a 20± acre parcel into four (4) lots with each lot being 5± acres for purposes of creating a Rural Subdivision.

This request was approved by the Planning, Zoning and Appeals Board on October 11th, 2022, but notice was given a few days afterwards that the parcel size of 25± acres listed on the survey was incorrect. Therefore, this prompts a new application to be submitted with the accurate survey. Both documents were received on October 14th, 2022.

#### Background:

On behalf of the owners, Allen Lands LLC of parcel number 18-12-30-5550-00040-0020, represented by Penny Buckles, requests the approval of a subdivision of the subject lot into four (4) parcels. The subject parcel is located approximately 1843 feet west of the intersection of County Road 302 and County Road 65. From which proposed Parcels 1-3 will have direct access to CR 302. In accordance with evidence presented by the applicant, Parcel 4 has right of access via an easement that is dated February 19, 2012 recorded in Book 23, Page 197 (See Attachment D).

The Future Land Use designation of the subject property is Agriculture & Silviculture which supports residential uses on the parcel but does not intend for larger development. Due to the

parcel size, the subdivision would be considered a rural subdivision as described in FLU Policy 16 of the 2035 Comprehensive Plan, which highlights accommodating Low-Density Residential that entails a maximum density of one (1) dwelling unit per five (5) acres. In concert with the FLU Policy 16, Section 30-3 of the City of Bunnell, the Land Development Code gives a more detailed explanation. Specifically, the intent stated in this referenced section of the code, acknowledges the findings of fact that the majority of the City's land base is rural in nature, which therefore, will offer supporting agricultural and silvicultural uses with rural subdivision in approved locations. Thus, residential uses would be viable use of the parcels as well as agricultural and silvicultural uses. The request to subdivide the subject property into four (4) 5± acre lots as stated before, meets the intent that is sought to create and enhance residential areas where agricultural use compatible with a residential use is desired. In this regard, the request is consistent with the zoning district as the Rural Subdivision criteria entails each parcel is adhering to the minimum parcel size of five (5) acres or greater.

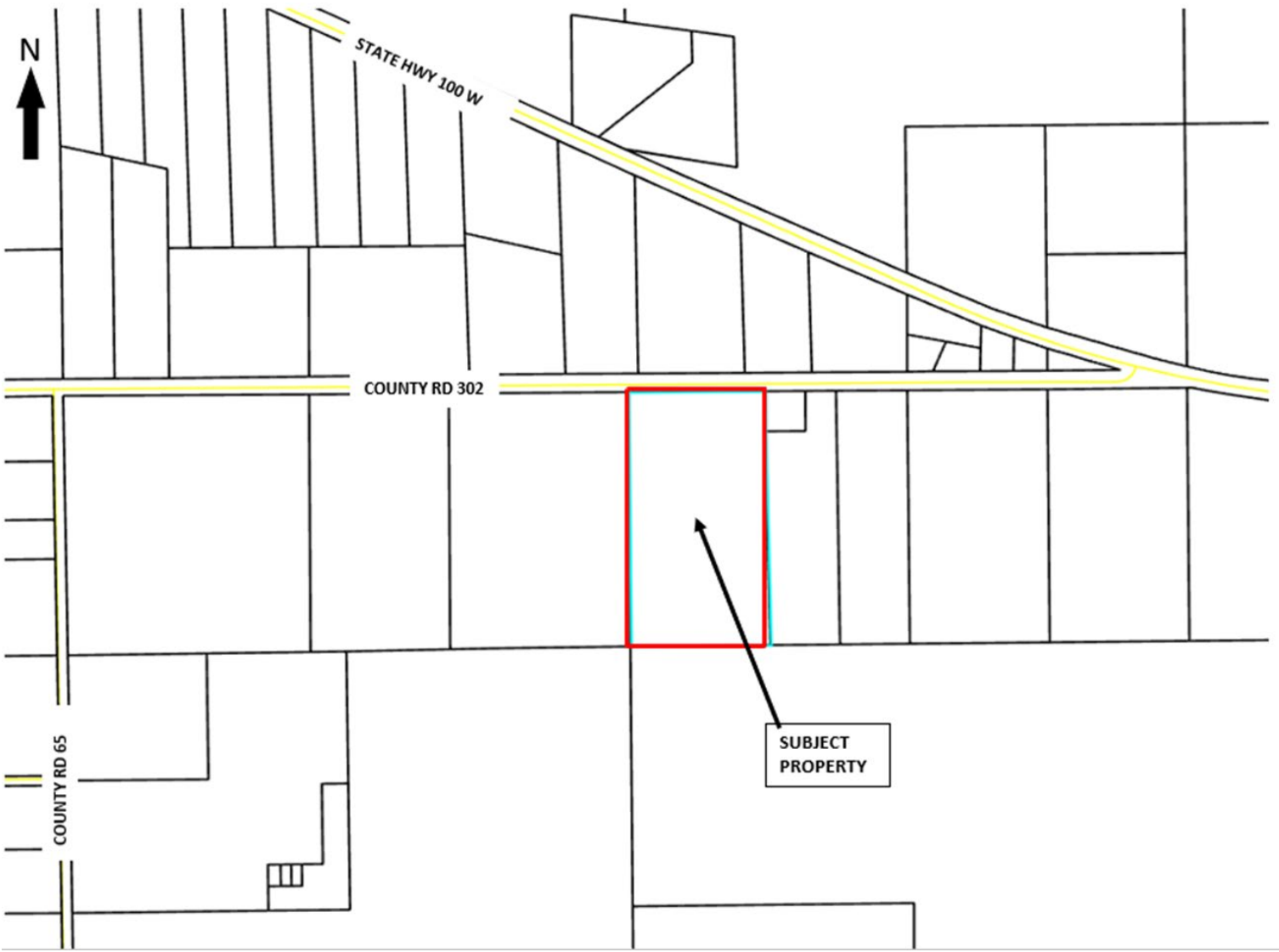
**Staff Recommendation:**

Staff Recommends the Planning, Zoning and Appeals Board recommend approval of the four (4) 5± acre lot Rural Subdivision that abuts County Road 302, with parcel 4 being along the rear of the subject property utilizing the access easement described and recorded in Book 23, Page 197, to the City Commission.

**City Attorney Review:**

Approved as to form and legality.

Location Map





October 14, 2022

City of Bunnell  
Community Development Department

REF: Parcel 18-12-30-5550-00040-0020  
Allen Lands LLC



To Whom It May Concern:

Attached is the project information for the above referenced parcel. Allen Lands LLC is requesting a subdivision of a rural parcel of land located on County Road 302. They request to subdivide this parcel into 4 – 5 acre parcels as per attached survey.

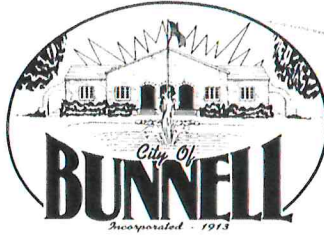
Three of these 5 acre parcels have CR302 Road Frontage the fourth 5 acre parcel will have access to CR302 via an easement road that runs along side these lots. There are currently two other homes located on this easement road.

Please let us know what other documentation you may need for this resubmittal.

Any questions, please call Penny Buckles 386-931-6597 or email her at [pennybucklesrealtor@gmail.com](mailto:pennybucklesrealtor@gmail.com) as she will be assisting us through this process.

Regards,

Lila Allen Pontius  
720 CR304  
Bunnell, Fl. 32110



# Development Application

This is the City development application for most development projects within the City.

Please complete all applicable portions of the application which would apply to your request and check the type of development review being requested.

All application fees are due when plans and applications are submitted. Types of development where additional costs may be incurred will be invoiced to the applicant as established by resolution and identified in the Project Type checklist.

Total Fees Due:	<u>1600.00</u> <del>1600</del>
Date Received:	<u>10.14.2022</u>
Fees:	
<input type="checkbox"/>	Check Number _____
<input checked="" type="checkbox"/>	Credit Card
<input type="checkbox"/>	Cash
Received by:	_____



APPLICATION FOR REVIEW <b>CITY OF BUNNELL, FLORIDA COMMUNITY</b> DEVELOPMENT DEPARTMENT		
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253		
<b><u>APPLICANT INFORMATION</u></b>		
Applicant: <u>Allen Lands LLC</u>		
Contact: <u>Penny Buckles for Lila Allen Pontius + George Allen</u>		
Address: <u>720 CR 304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-931-6597</u>	Fax: _____	
Email: <u>pennybucklesrafter@gmail.com</u>		
<b><u>CONSULTANT INFORMATION</u></b>		
Engineer / Surveyor: _____		
Contact: _____		
Address: _____		
City: _____	State: _____	ZIP: _____
Phone: _____	Fax: _____	
Email: _____		
<b><u>PROPERTY OWNER INFORMATION</u></b>		
Owner: <u>Allen Lands LLC</u>		
Contact: <u>Lila Allen Pontius</u>		
Address: <u>720 CR 304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-316-4390</u>	Fax: _____	
Email: <u>lapontius@901.com</u>		

- All sections on this page must be completed





APPLICATION FOR REVIEW  
**CITY OF BUNNELL, FLORIDA** COMMUNITY  
 DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

**PROJECT INFORMATION**

Parcel ID (required): 18-12-30-5550-00040-0020

Project Name (required): Allen Lands Dist Subdivision/Rural Development #1

Project Address is Known (required): CR302 No address issued yet

Current Zoning (required): AC(F) Current Land Use (required): Timberland

Intended Use of Property (required): Single Family Residence on 4-5 acre parcels

Source of Water:  well  city water Source of Sewer:  septic  city sewer

**PROJECT TYPE (Check all that apply to proposed project)**

Site Plan Reviews* Land Development Code Chapter 22  <i>Site plan requirements can be found in Section 22-9.</i>	<input type="checkbox"/> Minimal Site Plans (Technical Review Plans Only)	\$ 250.00*	
	<input checked="" type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> <li>• Residential: &lt; 4 new dwelling units on one parcel not exempted single-family development</li> <li>• Non-residential: new &lt; 5000 sqft impervious improvement</li> <li>• Non-residential expansion/replacement: &gt; 1000 sqft but &lt; 2000 sqft impervious area</li> </ul>	\$ 800.00*	
	<input type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> <li>• Residential: structure having ≥ 4 new dwelling units on one parcel</li> <li>• Non-residential: new ≥ 5000 sqft impervious improvement</li> <li>• Non-residential expansion/replacement: ≥ 2000 sqft impervious area</li> <li>• Any new development requiring special exception approval</li> </ul>	\$1,000.00*	
	Site Plan Re-submittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> Resubmittal	\$ 100.00
3 <sup>rd</sup> Resubmittal		\$ 250.00	
4 <sup>th</sup> and all subsequent Resubmittals		\$ 500.00 each	

\*Plus Fire Review Cost: \$ 30.00 first 1000 sq feet, plus \$.03 per square foot over 1000 (Ord 2004-18)

Future Land Use Map (FLUM) Amendments	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: _____ To: _____	\$ 750.00 + **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____ To: _____	\$ 1,500.00 **

\*\*the applicant is responsible for costs of required advertising, notifications and recording costs



PROJECTTYPECON'T			
Zoning Map Amendments	<input type="checkbox"/> ReZoning	From: _____	\$ 750.00 **
	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	To: _____	\$ 1,500.00 **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____	\$ 800.00 + **
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	To: PUD	
Plat/Re-Plat/Subdivision of Property ***	<input type="checkbox"/> Vacation of Plat		\$ 500.00 + **
	<input type="checkbox"/> Preliminary Plat		\$ 1,000 + \$25 each new parcel created + **
	Preliminary Plat Resubmittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> and all subsequent Resubmittals	\$ 250.00 per submittal
	<input checked="" type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input checked="" type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> and all subsequent Resubmittals	\$ 250.00 per submittal
**the applicant is responsible for costs of required advertising, notifications and recording costs ***the applicant is responsible for costs for the City Reviewing Surveyor. Plat/Re-plat will not get final approval by the City Commission until all fees are paid. The applicant is to record all Plats/Re-plats and provide the book and page number to the City upon recording.			
<input type="checkbox"/> Development of Regional Impact (DRI)	\$ 1,500.00 plus \$ 25 per acre or fraction thereof plus \$ 5.00 per dwelling unit		
<input type="checkbox"/> DRI Amendment/ Notice of Proposed Change	\$ 500.00 plus \$ 20 per acre or fraction thereof impacted by the proposed change, \$ 5.00 per additional dwelling + **		
<input type="checkbox"/> Development Agreements	\$ 1,500.00		
<input type="checkbox"/> Development Agreement Amendment/Modification/Extension	\$ 300.00		
<input type="checkbox"/> PUD Agreements	\$ 2,500.00		
<input type="checkbox"/> PUD Agreement Amendment	\$ 1,000.00 per agreement		
<input type="checkbox"/> Text Amendment to Comprehensive Plan	\$ 1,000.00 + **		
**the applicant is responsible for costs of required advertising, notifications and recording costs			



<b>APPLICATION FOR ZONING REVIEW</b> <b>CITY OF BUNNELL, FLORIDA COMMUNITY</b> <b>DEVELOPMENT DEPARTMENT</b>	
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253	
<b>APPLICANT'S SIGNATURE</b>	
I understand that the application for plan review must include all required submittals as specified in the City of Bunnell Code of Ordinances. Submission of incomplete plans may create delays in review and plan approval.	
Applicant's Signature:	<i>Lila Pontius</i>
Printed Name:	<i>Lila Pontius</i>
Date:	<del>10/14/22</del> <i>10/14/22</i>
<b>FOR OFFICE USE ONLY</b>	
<b>ADDITIONAL NOTES</b>	



COUNTY ROAD 302

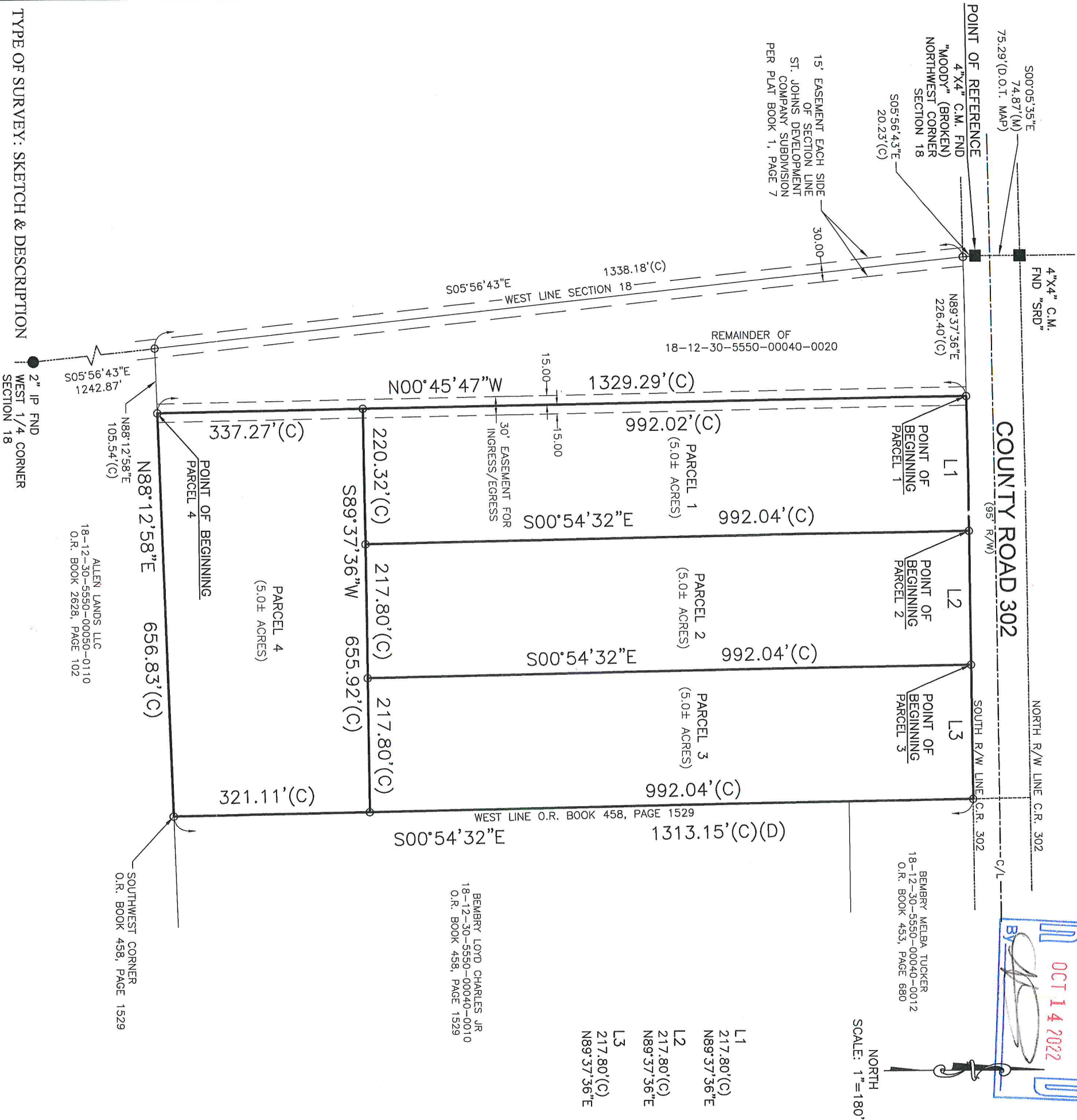
NORTH R/W LINE C.R. 302  
SOUTH R/W LINE C.R. 302



SCALE: 1"=180'

BEMBRY MELBA TUCKER  
18-12-30-5550-00040-0012  
O.R. BOOK 453, PAGE 680

- L1 217.80'(C)  
N89°37'36"E
- L2 217.80'(C)  
N89°37'36"E
- L3 217.80'(C)  
N89°37'36"E



TYPE OF SURVEY: SKETCH & DESCRIPTION

**PARCEL 1**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR S05°56'43"E ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING N89°37'36"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 226.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°37'36"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 217.80 FEET; THENCE S00°54'32"E A DISTANCE OF 992.04 FEET; THENCE S89°37'36"W A DISTANCE OF 220.32 FEET; THENCE N00°45'47"W A DISTANCE OF 992.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

**PARCEL 2**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR S05°56'43"E ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING S05°56'43"E ALONG SAID WEST LINE A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°37'36"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 217.80 FEET TO THE WEST LINE OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S00°54'32"E ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 992.04 FEET; THENCE S89°37'36"W A DISTANCE OF 217.80 FEET; THENCE N00°54'32"W A DISTANCE OF 992.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

**PARCEL 3**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR S05°56'43"E ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING S05°56'43"E ALONG SAID WEST LINE A DISTANCE OF 1338.18 FEET; THENCE DEPARTING SAID WEST LINE N88°12'58"E A DISTANCE OF 105.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°12'58"E A DISTANCE OF 656.83 FEET TO SOUTHWEST CORNER OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N00°54'32"W ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 321.11 FEET; THENCE S89°37'36"W A DISTANCE OF 655.92 FEET; THENCE S00°45'47"E A DISTANCE OF 337.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

**PARCEL 4**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR S05°56'43"E ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING S05°56'43"E ALONG SAID WEST LINE A DISTANCE OF 1338.18 FEET; THENCE DEPARTING SAID WEST LINE N88°12'58"E A DISTANCE OF 105.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°12'58"E A DISTANCE OF 656.83 FEET TO SOUTHWEST CORNER OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N00°54'32"W ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 321.11 FEET; THENCE S89°37'36"W A DISTANCE OF 655.92 FEET; THENCE S00°45'47"E A DISTANCE OF 337.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK.

PREPARED FOR:  
**GEORGE ALLEN**  
P.O. BOX 1145  
BUNNELL, FL 32110

**STEPHENSON, WILCOX & ASSOCIATES, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

2729 E. Moody Blvd., Ste. 400  
PO Box 186 Bunnell FL 32110  
Phone: 386.437.2363 • Email: info.swa@gmail.com

SURVEY TYPE: FIELD DATE	OFFICE DATE	JOB NO.	BY:
Sketch&Legal	04/21/22	22-0740	NUG
Revision	05/02/22	22-0740	NUG
Revision	10/05/22	22-0740	NUG

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adapted in Chapter 5J-17 Florida Administrative Code.

**DAN A. WILCOX, P.S.M. No. 5749, P.E. No. 57633**

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SWA ENGINEERS, INC. 106222

1 of 1 SHEET



No.

Grantor *St. Johns Development Co. a Corp.*  
*By E. F. Warner, Pres and John C Maxwell, Sec'y.*

Recorded in		Date of Acknowledgment			
Book	Page	Day	Month	Year	
23	197	19	2	12	
Date of Instrument		Date of Filing			
Day	Month	Year	Day	Month	Year
19	2	12	23	2	12
Consideration		Date of Record			
Kind of Ins.		Day	Month	Year	
\$ 200.					
W. L.					

Grantee *Edward R. Brennan*

Is grantor } recited to be unmarried Does wife } join in execution  
Are all grantors } Do wives } separately release dower } convey her estate

Have all named grantors signed *y* and sealed *corporate*  
Has each signature two witnesses *y*

Has each grantor duly acknowledged *y* Before what officer *n p* Name of officer \_\_\_\_\_ Did he properly sign and seal *y*

If wife's acknowledgment in statutory form  Witnesses' names *2*

Is grant in fee \_\_\_\_\_ Covenants contained \_\_\_\_\_

Description: (if according to plat, identify the plat) *SW<sup>4</sup> of NW<sup>4</sup> of SW<sup>4</sup> of Sec 18-12-30*  
*being Tract 3 in Block 12 containing 10 acres more*  
*or less, 10-foot is reserved on each side of each section*  
*and half section line for public highway purposes.*  
*Service rights reserved subject to lease of R. J. Squires.*



**CITY OF BUNNELL, FLORIDA  
CITY COMMISSION  
ADMINISTRATIVE ORDER NO. 2022-01**

**AN ORDER OF THE CITY OF BUNNELL CITY COMMISSION APPROVING MINOR RURAL SUBDIVISION REPLAT APPLICATION NO. PZA 2022-69, ALLEN LANDS RURAL SUBDIVISION, A REPLAT OF LOT BLOCK 4, TRACTS 2-3, PARCEL NO. 18-12-30-5550-00040-0020 OF ST. JOHNS DEVELOPMENT COMPANY SUBDIVISION, TO LEGALLY SUBDIVIDE THE LOT INTO FOUR SEPARATE 5± ACRE PARCELS FOR THE ALLEN LANDS RURAL SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Allen Lands Limited Liability Corporation (hereinafter the “Owner”) owns certain real property assigned Tax Parcel Identification Number 18-12-30-5550-00040-0020 (hereinafter “Property”); and

**WHEREAS**, the above-described real property is immediately adjacent to one another and three (3) of the properties front County Road 302 and one (1) fronts the recorded easement to the immediate east; and

**WHEREAS**, the Owner have given Penny Buckles (hereinafter the “Applicant”), authorization to act on behalf of the corporation for the submittal of a certain minor rural subdivision replat application; and

**WHEREAS**, the Applicant have submitted Minor Rural Subdivision Replat Application No. PZA 2022-69M, which is comprised of a signed and sealed Survey for the Minor Rural Subdivision replat, prepared by Stephenson, Wilcox & Associates, Incorporation, received by the City on October 14<sup>th</sup>, 2022, and comprised of one sheet; and

**WHEREAS**, the Applicant seeks to legally subdivide the Property into four separate lots; and

**WHEREAS**, the Minor Rural Subdivision replat would result in the creation of four new Lots 1, 2, 3, and 4 of a new subdivision, Allen Lands Rural Subdivision; and

**WHEREAS**, the Property is zoned AG & S (Agricultural and Silvicultural District); and

**WHEREAS**, the City’s Planning, Zoning and Appeals Board held a public hearing on November 1<sup>st</sup>, 2022, and considered the evidence and testimony relating to the proposed Minor Rural Subdivision replat provided by City Staff and public comment regarding the subject replat; and

**WHEREAS**, the City’s Planning, Zoning and Appeals Board found that the proposed Minor Rural Subdivision replat is consistent with the City of Bunnell Rural Subdivision Regulations and forwarded the Minor Rural Subdivision replat to the City Commission for consideration; and

**WHEREAS**, on \_\_\_\_\_, 2022, the City Commission conducted a duly noticed public hearing on the proposed Minor Rural Subdivision replat and staff presented conclusions and findings of fact:

1. The proposed Minor Rural Subdivision complies with the Rural Subdivision specifications and design standards of the City Rural Subdivision Regulations (Section 34-190).
2. The Minor Rural Subdivision replat is in conformance with the City’s Rural Subdivision Regulations (Section 34-190), the Land Development Code (Chapter 34), and all other applicable City Code requirements, including development of the land designed to preserve the unique rural character of the City and enacted in order to protect, promote, and improve the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the people.
3. The Minor Rural Subdivision replat is in conformance with City policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and if private, the guarantees for continued maintenance.
4. The four lots comply with the minimum lot width, depth and area requirements for their respective Zoning District, AG & S.
5. The road and access easement meets all of the minimum requirements, as required by the City Rural Subdivision Regulations.
6. The proposed subdivision use, and density are consistent with the Future Land Use as identified within the Future Land Use Element of the City’s Comprehensive Plan.
7. All procedural and substantive requirements of City Code regarding the subdivision application have been satisfied.

**NOW THEREFORE**, the City of Bunnell, Florida hereby authorizes the Minor Rural Subdivision replat as represented in the attached Exhibit “B” incorporated herein by reference and directs that this Administrative Order be recorded in the public records of Flagler County and shall run with the real property described as generally depicted in Exhibit “A” attached hereto and incorporated herein by reference, to serve as a covenant and restriction on the property.

**IF THIS ADMINISTRATIVE ORDER IS NOT RECORDED WITHIN ON YEAR OF THE DATE OF APPROVAL, THEN IT SHALL BECOME NULL AND VOID.**

**ANY FURTHER DIVISION OF THIS LAND OTHER THAN WHAT IS AUTHROIZED BY THIS ADMINISTRATIVE ORDER MUST ABIDE BY THE REQUIREMENTS FOR A SUBDIVISION OF LAND AS DEFINED BY THE CITY’ LAND DEVELOPMENT REGULATIONS AND FLORIDA STATUTES.**

Section 1. The above recital are true and correct and are fully incorporated herein by reference.

Section 2. The Minor Rural Subdivision Replat application for a four-lot subdivision, Allen Lands Rural Subdivision, located approximately 1843 feet west of the intersection of County Road 302 and County Road 65, recognized currently as Parcel Identification No. 18-12-30-5550-00040-0020 is hereby approved.

Section 3. The applicant shall submit the original and one copy of the approved Minor Rural Subdivision replat within thirty (30) days of recording and the applicant shall provide the City with the costs of processing and advertising the request.

Section 4. This Minor Rural Subdivision Replat Order shall become effective immediately upon adoption.

ORDERED at a meeting of the City Commission of the City of Bunnell on the \_\_\_\_ day of \_\_\_\_\_ 2022.

This proposed Minor Rural Subdivision Replat is approved by:

\_\_\_\_\_  
Bernadette Fisher  
Community Development Director

Dated: \_\_\_\_\_

Location Map

